



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: June 15th, 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

May 4th, 2017

Documents:

[PZ MINUTES 5-4-2017.PDF](#)

3. COMMUNICATIONS

City Council - May 1st, 2017

Documents:

[NA05-01-17.PDF](#)

City Council - May 15th, 2017

Documents:

[NA05-15-17.PDF](#)

City Council - May 30th, 2017

Documents:

[NA05-30-17.PDF](#)

4. CONSENT ITEMS

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

5. Request To Acquire 520

6571 West US Highway 60, City Utilities

Documents:

[ACQUIRE 520.PDF](#)

6. Relinquishment Of Easement 849

4200 blk West Latoka Street, Haselhorst Apartments IV, LLC

Documents:

[RE849 SR.PDF](#)

7. Relinquishment Of Easement 850

3508 East Division Street, Noble Estates

Documents:

[RE 850.PDF](#)

8. UNFINISHED BUSINESS

9. Vacation 791

2100 North Eldon Avenue, Pioneer Advertising Company, Inc.

Documents:

[VAC791 TABLINGMEMO.PDF](#)

10. Vacation 792

900-1200 blks East Central Street, also parts of Florence, Hampton, Bob Barker, Clay, and Chestnut Streets, Ozarks Technical Community College

Documents:

[VAC792.PDF](#)

11. Z-15-2017

2220 West Chesterfield Boulevard, Dearborn Development, Inc.

Documents:

[Z-15-2017 SR.PDF](#)

12. Z-10-2017 W/COD #125

4349 South Kansas Avenue, Glossip Family Trust

Documents:

[Z-10-2017 COD 125 SR.PDF](#)

13. Conditional Use Permit 428

4349 South Kansas Avenue, Glossip Family Trust

Documents:

[UP428 SR.PDF](#)

14. PUBLIC HEARINGS

15. Z-20-2017 W/COD #127

3508 East Division Street, Noble Estates

Documents:

[Z-20-2017 COD 127.PDF](#)

16. Z-21-2017 W/COD #128

3508 East Division Street, Noble Estates

Documents:

[Z-21-2017 COD 128.PDF](#)

17. Z-22-2017 W/COD #129

1630 West Republic Street, Southland Christian Church

Documents:

[Z-22-2017 COD 129 SR.PDF](#)

18. Z-23-2017 W/COD #130

1630 West Republic Street (Kansas Avenue), Southland Christian Church

Documents:

[Z-23-2017 COD 130 SR.PDF](#)

19. Planned Development 358

630 & 636 East Madison Street, Bryan Properties V, LLC

Documents:

[PD 358.PDF](#)

20. Preliminary Plat Mace's Subdivision

3009 East Republic Street, Mace Homes, Inc.

Documents:

[MACESSUB.PDF](#)

21. Preliminary Plat Howey's Subdivision

3920 South Kansas Avenue, Frank Howey Trust

Documents:

[HOWEYSSUB.PDF](#)

22. Preliminary Plat CBC Subdivision

3000 North Grant Avenue, General Council of Assemblies of God

Documents:

[CBCSUB.PDF](#)

23. Preliminary Plat SSAC Park Subdivision

4825 East Kearney Street, M&L Real Estate Holdings, LLC

Documents:

[SSACPARKSUB.PDF](#)

24. 521 Boonville Redevelopment Plan

521 Boonville Avenue, US Photonics

Documents:

[521 BOONVILLE REDEVELOPMENT PLAN.PDF](#)

25. 414 E. Bear Boulevard Redevelopment Plan

414 East Bear Boulevard, Magers Management Co. I, LP

Documents:

[414 E BEAR BOULEVARD REDEVELOPMENT PLAN.PDF](#)

26. Boomertown Redevelopment Plan

800–830 South National Avenue, Boomertown Redevelopment Corporation

Documents:

[BOOMERTOWN LOFTS REDEVELOPMENT PLAN PZ STAFF REPORT.PDF](#)

27. OTHER BUSINESS

28. 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.

May 4, 2017
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session May 4, 2017 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

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

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

Minutes: The minutes of April 6, 2017 were approved.

COMMUNICATIONS:

Bob Hosmer reported on City Council meeting actions and upcoming Planning and Zoning Commission retreat on May 18th.

CONSENT ITEMS:

Request to Dispose 519
6500 blk South Crenshaw Road
Applicant: City Utilities

Request to Dispose 519 was approved as part of the consent agenda.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Consent Agenda item – Request to Dispose 519 (6500 blk South Crenshaw Road). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

UNFINISHED BUSINESS:

Vacation 788
1800 blk South Stewart Avenue
Applicant: City of Springfield

COMMISSION ACTION:

Mr. Cline motioned to **REMOVE** Vacation 788 from consideration (1800 blk South Stewart Avenue). Ms. Cox seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Vacation 790
3300 East Galloway Street
Applicant: Hawkins Spousal Trust and Childress Family Partnership, Eric O. Muzart and Quincy P. Ashlock

Mr. Hosmer stated that this is a request to vacate right of way located at 3300 East Galloway Street.

Applicant is requesting to vacate a stub street as part of the subdivision requirements. The City requested the street be vacated as part of the preliminary plat of Hickman Woods Subdivision. All necessary easements to accommodate existing facilities within the subject rights-of-way will be retained as part of this vacation. Meets the standards and staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Robert Hawkins, 3606 E. Gasconade. Asking for the Vacation to be approved.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Vacation 790 (3300 East Galloway Street) to May 4, 2017. Mr. Shuler seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Vacation 792

1900-1200 blks East Central Street, also parts of Florence, Hampton, Bob Barker, Clay, and Chestnut Streets

Applicant: Ozarks Technical Community College

Mr. Hosmer stated that the applicant requests that this be TABLED and presented at the Planning and Zoning meeting on June 15, 2017.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** Vacation 792 (1900-1200 blks East Central Street, also parts of Florence, Hampton, Bob Barker, Clay, and Chestnut Streets). Ms. Cox seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Z-13-2017

4406 South Reed Avenue and 4219 South Nature Center Way

Applicant: Luxury Rental Homes, Inc., and Timbercreek RV Park, LLC

Mr. Coltrin recused himself from the current item.

Mr. Hosmer stated that this is a request to rezone approximately 9.8 acres of property generally located at 4406 South Reed Avenue & 4219 South Nature Center Way from a R-SF, Residential Single-Family District and R-MHC, Manufactured Home Community District to a R-TH, Residential Townhouse District.

The Growth Management and Land Use Plan identifies this as an appropriate area for Medium or High Density Housing. Reed Avenue is classified as a collector roadway. The R-TH District is intended to function as a transition between the less intense single-family district and more intense multi-family districts. A subdivision will have to be submitted. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. David Lundstrom, 2826 South Ingram Mill Road, representing the developer. The neighborhood meeting was very welcoming and issued positive comments.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Broekhoven motioned to **approve** Z-13-2017 (4406 South Reed Avenue and 4219 South Nature Center Way). Ms. Cox seconded the motion. Ayes: Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

PUBLIC HEARINGS:

Vacation 791

2100 North Eldon Avenue

Applicant: Pioneer Advertising Company, Inc.

Mr. Hosmer stated that the applicant's representative is requesting that this case be TABLED and placed on the Planning and Zoning Commission meeting on June 15, 2017.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** Vacation 791 (2100 North Eldon Avenue). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Z-15-2017

2220 West Chesterfield Boulevard

Applicant: Dearborn Development Inc.

Mr. Hosmer stated that this is a request to rezone approximately 3.72 acres of property generally located at 2220 West Chesterfield Boulevard from a Planned Development No. 141 2nd Amendment and Planned Development 349 to a GR, General Retail District.

The Growth Management and Land Use Plan identifies this as an appropriate area for High Intensity Retail, Office or Housing. The intent of this application is to match the existing planned development district with a similar zoning district to allow for churches and other places of worship, including parish houses and Sunday schools which were not permitted in the existing planned development. Staff recommends approval.

Ms. Cox asked if this changes the entire Planned Development to General Retail or only adding the church to the current proposed Planned Development.

Mr. Hosmer stated that they are changing the use to allow churches.

Mr. Hosmer and Ms. Smith both noted that any business requesting a liquor license within 200' from the church will need to request the license through City Council.

Mr. Doennig opened the public meeting.

Mr. Derek Lee, Lee Engineering, 1200 E. Woodhurst representing the owner. Church uses are allowed in every zoning classification in the City except for this Planned Development which are excluded. At the neighborhood meeting a significant number of people want the Palace Theatre to stay. The owner wanted the Palace Theatre to be purchase or leased and the Palace Theatre is not interested in purchasing or renewing a typical lease. The Palace Theatre has been on a month to month lease due to financial constraints and the property has been listed for sale for 18 months.

Commission members asked several questions regarding why churches were not allowed in the current Planned Development and why Planned Developments are created.

Mr. Lee and Mr. Hosmer noted that the Planned Development process is very expensive, hard to enforce, implement, and need to meet the new template requirements stating that Chesterfield Village was built with a specific look, feel and mixed uses. The lot is already set up like General Retail and works for the proposed needs.

Ms. Deby McCurter, 2304 W. Westview Street, questioned about the notification for the neighborhood meeting and wants the theatre to stay and enjoys the current atmosphere of Chesterfield Village.

Mr. Cline asked Ms. McCurter if she would have a problem with an empty building if the Palace did leave and she noted that the theatre would continue renting and would not leave. The theatre would have to leave based on a contract and if it was rezoned they would have to vacate.

Ms. Anna Crane, 3655 S. Breech Avenue, stated that she did not receive the neighborhood notice and noted that the community does not want the theatre to leave and cause lower property values. This area is not conclusive to child care and is concerned that a church will offer child care services.

Mr. Cline asked Mr. Lee for clarification on the ownership and who is leasing what.

Mr. Lee states that the Palace Theatre rents from Dearborn Development. Dearborn Development was the original developer of Chesterfield Village. Dearborn Development has sold individual pieces, but retains the center city area. Dearborn wants to maintain the rent structure and the Palace Theatre did not want to maintain the rent structure so Theatre Palace is on a month to month basis and the property has been for sale for 18 months.

Mr. David Noke, 3648 S. Britain, concerned for the change of development and this type of Planned Development currently works for this area and helped with the petition signature drive that shows the public interest.

Mr. Thomas noted that some of the areas of Planned Development was changed to allow churches and ask if there were any negative feedback at that time.

Mr. Noke cannot answer that question due to only living there for the past two years and says the concerns are about the zoning change and wanting to keep the area as is.

Ms. Ogilvy wanted to confirm 150 residents of the neighborhood signed the petition and the 1700 who signed don't live in the neighborhood.

Mr. Tom Kunte, 2317 N. Winchester went over the Growth Management Plan and mixed uses and would like to keep the current community use.

Ms. Erin Palicki, 1134 N. Rogers, owner of Shultz and Dooley's, is worried about the future of liquor licenses if they do decide to sale due to the provision on liquor licenses and churches.

Mr. Coltrin asked if Shultz and Dooley's own the building.

Ms. Palicki stated that they do not own the building, but own the business.

Ms. Debbie Fremerman, 2320 W. Westview, owners do not want the theatre to go and that this is an unique development and many people who bought into this type of living.

Mr. Gary McCurter, 2304 W. Westview does not the Palace Theatre to leave and noted that it is a family theatre and when getting signatures no one had any negative thing to say about the church, just want to keep Chesterfield's retail and restaurants. He also quoted from a current business owner that is looking to sale a business will have problems selling due to the liquor license requirements.

Ms. Kristi Oetting, 231 W. Olive Street visits and utilizes the restaurants and retail and has a chance to move to Chesterfield Village, but may not move at this time due to the uncertainty of the development and possible changes.

Mr. Doennig closed the public meeting.

Mr. Rose asked the staff is there are any commercial properties within the 200' of the proposed church that might want a liquor license.

Mr. Hosmer stated that he is not aware of any properties that may be affected unless the church builds out and Ms. Smith went over the liquor license requirements/checklist and being 200' does not automatically deny a liquor license.

Commission and staff discussed use of churches, schools, parking, and other establishments in the proposed rezoning and other Planned Developments that serve alcohol in Chesterfield Village and the possible problems for future changes. Staff said that they are going toward straight zoning with Conditional Overlays instead of Planned Developments.

Mr. Coltrin noted that Planned Developments are extremely difficult and easy to miss a particular detail and will support this zoning.

Mr. Cline noted that zoning is about telling people what they can do and cannot do to their property and this Planned Development is a created community with a promise and people who move in are expecting a particular lifestyle. There is no outcome for this situation that is ideal and I will be voting no unless convinced otherwise.

Ms. Cox noted that she has reservations on approving this change and why this cannot be combined with Planned Development 349 and believes that until the entire area is taken care that this will continue to be a mess and will vote no unless someone can convince her otherwise.

Mr. Doennig noted that he supports this zoning change, however believes that businesses were enticed to this area and if churches were precluded it was to make it more comfortable for places that serve alcohol. The property owner wants to sell and this zoning request seems to be consistent with the changes that have already been made in Planned Development 349.

Ms. Broekhoven feels that a church on Planned Development 349 will have a different impact due to businesses that sale alcohol, but wondering if the church can recuse themselves from refusal on allowing a liquor license.

Mr. Rykowski stated that the City cannot require the church to forgo that request and noted that it is a State statue. He also went over information pertaining to the City's liquor license rules and procedures.

Mr. Rose noted that it does not seem out of line for the owner to ask for rezoning and will support the zoning change.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Z-15-2017 (2220 West Chesterfield Boulevard). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Rose, and Cox. Nays: Ogilvy, Broekhoven, Cline, and Thomas. Abstain: None. Absent: Shuler.

Z-16-2017

4825 East Kearney Street

Applicant: M&L Real Estate Holdings, LLC

Mr. Hosmer stated that this is a request to rezone approximately one (1) acre of property generally located at 4825 East Kearney Street from a County M-1, Light Manufacturing District to a HM, Heavy Manufacturing District.

The Growth Management and Land Use Plan of the Comprehensive Plan designates located within an Emerging Activity Center at I-44 and Mulroy Road adjacent to Partnership Industrial Center and within proximity to the I-44 and Highway 65 Activity Center. The Plan recommends these areas be developed with greater intensity. The applicant is proposing to annex the property (initiated at City Council on May 15, 2017). The proposed rezoning is consistent with adjacent industrial zoning districts and uses in the immediate area. Staff recommends approval.

Mr. Rose asked if the property is located within the City.

Mr. Hosmer noted that it is out of City limits, however the annexation process will be initiated at City Council.

Mr. Doennig opened the public meeting.

Mr. David Bodeen, 304-B W. Erie, noting that the neighbors had no concerns.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-16-2017 (4825 East Kearney Street). Mr. Thomas seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Z-17-2017

3610 West Sunshine Street

Applicant: Atomic Distributors Midwest, Inc.

Request to rezone approximately one (1) acre of property generally located at 3610 West Sunshine Street from a County PAD 1281, Plot Assignment District No. 1281 to a HC, Highway Commercial District.

The Growth Management and Land Use Plan of the Comprehensive Plan identifies this area as appropriate for Medium Intensity Retail, Office or Housing. The HC, Highway Commercial District is a recommended zoning district for this land use category. The owner is proposing to annex and rezone to allow for the redevelopment of the property into a new retail use. A traffic study was not required by Public Works Traffic Division. There is a required sewer trunkline connection fee. Staff recommends approval.

Mr. Doennig opened the public meeting.

Juan Vasquez, 1949 S. Shiloh Rd, #440, Garland, TX, representing the owner and new developer. This property will be developed for a new discount tire retail store.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Cline motioned to **approve** Z-17-2017 (3610 West Sunshine Street). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Z-18-2017

1748 & 1756 South Madaline Terrace

Applicant: Stephen & Kristina Stewart

Mr. Hosmer stated that this is a request to rezone approximately 0.68 acres of property generally located at 1748 & 1756 South Madaline Terrace from a R-SF, Residential Single-Family District to an O-1, Office District.

The Growth Management and Land Use Plan of the Comprehensive Plan identifies this area as appropriate for Medium Intensity Retail, Office or Housing. The O-1, Office District is identified as an appropriate zoning district for this land use category. A bufferyard is required between O-1 and R-SF zoning either a (15) feet wide with required plantings or if it meets the narrow lot exception a bufferyard of ten (10) feet and a reduction of one canopy and understory tree. A six-foot solid wood fence, masonry/brick wall or evergreen hedge shall be provided if the bufferyard is reduced to ten (10) feet. Conditions of rezoning (2 years to complete): An administrative lot combination of the lots (1748 & 1756 South Madaline Terrace) and dedicate twenty-five (25) feet of right of way for Madaline Terrace. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Jared Davis, 2045 W. Woodland, here to answer questions.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-18-2017 (1748 & 1756 South Madaline Terrace). Mr. Coltrin seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Z-19-2017

1630 West Elfindale Street

Applicant: Plaster Properties, LLC

Request to rezone approximately 0.46 acres of property generally located at 1630 and 1638 West Elfindale Street from a Planned Development No. 46 to a GR, General Retail District.

The Growth Management and Land Use Plan of the Comprehensive Plan identifies this area as appropriate for Medium Intensity Retail, Office or Housing. The intent of this application is to match the existing planned development district with a similar zoning district to allow for a veterinary clinic use which was not permitted in the existing PD and to provide for a more streamlined process for future redevelopment of the property. The GR district permits veterinary clinics but does not allow for outside kennel activities. Staff recommends approval.

Ms. Cox asked about outdoor kennels for pets being kept outside and clarification on what outdoor kennels mean.

Mr. Doennig opened the public meeting.

Ms. Anita Zimmerman, 1730 E. Republic Rd., Suite F, representing the owner. Carlson Pet Hospital would like to relocate and there will not be any outdoor or overnight boarding/kennels.

Mr. George Jones, 1717 W. Elfindale #C3, has concerns regarding additional traffic and barking/noise. He also states that they are mostly home-owners and not renters in the area and do not want this change and noted that there should not be rezoning just because realtors cannot sell the property.

Mr. Cline asked what is currently in the building.

Mr. Jones notes that it is currently empty.

Mr. Doennig closed the public meeting.

Mr. Thomas asked about the traffic in the current Planned Development.

Mr. Hosmer and Ms. Gardner noted that medical offices and others in that nature have higher traffic.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-19-2017 (1630 West Elfindale Street). Ms. Broekhoven seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Preliminary Plat – Wehr's Chestnut Plaza
501 West Chestnut Expressway
Applicant: Chestnut Center, LLC

Mr. Hosmer stated that this a request to approve the Preliminary Plat of Wehr's Chestnut Plaza Subdivision on approximately 1.93 acres into a three-lot commercial subdivision located at 501 West Chestnut Expressway.

The Growth Management and Land Use Plan identifies this area as Low-Density Housing uses, however, the property is currently zoned CS, Commercial Service District, and the property has been used for manufacturing purposes prior to the 1995 remapping. The applicant is proposing a 3-lot commercial subdivision. No direct access to Chestnut Expressway. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public meeting.

Ms. Teri Cobb, 1630 H.E. Bradford Parkway, here to answer any questions.

Ms. Broekhoven asked about the redevelopment and if commercial or residential.

Ms. Cobb stated that it is all commercial, just splitting the lot into three parcels.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Cline motioned to **approve** Preliminary Plat – Wehr’s Chestnut Plaza (501 West Chestnut Expressway). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Preliminary Plat – Vinings of Olde Ivy Subdivision
4406 South Reed Avenue & 4219 South Nature Center Way
Applicant: Luxury Rental Homes, Inc., and Timbercreek RV Park, LLC

Mr. Coltrin recused himself from the current item.

Mr. Hosmer stated that this is a request to approve the Preliminary Plat Vinings of Olde Ivy Subdivision.

The Growth Management and Land Use Plan identifies this area as Medium or High Density Housing. Subdivide 13.5 acres into (44) single-family patio court home lots and one (1) manufactured home community lot with a common area. Subdivision variances. Five feet of additional right of way is required for Reed Avenue. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Ms. Cox about the future development area location.

Mr. Hosmer clarified Ms. Cox questions. Stating that there is no connection through the manufactured home area and not extending the roads (Swallow and Cardinal Streets) due to the Park.

Mr. Doennig asked for further clarification regarding extending Vining Street to the edge of the subdivision to the north.

Mr. Hosmer stated that a motion will be needed for a variance as part of the request.

Mr. Doennig opened the public meeting.

Mr. David Lundstrum, 2826 S. Ingram Mill here to answer any questions.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Preliminary Plat – Vinings of Olde Ivy Subdivision (4406 South Reed Avenue & 4219 South Nature Center Way) with a variance to not extend Shallow and Cardinal Streets to the east and Vining Street to the north. Mr. Rose seconded the motion. Ayes: Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Robberson Avenue Multi-Family Redevelopment Plan
814-904 South Robberson Avenue
Applicant: Burning Tree Consulting, LLC

Mr. Schaefer states the Land Clearance for Redevelopment Authority Law provides incentives to encourage investment and removal of blight and blighting conditions within designated redevelopment areas. Requires adoption of a redevelopment plan. Projects consistent with the redevelopment plan are entitled to 100% abatement on increase in assessed value for 10 years. The Planning and Zoning Commission’s role is to review proposed redevelopment plans for conformance with the City’s general plan for the development of the City as a whole.

Redevelopment Plan for the Robberson Avenue Multi-Family Redevelopment Area is intended to amend and replace the existing Redevelopment Plan for the Robberson Avenue Panhellenic Redevelopment Area. The existing Redevelopment Plan was

adopted in 2015 includes 8 parcels (1.50 acres) located along east side of South Robberson Avenue between East Madison Street and East Grand Street. Occupied by vacant single-family and two-family dwelling units. Proposed fraternity and sorority development. The new Redevelopment Plan expands boundaries to include 2 additional parcels (total of 10 parcels; 1.82 acres) and proposes multi-family family residential development.

The redevelopment area is located in a blighted area. South Central "A" Urban Renewal Area and declared a blighted area in 1964, reaffirmed in 1967. The requirements of the Redevelopment Plan will supersede those of the Urban Renewal Plan, as well as those of the existing Redevelopment Plan for the Robberson Avenue Panhellenic Redevelopment Area.

Redevelopment Proposal consists of demolishing existing structures, construct multi-family residential development, three three-story buildings of 72 units (mix of 1 & 2 bedroom units).

The Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan. The Growth Management and Land Use Element designates the Area for Medium- or High-Density Residential Housing. Includes all types of multi-family residential greater than 6 du/ac. Location criteria: Good traffic access, preferably along arterials and collectors. Between low-density housing and non-residential land uses, and near high-amenity areas.

The Center City Plan Element mentions the Center City area suffers from physical deterioration and economic obsolescence and that the overall tone of is one of an area that could use revitalization and new investment.

Ms. Cox asked if this is similar of the student housing in the area.

Mr. Schaefer noted that this probably will be geared towards student housing based on its location.

Mr. Doennig opened the public meeting.

Mr. Nick Irwen, 5016 E. Hedgerow Drive, representing the developer and here to answer any questions.

Ms. Cox asked if this was geared towards student housing.

Mr. Irwen stated that it would primarily for students and young adults.

Ms. Broekhoven asked if they are market rate.

Mr. Irwen stated that they will be market rate.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Robberson Avenue Multi-Family Redevelopment Plan (814-904 South Robberson Avenue). Ms. Cox seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

610 E. Harrison Redevelopment Plan

610 East Harrison Street

Applicant: Roza Capital Group, LLC

Mr. Doennig recused himself from this item.

Mr. Hosmer stated that the applicant requests that this be TABLED and presented at the Planning and Zoning meeting on June 15, 2017.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** 610 E. Harrison Redevelopment Plan (610 East Harrison Street). Mr. Thomas seconded the motion. Ayes: Coltrin, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Lantz Enterprises Redevelopment Plan
1102-1106 East Elm Street

Applicant: Lantz Enterprises, LLC

Mr. Schaefer states the Land Clearance for Redevelopment Authority Law provides incentives to encourage investment and removal of blight and blighting conditions within designated redevelopment areas. Requires adoption of a redevelopment plan. Projects consistent with the redevelopment plan are entitled to 100% abatement on increase in assessed value for 10 years. The Planning and Zoning Commission's role is to review proposed redevelopment plans for conformance with the City's general plan for the development of the City as a whole.

The Redevelopment Plan for the Lantz Enterprises Redevelopment Area consists of approximately 0.76 acres on the south side of E Elm St between S John Q Hammons Pkwy and S Florence Ave. Occupied by three dilapidated multi-family residential buildings that were constructed in 1949. Split-zoned R-HD, High-Density Multi-Family Residential District with UN, University Combining Overlay District and GI, Government and Institutional District. Applicant has submitted a blight report with the Redevelopment Plan.

Redevelopment Proposal consists of demolishing the site and constructing two fraternity/sorority houses of Max. height of up to three stories. The total design capacity of up to 66 students. (Smaller house: 24 students / Larger house: 42 students). The plan recognizes area is split-zoned. In case of a conflict, Developer will request to rezone entire area to R-HD w/ UN Overlay.

The Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan. Growth Management and Land Use Element designates the area in and around the Redevelopment Area for Medium- or High-Density Residential Housing and identifies the Missouri State University campus and surrounding area as a Major Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing, and convenient transit service. The Center City Plan Element mentions the Center City area suffers from physical deterioration and economic obsolescence and that the overall tone of is one of an area that could use revitalization and new investment.

Mr. Doennig opened the public meeting.

Mr. Doennig asked about the site plan and wants make sure there is a measurement of the distance between the street and the front of the building and would like the measurement. Noting that this developer has had this type of problem before.

Mr. Schaefer stated that the site plan is conceptual in nature, however the building will adhere to the City's 25' setback requirements.

Mr. Nick Irwen, 5016 E. Hedgerow Drive, representing the developer and here to answer any questions.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Lantz Enterprises Redevelopment Plan (1102-1106 East Elm Street). Ms. Ogilvy seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Cline, Rose, Cox, and Thomas. Nays: Broekhoven. Abstain: None. Absent: Shuler.

OTHER BUSINESS:

None



Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, 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
Vacant Seat, General D

Upcoming Council Meeting Agenda May 1, 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. April 17, 2017 and April 26, 2017 Special City Council Meeting (Electronic)

Approved as
Amended.

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

4. CEREMONIAL MATTERS.

Sworn In

Swear in **Phillip Pulliam** to the Personnel Board.

Sworn In

Swear in **Kaitlyn McConnell** to the Landmarks Board.

Sworn In

Swear in **Delilah Jackson** to the Citizens Advisory Committee for Community Development.

Sworn In

Swear in **Paul Lewis** to the Landmarks Board.

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

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

6361

7. **Council Bill 2017-094. (McClure)**

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the Salary Ordinance, relating to the salary rate and pay grade for certain job titles within the Golf Division and the Special Facilities Division of the Springfield-Greene County Parks Department, as contained in the Professional, Administrative and Technical (PAT) salary schedules, by reclassifying the position of Golf Course Supervisor (PAT 7) and Golf Course Superintendent (PAT 6), which will result in the addition of two new job titles, Golf Course Supervisor (PAT 8) and Golf Course Superintendent (PAT 7), and the deletion of two job titles, Golf Course Supervisor (PAT 7) and Golf Course Superintendent (PAT 6); and by also adding one new job title, Livestock Herdsman (PAT 5).

26880

8. **Council Bill 2017-095. (Prater)**

A special ordinance authorizing the City Manager, or his designee, to enter into a cost share agreement with Hickory Valley, LLC for the purpose of upsizing sewer infrastructure in Hickory Valley Phase I and Phase II; and utilizing \$62,956.10 of funds from the FY 2016-2017 Clean Water Services Fund. (Environmental Services staff recommends approval).

9. **RESOLUTIONS.**

Added to
Agenda and
Approved

10. **Possible Addition to City Council Agenda; however, a determination of whether it will be added will be made by City Council at the meeting.**

10320

Council Bill 2017-120. (McClure)

A resolution naming the Public Works and Environmental Services Operations Complex the Phil Broyles Public Works and Environmental Services Compound to honor the career and service of Phil Broyles, former Director of the City of Springfield's Public Works Department.

11. **EMERGENCY BILLS.**

12. **PUBLIC IMPROVEMENTS.**

13. **GRANTS.**

14. **AMENDED BILLS.**

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

16. **Council Bill 2017-097. (Schilling)**

A special ordinance authorizing the issuance of Conditional Use Permit No. 430 to allow a self-service storage facility within a GR, General Retail District generally located at 3048 South Kauffman Road.

17. Council Bill 2017-098. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 53 acres of property, generally located at 2885 West Battlefield Road from Planned Development No. 189, 2nd Amendment, to GI, Government and Institutional Use District, and establishing Conditional Overlay District No. 126; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By Burrell, Inc.; 2885 West Battlefield Road; Z-12-2017 & Conditional Overlay District No. 126)

18. Council Bill 2017-099. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.10 acres of property, generally located at 5251 South Main Avenue from Planned Development No. 271 Amended to Planned Development District No. 357; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval).

19. Council Bill 2017-100. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.18 acres of property, generally located at 1743 South Oak Grove Avenue from R-SF, Residential Single-Family 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 Barrett Fisk Investments, LLC; 1743 South Oak Grove Avenue; Z-14-2017)

Removed
from Agenda

20. Council Bill 2017-101. (Schilling) Per the applicant's request, Council will remand this item to the Planning and Zoning Commission.

Remanded to
Planning &
Zoning.

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 7.23 acres of property, generally located at 4349 and 4413 South Kansas Avenue from R-SF, Single-Family Residential District and Greene County R-1, Suburban Residence District, to R-MD, Medium-Density Multi-Family Residential District, and establishing Conditional Overlay District No. 125; and adopting an updated Official Zoning Map. (Staff recommended approval and Planning and Zoning Commission recommended denial) (By Jeffrey Young and Glossip Family Trust; 4349 South Kansas Avenue; Z-10-2017 with Conditional Overlay No. 125)

Removed
from Agenda

21. Council Bill 2017-102. (Schilling) Per the applicant's request, Council will remand this item to the Planning and Zoning Commission.

Remanded to
Planning &
Zoning.

A special ordinance amending authorizing the issuance of Conditional Use Permit No. 428 to allow a nursing and retirement home within an R-MD, Medium-density Multi-Family Residential District generally located at 4349 and 4413 South Kansas Avenue. (Staff recommended approval and Planning and Zoning Commission recommended denial) (By Jeffrey Young and Glossip Family Trust; 4349 South Kansas Avenue; Z-10-2017 with Conditional Overlay No. 125)

22. Council Bill 2017-103. (Fulnecky)

A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, titled 'Land Development Code of the City of Springfield,' Article III, 'Zoning Regulations,' Division 6, 'Design and Development Standards,' Section 36-480, 'Screening and fencing,' Subsection (2). (Planning and Zoning Commission and staff recommend approval).

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

24. Council Bill 2017-104. (Ferguson)

A special ordinance declaring the necessity of condemning right(s)-of-way over, under, and through the properties located at 3836 West San Fernando Drive, 2521 North Rural Avenue, 3775 West Kearney Street, and 3757 West Kearney Street; to proceed with constructing, maintaining and operating Sanitary Sewer District 78 of Section 18 (Eldon Avenue, Rural Avenue, San Fernando Drive and Moore Street) Project #2007PW5933S; and to do all things necessary to carry out the acquisition of the necessary right(s)-of-way for said sewer Project

25. Council Bill 2017-105. (Fisk)

A general ordinance amending Springfield City Code, Chapter 10, 'Alcoholic Beverages,' Article I, 'In General,' by amending language in Section 10-1.B, 'Definitions relating to article I', and Section 10-3.A, 'Presence of minors on premises' and by repealing Section 10.7.1, 'Underage patron permit.

26. Council Bill 2017-106. (Hosmer)

A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2016-2017, by appropriating a portion of Fiscal Year 2015-2016 carryover funds and making a budget adjustment in the amount of \$300,000, for expenses incurred in connection with housing and or transportation of municipal prisoners.

27. Council Bill 2017-107. (Hosmer)

A special ordinance authorizing and directing the issuance, sale and delivery by the City of Springfield, Missouri, of Special Obligation Refunding Bonds, Series 2017C (Stormwater Improvements Project), in a principal amount not to exceed \$3,140,000 for the purpose of providing funds to refund the Refunded Bonds (as defined below); authorizing and approving certain documents in connection with the issuance of the Bonds; authorizing certain other documents and actions in connection therewith; and declaring an emergency.

28. Council Bill 2017-108. (Fishel)

A special ordinance authorizing and directing the issuance, sale and delivery by the City of Springfield, Missouri, of Special Obligation Refunding Bonds, Series 2017A (Non-AMT) and Series 2017B (AMT), in an aggregate principal amount not to exceed \$66,300,000 for the purpose of providing funds to refund the Series 2006A Refunded Bonds (Springfield-Branson National Airport Terminal Project) and the Series 2006B Refunded Bonds (as defined below); authorizing and approving certain documents in connection with the issuance of the Bonds; authorizing certain other documents and actions in connection therewith; and declaring an emergency.

29. Council Bill 2017-109. (Ferguson)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the 'Salary Ordinance,' relating to the salary rate and pay grade for certain job titles within the Human Resources Department and the Planning and Development Department, as contained in the Professional, Administrative and Technical ("PAT") salary schedules, by reclassifying the position of Senior Human Resources Coordinator (PAT 11), which will result in the addition of one new job title, Assistant Director of Human Resources (PAT 12); and by adding two new job titles, Human Resources Associate (PAT 6) and Assistant Director of Planning and Development (PAT 14U).

30. Council Bill 2017-110. (Ferguson)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the Salary Ordinance, relating to the salary rate and pay grade for one job title within the Springfield Fire Department, as contained in the Fire Protection Schedule ("FPS"), by reclassifying the position of Assistant Fire Chief (FPS 13), which will result in the addition of one new job title, Assistant Fire Chief (FPS 14), and the deletion of one job title, Assistant Fire Chief (FPS 13); and by updating certain salary grades contained in the Fire Protection Schedule (FPS) (or FPS Salary Grades 11, 12, 14, 15, and 16), with the across-the-board increases previously approved by City Council in General Ordinance Numbers 6003, 6186, 6204, and 6288.

31. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Appeared

Mr. Greg Thomas wishes to address City Council.

Did Not
Appear

Mr. Bob Mondy wishes to address City Council

32. NEW BUSINESS.

33. UNFINISHED BUSINESS.

34. MISCELLANEOUS.

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

36. Council Bill 2017-111. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to apply for, accept, and implement a grant from the Greene County Senior Citizen's Service Fund Board for the purpose of providing funding for a part-time Pandemic Health Planner to provide health preparedness, fall prevention, medication disposal education, promotion of senior vaccinations, and public health outreach programs for the senior population of Greene County; and amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2016-2017 in the amount of \$30,776.00.

37. Council Bill 2017-112. (Schilling)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Berkeley Place Subdivision, generally located at 815 West Broadmoor Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements).

38. Council Bill 2017-113. (Fulnecky)

A special ordinance authorizing the General Manager of City Utilities, on behalf of the City of Springfield, to enter into an agreement with Commerce Bank for Commerce Bank to provide safekeeping services to City Utilities. (Board of Public Utilities recommends approval.)

39. Council Bill 2017-114. (Fishe)

A special ordinance authorizing the General Manager of City Utilities, on behalf of the City of Springfield, to enter into an agreement with Bank of America, N.A., for Bank of America, N.A., to provide depository services to City Utilities. (Board of Public Utilities recommends approval.)

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

10319

41. Council Bill 2017-115. (Hosmer)

A resolution affirming the City Council's commitment to and support of the Springfield Art Museum and its mission to enhance our community through education and to document the cultural heritage of the people of southwest Missouri, through the collection, preservation and exhibition of art objects.

26881

42. Council Bill 2017-116. (McClure)

A special ordinance authorizing the City Manager, or his designee, to accept an additional tactical vest and helmet as part of a State Homeland Security Grant previously accepted by City Council in Special Ordinance No. 26549 to sustain the current capabilities of response to explosive-device incidents for Springfield Fire Department's Bomb Squad; and declaring that this bill qualifies for approval on one reading.

26882

43. Council Bill 2017-117. (McClure)

A special ordinance authorizing the City Manager, or his designee, to accept supplies to maintain current HAZMAT equipment valued at \$4,521.00 for the Springfield Fire Department from a State Homeland Security Grant Program grant; and declaring that this bill qualifies for approval on one reading.

26883

44. Council Bill 2017-118. (McClure)

A special ordinance authorizing the City Manager, or his designee, to accept grant funds in the amount of \$2,796.00 for travel costs and tuition fees for training on the sustainment of HAZMAT monitoring equipment from a State Homeland Security Grant Program grant; amending the budget of the Springfield Fire Department for Fiscal Year 2016-2017 in the amount of \$2,796.00; and declaring that this bill qualifies for approval on one reading.

26884

45. Council Bill 2017-119. (McClure)

A special ordinance authorizing the City Manager, or his designee, to accept hand tools for structural collapse response valued at \$4,120.52 for the Springfield Fire Department from a State Homeland Security Grant Program grant; and declaring that this bill qualifies for approval on one reading.

Tabled for
two weeks.

46. CONSENT AGENDA – SECOND READING BILLS.

Confirm the following reappointment of the Municipal Court Chief Judge: Todd M. Thornhill with a term to expire April 26, 2021.

47. END OF CONSENT AGENDA.

48. ADJOURN.



Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, 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
Richard Ollis, General D

Upcoming Council Meeting Agenda May 15, 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.

- | | |
|-----------------------|--|
| Sworn In | 1. SWEAR IN RICHARD OLLIS TO THE CITY COUNCIL – GENERAL D. |
| | 2. ROLL CALL. |
| Approved as Presented | 3. APPROVAL OF MINUTES. May 1, 2017 and May 9, 2017 Special City Council Meeting |
| Approved as Presented | 4. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME. |
| | 5. CEREMONIAL MATTERS. |
| 10321 | 6. Council Bill 2017-121. (McClure)

A resolution recognizing Marti Fewell for forty years of dedicated service as an employee of the City of Springfield, Missouri. |
| | 7. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING. |
| | 8. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. |

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.

9. Council Bill 2017-097. (Schilling)

A special ordinance authorizing the issuance of Conditional Use Permit No. 430 to allow a self-service storage facility within a GR, General Retail District generally located at 3048 South Kauffman Road.

6362

10. Council Bill 2017-098. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 53 acres of property, generally located at 2885 West Battlefield Road from Planned Development No. 189, 2nd Amendment, to GI, Government and Institutional Use District, and establishing Conditional Overlay District No. 126; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By Burrell, Inc.; 2885 West Battlefield Road; Z-12-2017 & Conditional Overlay District No. 126)

6363

11. Council Bill 2017-099. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.10 acres of property, generally located at 5251 South Main Avenue from Planned Development No. 271 Amended to Planned Development District No. 357; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval).

6364

12. Council Bill 2017-100. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.18 acres of property, generally located at 1743 South Oak Grove Avenue from R-SF, Residential Single-Family 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 Barrett Fisk Investments, LLC; 1743 South Oak Grove Avenue; Z-14-2017)

6365

13. Council Bill 2017-103. (Fulnecky)

A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, titled 'Land Development Code of the City of Springfield,' Article III, 'Zoning Regulations,' Division 6, 'Design and Development Standards,' Section 36-480, 'Screening and fencing,' Subsection (2). (Planning and Zoning Commission and staff recommend approval).

26886

14. Council Bill 2017-104. (Ferguson)

A special ordinance declaring the necessity of condemning right(s)-of-way over, under, and through the properties located at 3836 West San Fernando Drive, 2521 North Rural Avenue, 3775 West Kearney Street, and 3757 West Kearney Street; to proceed with constructing, maintaining and operating Sanitary Sewer District 78 of Section 18 (Eldon Avenue, Rural Avenue, San Fernando Drive and Moore Street) Project #2007PW5933S; and to do all things necessary to carry out the acquisition of the necessary right(s)-of-way for said sewer Project.

6366

15. Council Bill 2017-105. (Fisk)

A general ordinance amending Springfield City Code, Chapter 10, 'Alcoholic Beverages,' Article I, 'In General,' by amending language in Section 10-1.B, 'Definitions relating to article I', and Section 10-3.A, 'Presence of minors on premises' and by repealing Section 10.7.1, 'Underage patron permit.

16. Council Bill 2017-106. (Hosmer)

A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2016-2017, by appropriating a portion of Fiscal Year 2015-2016 carryover funds and making a budget adjustment in the amount of \$300,000, for expenses incurred in connection with housing and or transportation of municipal prisoners.

17. Council Bill 2017-107. (Hosmer)

A special ordinance authorizing and directing the issuance, sale and delivery by the City of Springfield, Missouri, of Special Obligation Refunding Bonds, Series 2017C (Stormwater Improvements Project), in a principal amount not to exceed \$3,140,000 for the purpose of providing funds to refund the Refunded Bonds (as defined below); authorizing and approving certain documents in connection with the issuance of the Bonds; authorizing certain other documents and actions in connection therewith; and declaring an emergency.

18. Council Bill 2017-108. (Fishel)

A special ordinance authorizing and directing the issuance, sale and delivery by the City of Springfield, Missouri, of Special Obligation Refunding Bonds, Series 2017A (Non-AMT) and Series 2017B (AMT), in an aggregate principal amount not to exceed \$66,300,000 for the purpose of providing funds to refund the Series 2006A Refunded Bonds (Springfield-Branson National Airport Terminal Project) and the Series 2006B Refunded Bonds (as defined below); authorizing and approving certain documents in connection with the issuance of the Bonds; authorizing certain other documents and actions in connection therewith; and declaring an emergency.

19. Council Bill 2017-109. (Ferguson)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the 'Salary Ordinance,' relating to the salary rate and pay grade for certain job titles within the Human Resources Department and the Planning and Development Department, as contained in the Professional, Administrative and Technical ("PAT") salary schedules, by reclassifying the position of Senior Human Resources Coordinator (PAT 11), which will result in the addition of one new job title, Assistant Director of Human Resources (PAT 12); and by adding two new job titles, Human Resources Associate (PAT 6) and Assistant Director of Planning and Development (PAT 14U).

20. Council Bill 2017-110. (Ferguson)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the Salary Ordinance, relating to the salary rate and pay grade for one job title within the Springfield Fire Department, as contained in the Fire Protection Schedule ("FPS"), by reclassifying the position of Assistant Fire Chief (FPS 13), which will result in the addition of one new job title, Assistant Fire Chief (FPS 14), and the deletion of one job title, Assistant Fire Chief (FPS 13); and by updating certain salary grades contained in the Fire Protection Schedule (FPS) (or FPS Salary Grades 11, 12, 14, 15, and 16), with the across-the-board increases previously approved by City Council in General Ordinance Numbers 6003, 6186, 6204, and 6288.

21. RESOLUTIONS. Citizens May Speak. May be Voted On.**22. Council Bill 2017-122. (McClure)**

A resolution electing the Honorable Todd Thornhill as judge of the Springfield Municipal Court for a term of four years.

23. EMERGENCY BILLS.

24. PUBLIC IMPROVEMENTS. Citizens May Speak. May be Voted On.

26894

25. Council Bill 2017-123. (Prater)

A special ordinance accepting the bid of Gillespie Excavating Co., LLC, in the amount of \$427,564.98 for the construction of sanitary sewers in Sanitary Sewer District No. 17 of Section No. 26, located in the vicinity of Kearney Street and Lurvey Road, as indicated on "Exhibit A;" declaring the work to be necessary; stating the intention to pay for all or part of the improvements from the proceeds of bonds; specifying those costs and expenses to be assessed against the properties in the district and the method by which the costs will be apportioned; setting forth the manner of payment, the lien of the assessments, and the duration of the lien; setting forth the interest rate to be charged on the tax bills; authorizing the City Manager, or his designee, to enter into a contract and to approve the bond for said improvement; authorizing progress payments to be made to the contractor; and declaring that this bill qualifies for approval in one reading.

26. GRANTS.

27. AMENDED BILLS.

28. COUNCIL BILLS FOR PUBLIC HEARING.

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

30. Council Bill 2017-124. (Hosmer)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Missouri Solid Waste Management District "O," for use of the City's Household Chemical Collection Center to provide expanded household collection service to additional counties in the District, and adjusting the budget of the Environmental Services Department for Fiscal Year 2016-2017, in the amount of \$18,000 to appropriate grant funds from the District. (Environmental Services staff recommends approval).

31. Council Bill 2017-125. (Fishel)

A special ordinance authorizing the amendment of the Department of Environmental Services budget for Fiscal Year 2016-2017, in the amount of \$1,885,000, to appropriate retained earnings of the Solid Waste Fund; accepting the low bid of Twehous Excavating Co., Inc., for construction of the South Ravine Phase II solid waste disposal unit at the City of Springfield Sanitary Landfill; and authorizing the City Manager, or his designee to enter into a contract for said improvement.

32. Council Bill 2017-126. (Fulnecky)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Center for Public Safety Excellence/Commission on Fire Accreditation International for facilitation of the Community Driven Strategic Planning process and related documents at a cost of \$15,120.

33. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Did Not
Appear

Mr. Greg Thomas wishes to address City Council.

Appeared

Mr. Eric Wells wishes to address City Council.

34. NEW BUSINESS.

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.

35. UNFINISHED BUSINESS.

36. MISCELLANEOUS.

37. CONSENT AGENDA – FIRST READING BILLS.

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

10323 39. Council Bill 2017-127. (Schilling)

A resolution declaring the intent of the City of Springfield to annex approximately one acre of private property, which annexation has been petitioned by the property owners, generally located at 4825 East Kearney Street, generally referenced as Annexation A-2-17.

10324 40. Council Bill 2017-128. (Ferguson)

A resolution declaring the intent of the City of Springfield to annex approximately one acre of private property and 0.02 acres of City right-of-way, which annexation has been petitioned by the property owners, generally located at 3610 West Sunshine Street, generally referenced as Annexation A-3-17.

10325 41. Council Bill 2017-129. (Fisk)

A resolution granting a new liquor license to sell five (5) percent beer and light wine by the drink, including sales on Sunday, to SP Restaurant Group, LLC, d/b/a Rocco's Pizza, located at 834 East Division Street, Springfield, Missouri, such license to include a patio measuring six feet by eight feet on the west side of the building.

42. CONSENT AGENDA – SECOND READING BILLS.

26890 43. Council Bill 2017-111. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to apply for, accept, and implement a grant from the Greene County Senior Citizen's Service Fund Board for the purpose of providing funding for a part-time Pandemic Health Planner to provide health preparedness, fall prevention, medication disposal education, promotion of senior vaccinations, and public health outreach programs for the senior population of Greene County; and amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2016-2017 in the amount of \$30,776.00.

26891 44. Council Bill 2017-112. (Schilling)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Berkeley Place Subdivision, generally located at 815 West Broadmoor Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements).

45. Council Bill 2017-113. (Fulnecky)

A special ordinance authorizing the General Manager of City Utilities, on behalf of the City of Springfield, to enter into an agreement with Commerce Bank for Commerce Bank to provide safekeeping services to City Utilities. (Board of Public Utilities recommends approval.)

46. Council Bill 2017-114. (Fishel)

A special ordinance authorizing the General Manager of City Utilities, on behalf of the City of Springfield, to enter into an agreement with Bank of America, N.A., for Bank of America, N.A., to provide depository services to City Utilities. (Board of Public Utilities recommends approval.)

47. END OF CONSENT AGENDA.**48. ADJOURN.**



Noted Agenda City Council Meeting

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

Ken McClure, 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
Richard Ollis, General D

**Upcoming Council Meeting Agenda
May 30, 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.**
- 2. APPROVAL OF MINUTES. May 15, 2017**
- 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.**
- 7. Council Bill 2017-124. (Hosmer)**

Approved as
Presented

Approved as
Amended

26895

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Missouri Solid Waste Management District "O," for use of the City's Household Chemical Collection Center to provide expanded household collection service to additional counties in the District, and adjusting the budget of the Environmental

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.

Services Department for Fiscal Year 2016-2017, in the amount of \$18,000 to appropriate grant funds from the District. (Environmental Services staff recommends approval).

26896

8. Council Bill 2017-125. (Fishel)

A special ordinance authorizing the amendment of the Department of Environmental Services budget for Fiscal Year 2016-2017, in the amount of \$1,885,000, to appropriate retained earnings of the Solid Waste Fund; accepting the low bid of Twehous Excavating Co., Inc., for construction of the South Ravine Phase II solid waste disposal unit at the City of Springfield Sanitary Landfill; and authorizing the City Manager, or his designee to enter into a contract for said improvement.

26897

9. Council Bill 2017-126. (Fulnecky)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Center for Public Safety Excellence/Commission on Fire Accreditation International for facilitation of the Community Driven Strategic Planning process and related documents at a cost of \$15,120.

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

10326

11. Council bill 2017-130. (Ferguson)

A resolution extending the declaration of an economic and housing access calamity until the condition is no longer met, Springfield, Missouri's "individuals below poverty level" is less than the state's level, or March 31, 2019, whichever occurs first. (Staff recommends approval.)

12. EMERGENCY BILLS.

13. PUBLIC IMPROVEMENTS.

14. GRANTS.

15. AMENDED BILLS.

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

Amended

17. Council Bill 2017-131. Schilling.

A general ordinance Amending Section 1-9 of the Springfield City Code, 'City Limits,' by annexing approximately 0.02 acres of property into the City of Springfield, Missouri, generally located at 3610 West Sunshine Street, generally referenced as Annexation A-3-17; and amending the Springfield City Code, Chapter 46, Section 46-1, 'Boundaries of wards, precincts and council zones,' by adding this property to the ward and precinct assigned them by the County Clerk.

18. Council Bill 2017-132. Schilling

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately one acre of property, generally located at 3610 West Sunshine Street from County PAD 1281, Plot Assignment District No. 1281, to HC, Highway Commercial District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval) (By Atomic Distributors Midwest, Inc; 3610 West Sunshine Street; Z-17-2017)

19. Council Bill 2017-133. Prater

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' by annexing approximately one acre of property into the City of Springfield, Missouri, generally located at 4825 East Kearney Street, generally referenced as Annexation A-2-17; and amending the Springfield City Code, Chapter 46, Section 46-1, 'Boundaries of wards, precincts and council zones,' by adding this property to the ward and precinct assigned them by the County Clerk.

20. Council Bill 2017-134. Prater

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately one acre of property, generally located at 4825 East Kearney Street from County M-1, Light Manufacturing District, to HM, Heavy Manufacturing District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By M & L Real Estate Holdings, LLC; 4825 East Kearney Street; Z-16-2017)

21. Council Bill 2017-135. Prater

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.68 acres of property, generally located at 1748 and 1756 South Madaline Terrace, from R-SF, Residential Single Family district to a O-1, Office District, subject to certain conditions; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By Stephen & Kristina Stewart; 1748 & 1756 South Madeline Terrace; Z-18-2017)

22. Council Bill 2017-136. Fishel

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 9.8 acres of property, generally located at 4406 South Reed Avenue and 4219 South Nature Center Way from R-SF, Residential Single-Family District and R-MHC, Manufactured Home Community District, to R-TH, Residential Townhouse District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By Luxury Rental Home, Inc. and Timbercreek RV Park, LLC; 4406 South Reed Avenue and 4219 South Nature Center Way; Z-13-2017)

23. Council Bill 2017-137. Schilling

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.46 acres of property, generally located at 1630 and 1638 West Elfindale Street from Planned Development No. 46, to a GR, General Retail District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By Plaster Properties, LLC; 1630 West Elfindale Street; Z-19-2017)

24. Council Bill 2017-138. Hosmer

A general ordinance amending Resolution No.10206 and Special Ordinance No. 26867 and suspending a provision of the City's Rules and Regulations for the Comprehensive Housing Assistance Program to comply with a change in the United States Department of Housing and Urban Development's interpretation of certain regulations regarding the expenditure of Community Development Block Grant funds.

25. Council Bill 2017-139. Ferguson

A special ordinance repealing Special Ordinance No. 26592 and adopting in lieu thereof a Redevelopment Plan for the Robberson Avenue Multi-Family Redevelopment Area, generally located along the east side of South Robberson Avenue between East Madison Street and East Grand Street; and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and City Staff recommend approval.)

26. Council Bill 2017-140. Schilling

A special ordinance adopting the Redevelopment Plan and Blight Report for the Lantz Enterprises Redevelopment Area, generally located along the south side of East Elm Street between South John Q. Hammons Parkway and South Florence Avenue; and declaring said Area to be a blighted area, and that its redevelopment is necessary for the preservation of public peace, prosperity, health, safety, morals, and welfare. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and Staff recommend approval.)

27. Council Bill 2017-141. Hosmer

A special ordinance setting a preliminary tax levy on real and personal property for current expenses and debt retirement of the City of Springfield, Missouri, and its boards and agencies for Fiscal Year 2017-2018; and declaring an emergency.

Amended. Held over to June 12, 2017 City Council meeting for public comment on Amendment only.

28. Council Bill 2017-142. McClure

A special ordinance adopting a budget for the City of Springfield, Missouri, for Fiscal Year July 1, 2017 through June 30, 2018, providing that certain amounts shown in the budget document are appropriated for the various departments specified in said budget, and declaring an emergency.

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

30. Council Bill 2017-143. Fisk

A special ordinance authorizing the City Manager, or his designee, to accept Strengthening the Field initiative grant funds in the amount of \$300,000 from the Missouri Foundation for Health to subsidize a community mental health assessment and action plan and to enter into necessary agreements to carry out the grant; and amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2016-2017 in the amount of \$300,000.

31. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Did Not Appear

Mr. Bob Mondy wishes to address City Council.

Did Not Appear

Mr. Javier Benson wishes to address City Council.

32. NEW BUSINESS.

Recommended

The City Manager recommends the following reappointments to the Airport Board: Jerry Harmison and Sterling Huff with terms to expire June 1, 2020.

Recommended	The City Manager recommends the following appointments to the Airport Board: “Joe” Carmichael with terms to expire June 1, 2020.
Referred	Refer to the Finance and Administration Committee the issue of sustainable funding.
Referred	Refer to the Finance and Administration Committee the issue of level property tax.
Referred	Refer to the Finance and Administration Committee the issue of economic vitality.
Referred	Refer to the Plans and Policies Committee the issue of public safety initiatives.
Referred	Refer to the Community Involvement Committee the issue of legislative emphasis.
Referred	Refer to the Finance and Administration Committee the issue of the Building Development Services fee schedule.

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.

**Added to
Agenda.**

33. UNFINISHED BUSINESS.

**Remanded to
Planning and
Zoning.**

Possible Addition to City Council Agenda; however, a determination of whether it will be added will be made by City Council at the meeting.

Council Bill 2017-007. (Ferguson)

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

34. MISCELLANEOUS.

35. CONSENT AGENDA – FIRST READING BILLS. See #3

36. Council Bill 2017-144. Ferguson

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Wehr’s Chestnut Plaza Subdivision, generally located at 501 West Chestnut Expressway, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements).

37. Council Bill 2017-145. Fishel

A special ordinance authorizing the Mayor, on behalf of the City of Springfield, to execute a deed to convey approximately 4,282 square feet of property generally located at the 6500 block of South Crenshaw Road. (Planning and Zoning Commission and staff recommend approval).

38. Council Bill 2017-146. Fulnecky

A special ordinance authorizing the City Manager, or his designee, to enter into a Pipeline Crossing Agreement with Burlington Northern Santa Fe, for the purpose of installing and maintaining a new concrete box culvert beneath the Burlington Northern Santa Fe railroad tracks in the vicinity of the 4100 Block of Lone Pine.

39. Council Bill 2017-147. Fulnecky

A special ordinance authorizing the City Manager, or his designee, to enter into a cost share agreement with Green Circle Projects, LLC, for the purpose of cost coordinating participation by the City in the cost of the Lone Pine Streetscape 4100 South Block project.

40. Council Bill 2017-148. Fishel

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Vinings of Olde Ivy Subdivision, generally located at 4406 South Reed Avenue & 4219 South Nature Center Way, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this Ordinance; and concurring with the Planning and Zoning Commission's grant of a subdivision variance. (Staff recommends that City Council accept the public streets and easements).

41. CONSENT AGENDA – ONE READING BILLS.

26898

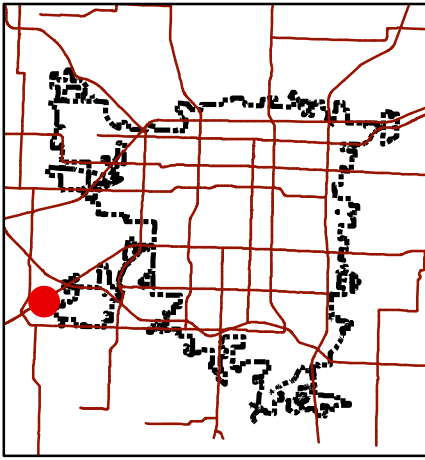
42. Council Bill 2017-149. Schilling

A special ordinance to levy and assess a special tax against the lots, blocks, and parcels of ground hereinafter described to pay for the cost of the construction of sanitary sewers in the City of Springfield, Missouri, in Sanitary Sewer District No. 91 of Section No. 1, in the general vicinity of College Street and Broadway Avenue; providing for inclusion of said district in the City Sewer Financial Assistance Program; authorizing the City Clerk to issue special tax bills and deliver the same to the Director of Finance to be registered in his office in accordance with this Ordinance; and declaring that this bill qualifies for approval in one reading.

43. CONSENT AGENDA – SECOND READING BILLS.

44. END OF CONSENT AGENDA.

45. ADJOURN.



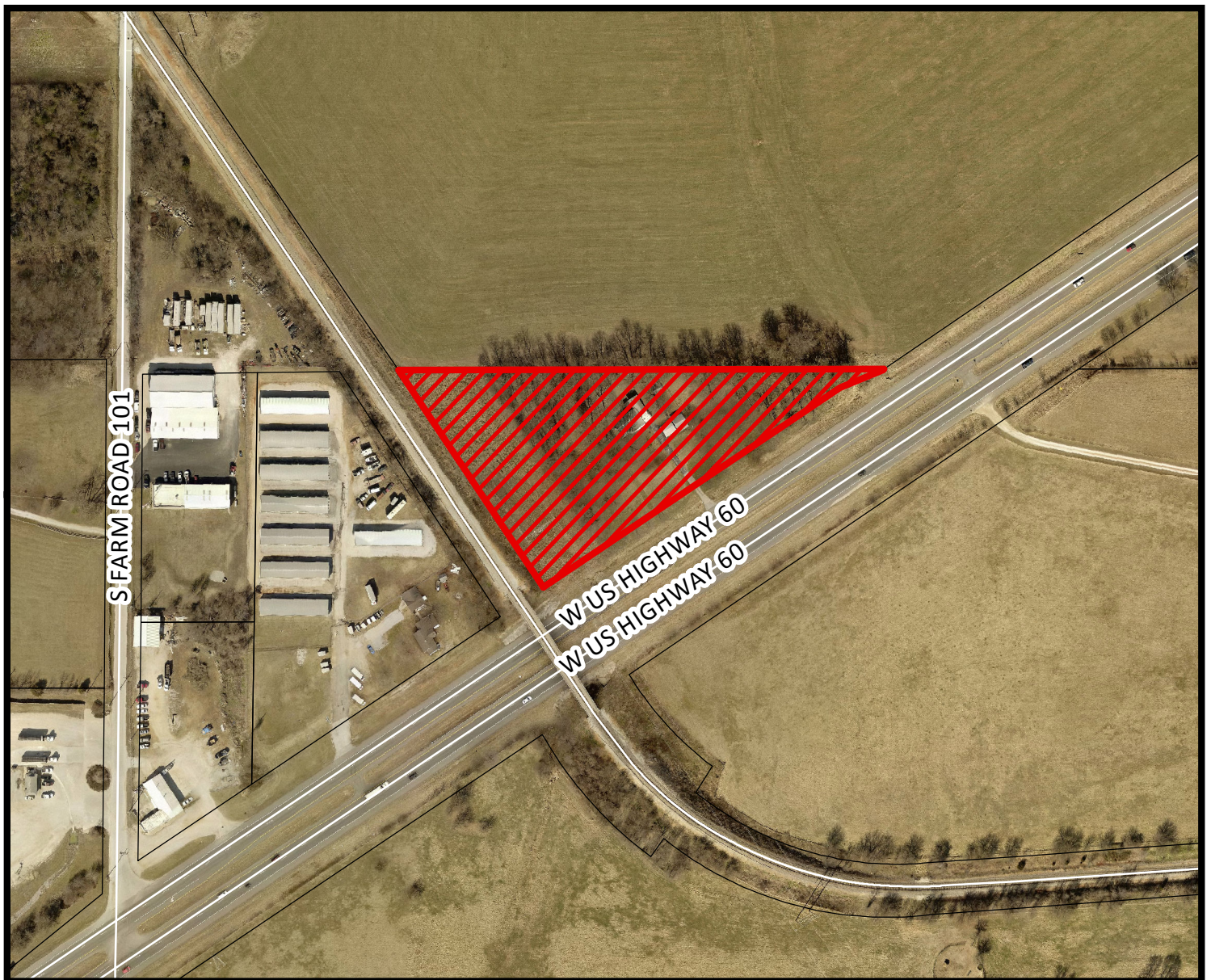
Development Review Staff Report

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

Request to Acquire 520

LOCATION: 6571 West U.S. Highway 60

LOCATION SKETCH



- Area of Proposal

0 100 200 400
Feet
1 inch = 250 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO ACQUIRE NO. 520

DATE: May 31, 2017

LOCATION: 6571 West U.S. Highway 60

APPLICANT: City Utilities of Springfield

EXISTING USES: Single-family residential

RECOMMENDATION: This request be **approved**.

FINDINGS:

The request is consistent with the Planning and Zoning Commission's land acquisition policy.

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner

ATTACHMENT 1
BACKGROUND REPORT
REQUEST TO ACQUIRE NUMBER 520

APPLICANT'S PROPOSAL:

City Utilities proposes to acquire a property located at 6571 West U.S. Highway 60. The purpose of the proposed acquisition is for construction of an electric distribution system, specifically the installation of a 161-kV transmission line. Once the transmission line has been installed, City Utilities intends to offer the property not utilized for the line for sale to the public.

PLANNING AND ZONING COMMISSION REVIEW:

The *Springfield City Charter* requires the Planning and Zoning Commission to review all proposals to acquire real property by the City for public use. Commission's function in this matter is to determine whether the proposal is generally consistent with the *Comprehensive Plan*.

COMPREHENSIVE PLAN:

The subject property is located in Greene County. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area within the Urban Reserve Area and recommends to plan for the eventual development of urban public facilities and acquire land needed to accommodate these facilities. The proposed use is consistent with the *Comprehensive Plan*.

STAFF COMMENTS:

1. Approval of this request is consistent with the *Growth Management and Land Use Plan* of the *Comprehensive Plan* which identifies this as an appropriate area to plan for and acquire land for the eventual development of urban facilities, such as utilities.
2. Approval will allow for the productive use of the property by extending reliable public utilities to this area and plan for future customer growth.
3. The following language from Article XI, Section 11.7.3, of the City Charter sets forth the Planning and Zoning Commission's function regarding the acquisition of property and the process for appeal of such decision:

"In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted

and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership."

In the case of this proposed property acquisition, appeal of the decision of the Planning and Zoning Commission would be to City Council and the Board of Public Utilities.

ATTACHMENT 2
REQUEST TO ACQUIRE NUMBER 520
LAND ACQUISITION POLICY

The Planning and Zoning Commission has adopted a policy statement for land acquisitions by public bodies. The individual sections of the policy statement are followed by the applicant's response to that section.

1. All land acquisitions shall be consistent with the adopted Plans and Policies of the City of Springfield.

RESPONSE:

The proposed use of this property is consistent with the "Master Plan of the City", and will provide public utilities to meet customer growth and demand.

2. Proposals for land acquisition and public uses shall consider the effect of the proposed use on the surrounding land uses and shall include measures to mitigate any adverse effects of the proposed use on the surrounding uses.

RESPONSE:

There is an existing transmission line on this property. City Utilities intends to establish a wider easement for the installation of the new transmission line which will provide a buffer from surrounding uses and allow continued access to maintain the high voltage electric line.

3. If no immediate use is intended for the land proposed for acquisition and the negotiated contract does not include the previous owner removing the structure, existing sound structures should be retained unless such retention is not economically feasible. The current use should be continued, the structure should be used in a manner consistent with adopted Plans until such time as the land will be cleared for the use for which it was acquired, or the structure should be moved to a suitable location.

RESPONSE:

City Utilities plans to retain the structures and only use the property for the transmission line. City Utilities plans to offer the property for public sale once the transmission line is in place.

4. At a minimum, the acquiring agency should either attempt to preserve architecturally or historically significant structures in place, or make the structures available to the previous owner or public for moving, or solicit bids from individuals and firms interested in salvaging those items which have architectural significance. Disposition of property when conducted by a City agency shall be made pursuant to City

ordinances including the City Purchasing Manual.

RESPONSE:

There are no architecturally or historically significant structures on the property.

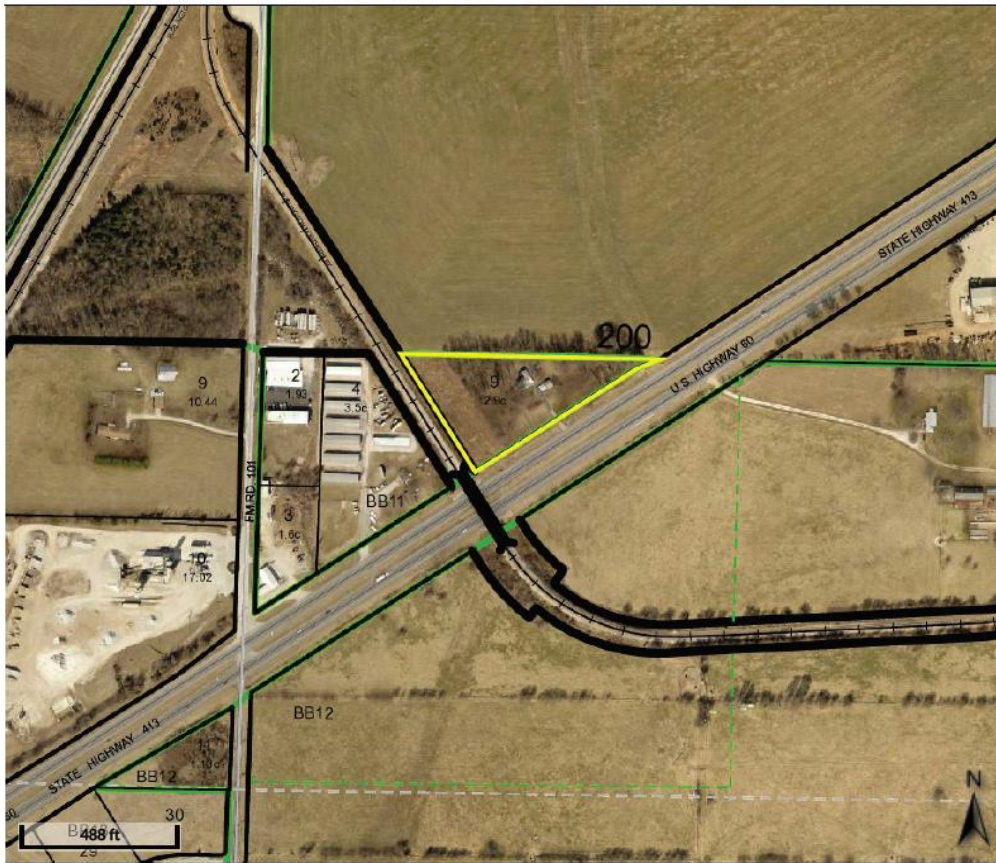
5. To the extent possible, the acquiring agency shall make all structures to be removed, regardless of historical or architectural significance, available to the previous owner or public for moving and reuse at another location. Disposition of property when conducted by a City agency shall be made pursuant to City ordinances including the City Purchasing Manual.

RESPONSE:

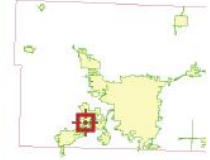
City Utilities plans to retain the structures and only use the property for the transmission line. City Utilities plans to offer the property for public sale once the transmission line is in place.

ATTACHMENT 3
REQUEST TO ACQUIRE NUMBER 520
LEGAL DESCRIPTION & LOCATION MAP

Beginning at the point Seven hundred and Seventy Six feet East of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section Eleven (11), Township Twenty Eight (28), Range Twenty Three (23) thence South 300 feet, more or less, to the right-of-way of Highway 166, thence Southwesterly 193 feet along said right-of-way, thence Northwesterly 466 feet, thence East 376 feet to the point of beginning, containing 2.065 acres, more or less, except part to railroad, in Greene County, Missouri, AND Beginning at a point Seven Hundred and Seventy Six (776) feet East of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section Eleven (11), Township Twenty Eight(28), Range Twenty Three (23), thence East to the right-of-way of Highway 166, thence Southwesterly along the West line of said highway to point due South of place of beginning, thence North to the Beginning, containing One (1) acre, more or less, in Greene County, Missouri.



Overview



Legend

- Parcel Lines**
 - <all other values>
 - - DASHROW
 - MUNIRWD
 - - PROPDASH
 - PROPLINE
 - RRROW
 - - ZONING
- Section Lines**
 - - Quarter Section Lines
 - Section Lines
- Streets**
 - <all other values>
 - + 8
 - County Boundary
 - Assessor's Parcels
 - Floodplains
 - City Limits

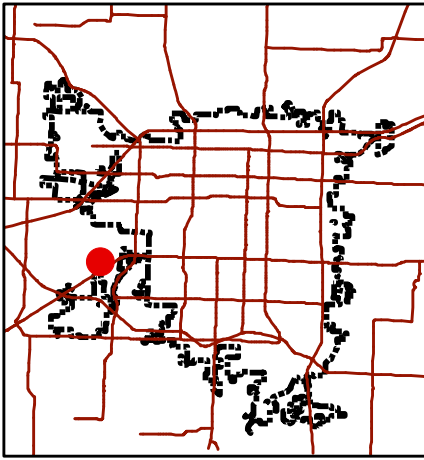
Parcel ID	881711200009	Alternate ID	n/a	Owner Address	WALKER, TIMOTHY D
Sec/Twp/Rng	11-28N-23W	Class	R		108 E GRACE ST
Property Address	6571 W US HWY 60	Acreage	2.9		REPUBLIC MO 65738
	GREENE COUNTY				
District	080				
Brief Tax Description	29.A/M/L BEG 400 FT E NW COR SW1/4 NW1/4 S 410 FT M/L TO R/W HWY 166 NELY 583FT W 776 FT TO BEG (EX RR)				
	11/28/23				
	(Note: Not to be used on legal documents)				

Development Review Staff Report

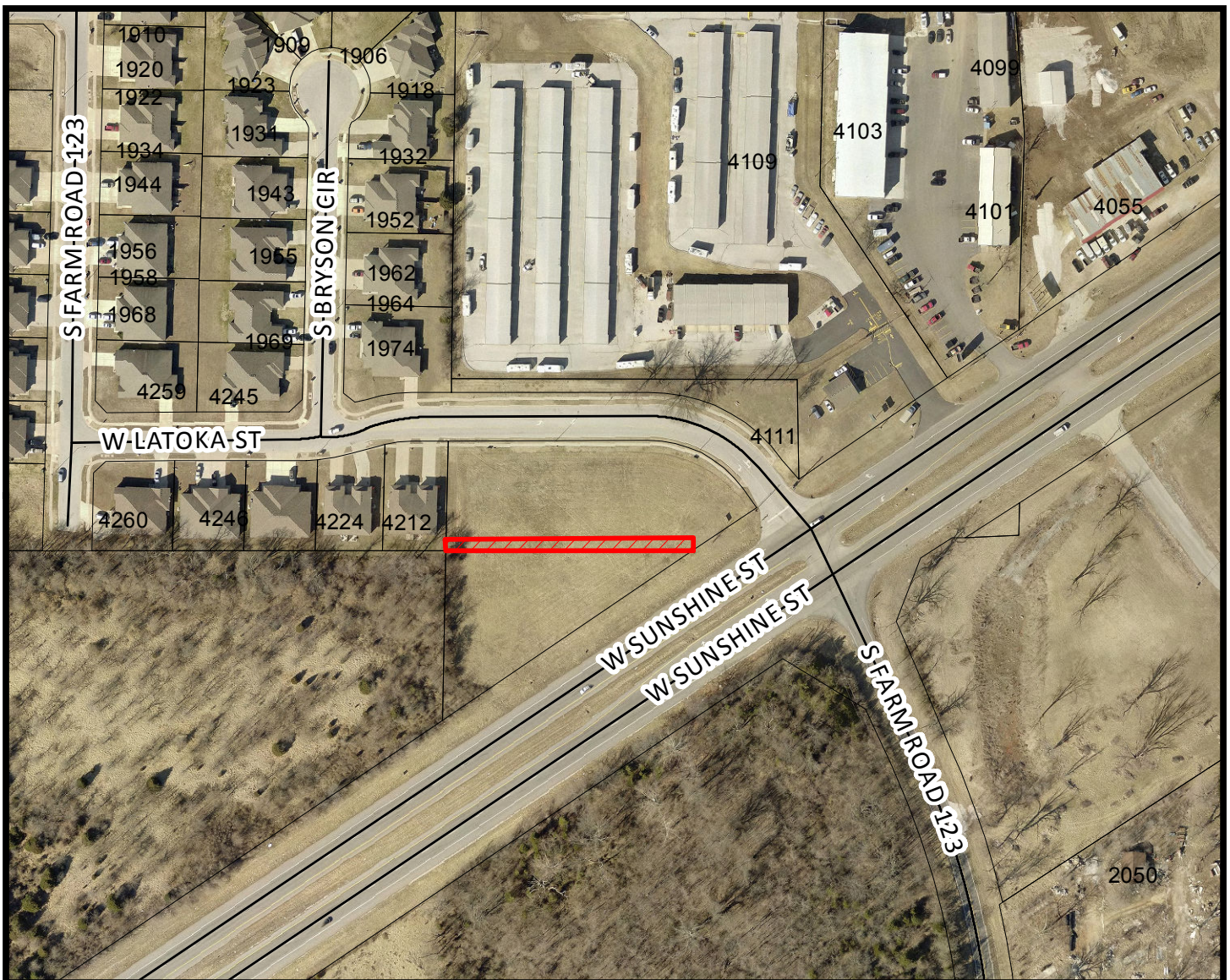
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Relinquish Easement 849

LOCATION: 4200 block W. Latoka Street



LOCATION SKETCH



- Area of Proposal

0 100 200 400 600 Feet

1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 849

PURPOSE: To relinquish a utility easement

REPORT DATE: June 1, 2017

LOCATION: 4208 W. Latoka Street

APPLICANT: Haselhorst Apartments IV, LLC

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

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

ATTACHMENT A
RELINQUISH EASEMENT NO. 849
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a utility easement in order to facilitate the development of the property. The easement has never been used for utilities since it was platted as part of Bryson Landing Subdivision in 2007. This area is located in unincorporated Greene County.

AT&T COMMENTS:

AT&T has no objections.

CITY UTILITIES COMMENTS:

Due to the lot configuration, there is no need for this utility easement. All CU services are available on Latoka.

CLEAN WATER SERVICES COMMENTS:

No objection to relinquishment. No impact on public sewer.

STAFF COMMENTS:

1. The applicant is requesting to relinquish a utility 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.
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. 849
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. 849
EXHIBIT 1

All of the south 10 feet of Lot 22 in Bryson Landing, a subdivision in Greene County, Missouri.

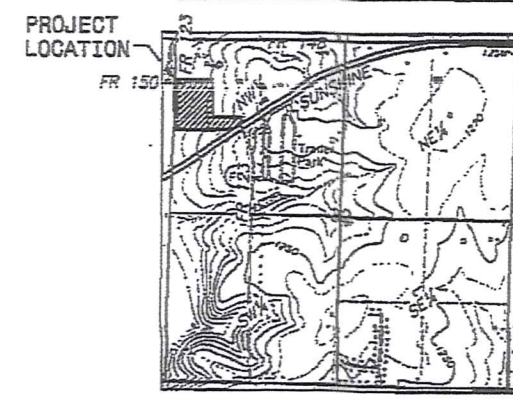
EX1-1

22-208 #4483

FINAL PLAT

BRYSON LANDING

GREENE COUNTY, MISSOURI



LOCATION MAP
SECTION 32, TOWNSHIP 29, RANGE 22
1"=2000'

SCALE: 1 INCH = 60 FEET
GRID NORTH BASED
ON THE MISSOURI
COORDINATE SYSTEM
OF 1983, CENTRAL
ZONE

LEGEND

- = LOT CORNER PINS ARE 5/8"x18" IRON PINS SET (TYPICAL) WITH PLASTIC CAPS MARKED GREAT R-2 2001/1478
- = PERMANENT MONUMENT PINS ARE 5/8"x24" IRON PINS SET (TYPICAL) WITH ALUMINUM CAPS MARKED GRE 2001/1478
- = EXISTING IRON PINS (AS NOTED)
- = BUILDING SETBACK LINE (BSL)
- = EASEMENT LINE

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

APPROVED THIS 5th DAY OF March, 2007 BY THE PLANNING BOARD OF GREENE COUNTY, MISSOURI.

Kent D. Morris
KENT D. MORRIS, AICP, EXECUTIVE SECRETARY

DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. ALL STREETS, EASEMENTS, AND ACCESS LIMITATIONS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC.

IT WITNESSETH WHEREOF, MARK TENDAL, SOLE OWNER OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THIS PLAT TO BE SIGNED THIS 19th DAY OF Feb, 2007.

ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

ON THIS 19 DAY OF Feb IN THE YEAR 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK TENDAL, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THIS PLAT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

AND SAID MARK TENDAL FURTHER DECLARED HIMSELF TO BE SINGLE AND UNMARRIED.

Neva Hesington
NEVA HESINGTON
NOTARY PUBLIC PRINT NAME

MY COMMISSION EXPIRES: 7-27-07

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SECTION, 502'24"1/4", 597.68 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, 589'02'08" E, 623.13 FEET, TO A FOUND IRON PIN; THENCE 502'19'45" W, 518.34 FEET, THENCE 589'02'08" E, 426.41 FEET, THENCE 502'02'03" W, 124.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 413; THENCE 557'15'31" W ALONG SAID RIGHT-OF-WAY LINE, 151.10 FEET; THENCE N85°33'25" W, 930.74 FEET TO A POINT ON THE SAID WEST LINE OF SECTION 32; THENCE N02°19'12" W ALONG SAID WEST LINE, 674.26 FEET TO A FOUND IRON PIN; THENCE N02°24'41" E, 50.23 FEET TO THE POINT OF BEGINNING, CONTAINING 12.308 ACRES MORE OR LESS, AND BEING SUBJECT TO, AND BENEFICIARY OF ALL EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD.

FLOOD STATEMENT

THE SUBJECT PROPERTY HAS A SMALL PORTION IN THE NORTHWEST CORNER FALLING WITHIN THE 100 YEAR FEMA FLOOD HAZARD ZONE, AND AN ADDITIONAL AREA SUBJECT TO ZONE B FLOOD CONDITIONS ACCORDING TO COMMUNITY PANEL NO. 2907820095 D, PANEL 35 OF 140, LAST REVISED OCTOBER 12, 2002.

CERTIFICATE OF SURVEY AND ACCURACY

KNOW ALL MEN BY THESE PRESENTS: THAT I, KEN MESSICK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY GREAT RIVER ENGINEERING AND SIGNED BY KEN MESSICK, L.S. NO. 2471 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF KEN MESSICK, L.S. NO. 2471 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Kenneth E. Messick 2471 2-2-2007
SIGNATURE L.S. NO. DATE

STATE PLANE COORDINATE TABLE

A	N 491929.8140	E	N 491269.6190
B	N 491919.3254	F	N 491187.8947
C	N 491401.4094	G	N 491205.9183
D	N 491394.2321	H	N 491879.6241
	E 1388525.3438		E 1388596.1722
			E 1387467.6102
			E 1387494.9046

COORDINATES DISPLAYED ARE MISSOURI COORDINATE SYSTEM 1983, CENTRAL ZONE ADJUSTED TO U.S. SURVEY FEET.

MINIMUM FINISHED FLOOR ELEVATIONS FOR GRAVITY FLOW TO MAIN

LOT	MFT	LOT	MFT
1	1182.0	18	1190.8
2	1181.7	19	1191.8
3	1183.7	20	1183.4
4	1182.6	21	1213.0
5	1180.7	22	1187.7
6	1181.7	23	1193.2
7	1182.9	24	1190.0
8	1185.5	25	1186.0
9	1185.0	26	1184.7
10	1183.9	27	1183.4
11	1185.5	28	1183.0
12	1187.7	29	1182.9
13	1183.7	30	1184.1
14	1184.4	31	1182.2
15	1183.0	32	1181.3
16	1183.1	33	1178.7
17	1181.0	34	1177.5

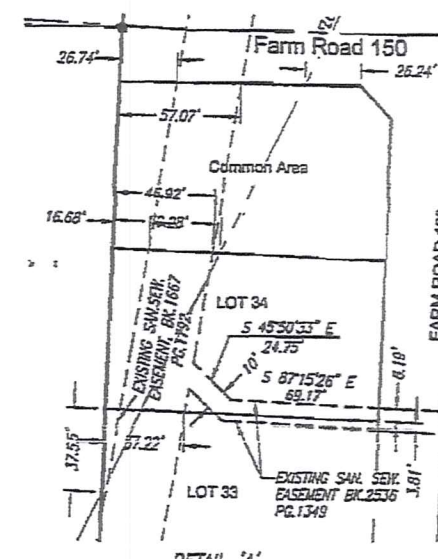
NOTE: THE MINIMUM FINISHED FLOORS SHOWN FOR GRAVITY SEWER SERVICE ARE SHOWN FOR REFERENCE ONLY. GREENE COUNTY LOT GRADING REQUIREMENTS RELATIVE TO STREET CONSTRUCTION AND STORMWATER IMPROVEMENTS WILL DETERMINE THE ACTUAL FINISH FLOOR ELEVATIONS.

INTERIOR ANGLES

A	91°26'48"
B	88°38'07"
C	271°21'32"
D	90°55'49"
E	122°46'32"
F	145°08'57"
G	88°47'23"
H	179°54'31"

1080°00'00"

N-2 X (180) = 1080°



BENCHMARKS

CITY OF SPRINGFIELD BM # 283
WILLER & FR. 148
SOUTHWEST QUADRANT, NORTHWEST CORNER ELECTRICAL BOX;
AZ 103, 61.4'; NORTHWEST CORNER HOUSE, AZ 192, 77.0';
POWER POLE, AZ 262, 79.3'.
ELEVATION = 1253.36
SPRINGFIELD B.M. # 281
STANDARD ALUMINUM CITY OF SPRINGFIELD MONUMENT SET IN CONCRETE AT THE WEST SIDE OF FARM RD 148 (BENNETT RD.) @ CURVE 1/2 MILE WEST OF RTE. 150 (WEST BY-PASS).
ELEV. 1214.51

NORTHERLY RIGHT-OF-WAY LINE OF STATE HWY. 413

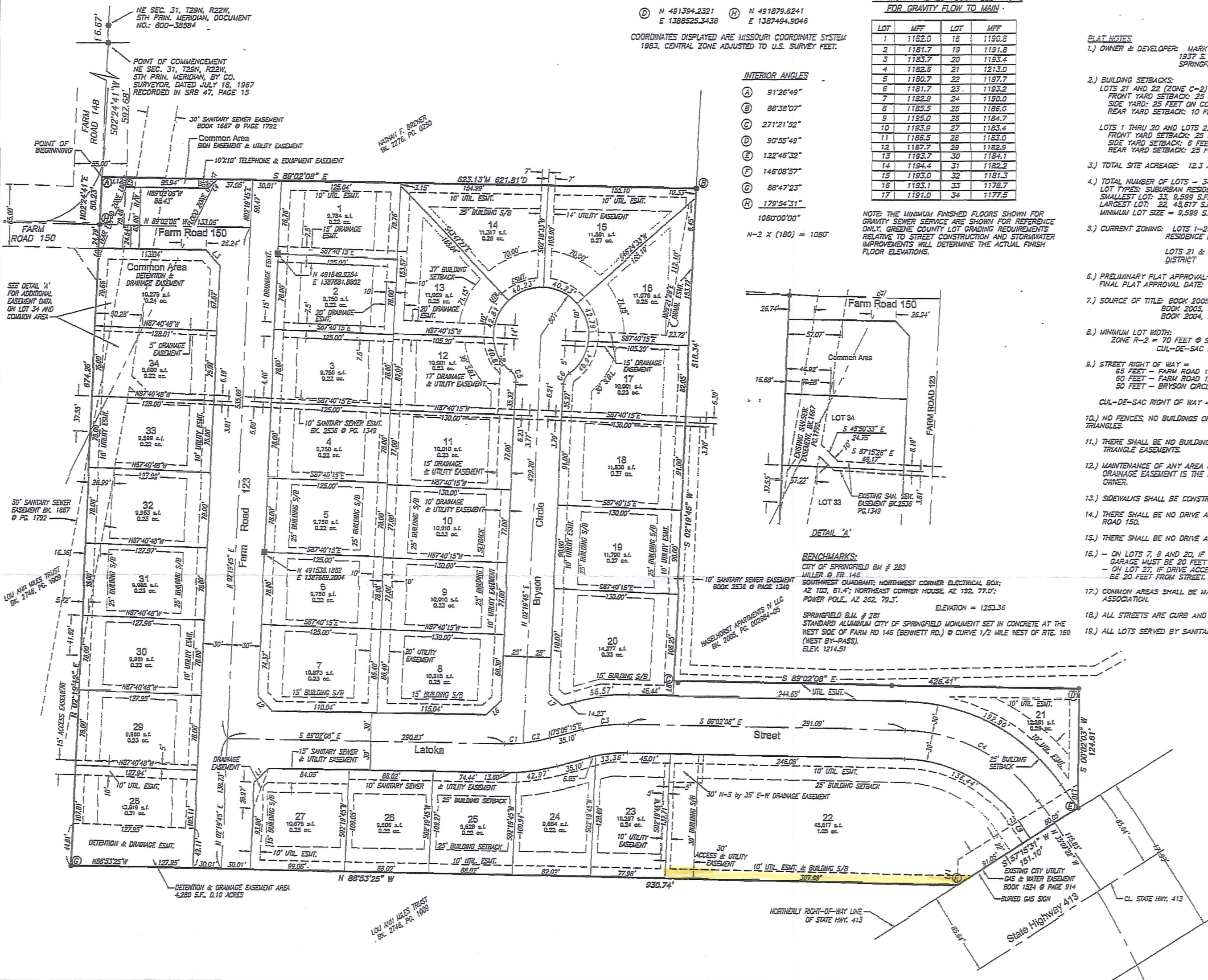
LINE	LENGTH	BEARING
L1	21.46	S46°38'49" W
L2	20.85	N43°21'11" W
L3	20.95	S43°21'11" E
L4	11.88	S46°16'56" W
L5	10.00	N02°24'41" E
L6	21.46	S46°38'49" W
L7	17.81	N87°15'30" W
L8	15.00	N02°19'12" E
L9	26.17	N39°07'22" W
L10	26.17	S06°02'03" W
L11	26.49	N01°06'35" E
L12	25.01	S89°02'08" W
L13	190.91	N87°15'31" E

MINIMUM ENCLOSED SPACE ELEVATION FOR FLOOD PROTECTION

LOT 2 - 1184.7
LOT 3 - 1184.7
LOT 12 - 1184.7
LOT 28 - 1183.0
LOT 13 - 1184.7
* LOTS 16 AND 17 MFT ELEVATIONS MAY BE LOWERED BY SUBMITTING AN GREENE COUNTY APPROVED LOT GRADING PLAN.

MINIMUM FLOOR ELEVATIONS ON THESE LOTS MUST BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER BEFORE ANY BUILDING STRUCTURE ON THESE LOTS IS APPROVED BY THE COUNTY.

NO BUILDING PERMITS WILL BE ISSUED ON LOTS 2, 3, 12, 13, 16, 17, 28 AND 34 UNTIL THE STORM DRAINAGE IMPROVEMENTS ARE COMPLETED AND APPROVED BY THE COUNTY.



Date	01/07/06-07 05 MAR 2007 03:35:00pm
Revision/Issue	Book: 2087 Page: 01/07/06-07 1 page realize RECORD OF DEEDS
No.	22-208 #4483
Drawn By	KEN MESSICK
Checked By	NEVA HESINGTON
Job Number	04-1674
File Name	04-1674P
BRYSON LANDING SUBDIVISION GREENE COUNTY, MISSOURI	
FINAL PLAT	
SHEET 1 OF 1	



REPLAT OF LOT 22 BRYSON LANDING SUBDIVISION GREENE COUNTY, MISSOURI

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP NORTH,
RANGE 22 WEST, GREENE COUNTY, MISSOURI

POINT OF COMMENCEMENT
NW CORNER OF THE NW 1/4 OF THE
NW 1/4 OF SECTION 32, TOWNSHIP 22
NORTH, RANGE 22 WEST

BASE OF BEARINGS AREA GRID NORTH, MISSOURI COORDINATE
SYSTEM OF 1983, CENTRAL ZONE AS DETERMINED BY GPS
OBSERVATIONS UTILIZING MISSOURI ONE CALL MONUMENTS GR-44
AND GR-44A (AZIMUTH MARK), STATE PLANE COORDINATES DEPICTED
HEREIN WERE DERIVED FROM THESE MONUMENTS AND ARE IN
METERS AND DECIMAL THEREOF UTILIZING A GRID (COMBINED SCALE)
FACTOR OF 0.9999246. 1 METER IS EQUAL TO 3.28083333 FEET.

CERTIFICATE OF APPROVAL-PLANNING BOARD
APPROVED THIS 13TH DAY OF May
2008 BY THE PLANNING BOARD OF GREENE COUNTY,
MISSOURI.

David Morris
KENT D. MORRIS, ALD., EXECUTIVE SECRETARY

DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. ALL STREETS,
EASEMENTS, AND ACCESS LIMITATIONS ARE RELINQUISHED AND
DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, MDP PROPERTIES, L.L.C., OWNER OF THE
PROPERTY DESCRIBED HEREON, HAS CAUSED THIS PLAT TO BE
SIGNED THIS 13TH DAY OF May 2008.

David L. Morris
DAVID L. MORRIS
MEMBER, MDP PROPERTIES, L.L.C.

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS

ON THIS 13TH DAY OF April 2008 BEFORE ME
PERSONALLY APPEARED DAVID L. MORRIS, TO ME KNOWN TO BE THE
PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS
HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED
MY SEAL AT MY OFFICE IN GREENE COUNTY,
MISSOURI, ON THE DAY AND DATE FIRST ABOVE WRITTEN.

Mary Flood
MARY FLOOD
NOTARY PUBLIC

Mary Flood
PRINTED NAME OF NOTARY PUBLIC

05-02-2009
MY COMMISSION EXPIRES

SURVEYOR'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS
THAT I, MARK E. GUNTER, DO HEREBY DECLARE THAT THIS PLAT WAS
PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL
SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY GUNTER
AND ASSOCIATES, INC. DATED FEBRUARY 22ND, 2008, AND SIGNED
BY MARK GUNTER, PLS NO. 2427, AND THAT THE CORNER
MONUMENTS AND CORNER THIS SHOWN HEREIN WERE PLACED UNDER
THE PERSONAL SUPERVISION OF MARK GUNTER, PLS NO. 2427 IN
ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS
FOR PROPERTY BOUNDARY SURVEYS AND THE SUBDIVISION
REGULATIONS OF GREENE COUNTY, MISSOURI.

Mark E. Gunter
MARK E. GUNTER, PLS NO. 2427

BENCHMARK:

CITY OF SPRINGFIELD BM #271
FARM ROAD 107 @ FARM ROAD 148
SOUTHWEST QUADRANT CORNER/GATE
POST, AZ 188, 44.8'; GATE POST, AZ
200, 16.5'; CORNER POST, AZ 320, 9.3'
ELEV 1304.15

LEGEND

- = FOUND 5/8" REBAR WITH PLASTIC CAP
- = SET 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 2427"

OWNER

TRIPLE S PROPERTIES, INC.
2112 W VISTA ST
SPRINGFIELD, MO 65807



AAA-23 4608

020893-08 15 MAY 2008 10:14:00am

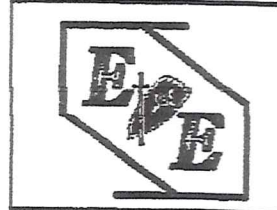
Book: 2008
Page: 020893-08
1 page
REPL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION
David L. Morris
RECORD OF DEEDS



LOCATION MAP
SECTION 32, TOWNSHIP 22, RANGE 22
1" = 2000'

DESCRIPTION OF LANDS REPLATED

SOURCE OF PARENT TRACT TITLE: DEED BOOK 2007, PAGE 2880-07.
ALL OF LOT TWENTY-TWO (22) OF THE FINAL PLAT OF BRYSON
LANDING, ACCORDING TO THE PLAT FILED FOR RECORD IN PLAT BOOK
2007, PAGE 00706-02, GREENE COUNTY RECORDERS OFFICE, AND A
PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 22 WEST, ALL IN
GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 22°44'11"
WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A
DISTANCE OF 647.91 FEET TO THE NORTHWEST CORNER OF SAID
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH
85°32'25" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 623.06 FEET
TO THE SOUTHWEST CORNER OF SAID LOT 22 FOR THE POINT OF
BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE
NORTH 21°45' EAST ALONG THE WEST LINE OF SAID LOT 22 A
DISTANCE OF 132.71 FEET TO THE NORTHWEST CORNER OF SAID LOT
22; THENCE SOUTH 89°22'08" EAST ALONG THE NORTH LINE OF SAID
LOT 22 A DISTANCE OF 246.08 FEET TO THE BEGINNING OF A CURVE
TO THE RIGHT HAVING A RADIUS OF 145.00 FEET AND A CENTRAL
ANGLE OF 53°44'46"; THENCE SOUTHEASTERLY ALONG THE ARC OF
SAID CURVE A DISTANCE OF 138.44 FEET; THENCE SOUTH 33°02'22"
EAST, 25.64 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY
RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 413; THENCE
SOUTH 52°24'35" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE
OF 68.91 FEET TO AN INTERSECTION WITH ACHESON NORTH LINE OF
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE
CONTINUE SOUTH 52°24'35" WEST ALONG SAID RIGHT-OF-WAY LINE A
DISTANCE OF 172.37 FEET; THENCE SOUTH 89°22'08" EAST
LINE NORTH 21°45' EAST, 206.69 FEET TO THE POINT OF
BEGINNING OF THE PORTION HEREIN BEING DESCRIBED, CONTAINING 1.769
ACRES MORE OR LESS, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS
AND RESTRICTIONS OF RECORD.



Bradburn Engineering
2108 W. Vista
Springfield, MO 65807
CALL 267-2522

GUNTER AND ASSOCIATES, INC.
LAND SURVEYORS

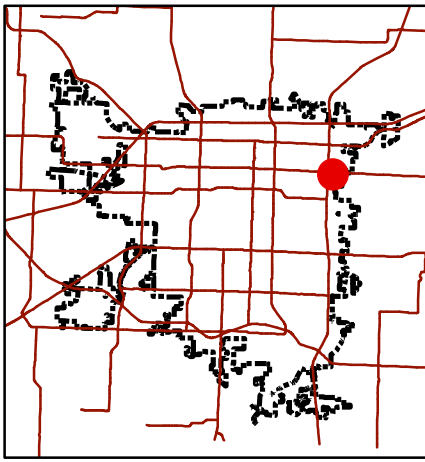
P.O. BOX #1218
1804, MISSOURI 65744 PH. (417) 725-2220
FAX (417) 725-0416

SCALE: 1" = 40'

DATE: 04/08/08 CLASS OF SURVEY ACCURACY: URBAN TYPE

CLIENT: TRIPLE S PROPERTIES

07-568



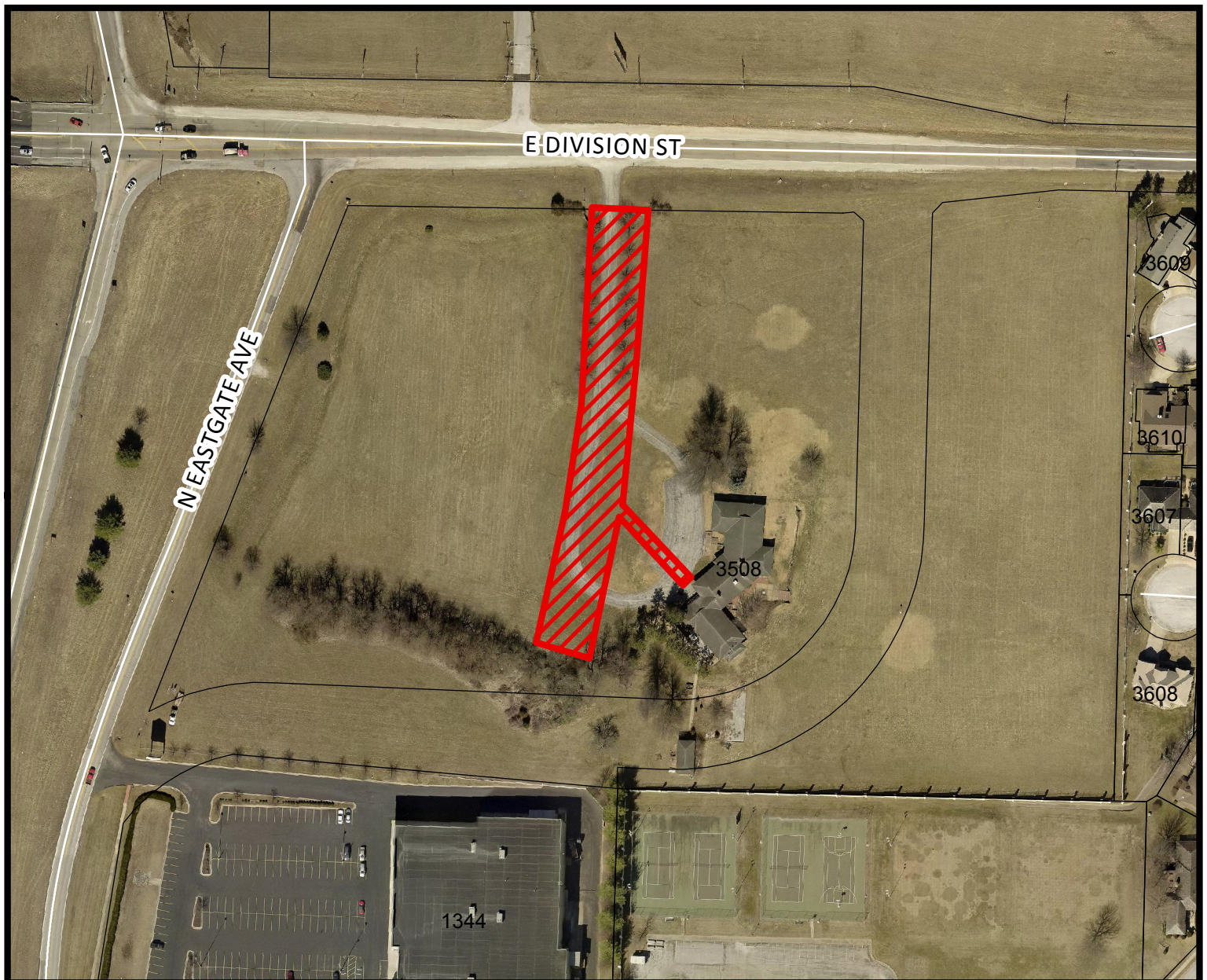
Development Review Staff Report

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

Relinquish Easement 850

LOCATION: 3508 East Division Street

LOCATION SKETCH



- Area of Proposal

0 50 100 200

Feet

1 inch = 175 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 850

PURPOSE: To relinquish a utility easement

REPORT DATE: May 31, 2017

LOCATION: 3508 East Division Street

APPLICANT: Noble Estates

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner

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

ATTACHMENT A
RELINQUISH EASEMENT NO. 850
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a utility easement in order to facilitate the development of the property. The easement once served a structure that is planned to be demolished and allow for redevelopment of the property.

CITY UTILITIES COMMENTS:

No objection for relinquishment of easement. The electric facilities will be retired when the site re-develops. There is also a gas service line running from Division to the existing house. It is not within an easement and will be retired when the house is demolished.

CLEAN WATER SERVICES COMMENTS:

No objections to relinquishment. There is no public sewer within proposed relinquishment easement.

AT&T COMMENTS:

AT&T has facilities within utility easement and right-of-way that will continue to be maintained. Please note that the development of this property will need additional utility easement for AT&T to place facilities to feed within the development. The site development will require existing facilities to be relocated at the developer's expense. The site has existing AT&T facilities within building that need removed prior to demo. Contact engineer 180 days prior to construction.

STAFF COMMENTS:

1. The applicant is requesting to relinquish a utility 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.
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. 850
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. 850
EXHIBIT 1

A 60 foot strip of ground the same being 30 feet on either side of the following described center line:

Beginning at a point 694.8 feet east and 35 feet south of the Northwest Corner of Section 15, Township 29, Range 21; thence South a distance of 130 feet, thence in a southwesterly direction on a curve to the right the radius of which is 1146.28 feet a distance of 430 feet to the point of tangent of said curve and the end of the easement, Also, a ten foot strip of ground, the same being 5 feet either side of the following described centerline:

Beginning at a point 694.8 feet east and 409.6 feet south of the Northwest Corner of Section 15, Township 29, Range 21; thence in a southwesterly direction with an angle to the left of 35 degrees, nineteen minutes to the last described course 161 feet to the southwest corner of existing garage building.



UTILITY DISCLAIMER

INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. INFORMATION SHOWN IS FROM MAPS PROVIDED OR DISCOVERED FROM UTILITY PROVIDERS.

LEGEND	
○	IRON PIN SET CAPPED "LC 2007008003"
●	EXISTING IRON PIN
▲	EXISTING RIGHT-OF-WAY MARKER
M	MEASURED
P	PLATTED
— SAN —	SANITARY SEWER
— OHE —	OVERHEAD ELECTRIC LINE
— UGE —	UNDERGROUND ELECTRIC LINE
— COMM —	UNDERGROUND COMMUNICATION LINE
— W —	UNDERGROUND WATER LINE
— GAS —	UNDERGROUND GAS LINE
— FO —	FIBER-OPTIC CABLE
—	CHAIN LINK FENCE
—	BRICK FENCE
⊞	ELECTRIC TRANSFORMER
⊞	SANITARY SEWER MANHOLE
⊞	STORM SEWER MANHOLE
⊞	WATER MANHOLE
⊞	TELEPHONE PEDESTAL
⊞	FIRE HYDRANT
⊞	WATER VALVE
⊞	GAS VALVE
⊞	POWER POLE
⊞	ELECTRIC METER
⊞	GLY ANCHOR
⊞	PULL BOX
⊞	2 PED
⊞	WATER METER
⊞	GAS METER
⊞	SIGN
⊞	LIGHT POLE
⊞	POST
⊞	TREE DECIDUOUS
⊞	TREE EVERGREEN

GRID NORTH MISSOURI STATE PLAN COORDINATE
SYSTEM 1983 CENTRAL ZONE
ELEVATIONS BASED ON
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
STATION: GR-09
ELEVATION 1417.20
ONE FOOT CONTOUR INTERVAL

No.	Revision	Date
		
Prepared by: CJWA CJW Transportation Consultants, L.L.C. 505 S. National Suite 4-110 Springfield, MO 65810 Tel: 417.888.1400 Fax: 417.888.1402 www.CJW.com		
JAMES A. VAUGHAN PLS - 2555 CJW TRANSPORTATION CONSULTANTS, L.L.C. "LS-2007008003"		
DATE OF PLAT OR MAP: MARCH 02, 2016		
ALTA/NPS LAND TITLE SURVEY RIDGE INVESTMENT GROUP, LLC		
COOPER ESTATES TRACT V SPRINGFIELD, GREENE COUNTY, MISSOURI		
SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=60' VERT. N/A
DATE 3-22-16	DRAWN CJW	SHEET OF 1 SHEETS
DWG 16027	CHECKED CJW	FILE NO. 16027



Easement Exhibit

- HOGAN LAND TITLE COMPANY, SCHEDULE B EXCEPTIONS**
COMMITMENT NO. 1602338, DATE OF POLICY: FEBRUARY 16, 2016.
- Schedule B - (Exceptions):**
- Utility Easement granted to the City of Springfield as set out in Book 1219, at Page 134 Recorder's Office, GREENE County, Missouri.
 - Right of Way deed and Easement granted to the City of Springfield as set out in Book 1945, at Page 625, Recorder's Office, GREENE County, Missouri.
 - Right of Way deed and Easement granted to the City of Springfield as set out in Book 1947, at Page 1633, Recorder's Office, GREENE County, Missouri.
 - Utility Easement granted to the City of Springfield as set out in Book 1978 at Page 1401, Recorder's Office, GREENE County, Missouri.
 - Utility Easement granted to the City of Springfield as set out in Book 2008 at Page 649, Recorder's Office, GREENE County, Missouri.
 - Utility Easement granted to the City of Springfield as set out in Book 2012 at Page 2082, Recorder's Office, GREENE County, Missouri.
 - All Right of Way, Easements, Setback Lines, and Informational Notes as shown on the recorded plat for Cooper Estates Tract V, in Plat Book KK, at Page 4, Recorder's Office, Greene County, Missouri.
 - Warranty Deed granted to State of Missouri as set out in Book 2015, at Page 041455-15, Recorder's Office, GREENE County, Missouri.
- NOTE: ITEMS NOT LISTED ARE STANDARD SCHEDULE B EXCEPTIONS OR DO NOT AFFECT SURVEY.**

- NOTES:**
- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY.
 - BEARINGS FOR SURVEY ARE BASED ON GRID NORTH MISSOURI STATE PLANE COORDINATE SYSTEM 1983: CENTRAL ZONE.
 - ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0351 E, DATED DECEMBER 17, 2010 THE PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - CURRENT ZONING - COD 69.
 - AREA - TOTAL 12.09 ACRES (626,764 SQ. FT.)
 - NO TABLE "A" REQUIREMENTS PROVIDED BY CLIENT

- INFORMATION USED IN DETERMINATION OF BOUNDARY:**
- DEED RECORDED IN BOOK 2296, PAGE 705, GREENE COUNTY, MISSOURI RECORDERS OFFICE.
 - DEED RECORDED IN BOOK 2015, PAGE 41455-15, GREENE COUNTY, MISSOURI RECORDERS OFFICE.
 - PLAT OF COOPER ESTATES TRACT V, RECORDED IN PLAT BOOK KK, PAGE 4, GREENE COUNTY, MISSOURI RECORDERS OFFICE.
 - PLAT OF FURNITURE ROW, RECORDED IN PLAT BOOK RR, PAGE 55 GREENE COUNTY, MISSOURI RECORDERS OFFICE.

PROPERTY DESCRIPTION: BOOK 2296 PAGE 705.
ALL OF COOPER ESTATES TRACT V, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI, FROM TITLE REPORT BY HOGAN LAND TITLE DATED FEBRUARY 16, 2016, LESS AND EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI IN GENERAL WARRANTY DEED 2015-041455-15, GREENE COUNTY RECORDERS OFFICE, GREENE COUNTY, MISSOURI.

SURVEYOR'S DECLARATION:
TO: RIDGE INVESTMENT GROUP, L.L.C.; HOGAN LAND TITLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2016.

DATE OF PLAT OR MAP: MARCH 02, 2016

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

DATE: June 8, 2017

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Vacation 791 – 2100 North Eldon Avenue

The applicant's representative requests that this case be tabled and placed on the Planning and Zoning Commission meeting on July 13th.

Vacation 792

LOCATION: 900-1200 blks E. Central, 900 blk N. Florence & Hampton,
800 blk E. Bob Barker, 700 blk N. Clay, 700-800 blks E. Chesnut Streets
CURRENT ZONING: N/A

The map displays the University City area in San Diego, with various land use zones and streets. The zones are color-coded and labeled with codes: UCD 3 (University City District 3), R-SF (Residential Single-Family), R-TH (Residential Townhouse), GI (General Industrial), GM (General Medium-Density Residential), CS (Community Service), LB (Light Business), HM (Heavy Medium-Density Residential), CC (Community Center), HC (Heavy Commercial), PD (Public Office), and GR (General Residential). The streets shown include N Clay Ave, E Central St, E Chestnut St, E Chestnut Expy, N Hampton Ave, N National Ave, and N Prospect Ave. A red outline highlights a specific area in the center of the map, bounded by E Central St, E Chestnut St, N Hampton Ave, and N National Ave.



- Area of Proposal



1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
VACATION 792

REPORT DATE: June 1, 2017

LOCATIONS: 900-1200 blks East Central Street, 900 blk N. Florence Avenue,
900 blk N. Hampton Avenue, 800 blk Bob Barker Blvd, 700 blk N.
Clay Avenue, 700-800 blk E. Chestnut Street

APPLICANT: Ozark Technical Community College

VACATION AREA: Approximately 5 acres

FINDINGS FOR STAFF RECOMMENDATION:

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

RECOMMENDATION:

Staff recommends **approval** of this request.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting with property owners, residents and any registered neighborhood association within 500 feet of the subject properties on March 16, 2017. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the News-Leader at least 30 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 three hundred (300) feet of the subject area. Thirty-one (31) property owners within three hundred (300) feet of the subject property were notified by mail of this request. Staff has received no comments to date.

Notices mailed	31
Notices returned as undeliverable	1
Comments received	0

STAFF COMMENTS:

1. This is a request to vacate the public streets and right-of-way of Central Street between National and Sherman Avenues, Hampton Avenue from a point

approximately 60 feet south of Pythian Street to Central Street, Florence Avenue between Central and Pythian Streets, Bob Barker Boulevard between a point approximately 62 feet west of Clay Avenue to Sherman Avenue, Clay Avenue between Bob Barker Blvd. and Chestnut Street and Chestnut Street between Sherman Avenue and BNSF railway/right-of-way to the west.

2. The Public Works Department has agreed to support the vacation request as part of the cost share agreement that included the improvements and relocation of Central/Pythian Streets and because they no longer have a purpose for the streets and right-of-way within these areas.
3. All necessary easements to accommodate existing facilities within the subject rights-of-way will be retained as part of this vacation. The applicant has provided replacement easements for MoDOT bridge maintenance access, bicycle/pedestrian trail for the "Link", emergency access for Fire and Police, existing stormwater facilities and existing sanitary sewer facilities.
4. 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 792

AT&T COMMENTS:

AT&T has existing equipment and facilities within the right of way that are feeding multiple business, and residential locations as designed. Any request to move our facilities would require extensive work as not to disrupt the existing customer's services.

BUILDING DEVELOPMENT SERVICES COMMENTS:

The proposed ROW vacations will require multiple address changes, including the main campus address. Need to provide a plan of the affected properties to start work on address changes.

CLEAN WATER SERVICES COMMENTS:

Easement areas are approved. R/W will review the legal descriptions.

CITY UTILITIES:

CU recommends approval. When the streets are vacated, many of the street lights will be converted to Private Outdoor Lighting with the customer paying a monthly fee for the lights. This has been discussed with OTC and they agree with the arrangement.

FIRE DEPARTMENT COMMENTS:

Approved with condition of implementation of the perpetual access easements with the City of Springfield as a listed agent of the easement agreement.

MODOT COMMENTS:

Approved contingent on recording of permanent access easements with MoDOT for access to Bridge A0280.

POLICE DEPARTMENT COMMENTS:

No issues.

PUBLIC WORKS RIGHT-OF-WAY COMMENTS:

Replacement easements are ready to be signed.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. A Bicycle/Pedestrian access easement will not be needed along Bob Barker Blvd and Clay Avenue if a trail easement is provided along Chestnut Street and the Jordan Creek Greenway from the existing crossing under Chestnut Expressway to Central Street. The city will construct the remaining portion of the trail to connect "The Link."
2. "The Link" signs will need to be removed from Clay Avenue and Bob Barker Blvd once the trail connection has been constructed.
3. As discussed in the meeting with the City and MoDOT, please add a 12 foot trail easement along Chestnut Street from the existing trail on the west side to the trail at the bridge abutment.

STORMWATER COMMENTS:

All previous comments have been addressed. Vacation is approved.

EXHIBIT 2
APPROVAL CRITERIA
VACATION 792

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:

OTC owns all property adjacent to the proposed street right-of-way other than Chestnut Street which is adjacent to Chestnut Expressway, a MoDOT route.

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

STAFF RESPONSE:

The OTC campus is adjacent to all proposed vacation areas other than Chestnut Street which is adjacent to Chestnut Expressway, a MoDOT route.

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

STAFF RESPONSE:

OTC is required to dedicate replacement easements for all existing utilities. All necessary utilities will be retained.

Exhibit 3

EXHIBIT "A-5"

STREET RIGHT-OF-WAY TO BE VACATED DESCRIBED AS FOLLOWS:

ALL THAT PART OF CHESTNUT STREET RIGHT-OF-WAY LOCATED ON THE SOUTH SIDE OF WOOLLEY PORTER AND HUBBELL'S SUBDIVISION, A RECORDED FINAL PLAT IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 31, BLOCK 6 OF SAID WOOLLEY PORTER AND HUBBELL'S SUBDIVISION;

THENCE SOUTH 88°57'54" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF CHESTNUT STREET, A DISTANCE OF 676.40 FEET;

THENCE NORTHEASTERLY A DISTANCE OF 21.61 FEET, ALONG SAID NORTH RIGHT OF WAY AND ALONG A 75.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 53°56'06" EAST, 21.54 FEET;

THENCE NORTHEASTERLY A DISTANCE OF 54.61 FEET, ALONG SAID NORTH RIGHT OF WAY AND ALONG A 100.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 63°22'52" EAST, 53.93 FEET;

THENCE NORTH 11°00'09" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 88°52'16" EAST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 33.86 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SHERMAN AVENUE;

THENCE SOUTH 01°38'51" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 28°19'33" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 63.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF CHESTNUT EXPRESSWAY;

THENCE SOUTH 78°39'32" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 99.89 FEET;

THENCE NORTH 88°57'54" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 642.57 FEET TO A POINT ON THE EAST RIGHT OF WAY OF THE RAILROAD;

THENCE NORTHERLY, 51.23 FEET, ALONG SAID RIGHT OF WAY, AND ALONG A 753.15 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 04°15'53" WEST, 51.22 FEET TO THE **POINT OF BEGINNING**.

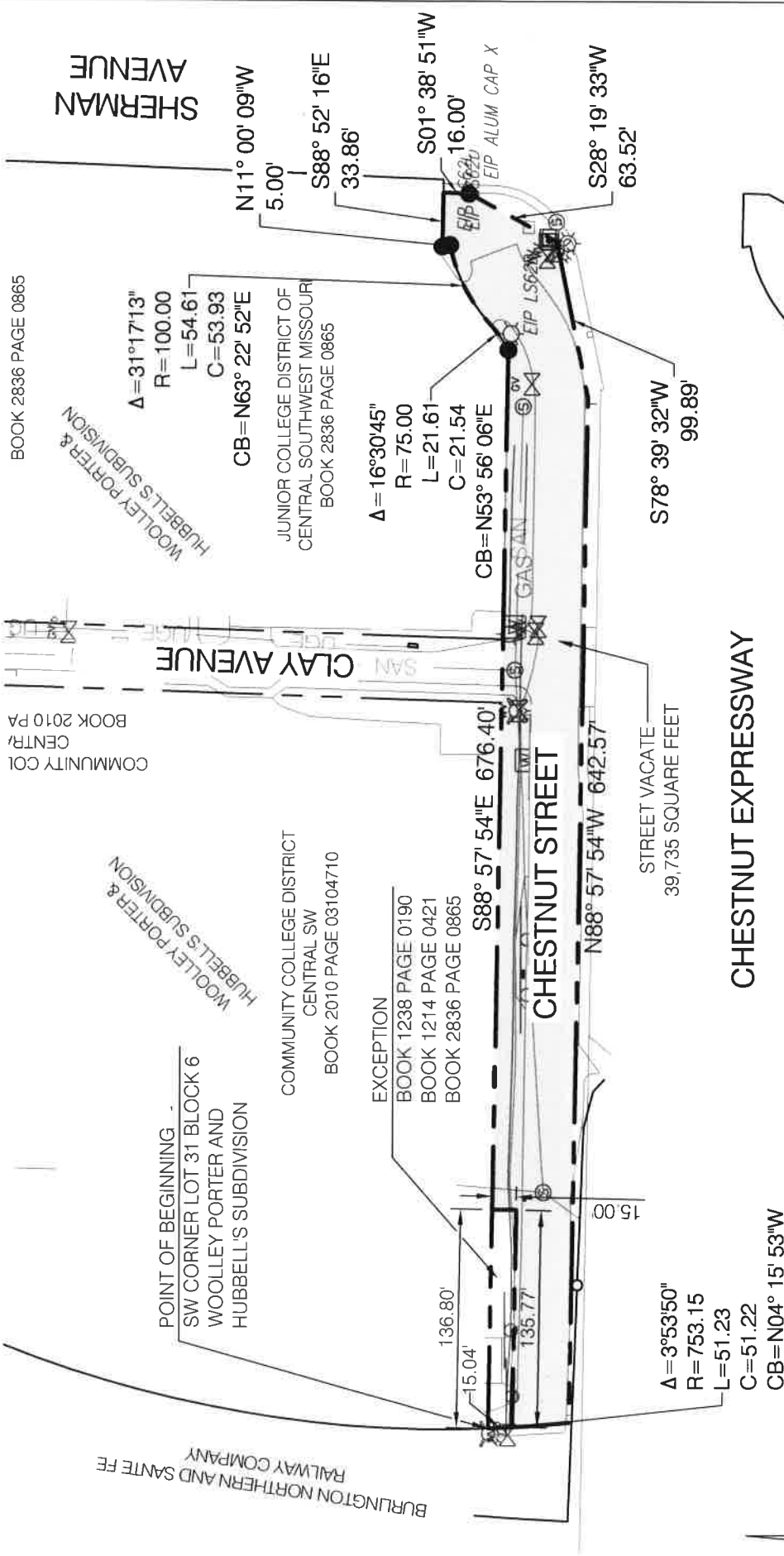
EXCEPT, ANY PART OF CHESTNUT STREET PREVIOUSLY VACATED IN BOOK 1238 AT PAGE 0190; BOOK 1214 AT PAGE 0421; BOOK 2836 AT PAGE 0865.

CONTAINING 39,735 SQUARE FEET.

THIS DESCRIPTION WAS PREPARED BY CJW TRANSPORTATION CONSULTANTS, LLC; CORPORATE LAND SURVEY NUMBER 2007008003.



R/W VACATE – CHESTNUT ST.



THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF A STREET VACATION. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DATE 04/10/17 CJW PROJECT No. 17007

Prepared by:



CJW Transportation
Consultants, L.L.C. Engineering
MO C.A. #2006012385

SKETCH EXHIBIT "B-5"

**OZARKS TECHNICAL COMMUNITY COLLEGE
STREET VACATE - CHESTNUT STREET**

PART OF THE NE1/4 OF THE SE1/4 OF S 13, T29N, R22W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

**5051 S. National
Suite 7A
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Fax: 417.889.3402
www.GoCJW.com**

GRID NORTH
MISSOURI COORDINATE SYSTEM
1983 CENTRAL ZONE
SCALE 1"=100'

EXHIBIT "A-4"

STREET RIGHT-OF-WAY TO BE VACATED DESCRIBED AS FOLLOWS:

ALL THAT PART OF HAMPTON AVENUE RIGHT-OF-WAY LOCATED BETWEEN JM RICHARDSON'S 1ST ADDITION AND JM RICHARDSON'S 2ND ADDITION, RECORDED FINAL PLATS IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND LOCATED BETWEEN PYTHIAN STREET AND CENTRAL STREET, LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF LOT 25 OF SAID JM RICHARDSON'S 2ND ADDITION, ALSO BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF HAMPTON AVENUE AND PYTHIAN STREET;

THENCE SOUTH 02°00'13" WEST, ALONG THE WEST RIGHT OF WAY OF HAMPTON AVENUE, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 87°59'47" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HAMPTON AVENUE;

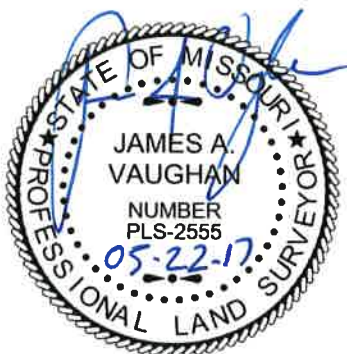
THENCE SOUTH 02°00'13" WEST, ALONG SAID THE EAST RIGHT OF WAY, A DISTANCE OF 386.13 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID JM RICHARDSON'S 1ST ADDITION, ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF HAMPTON AVENUE AND CENTRAL STREET.

THENCE NORTH 89°03'00" WEST, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 60.01 FEET TO THE SOUTHEAST CORNER LOT 24 OF SAID JM RICHARDSON'S 2ND ADDITION, ALSO BEING THE NORTHWEST CORNER OF THE INTERSECTION OF HAMPTON AVENUE AND CENTRAL STREET.

THENCE NORTH 02°00'13" EAST, ALONG THE WEST RIGHT OF WAY LINE OF HAMPTON AVENUE, A DISTANCE OF 387.24 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 23,201 SQUARE FEET.

THIS DESCRIPTION WAS PREPARED BY CJW TRANSPORTATION CONSULTANTS, LLC; CORPORATE LAND SURVEY NUMBER 2007008003.



R/W VACATE – HAMPTON AVE.

POINT OF COMMENCEMENT
NE CORNER LOT 25
JM RICHARDSON'S 2ND ADDITION

PYTHIAN STREET

STEPHANIE E. MILLER
BOOK 2290 PAGE 0740

S02° 00' 13"W
50.00'

POINT OF BEGINNING
COMMUNITY COLLEGE DISTRICT
CENTRAL SW
BOOK 2009 PAGE 05156009

JUNIOR COLLEGE
DISTRICT OF CENTRAL
SOUTHWEST MISSOURI, A
POLITICAL SUBDIVISION
BOOK 2005 PAGE
065680-05

S87°59'47"E
60.00'
JUNIOR COLLEGE DISTRICT OF
CENTRAL SOUTHWEST
MISSOURI, A POLITICAL
SUBDIVISION
BOOK 2005
PAGE 065340-05

JUNIOR COLLEGE DISTRICT OF
CENTRAL SOUTHWEST MISSOURI, A
POLITICAL SUBDIVISION
BOOK 2665 PAGE 0585

JUNIOR COLLEGE DISTRICT OF
CENTRAL SOUTHWEST
MISSOURI, A POLITICAL
SUBDIVISION
BOOK 2006 PAGE 034598-06

JM RICHARDSON'S
2ND ADDITION

JM RICHARDSON'S
1ST ADDITION

HAMPTON AVENUE

JUNIOR COLLEGE DISTRICT OF CENTRAL
SOUTHWEST MISSOURI, A POLITICAL
SUBDIVISION
BOOK 2528 PAGE 1081

JUNIOR COLLEGE DISTRICT OF CENTRAL
SOUTHWEST MISSOURI, A POLITICAL
SUBDIVISION
BOOK 2657 PAGE 1367

JUNIOR COLLEGE DISTRICT OF
CENTRAL SOUTHWEST MISSOURI, A
POLITICAL SUBDIVISION
BOOK 2655 PAGE 2490

STREET VACATE
23,201 SQUARE FEET

N89°03'00"W
60.01'

GRID NORTH
MISSOURI COORDINATE SYSTEM
1983 CENTRAL ZONE
SCALE 1"=60'

CENTRAL STREET

DATE 04/10/17 CJW PROJECT No. 17007

THIS SKETCH IS NOT A BOUNDARY
SURVEY. IT IS INTENDED TO SHOW THE
CONFIGURATION OF A STREET
VACATE. IT SHOULD NOT BE USED TO
LOCATE PROPERTY LINES AND DOES
NOT MEET THE MINIMUM STANDARDS
FOR PROPERTY BOUNDARY SURVEYS.

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SKETCH EXHIBIT "B-4"

OZARKS TECHNICAL COMMUNITY COLLEGE
STREET VACATE - HAMPTON AVE.
PART OF THE NE1/4 OF THE SE1/4 OF S 13, T29N, R22W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

Prepared by:
CJW
CJW Transportation
Consultants, L.L.C. Engineering
MO C.A. #2006012385

EXHIBIT "A-3"

STREET RIGHT-OF-WAY TO BE VACATED DESCRIBED AS FOLLOWS:

ALL THAT PART OF CENTRAL STREET RIGHT-OF-WAY LOCATED WITHIN JM RICHARDSON'S 2ND ADDITION, BETWEEN JM RICHARDSON'S 1ST ADDITION AND J FAIRBANKS ADDITION, RECORDED FINAL PLATS IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND BETWEEN UNPLATTED PROPERTY LYING NORTH AND SOUTH OF CENTRAL STREET AND LOCATED BETWEEN SHERMAN AVENUE AND NATIONAL AVENUE, LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 24 OF SAID JM RICHARDSON'S 2ND ADDITION, ALSO BEING THE NORTHWEST CORNER OF THE INTERSECTION OF HAMPTON AVENUE AND CENTRAL STREET;

THENCE SOUTH 89°03'00" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF CENTRAL STREET, A DISTANCE OF 415.25 FEET;

THENCE SOUTH 89°00'47" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF CENTRAL STREET, A DISTANCE OF 291.43 FEET TO THE NORTHWEST CORNER OF THE INTERSECTION OF CENTRAL STREET AND NATIONAL AVENUE;

THENCE SOUTH 01°31'08" WEST, LEAVING SAID NORTH RIGHT OF WAY LINE OF CENTRAL STREET, A DISTANCE OF 66.00 FEET TO THE SOUTHWEST CORNER OF THE INTERSECTION OF CENTRAL STREET AND NATIONAL AVENUE;

THENCE NORTH 89°00'47" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET, A DISTANCE OF 290.77 FEET;

THENCE NORTH 89°03'00" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET, A DISTANCE OF 415.21 FEET;

THENCE NORTH 89°04'54" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET, A DISTANCE OF 741.84 FEET;

THENCE SOUTH 83°11'58" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET, A DISTANCE OF 14.38 FEET;

THENCE SOUTH 72°49'23" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF CENTRAL STREET, A DISTANCE OF 32.49 FEET;

THENCE NORTH 17°10'37" WEST, LEAVING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 21.70 FEET;

THENCE NORTH 41°37'19" EAST, A DISTANCE OF 20.92 FEET;

THENCE NORTH 23°13'13" EAST, A DISTANCE OF 44.89 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID CENTRAL STREET;

THENCE SOUTH 89°04'54" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, 763.03 FEET TO THE **POINT OF BEGINNING**.

ALSO

THE FOLLOWING TRACT RECORDED IN BOOK 2003 AT PAGE 002634-03, GREENE COUNTY, MISSOURI, RECORDER'S OFFICE;

R/W VACATE – CENTRAL ST.

TRACT B – A PERPETUAL STREET EASEMENT

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING A PORTION OF THE PROPERTY DESCRIBED IN BOOK 2687 PAGE 547 AND SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

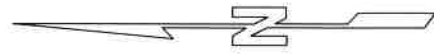
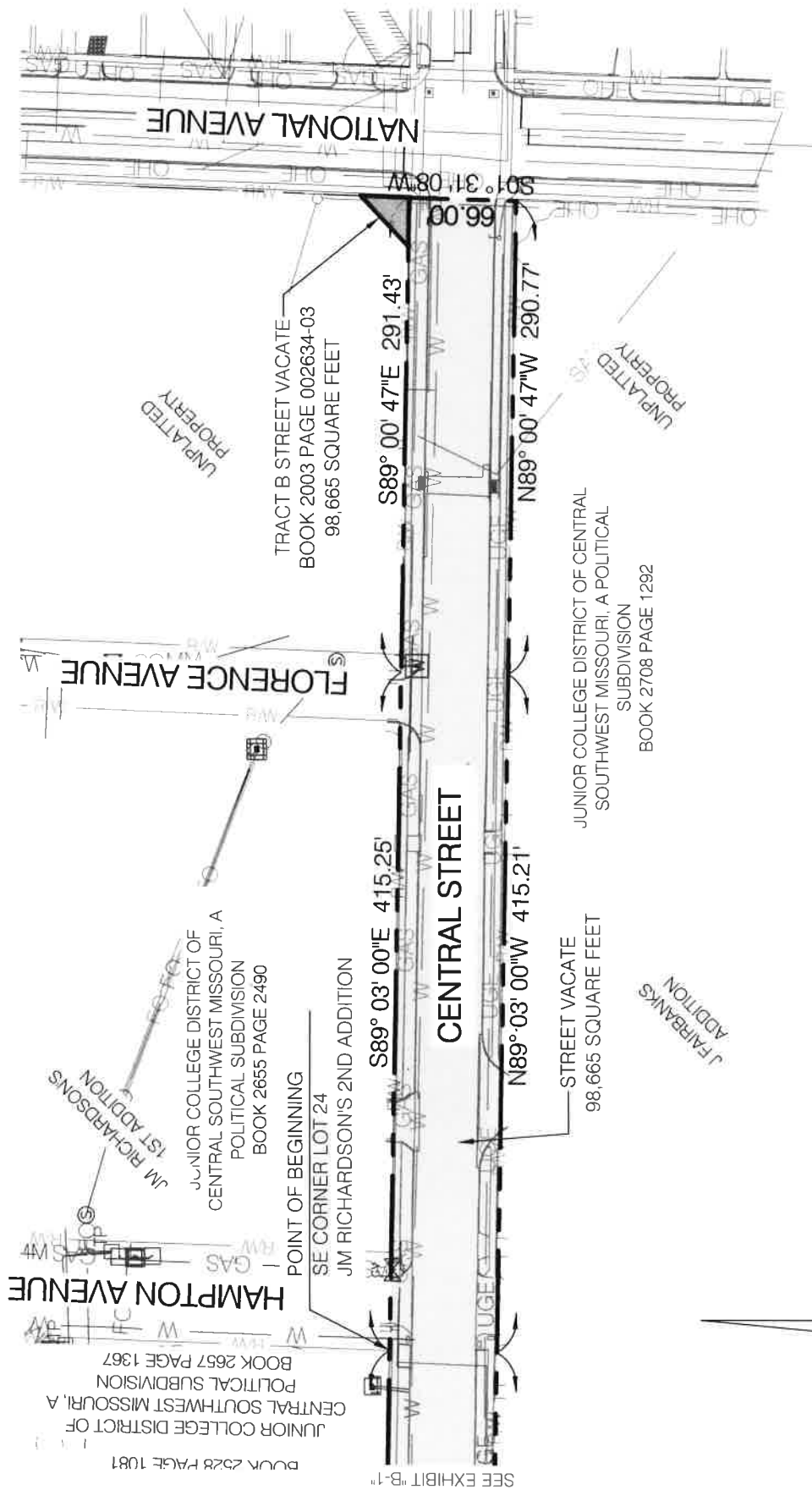
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE SOUTH 02°05'43" WEST, 469.44 FEET; THENCE NORTH 89°11'39" WEST, 10.00 FEET TO THE POINT OF BEGINNING SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF CENTRAL STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY NORTH 89°11'39" WEST, 30.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY NORTH 46°27'02" WEST, 42.90 FEET; THENCE SOUTH 02°05'43" EAST, 30.00 FEET TO THE POINT OF BEGINNING ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

CONTAINING 98,665 SQUARE FEET.

THIS DESCRIPTION WAS PREPARED BY CJW TRANSPORTATION CONSULTANTS, LLC; CORPORATE LAND SURVEY NUMBER 2007008003.



R/W VACATE – CENTRAL ST.



THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF A STREET VACATION. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DATE 04/10/17 C-JW PROJECT No. 17007

Prepared by:



CJW Transportation
Consultants, L.L.C. Engineering
MO C.A. #2006012385

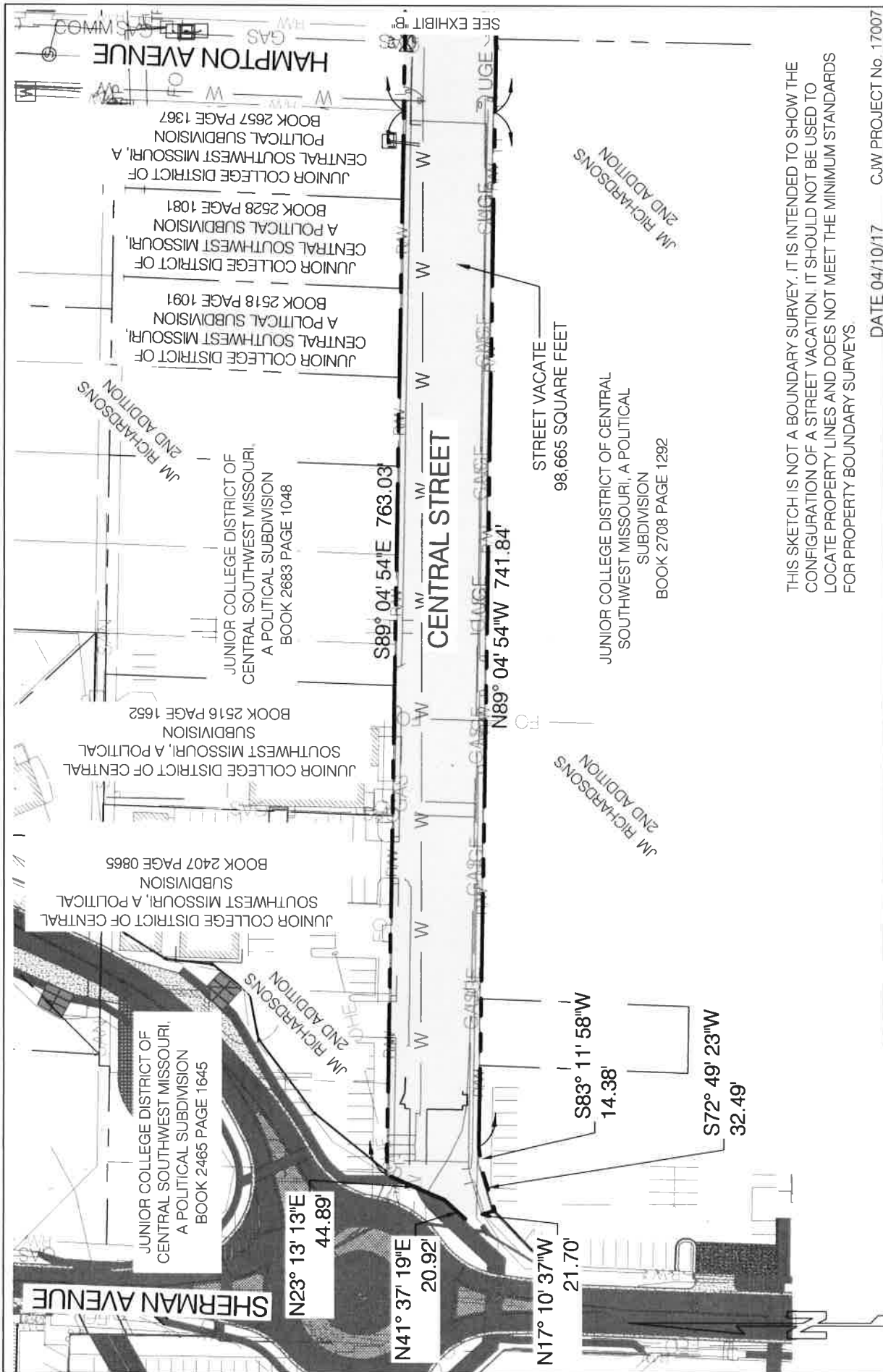
SKETCH EXHIBIT "B-3"

**OZARKS TECHNICAL COMMUNITY COLLEGE
STREET VACATE - CENTRAL STREET**

PART OF THE NE1/4 OF THE SE1/4 OF S 13, T29N, R22W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

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www.GoCJW.com

GRID NORTH
MISSOURI COORDINATE SYSTEM
1983 CENTRAL ZONE
SCALE 1"=60'



DATE 04/10/17 CJW PROJECT No. 17007

Prepared by:

CJW

CJW Transportation
Consultants, L.L.C. Engineering
MO C.A. #2006012385

SKETCH EXHIBIT "B-3.1"

OZARKS TECHNICAL COMMUNITY COLLEGE

STREET VACATE - CENTRAL STREET

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GRID NORTH

MISSOURI COORDINATE SYSTEM
1983 CENTRAL ZONE
SCALE 1"=100'

THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF A STREET VACATION. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

EXHIBIT "A-2"

STREET RIGHT-OF-WAY TO BE VACATED DESCRIBED AS FOLLOWS:

ALL THAT PART OF CLAY STREET RIGHT-OF-WAY LOCATED IN WOOLLEY PORTER AND HUBBELL'S SUBDIVISION , A RECORDED FINAL PLAT IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 32 BLOCK 6 OF SAID WOOLLEY PORTER AND HUBBELL'S SUBDIVISION;

THENCE SOUTH 88°49'46" EAST, A DISTANCE OF 388.73 FEET TO THE SOUTHWEST CORNER OF THE INTERSECTION OF CLAY AVENUE AND BOB BARKER BOULEVARD FOR A **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 88°49'46" EAST, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF CLAY AVENUE AND BOB BARKER BOULEVARD;

THENCE SOUTH 01°42'05" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID CLAY AVENUE, A DISTANCE OF 363.69 FEET TO THE NORTHEAST CORNER OF THE INTERSECTION OF CLAY AVENUE AND CHESTNUT STREET;

THENCE NORTH 88°57'54" WEST, LEAVING SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF THE INTERSECTION OF CLAY AVENUE AND CHESTNUT STREET;

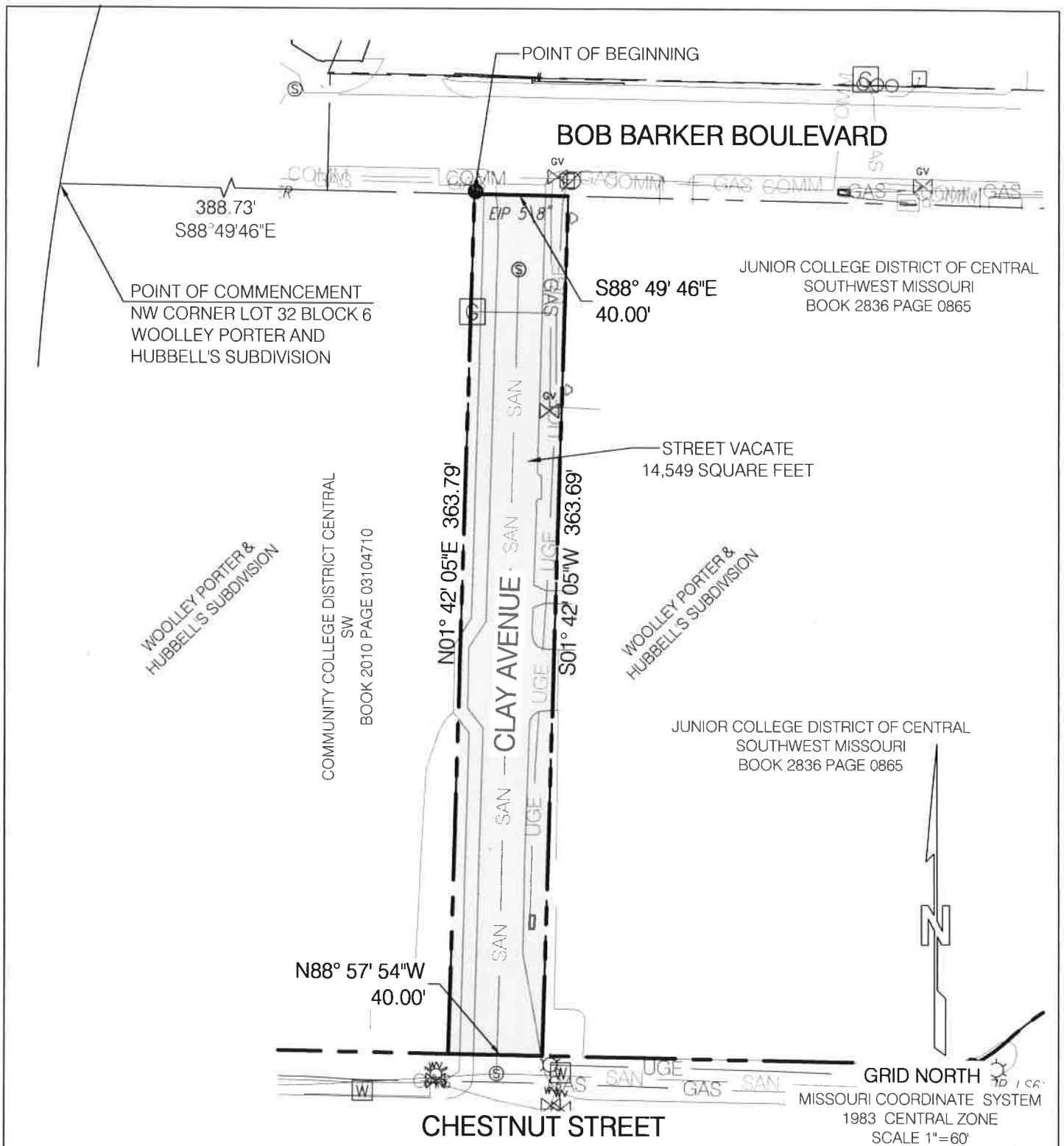
THENCE NORTH 01°42'05" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID CLAY AVENUE, A DISTANCE OF 363.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14,549 SQUARE FEET.

THIS DESCRIPTION WAS PREPARED BY CJW TRANSPORTATION CONSULTANTS, LLC; CORPORATE LAND SURVEY NUMBER 2007008003.



R/W VACATE – CLAY AVE.



THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF A STREET VACATE. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DATE 04/10/17

CJW PROJECT No. 17007

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SKETCH EXHIBIT "B-2"
OZARKS TECHNICAL COMMUNITY COLLEGE
STREET VACATE - CLAY AVENUE
PART OF THE NE1/4 OF THE SE1/4 OF S 13, T29N, R22W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

Prepared by:
CJW
CJW Transportation
Consultants, L.L.C. Engineering
MO C.A. #2006012385

EXHIBIT "A-1"

STREET RIGHT-OF-WAY TO BE VACATED DESCRIBED AS FOLLOWS:

ALL THAT PART OF BOB BARKER BOULEVARD RIGHT-OF-WAY LOCATED BETWEEN WOOLLEY PORTER AND HUBBELL'S SUBDIVISION AND J FAIRBANKS ADDITION, RECORDED FINAL PLATS IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 32 BLOCK 6 OF SAID WOOLLEY PORTER AND HUBBELL'S SUBDIVISION;

THENCE SOUTH 88°49'46" EAST, ALONG THE SOUTH RIGHT OF WAY OF BOB BARKER BOULEVARD, A DISTANCE OF 326.31 FEET FOR A **POINT OF BEGINNING**;

THENCE NORTH 01°15'45" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BOB BARKER BOULEVARD;

THENCE SOUTH 88°49'46" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 392.16 FEET TO THE NORTHWEST CORNER OF THE INTERSECTION OF BOB BARKER BOULEVARD AND SHERMAN AVENUE;

THENCE SOUTH 01°48'19" WEST, LEAVING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF THE INTERSECTION OF BOB BARKER BOULEVARD AND SHERMAN AVENUE;

THENCE NORTH 88°49'46" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOB BARKER BOULEVARD, A DISTANCE OF 391.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 19,596 SQUARE FEET.

THIS DESCRIPTION WAS PREPARED BY CJW TRANSPORTATION CONSULTANTS, LLC; CORPORATE LAND SURVEY NUMBER 2007008003.



R/W VACATE – BOB BARKER BLVD.

JUNIOR COLLEGE DISTRICT OF CENTRAL
SOUTHWEST MISSOURI
BOOK 2836 PAGE 0865

STREET VACATE
19,596 SQUARE FEET

N01° 15' 45"E
50.00'

S01° 48' 19"W
50.00'

S88° 49' 46"E 392.16'

BOB BARKER BOULEVARD

N88° 49' 46"W 391.69'

COMMUNITY COLLEGE DISTRICT CENTRAL
SW
BOOK 2010 PAGE 03104710

JUNIOR COLLEGE DISTRICT OF CENTRAL
SOUTHWEST MISSOURI
BOOK 2836 PAGE 0865

POINT OF BEGINNING

326.31'
S88°49'46"E

POINT OF COMMENCEMENT
NW CORNER LOT 32 BLOCK 6
WOOLLEY PORTER AND
HUBBELL'S SUBDIVISION

WOOLLEY PORTER &
HUBBELL'S SUBDIVISION

WOOLLEY PORTER &
HUBBELL'S SUBDIVISION

THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE
CONFIGURATION OF A STREET VACATION. IT SHOULD NOT BE USED TO
LOCATE PROPERTY LINES AND DOES NOT MEET THE MINIMUM STANDARDS
FOR PROPERTY BOUNDARY SURVEYS.

DATE 04/10/17 C.J.W. PROJECT No. 17007

Prepared by:

CJW

CJW Transportation
Consultants, L.L.C. Engineering
MO C.A. #2006012385

SKETCH EXHIBIT "B-1"

OZARKS TECHNICAL COMMUNITY COLLEGE

STREET VACATE - BOB BARKER BLVD.

PART OF THE NE1/4 OF THE SE1/4 OF S 13, T29N, R22W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

5051 S. National

Suite 7A

Springfield, MO 65810

Tel: 417.889.3400

Fax: 417.889.3402

www.GoCJW.com

GRID NORTH

MISSOURI COORDINATE SYSTEM

1983 CENTRAL ZONE

SCALE 1"=60'

EXHIBIT "A"

STREET RIGHT-OF-WAY TO BE VACATED DESCRIBED AS FOLLOWS:

ALL THAT PART OF FLORENCE AVENUE RIGHT-OF-WAY LOCATED BETWEEN JM RICHARDSON'S 1ST ADDITION AND SILVER SPRINGS SUB-DIVISION 1ST ADDITION, RECORDED FINAL PLATS IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND BEWTEEN SAID JM RICHARDSPON'S 1ST ADDITION AND UNPLATTED PROPERTY AND LOCATED BETWEEN PYTHIAN STREET AND CENTRAL STREET, LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF LOT 1 OF SAID JM RICHARDSON'S 1ST ADDITION, ALSO BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF FLORENCE AVENUE AND PYTHIAN STREET;

THENCE SOUTH 89°03'34" EAST, A DISTANCE OF 4.04 FEET;

THENCE SOUTH 85°51'46" EAST, A DISTANCE OF 38.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FLORENCE AVENUE;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING **NINE (9)** COURSES:

(1) SOUTHWESTERLY 15.10 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 30°58'41" WEST, 14.47 FEET;

(2) SOUTH 02°08'39" WEST, A DISTANCE OF 4.09 FEET;

(3) SOUTH 85°51'46" EAST, A DISTANCE OF 44.34 FEET;

(4) SOUTH 04°08'14" WEST, A DISTANCE OF 30.38 FEET;

(5) NORTH 85°51'46" WEST, A DISTANCE OF 20.88 FEET;

(6) SOUTHWESTERLY 26.78 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 63°27'03" WEST, 25.52 FEET;

(7) SOUTH 02°08'39" WEST, A DISTANCE OF 136.78 FEET;

(8) SOUTH 89°00'21" EAST, A DISTANCE OF 5.42 FEET;

(9) SOUTH 02°08'39" WEST, A DISTANCE OF 241.49 FEET TO THE NORTHEAST CORNER OF FLORENCE AVENUE AND CENTRAL STREET;

THENCE NORTH 89°00'47" WEST, ALONG THE NORTH RIGHT OF WAY OF SAID CENTRAL STREET, A DISTANCE OF 11.16 FEET;

THENCE NORTH 89°03'00" WEST, ALONG THE NORTH RIGHT OF WAY OF SAID CENTRAL STREET, A DISTANCE OF 30.04 FEET TO THE NORTHWEST CORNER OF CENTRAL STREET AND FLORENCE AVENUE;

THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY OF FLORENCE AVENUE THE FOLLOWING **EIGHT (8)** COURSES:

(1) NORTH 02°08'39" EAST, A DISTANCE OF 348.00 FEET;

R/W VACATE – FLORENCE AVE.

(2) NORTH 87°19'58" WEST, A DISTANCE OF 4.98 FEET;

(3) NORTH 02°40'02" EAST, A DISTANCE OF 21.04 FEET;

(4) NORTHWESTERLY 38.63 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 41°35'52" WEST, 34.90 FEET;

(5) NORTH 85°51'46" WEST, A DISTANCE OF 23.31 FEET;

(6) NORTH 03°50'23" EAST, A DISTANCE OF 30.07 FEET;

(7) SOUTH 86°09'37" EAST, A DISTANCE OF 51.35 FEET;

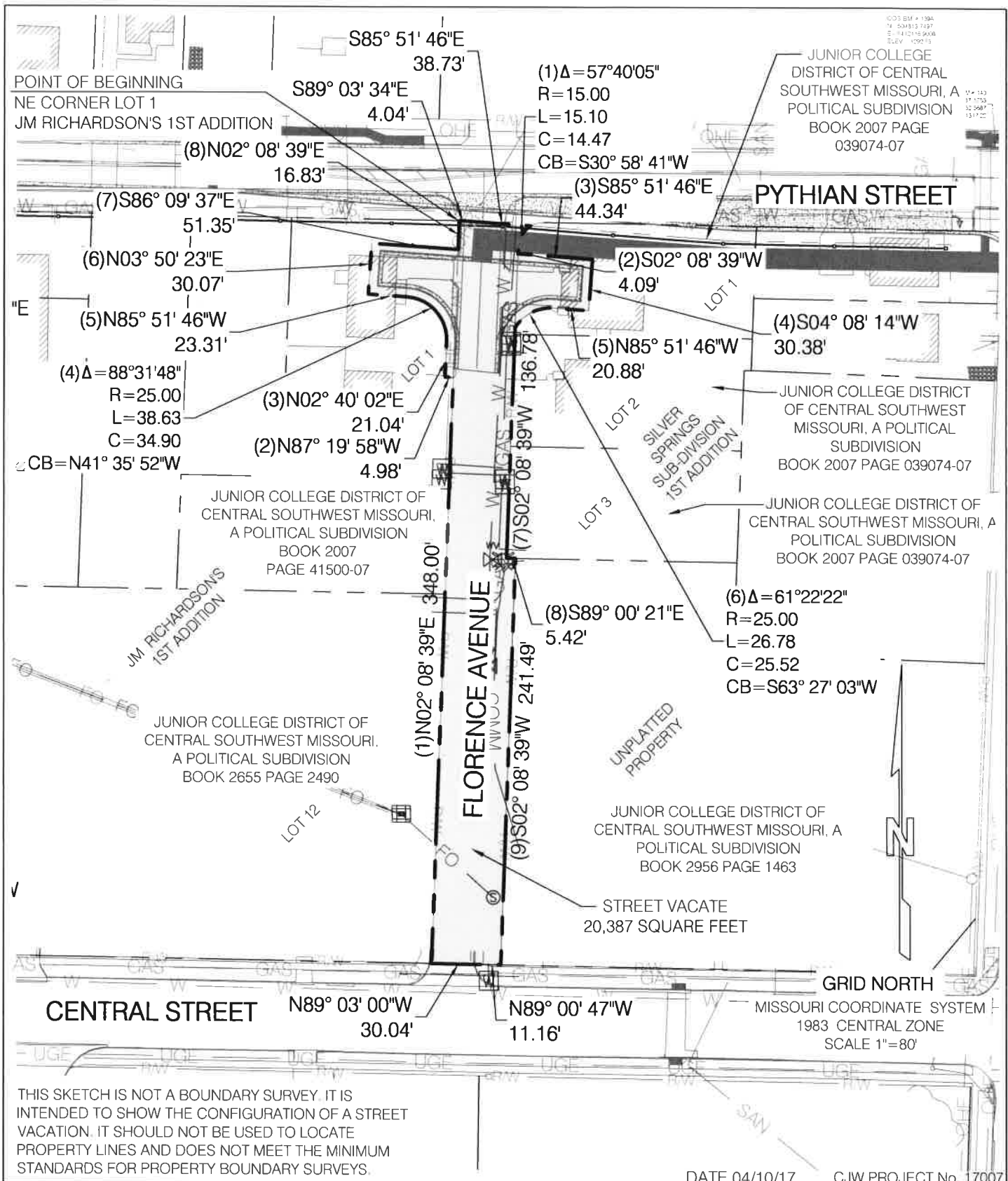
(8) NORTH 02°08'39" EAST, A DISTANCE OF 16.83 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 20,387 SQUARE FEET.

THIS DESCRIPTION WAS PREPARED BY CJW TRANSPORTATION CONSULTANTS, LLC; CORPORATE LAND SURVEY NUMBER 2007008003.



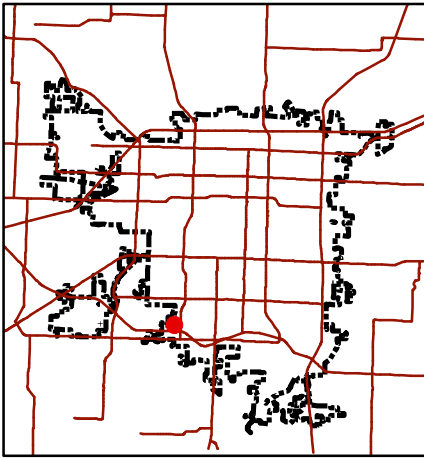
R/W VACATE -- FLORENCE AVE.



5051 S. National
Suite 7A
Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.889.3402
www.GoCJW.com

SKETCH EXHIBIT "B"
OZARKS TECHNICAL COMMUNITY COLLEGE
STREET VACATE - FLORENCE AVENUE
PART OF THE NE1/4 OF THE SE1/4 OF S 13, T29N, R22W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

Prepared by:
CJW
CJW Transportation
Consultants, L.L.C. Engineering
MO C.A. #2006012385



Development Review Staff Report

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

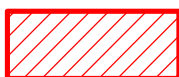
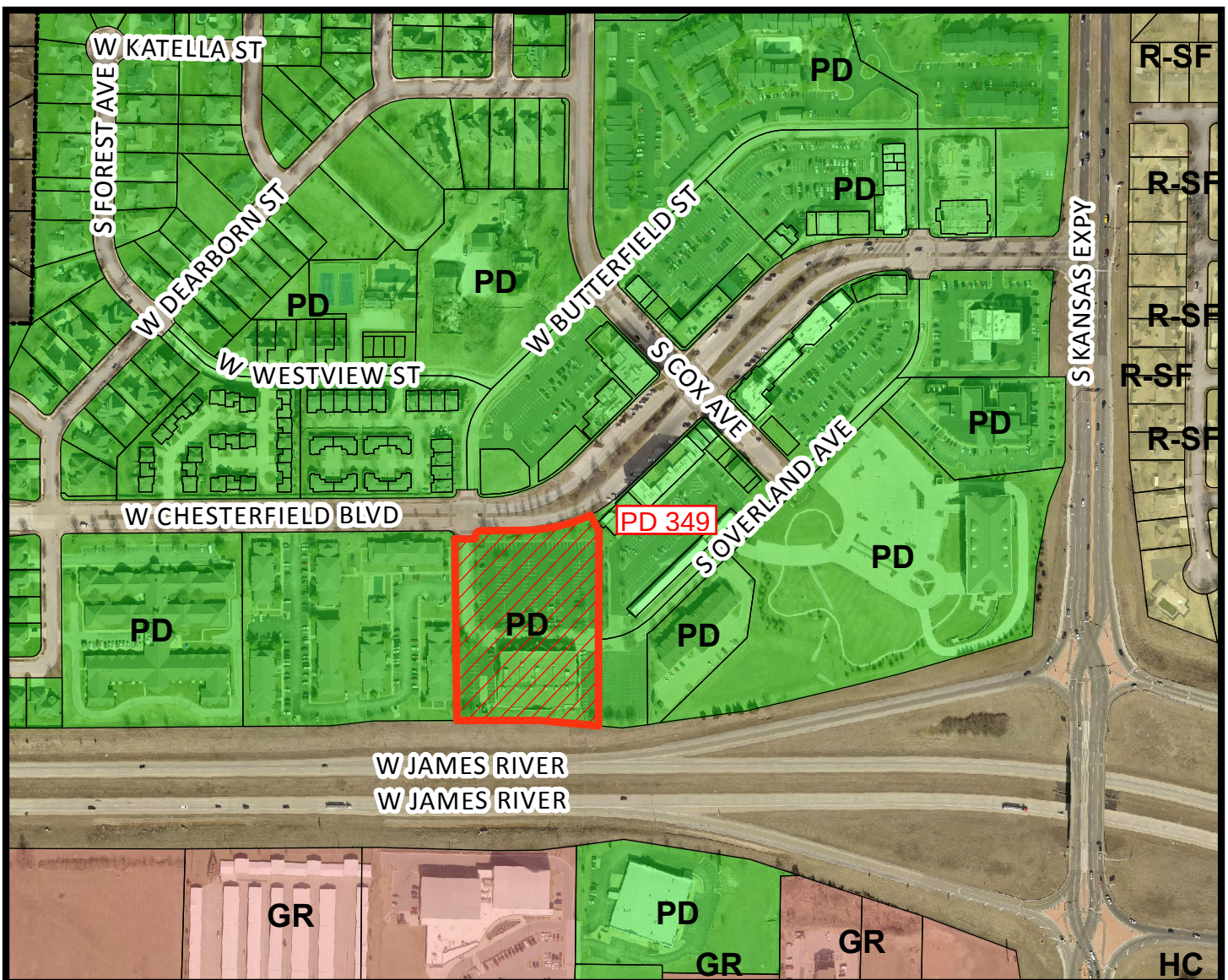
Z-15-2017

LOCATION: 2220 West Chesterfield Blvd

CURRENT ZONING: Planned Development 141 2nd and PD 349

PROPOSED ZONING: GR, General Retail District

LOCATION SKETCH



- Area of Proposal

0 310 620 1,240 Feet

1 inch = 389 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-15-2017

PURPOSE: To rezone approximately 3.72 acres of property generally located at 2220 West Chesterfield Boulevard from a Planned Development No. 141 2nd Amendment and Planned Development 349 to a GR, General Retail District.

REPORT DATE: May 22, 2017

LOCATION: 2220 West Chesterfield Boulevard

APPLICANT: Dearborn Development Inc.

TRACT SIZE: Approximately 3.72 acres

EXISTING USE: Palace Theater building and parking lot

PROPOSED USE: Uses permitted in the GR, General Retail District.

FINDINGS FOR STAFF RECOMMENDATION:

1. After closing the public hearing at the May 4, 2017 Planning and Zoning Commission meeting the Commission's vote resulted in a 4 to 4 tie. In the event of a tie vote, the item is automatically tabled to the next Planning and Zoning Commission meeting (June 15, 2017).
2. The Growth Management and Land Use Plan of the Comprehensive Plan identifies this as an appropriate area for High Intensity Retail, Office or Housing. The requested GR, General Retail zoning is consistent with the recommendation.
3. Approval of this request will result in a similar type of development as what could be achieved under the existing zoning; however, it will allow for churches and other places of worship, including parish houses and Sunday schools which were not allowed in the current PD. The GR district permits churches and other places of worship, including parish houses and Sunday schools. The adjacent Planned Development District No. 349 allow churches and places of worship.
4. Approval of this application will facilitate development of this property and promote infill development where investments have already been made in public services and infrastructure.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 349	Retail, Office Residential uses
East	PD 141 and 349	Retail, Office Residential uses
South	Right of way	James River Freeway
West	PD 141	Multi-Family uses

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for High 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 *Plan* further recommends commercial areas of different intensities throughout the community. Commercial areas should be sited in areas that are well served by transportation facilities and sited and designed to have a minimal effect on the adjacent lower-intensity development.

STAFF COMMENTS:

1. The Planning and Zoning Commission held a public hearing on May 4, 2017 meeting which resulted in a tie vote (4 to 4). A tie vote automatically tabled this agenda item to the June 15, 2017 Planning and Zoning Commission meeting. Since the public hearing was opened and closed at the May 4, 2017 meeting; the Commission will not hear any additional testimony unless there is new information. After discussion, the Commission will make a recommendation to the City Council.
2. The applicant is proposing to rezone the subject property from a Planned Development No. 141 2nd Amendment and PD 349 to a GR, General Retail District. The intent of this application is to match the existing planned development uses with a similar zoning district to allow for churches and other places of worship, including parish houses and Sunday schools which were not allowed in the current PD (PD 141).
3. The existing Planned Development permits a mix of office, retail and residential uses. The existing zoning is very similar to the GR, General Retail District with respect to the uses permitted. However, the existing Planned Development does not allow for churches and other places of worship as a permitted use. Approval

of this request for GR zoning will result in significantly the same type of development as could be achieved under the existing zoning.

4. The requested GR zoning is appropriate for this tract. The property is surrounded by Planned Development 141 and 349, which allow for a mixture of uses.
5. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on March 30, 2017 regarding the request for GR, General Retail. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant or their representative 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.

Notices sent to property owners within 185 feet	15
Notices returned as undeliverable	3

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-15-2017

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections to the requested zoning to GR, General Retail

CITY UTILITIES:

No objection to zoning change. There will be no impact on City Utilities. Adequate facilities are in place to provide service.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is available for this location.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Chesterfield Blvd as a Collector Roadway, James River Freeway as a Freeway Roadway and Overland Avenue as a private drive. The standard right of way width for Chesterfield Blvd is 30 feet from the centerline. The City does not have right of way widths for roadways classified as a Freeway as Freeways are under MoDOT jurisdiction. Chesterfield Blvd is a City maintained street and James River Freeway is a state maintained street. The most recent traffic count on Chesterfield Blvd is 2,469 vehicles per day; 26,980 vehicles per day on James River Expressway eastbound ramp at Kansas Expressway and 27,429 vehicles per day on the westbound ramp at Kansas Expressway. There is one existing driveway approach along the property frontage on Chesterfield Blvd. There is existing sidewalk along the property frontage on Chesterfield Blvd. On-street parking is not allowed along this portion of Chesterfield Blvd and is not allowed on James River Freeway. There are no bus stops along Chesterfield Blvd or James River Freeway, but there is one on northbound Kansas Expressway at the intersection with Chesterfield Blvd. 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 Chesterfield Blvd or James River Freeway.

Public Works Traffic Division	Response
Street classification	Chesterfield Blvd - Collector James River Freeway – Freeway Overland Ave - Private
On-street parking along streets	Chesterfield Blvd – No James River Freeway - No
Trip generation - existing use	67 peak hour trips
Additional Trips generated with zoning change - Peak Hour	0 vehicles

Existing street right of way widths	Chesterfield Blvd – 40 ft. from the centerline James River Freeway – 155ft from the centerline
Standard right of way widths	Chesterfield Blvd – 30 ft. from the centerline James River Freeway – Determined by MoDOT
Traffic study submitted*	Not Required
Proposed street improvements	Not Required

*A Traffic Study was not required as there is not a significant change in additional trips from the uses allowed in the existing Planned Development to General Retail.

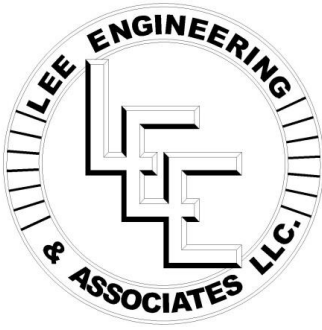
STORMWATER COMMENTS:

The property is in the Inman Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of on-site stormwater detention is not applicable as detention is already provided. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain to existing drainage basin on site.
3. If disturbing more than one acre water quality will also have to be provided.
4. Drainage easements must be provided for this conveyance.
5. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved. This site drains north towards existing detention built as part of 2PW3621.

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



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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

March 17, 2017

Re: Proposed Rezone
2220 W. Chesterfield Blvd
Springfield, Missouri

Dear Property Owner:

A neighborhood meeting will be held Thursday, March 30, 2017 between 4:00 and 6:30pm to discuss a proposed rezone on the property located at 2220 W. Chesterfield Blvd. (The Palace Theater). We would like to rezone the property from PD141 (Planned Development) to GR (General Retail). The proposed intent is to replace the movie theater with a church. There will be no new buildings constructed.

The neighborhood meeting will be held at 2101 W. Chesterfield Blvd, Suite C102, Springfield, Mo., which is located next door to Garbo's. There is a front and rear entrance. The owner's representatives will be present to answer any questions you may have concerning this proposed rezone. Please feel free to come and go between 4:00 and 6:30pm. If you have any questions prior to the meeting, please contact our office at 417-886-9100.

Sincerely,

A handwritten signature in cursive script that reads "Leslie K. Chrystal".

Leslie K. Chrystal
Office Manager

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

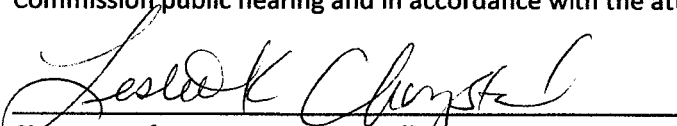
1. Request change to zoning from: PD 141, AM. 2 to GR
(existing zoning) (proposed zoning)
2. Meeting Date & Time: March 30, 2017 4 to 6:30pm
3. Meeting Location: 2101 W. Chesterfield Blvd, C102
4. Number of invitations that were sent: 65
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 5
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

The neighborhood would like to be able to keep the Palace in place. The owner/developer would like the Palace Theater to stay in their location, however they will not sign a contract due to their own financial concerns. They have been on a month to month lease for 1 1/2 years. Therefore, if it is not rezoned, the theater could become vacant leaving the building empty.

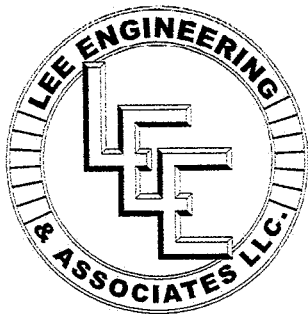
8. List or attach the written comments and how you plan to address any issues:

Comments Sheets are attached.

I, Leslie Chrystal (print name), attest that the neighborhood meeting was held on 03/30/2017 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Leslie K. Chrystal
Printed name of person completing affidavit



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

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

COMMENT SHEET

Neighborhood Meeting

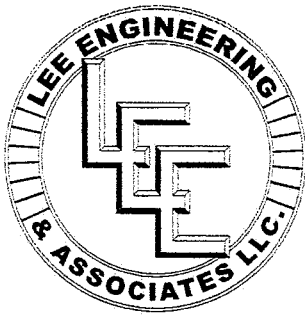
Thursday, March 30, 2017

Re: Proposed Rezone
2220 W. Chesterfield Blvd
Springfield, Missouri

NAME	ADDRESS	PHONE
DAVID NOKES	3648 S. BRITAIN	417-835-7194

COMMENTS: Please keep as is. I bought my home with the reasoning I live in a planned development that is unique. I enjoy walking to restaurants, and the theatre. This is not an anti-church reasoning, just a preference to keep the development as is.

D Nokes



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & LAND SURVEYING

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804

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

COMMENT SHEET

Neighborhood Meeting

Thursday, March 30, 2017

Re: Proposed Rezone
2220 W. Chesterfield Blvd
Springfield, Missouri

annacharmcrane@att.net

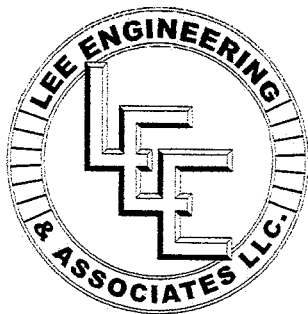
NAME	ADDRESS	PHONE
Anna Crane	3655 S. Breach Ave., Spfld. MO	890-9477

Also representing people w/in 500'

65807

COMMENTS:

To Rezone the Palace would give up tax revenue to schools + libraries etc. Why go with non profit - Palace is an Icon - set in motion for Planned Development of Chesterfield Village. Also - does this mean NO. Alcohol for restaurants in area.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & LAND SURVEYING

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

COMMENT SHEET

Neighborhood Meeting

Thursday, March 30, 2017

Re: Proposed Rezone
2220 W. Chesterfield Blvd
Springfield, Missouri

hwstzd@mst.edu

NAME	ADDRESS	PHONE
Noah Scott	3728 S Forest Ave	417-848-2806

COMMENTS:

I believe replacing the ~~the~~ Palace with a Church is a mistake for several reasons:

- Residents may become uncomfortable with a church in such close proximity
- It is right next to a bar and government housing
- The Palace draws traffic through our commercial district; removing it would result in sales reductions all down the Chesterfield Strip
- The Palace offers the best ticket prices in the entire city of Springfield
- The Palace offers kid-friendly showings and is a kid-friendly theater, ~~something that no other theater offers~~

Leslie Chrystal

From: Derek Lee <dlee@leeengineering.biz>
Sent: Monday, April 10, 2017 9:33 AM
To: annacharmcrane@att.net
Cc: Bob Hosmer; lchrystal@leeengineering.biz
Subject: RE: City of Spfd Uses
Attachments: 500 Labels.pdf

Attached is the mailing list of property owners within 500' that we received from the City of Springfield.

Below is a link to the City of Springfield's website that shows the zoning notification requirements that have been followed:

<http://www.springfieldmo.gov/836/Rezoning>

The owner of the Palace Theater is rezoning the property to allow church uses. The Palace has been listed for sale for over a year and a half. Selling property is private and not subject public notifications or hearings. The notifications that were provided are related to rezoning the property to allow a church. I can't speak to the remainder of your email as it did not come from the owner of the property and is not related to zoning. In general I plan to present the following at the public hearing:

The Palace theater has been a great tenant and the ownership of Chesterfield Village wanted the Palace to purchase or lease the theater. The Palace theater is not interested in purchasing the property or renewing a typical lease. They have been on a month to month lease due to financial constraints related to running the theater. Since the theater is on a month to month lease, it could move out at any time and leave a large empty building in the heart of Chesterfield Village. The owner has had the property listed for sale for over 18 months. Chesterfield Village intends to sell the Palace to Life 360 church. The church use group is permitted in all zoning districts in the City of Springfield and should be permitted in Chesterfield Village.

I would be happy to speak with you about the zoning process. My number is 886-9100 (Derek Lee).

I have also copied the City of Springfield zoning contact – Bob Hosmer. You can contact him as well regarding the zoning process at 864-1611.

From: annacharmcrane@att.net [mailto:annacharmcrane@att.net]
Sent: Wednesday, April 05, 2017 11:14 PM
To: Leslie Chrystal
Subject: RE: City of Spfd Uses

Hi, guys, need to know how many Notices you sent out for Hearing last Thurs.; I had to be called for the meeting/Hearing the 30th of March. No one had seen a NOTICE or few had mailing cards of notice for the meeting. This entire contract for the Palace had no signs for sales and very under handed for public

review. Note: Our CVHA meeting had Head of Church of "360" Parkcrest saying: "His target market is for Professional Middle Income People." His rep. of Real Estate said, "Palace is losing money". And Mr. Cedarbloum-preacher or whatever said, " They looked at other properties but liked Chesterfield Palace." He could not answer why he sold the back lots of his church to residential housing development contractors. Point -You all need to read Mathew of the book of the Bible, Check out the other 66 Books. This is wrong and I want to know who your mailing list was and who received notice of the Hearing last week. You only put up a small white note on the door for the Hearing. Our Petitions are showing and addressing all the people not informed in a legal manner... Please address my question, now that we have new City Councilmen.

City Councilmen and Mayor
Planning and Zoning
Springfield, Mo 65801

GARY & DEBY MCCURTER
CHESTERFIELD VILLAGE
HOMEOWNER

4-25-2017
Thank you for your
Vote 417-225-2219
"NO TO REZONE"

As property owners in Chesterfield Village of 15 years. We do not want the Palace Theater Property to be sold and rezoned, it has been the Icon of the Village since 1995.

The Location, Location, Location is more than a reality for most owners in Chesterfield. It's a "Lifestyle" most home owners have made their largest investment in the community. We feel if the Main Feature of the Village (The Palace Theater) is rezoned we will lose our property values.

We talked with Dan Gray " Lessee of the Premier Place Theater" they have rented since 1995, and insist they will continue renting.

We realize everyone has a right to sell a property. However, we are sure, the same owner/ developer, received Tax Breaks for setting up a "Planned Urban Development of Chesterfield Village." And has received his returns, we feel SOLD OUT.

THE GIVEN IS THIS: If the sale to the 360 Church goes though, Springfield will lose a good city tax base, the employees will lose their job, and we will lose property value. Please vote No to the REZONE.

Sincerely,

Deby & Gary McCurter
Deby & Gary McCurter

2304 W Westview St .
Springfield Mo 65807

gmccurter@sbcglobal.net

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

whole page
500 ft
The Village

We the undersigned are opposed to the Rezoning of The
Palace Theater

DATE	PRINT	SIGN	ST. ADDRESS	ZIP
4-18-17	Jess Tomlin	Jess Tomlin	2516 W. Westview	65807
4/18/17	Glenna Tomlin	Glenna Tomlin	2516 W Westview	65807
4/18/17	Denise Carver	Denise Carver	2520 W Westview	65807
4/18/17	Scott John	Scott John	2528 " " "	65807
	Shawn Roach	Shawn Roach	2562 W. Westview	65807
	Pam Rogers	Pam Rogers	2327 G Chesterfield Blvd.	65807
4-24-17	Shirley Anderson	Shirley Anderson	2329 A W. Chesterfield Blvd	65807
4-24	Shawn Watson	Shawn Watson	2333 B W Chesterfield Mo	65807
	Bob Jablonski	Bob Jablonski	2335 W Chesterfield Mo	65807
	Richard Neff	Richard Neff	2335 A Chesterfield Mo.	65807
	Katie Baker	Katie Baker	2337 B W Chesterfield Mo	65807
	Betsy Kineen	Betsy Kineen	2339 B W Chesterfield, Mo	65807
4/24/17	Wanda Kineen	Wanda Kineen	2339 B W Chesterfield Mo	65807
	Michelle Craig	Michelle Craig	2339-A W. Chesterfield, Springfield Mo	65807

"NO" TO REZONE"

Whole page
500 ft
The Village

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The

PRINT

Palace Theater

	<u>SIGN</u>	
3/25 Paige M. Taylor		417.894.9183 4116 S. Miranda Ct. 65807
3/25 Prima Barber		2323 Butterfield, 65807
3/25/17 DEBORAH McCURTER		2304 W. Westview St 65807
3/25/17 Gary McCURTER		2304 W. Westview St 65807
3/27/17 Bobbi Rowe		2312 W. Westview 65807
4/2/17 Sarah Hitesman		2308 W Westview St 65807
4/2/17 Phyllis Trout		2336 W. Westview St 65807
4/2/17 Jenny Jirousek		2340 W Westview St 65807
4/2/17 Bob Jirousek		2340 W Westview St 65807
4/2/17 Donna Womer		2344 W. Westview St 65807
4/2/17 Rick WOMER		2344 W. Westview St 65807
4/2/17 Paige Fox		2316 W Westview St. 65807
4/2/17 Dillon Steele		2316 W. Westview St. 65807
4/2/17 Brent L. Sturgeon		2343 W Westview St 65807
4/2/17 Chase Marable		2345 W Westview St 65807
4/2/17 Kristen Berger		2345 W Westview St 65807
4/2/17 Katharine Conway		2353 W. Westview St. 65807
4/2/17 Charles W. Bair		2511 W Westview St 65807
4/10/17 Mary L. Bair		2511 W. Westview 65807
4/10/17 Austin Rads		4036 S NARRIMAN AVE
4/10 Richard Gingenich		2535 W Westview St 65807
4/10 Theodor A. Jilka		2543 W Westview 65807
4/10 Janet L. Lohert		2543 W. Westview 65807
Jenny Loney		2551 W Westview 65807

500 ft the
Village

"NO" TO REZONE"

Whole
page

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
PalaceTheater

Rhonda Klyz	2325 W. Winchester	
Frank Bishop	"	
Amber Bawler	4871 S. Buckingham	
Chloe Kemp	2415 W. D. J. R. B. Rd	
Patricia McCarty	5637 S. Cottonwood	Battlefield 65619
Regina Nelson	4950 S. Wellington	Spfld Mo. 65810
Julith Elliot	4310 W. Forest Ridge	Battlefield, Mo 65619
Martha Jane Edallman	2352 W. Decatur	Springfield Mo 65807
Joni M. Wilkerson	5549 S. FR 139	Spfld 65816
Cala Pettit	5119 Sokanda Way	Spfld 65810
D. B.	5645 N. Fr. Rd 171	Springfield 65803
Susan Wilhelm	2331 W. Winchester St	Spfld 65807
B. B.	2331 W. Winchester St	Spfld 65807
Margie Goddard	3043 S. Buze Ave	
Mike	3652 S. Buze Ave	Mo 65817
Lillie Elder	2314 W. Winchester	65807
Gina Steffens	2306 W. Winchester St	65807
Mary	2234 W. Winchester St	65807
Spfld	2234 W. Winchester St	65807
Claralee Moore	2223 W. Winchester St	65807
Buss Boese	2223 W. Winchester St	65807
Nancy Pamperien	2239 W. Winchester St.	
Van Pamperien	2239 W. Winchester St.	
Phil Murchil	3644 S. Buze Ave.	
Katie Drew	2355 W. Katella St.	65807

"NO" TO REZONE"

Whole page
The Village
500 ft

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
Palace Theater

	Name:	Address:	Signature:
1	Anna Crane	3655 S. Breech Ave, Spfld. MO 65807	Anna Crane
2	TYLER SMITH	3656 S. BREECH SPRINGFIELD MO 65807	Tyler Smith
3	W H HACKEY	2218 W DEARBORN City of	W H Hackey
4	Shirley Hackey	" " " "	Shirley Hackey
5	James Swigg	2230 W. Dearborn St 65807	James Swigg
6	Anna Swigg	" " " "	Anna Swigg
7	Walter Lee Horn	2301 W Dearborn Spd 07	Walter Lee Horn
8	Elizabeth Horn	" " " "	Elizabeth Horn
9	KRISTI KITTLESSEN	2311 W. DEARBORN	Kristi Kittleson
10	Garrett Burdette	2411 W Dearborn St	Garrett Burdette
11	Tracy Burdette	2411 W Dearborn St	Tracy Burdette
12	Tanya Ballance	2414 W Dearborn St.	Tanya Ballance
13	Lane E Ray	2424 W DEARBORN	Lane E Ray
14	Linda Ray	2424 W " "	Linda Ray
15	Kelma Phasius	3903 S. Leroy	Kelma Phasius
16	Jennifer Choi	2602 W LaSalle	Jennifer Choi
17	Cynthia Teaver	2602 W LaSalle	Cynthia Teaver
18	Larry H Teaver	2602 W. LASALLE Springfield, MO 65807	Larry H Teaver
19	DAYNA STONE	2544 W. LASALLE	Dayna Stone
20	JEAN STONE	" " " X	Jean Stone
21	Stephen Morey	2530 W. LaSalle St	Stephen Morey
22	Debra K. Setser	2514 W LaSalle St	Debra K. Setser
23	Timell Lynn	2506 W LaSalle St	Timell Lynn
24	Arlene Frazier	2450 W. LaSalle St.	Arlene Frazier
25	Shou-Lin Lin	2436 W LaSalle St	Shou-Lin Lin

Zone 3
Councilman
Mike Schelling
ASK him for
Vote No on rezoning
miles 864-1651 for his No vote

890-9477 Anna Crane
Spld. MO

"NO" TO REZONE"

THE PALACE THEATER

Whole page
500 ft

2220 W. CHESTERFIELD BLVD

The Village We the undersigned are opposed to the Rezoning of The
Palace Theater

219

	Name:	Address:	Signature:
26	Wei-Fung Lin	2436 W. LaSalle	Wei-Fung Lin
27	ERA Daleshal	2436 W. LaSalle	ERA Daleshal
28	Jake Daleshal	2436 W. LaSalle	Jake Daleshal
29	Paula Robertson	2443 W. Dearborn	Paula Robertson
30	Rebekah Gilmore	2447 W. Dearborn St.	Rebekah Gilmore
31	Brandon Gilmore	2447 W. Dearborn	Brandon Gilmore
32	Barbara J. Delashmit	2443 W. Dearborn	Barbara J. Delashmit
33	Jerry Delashmit	2310 W. Dearborn	Jerry Delashmit
34	Shirley Delashmit	2210 W. Dearborn	Shirley Delashmit
35		" " "	
36			
37	Nancy J. Pettit	3761 W. Maplewood St.	Nancy J. Pettit
38	SHARON MOORE	4025 S. ASPEN	Sharon Moore
39	Vonda Yocum	2848 Meadowbrook apt #4	Vonda Yocum
40	Pat Isringhausen	3761 W. Maplewood St.	Pat Isringhausen
41	Brenda Daniel	110 S. Cottonwood	Brenda Daniel
42	MICKEY GOLD	933 S. WILDAN AVE #23 SPRINGFIELD, MO 65802	Mickey Gold
43	Cheryl Jackson	1211 W. Walnut Springfield, MO 65806	Cheryl Jackson
44	Susan Bishop	3821 S. Tolliver Ave. 65807	Susan Bishop
45	Betty Gonzales	3821 S. Tolliver Ave 65807	Betty Gonzales
46	Edna P. Brock	3831 S. Tolliver 65807	Edna P. Brock
47	Anna N. / Alex W.	3839 S. Tolliver Ave 65807	Anna N. / Alex W.
48	Allen E. Perrod	3908 S. Tolliver Ave 65807	Allen E. Perrod
49	Janet Noennig	3911 S. Tolliver Ave Springfield, MO 65807	Janet Noennig
50	Boulah Rubel	3914 S. Tolliver Spfld, MO 65807	Boulah Rubel
50	J. JAMES FINE	3909 S. Leary Ct Spfld MO. 65807	J. JAMES FINE

500 ft
The Village

whole
page

**We the undersigned are opposed to the Rezoning of The
Palace Theater**

Palace Theater		
Denny Wurst	2365 W. Katalla St.	Spfd 65807
Sandy Fraaj	2369 W. Katalla	Spfd 65807
Paul Gray	2369 W. KATEWA	SPFD 65807
Conrad E. Lyle	3919 S. Forest Ave	Spfg 65807
Susie Brothers	3753 S Forest Ave	Spfd 65807
Dale Brothers	3753 S. Emil Ave	Spfd 65807
Joana Stegert	3704 S. Forest Ave	Spfg 65807
John Gail	3652 S. Barge Ave	Spfg 65807

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

**We the undersigned are opposed to the Rezoning of The
Palace Theater**

DATE	PRINT	SIGN	ST. ADDRESS	ZIP
500ft	Brett Reinhart	<i>[Signature]</i>	2208 W. Chestnutfield blvd.	#311
	Rob Kassing	<i>[Signature]</i>	139 Tall Oaks Dr	
500ft	ARNIE BADER	A. Bader	4636 S. RIDGECREST	65810
4-21-07	ALAN METTEMER	<i>[Signature]</i>	2101 W. CHESTNUTFIELD BLVD	65807
	Bobbie Zelman	<i>[Signature]</i>	1530 S. ROGERS	SPRNG 65804

"NO" TO REZONE"

THE PALACE THEATER

500 ft-Village^{age} 2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
PalaceTheater

DATE	PRINT	SIGN	ADDRESS	ZIP
4/5/17	RON JACKSON	<i>[Signature]</i>	3488 W. MAYLAND	65809
	JOHNNY D. CHRISTY	<i>[Signature]</i>	2113 W. OLIVE ST.	65802
	ANNA DAY	<i>[Signature]</i>	1813 E. CAMINO	65804
	LARRY DAY	<i>[Signature]</i>	"	65804
	JENNIE Durr	<i>[Signature]</i>	2187 W. HOMESTEAD CT	65714
	KEITH Durr	<i>[Signature]</i>	2187 W. HOMESTEAD CT	65714
	CONNIE JOHNSTON	<i>[Signature]</i>	3046 S. MORGAN	65806
	MARI BENSON	<i>[Signature]</i>	2411 W. MADISON	65802
	MIKE GOFORTH	<i>[Signature]</i>	204 E. GARNET DR	REPUBLIC MO
	DIANA COOPERIDER	<i>[Signature]</i>	1577 N. FRIDA 93	65802
	TERRA COOPERIDER	<i>[Signature]</i>	1577 FARM RD 93	65802
	CHARLES E. VARDIMAN	<i>[Signature]</i>	10027 N. FARAR RD 167	FAIR GROVE, MO
	JANE E. VARDIMAN	<i>[Signature]</i>	10027 N. FARAR RD 167	FAIR GROVE, MO
	LANNY WROOLIE	<i>[Signature]</i>	300 #B EXCALIBUR CT	WILLARD MO 65781
	THERESA WROOLIE	<i>[Signature]</i>	300 #B EXCALIBUR CT	WILLARD, MO 65781
	KEN FERGUSON	<i>[Signature]</i>	1824 W. HIGHWAY	65802
	BILLIE JO CHRISTY	<i>[Signature]</i>	2113 W. OLIVE ST	65802
X500ft	JASON STANLEY	<i>[Signature]</i>	2250 W. DEERBORNE	65807
X500ft	WILLIAM E. MACE	<i>[Signature]</i>	2250 W. DEERBORNE	65807
X500ft	BILL MACE	<i>[Signature]</i>	" " "	"
X500ft	ROSIE MACE	<i>[Signature]</i>	2250 W. DEERBORNE	65807
X500ft	MIKE LESTON	<i>[Signature]</i>	2264 W. DEERBORNE	"
	SCOTTY TODD	<i>[Signature]</i>	1615 W. SCOTT	65802
	ASHLEY WALLACE	<i>[Signature]</i>	4753 W. PORTLAND	65802

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
Palace Theater

date	Print	Sign	Address	ZIP
3/30/17	ANTHONY REID		610 NE BOSTON RD 249	65807
	VICTOR STAELENS		5833 SOUTH ASPEN DR	65619
	BEN BURNETT		2829 E EASTMOON	65804
	PAUL POST		1490 W LEMME RIDGE NW 2	65804
	KONNELL MARTIN		142 W KANSAS AVE	65802
	John G. Bucher		3354 S. ROBBERTSON AVE	65807
	Kelly Kay		439 E. MARLIN ST.	65801
	Kimberly Underhill		1109 S. 12th St	65804
	BONNA FAKAS		304 EXCALIBUR CT WILLARD	65781
	JAMES FAKAS		304 EXCALIBUR CT WILLARD	65781
	Marcia Rine		255 E. 11th ST Apt I	65807
	Korey Hawn		5020 S. Ashwood Ave	Brakefield MO 65619
	Amanda Hawn		5020 S. Ashwood Ave	Brakefield MO 65619
	Jon Mahony		3030 W Kingsley St	Springfield MO
	Rek W. Smith		4552 S. STONY	SPR 65807
	Eric Murphy		352 S. W. Shawnee Dr.	65810 MO
	Spencer Bearden		3660 S. Oak Ave	65807
4/13/17	Patty Hunt		2365 W. Katella St	65807
	KATHY CURT		4738 S. KICKAPOO AVE	65804
	Brian Davenport		RT 62 Box 131	65704
8 500ft	David Fulco		2567 W. WESTVIEW ST.	SPFD-65807
8 500ft	Barbara Fytko		2567 W. Westview St	SPFD 65807
4/11/17	Nathan Valis		2647 E. Normal Cir.	Springfield, MO 65804
	Lindsay Dobson		3020 S. Sagamore Ave.	Apt. B32 65807

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
Palace Theater

Name: Address: Signature:

* 500 84-78

76	Stacy Sherrod	510 W. Westview Springfield MO 65807	Stacy Sherrod
77	Melissa Haley	3958 S. Clay Ave	SGF MO 65807
78	TOM FRUEL	3956 S CLAY	
79	BETTY FLY	3010 EVERETT	
79	Marsha Headley	3887 N Shedy Ave Spfld.	Marsha Headley
80	Mary Simpson	60 Eastgate Rd	65803
81	Tristan Grey	1130 S scenic	
82	Joanne Givell	3193 W. Hinson Dr	Joanne Givell
82	Laura Sprague	2601 N. Cresthaven	Laura Sprague
84	Elizabeth David	3542 W Sylvania	
85	Chris Scott	1455 N. Lexington	C. Scott
86	David Phillips	2436 S. Hwy 2	David Phillips
87	Tom & Kim Linder	3213 N. 12th St. Ozark	Kim Linder
88	Dianne Wolf	767 W. Katella Spfld	Dianne Wolf
89	Whitaker James	2131 W. Republic Rd #233 Spfld MO	
90	Karin Stroud	1712 N. Stafford MO 65258	Karin Stroud
91	Kyle Roberts	2516 S. Ingram Mill Rd.	Kyle Roberts
92	Mike Fox	1116 W. Walnut Town spfld mo 65801	Mike Fox
93	Katie Bussard	1127 W. Irene Ct.	Katie B
94	Belinda Huth	1863 E. Stoneridge	Belinda Huth
95	Dalton Smith	65807	
96	Tim Midrich	65807	Tim Midrich
97	Calvin Lamb		
* 500 84-98	Charles Hart	3902 S. Leroy Ct	Charles Hart

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
Palace Theater

KARL TASEET

3/29

Karl Taseet

1029 W. Battlefield 65807

4/11

Lakyn Walster Lakyn Walster 313 S. 3rd St. 65616

Brandi Stennett Brandi Stennett 213 W. Pacific 65616

4/11

~~Brandi Stennett Brandi Stennett 213 W. Pacific 65616~~

4/11

Todd Summers Todd Summers 351 S. Wildwood 65616

4/11

Lana Wilhite Lana Wilhite 6511 N. Martinsburg, Orange, MO 65721

DATE

[Signature]

PRINT

SIGN

ST. ADDRESS

ZIP

Amanda Marshall Amanda Marshall 9461 E. Sawyer Hill Lane, Rogersville, MO 65742

Ellen Munnell Ellen Munnell 2324 S FLORENCE SPFD MO 65807

4/13

Kevin Scarborough Kevin Scarborough 3022 N. Pickwick Apt. A SPFD MO 65803

Dena Teaver Dena Teaver 2208 W. Chesterfield Blvd.

* 500ft Kelly Krown Kelly Krown 2208 W. Chesterfield Blvd.

* 500ft Joyce Dyer Joyce Dyer 2208 W. Chesterfield Blvd SPFD MO

* 500ft Bridgett Dawn Lorcless Bridgett Dawn Foreless 2208 W. Chesterfield Blvd SPFD MO

Kevin Young Kevin Young 800 E. Portland, St

* 500ft Kristy Laurie Kristy Laurie 210 W. Chesterfield Blvd Ste B100

Naida Shipp Naida Shipp 210 W. Chesterfield Blvd Ste B100

Linda Lechner Linda Lechner 3444 N. Stand St Spd MO

anthony wagner anthony wagner 209 North belcrest

Aaron Wagner Aaron Wagner 516 North popular 65622

Dale Wagner Dale Wagner 516 North popular 65622

Cynthia A. Wagner Cynthia A. Wagner 209 N belcrest apt C102 Springfield, Mo

Karen Parson Karen Parson 3125 W. Harrison Spd 65802

Carol Dwyer Carol Dwyer 700 S. CRUTCHER Spd 65802

Renee Pinner Renee Pinner 1786 S. University Ct.

Allen Pinner Allen Pinner 1786 S. University Ct.

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
PalaceTheater

DATE	PRINT	SIGN	ST. ADDRESS	ZIP
4/13/2017	Ariana Davis	Ariana Davis	3950 S. Fremont Ave Apt B85	65804
4/13/2017	Shawn Larrin	Shawn Larrin	716 E Canterbury	65810
4/13/2017	Addison Birchler	Addison Birchler	222 WHISPER WIND LANE	
4/14/2017	Terstan Huff	Terstan Huff	1242 E. GARDEN	65804
4/14/17	Makaila Johnson	Makaila Johnson	2304 S Fremont	65804
4/14/17	Priscilla Davis	Priscilla Davis	2052 E Stanford	65804
4/14/17	Courtney Dean	Courtney Dean	602 W. UNIVERSITY	65807
4/14/17	Brett Thompson	Brett Thompson	3660 S. Cox Ave	2905
4/14/17	Joseph Dixon	Joseph Dixon	223 E Silsby	65807
4/15/17	Josh Dixon	Josh Dixon	223 E Silsby	65807
4/15/17	Courtney Lawson	Courtney Lawson	3939 W. Kingsley St.	65807
4/15/17	Scott Smith	Scott Smith	3840 S. HOLCREST AVE	65807
4-15-17	Brandy Owens	Brandy Owens	818 N. Forest Ave	65802
4-15-17	Nichelle Cocovich	Nichelle Cocovich	819 N. Cedarbrook Ave Apt 14 Spfld, Mo	
4-17-17	Kara Wilson	Kara Wilson	1063 E. CUMMINGS ST.	65804
4-17-17	Deanna Russell	Deanna C. Russell	4431 Bull Run Battle st- Battlefield	65819
4/18/17	Lisa Conley	Lisa Conley	5801 S. Geranium Ln	65819
4-19-17	Kelly Hester	Kelly Hester	I would but I do not live in Spfld.	
4/19/17	Jessica Lewis	Jessica Lewis	1890 W. Allen Drive	65810
4/19/17	Mary Ringenberg	Mary Ringenberg	750 S. Augusta Drive	65809
4/19	Brandon Gentry	Brandon Gentry	96 Holly Ridge	65801
4/19	Amy Skeans	Amy Skeans	I dont live in spfld but am against this!	

For info look

**We the undersigned are opposed to the Rezoning of The
PalaceTheater**

[illegible]

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
Palace Theater

DATE	PRINT	SIGN	ST. ADDRESS	ZIP
4-19-17	Darold Henderson		5225 S. Timberlake Dr.	65804
	Alex Smith		6372 S. Farm rd 119	65619
	Mami Norrell		803 S. Guntun	Republic 65800
	Thomas M. Koomiss		4475 W. UNIVERSITY	SPFLD
	Edward Noble		3629 W. Cole	65619
	Scott Bullard		3660 S. Cox Ave #2903	65807
	Jim Stewart		3450 W. Vincent	65810
	John M. Johnson		RT1 Marionville, Mo	62714
	Damon Madison		1626 S. Jefferson	65807
	Gregory L. Fehrenbach		3660 S COX AVE #803	65807
	BILL CAMERON		3100 W. MORNINGSIDE	SPFLD. 65807
	Lisa Wickwar		5031 S. Prairie View	Battlefield mo 65609
	Maggie May		14127 N Fendler	Sp Fld MO-03
	Larry Rainey		1629 N Rd 178	Brookline MO
	Tracey Steward		2046 W. STANLEY ST	SPFLD MO
	Charles L. Zentgraf		3210 W. MORNINGSIDE	SPFLD MO
	ERIC F GOODWIN		3505 S FERGUSON AVE	SPRINGFIELD MO
	Chris Bookstaver		2020 E. Bennett St. Apt. B4	Springfield, Mo 65804
	Gabriel Harrison		849 S. Rogers Ave	Springfield MO
	Stephanie Campbell		3157 N Seminole St.	65804
	Stephanie Magnuson		5125 S. Forest Ct	Springfield
	Megan Imhof		4954 S. Bellhurst	Springfield MO, 65804
	David B. Taylor		3660 S COX AVE	SPFLD. MO 65804
	Preston Ploun		5724 S. Hamysuch	Pat 71

* Hearing @ old Court House May 4th @ 6:30
If anyone wants to attend

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
Palace Theater

DATE
4/15
4/15
4/15

DATE	PRINT	SIGN	ST. ADDRESS	ZIP
	Travis Bosserman		1624 E Swallow	65804
	James Baird		4103 S. Franklin Ave	65807
	MARK MYERS		1514 E Monroe St	65802
	BEN MARKUSIC		4103 S. FRANKLIN	65807
	Patrick Connor		3313 S. Blackman Ave	65809
	Wyetta Simmons		2979 N. York	65619
	DEWIGHT WESTCAR		3885 W. Ridgeway	65807
	Crystal Harper		201 EDGEMONT AVE	65714
	JULIE Knutson		8985 N. Lakeside Ln Springfield	65802
	David Knutson		8985 N. Lakeside Ln Springfield	65802
	LORA JONES		2510 HARBES BLVD	Highlandville 65669
	DEBRA KEMME		611 E Woodland	Republic Mo 65738
	Nelinda Ellingsworth		2642 S. Hilton Apt B	Springfield MO 65807
	Tim Cough		2233 N. Prospect Sp. Rd. Mo	65803
	SEAN MCKENNA		1022 W. WATKINS	65802
	Thachel Lou		4310 Timbercreek Ave #1	65601
	Martin Fowler		3821 W. Greenway Dr.	
	Rickey Kindgren		1038 E Atlantic St.	65803

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
Palace Theater

DATE	PRINT	SIGN	ST. ADDRESS	ZIP
4/13/17	Maranda Taylor	Maranda Taylor	515 E. High	65803
4/13/17	Mallory Ryan	Mallory Ryan	27 Holiday Ln.	65622
4/13/17	CHRISEA COLPINS	Chrisea Cole	1938 S Grant	65807
4/13/17	Stan Lechner	Stan Lechner	3444 Hestand	65803
4/13/17	Anita Cox	Anita Cox	1311 E Cozy	65804
4/13/17	Leon Barnes	Leon Barnes	1331 N Rogers Ave.	65802
4/13/17	Paula R. Barnes	Paula R. Barnes	1331 N. Rogers Ave	65802
4/13/17	Kuleva V Bruce	Kuleva V Bruce	2744 W. Sylvia Ct	65803
4-13-17	Phil Wokorjak	Phil Wokorjak	4109 Somerset	65619
4-13-17	Casey Wokorjak	Casey Wokorjak	4109 Somerset	65619
4-13-17	Kendra Miller	Kendra Miller	3854 W. blerwood	65807
4-13-17	John Miller	John Miller	518 S. Lver	65781
4-13-17	Angelica Guerra	Angelica Guerra	3850 E. Evergreen	65803
4-13-17	Jessica Cousin	Jessica Cousin	16 Applehill loop	65590
4-13-17	Bradley Cousin	Bradley Cousin	16 Applehill loop	65590
4-13-17	Britany Lane	Britany Lane	2010 E Paul Street	65803
4-13-17	Robert Barker	Robert Barker	2323 Butterfield	
4-13-17	Melissa W. Carlin	Melissa W. Carlin	2813 W. Cover Dr. Ozark	
4-13-17	Marc W. Carlin	Marc W. Carlin	2813 W. Cover Dr. Ozark	
4-13-17	Tyler Frey	Tyler Frey	5150 S. Clifton Ave.	65810
4-13-17	Karly Weed	Karly Weed	" "	65803
4-13-17	David S. Hilt	David S. Hilt	" "	65803
4-18-17				
4-18-17				

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
Palace Theater

	Name:	Address:	Signature:	Zip
99	Ann Nair	3902 S. LeRoy ^{Spfld.} CT		65807
100	Jenny Sheldon	3914 S. LeRoy CT		65807
101	Robert Sheldon	3914 S. LeRoy CT		65807
102	Debby Sears	3915 S. Jewel, Spfld.		65807
103	Tom Roth	3902 S. Jewell Springfield Mo		65807
104	Edna Liniger	2442 W. LA SALLE ST. Spfld. Mo.		
105	Vince Solomon	408 Ross Rd Springfield 65803		
106	Kipta Bauer	3749 E Catalpa, Springfield, MO		65804
107	Theresa Mann	2148 S Luster Springfield Mo		65804
108	Kathy Bell	113 E Summit St Mansfield Mo		65704
109	Auren Miller	820 E. Muntlachir		65807 L. Miller
110	Kathy Ballenger	1124 W. TRICKER Rd. W. Mansfield		65714
112	Mary Ballenger	3811 W. State Springfield, Mo		65802
113	John Ballenger	3821 S. Tallmer Ave, Springfield Mo		
114	Nicole Murphy	1814 W. Thoman St. Spfld. Mo		65803 Nicole D. Murphy
115	Nykita Caravello	1814 W. Thoman St. Spfld. Mo		65803 Nykita Caravello
116	Parker Redd	1814 W Thoman St. SPFLD		65803 Parker Redd
117	Brita Emerson	4051 E. Kensington		65809
118	Ann Durn	3541 S. Valleyview - Spfld		65804
119	Shannon Durn	3316 S. Kimbrough Spfld		65807
120	Debbie More	877 W. Kingsway Dr. Spfld.		65810
121	Jamie Combs	3440 S. Delaware #161 Springfield		65804
122	Doug Striplin	28595 E 32 Hwy Lebanon Mo		65536
123	Clarissa Hicks	28595 E 32 Hwy Lebanon MO		65536

Zone 3 - Call our
city Councilman Mike Schelling -
864-1651 for his
Vote No on rezoning

(417) Anna Crane
890-9477
Spld. MO

"NO" TO REZONE"

THE PALACE THEATER

2220 W. CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The

NAME

Palace Theater

Signature

Zip

- 124 Name: Garrett Woodall Address: 823 E. Elm Signature: [Signature] Zip: 65804
- 125 [Signature] 2150 S. INDEPENDENCE RD 65804
- 126 Alameda Moore 1921 N Newton Ave Springfield MO 65803
- 127 Steve Twaie 1921 N Newton Ave Springfield MO 65803
- 128 Howard Esby 714 S Oak Grove Spfld MO 65802
- 129 Nicole Baker 1896 N. FR 89 Springfield MO 65802
- 130 JOE ROBILLARD SR 3283 S. Valley View Dr. Spfld. MO 65807
- 131 Kim Robillard " " " " " "
- 132 Apple Phillips 118 W. Wilson Pkwy MO 65138
- 133 Frank Ford 2253 E Livingston St Springfield MO
- 134 Vanessa Brown 2253 E Livingston St Springfield MO
- 135 Laramus Hardin 4203 S Reed Apt 208 B
- 136 LaVonae Rene Francis 2628 E Akard St 65804
- 137 Gavin Lipp 5704 S. Ferguson Ave 65810
- 138 Raymond Shockley 2310 W CHESTERFIELD Villages 65802
- 139 Kadi Matney 689 West Main St Fordland MO
- 140 Alyssa Thibault 1791 Hwy E Mansfield MO
- 141 Jacqueline A Dowdy 1962 E Canterbury Springfield MO
- 142 David Roger Dowdy 1962 E. CANTERBURY, SPRINGFIELD, MO.
- 143 Dan Breeden 3247 W Morningside St, Springfield, MO
- 144
- 145
- 146
- 147
- 148

outside city limits

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
Palace Theater

	Name:	Address:	Signature:
51	Barb Jackson	1937 S. Brittany PL. Spfld 65809	B. Jackson
52	Mark Jackson	11 11 11	Mark Jackson
52	Mary Miles	1001 E Harrison St	Mary Miles
54	Jayne Monnier	3436 W Taft Lt.	Jayne Monnier
54	Heng Shin Hill	3946 S. Clay	Heng Shin Hill
56	Kapran Huang	3780 E. Pondapple Dr.	KAPRAN HUANG
57	Carol	17 Starlin LA	Carol Long
58	Jim Peters	9209 N FR 33 AG	Jim Peters
59	Yurki Peters	9708 N FR 33 ASH GROVE	Victoria L. Peters
60	Helen	2752 S Meadowbrook	Tammy Lemons
61	Robbie Lemons	2752 S Meadowbrook	Robbie Lemons
62	Richard Ducker	7089 N. Elm 159	Richard Ducker
62	Rick Vickerman	2556 N. Franklin	Rick Vickerman
64	Sheila Vickerman	2556 N. Franklin	Sheila Vickerman
65	Brenda D. Gude	3543 Roxbury	Brenda Gude
66	Julie Burke	1514 S FAIRWAY AC Spfld, MO	Julie Burke
67	Monique	3728 W Broadmoor St	Monique
68	Sam L. Phipps	1117 W. Washburn St.	Sam L. Phipps
69	Joagan Silvey	254 Owl Ln Highlandville Mo	Joagan Silvey
70	Karen Smith	1646 E. North St	Karen Smith
71	Sheryl Feen	1506 W High	Sheryl Feen
72	Jally Bussmaeder	2248 E. Belmont St	Jally Bussmaeder
73	Lynnda Winslow	1103 E Chesapeake Dr Ozark, MO	Lynnda Winslow
74	Amanda Winslow	1103 E. Chesapeake Dr Ozark MO	Amanda Winslow

"NO" TO REZONE"

THE PALACE THEATER

2220 W.CHESTERFIELD BLVD

We the undersigned are opposed to the Rezoning of The
Palace Theater

DATE
4/13/17

PRINT	SIGN	ST. ADDRESS	ZIP
DEBRA CANADA	[Signature]	6125 E. FR 152	65809
Bethany Hoge	[Signature]	2210 S. MACS CT apt 1	65801
Kimberly Ducker	[Signature]	7089 N. Farm Rd 159	65801
Kimberly Heuck	[Signature]	2300 N. East Ave. Spfld, MO	65803
Cory Hoffman	[Signature]	2021 KINT veron.	65803
Shana Lemons	[Signature]	1148 S Grant	65803
Margie McDonough	[Signature]	5366 S. Sycamore	Spfld. 65800
Lee Masters	[Signature]	4839 E. Baumhult Lt Spb	65809
MARK MASTERS	[Signature]	" "	" "
Brad Wagner	[Signature]	4636 Blackfoot Dr	Sp, 65802
Ashley Wagner	[Signature]	" "	" "
Eric Miller	[Signature]	3851 West Glenwood St.	" "
Timothy	[Signature]	855 E EVERGREEN	65803
Cheryl Burney	[Signature]	5140 S MAIN AVE	65810
Eartha McDonald	[Signature]	2258 W Woodbury	65807
Amy Pesch	[Signature]	2020 E Penett	65804
Debra David	[Signature]	3542 S. Lina	65806
Aysan Phuley	[Signature]	2436 St. Hwy 2 Bruner	65620
Jan Scheidler	[Signature]	5816 e Farmroad 168	65742
Kyle Hawkins	[Signature]	2017 E. Briar	65804
Kelly Kindloff	[Signature]	1505 W. SWAN ST	65807
Amy Binnie	[Signature]	1116 W. WALNUT	65807
Carol Culp	[Signature]	65803	

Name	City	State	Postal Code	Country	Signed On
Kuleya Bruce	Florissant	Missouri		United States	4/14/2017
Alex Dillard	Springfield	Missouri	65807	United States	4/14/2017
Lauren Castile	Springfield	Missouri	65804	United States	4/14/2017
Jasmine Martin	Springfield	Missouri	65802	United States	4/14/2017
Jennifer Crowder	Florissant	Missouri	63031	United States	4/14/2017
Kyndra Smith	Springfield	Missouri	65802	United States	4/14/2017
Jessica Clark	East Peoria	Illinois	61611	United States	4/14/2017
Brendan Waynick	Springfield	Missouri	65807	United States	4/14/2017
Jonathan Callahan	Harrisonburg	Virginia	22801	United States	4/14/2017
Kenneth Seals-Nutt	Charlotte	North Carolina	28269	United States	4/14/2017
Stephen Bent	Springfield	Missouri	65802	United States	4/14/2017
Damian Owens	Kingston			Guyana	4/14/2017
Andrew Obradovich	Springfield	Missouri	65806	United States	4/14/2017
Jonathon Engle	Nixa	Missouri	65714	United States	4/14/2017
Erinn Johnson	Springfield	Missouri	65802	United States	4/14/2017
Sara Werneke	Edmond	Oklahoma	73012	United States	4/14/2017
Ashley Davidson	Springfield	Missouri	65802	United States	4/14/2017
jon inwood	Brooklyn	New York	11230	United States	4/15/2017
Caitlin Waldo	Springfield	Missouri	65803	United States	4/15/2017
Skyler Walrath	Mount Vernon	Missouri	65712	United States	4/15/2017
Samantha Easterly	Springfield	Missouri	65803	United States	4/15/2017
Cody Brewington	Springfield	Missouri	65807	United States	4/15/2017
Kyle Dover	Republic	Missouri	65738	United States	4/16/2017
Riley McBrien	Springfield	Missouri	65807	United States	4/16/2017
Cassie Kite	Springfield	Missouri	65803	United States	4/16/2017
Stephanie Maddux	Bolivar	Missouri	65613	United States	4/16/2017
Debbie Stewart	Buffalo	Missouri	65622	United States	4/16/2017
Dana Pitchford	Springfield	Missouri	65807	United States	4/16/2017
Cameron Skaggs	Springfield	Missouri	65810	United States	4/16/2017
Skyler Spartan	Springfield	Missouri	65807	United States	4/16/2017
Lauren Bender	Springfield	Missouri	65802	United States	4/16/2017
Bailey Diehl	Springfield	Missouri	65810	United States	4/16/2017
Jantzen Bates	Springfield	Missouri	65804	United States	4/16/2017
Kendrick Hooks	Saint Louis	Missouri	63138	United States	4/16/2017
Hali Liles	Canton	Missouri	63435	United States	4/16/2017
Ellie LeMer	Springfield	Missouri	65804	United States	4/16/2017
Hayden Gann	Springfield	Missouri	65803	United States	4/16/2017
Kathryn Westphale	Springfield	Missouri	65807	United States	4/16/2017
Sydney Martinson	Brookline	Missouri	65619	United States	4/16/2017
Aubrey Gratton	Springfield	Missouri	65807	United States	4/16/2017
Morgan Houseman	Springfield	Missouri	65802	United States	4/16/2017
Glenda Espinoza	Springfield	Missouri	65810	United States	4/16/2017
Taylor Keeth	Springfield	Missouri	65807	United States	4/16/2017
Jessie Parker	Springfield	Missouri	65807	United States	4/16/2017
Eileen Harmon	Springfield	Missouri	65807	United States	4/16/2017
Kaylea Espinoza	Springfield	Missouri	65810	United States	4/16/2017
Linda Gratton	Springfield	Missouri	65807	United States	4/16/2017

Marie Warmington	Honolulu	Hawaii	96818 United States	4/16/2017
Amanda Jones	Clever	Missouri	65631 United States	4/16/2017
Allison Love	Nixa	Missouri	65714 United States	4/16/2017
Ridge Johnston	Springfield	Missouri	65807 United States	4/16/2017
Breanna Angle	Springfield	Missouri	65809 United States	4/16/2017
Tara Kilbu	Springfield	Missouri	65806 United States	4/16/2017
Taylor Deckard	Springfield	Missouri	65807 United States	4/16/2017
George Beesley	Springfield	Missouri	65803 United States	4/16/2017
Paul Van Doren	Springfield	Missouri	65807 United States	4/16/2017
Layton Osu Flatt	Springfield	Missouri	65807 United States	4/16/2017
Paige Wilcox	Springfield	Missouri	65807 United States	4/16/2017
Kaytlynn Madden	Springfield	Missouri	65802 United States	4/16/2017
Megan Gregory	Springfield	Missouri	65802 United States	4/16/2017
Zach Henson	Springfield	Missouri	65810 United States	4/16/2017
Brent Jack	Clever	Missouri	65631 United States	4/16/2017
Hayden Green	Springfield	Missouri	65803 United States	4/16/2017
Melanie Rush	Springfield		Samoa	4/16/2017
Madi Little	Kansas City	Missouri	64110 United States	4/16/2017
Heather Lane	Springfield	Missouri	65802 United States	4/16/2017
Madisson Terry	Springfield	Missouri	65807 United States	4/16/2017
Carly Doran	Nixa	Missouri	65714 United States	4/16/2017
Liana Bustamante	Springfield	Missouri	65810 United States	4/16/2017
Sierra Sitzes	Springfield	Missouri	65807 United States	4/16/2017
Elizabeth Burton	Springfield	Missouri	65806 United States	4/16/2017
Sarah Wooldridge	Brookline	Missouri	65619 United States	4/16/2017
Liz Kellner	Strafford	Missouri	65757 United States	4/16/2017
Lucas Brantley	Springfield	Missouri	65807 United States	4/16/2017
Chase Phillips	Springfield	Missouri	65810 United States	4/16/2017
Miranda Crouse	Strafford	Missouri	65757 United States	4/16/2017
Aubrey Hillen	Springfield	Missouri	65807 United States	4/16/2017
Vanessa Gilbert	Highlandville	Missouri	65669 United States	4/16/2017
Mary Fox	Springfield	Missouri	65803 United States	4/16/2017
Kaitlyn Mahin	Columbia	Missouri	65215 United States	4/16/2017
julia gimson	Springfield	Missouri	65810 United States	4/16/2017
Zachary LaMarre	Springfield	Missouri	65807 United States	4/16/2017
Kate Kellner	Strafford	Missouri	65757 United States	4/16/2017
Savannah Combes	Patterson	Missouri	63956 United States	4/16/2017
Rose Runyon	Jefferson City	Missouri	65109 United States	4/16/2017
KaSandra Keene	Springfield	Missouri	65807 United States	4/16/2017
Darci Edgington	Republic	Missouri	65738 United States	4/16/2017
Kristofer Clay	Springfield	Missouri	65807 United States	4/16/2017
Ashley Williams	Springfield	Missouri	65807 United States	4/16/2017
Shane Mulberry	Springfield	Missouri	65807 United States	4/16/2017
Jerry Waite	Buffalo	Missouri	65622 United States	4/16/2017
Chris Ivy	Macomb	Illinois	61455 United States	4/16/2017
Marsha Pettit	Springfield	Missouri	65810 United States	4/16/2017
Machaela Killion	Brookline	Missouri	65619 United States	4/16/2017
Paige Harp	Nixa	Missouri	65714 United States	4/16/2017

Angela Anfone	Springfield	Missouri	65807 United States	4/16/2017
Rebecca Preston	Springfield	Missouri	65804 United States	4/16/2017
Stacey Joiner	Nixa	Missouri	65714 United States	4/16/2017
Madison Pollock	Springfield	Missouri	65807 United States	4/16/2017
Ashley Rodriguez	Branson	Missouri	65616 United States	4/16/2017
Tyler Mcclean	Springfield	Missouri	65807 United States	4/16/2017
Emily John	Albuquerque	New Mexico	87108 United States	4/16/2017
Quinn Jones	Springfield	Missouri	65802 United States	4/16/2017
James Cunningham	Springfield	Missouri	65807 United States	4/16/2017
Sandra Terry	Springfield	Missouri	65807 United States	4/16/2017
Eddy Elivo	Springfield	Missouri	65807 United States	4/16/2017
Brandon Berry	Springfield	Missouri	65803 United States	4/16/2017
Nathan Shelton	Chicago	Illinois	60640-3756 United States	4/16/2017
Jacob Wieneman	Springfield	Missouri	65807 United States	4/16/2017
Rhianna Horton	Springfield	Missouri	65807 United States	4/16/2017
Zach Banks	Springfield	Missouri	65807 United States	4/16/2017
Kaitlin Smith	Springfield	Missouri	65804 United States	4/16/2017
Brandy Atnip	Springfield	Missouri	65810 United States	4/16/2017
jerika stewart	Springfield	Missouri	65807 United States	4/16/2017
Ethan Moore	Springfield	Missouri	65802 United States	4/16/2017
Julie Callihan	Springfield	Missouri	65809 United States	4/16/2017
Mackenzie Sherman	Springfield	Missouri	65806 United States	4/16/2017
Brooke Morrissey	Springfield	Missouri	65810 United States	4/16/2017
Mae Melton	Farmington	Missouri	63640 United States	4/16/2017
Kiley Elliott	Springfield	Missouri	65802 United States	4/16/2017
Carly Clonts	Springfield	Missouri	65807 United States	4/16/2017
Kaitlynn Peterson	Nixa	Missouri	65714 United States	4/16/2017
Noah Scott	Springfield	Missouri	65807 United States	4/16/2017
Madison Wente	Springfield	Missouri	65807 United States	4/16/2017
McKayla Larkin	Springfield	Missouri	65803 United States	4/16/2017
Lauretta Mankin	Springfield	Missouri	65807 United States	4/16/2017
Kaylea Gagliardi	Brookline	Missouri	65619 United States	4/16/2017
Gary McCurter	Springfield	Missouri	65807 United States	4/16/2017
Tammie Doran	Nixa	Missouri	65714 United States	4/16/2017
Patrick Schustet	Noble	Missouri	65715 United States	4/16/2017
Nanci Young	Republic	Missouri	65738 United States	4/16/2017
Megan Davis	Ozark	Missouri	65721 United States	4/16/2017
Alex Foster	Nixa	Missouri	65714 United States	4/16/2017
Tony D'Andrea	Republic	Missouri	65738 United States	4/16/2017
Jordan Callahan	Springfield	Missouri	65810 United States	4/16/2017
Travis Cloud	Springfield	Missouri	65807 United States	4/16/2017
Sisilia Shaffer	Springfield	Missouri	65802 United States	4/16/2017
Amanda Tapar	Republic	Missouri	65738 United States	4/16/2017
Tracy Wade	Willard	Missouri	65781 United States	4/16/2017
Toree Vandyke	Fort Wainwright	Alaska	99703 United States	4/16/2017
Randall B. Doran	Republic	Missouri	65738 United States	4/16/2017
Becky Riley	Springfield	Missouri	65804 United States	4/16/2017
Leah Van Winkle	Nixa	Missouri	65714 United States	4/16/2017

Matt Loveland	Springfield	Missouri	65806 United States	4/16/2017
Carla McClanahan	Clever	Missouri	65631 United States	4/16/2017
Christian Barnard	Nixa	Missouri	65714 United States	4/16/2017
Pamela Groseclose	Springfield	Missouri	65804 United States	4/16/2017
Aaliyah Burton	Springfield	Missouri	65807 United States	4/16/2017
Charlitte Bristol	Springfield	Missouri	65807 United States	4/16/2017
Kalei Weston	Springfield	Missouri	65804 United States	4/16/2017
Jimmy Moore	Highlandville	Missouri	65669 United States	4/16/2017
Shawna Farris	Springfield	Missouri	65810 United States	4/16/2017
Tamitha Gott	Strafford	Missouri	65757 United States	4/16/2017
Courtney Wintjen	Nixa	Missouri	65714 United States	4/16/2017
Patrick Risberg	Springfield	Missouri	65804 United States	4/16/2017
Jeff Whiles	Clever	Missouri	65631 United States	4/16/2017
Lori Sayre	Brighton	Missouri	65617 United States	4/16/2017
Brandon Shalander	Springfield	Missouri	65807 United States	4/16/2017
Sara Preston	Springfield	Missouri	65804 United States	4/16/2017
Jan Campbell	Springfield	Missouri	65807 United States	4/16/2017
Daniel Hemberger	Springfield	Missouri	65810 United States	4/16/2017
Kristi Merideth	Springfield	Missouri	65807 United States	4/16/2017
Patrick Ferguson	Springfield	Missouri	65810 United States	4/16/2017
Aaron Whitten	Springfield	Missouri	65809 United States	4/16/2017
Meghan Stone	Kansas City	Missouri	64123 United States	4/16/2017
Jeff Doran	Nixa	Missouri	65714 United States	4/16/2017
russell asher	Springfield	Missouri	65804 United States	4/16/2017
Sarah Coffey	Nixa	Missouri	65714 United States	4/16/2017
Kyle Roberts	Springfield	Missouri	65804 United States	4/16/2017
Jeremy Beer	Springfield	Missouri	65803 United States	4/16/2017
Derek Castaneda	Springfield	Missouri	65806 United States	4/16/2017
Madison Dyer	Springfield	Missouri	65807 United States	4/16/2017
Kaleb Palmer	Springfield	Missouri	65810 United States	4/16/2017
Chad Ramsey	Springfield	Missouri	65807 United States	4/16/2017
Hannah Sands	Nixa	Missouri	65714 United States	4/16/2017
Tarah Harvey	Independence	Missouri	64054 United States	4/16/2017
Dani Jackson	Springfield	Missouri	65810 United States	4/16/2017
Paige Collier	Springfield	Missouri	65807 United States	4/16/2017
John Van Doren	Smyrna	Tennessee	37167 United States	4/16/2017
Michael Wilder	Brookline	Missouri	65619 United States	4/16/2017
Jessica Martin	Springfield	Missouri	65802 United States	4/16/2017
Amanda Watson	Nixa	Missouri	65714 United States	4/16/2017
Jordan Gott	Strafford	Missouri	65757 United States	4/16/2017
Clayton Castaneda	Nixa	Missouri	65714 United States	4/16/2017
Bailey Bleckler	Springfield	Missouri	65807 United States	4/16/2017
Kylee Walker	Nixa	Missouri	65714 United States	4/16/2017
Kristan Lee	Springfield	Missouri	65803 United States	4/16/2017
Kristi Callahan	Springfield	Missouri	65897 United States	4/16/2017
Emily James	Springfield	Missouri	65807 United States	4/16/2017
Kim Castaneda	Nixa	Missouri	65714 United States	4/16/2017
Joshua Kramer	Seymour	Missouri	65746 United States	4/16/2017

Nikki Keller	Springfield	Missouri	65807 United States	4/16/2017
Kaitlyn Jones	Springfield	Missouri	65804 United States	4/16/2017
Joshua Provance	Springfield	Missouri	65803 United States	4/16/2017
Paul Lipscomb	Springfield	Missouri	65804 United States	4/16/2017
Andrew Miller	Ballwin	Missouri	63011 United States	4/16/2017
Kendra Manley	Springfield	Missouri	65810 United States	4/16/2017
Zane Raymond	Springfield	Missouri	65804 United States	4/16/2017
Devon Perkins	Springfield	Missouri	65807 United States	4/16/2017
Tiffany Snider	Springfield	Missouri	65806 United States	4/16/2017
Allen Cameron	Springfield	Missouri	65803 United States	4/16/2017
Melanie Tindle	St Peter's	Missouri	6336 United States	4/16/2017
Denise Richard	Springfield	Missouri	65806 United States	4/16/2017
Elizabeth Matney	Prairie Grove	Arkansas	72753-3121 United States	4/16/2017
Jesse Rear	Marshfield	Missouri	65706 United States	4/16/2017
Taryn Thomas	Springfield	Missouri	65807 United States	4/16/2017
Annalise Denny	Springfield	Missouri	65804 United States	4/16/2017
Cody Scaringello	Marshfield	Missouri	65706 United States	4/16/2017
Jessie Burr	Elkland	Missouri	65644 United States	4/16/2017
Nancy Collins	Springfield	Missouri	65802 United States	4/16/2017
Kalyn Brown	Springfield	Missouri	65807 United States	4/16/2017
Lisa Baird	Springfield	Missouri	65807 United States	4/16/2017
Rebecca Yazza	Billings	Missouri	65610 United States	4/16/2017
elizabeth dean	Springfield	Missouri	65806 United States	4/16/2017
Nicole Caldwell	Springfield	Missouri	65807 United States	4/16/2017
Julianna Martin	Fulton	Missouri	65251 United States	4/16/2017
Brenda Poschen	Springfield	Missouri	65804 United States	4/16/2017
Taylor Sly	Republic	Missouri	65738 United States	4/16/2017
Quincy Ashlock	Springfield	Missouri	65804 United States	4/16/2017
Kelsey Painter	Clever	Missouri	65631 United States	4/16/2017
matthew stufflebeam	Springfield	Missouri	65802 United States	4/16/2017
Stephanie Kern	Springfield	Missouri	65807 United States	4/16/2017
Alicia Buster	Springfield	Missouri	65810 United States	4/16/2017
John Oliver	Springfield	Missouri	65803 United States	4/16/2017
Cynthia Byersmith	Springfield	Missouri	65802 United States	4/16/2017
Emily Lane	Springfield	Missouri	65803 United States	4/16/2017
Breanna Thomas	Springfield	Missouri	65810 United States	4/16/2017
Rachel Held	Springfield	Missouri	65804 United States	4/16/2017
Christina Porras	Farmington	New Mexico	87401 United States	4/16/2017
Sarah Shipley	Springfield	Missouri	65803 United States	4/16/2017
Earl Pummill	Springfield	Missouri	65803 United States	4/16/2017
Jenni buentello	springfield	Missouri	65810 United States	4/16/2017
Katy Zadnick	Springfield	Missouri	65806 United States	4/16/2017
Brian Wilmeth	Springfield	Missouri	65803 United States	4/16/2017
Kristen Risberg	Springfield	Missouri	65804 United States	4/16/2017
Misty Burge	Springfield	Missouri	65802 United States	4/16/2017
Heyley Tracy	Springfield	Missouri	65807 United States	4/16/2017
Kaitlyn Ledford	Springfield	Missouri	65802 United States	4/16/2017
Charles Barnett	Springfield	Missouri	65802 United States	4/16/2017

christina long	fordland	Missouri	65652 United States	4/16/2017
Callie Brown	Springfield	Missouri	65803 United States	4/16/2017
Brea Hunter	Springfield	Missouri	65807 United States	4/16/2017
Taylor Caldwell	Dayton	Ohio	45439 United States	4/16/2017
Heather McCroskey	Nixa	Missouri	65714 United States	4/16/2017
Danielle Edwards	Springfield	Missouri	65807 United States	4/16/2017
Breanna Courter	Clever	Missouri	65631 United States	4/16/2017
Cheryl James	Willard	Missouri	65781 United States	4/16/2017
Vernetta Patrick	Ozark	Missouri	65721 United States	4/16/2017
Kaitlin Batson	Springfield	Missouri	65807 United States	4/16/2017
Tess Marie Branch	Springfield	Missouri	65803 United States	4/16/2017
Clayton Medlock	Springfield	Missouri	65810 United States	4/16/2017
Steven Cox	Springfield	Missouri	65803 United States	4/16/2017
Janeen Miller	Springfield	Missouri	65802 United States	4/16/2017
Cole Howerton	Ozark	Missouri	65721 United States	4/16/2017
Jasmine Hall	Republic	Missouri	65738 United States	4/16/2017
Amber Baty	Rogersville	Missouri	65742 United States	4/16/2017
Joshua Andrus	Republic	Missouri	65738 United States	4/16/2017
lacey wright	Springfield	Missouri	65806 United States	4/16/2017
Veronica Hampton	Springfield	Missouri	65810 United States	4/16/2017
Steven Vandyck	Springfield	Missouri	65802 United States	4/16/2017
cassandra oswald	Aurora	Missouri	65605 United States	4/16/2017
Michael Willbanks	Springfield	Missouri	65806 United States	4/16/2017
Dinah Havens	Springfield	Missouri	65804 United States	4/16/2017
Gens Wilcox	Springfield	Missouri	65807 United States	4/16/2017
Bailey Hughes	Nixa	Missouri	65714 United States	4/16/2017
Dewey Rowden	Camdenton	Missouri	65020 United States	4/16/2017
Sara Palmer	Springfield	Missouri	65806 United States	4/16/2017
Josh Clark	Springfield	Missouri	65803 United States	4/16/2017
Tanner Wilson	Springfield	Missouri	65804 United States	4/16/2017
Josh Vos	Springfield	Missouri	65806 United States	4/16/2017
Sierra Domson	Longmont	Colorado	80503 United States	4/16/2017
Braydon Blecher	Springfield	Missouri	65807 United States	4/16/2017
Rashel Bussard	Nixa	Missouri	65714 United States	4/16/2017
Corey Pering	Springfield	Missouri	65809 United States	4/16/2017
Jenn Velten	Springfield	Missouri	65802 United States	4/16/2017
Jeremy Duncan	Springfield	Missouri	65806 United States	4/16/2017
Elisabeth Shaffer	Brookline	Missouri	65619 United States	4/16/2017
sheril pinkman	Springfield	Missouri	65803 United States	4/16/2017
Steven Deal	Springfield	Missouri	65803 United States	4/16/2017
alexis guffey	Strafford	Missouri	65757 United States	4/16/2017
Sarah Johnson	Springfield	Missouri	65807 United States	4/16/2017
Alaina Kaberlein	Springfield	Missouri	65802 United States	4/16/2017
Sadie Augustine	Ozark	Missouri	65721 United States	4/16/2017
Madeleine Zahn	Springfield	Missouri	65804 United States	4/16/2017
Shelby Gardner	Nixa	Missouri	65714 United States	4/16/2017
Landon Williams	Springfield	Missouri	65804 United States	4/17/2017
Cecile Deal	Springfield	Missouri	65803 United States	4/17/2017

Kenneth Deal	Springfield	Missouri	65803 United States	4/17/2017
Robert Oliver	Springfield	Missouri	65804 United States	4/17/2017
Evan Morrow	Springfield	Missouri	65804 United States	4/17/2017
Arianna Williams	Republic	Missouri	65738 United States	4/17/2017
keelie white	Stockton	Missouri	65678 United States	4/17/2017
Paige Lawrence	Monett	Missouri	65708 United States	4/17/2017
Tabetha Carrol	Springfield	Missouri	65803 United States	4/17/2017
Royden Slifer	Springfield	Missouri	65807 United States	4/17/2017
Trevor Cobb	Springfield	Missouri	65810 United States	4/17/2017
Taylor Rust	Nixa	Missouri	65714 United States	4/17/2017
Natalie Woolverton	Springfield	Missouri	65802 United States	4/17/2017
Catrina McMillian	Springfield	Missouri	65802 United States	4/17/2017
Holly Garrison	Republic	Missouri	65738 United States	4/17/2017
Kenneth Slone	Springfield	Missouri	65803 United States	4/17/2017
Tim Zook	Springfield	Missouri	65802 United States	4/17/2017
Rhonda Rust	Nixa	Missouri	65714 United States	4/17/2017
Jodie Bryan	Springfield	Missouri	65810 United States	4/17/2017
Kalysta Rogers	Springfield	Missouri	65807 United States	4/17/2017
Seth Stafford	Marionville	Missouri	65705 United States	4/17/2017
Derrick Ketcherside	Springfield	Missouri	65802 United States	4/17/2017
Erin Drees	Kansas City	Missouri	64152 United States	4/17/2017
Matthew Hogue	North Pole	Alaska	99705 United States	4/17/2017
Taylor Boyer	Springfield	Missouri	65802 United States	4/17/2017
Garra Crews	Nixa	Missouri	65714 United States	4/17/2017
Heather Hill	Springfield	Missouri	65802 United States	4/17/2017
Kim Ewing	Springfield	Missouri	65807 United States	4/17/2017
Emily So	Springfield	Missouri	65807 United States	4/17/2017
Kristen Bergen	Springfield	Missouri	65804 United States	4/17/2017
Paige Goodwin	Springfield	Missouri	65807 United States	4/17/2017
Ashley Cusic	Springfield	Missouri	65803 United States	4/17/2017
Joel Bilyeu	Springfield	Missouri	65802 United States	4/17/2017
Scott Arnall	Springfield	Missouri	65807 United States	4/17/2017
Chelsea McMillian	Springfield	Missouri	65807 United States	4/17/2017
Lisa Nash	Mount Vernon	Missouri	65712 United States	4/17/2017
Mary Stinson	Springfield	Missouri	65807 United States	4/17/2017
Halley Parmele	Springfield	Missouri	65807 United States	4/17/2017
Nathan Seifner	Springfield	Missouri	65807 United States	4/17/2017
Taylor Denny	Springfield	Missouri	65810 United States	4/17/2017
Ericah Haney	Springfield	Missouri	65807 United States	4/17/2017
Misty Cantrell	Springfield	Missouri	65803 United States	4/17/2017
Madaline Thompson	Springfield	Missouri	65802 United States	4/17/2017
Joetta Cotter	Shell Knob	Missouri	65747 United States	4/17/2017
Anya kroutil	Republic	Missouri	65738 United States	4/17/2017
Versaviya Pavlova	Springfield	Missouri	65810 United States	4/17/2017
Azure Swearingen	Springfield	Missouri	65803 United States	4/17/2017
Tyler Bleckler	Springfield	Missouri	65807 United States	4/17/2017
Jennifer Bedell	Springfield	Missouri	65804 United States	4/17/2017
Jon Catt	Springfield	Missouri	65807 United States	4/17/2017

Jarred Smith	Springfield	Missouri	65807 United States	4/17/2017
Jane Alcorn	Springfield	Missouri	65807 United States	4/17/2017
Sydney Smith	Springfield	Missouri	65802 United States	4/17/2017
Jennifer Tartenaar	Willard	Missouri	65781 United States	4/17/2017
Michael Kemp	Springfield	Missouri	65804 United States	4/17/2017
Ethel Johnson	Springfield	Missouri	65803 United States	4/17/2017
Briana Gafford	Drury	Missouri	65638 United States	4/17/2017
Debbie Brown	Springfield	Missouri	65807 United States	4/17/2017
Whitni Millikin	Springfield	Missouri	65807 United States	4/17/2017
Taylor Tummons	Republic	Missouri	65738 United States	4/17/2017
Laura Rajaratnam	Springfield	Missouri	65807 United States	4/17/2017
Karissa Kary	Brookline	Missouri	65619 United States	4/17/2017
teresia sherwood	springfield	Missouri	65803 United States	4/17/2017
Austin Alcorn	Springfield	Missouri	65807 United States	4/17/2017
Margaret Victory	Aurora	Missouri	65605 United States	4/17/2017
Matthew McClendon	Buffalo	Missouri	65622 United States	4/17/2017
Tyler Elliott	Springfield	Missouri	65802 United States	4/17/2017
Kelly Wortham	Springfield	Missouri	65802 United States	4/17/2017
Shania Moore	Republic	Missouri	65738 United States	4/17/2017
Abigail Durbin	Kimberling City	Missouri	65686 United States	4/17/2017
Rebecca Rice	Springfield	Missouri	65803 United States	4/17/2017
Bethany Rohlman	Republic	Missouri	65738 United States	4/17/2017
Shannon Priest	Springfield	Missouri	65809 United States	4/17/2017
Kristel Oerding	Springfield	Missouri	65804 United States	4/17/2017
Jennifer Robertson	Springfield	Missouri	65807 United States	4/17/2017
Regan S	Springfield	Missouri	65804 United States	4/17/2017
Cody McAdams	Springfield	Missouri	65807 United States	4/17/2017
Kaitlyn Edgman	Yuma	Arizona	85364 United States	4/17/2017
Victoria Daugherty	Ozark	Missouri	65721 United States	4/17/2017
Robert Hohensee	Brookline	Missouri	65619 United States	4/17/2017
Hayley Hestand	Springfield	Missouri	65802 United States	4/17/2017
Angela Wise	Springfield	Missouri	65806 United States	4/17/2017
Taylor Ward	Springfield	Missouri	65802 United States	4/17/2017
Linda Leeper	Springfield	Missouri	65807 United States	4/17/2017
Valerie King	Springfield	Missouri	65803 United States	4/17/2017
Joseph Patrick	Republic	Missouri	65738 United States	4/17/2017
Aahlyia Jenkins	Athens	Georgia	30605 United States	4/17/2017
Joshua Lukehart	Kansas City	Missouri	64138 United States	4/17/2017
Shasdene Cooper	Springfield	Missouri	65802 United States	4/17/2017
Sonya Hurst	Springfield	Missouri	65810 United States	4/17/2017
Katie Bussard	Nixa	Missouri	65714 United States	4/17/2017
Vicki Gomez	Springfield	Missouri	65810 United States	4/17/2017
Dennis Mays	Springfield	Missouri	65803 United States	4/17/2017
Brian Stokes	Springfield	Missouri	65804 United States	4/17/2017
Sarah Uselton	Springfield	Missouri	65807 United States	4/17/2017
Adrienne Riedle	Nixa	Missouri	65714 United States	4/17/2017
Megan Bryant	Brookline	Missouri	65619 United States	4/17/2017
Tanya Stahl	Nixa	Missouri	65714 United States	4/17/2017

samantha Reason	Nixa	Missouri	65714 United States	4/17/2017
Kerri Brown	Nixa	Missouri	64714 United States	4/17/2017
Eric Johnson	Springfield	Missouri	65807 United States	4/17/2017
Emily Bridenbaugh	Springfield	Missouri	65807 United States	4/17/2017
Jay Grawe	Springfield	Missouri	65807 United States	4/17/2017
Nicole Anzalone	Springfield	Missouri	65810 United States	4/17/2017
Tracy Rinehimer	Springfield	Missouri	65807 United States	4/17/2017
Candis Medley	Willard	Missouri	65781 United States	4/17/2017
Brooke Roberson	Willard	Missouri	65781 United States	4/17/2017
Cory Davenport	Springfield	Missouri	65802 United States	4/17/2017
Charlene Nicholson	Forsyth	Missouri	65653 United States	4/17/2017
Katie Slagle	Springfield	Missouri	65807 United States	4/17/2017
Maggie Gutzman	Springfield	Missouri	65807 United States	4/17/2017
Caleb Kellner	Strafford	Missouri	65757 United States	4/17/2017
Jamee Grisham	Springfield	Missouri	65803 United States	4/17/2017
Kayla Keith	Springfield	Missouri	65807 United States	4/17/2017
Alex Follin	Republic	Missouri	65738 United States	4/17/2017
Tabitha Fizer	Republic	Missouri	65738 United States	4/17/2017
Kim Lemmon	Springfield	Missouri	65804 United States	4/17/2017
Casie Slattery	Nixa	Missouri	65714 United States	4/17/2017
Kristina Boyer	Springfield	Missouri	65802 United States	4/17/2017
Abigail Medley	Springfield	Missouri	65802 United States	4/17/2017
Stephanie Breckenridge	Springfield	Missouri	65804 United States	4/17/2017
Matthew Simmons	Springfield	Missouri	65807 United States	4/17/2017
Ally Mohamed	Springfield	Missouri	65810 United States	4/17/2017
Madisyn Stufflebean	Springfield	Missouri	65802 United States	4/17/2017
Angela Varvil	Springfield	Missouri	65802 United States	4/17/2017
Tyler Davis	Springfield	Missouri	65804 United States	4/17/2017
Michelle Stracke	Springfield	Missouri	65807 United States	4/17/2017
Marl Phillips	Springfield	Missouri	65810 United States	4/17/2017
Ashley Graf	Springfield	Missouri	65810 United States	4/17/2017
Hannah Julius	Republic	Missouri	65748 United States	4/17/2017
Anna Buckthorpe	Rogersville	Missouri	65743 United States	4/17/2017
Raven Vail	Ballwin	Missouri	63011 United States	4/17/2017
Morgan Smith	Springfield	Missouri	65807 United States	4/17/2017
Bailey Slifer	Springfield	Missouri	65807 United States	4/17/2017
Brook Norton	Springfield	Missouri	65803 United States	4/17/2017
April Davidson	Noble	Missouri	65715 United States	4/17/2017
Ashley Bruton	Springfield	Missouri	65803 United States	4/17/2017
Tyler Smith	Republic	Missouri	65738 United States	4/17/2017
Amanda Klinzing	Springfield	Missouri	65809 United States	4/17/2017
Megan Swolley	Springfield	Missouri	65807 United States	4/17/2017
Amy Davis	Brookline	Missouri	65619 United States	4/17/2017
Jacob Brown	Springfield	Missouri	65803 United States	4/17/2017
Shalene Green	Republic	Missouri	65738 United States	4/17/2017
Ryan Conti	Brookline	Missouri	65619 United States	4/17/2017
Jedediah Smith	Nixa	Missouri	65714-8179 United States	4/17/2017
janaca watson	Niangua	Missouri	65713 United States	4/17/2017

Charles Sidebottom	Springfield	Missouri	65804 United States	4/17/2017
Randall Keathley jr	Springfield	Missouri	65807 United States	4/17/2017
Clifford Bower	Springfield	Missouri	65802 United States	4/17/2017
Kelsie Coursen	Republic	Missouri	65738 United States	4/17/2017
Jan Rorrer	Springfield	Missouri	65801 United States	4/17/2017
Jazlyn Thornton	Joplin	Missouri	64804 United States	4/17/2017
Tammy Neal	Springfield	Missouri	65810 United States	4/17/2017
Shirley Schimmelpfennig	St. Louis	Missouri	63126 United States	4/17/2017
Kyle Hupman	Marshfield	Missouri	65706 United States	4/17/2017
Hayden Woodman	Springfield	Missouri	65810 United States	4/17/2017
Tobi S.	Forsyth	Missouri	65653 United States	4/17/2017
Rachel Lee	Springfield	Missouri	65807 United States	4/17/2017
Taylor Samsoe	Nixa	Missouri	65714 United States	4/17/2017
Dicey Besemer	Brookline	Missouri	65619 United States	4/17/2017
Lydia Coffin	Springfield	Missouri	65804 United States	4/17/2017
Sarah Marsh	Springfield	Missouri	65810 United States	4/17/2017
Ann Schroepel	Springfield	Missouri	65807 United States	4/17/2017
Kelsey Peterson	Saint Joseph	Missouri	64506 United States	4/17/2017
sarah Estep	Nevada	Missouri	64772 United States	4/17/2017
AARON BROOKS	Springfield	Missouri	65619-9763 United States	4/17/2017
Kaylee Comer	Concord	North Carolina	28027 United States	4/17/2017
Christy Conway	Clearfield	Utah	84015 United States	4/17/2017
Colton Hatfield	Springfield	Missouri	65807 United States	4/17/2017
Jessica Allen	Rogersville	Missouri	65742 United States	4/17/2017
Caitlin Hickle	Nixa	Missouri	65714 United States	4/17/2017
Sonja Nunley	Springfield	Missouri	65802 United States	4/17/2017
Dylan Stewart	Springfield	Missouri	65807 United States	4/17/2017
Jacob Jones	Stockton	Missouri	65785 United States	4/17/2017
Rhonda Bryant	Springfield	Missouri	65803 United States	4/17/2017
Catrina Collier	Springfield	Missouri	65804 United States	4/17/2017
Hope Burnette	Springfield	Missouri	65802 United States	4/17/2017
Makayla Johnson	Springfield	Missouri	65804 United States	4/17/2017
Josue Ramirez	Republic	Missouri	65738 United States	4/17/2017
Nancy Nguyen	Springfield	Missouri	65807 United States	4/17/2017
Ian Hall	Philadelphia	Pennsylvania	19138 United States	4/17/2017
Tia C	Nixa	Missouri	65714 United States	4/17/2017
Amorette Mcgee	springfield	Missouri	65806 United States	4/17/2017
Rebecca Kinder	Rogersville	Missouri	65742 United States	4/17/2017
Sherrie Berry	Springfield	Missouri	65807 United States	4/17/2017
Nora Browne	Springfield	Missouri	65804 United States	4/17/2017
Nolan Below	Springfield	Missouri	65809 United States	4/17/2017
Kaitlyn Wise	Springfield	Missouri	65802 United States	4/17/2017
Cheyenne Creamer	springfield	Missouri	65802 United States	4/17/2017
Steven Weishaar	Springfield	Missouri	65807 United States	4/17/2017
Linda Cox	Springfield	Missouri	65807 United States	4/17/2017
Rebecca Sedlak	Nixa	Missouri	65714 United States	4/17/2017
Samuel Langley	Springfield	Missouri	65807 United States	4/17/2017
Christina Ferguson	Springfield	Missouri	65804 United States	4/17/2017

Kaitlin Price	Republic	Missouri	65738 United States	4/17/2017
Alexander Diehl	Springfield	Missouri	65810 United States	4/17/2017
Spencer Vanbuskirk	Springfield	Missouri	65804 United States	4/17/2017
Mary Beth Jones	Bolivar	Missouri	65613 United States	4/17/2017
Kendra Clark	Springfield	Missouri	65807 United States	4/17/2017
Autumn Felton	Rogersville	Missouri	65742 United States	4/17/2017
Melody Cunningham	Lockwood	Missouri	65682 United States	4/17/2017
Matthew Hukl	Springfield	Missouri	65807 United States	4/17/2017
Misty Mayfield	Springfield	Missouri	65810 United States	4/17/2017
Sam J	Springfield	Missouri	65802 United States	4/17/2017
Kody Wheat	Springfield	Missouri	65804 United States	4/17/2017
Tiarra Bommarito	Springfield	Missouri	65807 United States	4/17/2017
Taylor Griffin	Ozark	Missouri	65721 United States	4/17/2017
Johnathan Palmer	Springfield	Missouri	65807 United States	4/17/2017
Derek Cantrell	Niangua	Missouri	65713 United States	4/17/2017
Salina Yacovone	Springfield	Missouri	65804 United States	4/17/2017
Roberto Arat	Springfield	Missouri	65810 United States	4/17/2017
Grace Lopez	Springfield	Missouri	65801 United States	4/17/2017
Chloe Archer	Springfield	Missouri	65810 United States	4/17/2017
Ariana Donjuan	Springfield	Missouri	65807 United States	4/17/2017
Nathan White	Springfield	Missouri	65804 United States	4/17/2017
Jessica Bettendorf	Springfield	Missouri	65803 United States	4/17/2017
David Neier	Springfield	Missouri	65807 United States	4/17/2017
Devon Lassen	Springfield	Missouri	65807 United States	4/17/2017
Jaclyn Kohler	Springfield	Missouri	65810 United States	4/17/2017
Hailey Lane	Bothell	Washington	98012 United States	4/17/2017
Kitana Estrada	Springfield	Missouri	65807 United States	4/17/2017
M Foster	Strafford	Missouri	65757 United States	4/17/2017
Brandy Stubblefield	Strafford	Missouri	65757 United States	4/17/2017
Brett Jones	Springfield	Missouri	65802 United States	4/17/2017
Benjamin Ross	Long Lane	Missouri	65590 United States	4/17/2017
Sarah Wolters	Springfield	Missouri	65807 United States	4/17/2017
Tiffany Jones	Tunas	Missouri	65764 United States	4/17/2017
Janel Williams	Rogersville	Missouri	65742 United States	4/17/2017
Megan Newkirk	Springfield	Missouri	65810 United States	4/17/2017
Arianne Patton	Springfield	Missouri	65803 United States	4/17/2017
Dylan Bond	Springfield	Missouri	65802 United States	4/17/2017
Jacob Ridinger	Springfield	Missouri	65807 United States	4/17/2017
Tyler Kleeschulte	Richwoods	Missouri	63071 United States	4/17/2017
Danielle Richardson	Springfield	Missouri	65803 United States	4/17/2017
Brendan Patterson	Saint Robert	Missouri	65584 United States	4/17/2017
Chantra Thiemann	Springfield	Missouri	65802 United States	4/17/2017
Matthew Logan	Billings	Missouri	65610 United States	4/17/2017
John Gratton	Springfield	Missouri	65804 United States	4/17/2017
Alexandra McHaffie	Springfield	Missouri	65803 United States	4/17/2017
Emilee Erdel	Redmond	Oregon	97756 United States	4/17/2017
Emilia Dominguez	Springfield	Missouri	65802 United States	4/17/2017
Haley Powell	Springfield	Missouri	65803-8150 United States	4/17/2017

Jessica Rochefort	Buffalo	Missouri	65622 United States	4/17/2017
Megan Rogers	Springfield	Missouri	65803 United States	4/17/2017
Terry Clay	Springfield	Missouri	65803 United States	4/17/2017
JO Cloud	Nixa	Missouri	65714 United States	4/17/2017
Hilary Schulman	Springfield	Missouri	65807 United States	4/17/2017
Aaron Schmitz	Springfield	Missouri	65803 United States	4/17/2017
Samantha Gardner	Springfield	Missouri	65807 United States	4/17/2017
Alex Weathermon	Marionville	Missouri	65705 United States	4/17/2017
Daniel Boren	Springfield	Missouri	65802 United States	4/17/2017
Maranda Taylor	Springfield	Missouri	65803 United States	4/17/2017
Allison Whiteman	Springfield	Missouri	65804 United States	4/17/2017
Kailey Gray	Ozark	Missouri	65721 United States	4/17/2017
Aman Rawlings	Springfield	Missouri	65806 United States	4/17/2017
Taylor Phillips	Springfield	Missouri	65807 United States	4/17/2017
Ben Gratza	St. Louis	Missouri	63128 United States	4/17/2017
jennifer eli	phillipsburg	Kansas	67661 United States	4/17/2017
Britney Strong	Springfield	Missouri	65810 United States	4/17/2017
Courtney Sack	St. Louis	Missouri	63109 United States	4/17/2017
Elizabeth Nguyen	Springfield	Missouri	65807 United States	4/17/2017
Julie Byers	Springfield	Missouri	65802 United States	4/17/2017
Todd Durkan	Springfield	Missouri	65804 United States	4/17/2017
Mark Grant	Springfield	Missouri	65807 United States	4/17/2017
Nidie May	Springfield	Missouri	65803 United States	4/17/2017
Rachel Lee	Nashville	Tennessee	37213 United States	4/17/2017
Michaela Parsons	Springfield	Missouri	65807 United States	4/17/2017
Katryna Phillips	Nixa	Missouri	65714 United States	4/17/2017
Destiny Tindle	Kansas City	Missouri	64130 United States	4/17/2017
Sarah Renee	Springfield	Missouri	65807 United States	4/17/2017
Amber George	Springfield	Missouri	65802 United States	4/17/2017
Jason Loftin	Springfield	Missouri	65806 United States	4/17/2017
Lisa Meeks	Springfield	Missouri	65804 United States	4/17/2017
Michelle Duvall	Springfield	Missouri	65802 United States	4/17/2017
Brandon Stacye	Springfield	Missouri	65807 United States	4/17/2017
Tracy Reynolds	Springfield	Missouri	65803 United States	4/17/2017
Melani Biggers	Lake Ozark	Missouri	65049 United States	4/17/2017
Meleata Sheppard	Springfield	Missouri	65802 United States	4/17/2017
talon tharp	Republic	Missouri	65738 United States	4/17/2017
Lydia Browning	Nixa	Missouri	65714 United States	4/17/2017
Titus Banks	Ava	Missouri	65608 United States	4/17/2017
Shiny Park	Middletown	Connecticut	6459 United States	4/17/2017
Ashley Frye	Springfield	Missouri	65807 United States	4/17/2017
Klayton Asby	Springfield	Missouri	65810 United States	4/17/2017
Shelley Salkil	Springfield	Missouri	65807 United States	4/17/2017
Jane Bowen	Springfield	Missouri	65804 United States	4/17/2017
Jane Robertson	Springfield	Missouri	65803 United States	4/17/2017
Rebecca Dula	Springfield	Missouri	65807 United States	4/17/2017
Vincent Bustamante	Chula Vista	California	91913 United States	4/17/2017
James Martin	Republic	Missouri	65738 United States	4/17/2017

Tia Louise Caesar	Springfield	Missouri	65802 United States	4/17/2017
Vivian York	Springfield	Missouri	65807 United States	4/17/2017
Michaela Rose	Republic	Missouri	65738 United States	4/17/2017
Tyler Ross	Springfield	Missouri	65810 United States	4/17/2017
Joseph Coltrin	Nixa	Missouri	65714 United States	4/17/2017
Jorden Martin	Republic	Missouri	65738 United States	4/17/2017
Matthew Kepley	Marshfield	Missouri	65706 United States	4/17/2017
Charvon Crawford	Springfield	Missouri	65808 United States	4/17/2017
haley collins	Buffalo	Missouri	65622 United States	4/17/2017
Roger Fouche	Springfield	Missouri	65807 United States	4/17/2017
Kyle Beach	Springfield	Missouri	65803 United States	4/17/2017
Courtney Cummins	Springfield	Missouri	65807 United States	4/17/2017
Sarah Martin	Nixa	Missouri	65714 United States	4/17/2017
Kimberly Hobbs	Springfield	Missouri	65807 United States	4/17/2017
stephanie Hoffman	Springfield	Missouri	65807 United States	4/17/2017
michelle jones	mansfield	Missouri	65704 United States	4/17/2017
Danielle Hopkins	Springfield	Missouri	65810 United States	4/17/2017
Riley Harris	Nixa	Missouri	65714 United States	4/17/2017
Marcus Bullard	Springfield	Missouri	65807 United States	4/17/2017
Katherine McPhail	Webster Groves	Missouri	63119 United States	4/17/2017
CHERYL Norenberg	Republic	Missouri	65738 United States	4/17/2017
Anna Lee	Ash Grove	Missouri	65604 United States	4/17/2017
Carolann Leo	Marionville	Missouri	65705 United States	4/17/2017
Tina Buckmaster	Springfield	Missouri	65804 United States	4/17/2017
RosaLin Alcoser	Springfield	Missouri	65802 United States	4/17/2017
Adajia Gallipo	Sparta	Missouri	65753 United States	4/17/2017
Kigan Milld	Mount Vernon	Missouri	65712 United States	4/17/2017
Karhy Cordova	Springfield	Missouri	65803 United States	4/17/2017
Shelby Beavers	Springfield	Missouri	65807 United States	4/17/2017
Mariah Hansel	Bolivar	Missouri	65613 United States	4/17/2017
Hunter King	Everton	Missouri	65646 United States	4/17/2017
Carson Key	Springfield	Missouri	65806 United States	4/17/2017
Tia Lombardo	Springfield	Missouri	65803 United States	4/17/2017
Bailey Doran	Springfield	Missouri	65807 United States	4/17/2017
Terri Frerking	Strafford	Missouri	65757 United States	4/17/2017
Janice Rader	Bolivar	Missouri	65613 United States	4/17/2017
Rebecca wallace	Springfield	Missouri	65807 United States	4/17/2017
Sean Akins	Springfield	Missouri	65807 United States	4/17/2017
Lauren Burnell	Springfield	Missouri	65807 United States	4/17/2017
Kim Walker	Springfield	Missouri	65804 United States	4/17/2017
Ashley Ruggles	Springfield	Missouri	65803 United States	4/17/2017
Jessica Broyles	Springfield	Missouri	65807 United States	4/17/2017
Shelby NeSmith	Ozark	Missouri	65721 United States	4/17/2017
Taylor Bryant	walnut grove	Missouri	65770 United States	4/17/2017
Mariah Datema	Springfield	Missouri	65892 United States	4/17/2017
Melissa Cole	Seymour	Missouri	65746 United States	4/17/2017
Melissia Garrett	Springfield	Missouri	65804 United States	4/17/2017
Sarah Kirksey	Bolivar	Missouri	65613 United States	4/17/2017

Garrett Cron	Springfield	Missouri	65807 United States	4/17/2017
Mellissa Cook	Fair Play	Missouri	65649 United States	4/17/2017
Novella Baldwin	Kirbyville	Missouri	65679 United States	4/17/2017
Heather Friend	Ozark	Missouri	65721 United States	4/17/2017
Will Snider	Springfield	Missouri	65802 United States	4/17/2017
Shaun Greenwald	Springfield	Missouri	65807 United States	4/17/2017
Filesha Johnson-Hartley	Springfield	Missouri	65807 United States	4/17/2017
Kim Bevard	Springfield	Missouri	65807 United States	4/17/2017
Ellie Knox	Springfield	Missouri	65804 United States	4/17/2017
Melanie Smith	Springfield	Missouri	65807 United States	4/17/2017
Kamynm Cummins	Republic	Missouri	65738 United States	4/17/2017
Kaleb Coker	Springfield	Missouri	65807 United States	4/17/2017
Sue Knox	Rogersville	Missouri	65742 United States	4/17/2017
Shania Dicken	Buffalo	Missouri	65622 United States	4/17/2017
Travis Williams	Springfield	Missouri	65803 United States	4/17/2017
Toni Ward	Bolivar	Missouri	65613 United States	4/17/2017
Megan Mitchell	Nixa	Missouri	65714 United States	4/17/2017
Joshua Bolen	Bolivar	Missouri	65613 United States	4/17/2017
Lindan Caldwell	Brookline	Missouri	65619 United States	4/17/2017
Holly Balch	Lebanon	Missouri	65536 United States	4/17/2017
Byron Meyer	Springfield	Missouri	65807 United States	4/17/2017
Mariah Gilmore	Springfield	Missouri	65802 United States	4/17/2017
Shari Bower	Springfield	Missouri	65810 United States	4/17/2017
Jesse Hunter	Springfield	Missouri	65810 United States	4/17/2017
Jordana Fulton	Springfield	Missouri	65810 United States	4/17/2017
Brittany Miller	Aurora	Missouri	65605 United States	4/17/2017
Christy Kistler	Springfield	Missouri	65806 United States	4/17/2017
Katie Rogers	Willard	Missouri	65781 United States	4/17/2017
nate million	Springfield	Missouri	65806 United States	4/17/2017
Dustin Stapp	Springfield	Missouri	65806 United States	4/17/2017
Madalin Tiltges	Springfield	Missouri	65802 United States	4/17/2017
Olivia Casado	Springfield	Missouri	65807 United States	4/17/2017
Stephen Duvall	Springfield	Missouri	65810 United States	4/17/2017
Cal Dugan Ingram	Springfield	Missouri	65802 United States	4/17/2017
Elizabeth Brake	Republic	Missouri	65738 United States	4/17/2017
Tyrus Ayers	Springfield	Missouri	65806 United States	4/17/2017
Sami Kelly	Fordland	Missouri	65652 United States	4/17/2017
Jordan Stark	Rogersville	Missouri	65742 United States	4/17/2017
Lauren George	Springfield	Missouri	65807 United States	4/17/2017
Ben Morris	Springfield	Missouri	65807 United States	4/17/2017
Justin Cardoz	Springfield	Missouri	65804 United States	4/17/2017
Marina Main	Springfield	Missouri	65807 United States	4/17/2017
David White	Billings	Missouri	65610 United States	4/17/2017
Cynthia Coates	Nixa	Missouri	65714 United States	4/17/2017
Laurie Cardoza	Springfield	Missouri	65810 United States	4/17/2017
Connie Stahlman	Springfield	Missouri	65810 United States	4/17/2017
Konnor Coates	Nixa	Missouri	65714 United States	4/17/2017
Kassi Dischner	Springfield	Missouri	65807 United States	4/17/2017

Michael Bartlett	Kirbyville	Missouri	65679 United States	4/17/2017
Logan Flynn	Springfield	Missouri	65804 United States	4/17/2017
Alexa Peyton	Springfield	Missouri	65802 United States	4/17/2017
Jesse Rollhaus	Willard	Missouri	65781 United States	4/17/2017
Bobbie-Jo Parker	Lampe	Missouri	65681 United States	4/17/2017
Lanie Indyk	Springfield	Missouri	65807 United States	4/17/2017
Kyler Kelso	Springfield	Missouri	65807 United States	4/17/2017
Jessica Buero	Bolivar	Missouri	65613 United States	4/17/2017
Dena Teaver	Springfield	Missouri	65807 United States	4/17/2017
Noah Embrey	Rogersville	Missouri	65742 United States	4/17/2017
Christie Julius	Springfield	Missouri	65804 United States	4/17/2017
Gene Rachinsky	Springfield	Missouri	65804 United States	4/17/2017
Vicky Ward	Flemington	Missouri	65650 United States	4/17/2017
Jessica Butterfield	Springfield	Missouri	64807 United States	4/17/2017
Jessica Butterfield	Springfield	Missouri	64807 United States	4/17/2017
Jasmine Scruggs	Springfield	Missouri	65807 United States	4/17/2017
Jennifer Palmer	Springfield	Missouri	65802 United States	4/17/2017
Alex McGhee	Springfield	Missouri	65806 United States	4/17/2017
Janessa Gregory	Lebanon	Missouri	65536 United States	4/17/2017
Andrea Stewart	Strafford	Missouri	65757 United States	4/17/2017
Meghan Norris	Springfield	Missouri	65806 United States	4/17/2017
Linda Russell	Springfield	Missouri	65807 United States	4/17/2017
Nicholas Parrott	Springfield	Missouri	65804 United States	4/17/2017
Sophie Mills	Springfield	Missouri	65807 United States	4/17/2017
Angela Smith	Battlefield	Missouri	65619 United States	4/17/2017
Makayla Bricker	Crane	Missouri	65633 United States	4/17/2017
Cheyenne Russell	New Hyde Park	New York	11040 United States	4/17/2017
Donna Meyer	Springfield	Missouri	65810 United States	4/17/2017
Dakota Wagner	Springfield	Missouri	65802 United States	4/17/2017
Shannon King	Springfield	Missouri	65807 United States	4/17/2017
Kaycee Burgess	Springfield	Missouri	65804 United States	4/17/2017
Dorothy Morrison	Lebanon	Missouri	65536 United States	4/17/2017
Alysa Fintel	Brookline	Missouri	65619 United States	4/17/2017
Michell Waterman	Bois D'Arc	Missouri	65612 United States	4/17/2017
Brianna Liaromatis	Norfork	Arkansas	72658 United States	4/17/2017
Cynthia Patrom	Sandusky	Ohio	88470 United States	4/17/2017
Jade Garber	Ash Grove	Missouri	65604 United States	4/17/2017
kassandra Pulis	Springfield	Missouri	65802 United States	4/17/2017
Dylan Cave	Springfield	Missouri	65807 United States	4/17/2017
Alicia Raymond	White	Georgia	30184 United States	4/17/2017
Alex Miller	Berkeley	California	94707 United States	4/17/2017
Tanya Smith	Springfield	Missouri	65807 United States	4/17/2017
Cory Okeefe	Springfield	Missouri	65802 United States	4/17/2017
Drew Setzer	Republic	Missouri	65738 United States	4/17/2017
erica nesbitt	Centerview	Missouri	64019 United States	4/17/2017
Sharleen Shouse	Spr	Missouri	Springfield United States	4/17/2017
Jesse England	Springfield	Missouri	65802 United States	4/17/2017
Deborah Tragasz	Jefferson City	Missouri	65109 United States	4/17/2017

Tiffany Cochran	Springfield	Missouri	65809 United States	4/17/2017
Natasha Tharp	Springfield	Missouri	65807 United States	4/17/2017
Stephanie Speer	Rolla	Missouri	65401 United States	4/17/2017
Sarah Orlandos	Ash Grove	Missouri	65604 United States	4/17/2017
Christa Oatman	Springfield	Missouri	65802 United States	4/17/2017
Tyler Nelson	Elsberry	Missouri	63343 United States	4/17/2017
Matthew Cardoza	Springfield	Missouri	65806 United States	4/17/2017
Christopher Dalton	Springfield	Missouri	65803 United States	4/17/2017
Kim SeEVERS	Clever	Missouri	65631 United States	4/17/2017
Patricia Barnoskie	Bolivar	Missouri	65613 United States	4/17/2017
Heidi Helfer	Springfield	Missouri	65802 United States	4/17/2017
Dakota Shutters	Ozark	Missouri	65721 United States	4/17/2017
Lakyn Wimberly	Buffalo	Missouri	65622 United States	4/17/2017
Aimee Kessinger	Springfield	Missouri	65807 United States	4/17/2017
Devin Kruse	Springfield	Missouri	65810 United States	4/17/2017
Hunter Cox	Springfield	Missouri	65807 United States	4/17/2017
Bobbi Davis	Rolla	Missouri	65401 United States	4/17/2017
Alexis Gawel	Springfield	Missouri	65807 United States	4/17/2017
Ashley Crim	Springfield	Missouri	65807 United States	4/17/2017
Amanda Zitting	Springfield	Missouri	65807 United States	4/17/2017
Mason Gilliam	Springfield	Missouri	65810 United States	4/17/2017
Sashs Sothern	Springfield	Missouri	65802 United States	4/17/2017
Christina Lodwick	Springfield	Missouri	65803 United States	4/17/2017
Tiffani Moore	Springfield	Missouri	65802 United States	4/17/2017
Michael Morris	Springfield	Missouri	65802 United States	4/17/2017
Gabrielle Garay	Elkland	Missouri	65644 United States	4/17/2017
Christine Clubb	Squires	Missouri	65755 United States	4/17/2017
Colton Doverspike	Nixa	Missouri	65714 United States	4/17/2017
Kayla Farrar	Fordland	Missouri	65652 United States	4/17/2017
Alexis Bowen	Springfield	Missouri	65803 United States	4/17/2017
Brandon Rogers	Springfield	Missouri	65807 United States	4/17/2017
Baylee Embrey	Ozark	Missouri	65721 United States	4/17/2017
Haiden Keener	Springfield	Missouri	65804 United States	4/17/2017
Jonathan Kirby	Nixa	Missouri	65714 United States	4/17/2017
Mia Gunn	Springfield	Missouri	65806 United States	4/17/2017
Kathryn Hardison	Springfield	Missouri	65810 United States	4/17/2017
Christine Ayres	Harrison	Arkansas	72601 United States	4/17/2017
Annette Hardison	Springfield	Missouri	65810 United States	4/17/2017
Byron Himes	Billings	Missouri	65610 United States	4/17/2017
Chyanne Castleberry	Springfield	Missouri	65807 United States	4/17/2017
Jessica Jones	Springfield	Missouri	65802 United States	4/17/2017
Erin Kemp	Springfield	Missouri	65802 United States	4/17/2017
Joseph Dixon	Springfield	Missouri	65807 United States	4/17/2017
Aleisha Oldham	Willard	Missouri	65781 United States	4/17/2017
Emma Hammond	Monett	Missouri	65708 United States	4/17/2017
Sara Munsey	Marshfield	Missouri	65706 United States	4/17/2017
Cheyenne Newman	Mt vernon	Missouri	65712 United States	4/17/2017
Amellia Rohlman	Springfield	Missouri	65807 United States	4/17/2017

Trist'n Bennett	Springfield	Missouri	65804 United States	4/17/2017
Dylan Newberry	Springfield	Missouri	65807 United States	4/17/2017
Lisa Kent	Springfield	Missouri	65802 United States	4/17/2017
Alexa Slack	Springfield	Missouri	65807 United States	4/17/2017
Alyessa Gleason	Springfield	Missouri	65810 United States	4/17/2017
Magdalena Golden	Nixa	Missouri	65714 United States	4/17/2017
Christina Carlson	Springfield	Missouri	65804 United States	4/17/2017
William Kent	Springfield	Missouri	65802 United States	4/17/2017
Rhonda Grojean	Nixa	Missouri	65714 United States	4/17/2017
Emily Andra	Springfield	Missouri	65802 United States	4/17/2017
Amber Bisland	Springfield	Missouri	65802 United States	4/17/2017
Laura Tummons	Springfield	Missouri	65802 United States	4/17/2017
Bryttani West	Springfield	Missouri	65802 United States	4/17/2017
Jordan Upchurch	Ste. Genevieve	Missouri	63670 United States	4/17/2017
adriane cockrum	Springfield	Missouri	65803 United States	4/17/2017
Kelsie Johnson	Nixa	Missouri	65714 United States	4/17/2017
Julia Selley	Springfield	Missouri	65807 United States	4/17/2017
Catherine Carr	Springfield	Missouri	65807 United States	4/17/2017
Alle Lane	Fountain	Colorado	80817 United States	4/17/2017
Gibson Schwendinger	Springfield	Missouri	65810 United States	4/17/2017
Ruth. Raines	Strafford	Missouri	65757 United States	4/17/2017
Ellen Emeric	Springfield	Missouri	65810 United States	4/17/2017
Moiria Seiber	West Plains	Missouri	65775 United States	4/17/2017
Alex Pinegar	Springfield	Missouri	65802 United States	4/17/2017
Michael@Carolyn Larsen	Sparta	Missouri	65753 United States	4/17/2017
Mike Lane	Fountain	Colorado	80817 United States	4/17/2017
Josey Metz	Springfield	Missouri	65806 United States	4/17/2017
Ashley Trout	Marshfield	Missouri	65706 United States	4/17/2017
Donald Smith	Brookline	Missouri	65619 United States	4/17/2017
Tosha Ubina	Springfield	Missouri	65803 United States	4/17/2017
theresa armstrong	springfield	Missouri	65803 United States	4/17/2017
Madison Kolstad	Springfield	Missouri	65802 United States	4/17/2017
Jessica Quinn	Springfield	Missouri	65807 United States	4/17/2017
Kalyn Sharp	Springfield	Missouri	65807 United States	4/17/2017
Kimberly Bryant	Nixa	Missouri	65714 United States	4/17/2017
Jill Pastula	Springfield	Missouri	65810 United States	4/17/2017
Erica Keithley	Springfield	Missouri	65803 United States	4/17/2017
Joshua Mone	Springfield	Missouri	65803 United States	4/17/2017
Alexandria McFarland-Poe	Springfield	Missouri	65804 United States	4/17/2017
Jeremy Cobb	Springfield	Missouri	65810 United States	4/17/2017
Teresa Shearmire	Springfield	Missouri	65802 United States	4/17/2017
Rudy Pena	Springfield	Missouri	65804 United States	4/17/2017
Breanna spinner	Reeds Spring	Missouri	65737 United States	4/17/2017
Bethany Parsons	Springfield	Missouri	65810 United States	4/17/2017
Sue Smith	Springfield	Missouri	65810 United States	4/17/2017
Jake Teague	Springfield	Missouri	65806 United States	4/17/2017
Brianna Grant	Springfield	Missouri	65803 United States	4/17/2017
Bunnie Warden	Republic	Missouri	65738 United States	4/17/2017

Johnny Recla	Springfield	Missouri	65804 United States	4/17/2017
Monica Jones	Monett	Missouri	65708 United States	4/17/2017
Angie Danielsen	Springfield	Missouri	65807 United States	4/17/2017
Meleta Owens	Nixa	Missouri	65714 United States	4/17/2017
Martha Spradling	Springfield	Missouri	65807 United States	4/17/2017
Rachel Weiner	Springfield	Missouri	65810 United States	4/17/2017
Lauren Clayton	Nixa	Missouri	65714 United States	4/17/2017
Lorna Hammock	Springfield	Missouri	65807 United States	4/17/2017
Mark Casertano	Springfield	Missouri	65807 United States	4/17/2017
Caylee Osborne	Buffalo	Missouri	65622 United States	4/17/2017
Eric Fors	Rolla	Missouri	65401 United States	4/17/2017
Scott Egerstrom	Springfield	Missouri	65802 United States	4/17/2017
Jordan Yannon	Nixa	Missouri	65714 United States	4/17/2017
Hayley Sawyer	Springfield	Missouri	65802 United States	4/17/2017
Jimmy Garber	Ash Grove	Missouri	65604 United States	4/17/2017
Steven Stringham	Springfield	Missouri	65807 United States	4/17/2017
Chanda Conboy	Springfield	Missouri	65810 United States	4/17/2017
Lyssa Maher-Felton	Springfield	Missouri	65807 United States	4/17/2017
Cassie Hale	Ozark	Missouri	65721 United States	4/17/2017
Terra Cunningham	Ash Grove	Missouri	65604 United States	4/17/2017
James Radke	Springfield	Missouri	65807 United States	4/17/2017
Mariah Wilson	Marionville	Missouri	65705 United States	4/17/2017
Steven Johnson	Springfield	Missouri	65802 United States	4/17/2017
Mikayla Kilgore	Springfield	Missouri	65807 United States	4/17/2017
Rebecca Simon	Buffalo	Missouri	65622 United States	4/17/2017
Margaret Mills	Springfield	Missouri	65804 United States	4/17/2017
Lauren Beck	Springfield	Missouri	65807 United States	4/17/2017
Katrina Shetron	Springfield	Missouri	65802 United States	4/17/2017
Tandee Ferguson	Biloxi	Mississippi	39531 United States	4/17/2017
Cristin Horner	Springfield	Missouri	65802 United States	4/17/2017
June Reinert	Springfield	Missouri	65807 United States	4/17/2017
Donna Webb	Springfield	Missouri	65807 United States	4/17/2017
myissa helphinstine	Springfield	Missouri	65806 United States	4/17/2017
Jonathan Allen	Marionville	Missouri	65705 United States	4/17/2017
Rebekah Renshaw	Springfield	Missouri	65807 United States	4/17/2017
Angie Brushwood	Willard	Missouri	65781 United States	4/17/2017
Ryan Scudder	Springfield	Missouri	65804 United States	4/17/2017
Hannah Burgess	Aurora	Missouri	65605 United States	4/17/2017
Elise Haverstick	Brookline	Missouri	65619 United States	4/17/2017
Teaira Carr	Marionville	Missouri	65705 United States	4/17/2017
Travis Dill	Elkland	Missouri	65644 United States	4/17/2017
Nathaniel Johnson	Lebanon	Missouri	65536 United States	4/17/2017
Denise Coleman	Springfield	Missouri	65807 United States	4/17/2017
Marvin Murphree	Springfield	Missouri	65804 United States	4/17/2017
Cara Clements	Springfield	Missouri	65806 United States	4/17/2017
Ysabeau Carroll	Mount Vernon	Missouri	65712 United States	4/17/2017
Miguel Guzman	Springfield	Missouri	65810 United States	4/17/2017
Gabrielle Wilson	Fair Grove	Missouri	65648 United States	4/17/2017

Eleyah Slavens	Springfield	Missouri	65804 United States	4/17/2017
Crystal Goddard	Republic	Missouri	65738 United States	4/17/2017
sandy furyk	Springfield	Missouri	65807 United States	4/17/2017
Audra Anson	Republic	Missouri	65738 United States	4/17/2017
kendra mace	verona	Missouri	65769 United States	4/17/2017
Jeannie Prey	Springfield	Missouri	65802 United States	4/17/2017
Paula Bishop	Highlandville	Missouri	65669 United States	4/17/2017
Kayla Sportsman	Sparta	Missouri	65753 United States	4/17/2017
Andrea Todd	Mount Vernon	Missouri	65712 United States	4/17/2017
Kristen Cobel	Rogersville	Missouri	65742 United States	4/17/2017
Angela Silk	Marionville	Missouri	65705 United States	4/18/2017
Shelley Salkil	Springfield	Missouri	65807 United States	4/18/2017
Madison Ledford	Springfield	Missouri	65806 United States	4/18/2017
Marlena White	Rogersville	Missouri	65742 United States	4/18/2017
Logan Balzer	Republic	Missouri	65738 United States	4/18/2017
Nina Poirot	Everton	Missouri	65646 United States	4/18/2017
Destaney Spain	Springfield	Missouri	65802 United States	4/18/2017
Crystal Medine	Mount Vernon	Missouri	65712 United States	4/18/2017
Malissa Welch	Aurora	Missouri	65605 United States	4/18/2017
Wesley Smith	Marionville	Missouri	65705 United States	4/18/2017
Cecilia Tarry Cook	Springfield	Missouri	65807 United States	4/18/2017
Margaret Witt	Springfield	Missouri	65802 United States	4/18/2017
Jessica Cantrell	Conway	Missouri	65632 United States	4/18/2017
Simone Cook	Nixa	Missouri	65714 United States	4/18/2017
Jennifer Pendergrass	Bois D Arc	Missouri	65612 United States	4/18/2017
Kim Reynolds	Nixa	Missouri	65714 United States	4/18/2017
Joseph Mattocks	Aurora	Missouri	65605 United States	4/18/2017
Hannah Gilliland	Springfield	Missouri	65802 United States	4/18/2017
Katelynn Wilson	Springfield	Missouri	65803 United States	4/18/2017
Marisa Russell	Springfield	Missouri	65807 United States	4/18/2017
Julie Martin	Frederic	Wisconsin	54837-8918 United States	4/18/2017
Michelle Vrieze	Mount Vernon	Missouri	65712 United States	4/18/2017
Shari Hood	Nixa	Missouri	65714 United States	4/18/2017
Amanda Gregory	Lebanon	Missouri	65536 United States	4/18/2017
Daniel Hoggatt	Springfield	Missouri	65804 United States	4/18/2017
Anthony Morrison	Springfield	Missouri	65807 United States	4/18/2017
Lee Viorel	Columbia	Missouri	65201 United States	4/18/2017
Kaylea Riggins	Springfield	Missouri	65803 United States	4/18/2017
Nicole Rice	Springfield	Missouri	65807 United States	4/18/2017
Angela Rogers	Springfield	Missouri	65803 United States	4/18/2017
Andrea Smith	Springfield	Missouri	65807 United States	4/18/2017
Noah Ward	Springfield	Missouri	65807 United States	4/18/2017
Kim Corbin	Springfield	Missouri	65807 United States	4/18/2017
Joseph Rios	Ozark	Missouri	65721 United States	4/18/2017
Tarrah Young	Strafford	Missouri	65757 United States	4/18/2017
Aleta Pollard	Springfield	Missouri	65802 United States	4/18/2017
Chad Woody	Springfield	Missouri	65802 United States	4/18/2017
Amber Percival	Springfield	Missouri	65802 United States	4/18/2017

Shelbi McGuirk	Springfield	Missouri	65810 United States	4/18/2017
Bailey Gardner	Springfield	Missouri	65810 United States	4/18/2017
Eric Massoth	Springfield	Missouri	65804 United States	4/18/2017
Amanda Bottrell	Springfield	Missouri	65807 United States	4/18/2017
Ash Forster	Seymour	Missouri	65746 United States	4/18/2017
Arianna Williams	Springfield	Missouri	65807 United States	4/18/2017
Douglas Smith	Republic	Missouri	65738 United States	4/18/2017
Megan Allen	Columbia	Missouri	65211 United States	4/18/2017
Andrea Shifflet	Grovespring	Missouri	65662 United States	4/18/2017
Victoria Hoffman	Springfield	Missouri	65802 United States	4/18/2017
Ellen Beedle	Kansas City	Missouri	64155 United States	4/18/2017
Kacey Morgan	Miller	Missouri	65707 United States	4/18/2017
Kerra Kauffman	Springfield	Missouri	65807 United States	4/18/2017
Dallas Fleetwood	Springfield	Missouri	65802 United States	4/18/2017
William Strong	Springfield	Missouri	65807 United States	4/18/2017
Tyler Jack	Springfield	Missouri	65807 United States	4/18/2017
Hannah Mullins	Ozark	Missouri	65721 United States	4/18/2017
Ashley Shehorn	Springfield	Missouri	65807 United States	4/18/2017
Tami Bobbett	Nevada	Missouri	64772 United States	4/18/2017
Tanner Blair	Springfield	Missouri	65803 United States	4/18/2017
Alyssa North	Fort Bragg	North Carolina	28310 United States	4/18/2017
Brady Bowe	Springfield	Missouri	65810 United States	4/18/2017
Brianna Collins	Nixa	Missouri	65714 United States	4/18/2017
Katy Moore	Nixa	Missouri	65714 United States	4/18/2017
nicole barrows	Walnut Grove	Missouri	65770 United States	4/18/2017
Christine Conner	Springfield	Missouri	65807 United States	4/18/2017
Bethany Graham	Springfield	Missouri	65802 United States	4/18/2017
Leslie Meeks	Springfield	Missouri	65810 United States	4/18/2017
Brenan Melton	Springfield	Missouri	65804 United States	4/18/2017
Laura Weis	Springfield	Missouri	65802 United States	4/18/2017
Emily Preciado	Springfield	Missouri	65804 United States	4/18/2017
Alexandria Clark	Springfield	Missouri	65804 United States	4/18/2017
Kimberly Nicely	Republic	Missouri	65738 United States	4/18/2017
Erica King	Lebanon	Missouri	65536 United States	4/18/2017
Allyson Rokusek	Springfield	Missouri	65807 United States	4/18/2017
Melanie Castillo	Springfield	Missouri	65804 United States	4/18/2017
Linda Rodriguez	Springfield	Missouri	65802 United States	4/18/2017
Tara Stansberry	Springfield	Missouri	65803 United States	4/18/2017
Ronda Steward	Springfield	Missouri	65807 United States	4/18/2017
Dylan Jones	Carthage	Missouri	64836 United States	4/18/2017
Chelsea Campbell	Marshfield	Missouri	65706 United States	4/18/2017
Mitchell Cornforth	Springfield	Missouri	65807 United States	4/18/2017
Brandy Vandeweerd	Springfield	Missouri	65807 United States	4/18/2017
Misty Kincheloe	Springfield	Missouri	65807 United States	4/18/2017
Wendy Snodgrass	Springfield	Missouri	65810 United States	4/18/2017
Carajill Campbell	Springfield	Missouri	65802 United States	4/18/2017
Hannah Parker	Ozark	Missouri	65721 United States	4/18/2017
Christopher Generette	Springfield	Missouri	65807 United States	4/18/2017

Ryan McCurter	Springfield	Missouri	65807 United States	4/18/2017
Jon Wagon	Springfield	Missouri	65802 United States	4/18/2017
Cheri Allen	Springfield	Missouri	65804 United States	4/18/2017
Bridget Hale	Springfield	Missouri	65807 United States	4/18/2017
Josie Hoover	Springfield	Missouri	65803 United States	4/18/2017
Ian Stock	Nixa	Missouri	65714 United States	4/18/2017
Margaret Gardner	Springfield	Missouri	65803 United States	4/18/2017
Janice Wickmark	Broken Arrow	Oklahoma	74014 United States	4/18/2017
Olivia Cope	Springfield	Missouri	65809 United States	4/18/2017
Julie Miller	Springfield	Missouri	65804 United States	4/18/2017
Brandy Dowell	Springfield	Missouri	65802 United States	4/18/2017
Cynthia Galler Bunn	Springfield	Missouri	65810 United States	4/18/2017
Azalene Wolf	Willard	Missouri	65781 United States	4/18/2017
Tess Devine	Springfield	Missouri	65806 United States	4/18/2017
Suzan Campbell	Springfield	Missouri	65802 United States	4/18/2017
Letha Ehbrecht	Springfield	Missouri	65802 United States	4/18/2017
Jacob McCubbin	Springfield	Missouri	65804 United States	4/18/2017
Taci Mathers	Springfield	Missouri	65802 United States	4/18/2017
Michael Hardesty	Springfield	Missouri	65803 United States	4/18/2017
Eric McGinnis	Nixa	Missouri	65714 United States	4/18/2017
Sue Craker	Monett	Missouri	65708 United States	4/18/2017
Susan Marler	Springfield	Missouri	65807 United States	4/18/2017
Sarah Knox	Humansville	Missouri	65674 United States	4/18/2017
Kimberly Julian	Branson	Missouri	65616 United States	4/18/2017
Kara Hubler	Springfield	Missouri	65807 United States	4/18/2017
Brandon Blackmann	Springfield	Missouri	65807 United States	4/18/2017
Kathleen Henson	Osage Beach	Missouri	65065 United States	4/18/2017
Scott Hamilton	Springfield	Missouri	65803 United States	4/18/2017
Brandon Engels	Springfield	Missouri	65807 United States	4/18/2017
Sydney Stiles	Carthage	Missouri	64836 United States	4/18/2017
Bethany Applegate	Springfield	Missouri	65802 United States	4/18/2017
Bobbie Liffick	Springfield	Missouri	65802 United States	4/18/2017
Josiah Babin	Nixa	Missouri	65714 United States	4/18/2017
Amber Robinson	Marionville	Missouri	65705 United States	4/18/2017
Eleanor (Jeannie) Meyer	Springfield	Missouri	65809 United States	4/18/2017
Carhy Burk	Brookline	Missouri	65619 United States	4/18/2017
Justin Roberts	Springfield	Missouri	65807 United States	4/18/2017
Sam Cunningham	Springfield	Missouri	65804 United States	4/18/2017
Shayla Lowe	Springfield	Missouri	65802 United States	4/18/2017
Aspen Collier	Springfield	Missouri	65807 United States	4/18/2017
Hayden Ponsar	Columbia	Missouri	65203 United States	4/18/2017
Ryan Mcniel	Branson	Missouri	65616 United States	4/18/2017
Garri Conway	Springfield	Missouri	65807 United States	4/18/2017
Noelle Lloyd	Springfield	Missouri	65807 United States	4/18/2017
Emily Beshears	Republic	Missouri	65738 United States	4/18/2017
Amanda Allen	Springfield	Missouri	65807 United States	4/18/2017
Carl Hawn	Springfield	Missouri	65807 United States	4/18/2017
Debra Ferguson	Springfield	Missouri	65806 United States	4/18/2017

Hannah Parke	Fair Play	Missouri	65649 United States	4/18/2017
Marilyn Cope	Springfield	Missouri	65809 United States	4/18/2017
Jason Hamann	Springfield	Missouri	65809 United States	4/18/2017
Madison Smith	Springfield	Missouri	65807 United States	4/18/2017
Micaela Maxey	Springfield	Missouri	65807 United States	4/18/2017
Jenny Johnson	SPRINGFIELD	Missouri	65802 United States	4/18/2017
Shirley Moentnisch	Springfield	Missouri	65804 United States	4/18/2017
Jacob Carothers	Pittsburg	Missouri	65724 United States	4/18/2017
Jennifer Marxmiller	Springfield	Missouri	65807 United States	4/18/2017
Chandelle Atkinson	Springfield	Missouri	65807 United States	4/18/2017
Holly Herrell	Aurora	Missouri	65605 United States	4/18/2017
Sarah Skinner VanFosson	Nixa	Missouri	65714 United States	4/18/2017
Lynda Johnson	Springfield	Missouri	65807 United States	4/18/2017
Eric Lug	Springfield	Missouri	65807 United States	4/18/2017
Jamie Barke	Springfield	Missouri	65803 United States	4/18/2017
Robert Snelling	Springfield	Missouri	65804 United States	4/18/2017
sandra hise	Springfield	Missouri	65802 United States	4/18/2017
Kayla Casey	Springfield	Missouri	65810 United States	4/18/2017
Tammy Mawdsley	Ozark	Missouri	65721 United States	4/18/2017
Montana Reichert	Springfield	Missouri	65807 United States	4/18/2017
Sharon Hagen	Ozark	Missouri	65721 United States	4/18/2017
Sara Burnham	Stott city	Missouri	5676 United States	4/18/2017
Chelsea Bender	Springfield	Missouri	65802 United States	4/18/2017
Matt Verfurth	Springfield	Missouri	65807 United States	4/18/2017
Ashley Cardwell	Branson	Missouri	65616 United States	4/18/2017
Meghaan Mayfield	Fair Play	Missouri	65649 United States	4/18/2017
Audrey Stafford	Lockwood	Missouri	65682 United States	4/18/2017
Anna Miller	Ozark	Missouri	65721 United States	4/18/2017
Sharon Harter	Springfield	Missouri	65807 United States	4/18/2017
Adam Waltz	Nixa	Missouri	65714 United States	4/18/2017
Craig Long	Springfield	Missouri	65804 United States	4/18/2017
Garrett Roney	Aurora	Missouri	65605 United States	4/18/2017
Michael Schellen	Puxico	Missouri	63960 United States	4/18/2017
Bryan Barnes	Springfield	Missouri	65804 United States	4/18/2017
Vicke Kepling	Springfield	Missouri	65802 United States	4/18/2017
Jessica Rogers	Lebanon	Missouri	65536 United States	4/18/2017
Jake Burch	Springfield	Missouri	65807 United States	4/18/2017
Lauren Scott	Springfield	Missouri	65803 United States	4/18/2017
Brittany Cook	Rogersville	Missouri	65742 United States	4/18/2017
Tyson Schembri	Springfield	Missouri	65807 United States	4/18/2017
Gretchen Krausch	Lebanon	Missouri	65536 United States	4/18/2017
Christina Ettinger	Springfield	Missouri	65807 United States	4/18/2017
Tiffany Engle	Marshfield	Missouri	65706 United States	4/18/2017
Cole Sutton	Springfield	Missouri	65807 United States	4/18/2017
Thomas Schembri	Springfield	Missouri	65807 United States	4/18/2017
Nicole Smart	Springfield	Missouri	65803 United States	4/18/2017
celena mccrackin	Springfield	Missouri	65807 United States	4/18/2017
Tara Graham	Springfield	Missouri	65807 United States	4/18/2017

Elizabeth Lupton	Ozark	Missouri	65721 United States	4/18/2017
Jordan Baskin	Buffalo	Missouri	65622 United States	4/18/2017
Marshall allen	Springfield	Missouri	65807 United States	4/18/2017
Antonetta Stoops	Springfield	Missouri	65803 United States	4/18/2017
Bruce Earnhart	Springfield	Missouri	6584 United States	4/18/2017
Caitlyn Biggs	Springfield	Missouri	65807 United States	4/18/2017
Patrick Connor	Springfield	Missouri	65809 United States	4/18/2017
Heather Roy	Ozark	Missouri	65721 United States	4/18/2017
Cassidy Stephens	Republic	Missouri	65738 United States	4/18/2017
Chloe Michaelis	Kansas City	Missouri	64111 United States	4/18/2017
melissa olson	sparta	Missouri	65753 United States	4/18/2017
chris burks	Ozark	Missouri	65721 United States	4/18/2017
Anna Kim	Fair Play	Missouri	65649 United States	4/18/2017
Ashley Anderson	Springfield	Missouri	65807 United States	4/18/2017
Jennifer Delnevo	Springfield	Missouri	65803 United States	4/18/2017
Mitchell Howard	Springfield	Missouri	65802 United States	4/18/2017
Meghan Martin	Bolivar	Missouri	65613 United States	4/18/2017
Gabryele Johnson	Stockton	Missouri	65785 United States	4/18/2017
Erica Miller	Springfield	Missouri	65802 United States	4/18/2017
Gabrielle Boxall	Nixa	Missouri	65714 United States	4/18/2017
Catherine Aubuchon	Springfield	Missouri	65804 United States	4/18/2017
Amanda Witt	Brookline	Missouri	65619 United States	4/18/2017
Marcus Phillips	Springfield	Missouri	65807 United States	4/18/2017
Jeff Peeters	Republic	Missouri	65738 United States	4/18/2017
Mariah Archer	Republic	Missouri	65738 United States	4/18/2017
Dontez Jenkins	Springfield	Missouri	65802 United States	4/18/2017
Nancy Feraldi	Fort Myers	Florida	33919 United States	4/18/2017
Sarah Watets	St Robert	Missouri	65584 United States	4/18/2017
Matthew McGill	Republic	Missouri	65837 United States	4/18/2017
Kayla Wise	Springfield	Missouri	65802 United States	4/18/2017
Tonya Cook	Niangua	Missouri	65713 United States	4/18/2017
Nila Ramsey	Ozark	Missouri	65721 United States	4/18/2017
Jeremy Elam	Springfield	Missouri	65806 United States	4/18/2017
Kristy Hendrich	Bolivar	Missouri	65613 United States	4/18/2017
Tyler Hendrich	Bolivar	Missouri	65613 United States	4/18/2017
Angie Deeter	Forsyth	Missouri	65653 United States	4/18/2017
Lacinda Hall	Springfield	Missouri	65803 United States	4/18/2017
Havan McGinnes	Branson	Missouri	65616 United States	4/18/2017
Melissa Grout	Brookline	Missouri	65619 United States	4/18/2017
Heather Appling	Springfield	Missouri	65804 United States	4/18/2017
Brandi Lea	Springfield	Missouri	65807 United States	4/18/2017
Samantha Delgado	Springfield	Missouri	65804 United States	4/18/2017
Travis Burich	Springfield	Missouri	65802 United States	4/18/2017
Liz Bermond	Springfield	Missouri	65809 United States	4/18/2017
Jessie DeCloud	Springfield	Missouri	65802 United States	4/18/2017
Katherine Cummings	Springfield	Missouri	65804 United States	4/18/2017
Kevin Julien	Marionville	Missouri	65705 United States	4/18/2017
Michael Jenkins	Springfield	Missouri	65807 United States	4/18/2017

Andrea Wolven	Springfield	Missouri	65807 United States	4/18/2017
Bethany Johnson	Springfield	Missouri	65802 United States	4/18/2017
L P	Springfield	Missouri	65810 United States	4/18/2017
Tom A. Schembri	Springfield	Missouri	65807 United States	4/18/2017
Jaclin Boeckman	Springfield	Missouri	65807 United States	4/18/2017
Damon Peavey	Springfield	Missouri	65807 United States	4/18/2017
Carrie Holguin	Springfield	Missouri	65802 United States	4/18/2017
Phillip Barton	Phillipsburg	Missouri	65722 United States	4/18/2017
Terri Raaphorst	Springfield	Missouri	65803 United States	4/18/2017
Donna Warmuth	Springfield	Missouri	65802 United States	4/18/2017
Melinda Peavey	Springfield	Missouri	65807 United States	4/18/2017
Galina Kuhl	Ozark	Missouri	65721 United States	4/18/2017
Katie Love	Springfield	Missouri	65803 United States	4/18/2017
Richard Hasty	Springfield	Missouri	65802 United States	4/18/2017
Rhonda rhonda.dyer@att.net	Springfield	Missouri	65807 United States	4/18/2017
Laura Pratt	Springfield	Missouri	65807 United States	4/18/2017
Jessica Weir	Springfield	Missouri	65807 United States	4/18/2017
Laurel Mapes Browning	Nixa	Missouri	65714 United States	4/18/2017
Laura Lynch	Burlington	New Jersey	8016 United States	4/18/2017
Rebekah Hynes	Springfield	Missouri	65803 United States	4/18/2017
Rochelle Raven	Ash Grove	Missouri	65604 United States	4/18/2017
Chelsea Miller	Cordova	Tennessee	38018 United States	4/18/2017
Gayle Morrow	Strafford	Missouri	65757 United States	4/18/2017
Anna Cloward	Sparta	Missouri	65753 United States	4/18/2017
Dana Reding	Ozark	Missouri	65721 United States	4/18/2017
Kathryn Wood	Springfield	Missouri	65804 United States	4/18/2017
Michelle Alex	Springfield	Missouri	65803 United States	4/18/2017
Breanna Hogan	Ozark	Missouri	65721 United States	4/18/2017
Johnny Mouton	Springfield	Missouri	65804 United States	4/18/2017
Linda Swadley	Aurora	Missouri	65605 United States	4/18/2017
Aimee Barley	Springfield	Missouri	65804 United States	4/18/2017
Misty Hall	Republic	Missouri	65738 United States	4/18/2017
Joshua Eidson	Springfield	Missouri	65807 United States	4/18/2017
Michelle Adams	Springfield	Missouri	65803 United States	4/18/2017
Yahaira Garcia	Springfield	Missouri	65810 United States	4/18/2017
shree sneed	Springfield	Missouri	65802 United States	4/19/2017
Tara Gentry	Springfield	Missouri	65802 United States	4/19/2017
Victor Stewart	Springfield	Missouri	65807 United States	4/19/2017
Shella Gentry	Kansas City	Missouri	64114 United States	4/19/2017
Karen Price	Crane	Missouri	65633 United States	4/19/2017
Mandi Rice	Nixa	Missouri	65714 United States	4/19/2017
Heidi VanCleave	Des Moines	Iowa	50317 United States	4/19/2017
Lisa Bailey	Springfield	Missouri	65803 United States	4/19/2017
Jesse Kanne	Republic	Missouri	65738 United States	4/19/2017
Naomi Murray	Springfield	Missouri	65810 United States	4/19/2017
Betty Ridge	Springfield	Missouri	65804 United States	4/19/2017
Nancy Reid	Billings	Missouri	65610 United States	4/19/2017
Alice Greenfield	Springfield	Missouri	65810 United States	4/19/2017

Andrew Montgomery	Springfield	Missouri	65804 United States	4/19/2017
Jack Lewis	Springfield	Missouri	65802 United States	4/19/2017
Stacy Barclay	Springfield	Missouri	65803 United States	4/19/2017
Scott Ramsey	Republic	Missouri	65738 United States	4/19/2017
Marian Nash	Springfield	Missouri	65810 United States	4/19/2017
Katelynn Russ	Springfield	Missouri	65807 United States	4/19/2017
Cheri Enns	Chadwick	Missouri	65629 United States	4/19/2017
Elizabeth Eggleton	Branson	Missouri	65616 United States	4/19/2017
Laura Stotts	Aurora	Missouri	65605 United States	4/19/2017
Leah Ingalsbe	Springfield	Missouri	65807 United States	4/19/2017
Maria Bush	Nixa	Missouri	65714 United States	4/19/2017
Tonya Cantwell	Crane	Missouri	65633 United States	4/19/2017
Lisa Joseph	Reeds Spring	Missouri	65737 United States	4/19/2017
Autumn Strain	Marshfield	Missouri	65706 United States	4/19/2017
Tracy Stout	Springfield	Missouri	65807 United States	4/19/2017
Suzanne Perry	Springfield	Missouri	65807 United States	4/19/2017
Jodi Grable	Springfield	Missouri	65807 United States	4/19/2017
Tracye Corbin	Springfield	Missouri	65804 United States	4/19/2017
Allisyn Rea	Springfield	Missouri	65802 United States	4/19/2017
Rachel Anger	Springfield	Missouri	65803 United States	4/19/2017
Felipe Abreu Martis	Springfield	Missouri	65802 United States	4/19/2017
April Marvin	Springfield	Missouri	65803 United States	4/19/2017
Brooke Gibson	Kansas City	Missouri	64131 United States	4/19/2017
Sheila Ragsdale	Rogersville	Missouri	65742 United States	4/19/2017
matthew hickcox	Springfield	Missouri	65804 United States	4/19/2017
Rita Fanning	Marshfield	Missouri	65706 United States	4/19/2017
Krissy Bell	Republic	Missouri	65738 United States	4/19/2017
Keri Rose	Springfield	Missouri	65802 United States	4/19/2017
Reta Griffin	Springfield	Missouri	65810 United States	4/19/2017
Luella Ostonal	SPRINGFIELD	Missouri	65802 United States	4/19/2017
Natasha Jenkins	Brookline	Missouri	65619 United States	4/19/2017
Tyler Brigman	Springfield	Missouri	65803 United States	4/19/2017
sonja duke	Springfield	Missouri	65806 United States	4/19/2017
Julie Phillips	Springfield	Missouri	65810 United States	4/19/2017
Angelica Pedroza	Springfield	Missouri	65806 United States	4/19/2017
Rebecca Clayton	Republic	Missouri	65738 United States	4/19/2017
Tiffany Wiest	Springfield	Missouri	65802 United States	4/19/2017
Emily Hougardy	Springfield	Missouri	65807 United States	4/19/2017
Kasey Mills	Springfield	Missouri	65804 United States	4/19/2017
Micayla Wilson	Clever	Missouri	65631 United States	4/19/2017
Amanda Respress	Seymour	Missouri	65746 United States	4/19/2017
Kim Peterson	Springfield	Missouri	65804 United States	4/19/2017
Lisa Marriott	Nixa	Missouri	65714 United States	4/19/2017
James Brinson	Springfield	Missouri	65806 United States	4/19/2017
Todd Dudenhoeffer	Springfield	Missouri	65810 United States	4/19/2017
Maleia Kaminsky	Springfield	Missouri	65802 United States	4/19/2017
Amanda Osborne	Rogersville	Missouri	65742 United States	4/19/2017
Misty Jett	Springfield	Missouri	65807 United States	4/19/2017

Rachel Cox	Springfield	Missouri	65807 United States	4/19/2017
Eva Davis	Willard	Missouri	65781 United States	4/19/2017
kathy hansen	springfield	Missouri	65803 United States	4/19/2017
Trudy French	Springfield	Missouri	65807 United States	4/19/2017
Sandra Flippo	Springfield	Missouri	65803 United States	4/19/2017
Chris Reynolds	Springfield	Missouri	65807 United States	4/19/2017
Jeff Huffman	Logan	Utah	84341 United States	4/19/2017
Janice Wiggins	Springfield	Missouri	65807 United States	4/19/2017
Sarah Dill	Savannah	Georgia	31412 United States	4/19/2017
Patrick King	Crane	Missouri	65633 United States	4/19/2017
Natalie Beitzell	Springfield	Missouri	65804 United States	4/19/2017
Angela Agcaoili	Springfield	Missouri	65802 United States	4/19/2017
Dallas Vankirk	Ozark	Missouri	65721 United States	4/19/2017
Tonya Gardner	Nixa	Missouri	65714 United States	4/19/2017
Rebekah Helvie	Kansas City	Missouri	64133 United States	4/19/2017
Christopher Allen	Springfield	Missouri	65803 United States	4/19/2017
Sheryl Portis	Springfield	Missouri	65807 United States	4/19/2017
Mikayla Kelso	Springfield	Missouri	65802 United States	4/19/2017
Robert Lockhorn	Vancouver	Washington	98683 United States	4/19/2017
Blake Turner	Weir	Kansas	66781 United States	4/20/2017
Chris Wiser	Springfield	Missouri	65810 United States	4/20/2017
Susan Brengle	Springfield	Missouri	65810 United States	4/20/2017
Whitney Bradshaw	Mount Vernon	Missouri	65712 United States	4/20/2017
Cheryl Loftin	Reeds Spring	Missouri	65737 United States	4/20/2017
Patrick Irvin	Springfield	Missouri	65807 United States	4/20/2017
Derek Brandenburg	Springfield	Missouri	65807 United States	4/20/2017
Cassie Martz	Springfield	Missouri	65804 United States	4/20/2017
Stephanie Marshall	Bolivar	Missouri	65613 United States	4/20/2017
Corinne Griffin	Springfield	Missouri	65807 United States	4/20/2017
Crystal Baker	Mount Vernon	Missouri	65712 United States	4/20/2017
Hannah Michelle	Bronaugh	Missouri	64728 United States	4/20/2017
Deborah Ingram	Bowling Green	Missouri	63334 United States	4/20/2017
Robert Sands	Springfield	Missouri	65810 United States	4/20/2017
Tammy Walton	Springfield	Missouri	65803 United States	4/20/2017
Megan Mercado	Springfield	Missouri	65804 United States	4/20/2017
Tonia Goben	Springfield	Missouri	65803 United States	4/20/2017
Rebecca Lehman	Springfield	Missouri	65804 United States	4/20/2017
Megan Clark	Springfield	Missouri	65806 United States	4/20/2017
miranda Dusenberry	Springfield	Missouri	65804 United States	4/20/2017
Brian LeClaire	Brookline	Missouri	65619 United States	4/20/2017
Ashly Renner	Mansfield	Missouri	65704 United States	4/20/2017
Eric Maier	Hayward	Minnesota	56043 United States	4/20/2017
Eileen Illum	Springfield	Missouri	65807 United States	4/20/2017
Jane McCormick	Springfield, MO	Missouri	65804 United States	4/20/2017
Shelby Porter	Springfield	Missouri	65807 United States	4/20/2017
Trisha Arcane	Springfield	Missouri	65810 United States	4/20/2017
darlene denney	Springfield	Missouri	65810 United States	4/20/2017
Ashley Acevedo	Springfield	Missouri	65806 United States	4/20/2017

Elizabeth Beckmeier-Eft	Ozark	Missouri	65721 United States	4/20/2017
Joyce Fisher	Springfield	Missouri	65802 United States	4/20/2017
Gail Bogle	Brighton	Missouri	65617 United States	4/20/2017
Stephanie Phillips	Nixa	Missouri	65714 United States	4/21/2017
Carla Grant	Springfield	Missouri	65803 United States	4/21/2017
dorothea Whitworth Whitworth	Brighton	Missouri	65617 United States	4/21/2017
Nicole Hicks	Springfield	Missouri	65804 United States	4/21/2017
Tycece Dennis	Springfield	Missouri	65810 United States	4/21/2017
Kate Klinzing	Springfield	Missouri	65804 United States	4/21/2017
Becky Barbara	Springfield	Missouri	65804 United States	4/21/2017
Brenda Coday	Willard	Missouri	65781 United States	4/21/2017
Robert Grant	Springfield	Missouri	65803 United States	4/21/2017
Amy Forrester	Springfield	Missouri	65803 United States	4/21/2017
Kellie York Martinez	Willard	Missouri	65781 United States	4/21/2017
jeannie greene	Springfield	Missouri	65804 United States	4/21/2017
Joscelyn Hill	Springfield	Missouri	65807 United States	4/22/2017
Elizabeth Wantland	Springfield	Missouri	65804 United States	4/22/2017
Tracy Engle	Alhambra	Illinois	62001 United States	4/22/2017
David Eiken	Springfield	Missouri	65803 United States	4/22/2017
Stephanie Dannen	Nixa	Missouri	65714 United States	4/22/2017
Alexander Wampler	Springfield	Missouri	65804 United States	4/22/2017
Mitchell Weir	Springfield	Missouri	65807 United States	4/22/2017
Deborah Kruse	Springfield	Missouri	65810 United States	4/22/2017
Dayna Taylor	Springfield	Missouri	65807 United States	4/23/2017
Sam Hickman	Springfield	Missouri	65810 United States	4/23/2017
Blanca Medellin	Springfield	Missouri	65802 United States	4/23/2017
Cary Belew	Springfield	Missouri	65810 United States	4/23/2017
Ciara Day	Springfield	Missouri	65807 United States	4/23/2017
Tammy Mishler	Fair Grove	Missouri	65648 United States	4/23/2017
Carrie Rey	Springfield	Missouri	65807 United States	4/23/2017
Angela King	Ozark	Missouri	65721 United States	4/23/2017
Tonya Elwood	Springfield	Missouri	65804 United States	4/23/2017
Shirley Terry	Springfield	Missouri	65807 United States	4/24/2017
Raymond Green	Springfield	Missouri	65802 United States	4/25/2017
Bill Luten	Springfield	Missouri	65802 United States	4/25/2017
Jacquelyn Nally	Carthage	Missouri	64836 United States	4/25/2017
Kyra Shipp	Springfield	Missouri	65807 United States	4/25/2017
Patrick amelio	Aurora	Missouri	65605 United States	4/25/2017
David DesJardins	Jacksonville	Florida	32244 United States	4/25/2017
Lance O'Neill	Nixa	Missouri	65714 United States	4/25/2017
Stacey Luehrs	Springfield	Missouri	65804 United States	4/26/2017
Sierra Robertson	Osceola	Missouri	64776 United States	4/26/2017
Betty Pruett	Springfield	Missouri	65807 United States	4/26/2017



May 9, 2017

Mr. Larry Lipscomb
President, Dearborn Development
1708 S. Ingram Mill Rd, C100
Springfield, MO 65804

Dear Larry:

As you know, you and I have enjoyed much business success in Springfield and Chesterfield Village for over twenty years. The Palace Theatre was a strong performing cinema in the Springfield market for a very long time. Since 2008, you afforded us multiple opportunities to either buy the building or sign a longer term lease. This did not fit our business model and we declined those options.

We appreciate the support for our movie theater from the Springfield community generally, and you particularly. Unfortunately, the theater business has changed over the last ten years to the point that we were actually prepared to let our lease expire in 2015. You worked with us on a month-to-month lease as a way for the Palace Theatre to stay in the Village for an additional time.

No one can or should say you sold the theatre building out from under us at all. Economic reality changed for both of us and it was simply time to move on. I have talked with our staff, and we are not sure who, if anyone, at our company may have discussed this matter with the person who spoke at the meeting. I regret and disclaim there is anything but good will and high regard between us.

We at Warren Theatres wish you and all at Chesterfield Village the best going forward. To use a phrase from our business: ***Thanks for the memories.***

Best regards,

Bill Warren
Warren theaters





May 8, 2017

City of Springfield
840 Boonville Ave
Springfield, MO 65802

Dear City Council and Licensing Division,

The Life360 Church Board is submitting this letter of non-protest for licensing, current and future, as it relates to generalized alcohol license in the Chesterfield area. We will not press this issue should zoning be passed allowing us to move into the community.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Ted Cederblom".

Dr. Ted Cederblom
Life360 Chairman of the Board

a multi-site church of the assemblies of God

3581 s. kansas ave. - springfield, MO 65807 - 417.447.9000 - life360.org



Park Crest
South Campus



Calvary
Midtown Campus



Fordland
Campus



Ozark
Campus



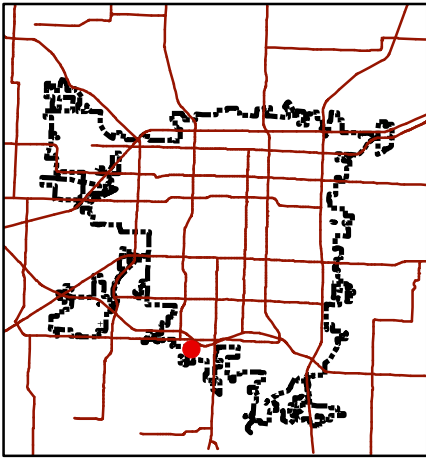
Hartsville
Campus



Republic
Campus



Our next site -
Coming soon!



Development Review Staff Report

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

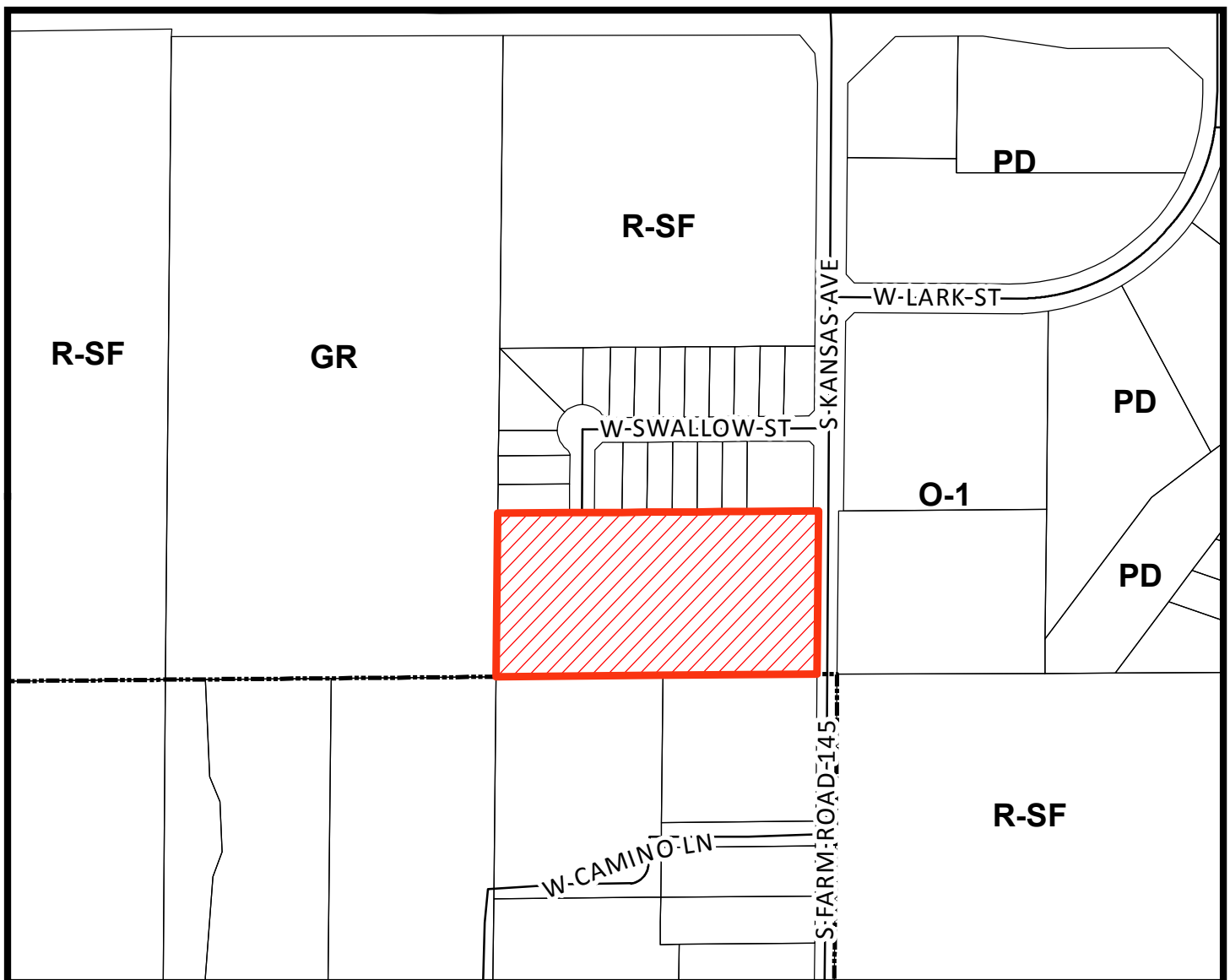
Z-10-2017 Conditional Overlay District 125

LOCATION: 4349 South Kansas Ave

CURRENT ZONE: R-SF, Single Family Residential District

PROPOSED ZONE: R-MD, Medium Density Multi-Family Residential District COD 125

LOCATION SKETCH



- Area of Proposal

0 260 520 1,040 Feet

1 inch = 325 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-10-2017 CONDITIONAL OVERLAY DISTRICT NO. 125

PURPOSE: To rezone approximately 5 acres of property generally located at 4349 South Kansas Avenue from a R-SF, Single-Family Residential District to a R-MD, Medium-Density Multi-Family Residential District and establishing Conditional Overlay District No. 125.

DATE: May 22, 2017

LOCATION: 4349 South Kanas Avenue

APPLICANT: Glossip Family Trust

TRACT SIZE: Approximately 5 acres

EXISTING USE: Residential and undeveloped land

PROPOSED USE: Multi-family development and retirement/ nursing home

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing. The R-MD District is one of the zoning districts recommended for this tract including property north to Republic Street. The request is consistent with the adjacent proposed future land uses to the north and the intent of the R-MD district to serve as a transition between lower density and higher density residential districts. This development will serve as a transition between the adjoining single-family residential neighborhood to the south and the proposed higher intensity to the north.
2. The subject property is located along Kansas Avenue which is classified by the Transportation Plan as a collector roadway.
3. The proposed conditional overlay district will mitigate the potential impact between the multi-family and single-family uses by restricting the maximum density to no more than eleven (11) dwelling units per acre which is significantly less intense than what is permitted in the R-MD district. The proposed conditional overlay district will restrict and lower the residential density to the R-TH, Residential Townhouse District.
4. The standard development requirements in the R-MD District are otherwise adequate for mitigating potential impacts of the multi-family uses on the adjoining single-family residential properties. No portion of a multi-family structure shall be

higher than a forty-five (45) degree bulk plane where the property adjoins an R-SF District.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single-family residences
East	O-1 COD 105 and R-SF	Quail Creek retirement home
South	Greene Co R-1	Single-family residences
West	GR COD 107	VA Clinic

HISTORY:

This tract of property has been zoned R-SF since the 1995 citywide re-mapping.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing. The R-MD District is one of the appropriate zoning districts recommended for the area designated as Medium or High Density Housing. The Future Land Use Plan for the City designates Medium or High Density Housing north of the subject property north to Republic Street. The proposed multi-family residential uses and densities are an appropriate transition between the higher intensity retail, residential and office uses. The subject site with the conditional overlay district meets the recommendations and intent of the Comprehensive Plan and R-MD District.

STAFF COMMENTS:

1. The applicant is proposing to rezone the property at 4349 South Kansas Avenue from a R-SF, Single-Family Residential District to a R-MD, Medium Density Multi-Family Residential District and establishing Conditional Overlay District No. 125. The intent of this application is to facilitate the development of the site for a multi-family development and assisted living retirement home for seniors.
2. An R-MD district allows for retirement and nursing home by a conditional use permit. There is a separate application being submitted for the conditional use permit for the retirement and nursing home use.

3. The applicant is requesting a conditional overlay district that will restrict the maximum density to eleven (11) dwelling units per acre. This restriction will reduce the projected traffic impact of the site if developed to the full extent of the R-MD densities and will not require a traffic study. The proposed density is comparable to the R-TH District, a less intense residential district. The Multi-Family Location and Design Guidelines are not required for multi-family developments at 11 dwelling units per acre or less. The conditional overlay district will also require the dedication of 10 feet of right of way along Kansas Avenue if there is not 30 feet of right of way from the centerline of the street and require a sidewalk to be constructed along Kansas Avenue.
4. The maximum height of any multi-family dwelling is restricted by a forty-five (45) degree bulk plane as measured from the boundaries of any R-SF districts. This is a one to one ratio of setback to height. Therefore, if the structures were 35 feet high the setback would be 35 feet. The standard requirements for bufferyards, noise, lighting, odor and signage will be covered by the Zoning Ordinance.
5. A traffic study was not warranted by Public Works Traffic Division since the rezoning from R-SF to the R-MD with COD #125 will not generate a significant amount of additional traffic. The current R-SF zoning district allows up to 7 dwelling units per acre while the proposed R-MD zoning district with COD #125 will allow up to 11 dwelling units per acre. This is a total increase of only 4 dwelling units per acre.
6. The bufferyard requirement between the R-MD, Medium-Density Multi-Family Residential District and adjacent R-SF, Single-Family Residential District to the north, is a Bufferyard "C". Bufferyard "C" requires a minimum open space of fifteen (15) feet wide with the following plantings per one hundred (100) linear feet: one (1) canopy tree, two (2) understory tree, two (2) evergreen tree and ten (10) shrubs. There are no required structures (i.e. solid fence, wall or hedge) in the Bufferyard "C". There is also a Bufferyard C required along the property boundary and Greene County R-1 zoning.
7. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting with property owners, residents and any registered neighborhood association within 500 feet of the subject properties on February 16, 2017 and a second meeting was held on May 25, 2017. A summary of these meetings is attached (Attachment 2).

PUBILC COMMENTS:

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

Notices sent to property owners within 185 feet	15
Notices returned as undeliverable	0

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-10-2017 & CONDITIONAL OVERLAY DISTRICT NO. 125

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with rezoning proposal.

CITY UTILITIES:

No objection to rezoning request. A water main will need to be extended to provide service.

CLEAN WATER SERVICES COMMENTS:

No objection to zoning request. The development will be subject to a \$0.0469 per square foot trunkline connection fee. This is based on the square footage of the property which will include both parcels if combined. This fee will be in addition to the sewer impact permit fee which is based on the size of the proposed water meter. These fees must be paid before obtaining a building permit.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Kansas Avenue as a Collector roadway. The standard right of way width for Kansas Avenue is 30 feet from the centerline. It appears approximately 10 feet right of way is needed. A survey is recommended to determine the exact amount of existing right of way. Kansas Avenue is a city maintained street. There is not a recent traffic count on Kansas Avenue south of Republic Road. There are currently two driveway access points along Kansas Avenue pertaining to the properties in this zoning. There are no sidewalks along the property frontage, however, sidewalks will be required to be constructed at the time of development or as part of a plat. The existing infrastructure meets current city standards. On-street parking is not allowed along Kansas Avenue. There is not a greenway trail in the area. There are no bus stops along Kansas Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along Kansas Avenue.

Public Works Traffic Division	Response
Street classification	Kansas Avenue - Collector
On-street parking along streets	Kansas Avenue - No
Trips generated - Peak Hour	35 vehicles (R-SF) 119 vehicles (R-MD)
Additional Trips generated with zoning change - Peak Hour	84 vehicles
Existing street right of way widths	Kansas Avenue - 20 ft. from the centerline
Standard right of way widths	Kansas Avenue - 30 ft. from the centerline
Traffic study submitted	Not required*

Proposed street improvements	None required
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*A traffic study was not required. The development of a senior living facility stated in the conditional overlay district was reviewed by staff based on national trip generation rates developed by the Institute of Transportation Engineers (ITE). The development will not generate a significant number of additional trips to warrant a traffic study.

STORMWATER COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of on-site stormwater detention will not be allowed and onsite detention will be required. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There are no sinkholes on the proposed property.

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

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

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



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February 6, 2017

To Neighbors of
4409 and 4413 South Kansas Avenue/Farm Road 145

Dear Neighbor:

My firm is assisting in the rezoning effort of the above-mentioned properties. The 4.77-acre parcel at 4409 South Kansas is zoned R-SF in the City, and the 2.17-acre parcel at 4413 South Farm Road 145 is zoned R-1 in the County. My client desires to construct a small residential community for seniors, particularly veterans, consisting of a three-story building of approximately 40 apartments, and a two-story building of 60 beds of assisted living.

To do this, my client has made application to the City of Springfield to annex the south property and to rezone the two properties to R-MD, a medium-density multi-family residential district. In addition, the property would be developed under the requirements of a conditional use permit which places further controls on the property, including a limit on the number of units that is lower than allowed by the zoning, and increased building setbacks from adjacent residential properties.

This zoning request will be considered at the Planning and Zoning Commission Meeting on Thursday, March 9, 2017. We are holding a Neighborhood Meeting on Thursday, February 16 between the 4:30 and 6:30 pm at Southland Christian Church at the southwest corner of Republic Road and Kansas Avenue. We will be there to discuss the issue and answer your questions. It will be an informal, drop-by informational meeting, so you can come and go during that period as is convenient for you. If you cannot come at that time please feel free to call me at my office at (417) 521-6121 to discuss the matter.

Sincerely,

BUTLER, ROSENBURY & PARTNERS, INC.

Tim Rosenbury, AIA
Architect & Partner

cc: Planning and Zoning Commission

319 North Main, Suite 200
Springfield, MO 65806
Phone: 417.865.6100
Fax: 417.865.6102
www.brpaec.com

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:	February 17, 2017	Telephone No.	417-890-7479
YOUR NAME:	Robert G. Baker		
YOUR ADDRESS:	1638 W. Swallow St. - Springfield, Mo		
PROJECT ADDRESS:	4409 and 4413 South Kansas Ave, Jim Rl 145 65810		
COMMENTS:	I do NOT want the rezoning! It would de-value my Residential Property		

From: [Sparlin, Michael](#)
To: [Hosmer, Bob](#)
Subject: FW: Zoning change, 4409 S. Kansas Avenue
Date: Wednesday, March 22, 2017 9:10:22 AM

I talked to this lady about the proposal this morning. She would like to be sent a link to the staff report when it is published online.

Michael Sparlin, Senior City Planner
City of Springfield, Missouri
Planning & Development Department
[Development Review Office](#)
417.864.1091

From: luandjimmyo@gmail.com [mailto:luandjimmyo@gmail.com]
Sent: Tuesday, March 07, 2017 11:42 AM
To: Zoning@springfieldmo.gov
Subject: Zoning change, 4409 S. Kansas Avenue

There are 21 homeowners in Warner Addition, which adjoins this proposed project on its north boundary. Not only are our property values impacted by this project, but the safety of the residents and their property are endangered by this project. I own 1618, 1628, 1632 and 1642 W. Swallow in Warner Addition. Only a 6' privacy fence, built on the property line, will separate our homes from this project. We were told there would be a 75' buffer zone between the project and our homes; however, the sketch plan shows part of their facility (the Memory Care Garden) extends to the privacy fence.

Kansas Ave. is a narrow street, known as Farm Rd 145 outside the city limits. It runs into Republic which is slated to be widened, thus increasing traffic on Republic. The proposed project is for a 40 apartment, 3 story building, and a 60 bed, 2 story, assisted living facility, which will greatly increase traffic on S. Kansas. This project will be a major traffic hazard. In addition the sketch plans call for a cut-through driveway into the project just 6' off the property line, which will have a 6' privacy fence, creating a dangerous traffic hazard.

The nearest fire stations are at Battlefield or Walnut, thus limiting response time, and the SFD says it will stretch them to their limits to give fire protection to this proposed facility. Sketch plans for this project show there is little or no access for SFD fire trucks to fight a fire at this facility. The architects say they "may" put in sprinklers, and will put in fire hydrants, neither of which will fix the access problem or the fire danger to the residents and the surrounding homes and businesses.

There is a creek that runs through the project property and flood hazard maps show a flood zone is nearby. This 6.94 acres of undeveloped land has provided absorption of storm waters and creek overflows, protecting the adjoining subdivisions from flooding. This protective barrier will be gone when this project is built. This land has been habitat for deer and turkey, which will also be lost.

Their detention basin is too small to protect adjoining homeowners and the project itself from flooding. The Permit Sketch Plan and the Use Sketch Plan show different sizes and configurations; however, the architect said they may have to use all the lower west side of the property as a catch basin. The city storm water engineer said the developer might have to move the project east; she said she understood the drainage way would be west but the use permit sketch plans shows the

approximate drainage way will be northwest. Water will flow out of the creek into the storm water detention pond and then back into the creek. Flooding will be a real danger to Warner Addition homeowners. The developer has only an option to purchase this property and does not have an engineer yet. An engineer is vital to this project, since grading will determine the flood danger to surrounding properties.

There is a nursing home on the east side of S. Kansas, across from this proposed project; so, there is no "need" for this project. I understand the State Health Commission will have to rule on this. We were told at the Neighborhood Meeting that this requested rezoning, conditional use permit and annexation would be heard at the 4/6/17 Zoning Commission meeting and that we could attend; however, last night's news said protests against this project were brought to the attention of the City Council last night, 3/6/17. No notice of this meeting was given to Warner Addition homeowners, such as myself.

The 4409 S. Kansas Ave. property is the wrong location for this project, due to the land volume impacted, traffic and fire protection hazards, and flooding dangers. I urge you to deny the rezoning, conditional use permit and annexation request of Miller Commerce for 4409 S. Kansas Ave.

Lula Alexander, 1746 W. Riverfork Dr., Nixa, MO 65714 (owner of 1618, 1828, 1632, 1642 W. Swallow, Springfield, MO) 417-374-7279 (cell: 479-234-5116)

Sent from [Mail](#) for Windows 10

Attendance Record

4349 S. Kansas Avenue and 4409-4413 S. FR 145 Neighborhood Meeting
Southland Christian Church, February 17, 2017

Name	Address	Telephone
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P. Owens	1619 W. Swallow Springfield Mo 1618, 1628, 1632, 1642	
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Lu Alexander	W. Swallow	
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Jane Gato	1609 W. Swallow Springfield, MO. 65810 1618 W. SWALLOW ST.	
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Roseanne Posson	SPRINGFIELD, MO 65810	
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Don & Sheryl Stewart	1839 W. Camacho Ln Springfield Mo 65810	
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BRYAN TOUCHSTONE	4473 SOUTH FARM RD 145	65810
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ER & Judi FRIDGE	4545 SFR 145	65810
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Jeremy + Kim Brown	4501 S. Farm rd 145	
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Diane Wabman	1625 W. Swallow	
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Jeannie Hudstep	1661 W. Swallow	
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J.F.	4413 S. FR 145	
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Jane Brown	1669 W. Camacho Ln Springfield 65810	
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4349 S. Kansas Avenue and 4409-4413 S. FR 145 Neighborhood Meeting
Southland Christian Church, February 17, 2017

Planning and Zoning Commission Page 13 of 18

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:	2/16/17	Telephone No.	887-1666
YOUR NAME:	Jane Brown		
YOUR ADDRESS:	1669 W Camino Lane		
PROJECT ADDRESS:	4349 - 4413 FR 145		

COMMENTS:

Water will be a problem for us, Too many parking spaces & roofs. We have a problem already because of run off up stream. Traffic will be a serious problem, it is hard to get out on Republic Road now. There are other properties all around for this sort of development, why not use one of them? I am very much opposed to this. Ours is a residential area please go somewhere else.



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May 18, 2017

To: Neighbors of 4349 South Kansas Avenue

Dear Neighbor:

As you may be aware, my firm has been assisting in a rezoning effort near you. On May 1 City Council remanded this issue back to the Planning and Zoning Commission.

After hearing the concerns of neighbors and the members of the Planning and Zoning Commission, the proposal for a 4.77-acre parcel at 4349 South Kansas and the 2.17-acre parcel at 4413 South Farm Road 145 has been revised by my client. Their plan remains to construct a small residential community for senior veterans, consisting of one three-story (plus a walk-out level on the west end) building of approximately 40 apartments and 60 beds of assisted living. The request to the Commission will be to rezone the property to R-MD, a medium-density multi-family residential district, and to place further controls on the property under a conditional use permit. The south parcel included in the previously-submitted plan is no longer included in the proposed development.

This revised zoning request will be considered at the Planning and Zoning Commission Meeting on Thursday, June 15, 2017. There will be a Neighborhood Meeting on Thursday, May 25 between 4:30 and 6:00 pm at Big Whiskey's American Restaurant & Bar at 1440 West Republic Road, where my client has reserved a private room for the meeting. It will be an informal, drop-by informational meeting, so you can come and go during that period as is convenient for you. If you cannot attend but wish to provide further input, please call me at my office at (417) 521-6121.

Sincerely,

BUTLER, ROSENBERG & PARTNERS, INC.

A handwritten signature in blue ink, appearing to read "Tim Rosenberg".

Tim Rosenberg, AIA
Architect & Partner

cc: Planning and Zoning Commission

319 North Main, Suite 200
Springfield, MO 65806
Phone: 417.865.6100
Fax: 417.865.6102
www.brpa.com

Summary of Neighborhood Meeting
Project Case No. PLN2017-00041

Meeting Date & Time: May 25, 2017 from 4:30 to 6:00 pm

Meeting Location: Big Whiskey's, 1440 W. Republic Road

Number of invitations that were sent: 57

How was the mailing list generated: Provided by the City of Springfield

Number of neighbors in attendance: 9 (see attachment)

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

Storm Water: Stormwater facilities will be provided as required and approved by the City of Springfield.

View: Buffer yards and solid privacy fencing will be installed.

Old Growth Trees: We plan on leaving the old growth trees located in the SW corner of the property.

Attach the written comments and how you plan to address any issues: None received.

Attendance Record

4349 S. Kansas Avenue Neighborhood Meeting

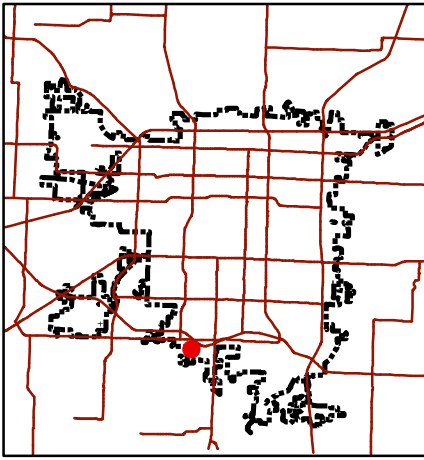
Big Whiskey's American Restaurant & Bar, 1440 W. Republic, May 25, 2017

Name	Address	Telephone
Kyle Cook	2394 Robertson Mill Way Nixa, MO 65714	573-280-4168
Don Stewart	1837 W. CAMINO LN SPRINGFIELD, MO	417 883-1306
Peggy Dingmaster	1645 W. Swallow St	417-368-1419
Jane Porter	1609 W. Swallow St.	417) 838-4741
Paula Quinn	1619 W Swallow	505 358 3267
Norma Hudette	1661 W. Swallow	417-848-7977
	4501 S. Farr rd 145	
Lee Allthunder	owner 1618, 1628, 1632, 1642 W. Swallow	417-374-7279
Jane Brown	1669 W Camino Lane	
John F Brown	1669 W. CAMINO, L.H.	

ATTACHMENT 4
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-10-2017 & CONDITIONAL OVERLAY DISTRICT NO. 125

The requirements of *Section 36-383. Medium-Density Multifamily Residential District* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

1. The maximum density for the subject property is eleven (11) dwelling units per acre.
2. Kansas Avenue is classified as a collector which requires 30 feet of right of way from the centerline of the street. It appears approximately 10 feet is needed. A survey is recommended to determine the exact amount of existing right of way. Anything less than 30 feet from the centerline is required to be dedicated as right of way.
3. A sidewalk is required to be constructed along Kansas Avenue at the time of development.



Development Review Staff Report

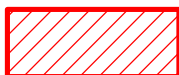
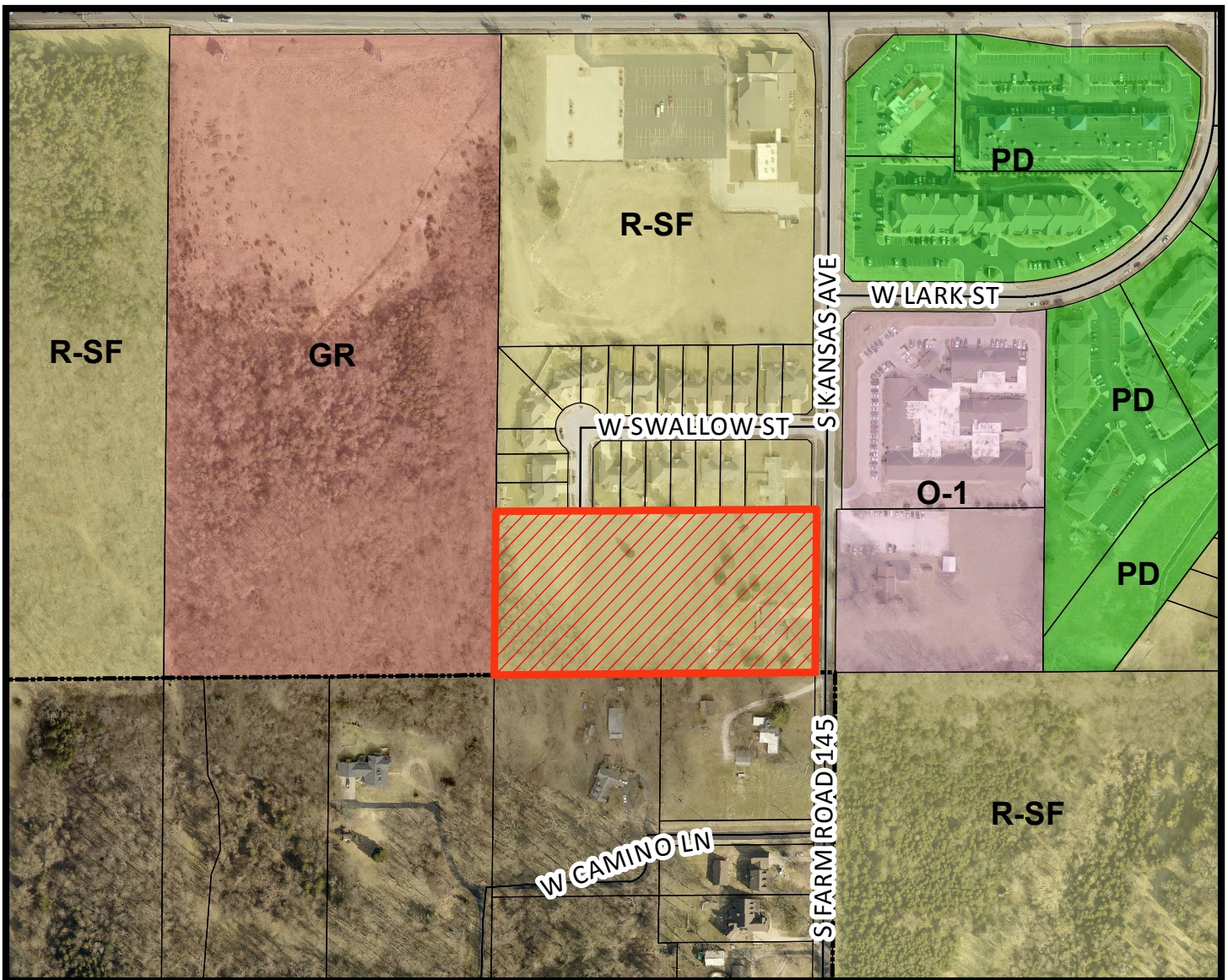
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

CUP 428 to allow Retirement/ Nursing Home

LOCATION: 4349 South Kansas Ave

CURRENT ZONE: R-MD, Medium Density Multi-Family Residential District COD 125

LOCATION SKETCH



- Area of Proposal

0 260 520 1,040 Feet

1 inch = 325 feet

DEVELOPMENT REVIEW STAFF REPORT
CONDITIONAL USE PERMIT 428

PURPOSE: To allow a nursing and retirement home within a R-MD, Medium-density Multi-Family Residential District generally located at 4349 South Kansas Avenue.

REPORT DATE: May 22, 2017

LOCATION: 4349 South Kansas Avenue

APPLICANT: Glossip Family Trust

TRACT SIZE: Approximately 5 acres

EXISTING USE: Residential land

PROPOSED USE: Multi-Family development and retirement/ nursing home

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this area as appropriate for Medium or High Density Housing. The R-MD District is one of the appropriate zoning districts recommended for this tract including all property north to Republic Street. The request is consistent with the adjacent future land uses to the north and the intent of the R-MD district to serve as a transition between lower density and higher density residential districts. This development will serve as a transition between the adjoining single-family residential neighborhood to the south and the proposed higher intensity to the north.
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.

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 Conditional Use Permit Number 428 in a manner consistent with the attached site plan (Attachment 5).

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single-Family residences
East	O-1 COD 105 and R-SF	Quail Creek Retirement Home
South	Greene Co R-1	Single-Family residences
West	GR COD 107	VA Clinic

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 or High Density Housing and Low Density Housing.

STAFF COMMENTS:

1. The applicant is requesting approval of a Conditional Use Permit for a nursing and retirement home on the subject property within a R-MD, Medium-Density Multi-Family Residential District. The Zoning Ordinance requires a use permit in the R-MD, Medium-density Multi-Family Residential District for a nursing and retirement home.

2. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing. The R-MD District is one of the appropriate zoning districts recommended for the area designated as Medium or High Density Housing. The Future Land Use Plan for the City designates Medium or High Density Housing north of the subject property to Republic Street. The proposed multi-family residential uses and densities are an appropriate transition between the higher intensity retail, residential and office uses. Kanas Avenue is classified as a collector which is appropriate for multi-family and retirement home uses. The project will not be connecting to Meadowbrook Avenue stubbed street located at the end of the West Swallow Street cul-de-sac.
3. The bufferyard requirement between R-MD and R-SF zoning is a bufferyard "Type (C)" at least fifteen (15) feet wide with required plantings. This bufferyard will be required on all sides of the subject property where adjacent to R-SF, Single-Family Residential zoned property and R-1, Greene County zoning. The property zoned GR to the west does not require a bufferyard but the applicant will be providing a 30-foot wide Type C bufferyard. Bufferyard "C" which requires a minimum open space of fifteen (15) feet wide with the following plantings per one hundred (100) linear feet: one (1) canopy tree, two (2) understory tree, two (2) evergreen tree and ten (10) shrubs. There are no required structures (i.e. solid fence, wall or hedge) in the Bufferyard "C", however, a privacy fence will be provided on the north and south side of the of the property.
4. There are 127 parking spaces provided on the site plan which will be buffered from adjacent residential properties across from Kansas Avenue by a S1 bufferyard. A S1 bufferyard requires a minimum open space of fifteen (15) feet wide with the following plantings per one hundred (100) linear feet: one (1) canopy tree, one (1) understory tree and three (3) shrubs. The applicant is providing a 25-foot bufferyard.
5. The maximum structure height for nursing and retirement home is thirty-five feet plus one additional foot for each additional two feet of setback provided on each side of the structure up to 75 feet. Above 75 feet, no additional setback is required. The proposed nursing and retirement home (assisted living center) is setback approximately 90 feet from the north property line and 70 feet from the south property line. The structure is proposed to be 3.5 stories high. No portion of a multi-family structure shall be higher than a forty-five (45) degree bulk plane where the property adjoins a R-SF District.
6. 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 R-MD, Medium-density Multi-Family Residential District requirements and Conditional Overlay District No 125.

7. 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
8. 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 16, 2017 regarding the request for a conditional use permit and on May 25, 2017 on for a second neighborhood meeting. A summary of these meetings 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.

Notices sent to property owners within 185 feet	15
Notices returned as undeliverable	0

CITY COUNCIL PUBLIC HEARING: July 10, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
CONDITIONAL USE PERMIT 428

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services has no issues with conditional use permit.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Kansas Avenue as a Collector roadway. The standard right of way width for Kansas Avenue is 30 feet from the centerline. It appears approximately 10 feet right of way is needed. A survey is recommended to determine the exact amount of existing right of way. Kansas Avenue is a city maintained street. There is not a recent traffic count on Kansas Avenue south of Republic Road. There are currently two driveway access points along Kansas Avenue pertaining to the properties in this zoning. There are no sidewalks along the property frontage, however, sidewalks will be required to be constructed at the time of development or as part of a plat. The existing infrastructure meets current city standards. On-street parking is not allowed along Kansas Avenue. There is not a greenway trail in the area. There are no bus stops along Kansas Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along Kansas Avenue.

Public Works Traffic Division	Response
Street classification	Kansas Avenue - Collector
On-street parking along streets	Kansas Avenue - No
Trips generated - Peak Hour	35 vehicles (R-SF) 119 vehicles (R-MD)
Additional Trips generated with zoning change - Peak Hour	84 vehicles
Existing street right of way widths	Kansas Avenue - 20 ft. from the centerline
Standard right of way widths	Kansas Avenue - 30 ft. from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of on-site stormwater detention will not be allowed and onsite detention will be required. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There are no sinkholes on the proposed property.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to existing drainage basin on site.
3. If disturbing more than one acre water quality will also have to be provided.
4. Drainage easements must be provided for this conveyance.
5. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Ward 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 use permit.

The development will be subject to a \$0.0469 per square foot trunkline connection fee. This is based on the square footage of the property which will include both parcels if combined. This fee will be in addition to the sewer impact permit fee which is based on the size of the proposed water meter. These fees must be paid before obtaining a building permit.

CITY UTILITIES:

No objection to use permit. Water and 3-phase electric will need to be extended to provide service.

FIRE DEPARTMENT:

Fire has no objection to the use permit. The development will be required to provide for an adequate water supply and a required fire lane and aerial apparatus fire lane access at the time of development.

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 428

1. A nursing and retirement home is permitted in conformance with Attachment 5.
2. The nursing and retirement home 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 428

36-363 (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:	Developer's Response:
1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan.	The proposed conditional use, which is a senior living community consisting of up to 42 independent living units and sixty assisted living beds, is 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.	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.	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.	The proposed conditional use will not increase the hazard to adjacent property from flood or water damage. The development will conform to City of Springfield development standards for stormwater management.
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 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 such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	Bufferyards adjacent to single-family residential zoning will shield vehicular and stationary lights from residential uses.
7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site.	Signage will be limited to one low (no higher than 6' from ground) identification sign and directional signage within the site.
8. Such signs will not have an adverse effect on any adjacent properties.	The proposed conditional use, a senior living community, is residential in use and character. The senior living community sign will be lit from the ground or with backlit lettering. No internally-illuminated signage is contemplated.
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.	The developer will contribute additional street right-of-way so that the street width in the vicinity can be adequate for traffic reasonably expected to be generated by the proposed use, and the traffic contributed is relatively low.
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	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.

36-363 (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:	Developer's Response:
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.	. The building is contemplated to be wood-framed, with sloped roof and of exterior materials generally associated with residential construction. Viewed from the street the building is three residential stories. The site will be enclosed with a solid privacy fence except on the street frontage. 15' landscaped bufferyards will be provided, and the entire building will be well within the 45-degree bulk plane.
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.	The significant natural topographic or physical features of the site, which is a vegetated downward slope of the west half of the north portion of the site, is viewed as an amenity for the proposed conditional use. In addition to a wet stormwater detention facility, the area is intended to be used as a trail and outdoor exercise amenity for residents.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	There is no known natural, scenic or historic feature of significant importance on the site. The west end of the site is an overland drainage way from the north and the development will maintain that drainage way.
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.	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.	The proposed conditional use, a senior living community, targeted to veterans, is a community need. The assisted living component has been vetted by the Missouri State Health Facilities Review Commission, which has issued a certificate of need.
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	Proposed off-street parking and loading areas meet 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 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.	Adequate entrance or exit drives will be provided and will be designed to prevent traffic hazards and to minimize traffic congestion in public streets.
18. The vehicular circulation elements of the proposed application will not create hazards to	The vehicular circulation elements of the proposed application will not create hazards to the safety of

36-363 (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:	Developer's Response:
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.	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. A new public sidewalk will be constructed along the road frontage, and can connect to pedestrian ways within the proposed development.
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.	The proposed use, as shown by the application, will not interfere with any known 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.	No existing structures are contemplated to be re-used as part of the proposed conditional use.
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.	It is believed that 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; if not, the developer will provide for such services.

February 6, 2017

To Neighbors of
4409 and 4413 South Kansas Avenue/Farm Road 145

Dear Neighbor:

My firm is assisting in the rezoning effort of the above-mentioned properties. The 4.77-acre parcel at 4409 South Kansas is zoned R-SF in the City, and the 2.17-acre parcel at 4413 South Farm Road 145 is zoned R-1 in the County. My client desires to construct a small residential community for seniors, particularly veterans, consisting of a three-story building of approximately 40 apartments, and a two-story building of 60 beds of assisted living.

To do this, my client has made application to the City of Springfield to annex the south property and to rezone the two properties to R-MD, a medium-density multi-family residential district. In addition, the property would be developed under the requirements of a conditional use permit which places further controls on the property, including a limit on the number of units that is lower than allowed by the zoning, and increased building setbacks from adjacent residential properties.

This zoning request will be considered at the Planning and Zoning Commission Meeting on Thursday, March 9, 2017. We are holding a Neighborhood Meeting on Thursday, February 16 between the 4:30 and 6:30 pm at Southland Christian Church at the southwest corner of Republic Road and Kansas Avenue. We will be there to discuss the issue and answer your questions. It will be an informal, drop-by informational meeting, so you can come and go during that period as is convenient for you. If you cannot come at that time please feel free to call me at my office at (417) 521-6121 to discuss the matter.

Sincerely,

BUTLER, ROSENBURY & PARTNERS, INC.



Tim Rosenbury, AIA
Architect & Partner

cc: Planning and Zoning Commission

Attendance Record

4349 S. Kansas Avenue and 4409-4413 S. FR 145 Neighborhood Meeting
Southland Christian Church, February 17, 2017

Name	Address	Telephone
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P. Owens	1619 W. Swallow Springfield Mo 1618, 1628, 1632, 1642	
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Lu Alexander	W. Swallow	
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Jane Gato	1609 W. Swallow Springfield, MO. 65810 1618 W. SWALLOW ST.	
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Roseanne Posson	SPRINGFIELD, MO 65810	
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Don & Shurly Stewart	1839 W. Camacho Ln Springfield Mo 65810	
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BRYAN TOUCHSTONE	4473 SOUTH FARM RD 145	65810
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ER & Judi FRIDGE	4545 SFR 145	65810
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Jeremy + Kim Brown	4501 S. Farm rd 145	
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Diane Wabman	1625 W. Swallow	
--------------	-----------------	--

Jeannie Hudstep	1661 W. Swallow	
-----------------	-----------------	--

J.F.	4413 S. FR 145	
------	----------------	--

Jane Brown	1669 W. Camacho Ln Springfield 65810	
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4349 S. Kansas Avenue and 4409-4413 S. FR 145 Neighborhood Meeting
Southland Christian Church, February 17, 2017

Planning and Zoning Commission Page 14 of 21

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:	2/16/17	Telephone No.	887-1666
YOUR NAME:	Jane Brown		
YOUR ADDRESS:	1669 W Camino Lane		
PROJECT ADDRESS:	4349 - 4413 FR 145		

COMMENTS:

Water will be a problem for us, Too many parking spaces & roofs. We have a problem already because of run off up stream. Traffic will be a serious problem, it is hard to get out on Republic Road now. There are other properties all around for this sort of development, why not use one of them? I am very much opposed to this. Ours is a residential area please go somewhere else.

Summary of Neighborhood Meeting

The meeting was held from 4:30 pm to 6:30 pm at Southland Christian Church. Developer's representatives were present to present to neighbors, one-on-one or in small groups, the proposal for rezoning and the ensuing site redevelopment.

The meeting was well attended, as evidenced by the attendance list submitted separately to the City.

Attendees shared a variety of concerns, including the impact of the development on:

- Stormwater flooding. The developer's response was that the site would be developed in accordance with the City of Springfield's requirements for stormwater management.
- Traffic. The developer's response was the site would be developed in accordance with the City of Springfield's requirements for traffic impacts, and an observation can be made that traffic generated by the development on would be relatively low.
- Adjacent property values. The developer could not speculate on the development's impact on property values.
- Wildlife. The developer could not speculate on the development's impact on wildlife, but observed that the low-lying land on the west end of the site would be an improved "natural area" with walking trails and amenities for residents. It was also noted that the buildings are set back well beyond bufferyards limits.
- Crime. The developer could not speculate on the development's impact on crime, but observed that the targeted population for this development (senior veterans 55 and older) may alter one's expectations of crime occurring on site.

Numerous attendees stated that this facility is not needed in this residential location. It was observed by the developer that this is a residential project, except at a greater density than the immediately adjacent residential uses. Its proximity to the VA clinic under construction makes this site an attractive to market-rate senior veteran housing. The developer also reported that the State Health Facilities Review Commission is responsible for issuing certificates of need (CON) for the assisted living center, and a CON has been applied for. [The Commission has since issued the CON for this site.]



Architecture
Engineering
Planning
Project Management

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May 18, 2017

To: Neighbors of 4349 South Kansas Avenue

Dear Neighbor:

As you may be aware, my firm has been assisting in a rezoning effort near you. On May 1 City Council remanded this issue back to the Planning and Zoning Commission.

After hearing the concerns of neighbors and the members of the Planning and Zoning Commission, the proposal for a 4.77-acre parcel at 4349 South Kansas and the 2.17-acre parcel at 4413 South Farm Road 145 has been revised by my client. Their plan remains to construct a small residential community for senior veterans, consisting of one three-story (plus a walk-out level on the west end) building of approximately 40 apartments and 60 beds of assisted living. The request to the Commission will be to rezone the property to R-MD, a medium-density multi-family residential district, and to place further controls on the property under a conditional use permit. The south parcel included in the previously-submitted plan is no longer included in the proposed development.

This revised zoning request will be considered at the Planning and Zoning Commission Meeting on Thursday, June 15, 2017. There will be a Neighborhood Meeting on Thursday, May 25 between 4:30 and 6:00 pm at Big Whiskey's American Restaurant & Bar at 1440 West Republic Road, where my client has reserved a private room for the meeting. It will be an informal, drop-by informational meeting, so you can come and go during that period as is convenient for you. If you cannot attend but wish to provide further input, please call me at my office at (417) 521-6121.

Sincerely,

BUTLER, ROSENBRURY & PARTNERS, INC.

A handwritten signature in blue ink, appearing to read "Tim Rosenbury".

Tim Rosenbury, AIA
Architect & Partner

cc: Planning and Zoning Commission

319 North Main, Suite 200
Springfield, MO 65806
Phone: 417.865.6100
Fax: 417.865.6102
www.brpa.com

Attendance Record

4349 S. Kansas Avenue Neighborhood Meeting

Big Whiskey's American Restaurant & Bar, 1440 W. Republic, May 25, 2017

Name	Address	Telephone
Kyle Cook	2394 Robertson Mill Way Nixa, MO 65714	573-280-4168
Don Stewart	1837 W. CAMINO LN SPRINGFIELD, MO	417 883-1306
Peggy Dingmaster	1645 W. Swallow St	417-368-1419
Jane Porter	1609 W. Swallow St.	417) 838-4741
Paula Quinn	1619 W Swallow	505 358 3267
Norma Hudette	1661 W. Swallow	417-848-7977
	4501 S. Fair rd 125	
Lee Allthunder	owner 1618, 1628, 1632, 1642 W. Swallow	417-374-7279
Jane Brown	1669 W Camino Lane	
John F Brown	1669 W. CAMINO, L.H.	

Summary of Neighborhood Meeting
Project Case No. PLN2017-00041

Meeting Date & Time:	May 25, 2017 from 4:30 to 6:00 pm
Meeting Location:	Big Whiskey's, 1440 W. Republic Road
Number of invitations that were sent:	57
How was the mailing list generated:	Provided by the City of Springfield
Number of neighbors in attendance:	9 (see attachment)

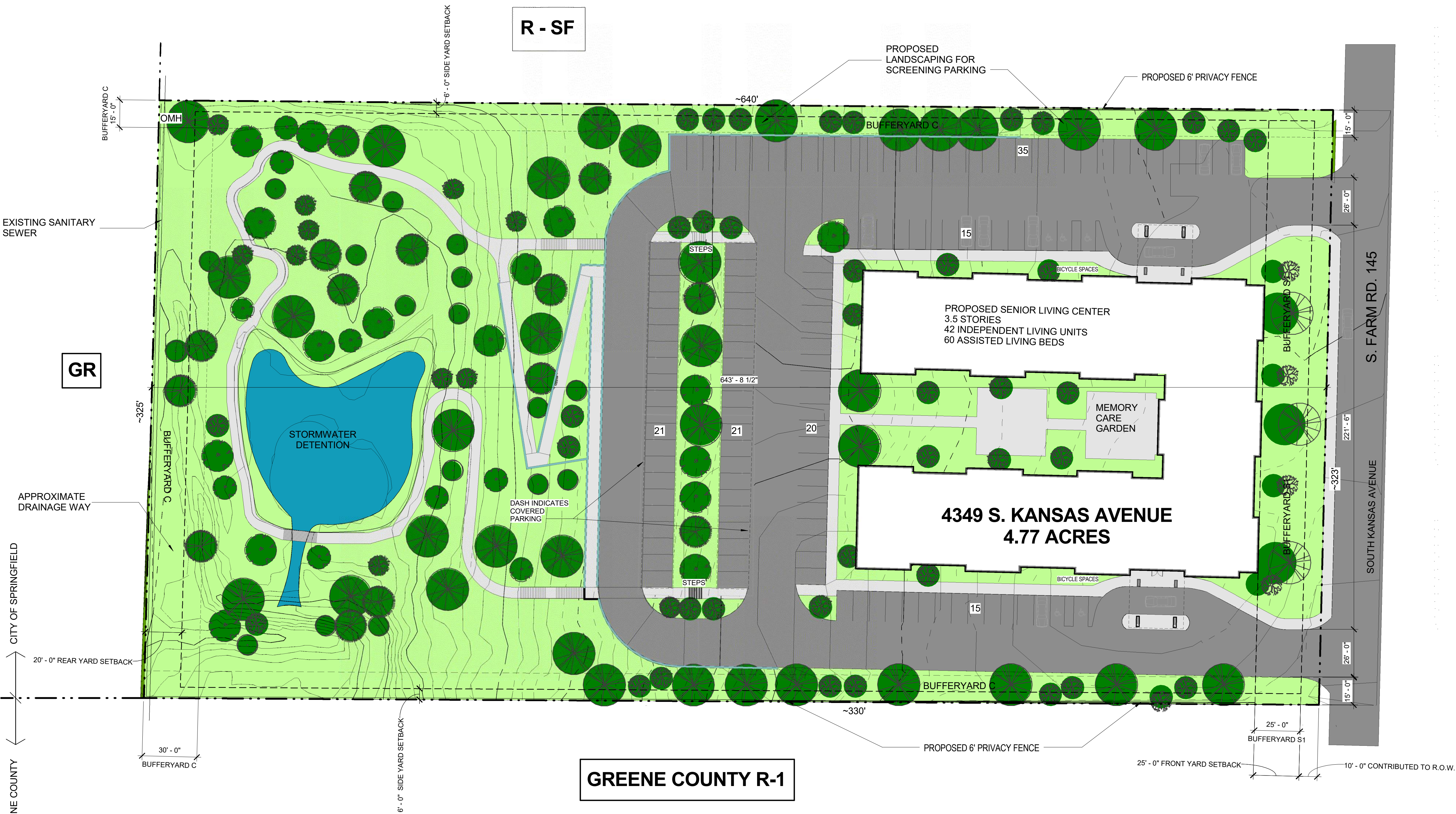
List the verbal comments and how you plan to address any issues:

Storm Water: Stormwater facilities will be provided as required and approved by the City of Springfield.

View: Buffer yards and solid privacy fencing will be installed.

Old Growth Trees: We plan on leaving the old growth trees located in the SW corner of the property.

Attach the written comments and how you plan to address any issues: None received.



SITE INFORMATION

TOTAL SITE AREA: 207,781 SQ. FT. (4.77 ACRES)
TOTAL IMPERVIOUS AREA: 97,517 SQ. FT. (47%)
TOTAL PERVIOUS AREA: 110,264 SQ. FT. (53%)
TOTAL UNITS / ACRE: 42/4.77 = 8.8 UNITS

FACILITY INFORMATION

INDEPENDENT LIVING CENTER

2 BEDROOM APARTMENTS: 22 UNITS
1 BEDROOM APARTMENTS: 20 UNITS
TOTAL: 42 UNITS

ASSISTED LIVING CENTER

MEMORY CARE: 20 BEDS
ASSISTED LIVING: 40 BEDS
TOTAL: 60 BEDS

TOTAL FACILITY SF: 89,648 SF

PARKING

REQUIRED PARKING

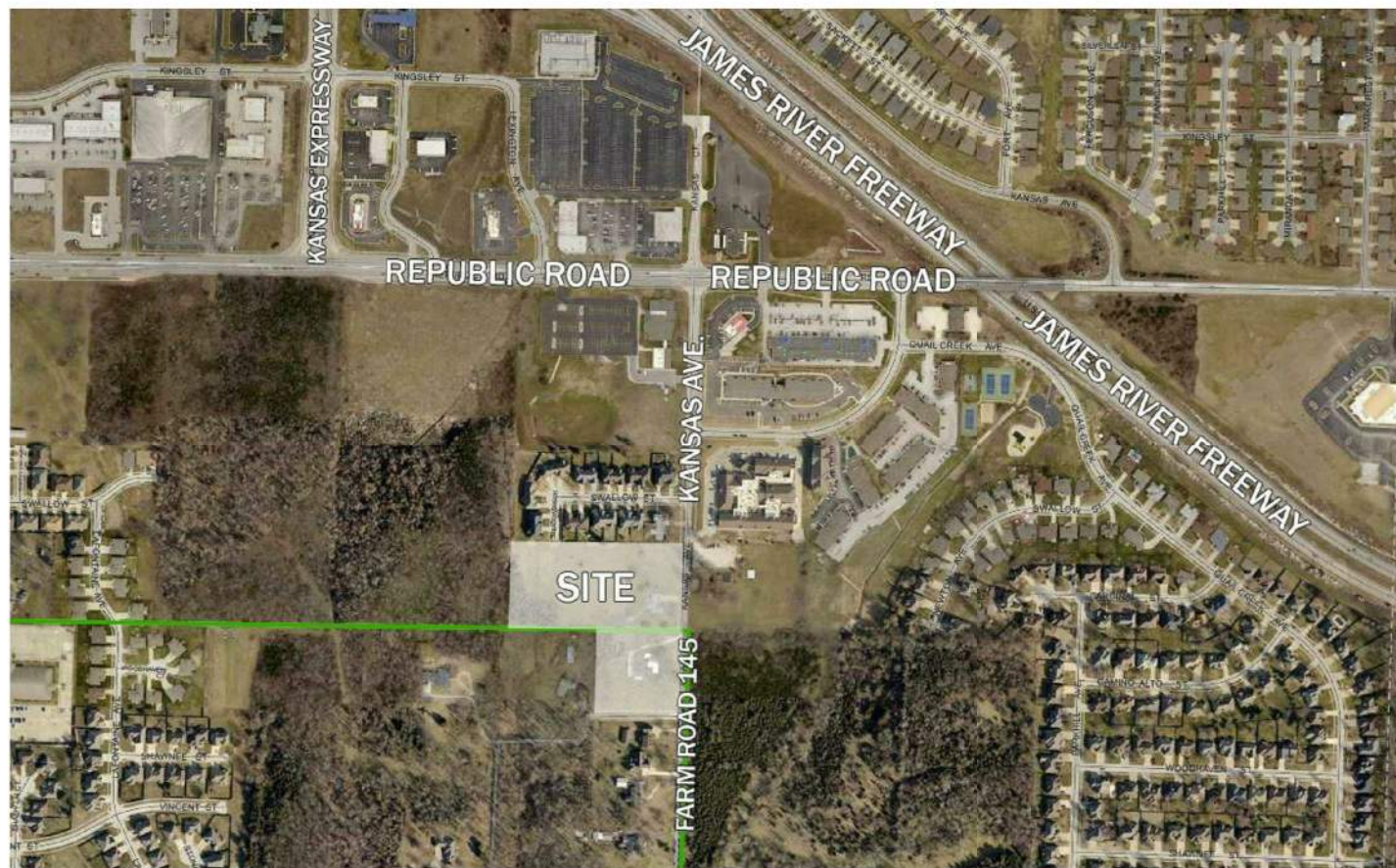
22 2 BR APTS @ 2 SP: 44 SPACES
20 1 BR APTS @ 1.5 SP: 30 SPACES
60 BEDS / 1 SP PER 3 BEDS: 20 SPACES
1 SP PER 2 EMPLOYEES: 30 SPACES
TOTAL REQUIRED: 124 SPACES
FIVE BICYCLE SPACES

PROVIDED PARKING

ACCESSIBLE PARKING: 5 SPACES
COVERED PARKING: 42 SPACES
STANDARD PARKING: 80 SPACES
127 TOTAL

FIVE BICYCLE SPACES

PARKING LOT INTERIOR LANDSCAPING
IS 10.5% OF AREA OF PARKING LOT

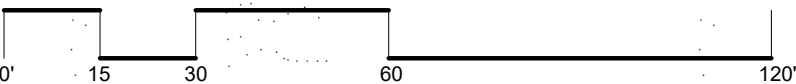
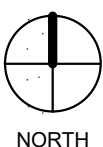


SITE LOCATION MAP

NOT TO SCALE

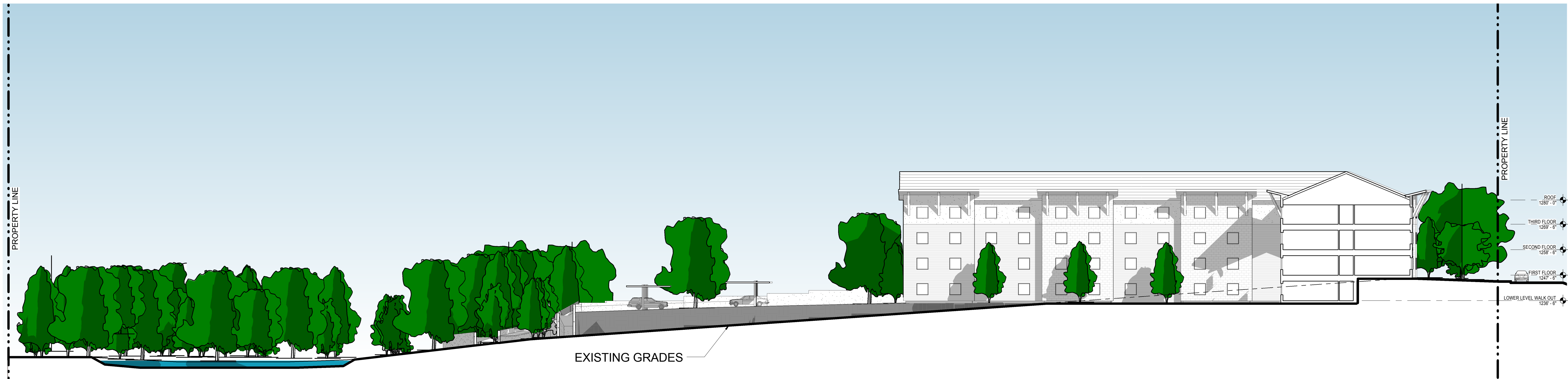
USE PERMIT SKETCH PLAN
VETERANS FOR SENIOR LIVING

4349 SOUTH KANSAS AVENUE, SPRINGFIELD, MO

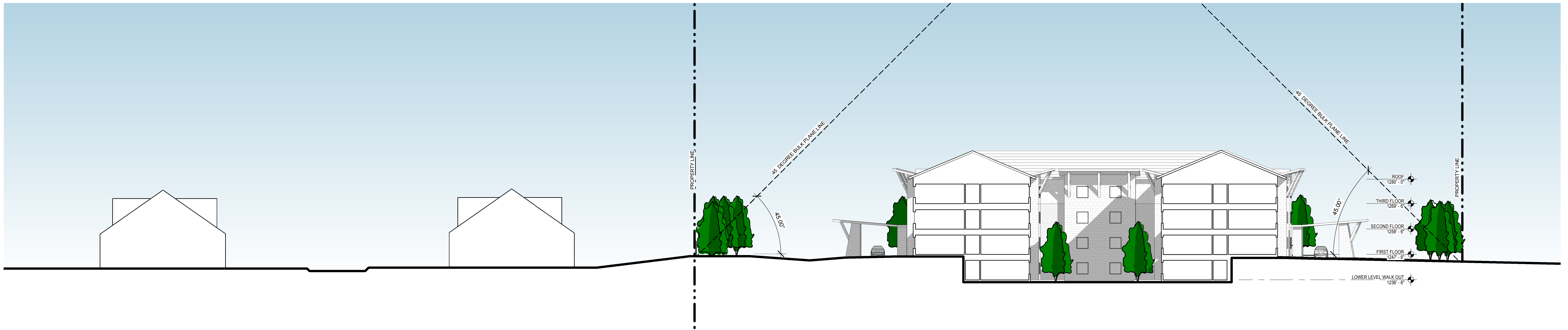


319 N. Main Ave., Suite 200
Springfield, Missouri 65806
Phone: 417.521.6107

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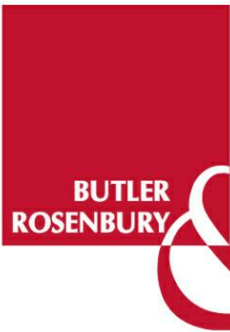
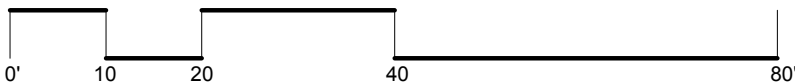
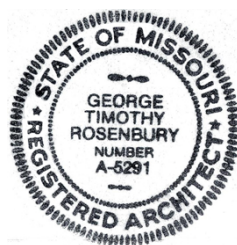
EAST - WEST SECTION LOOKING NORTH



NORTH - SOUTH SECTION LOOKING EAST

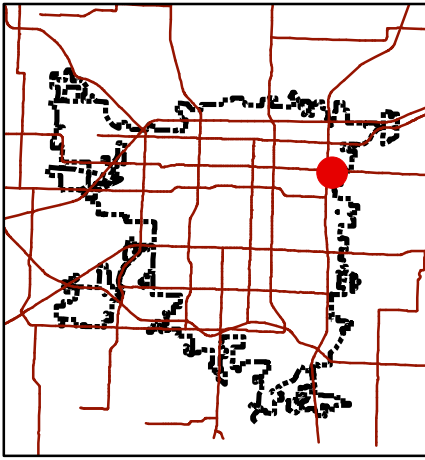
SECTION STUDIES
VETERANS FOR SENIOR LIVING

4409 SOUTH KANSAS AVENUE, SPRINGFIELD, MO 05/09/17



319 N. Main Ave., Suite 200
Springfield, Missouri 65806
Phone: 417.521.6107

YOUR VISION. OUR FOCUS.



Development Review Staff Report

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

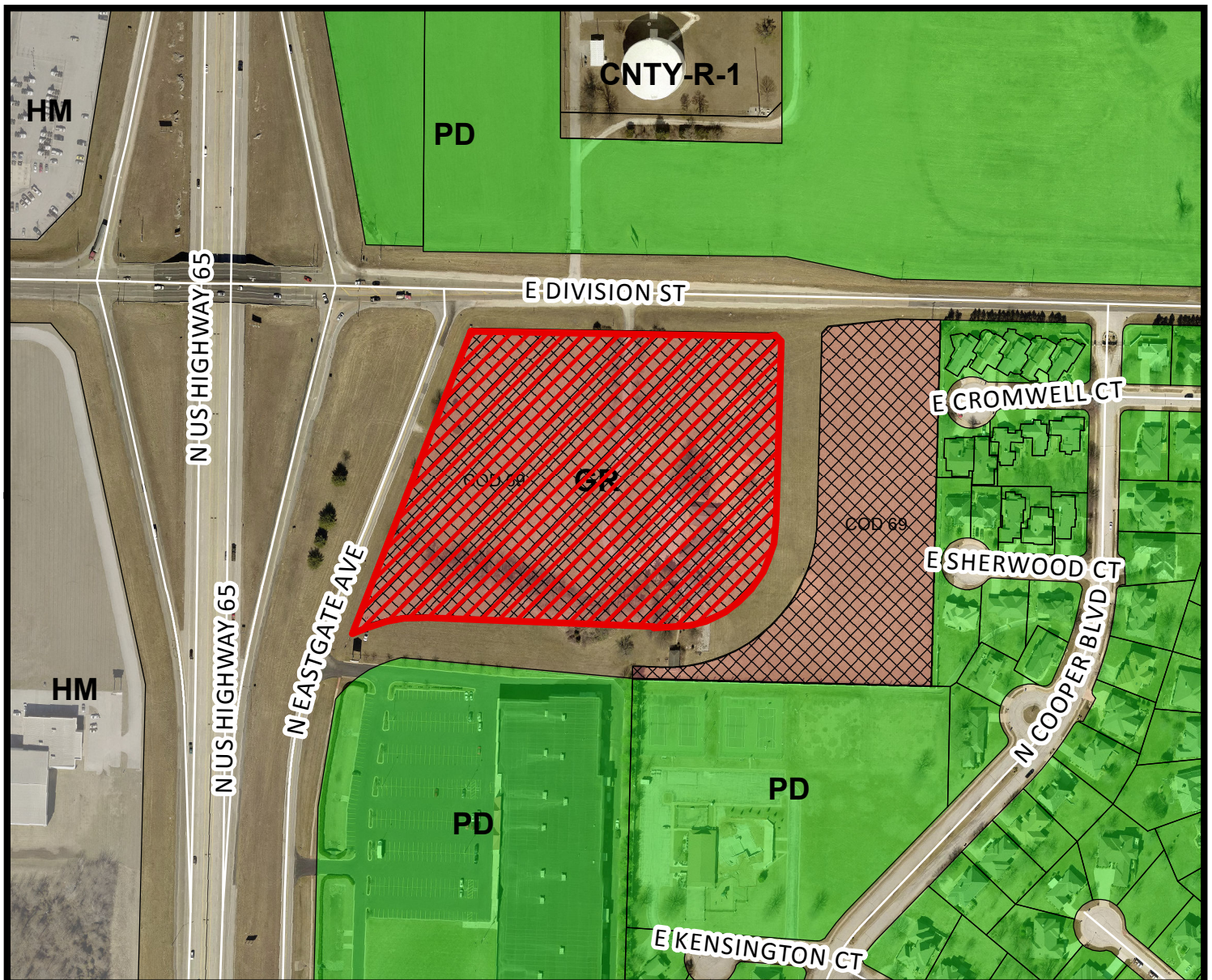
Z-20-2017 w/ Conditional Overlay District #127

LOCATION: 3508 East Division Street

CURRENT ZONING: GR, General Retail w/ Conditional
Overlay District #69

PROPOSED ZONING: HC, Highway Commercial w/ Conditional
Overlay District #127

LOCATION SKETCH



- Area of Proposal

0 100 200 400
Feet
1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-20-2017 & CONDITIONAL OVERLAY DISTRICT NO. 127

PURPOSE: To rezone approximately 8.8 acres generally located at 3508 East Division Street from an GR, General Retail with Conditional District No. 69 to an HC, Highway Commercial and establishing Conditional Overlay District No. 127

REPORT DATE: June 1, 2017

LOCATION: 3508 East Division Street

APPLICANT: Noble Estates

TRACT SIZE: Approximately 8.8 acres

EXISTING USE: Single-family residence / undeveloped land

PROPOSED USE: Uses permitted in HC, Highway Commercial District unless restricted by Conditional Overlay District No. 127

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with the *Comprehensive Plan* which designates the west portion of this property as appropriate for medium intensity retail, office or housing. HC, Highway Commercial is identified as an appropriate zoning district for this land use category. The *Plan* recommends the eastern portion on property as appropriate for low density housing, however, the relocation of Eastgate Avenue reconfigures this property as the direct southeast corner of U.S. Highway 65 and Division Street resulting in an area that would not be suitable for residential development.
2. The *Plan* shows this area as an emerging Activity Center where light manufacturing, retail and office development could emerge as a significant community activity center. The *Plan* recommends design of these land areas should take into account the proximity of the existing residential development south of Division Street. For this reason, the applicant has requested a conditional overlay district to prohibit uses, and add more restrictive development standards with floor area ratio and lighting requirements than typically allowed by the HC, Highway Commercial district.
3. The subject property's proximity to the intersections of U.S. Highway 65, classified as a freeway, Division Street, classified as a primary arterial and Eastgate Avenue, classified as a collector result in an appropriate area for high intensity retail, office or housing developments.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 229 Am.	Springfield Underground uses
East	GR w/ COD 69	Undeveloped Land
South	PD 19	Commercial (Furniture Row)
West	HM	Manufacturing Uses and U.S. Hwy 65

HISTORY:

In October 1982, City Council approved General Ordinance No. 3350 rezoning the subject property from R-1, One-Family District to Planned Development No. 19. The subject property was a 15.6-acre portion of the larger 111.84-acre Planned Development No. 19. PD No. 19 permitted “General Commercial” uses on this tract which included professional and medical office uses, restaurants, retail sales, automotive service stations and service centers, and commercial entertainment (movie theaters, bowling alleys, skating rinks and other similar activities).

In August 1997, City Council approved General Ordinance No. 4732 rezoning the subject property from Planned Development No. 19 to Planned Development 19 Amendment 2. This PD permitted professional offices, research and development facilities engaged in culinary and horticultural research and development, commercial nurseries and greenhouses, restaurants, general retail sales, personal services and specialty retail such as book stores, card shops, jewelry shop, arts and craft shops and similar uses.

In May, 2014, City Council approved General Ordinance No. 6119 (Z-07-2014 w/ COD No. 69) rezoning the subject property from Planned Development 19 Amendment 2 to GR, General Retail District with Conditional Overlay District No. 69.

COMPREHENSIVE PLAN:

The Growth Management and Land Use Element of the Comprehensive Plan designates the west portion of this property as appropriate for medium intensity retail, office or housing. The eastern portion of the subject property is identified as being appropriate for low-density housing. The *Plan* shows this area as an emerging Activity Center where light manufacturing, retail and office development could emerge as a significant community activity center. The *Plan recommends* design of these land areas should take into account the proximity of the existing residential development south of

Division Street.

STAFF COMMENTS:

1. The applicant is proposing to rezone from an GR, General Retail w/ Conditional District No. 69 to an HC, Highway Commercial and establishing Conditional Overlay No. 127. The subject property was zoned to the current zoning in May 2014 and has not developed as intended. The subject property takes into account the relocation of Eastgate Avenue. Eastgate Avenue currently runs along the western property line of the subject property. However, right-of-way has been obtained that will re-route Eastgate Avenue so that it runs along the south and east property line of the subject property. The Missouri Department of Transportation (MoDOT) is relocating Eastgate Avenue with the plan identified as MoDOT Project J8P3036.
2. The *Growth Management and Land Use Element* of the *Comprehensive Plan* designates the west portion of this property as appropriate for medium intensity retail, office or housing. HC, Highway Commercial is identified as an appropriate zoning district for this land use category. The eastern portion of the subject property is identified as being appropriate for low-density housing, however the relocation of Eastgate Avenue reconfigures this property as the direct southeast corner of U.S. Highway 65 and Division Street resulting in an area that would not be suitable for residential development.
3. The *Plan* shows this area as an emerging Activity Center where light manufacturing, retail and office development could emerge as a significant community activity center. The *Plan* recommends design of these land areas should take into account the proximity of the existing residential development south of Division Street. For this reason, the applicant has requested a conditional overlay district to prohibit uses, and add more restrictive development standards with floor area ratio and lighting requirements than typically allowed by the HC, Highway Commercial district.
4. The subject property is located at the intersection of U.S. Highway 65, classified as a freeway, Division Street, classified as a primary arterial and Eastgate Avenue, classified as a collector. Properties adjacent to major intersections such as these are appropriate for high intensity retail, office or housing developments. The City and MoDOT are working with the property owner regarding the relocation of Eastgate Avenue and intersection improvements.
5. The applicant has requested a conditional overlay district that will prohibit more intense uses (as shown on Attachment 3) allowed in the HC, Highway Commercial District and which may be offensive to the adjacent neighborhood. This proposal also limits the size of building that can be constructed on the property by requiring a maximum floor area ratio of .30. The COD will require cutoff lighting fixtures and other requirements regarding access and construction

of sidewalks. Additionally, a traffic study will be required to be reviewed by MoDOT at the time of development to determine if any traffic improvements are necessary to accommodate the future development.

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 May 17, 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.

Notices sent to property owners within 185 feet	4
Notices returned as undeliverable	0

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-20-2017 & CONDITIONAL OVERLAY DISTRICT NO. 127

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the proposed zoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Division Street as a Primary Arterial and Eastgate Avenue as a Collector roadway. The standard right of way width for Division Street is 50 feet from the centerline and 30 feet from the centerline for Eastgate Avenue. Additional right of way is not required. Both Division Street and Eastgate Avenue are MoDOT maintained streets. The most recent traffic count for Division Street east of the Hwy 65 northbound ramp is 12,032 vehicles per day. There is not a recent traffic count on this portion of Eastgate Avenue. There is currently one driveway access point along the property frontage on Division street and no driveway access points along Eastgate Avenue pertaining to this property. There is not sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Division Street or Eastgate Avenue. There are no greenway trails in the area and no bus stops along Division Street or Eastgate Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are proposed improvements planned for Eastgate and Division in which Eastgate will be relocated to the east. The City typically would not require a traffic study as part of the rezoning case as the trips generated in the peak hour of O-1 zoning are not significant from existing peak hour trips generated in the GR zoning based on the highest most intense use. However, Division and Eastgate are both under MoDOT jurisdiction. MoDOT requires a Traffic Study to be submitted and approved prior to any building or driveway approach permit being issued.

Public Works Traffic Division	Response
Street classification	Division Street – Primary Arterial Eastgate Avenue - Collector
On-street parking along streets	Division Street – No Eastgate Avenue - No
Trips generated - Peak Hour	67 vehicles (GR) 67 vehicles (HC)
Additional Trips generated with zoning change - Peak Hour	0 vehicles
Existing street right of way widths	Division Street – 75 ft from the centerline Eastgate Avenue – 50 ft from the centerline
Standard right of way widths	Division Street - 50 ft from the centerline Eastgate Avenue – 30 ft from the centerline
Traffic study submitted	Required by MoDOT*

Proposed street improvements	Relocation of Eastgate Avenue
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STORMWATER COMMENTS:

The property is in the Pierson Creek Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of on-site stormwater detention is not an option and detention will be required. If disturbing more than one acre water quality will be required as well. There are no sinkholes on the property.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement. This site must drain to the concrete channel immediately south of this development.
3. Payment in lieu of construction of detention facilities will be not allowed on this site.

This site must drain to the concrete channel that runs along the south side of this development.

Public Works Stormwater Division	Response
Drainage Basin	Pierson Creek 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 objections to rezoning.

1. The parent tract has access to sewer. Any further subdividing of the property as shown on the site plan will required public improvement plans to extend public sewer to each lot.

2. There is a \$0.0147 per sq. ft. trunkline connection fee required before any building permits can be issued or public improvement plans can be filed.

FIRE DEPARTMENT COMMENTS:

No objection to rezoning.

CITY UTILITIES:

No objection to rezoning. CU has adequate facilities available on or near the property to provide service. There will be some extensions necessary to serve the lots on Eastgate.

MODOT COMMENTS:

1. A traffic impact study will be required for this development.
2. No access on Eastgate Avenue will be allowed within 300 foot of centerline of Division (YY).
3. Shared access will be required, each lot will not have its own access to Eastgate Avenue.
4. Sidewalks will be required along Eastgate Avenue and portions of Division.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

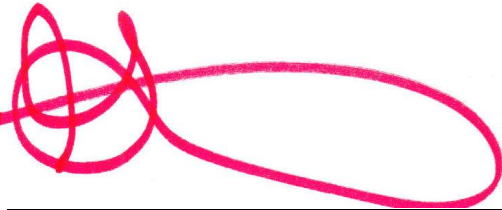
1. Request change to zoning from: General Retail to Highway Commercial & Office O-1
(existing zoning) (proposed zoning)
2. Meeting Date & Time: May 17, 2017 4:00 PM - 6:30 PM
3. Meeting Location: 3508 East Division
4. Number of invitations that were sent: 66
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 25 + Not all would sign in
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

see attached

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

see attached

I, Geoffrey Butler (print name), attest that the neighborhood meeting was held on May 17, 2017 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Geoffrey Butler

Printed name of person completing affidavit



Architecture
Engineering
Planning
Project Management

YOUR VISION. OUR FOCUS.

May 17, 2017

Meeting Notes

Neighborhood Meeting

Zoning Cases Z-20-2017 & Z-22-2017

Held:

May 17, 2017 at 4:00 PM – 6:30 PM

3508 East Division

Attendees:

For Applicant – Geoffrey H Butler AIA

Neighbors – 25+ See attached sign in sheet

A fairly large group of neighbors arrived together at 4 pm and we went through the basic facts of the zoning cases. We discussed the existing zoning in place as well as the maximum density allowed on the development. WE discussed the GR zoning and what it allowed.

Many were unaware that Eastgate was going to be relocated by MoDOT no matter what happened with this zoning case. They were unaware that MoDOT owned the ROW for Eastgate and had the plans to build it completed and were bidding it and would start construction this summer. I reviewed the schedule for the MoDOT work as well as the schedule for the construction of the

They did not know that MoDOT does not have to comply with Springfield Ordinances – in particular, the stormwater ordinances. They do not plan on providing any storm water management for their runoff. They will simply dump it off onto our property and we are not obligated to manage it, we just have to channel it across our property with no concern for the downstream properties situation.

I presented the merits of the zoning request:

Geoffrey H. Butler, AIA
Architect & Partner
Direct Line: 417.521.6106
Mobile: 417.848.6000
Email: butler@brpae.com

319 North Main, Suite 200
Springfield, MO 65806
Phone: 417.865.6100
Fax: 417.865.6102
www.brpae.com

- We agree to take the MoDOT storm water into our system and treat it as ours. We will manage their stormwater.
- East of Eastgate would be downzoned from GR to O-1 Office uses.
 - Maximum Density would be 30% FAR instead of unlimited now.
 - 30 degree bulk plane would be in place. I gave several examples of the setback for two story and three story buildings.
 - Buffer yard C would be required AND the fence along the property line would be improved with the top part which is a steel picket fence would be replaced with a solid screen fence (approved by the POA). I was informed that this existing fence was not on the property line but about ten feet farther into the Cooper Estates property.
 - Several office uses would be prohibited (see attached COD)
 - Lighting along the property line between the residential area and this property will be limited to 1.2 FC.
- The property west and north of relocated Eastgate would be rezoned to HC solely for a new and used car dealership which is not allowed in GR zoning.
 - Maximum Density would be 30% FAR allowing a maximum of 131,000 sf of retail uses instead of the 200,000 sf currently allowed
 - Lighting would be limited to 1 FC at the property lines along Eastgate, Division and US65.
 - We would prohibit seventeen of the HC allowed uses (see attached COD)

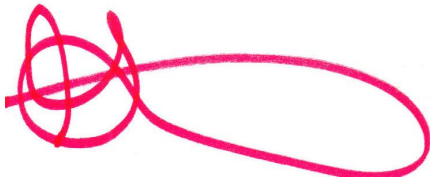
Issues raised were:

- Stormwater. They have issues from stormwater which have nothing to do with this property. All I could do was to offer to deal with MoDOT stormwater as part of our development which, I pointed out, we did not have to and is not required now.
- Traffic – we will have a traffic study done which should show that this development will have less traffic than is currently allowed now.
- Intrusion of crime into their community – I hopefully pointed out that this proposal has less intensity than the current zoning and actually adds office uses which were not assured under the current zoning.
- Noise – I pointed out that the traffic with this development should be less than is allowed under current zoning and the noise they will hear is already here – US65 and they bought their properties understanding that it was there.

Neighborhood Meeting Notes
May 17, 2017

Generally, we closed with the idea that this proposal is a more assured development than is currently allowed. It is “the devil that you know rather than the devil that you do not”. This is a less intense development. This has more controls in place. This provides for better stormwater management for the property.

Submitted by:

A handwritten signature in red ink, consisting of a circular loop followed by a long, horizontal, slightly wavy line.

Geoffrey H. Butler AIA

Geoffrey Butler

From: Geoffrey Butler
Sent: Monday, May 15, 2017 8:33 PM
To: coopiemom2@gmail.com
Cc: Neal, Daniel; Randy Reichard; paul napleton; David Murray; David Havens; Bob Hosmer
Subject: Fw: 3508 E. Division. Noble Estates

Joretta,

Your email was forwarded on to me and I would like to respond to your comments. First I would like to encourage you to come to the neighborhood meeting on Wednesday. That meeting gives us a chance to hear your concerns and to try to address them.

Here are my responses to your comments:

1. Direct views of the business are clearly visible from Cooper Estates Clubhouse, pool, tennis courts, basketball court, picnic area, putting green, and several streets and homes in Cooper. The property is already zoned General Retail and there is a very large list of businesses which can locate there all of which will have the same visibility. I am not sure if there is much difference between general retail uses and a car dealership in what you see.
2. Lighting for a car dealership and noise from autos will greatly affect comfort of residents and guests as well as interfere with privacy. Sadly, the Reliable Mazda/Subaru Dealership has tainted the water in so far as lighting. What they have over there is not allowed under today's ordinances and is not representative of what will happen here. Lighting at the property line cannot exceed 1 foot candle. What they have over there is like a beacon for the world. Just so you know, the level of light equal to 1 foot-candle is what you see in a movie theater on the aisle lights during a movie. As to noise, car dealerships are much quieter than retail businesses. While they are large and have a lot of cars, the majority of the cars are cars for sale. The actual traffic is significantly less than is generated by General Retail. The real noise generator is US65 which has been there since 1971 long before Cooper Estates was developed. Everyone in Cooper Estates bought knowing and accepting the traffic noise of US65.
3. Having Eastgate run along the direct north side of Cooper will create unsightly views, increased exposure for our gated community, and addition traffic noise. The relocation of Eastgate is something that the City and MoDOT have done. We have nothing to do with it. MoDOT bought that ROW a few years back for the relocation and it will happen irrespective of what happens on the development of the property. We are having a traffic study done which will show the reduction of traffic on Eastgate as a result of this zoning change and hope to have it available before the P & Z meeting.
4. In addition, having Eastgate enter Division (YY Hwy.) to the immediate north of Cooper Estates will increase traffic and congestion on an already very busy highway. Many semi-trucks use Division and Cherokee School is to east as well as Wild Horse and other sub-divisions. This relocation of Eastgate is happening anyway. This zoning will not change that. The traffic generation for the

dealership will be less than the general retail uses already allowed.

5. Other car dealerships do not touch or are not located near a higher end sub-division or gated community. There probably is not much correlation between where car dealerships locate and high end subdivisions are located. Car dealerships locate at high visibility high traffic locations such as this. High end residential developments generally do not. This situation is an anomaly. Most high end residential developments locate away from high traffic areas and tend to be more remote and secluded. The fact that Cooper Estates is where it is should not preclude other businesses from locating there.

6. Changing the zoning from General Retail (which will be bad enough when that happens) to Highway Commercial will de-value property in Cooper Estates and could allow additional undesired businesses to locate nearby. The property is already zoned General Retail and it will be developed as such if this does not pass. In this instance we have a buyer who wants to put in a new and used car dealership. That is a known entity. Whereas right now you have no idea or control over what can go there. Allowing the zoning change for the front parcel to HC to allow the dealership gives you some level of certainty. Better to know what is going in than what might happen with other developers. I also should mention the down zoning of the eastern parcel from GR to Office reduces the traffic as well and the potential for uses which are not very compatible with residential uses. Office uses are very benign and are generally 8-5 weekdays.

7. Main selling points to buying a home in Cooper Estates are the privacy, the beauty of the development, the amenities of Clubhouse, the safety of a gated community, and no Highway Commercial businesses in direct sight. All of these would be compromised and home values affected if a car dealership and additional roads were allowed. I doubt that the development of this property as a car dealership with offices adjacent would adversely affect Cooper Estates compared to the General Retail uses already allowed. The road relocation is a given and will happen no matter what.

and your final comment:

Also, I thought of something else to consider. This year the property taxes were revalued and increased for most residents in Cooper. If property values drop b/c of the new proposed rezoning and highway commercial businesses, I would speculate that most property owners would want the tax evaluation lowered.

The County Assessor does not base property tax assessments on opinions of devaluation. He works with comparable sales. Cooper Estates has excellent property values and the location of Furniture Row and Haverty's has not affected it. I doubt that further development that is already allowed by the GR zoning will devalue the property. A car dealership will not be any different except that we are offering a benefit in the office zoning (which incidentally was requested by Cooper Estates Residents last time)

I hope that this helps you to better understand our proposal and I hope to see you Wednesday. Don't hesitate to call me if you can't make the meeting and we can visit further.

Geoffrey H. Butler AIA - Architect & Founder

Butler, Rosenbury & Partners, Inc.

-----Original Message-----

From: Joretta Wilcox [<mailto:coopiemom2@gmail.com>]

Sent: Sunday, May 07, 2017 4:25 PM

To: Zoning@springfieldmo.gov

Subject: 3508 E. Division. Noble Estates

Dear Mr. Hosiery,

My name is Joretta Wilcox.

My phone # is 417-300-4547.

I live at 3703 E. Dartmoor Court 65802 in Cooper Estates. I currently own 3 properties in Cooper Estates.

Concerning the proposed new/used car dealership that would be abutting to residential property in Cooper Estates, I would like to respond as to why I believe that business and changing zoning would greatly hurt property values in Cooper Estates.

1. Direct views of the business are clearly visible from Cooper Estates Clubhouse, pool, tennis courts, basketball court, picnic area, putting green, and several streets and homes in Cooper.
2. Lighting for a car dealership and noise from autos will greatly affect comfort of residents and guests as well as interfere with privacy.
3. Having Eastgate run along the direct north side of Cooper will create unsightly views, increased exposure for our gated community, and addition traffic noise.
4. In addition, having Eastgate enter Division (YY Hwy.) to the immediate north of Cooper Estates will increase traffic and congestion on an already very busy highway. Many semi-trucks use Division and Cherokee School is to east as well as Wild Horse and other sub-divisions.
5. Other car dealerships do not touch or are not located near a higher end sub-division or gated community.
6. Changing the zoning from General Retail (which will be bad enough when that happens) to Highway Commercial will de-value property in Cooper Estates and could allow additional undesired businesses to locate nearby.
7. Main selling points to buying a home in Cooper Estates are the privacy, the beauty of the development, the amenities of Clubhouse, the safety of a gated community, and no Highway Commercial businesses in direct sight. All of these would be compromised and home values affected if a car dealership and additional roads were allowed.

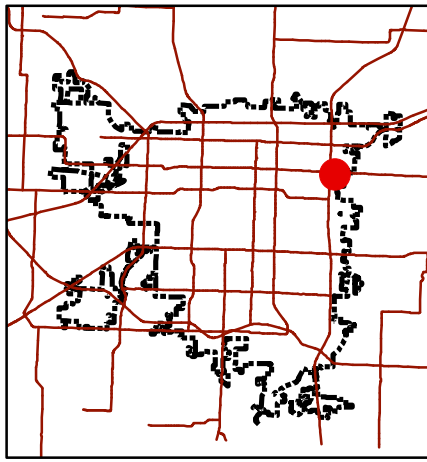
Thank you for your consideration of how allowing the dealership would de-value our community. I'm sure there are many other reasons that I have not thought about yet. Thank you for (hopefully) denying the change in land use/zoning.

Respectfully,
Joretta Wilcox

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-20-2017 & CONDITIONAL OVERLAY DISTRICT NO. 127

The requirements of *Section 36-422. Highway Commercial District.* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

1. Uses - The following uses within the HC, Highway Commercial shall be prohibited in this district:
 - a. Cemeteries and Crematoriums
 - b. Wireless Towers
 - c. Taxidermists
 - d. Temporary Lodging and Group homes
 - e. Overnight shelters or Transitional Service Centers
 - f. Go cart Tracks
 - g. Soup kitchens
 - h. Truck Stops
 - i. Adult Entertainment Businesses
 - j. Ambulance services
 - k. Bus Stations
 - l. Campgrounds and RV parks
 - m. Household resource recovery collection centers
 - n. Police and Fire Stations
 - o. Public or private vehicle and boat storage garages, yards or lots
 - p. Taxi dispatch yards and offices
 - q. Overnight or transitional service shelters for 50 or fewer residents
2. The maximum floor area ratio shall not exceed .30.
3. The site lighting shall utilize cutoff light fixtures which reduce glare and shall not exceed 1 footcandle along the property lines, as required by Section 36-484.
4. The Stormwater Management Plan will include management of all stormwater runoff from proposed MODOT Eastgate Avenue relocation.
5. A Traffic study will be required at the time of development of the tracts.
6. No access on Eastgate Avenue from within 300 feet of centerline of Division Street.
7. Shared access will be required between lots and each lot will not have its own access to Eastgate Avenue.
8. Sidewalks are required to be constructed along Eastgate Avenue and portions of Division Street.
9. A \$0.0147 per square foot trunkline connection fee required before any building permits can be issued or public improvement plans can be filed.



Development Review Staff Report

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

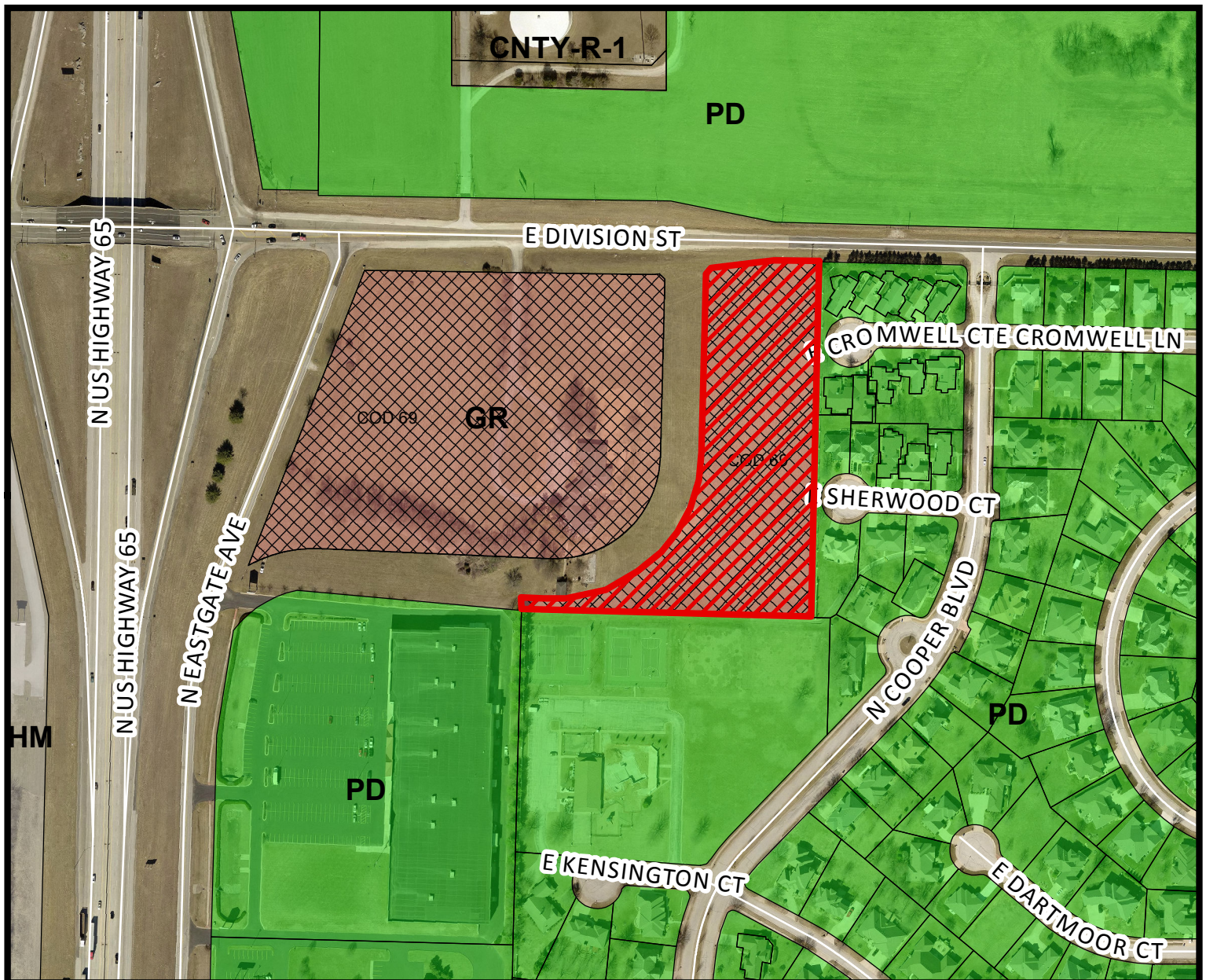
Z-21-2017 w/ Conditional Overlay District #128

LOCATION: 3508 East Division Street

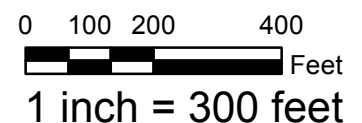
CURRENT ZONING: GR, General Retail w/ COD #69

PROPOSED ZONING: O-1, Office District w/ COD #128

LOCATION SKETCH



- Area of Proposal



DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-21-2017 & CONDITIONAL OVERLAY DISTRICT NO. 128

PURPOSE: To rezone approximately 4.2 acres generally located at 3508 East Division Street from an GR, General Retail with Conditional District No. 69 to an O-1, Office District and establishing Conditional Overlay District No. 128

REPORT DATE: June 1, 2017

LOCATION: 3508 East Division Street

APPLICANT: Noble Estates

TRACT SIZE: Approximately 4.2 acres

EXISTING USE: undeveloped land

PROPOSED USE: Uses permitted in O-1, Office District unless restricted by Conditional Overlay District No. 128

FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Element of the Comprehensive Plan designates the west portion of this property as being appropriate for low-density housing, however, the property was rezoned to General Retail in 2014. The proposed office district is less intense than the existing zoning.
2. This request is consistent with the recommendations of the *Growth Management and Land Use Plan* that show this area as an emerging Activity Center where light manufacturing, retail and office development could emerge as a significant community activity center. The *Plan* recommends design of these land areas should consider the proximity of the existing residential development south of Division Street. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourage the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. For this reason, the applicant has requested a conditional overlay district to prohibit potentially objectionable uses, a more restrictive thirty (30) degree bulk plane and providing an additional solid screen fencing adjacent to residential property.
3. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 229 Am.	Springfield Underground uses
East	PD 19	Residential uses
South	PD 19	Residential uses and community area
West	Existing GR w/ COD No. 69 Proposed HC w/ COD No. 127	Undeveloped Land

HISTORY:

In October 1982, City Council approved General Ordinance No. 3350 rezoning the subject property from R-1, One-Family District to Planned Development No. 19. The subject property was a 15.6-acre portion of the larger 111.84-acre Planned Development No. 19. PD No. 19 permitted “General Commercial” uses on this tract which included professional and medical office uses, restaurants, retail sales, automotive service stations and service centers, and commercial entertainment (movie theaters, bowling alleys, skating rinks and other similar activities).

In August 1997, City Council approved General Ordinance No. 4732 rezoning the subject property from Planned Development No. 19 to Planned Development 19 Amendment 2. This PD permitted professional offices, research and development facilities engaged in culinary and horticultural research and development, commercial nurseries and greenhouses, restaurants, general retail sales, personal services and specialty retail such as book stores, card shops, jewelry shop, arts and craft shops and similar uses.

In May, 2014, City Council approved General Ordinance No. 6119 (Z-07-2014 w/ COD No. 69) rezoning the subject property from Planned Development 19 Amendment 2 to GR, General Retail District with Conditional Overlay District No. 69.

COMPREHENSIVE PLAN:

The Growth Management and Land Use Element of the Comprehensive Plan designates this property as appropriate for low-density housing. The *Plan* shows this area as an emerging Activity Center where light manufacturing, retail and office development could emerge as a significant community activity center. The *Plan* recommends design of these land areas should consider the proximity of the existing residential development south of Division Street. The *Office Land Use Guidelines* of the

Comprehensive Plan encourage the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses.

STAFF COMMENTS:

1. The applicant is proposing to rezone from an GR, General Retail with Conditional District No. 69 to an O-1, Office District and establishing Conditional Overlay District No. 128. The subject property was zoned to the current zoning in May 2014 and has not developed as intended. The subject property considers the relocation of Eastgate Avenue. Eastgate Avenue currently runs adjacent and parallel to U.S. Highway 65. However, right-of-way has been obtained that will re-route Eastgate Avenue so that it runs along the west property line of the subject property. The Missouri Department of Transportation (MoDOT) is relocating Eastgate Avenue with the plan identified as MoDOT Project J8P3036.
2. The Growth Management and Land Use Element of the *Comprehensive Plan* designates the west portion of this property as being appropriate for low-density housing, however, the property was rezoned to General Retail in 2014. The proposed office district is less intense than the existing zoning.
3. The *Plan* shows this area as an emerging Activity Center where light manufacturing, retail and office development could emerge as a significant community activity center. The *Plan* recommends design of these land areas should consider the proximity of the existing residential development south of Division Street. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourage the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. For this reason, the applicant has requested a conditional overlay district to prohibit potentially objectionable uses, a more restrictive thirty (30) degree bulk plane and providing an additional solid screen fencing adjacent to residential property.
4. The subject property is located at the intersection of U.S. Highway 65, classified as a freeway, Division Street, classified as a primary arterial and Eastgate Avenue, classified as a collector. Properties adjacent to major intersections such as these are appropriate for high intensity retail, office or housing developments. The City and MoDOT are working with the property owner regarding the relocation of Eastgate Avenue and intersection improvements.
5. The applicant has requested a conditional overlay district that will prohibit more intense uses (as shown on Attachment 3) allowed in the O-1, Office District and which may be offensive to the adjacent neighborhood. This proposal also limits the building height that can be constructed on the property by requiring a bulk plane of thirty (30) degrees as measured from the eastern and southern district boundary. Additionally, a traffic study will be required and reviewed by

MoDOT at the time of development to determine if any traffic improvements are necessary to accommodate the future development.

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 May 17, 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.

Notices sent to property owners within 185 feet	22
Notices returned as undeliverable	2

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-21-2017 & CONDITIONAL OVERLAY DISTRICT NO. 128

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the proposed zoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Division Street as a Primary Arterial and Eastgate Avenue as a Collector roadway. The standard right of way width for Division Street is 50 feet from the centerline and 30 feet from the centerline for Eastgate Avenue. Additional right of way is not required. Both Division Street and Eastgate Avenue are MoDOT maintained streets. The most recent traffic count for Division Street east of the Hwy 65 northbound ramp is 12,032 vehicles per day. There is not a recent traffic count on this portion of Eastgate Avenue. There is currently one driveway access point along the property frontage on Division street and no driveway access points along Eastgate Avenue pertaining to this property. There is not sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Division Street or Eastgate Avenue. There are no Greenway Trails in the area and no bus stops along Division Street or Eastgate Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are proposed improvements planned for Eastgate and Division in which Eastgate will be relocated to the east. The City typically would not require a traffic study as part of the rezoning case as the trips generated in the peak hour of O-1 zoning are not significant from existing peak hour trips generated in the GR zoning based on the highest most intense use. However, Division and Eastgate are both under MoDOT jurisdiction. MoDOT requires a Traffic Study to be submitted and approved prior to any building or driveway approach permit being issued.

Public Works Traffic Division	Response
Street classification	Division Street – Primary Arterial Eastgate Avenue - Collector
On-street parking along streets	Division Street – No Eastgate Avenue - No
Trips generated - Peak Hour	16 vehicles (GR) 34 vehicles (O-1)
Additional Trips generated with zoning change - Peak Hour	0 vehicles
Existing street right of way widths	Division Street – 75 ft from the centerline Eastgate Avenue – 50 ft from the centerline
Standard right of way widths	Division Street - 50 ft from the centerline Eastgate Avenue – 30 ft from the centerline
Traffic study submitted	Required by MoDOT

Proposed street improvements	Relocation of Eastgate Avenue
------------------------------	-------------------------------

STORMWATER COMMENTS:

The property is in the Pierson Creek Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of on-site stormwater detention is not an option and will be required. If disturbing more than one acre water quality will be required as well. There are no sinkholes on the property. This site must drain to the concrete channel that runs along the south side of this development.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement. This site must drain to the concrete channel immediately south of this development.
3. Payment in lieu of construction of detention facilities will be not allowed on this site.

Public Works Stormwater Division	Response
Drainage Basin	Pierson Creek 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 objections to rezoning.

1. The parent tract has access to sewer. Any further subdividing of the property as shown on the site plan will required public improvement plans to extend public sewer to each lot.
2. There is a \$0.0147 per sq. ft. trunkline connection fee required before any building permits can be issued or public improvement plans can be filed.

FIRE DEPARTMENT COMMENTS:

No objection to rezoning.

CITY UTILITIES:

No objection to rezoning. CU has adequate facilities in place on or near the property to serve the development.

MODOT COMMENTS:

1. A traffic impact study will be required for this development.
2. No access on Eastgate will be allowed within 300 ft of centerline of Division (YY).
3. Shared access will be required, each lot will not have its own access to Eastgate.
4. Sidewalks will be required along Eastgate and portions of Division.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

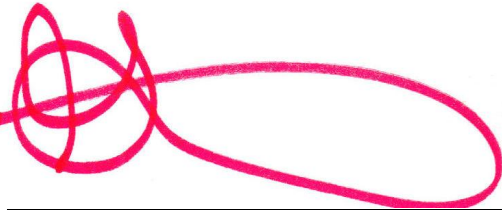
1. Request change to zoning from: General Retail to Highway Commercial & Office O-1
(existing zoning) (proposed zoning)
2. Meeting Date & Time: May 17, 2017 4:00 PM - 6:30 PM
3. Meeting Location: 3508 East Division
4. Number of invitations that were sent: 66
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 25 + Not all would sign in
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

see attached

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

see attached

I, Geoffrey Butler (print name), attest that the neighborhood meeting was held on May 17, 2017 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Geoffrey Butler

Printed name of person completing affidavit



Architecture
Engineering
Planning
Project Management

YOUR **VISION.** OUR **FOCUS.**

May 17, 2017

Meeting Notes

Neighborhood Meeting

Zoning Cases Z-20-2017 & Z-22-2017

Held:

May 17, 2017 at 4:00 PM – 6:30 PM

3508 East Division

Attendees:

For Applicant – Geoffrey H Butler AIA

Neighbors – 25+ See attached sign in sheet

A fairly large group of neighbors arrived together at 4 pm and we went through the basic facts of the zoning cases. We discussed the existing zoning in place as well as the maximum density allowed on the development. WE discussed the GR zoning and what it allowed.

Many were unaware that Eastgate was going to be relocated by MoDOT no matter what happened with this zoning case. They were unaware that MoDOT owned the ROW for Eastgate and had the plans to build it completed and were bidding it and would start construction this summer. I reviewed the schedule for the MoDOT work as well as the schedule for the construction of the

They did not know that MoDOT does not have to comply with Springfield Ordinances – in particular, the stormwater ordinances. They do not plan on providing any storm water management for their runoff. They will simply dump it off onto our property and we are not obligated to manage it, we just have to channel it across our property with no concern for the downstream properties situation.

I presented the merits of the zoning request:

Geoffrey H. Butler, AIA
Architect & Partner
Direct Line: 417.521.6106
Mobile: 417.848.6000
Email: butler@brpae.com

319 North Main, Suite 200
Springfield, MO 65806
Phone: 417.865.6100
Fax: 417.865.6102
www.brpae.com

- We agree to take the MoDOT storm water into our system and treat it as ours. We will manage their stormwater.
- East of Eastgate would be downzoned from GR to O-1 Office uses.
 - Maximum Density would be 30% FAR instead of unlimited now.
 - 30 degree bulk plane would be in place. I gave several examples of the setback for two story and three story buildings.
 - Bufferyard C would be required AND the fence along the property line would be improved with the top part which is a steel picket fence would be replaced with a solid screen fence (approved by the POA). I was informed that this existing fence was not on the property line but about ten feet farther into the Cooper Estates property.
 - Several office uses would be prohibited (see attached COD)
 - Lighting along the property line between the residential area and this property will be limited to 1.2 FC.
- The property west and north of relocated Eastgate would be rezoned to HC solely for a new and used car dealership which is not allowed in GR zoning.
 - Maximum Density would be 30% FAR allowing a maximum of 131,000 sf of retail uses instead of the 200,000 sf currently allowed
 - Lighting would be limited to 1 FC at the property lines along Eastgate, Division and US65.
 - We would prohibit seventeen of the HC allowed uses (see attached COD)

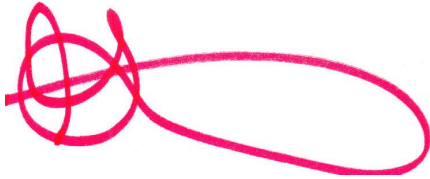
Issues raised were:

- Stormwater. They have issues from stormwater which have nothing to do with this property. All I could do was to offer to deal with MoDOT stormwater as part of our development which, I pointed out, we did not have to and is not required now.
- Traffic – we will have a traffic study done which should show that this development will have less traffic than is currently allowed now.
- Intrusion of crime into their community – I hopefully pointed out that this proposal has less intensity than the current zoning and actually adds office uses which were not assured under the current zoning.
- Noise – I pointed out that the traffic with this development should be less than is allowed under current zoning and the noise they will hear is already here – US65 and they bought their properties understanding that it was there.

Neighborhood Meeting Notes
May 17, 2017

Generally, we closed with the idea that this proposal is a more assured development than is currently allowed. It is “the devil that you know rather than the devil that you do not”. This is a less intense development. This has more controls in place. This provides for better stormwater management for the property.

Submitted by:

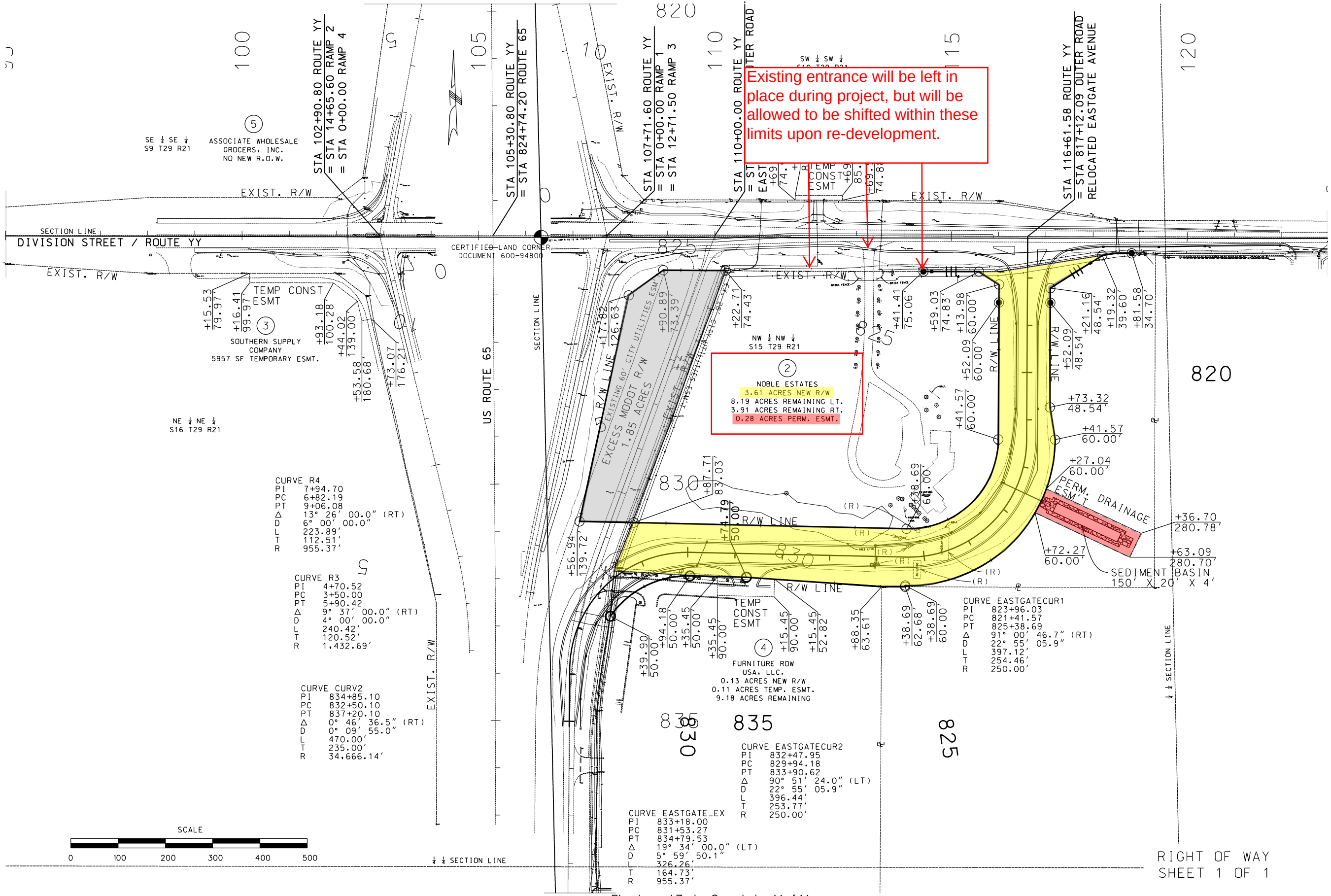
A handwritten signature in red ink, consisting of a circular loop followed by a long, horizontal, slightly wavy line.

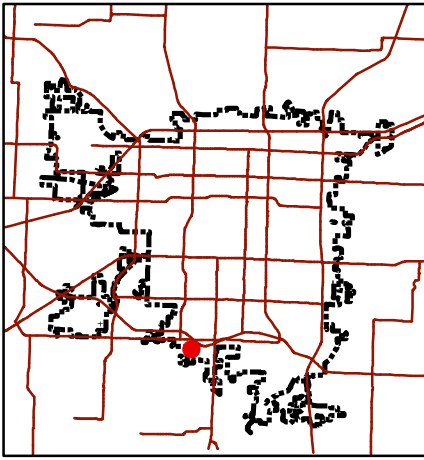
Geoffrey H. Butler AIA

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-21-2017 & CONDITIONAL OVERLAY DISTRICT NO. 128

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

1. The following uses within the O-1, Office District shall be prohibited in this district:
 - a. Wireless Facilities and Towers taller than 50'
 - b. Substance abuse treatment facilities for 50 or fewer residents
2. The following conditional uses within the O-1, Office District shall be prohibited in this district:
 - a. Funeral homes, mortuaries, crematoriums
 - b. Heliports
3. The maximum floor area ratio shall not exceed .30
4. All structures must remain below thirty (30) degree bulk plane as measured from the east and south district boundaries (adjacent to Cooper Estates residential and community area).
5. The site lighting shall utilize cutoff light fixtures which reduce glare and not exceed .5 footcandle along the south and east district boundary, 1 footcandle along the property line along Division Street and Eastgate Avenue, as required by Section 36-484.
6. The Stormwater Management Plan will include management of all stormwater runoff from proposed MODOT Eastgate Avenue relocation.
7. Bufferyards will be provided as required by *Section 36-482, Landscaping and Bufferyards* but shall also include improvements made to the existing Cooper Estates fence along the south and east district boundaries where the upper steel picket fencing is replaced with an equal height solid screen fencing material to be approved by the Cooper Estates Property Owners Association.
8. A traffic study will be required to be submitted to MoDOT at the time of development of the tracts.
9. No access on Eastgate Avenue from within 300 feet of centerline of Division Street.
10. Shared access will be required between lots and each lot will not have its own access to Eastgate Avenue.
11. Sidewalks are required to be constructed along Eastgate Avenue and portions of Division Street.
12. A \$0.0147 per square foot trunkline connection fee required before any building permits can be issued or public improvement plans can be filed.





Development Review Staff Report

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

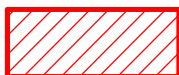
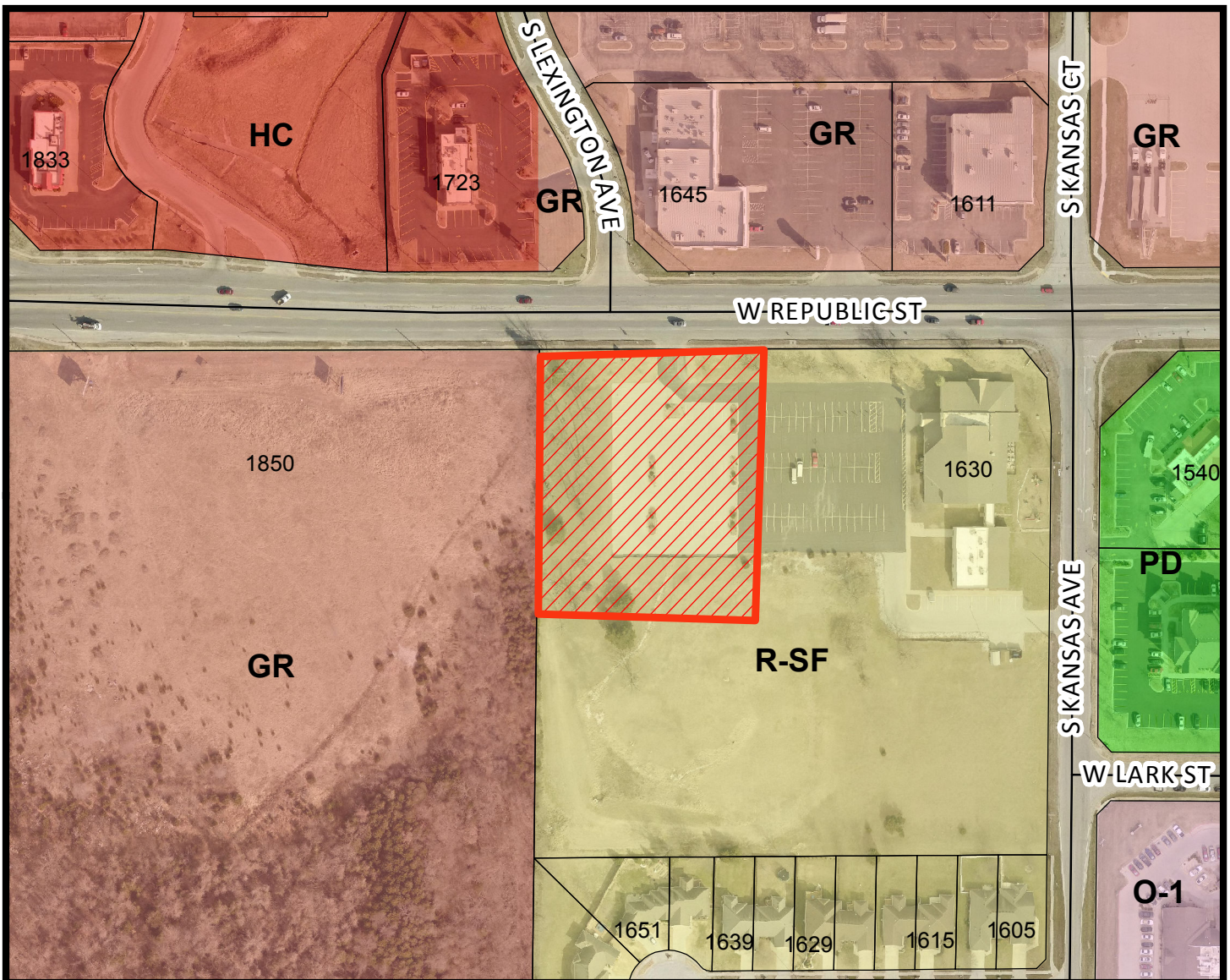
Z-22-2017 Conditional Overlay District 129

LOCATION: 1630 West Republic Street

CURRENT ZONE: R-SF, Single Family Residential District

PROPOSED ZONE: GR, General Retail District COD 129

LOCATION SKETCH



- Area of Proposal

0 160 320 640 Feet

1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-22-2017 CONDITIONAL OVERLAY DISTRICT NO. 129

PURPOSE: To rezone approximately 1.9 acres of property generally located at 1630 West Republic Street from a R-SF, Single Family Residential District to a GR, General Retail District and establishing Conditional Overlay District No. 129

DATE: June 2, 2017

LOCATION: 1630 West Republic Street

APPLICANT: Southland Christian Church

TRACT SIZE: Approximately 1.9 acres

EXISTING USE: Parking lot for Church

PROPOSED USE: GR, General Retail uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing land uses, however, this property is located along Republic Street which is classified as a primary arterial roadway in the Transportation Plan and is adjacent to HC, Highway Commercial and GR, General Retail zoning districts.
2. The proposed zoning will mitigate the potential impact between the GR uses and single family uses to the south by leaving an approximately 300-foot wide strip of R-SF property between the existing R-SF property to the south.
3. The proposed Conditional Overlay District will require a traffic impact study at the time of development and if the proposed use requires any public street improvements they must be designed and either built or escrowed prior to the issuance of the building permit and a subdivision of the proposed tract.
4. The standard development requirements in the GR District are otherwise adequate for mitigating potential impacts of retail uses on the adjoining single-family residential properties. No portion of a GR structure shall be higher than a thirty (30) degree bulk plane where the property adjoins a R-SF District.
5. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Retail and restaurant uses
East	R-SF and PD	Church, retail and multi-family uses
South	R-SF	Stormwater detention
West	GR COD 107	Veterans Administration Clinic

HISTORY:

The subject property was originally zoned R-SF in 1995 during the citywide re-mapping.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing land uses, however, this property is located along Republic Street which is classified as a primary arterial roadway in the Transportation Plan and is adjacent to HC, Highway Commercial and GR, General Retail zoning districts.

STAFF COMMENTS:

1. The applicant, Southland Christian Church, is proposing to rezone the property located at 1630 West Republic Street from a Single Family Residential District to a GR, General Retail District and establishing Conditional Overlay District No. 129. The Church is proposing to subdivide 1.9 acres from a 10-acre tract into a separate GR tract.
2. The proposed zoning will mitigate the potential impact between the GR uses and single family uses to the south by leaving an approximately 300-foot wide strip of R-SF property between the existing R-SF property to the south and the GR property. This property is currently being used as a stormwater detention area for the church.
3. The proposed Conditional Overlay District will require a traffic impact study at the time of development and if the proposed use requires any public street improvements they must be designed and either built or escrowed prior to the

issuance of the building permit. A subdivision of land must be submitted in accordance to the City of Springfield's subdivision regulations.

4. The bufferyard requirement between the GR, General Retail District and adjacent (stormwater retention) R-SF District to the south, is a Bufferyard "F". Bufferyard "F" requires a minimum open space of twenty (20) feet wide with the following plantings per one hundred (100) linear feet: three (3) canopy tree, three (3) understory tree, four (4) evergreen tree and twenty (20) shrubs with a six-foot solid wood fence, masonry/brick wall or evergreen hedge.
5. The standard requirements for noise, lighting, odor and signage will be covered by the Zoning Ordinance.
6. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting with property owners, residents and any registered neighborhood association within 500 feet of the subject properties.

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. Five (5) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

Notices sent to property owners within 185 feet	5
Notices returned as undeliverable	0

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-22-2017 & CONDITIONAL OVERLAY DISTRICT NO. 129

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with rezoning request.

CITY UTILITIES:

No objection to rezoning request.

CLEAN WATER SERVICES COMMENTS:

1. No objection to rezoning. The following comments are in regards to the subdivision requirements.
 - a. Public sewer will need to be extended to the property.
 - b. Public improvement plans will need to be submitted for review by completing the online application.
 - c. Public improvements must be completed or escrowed before the plat can be approved.
 - d. No objection to escrowing of the sewer improvements.
 - e. The existing lateral for the church will probably need to be relocated off the proposed tract.

FIRE DEPARTMENT COMMENTS:

Fire has no objections to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Republic Street as a Primary Arterial and Kansas Avenue as a Collector roadway. The standard right of way width for Republic Street is 50 feet from the centerline and 30 feet from the centerline for Kansas Avenue. Additional right of way is not required. Both Republic Street and Kansas Avenue are City maintained street. The most recent traffic count for Republic Street at Kansas Avenue is 16,610 vehicles per day and the most recent traffic count for Kansas Avenue just south of Republic Street is 968 vehicles per day. There is currently one driveway access point along the property frontage on Republic Street and one on Kansas Avenue. There is sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Republic Street or Kansas Avenue. There are no Greenway Trails in the area and two bus stops along Republic Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no improvements planned for Republic Street or Kansas Avenue.

Public Works Traffic Division	Response
Street classification	Republic Street – Primary Arterial Kansas Avenue - Collector
On-street parking along streets	Republic Street – No Kansas Avenue - No
Trips generated - Peak Hour	9 vehicles (R-SF) 121 vehicles (GR)
Additional Trips generated with zoning change - Peak Hour	112 vehicles
Existing street right of way widths	Republic Street – 50 ft. from the centerline Kansas Avenue – 30 ft. from the centerline
Standard right of way widths	Republic Street - 50 ft. from the centerline Kansas Avenue – 30 ft. from the centerline
Traffic study submitted	Will submit prior to development*
Proposed street improvements	No

*A traffic study is warranted based on the peak hour trips generated. The applicant has submitted a conditional overlay requesting the traffic study be delayed until prior to a building permit being issued. The traffic study will be based on the actual use and any improvements required based on the traffic study will be constructed prior to issuance of any building permit.

STORMWATER COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of on-site stormwater detention is not an option. There are no sinkholes on the 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. Some of Lot 2 drains away from the existing detention basin. If this is redeveloped this will need to be re-graded to drain to the detention basin.
3. Drainage easements will be required where concentrated flow drains from one lot to another or from offsite onto the proposed subdivision. Such easement shall be sized for the 100-year peak flow rate.

4. Any property that contains a detention basin/water quality basin which serves properties other than the property on which it is located, must be in a dedicated drainage easement or common area.
5. Detention and water quality were provided as part of PRJ2011-00270. This was developed with the site being a total of 4.17 acres impervious. If any new projects stay within these parameters, then additional modifications to existing detention will not be required.

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

May 18, 2017

Meeting Notes

Neighborhood Meeting

Zoning Cases Z-21-2017 & Z-23-2017

Held:

May 18, 2017 at 4:00 PM – 6:30 PM

1680 West Republic Road

Attendees:

For Applicant – Geoffrey H Butler AIA

Neighbors – 16+ See attached sign in sheet

While this was held to address both zoning cases, the bulk of the conversation was about the O Zoned parcel on Kansas Avenue.

Generally, the concern was about the nature of the office uses and I confirmed that the O-1 zoning was pretty restrictive. The uses allowed in the District were fairly benign and not objectional.

Key issues:

Bufferyard –

- o they would like to have a 6' solid screen fence along the property line to limit lights from cars.
- o The depth of the bufferyard was discussed and obviously the larger the better.
- o Plantings were important

Bulk Plane

- o the 30 degree bulk plane was discussed and they would prefer to line the building height to one and a half stories – that logically would keep the building about 42' from the property line.

Storm Water

o we confirmed that the storm water would all go into the existing storm water basin

I will discuss the results of this meeting with the Church and develop an approach to resolving these concerns with a Conditional Overlay District.

I asked all of them about any concerns with the parcel on Republic Road and the requested GR zoning. No one voiced opposition to it and acknowledge that Republic Road was becoming a major commercial corridor and they did not expect it to be otherwise.

Neighborhood Meeting Notice

Date of Letter:

May 4, 2017

DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

APPLICANT CONTACT INFORMATION:

Applicant/ Representative Name:

Geoffrey H. Butler AIA
Butler, Rosenbury & Partners, Inc.

Address:

319 N Main Suite 200
Springfield, Mo. 65806

City, State and Zip:

417 521-6106
butler@brpae.com

Phone Number:

PROJECT LOCATION:

1630 West Republic Road

PROPOSED CHANGES:

Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

We propose to change a 240' x 320' parcel in the NW corner of the Church property which we do not use from R-SF to General Retail zoning. We also propose to change a 275' x 240' parcel in the SE corner of our property from R-SF to Office - O-1 zoning. With a Conditional use District further restricting the uses of the properties. See attached.

PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting:

Thursday May 18, 2017

Location of Meeting:

Meeting Room at Southland Christian Church 1630 West Republic Rd

Time of Meeting:

ⓧ 4:00 PM to 6:30 PM

We look forward to seeing you at this meeting! Thank You!

ATTACHMENTS: Notice Letter from City and Comment Card attached to this letter

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 and 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) **May 18, 2017 - 4 pm - 6:30 pm**
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property) **June 15th 6:30 pm**
4. 1st City Council Public Hearing (185 feet notification from subject property) **July 10 - 6:30 pm**
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning **July 24 - 6:30 pm**

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:		Telephone No.	
YOUR NAME:			
YOUR ADDRESS:			
PROJECT ADDRESS:			
COMMENTS:			



319 N. Main Ave., Suite 200
Springfield, Missouri 65806
Phone: 417.521.6107

YOUR VISION. OUR FOCUS.

Proposed Zoning for Southland Church 1630 West Republic Road Springfield, Mo.

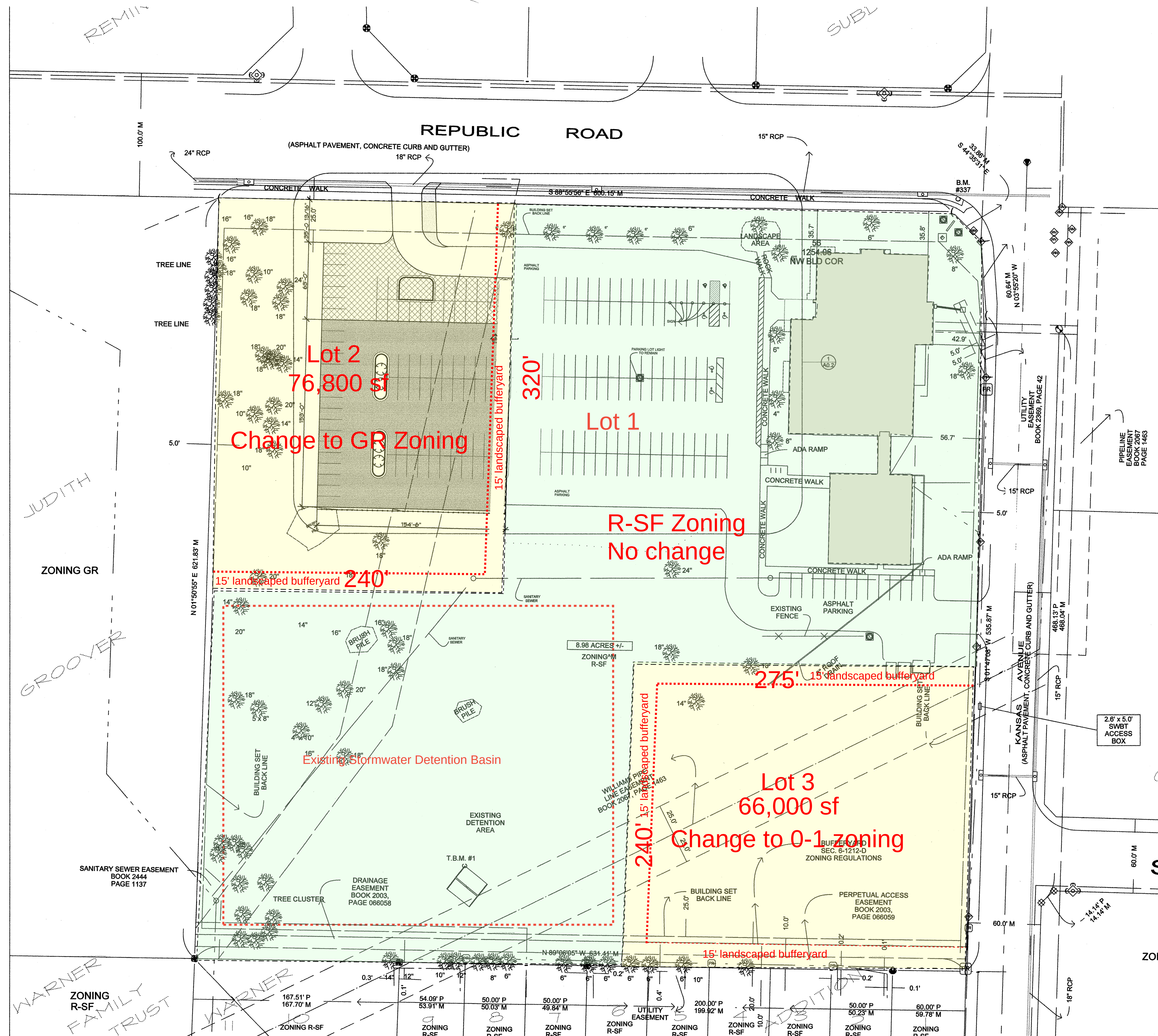
Parent Tract:
All of the Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deeded, taken or used for Road or Highway purposes.

Lot One
All of the Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deeded, taken or used for Road or Highway purposes; less The south three hundred twenty feet (320') of the west two hundred forty feet (240') of Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deeded, taken or used for Road or Highway purposes and less

The North two hundred forty feet (240') of the east two hundred seventy five feet (275') of the Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deeded, taken or used for Road or Highway purposes.

Lot Two
The south three hundred twenty feet (320') of the west two hundred forty feet (240') of Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deeded, taken or used for Road or Highway purposes.

Lot Three
The North two hundred forty feet (240') of the east two hundred seventy five feet (275') of the Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deeded, taken or used for Road or Highway purposes.



1 OVERALL SITE PLAN

SCALE: 1" = 40'

Neighborhood Meeting

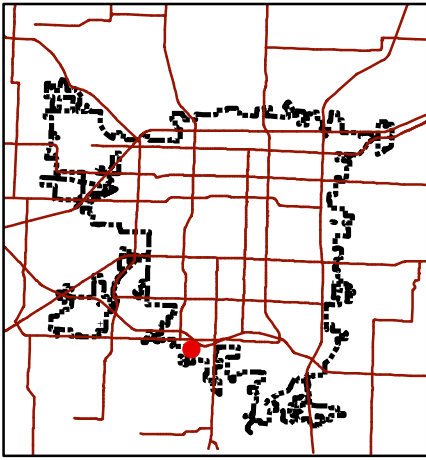
Southland Church 1680 West Republic Road
May 18, 2017 4:00 PM - 6:30 PM

Name	Address	Phone Number	Email
Bob Baker	1638 W. Swallow St	890-7429	
STEL WINKLER	1629 W. SWALLOW ST.	882-7362	
Leonette	1638 W. Swallow St	838-0855	
R.F. Hall	4317 S. Meadowbrook av	881-3899	
Jane Porter	1609 W. Swallow St.	838-4741	
Paula Durns	1619 W Swallow	505 358 3267	
Jane Brown	1669 W Camino	887-1666	
JOHN BROWNE	" "	"	
Peggy Dingmaster	1645 West Swallow	417-3681419	
Jacqueline Huchstep	481661 W. Swallow	417-856-3820	
Susan K. Hall	1657 W. Swallow	417-861-2068	

ATTACHMENT 4
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-22-2017 & CONDITIONAL OVERLAY DISTRICT NO. 129

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

1. A Traffic Impact Study shall be prepared at the time of development and if the proposed development generates more than one hundred (100) trip ends than are generated by the current R-SF zoning during the highest peak hour of the generator or if more than one thousand (1,000) daily trip ends are generated. The TIS, if required, must be submitted prior to the issuance of a building permit and any improvements to the public street must be designed and either built or escrowed prior to the issuance of the building permit.
2. The property will be subdivided in accordance to the City of Springfield's subdivision regulation.



Development Review Staff Report

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

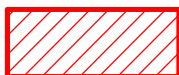
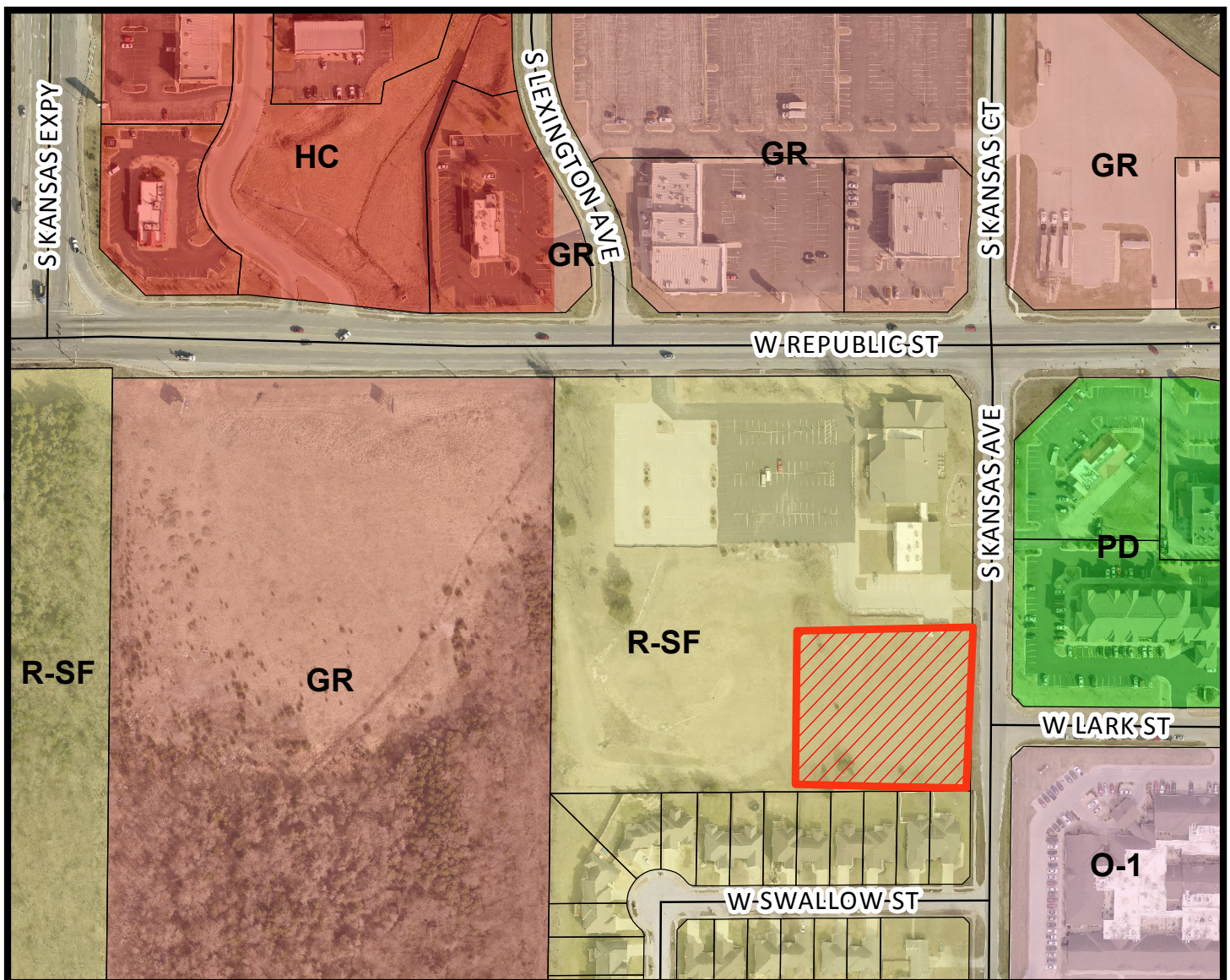
Z-23-2017 Conditional Overlay District 130

LOCATION: 1630 West Republic Street

CURRENT ZONE: R-SF, Single Family Residential District

PROPOSED ZONE: O-1, Office District COD 130

LOCATION SKETCH



- Area of Proposal

0 195 390 780 Feet

1 inch = 244 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-23-2017 & CONDITIONAL OVERLAY DISTRICT NO. 130

PURPOSE: To rezone approximately 1.5 acres generally located at 1630 West Republic Street from an R-SF, Single Family Residential District to an O-1, Office District and establishing Conditional Overlay No. 130

REPORT DATE: June 2, 2017

LOCATION: 1630 West Republic Street

APPLICANT: Southland Christian Church

TRACT SIZE: Approximately 1.5 acres

EXISTING USE: Undeveloped vacant property

PROPOSED USE: Office use

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with the *Office Land Use Guidelines of the Comprehensive Plan* which encourages the use of location, design and landscaping of office uses to screen and buffer neighborhood from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The request is consistent with the recommendations in the *Growth Management and Land Use Plan* and other elements of the *Comprehensive Plan* which encourages the use of office developments as transitions and buffers between commercial and residential areas. The proposed rezoning would be consistent with the existing commercial/office land uses surrounding this location and would serve as a transition between these commercial/office uses to the north and the residential development to the south.
2. The proposed Conditional Overlay District will address impacts by adding a thirty (30) degree bulk plane along the south property line adjacent to residential uses, limit the maximum structure height to 1.5 stories, no windows will be allowed above the first floor facing south, the building design will be residential in character and require a twenty (20) foot wide open space bufferyard with a fence adjacent to R-SF property to the south.
3. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Church
East	PD and O-1	Retirement home, retail, and office uses
South	R-SF	Single family homes
West	R-SF	Stormwater detention

HISTORY:

The subject property was originally zoned R-SF in 1995 during the citywide re-mapping.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Element* of the *Comprehensive Plan* recommends Medium to High Density Housing as appropriate land use at this location, however, Kansas Avenue on the east side has developed with office and retail uses. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourage the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. Kansas Avenue is classified as a collector roadway in the Transportation Plan.

STAFF COMMENTS:

1. The applicant is proposing to rezone from an R-SF, Single Family Residential District to an O-1, Office District with Conditional Overlay No. 130. The existing R-SF zoned property is vacant land owned by the Southland Christian Church which is located at the intersection of Kansas and Republic Street.
2. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourage the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The *Plan* encourages the use of office developments as transitions and buffers between commercial and residential areas. The existing zoning of the surrounding properties at this location includes GR, General Retail, Office and residential uses. The proposed rezoning would be consistent with the existing non-residential land uses at this

location and would serve as a transition between the other commercial/office uses located to the north and the residential uses to the south.

3. The proposed Conditional Overlay District will require:
 - a. There shall be a 6' tall privacy fence installed on the south property line.
 - b. The bufferyard shall be 20' wide along the south property line
 - c. There shall be a 30-degree bulk plane along the property line of the south residential properties.
 - d. The building design shall be of residential character and shall not exceed 1 ½ stories in height (allowing for loft/mezzanines)
 - e. No windows will be allowed above the first floor facing south.
 - f. Traffic Study shall be required at time of development if warranted by development.
4. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure.
5. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on May 18, 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. Thirteen (13) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

Notices sent to property owners within 185 feet	13
Notices returned as undeliverable	0

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-23-2017 & CONDITIONAL OVERLAY DISTRICT NO. 130

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection with rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Republic Street as a Primary Arterial and Kansas Avenue as a Collector roadway. The standard right of way width for Republic Street is 50 feet from the centerline and 30 feet from the centerline for Kansas Avenue. Additional right of way is not required. Both Republic Street and Kansas Avenue are City maintained streets. The most recent traffic count for Republic Street at Kansas Avenue is 16,610 vehicles per day and the most recent traffic count for Kansas Avenue just south of Republic Street is 968 vehicles per day. There is currently one driveway access point along the property frontage on Republic Street and one on Kansas Avenue. There is sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Republic Street or Kansas Avenue. There are no Greenway Trails in the area and two bus stops along Republic Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no improvements planned for Republic Street or Kansas Avenue.

Public Works Traffic Division	Response
Street classification	Republic Street – Primary Arterial Kansas Avenue - Collector
On-street parking along streets	Republic Street – No Kansas Avenue - No
Trips generated - Peak Hour	8 vehicles (R-SF) 66 vehicles (O-1)
Additional Trips generated with zoning change - Peak Hour	58 vehicles
Existing street right of way widths	Republic Street – 50 ft. from the centerline Kansas Avenue – 30 ft. from the centerline
Standard right of way widths	Republic Street - 50 ft. from the centerline Kansas Avenue – 30 ft. from the centerline
Traffic study submitted	Not Required for O-1 Tract
Proposed street improvements	No

*A traffic study is not required for the lot being rezoned to low density office. The number of trips generated by the density allowed based on the size of the lot will not generate a significant amount of additional traffic.

STORMWATER COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of on-site stormwater detention is not an option. There are no sinkholes on the 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. Some of Lot 2 drains away from the existing detention basin. If this is redeveloped this will need to be re-graded to drain to the detention basin.
3. Drainage easements will be required where concentrated flow drains from one lot to another or from offsite onto the proposed subdivision. Such easement shall be sized for the 100-year peak flow rate.
4. Any property that contains a detention basin/water quality basin which serves properties other than the property on which it is located, must be in a dedicated drainage easement or common area.
5. Detention and water quality were provided as part of PRJ2011-00270. This was developed with the site being a total of 4.17 acres impervious. If any new projects stay within these parameters, then additional modifications to existing detention will not be required.

Public Works Stormwater Division	Response
Drainage Basin	Ward 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. The following comments are in regards to the subdivision requirements.

1. Public sewer will need to be extended to lots 2 and 3.
2. Submit public improvement plans for review by completing the online application.
3. Public improvements must be completed or escrowed before the plat can be approved.
4. No objection to escrow of the sewer improvements.
5. The existing lateral for the church will probably need to be relocated off of proposed lot 2.

FIRE DEPARTMENT COMMENTS:

No objection with rezoning

CITY UTILITIES:

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

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-23-2017 & CONDITIONAL OVERLAY DISTRICT NO. 130

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

1. Use Limitations - Development within this district shall adhere to the following:
 - a. The building design shall be of residential character and shall not exceed 1 ½ stories in height (allowing for loft/mezzanines)
 - b. No windows will be allowed above the first floor facing south.
2. Bulk and Intensity of Use - The provisions of the *Springfield Zoning Ordinance* are modified as follows:
 - a. All structures shall remain below thirty (30) degree bulk plane as measured from the south property line (adjacent to residential property)
 - b. The maximum height for all structures shall be 1.5 stories high.
3. Bufferyard Requirements - the provisions of the *Springfield Zoning Ordinance* regarding bufferyards shall be amended as follows:
 - a. A type C bufferyard and plantings are required adjacent to R-SF property. The bufferyard along the south property line of the subject property shall be at least twenty (20) feet wide. There shall be a six (6) foot tall privacy fence installed on the south property line.
4. Design Requirements - the provisions of the *Springfield Zoning Ordinance* shall be amended as follows:
 - a. No windows will be allowed above the first floor facing south.
 - b. The building design shall be of residential character and shall not exceed 1 ½ stories in height (allowing for loft/mezzanines)
 - c. Traffic Study shall be required at time of development if warranted by the proposed development.
5. A subdivision will be required in accordance to the City of Springfield's Subdivision Regulations.

Neighborhood Meeting Notice

Date of Letter:

May 4, 2017

DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

APPLICANT CONTACT INFORMATION:

Applicant/ Representative Name:

Geoffrey H. Butler AIA
Butler, Rosenbury & Partners, Inc.

Address:

319 N Main Suite 200
Springfield, Mo. 65806

City, State and Zip:

417 521-6106
butler@brpae.com

Phone Number:

PROJECT LOCATION:

1630 West Republic Road

PROPOSED CHANGES:

Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

We propose to change a 240' x 320' parcel in the NW corner of the Church property which we do not use from R-SF to General Retail zoning. We also propose to change a 275' x 240' parcel in the SE corner of our property from R-SF to Office - O-1 zoning. With a Conditional use District further restricting the uses of the properties. See attached.

PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting:

Thursday May 18, 2017

Location of Meeting:

Meeting Room at Southland Christian Church 1630 West Republic Rd

Time of Meeting: ☒ 4:00 PM to 6:30 PM

We look forward to seeing you at this meeting! Thank You!

ATTACHMENTS: Notice Letter from City and Comment Card attached to this letter

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 and 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) **May 18, 2017 - 4 pm - 6:30 pm**
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property) **June 15th 6:30 pm**
4. 1st City Council Public Hearing (185 feet notification from subject property) **July 10 - 6:30 pm**
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning **July 24 - 6:30 pm**

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:		Telephone No.	
YOUR NAME:			
YOUR ADDRESS:			
PROJECT ADDRESS:			
COMMENTS:			

319 N. Main Ave., Suite 200
Springfield, Missouri 65806

Phone: 417.521.6107



YOUR VISION. OUR FOCUS.

Proposed Zoning for Southland Church 1630 West Republic Road Springfield, Mo.

Parent Tract:

All of the Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deemed, taken or used for Road or Highway purposes.

Lot One

All of the Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deemed, taken or used for Road or Highway purposes; less The south three hundred twenty feet (320') of the west two hundred forty feet (240') of Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deemed, taken or used for Road or Highway purposes and less

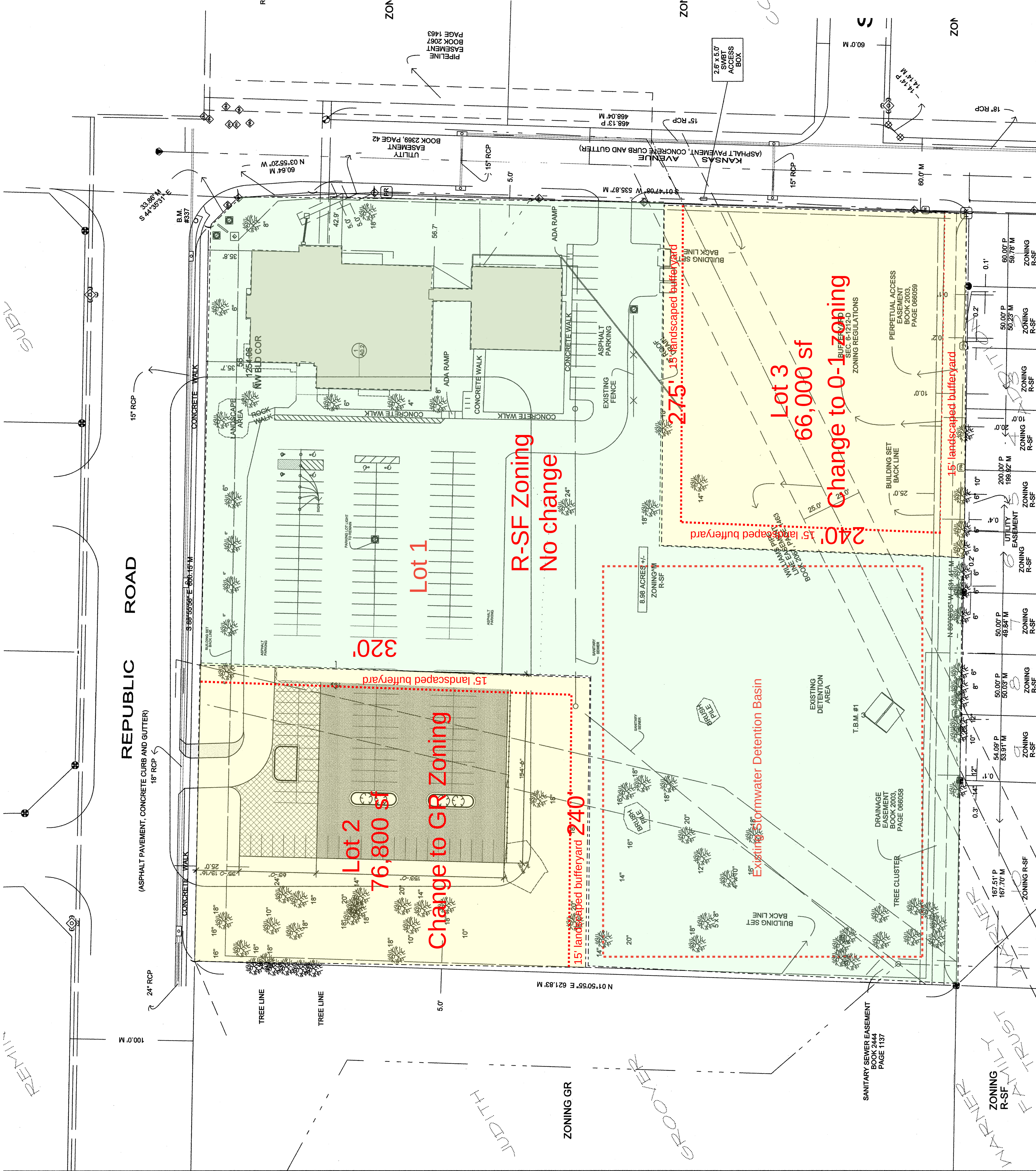
The North two hundred forty feet (240') of the east two hundred seventy five feet (275') of the Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deemed, taken or used for Road or Highway purposes.

Lot Two

The south three hundred twenty feet (320') of the west two hundred forty feet (240') of Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deemed, taken or used for Road or Highway purposes.

Lot Three

The North two hundred forty feet (240') of the east two hundred seventy five feet (275') of the Northeast quarter (NW ¼) of the NE quarter (NE ¼) of the Northeast quarter (NE ¼) of Section Fifteen (15), Township Twenty Eight (28), Range Twenty Two (22), in the City of Springfield, Greene County, Missouri, except any part deemed, taken or used for Road or Highway purposes.



1 OVERALL SITE PLAN

SCALE: 1" = 40'



Neighborhood Meeting

Southland Church 1680 West Republic Road
May 18, 2017 4:00 PM - 6:30 PM

Name	Address	Phone Number	Email
Bob Baker	1638 W. Swallow St	890-7429	
STEL WINKLER	1629 W. SWALLOW ST.	882-7362	
Leonette	1638 W. Swallow St	838-0855	
R.F. Hall	4317 S. Meadowbrook av	881-3899	
Jane Porter	1609 W. Swallow St.	838-4741	
Paula Durns	1619 W Swallow	505 358 3267	
Jane Brown	1669 W Camino	887-1666	
JOHN BROWNE	" "	"	
Peggy Dingmaster	1645 West Swallow	417-3681419	
Jacqueline Huchstep	481661 W. Swallow	417-856-3820	
Susan K. Hall	1657 W. Swallow	417-861-2068	

May 18, 2017

Meeting Notes

Neighborhood Meeting

Zoning Cases Z-21-2017 & Z-23-2017

Held:

May 18, 2017 at 4:00 PM – 6:30 PM

1680 West Republic Road

Attendees:

For Applicant – Geoffrey H Butler AIA

Neighbors – 16+ See attached sign in sheet

While this was held to address both zoning cases, the bulk of the conversation was about the O Zoned parcel on Kansas Avenue.

Generally, the concern was about the nature of the office uses and I confirmed that the O-1 zoning was pretty restrictive. The uses allowed in the District were fairly benign and not objectional.

Key issues:

Bufferyard –

- o they would like to have a 6' solid screen fence along the property line to limit lights from cars.
- o The depth of the bufferyard was discussed and obviously the larger the better.
- o Plantings were important

Bulk Plane

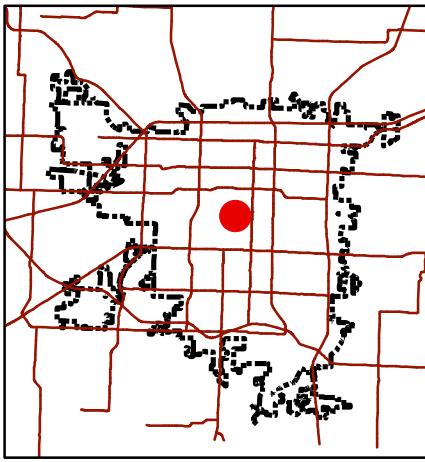
- o the 30 degree bulk plane was discussed and they would prefer to line the building height to one and a half stories – that logically would keep the building about 42' from the property line.

Storm Water

o we confirmed that the storm water would all go into the existing storm water basin

I will discuss the results of this meeting with the Church and develop an approach to resolving these concerns with a Conditional Overlay District.

I asked all of them about any concerns with the parcel on Republic Road and the requested GR zoning. No one voiced opposition to it and acknowledge that Republic Road was becoming a major commercial corridor and they did not expect it to be otherwise.



Development Review Staff Report

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

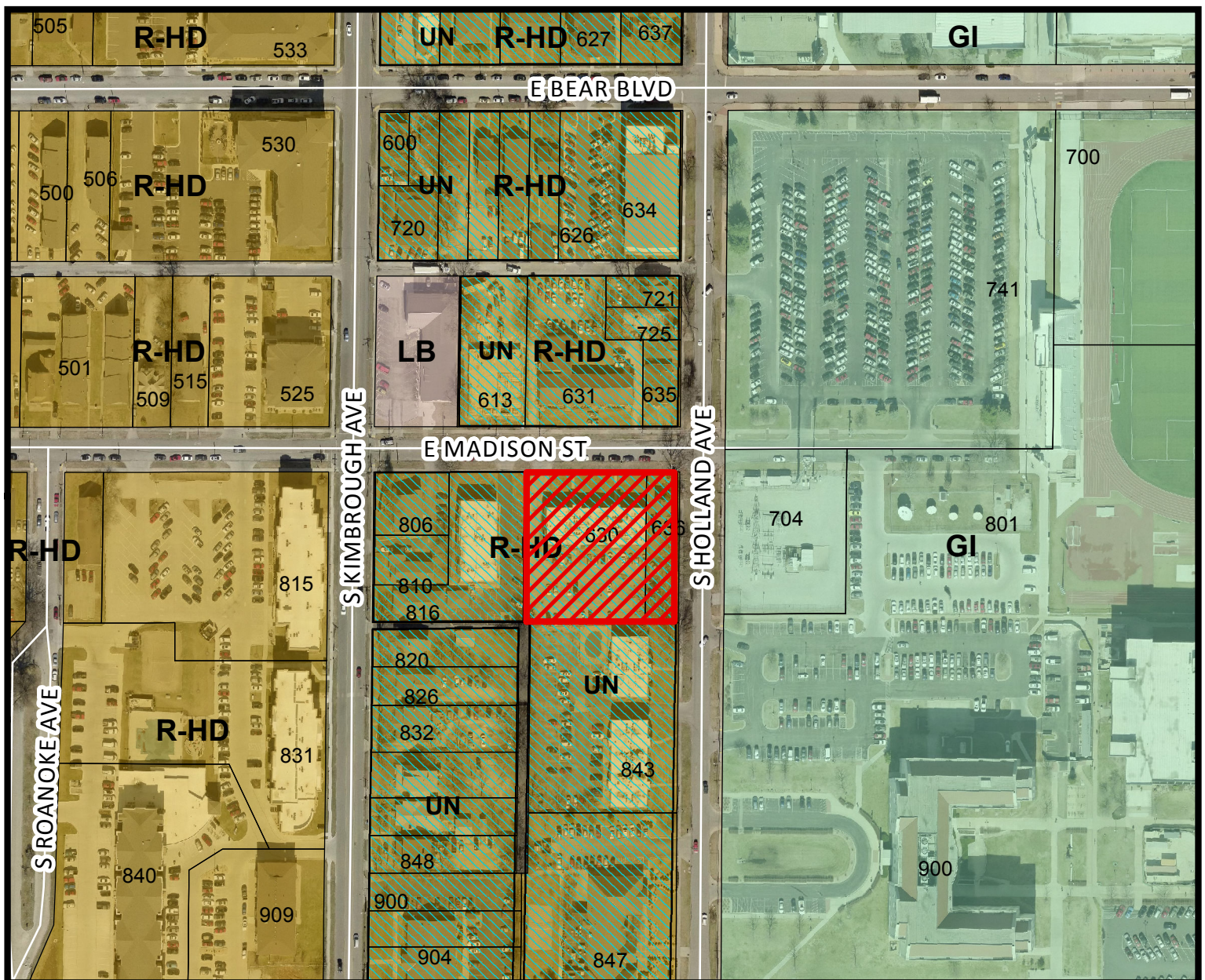
Planned Development 358

LOCATION: 630 & 636 East Madison Street

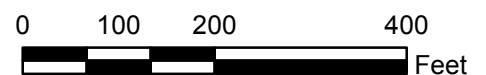
EXISTING ZONING: R-HD, High-Density Multi-Family Residential District and UN, University Combining Overlay District

PROPOSED ZONING: Planned Development 358

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
PLANNED DEVELOPMENT 358

PURPOSE: To rezone approximately 0.91 acres of property generally located at 630 & 636 East Madison Street from R-HD, High-Density Multi-Family Residential District and UN, University Combining District to a Planned Development District No. 358.

DATE: June 2, 2017

LOCATION: 630 & 636 East Madison Street

APPLICANT: Bryan Properties V, LLC

TRACT SIZE: Approximately 0.91 acres

EXISTING USE: Multi-family uses

PROPOSED USE: Missouri State University Dormitory

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium or High Density Housing. The *Plan* also identifies Center City and Missouri State University and surrounding area as a major Activity Center, which is to be a location of employment, housing, business and entertainment. These two activity centers are becoming more closely intertwined as development continues in the Greater Downtown area.
2. The subject property is located directly west of the MSU campus which is an area that has been the focus of redevelopment for student housing and is a logical area for continued redevelopment as MSU continues to grow and expand. The subject property is in close proximity to the MSU campus, has good pedestrian accessibility to the east with existing sidewalks on Madison Street and is in close proximity and has good access to other goods and services in the downtown area.
3. Approval of this application will help alleviate a dormitory housing shortage on the MSU campus. With limited building sites available on campus, this application will allow MSU to provide student housing off-campus but still in close proximity to campus. In order to reduce development costs of the dormitory, MSU identified a private property owner outside but adjacent to the campus. Under their private agreement, the applicant will construct the dormitory and lease to MSU for their use.

RECOMMENDATION:

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD w/ UN overlay	Multi-family residential uses
East	GI	Electric Substation & MSU
South	R-HD w/ UN overlay	Multi-family residential uses
West	R-HD w/ UN overlay	Multi-family residential uses

HISTORY:

The subject properties were zoned to R-HD and UN district in a community-wide rezoning in March 1995 (G.O. 4494).

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium or High Density Housing. The *Plan* also identifies Center City and Missouri State University and surrounding area as a major Activity Center, which is to be a location of employment, housing, business and entertainment. These two activity centers are becoming more closely intertwined as development continues in the Greater Downtown area.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 0.91 acres from R-HD, High-Density Multi-Family Residential District and UN, University Combining District to a Planned Development District No. 358. The applicant is requesting the Planned Development to allow construction of a seven (7) story, two-hundred and three (203) unit dormitory to be used by Missouri State University. If approved, the Planned Development allows the dormitory and accessory retail sales, dining hall and parking garage to accommodate the needs of the residents. If the dormitory is not constructed, the PD allows the property to develop consistent with the existing zoning of the property. The current zoning allows the dormitory use, however, it could not accommodate the proposed development due the requested density and accessory retail sales uses.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium or High Density Housing. The *Plan* also identifies Center City and Missouri State University and surrounding area as a major Activity Center, which is to be a location of employment, housing, business

and entertainment. These two activity centers are becoming more closely intertwined as development continues in the Greater Downtown area.

3. The subject property is located directly west of the MSU campus which is an area that has been the focus of redevelopment for student housing and is a logical area for continued redevelopment as MSU continues to grow and expand. The subject property is in close proximity to the MSU campus, has good pedestrian accessibility to the east with existing sidewalks on Madison Street and is in close proximity and has good access to other goods and services in the downtown area.
4. Approval of this application will help alleviate a dormitory housing shortage on the MSU campus. With limited building sites available on campus, this application will allow MSU to provide student housing off-campus but still in close proximity to campus. In order to reduce development costs of the dormitory, MSU identified a private property owner outside but adjacent to the campus. Under their private agreement, the applicant will construct the dormitory and lease to MSU for their use.
5. The proposed application for the dormitory use is to only be designed for and operated in conjunction with Missouri State University. The dormitory shall only be occupied by Missouri State University students. The Planned Development also allows for the development of the property consistent with the existing zoning if the MSU dormitory is not constructed.
6. Due to the compact site, the development will have a four (4)-story parking garage starting on the ground level. The three (3)-story dormitory will be constructed on top of the parking garage. In addition to parking, the ground level will include accessory uses of retail sales (maximum of 3,000 square feet) and a dining hall (maximum of 9,00 square feet).
7. The development is required to meet the twenty (20) percent open space requirement that is also required by the surrounding multi-family use zoned R-HD, High-density Multi-Family Residential.
8. The proposed MSU dormitory is proposed to have 409 residents. This resident total is less than other residence halls located on campus. Hammons House and Hutchens House accommodate 580 and 576 residents, respectively. Blair-Shannon house accommodates over 700 residents.
9. Approval of this application will facilitate development of this under-developed property and promote infill development where investments have already been made in public services and infrastructure.
10. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on May 25, 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.

Notices sent to property owners within 185 feet	12
Notices returned as undeliverable	0

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 358

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections to Planned Development

TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Madison Street and Holland Avenue as Local Residential roadways. The standard right of way width for Madison Street and Holland Avenue is 25 feet from the centerline. Additional right of way is not required. Both Madison Street and Holland Avenue are City maintained streets. The most recent traffic count for Madison Street is 2,039 vehicles per day and for Holland Avenue is 5,095 vehicles per day. There is currently one driveway access point along the property frontage on Madison Street and one on Holland Avenue. There is sidewalk along the property frontage on both Madison and Holland. The existing infrastructure meets current city standards. On-street parking is allowed along Madison Street or but is not allowed along Holland Avenue. There are no Greenway Trails in the area and no bus stops along Madison or Holland. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements planned for Madison Street or Holland Avenue. A traffic study will be submitted at the time of development if the property is developed into the proposed MSU dormitory. Any improvements required based on the traffic study will be constructed or funds escrowed by the developer prior to a building permit being issued.

Public Works Traffic Division	Response
Street classification	Madison Street – Local Residential Holland Avenue – Local Residential
On-street parking along streets	Madison Street – Yes Holland Avenue - No
Trips generated - Peak Hour	22 vehicles (R-HD – existing zoning)
Additional Trips generated with zoning change - Peak Hour	To be determined at time of development based on number of trips set forth in ITE Trip Generation Manual
Existing street right of way widths	Madison Street – 25 ft from the centerline Holland Avenue – 25 ft from the centerline
Standard right of way widths	Madison Street - 25 ft from the centerline Holland Avenue – 30 ft from the centerline
Traffic study submitted	See Below*
Proposed street improvements	None

FIRE COMMENTS:

No objection to Planned Development.

STORMWATER COMMENTS:

The property is in the Fassnight Creek 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 per Chapter 96. Buyout in lieu of on-site stormwater detention is an option. There are no sinkholes on the property. Currently the site drains north towards Madison Avenue

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Payment in lieu of construction of detention facilities will be allowed on this site. A Buyout Application must be submitted for full consideration. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.

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

CLEAN WATER SERVICES COMMENTS:

No objection to the rezoning.

1. Proposed dorm has access to existing 8 inch public sewer but remaining available capacity is unknown. We are currently having a flow study performed to evaluate the available capacity. The flow study will take 30-60 days.
2. Considering the number and size of buildings and size of the drainage basin that currently use the existing sewer, it could be assumed that there will not be adequate capacity in the existing main. To expedite the project and plans, a separate public sewer extension could be planned on and constructed to ensure capacity. A new sewer

extension should be sized large enough to serve this and any future development in this vicinity.

3. Public improvement plans for sewer extension required.

CITY UTILITIES COMMENTS:

There are still concerns about having enough room to place a transformer to serve the building. Close coordination will be required between CU and architect to place the transformer. CU has adequate facilities in place to provide service.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-HD to PD 358
(existing zoning) (proposed zoning)
2. Meeting Date & Time: May 25th, 2017 from 4:00-6:30
3. Meeting Location: Bear Village Theatre Room, 840 S Roanoke
4. Number of invitations that were sent: 62
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 4
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

Steven Nieman & Sylvin Hyde: Same concern. Were both wondering what buildings were to be torn down. They had been told the properties to the South and East of the project site were to be torn down. I told them I was not aware of any other buildings in the surrounding area being torn down. Had no issues with the development.
Stephanie Monroe & Nolan Carlew: No Comment. Excited about the new dorm.

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

N/A.

I, Jared Davis (print name), attest that the neighborhood meeting was held on 05/25/2017 (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."



Digitally signed by Jared Davis
DN: cn=Jared Davis, o=Anderson Engineering, Inc., ou,
email=jmdavis@andersonengineeringinc.com, c=US
Date: 2017.05.26 08:07:38 -05'00'

Signature of person completing affidavit

Jared Davis, PE

Printed name of person completing affidavit

**630 & 636 E Madison St Re-Zoning
PLN2017-00166 Neighborhood Meeting
4 PM - 6:30 PM; May 25, 2017**

840 S Roanoke, Springfield, MO

---Please Print Your Name---

1. <i>Steve Nieman</i>	22.
2. <i>Sylvia Hyde</i>	23.
3. <i>Stephanie Monroe</i>	24.
4. <i>Nolan Carlow</i>	25.
5.	26.
6.	27.
7.	28.
8.	29.
9.	30.
10.	31.
11.	32.
12.	33.
13.	34.
14.	35.
15.	36.
16.	37.
17.	38.
18.	39.
19.	40.
20.	41.
21.	42.

EXHIBIT 1
Requirements and Standards Applicable to
Planned Development District No. 358

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.

INTENT

The purpose of this planned development is to provide a mixed-use urban community setting that will add to the Missouri State University community and be operated and maintained in conjunction with Missouri State University. The development will be a multi-story parking garage with multi-story student dorm housing located above the parking garage. Within the development, dorm housing will be combined with retail and a student dining hall.

The ground floor of the parking garage will feature a student “bookstore” to allow students to purchase items. Located next to the retail area will be the student dining hall in which all residents of the dorm will be required to purchase a meal plan.

The site will also feature “Bear Line” access, which is the University run shuttle service to connect different parts of campus.

The proposed dorm will help alleviate a dorm housing shortage on the MSU campus, with the limited building sites available in the area for such a development. The connectivity to the campus is paramount to the Missouri State University community, which limits the sites in which a new structure can be constructed.

DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance.

USES PERMITTED

All uses allowed in the R-HD, High Density Multi-Family Residential District and the UN, University Combining District of the *Zoning Ordinance*.

The uses identified below shall be permitted in Planned Development District No. 358 so long as said uses are designed for and operated in conjunction with Missouri State University. Dormitories shall only be occupied by Missouri State University students.

1. Dormitories
2. As accessory to the dormitory use
 - a. Retail Sales Use Group
 - b. Dining Hall
 - c. Off-street parking structure

USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in *Section 36-485 of the Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined by *Chapter 2A, Article X, Springfield City Code*.

INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards for the Missouri State University Dormitory use:

1. Maximum 3,000 square feet for retail sales use
2. Maximum of 405 beds for dormitory use
3. Maximum 9,000 square feet of dining hall use

All uses other than the Missouri State University dormitory development shall adhere to the R-HD and UN District of the Zoning Ordinance.

BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

2. Dormitory, accessory retail sales, dining hall, parking structure use:
 - a. Shall have no bulk plane setback and no height restriction
 - b. Setbacks from all property lines shall be five (5) feet.
3. All other uses shall adhere to the R-HD and UN District of the Zoning Ordinance.

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. footprint.

1. 20% open space requirement for Missouri State University Dormitory use. All uses other than the Missouri State University dormitory development shall adhere to the R-HD and UN District of the Zoning Ordinance.
2. The Screening and Fencing provisions of Section 36-480 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.
3. The landscape and bufferyard provisions of Section 36-482 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.

EXTERIOR LIGHTING

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

ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system as shown on Exhibit 2, are for illustrative purposes only and shall be governed by the existing standards of the City of Springfield for the applicable street classification.

OFF-STREET PARKING

Sections 36-455, 36-456, 36-483, of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.

Bicycle parking

The Missouri State University Dormitory development shall meet the off-street parking requirements for residential uses, however the number of parking spaces can be reduced by 20% by providing bicycle parking spaces at a rate of two (2) spaces for each required off-street automobile parking space.

SIGNS

Development shall adhere to the *Springfield Zoning Ordinance* in effect at the time of development shall apply.

REQUIRED IMPROVEMENTS

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:

1. Construct the required improvements; or
2. 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.

No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

1. The required improvements are completed prior to occupancy of the structures; or
2. The Director of Public Works has determined that such required 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.

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.

Improvements necessary to adequately accommodate the intensity of development in this District include the following.

1. Street improvements.
A traffic study will be performed to meet City of Springfield requirements to determine if any street improvements will be required.
2. Sanitary sewer facilities.
A sanitary sewer main flow study is being performed on the existing sewer running from east to west along the south property line. The results of the sanitary sewer study will determine if a new sanitary sewer public main will need to be extended approximately 850' up Madison St. to serve this development.
3. Storm water management facilities.
All storm water management facilities, including detention and water quality, will be constructed in accordance with the "Design Standards for Public Improvements" of

the Public Works Department. A fee-in-lieu-of stormwater detention will be filed with the City of Springfield Public Works Department.

Improvements shall conform to the following standards.

1. 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.

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 a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney and the City Code.

PHASING

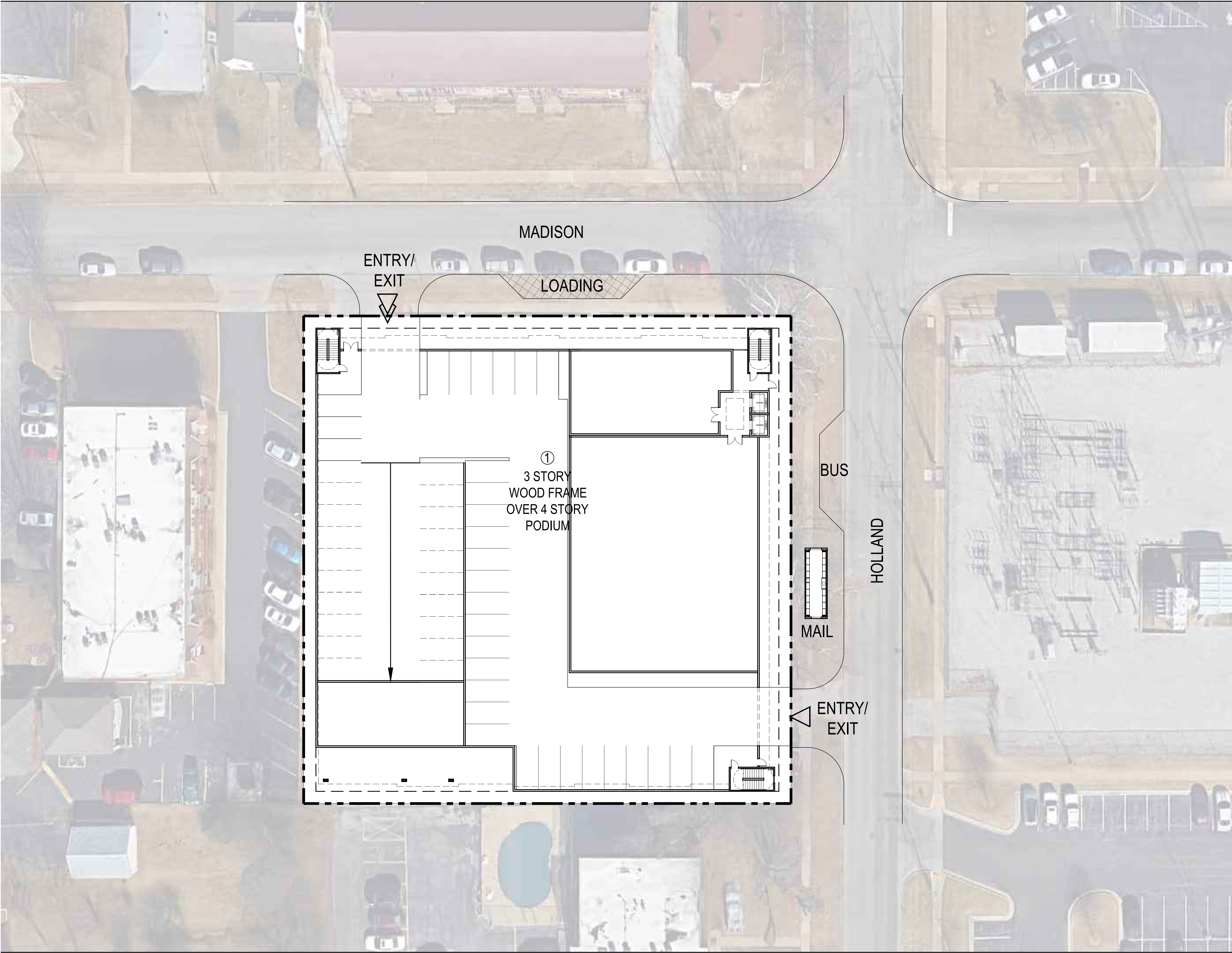
Development may be phased if all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within 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

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.

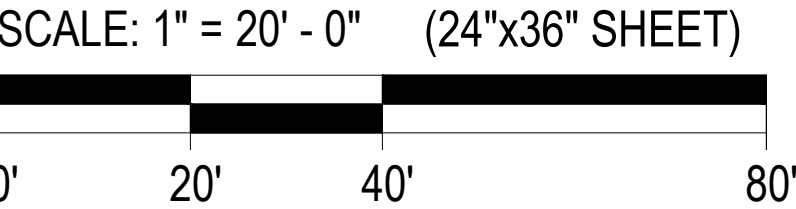
1. The intent of Exhibit 2 is to show development of this tract in conformance with the requirements of Exhibit 1. A final development plan shall only be approved if it is in substantial conformance with the site plan and elevations in Exhibit 2 as defined by Subsection 36-405 of the Springfield Zoning 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:

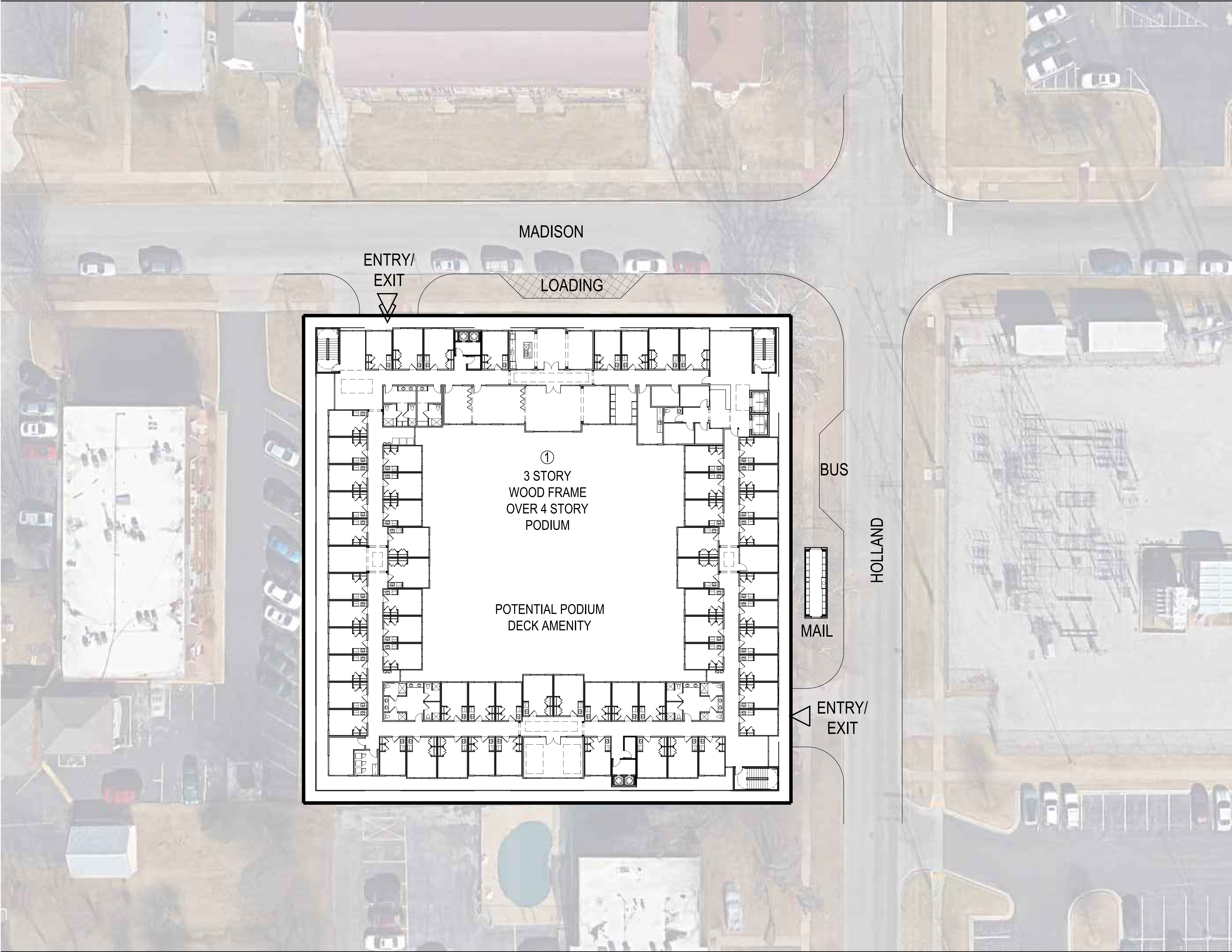
- a. Any uses within the District other than those specifically prescribed by the ordinance.
- b. Any increase in the intensity of use permitted within the District.



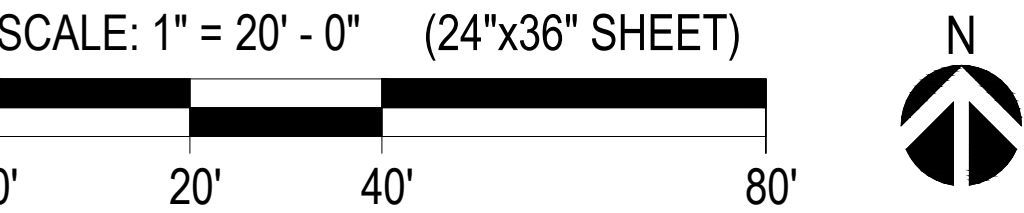
HOLLAND AND MADISON							BRYAN PROPERTIES	2016640
UNIT TABULATION - 3 STORY OVER PODIUM								5-3-17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
S1	Dbl. Occ.	182	157	314	77%	28,574	99.0%	
S2	Dbl. Occ.	219	44	88	22%	9,636		
A1	2br/2ba	700	1	1	0.49%	700	0.5%	
B1	2br/2ba	883	1	2	0.49%	883	0.5%	
TOTALS			203	405	100.00%	39,793		
UNIT AVERAGE NET SF :							196	
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.								
PROJECT DATA								
UNIT AVERAGE NET SF :							196 S.F.	
ACREAGE:							0.92 ACRES	
DENSITY:							221 UNITS / ACRE	
							440 BEDS / ACRE	
RETAIL:							2,279 S.F.	
DINING HALL:							7,592 S.F.	
PARKING:								
REQUIRED							270 TOTAL SPACES	
PROVIDED							323 PODIUM GARAGE SPACES	
							0.80 SPACES / BED	

TOTAL AREA: 40000 S.F.
OPEN SPACE: 8000 S.F.
20% TOTAL OPEN SPACE





HOLLAND AND MADISON							BRYAN PROPERTIES	2016640
UNIT TABULATION - 3 STORY OVER PODIUM								4/28/17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
S1	Dbl. Occ.	182	159	318	78%	28,938	99.0%	
S2	Dbl. Occ.	219	44	88	21%	9,636		
A1	2br/2ba	700	1	1	0.49%	700	0.5%	
B1	2br/2ba	883	1	2	0.49%	883	0.5%	
TOTALS			205	409	100.00%	40,157		
UNIT AVERAGE NET SF :							196	
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.								
PROJECT DATA								
UNIT AVERAGE NET SF :							196 S.F.	
ACREAGE:							0.92 ACRES	
DENSITY:							223 UNITS / ACRE	
							445 BEDS / ACRE	
RETAIL:							2,319 S.F.	
DINING HALL:							7,579 S.F.	
PARKING:								
REQUIRED							273 TOTAL SPACES	
PROVIDED							345 PODIUM GARAGE SPACES	
							0.84 SPACES / BED	

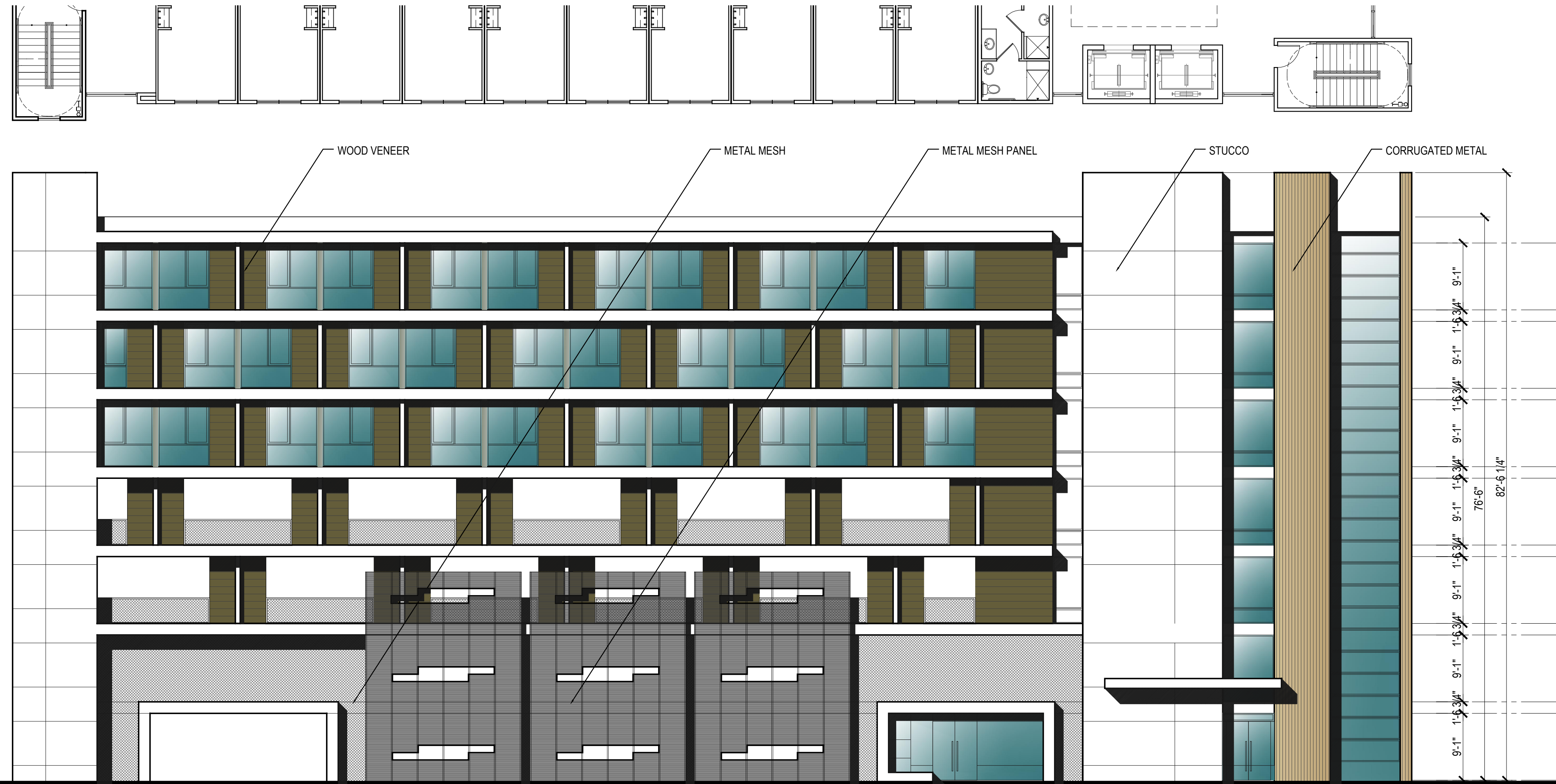




SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com



HOLLAND ELEVATION



MADISON ELEVATION



A413 OP02

HOLLAND AND MADISON
Springfield, MO
HPA# 16640

ELEVATIONS

May 5, 2017

BRYAN PROPERTIES

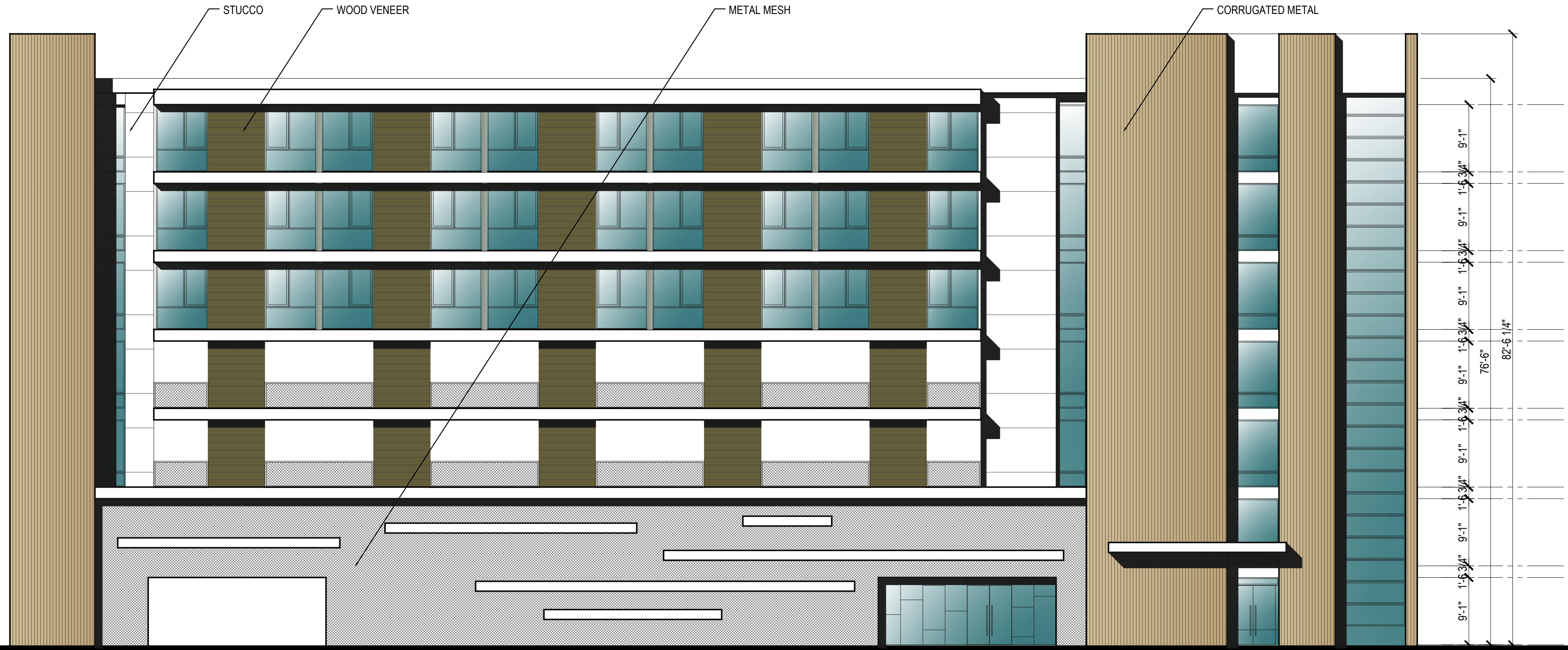
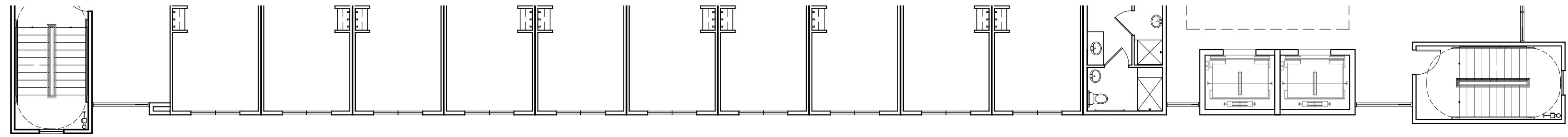


HOLLAND ELEVATION

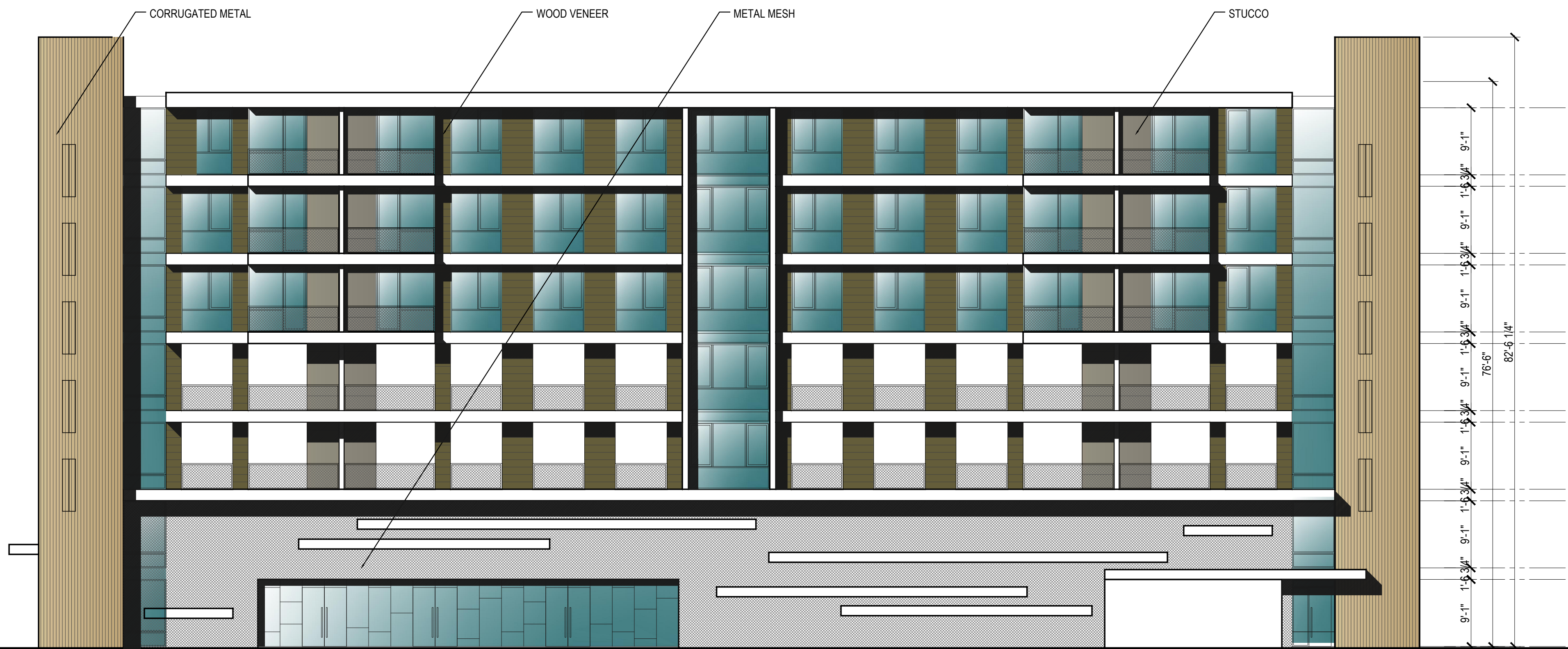
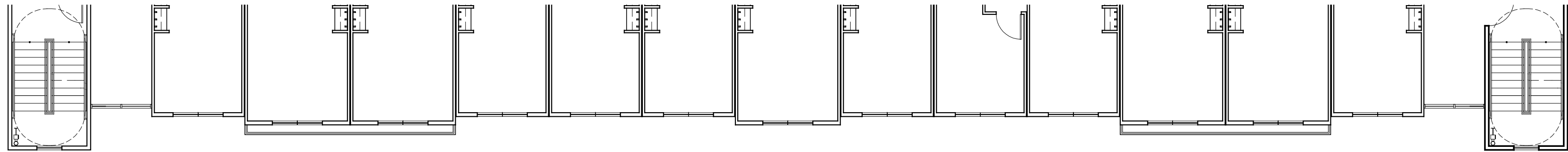


MADISON ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



HOLLAND ELEVATION



MADISON ELEVATION



SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

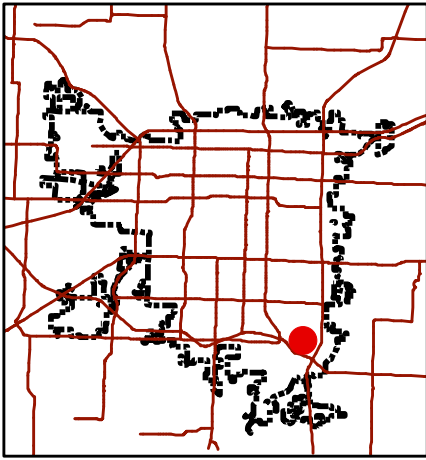


HOLLAND ELEVATION



MADISON ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



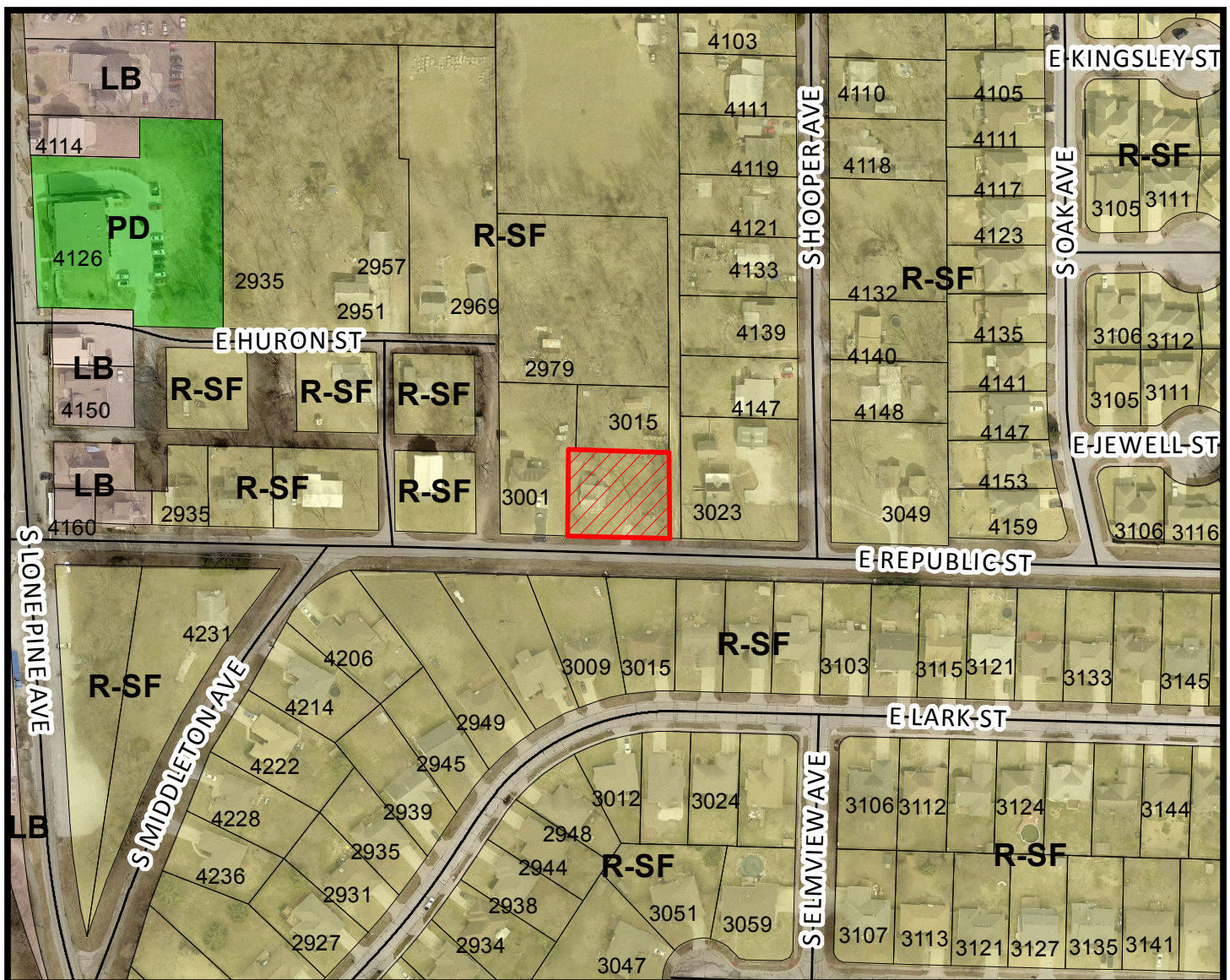
Development Review Staff Report

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

Preliminary Plat - Mace's Subdivision

LOCATION: 3009 E. Republic Street
CURRENT ZONING: R-SF

LOCATION SKETCH



- Area of Proposal

0 100 200 400 600 Feet

1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – MACE’S SUBDIVISION

PURPOSE: To approve a preliminary plat to subdivide approximately 0.36 acre into a two lot single-family residential subdivision

REPORT DATE: June 1, 2017

LOCATION: 3009 E. Republic Street

APPLICANT: Mace Homes, Inc.

TRACT SIZE: Approximately 0.36 acre

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

PROPOSED USE: Two single-family residences

FINDINGS FOR STAFF RECOMMENDATION:

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

RECOMMENDATION:

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

1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public sewer is available for each lot. There is a SECR (sewer extension cost recovery) agreement on the property with an excess amount of \$3468.82 that needs to be paid before the final plat can be approved or when sewer permits are issued.
 - b. A payment in lieu of construction of detention facilities may be approved on a case by case basis, depending on downstream and other conditions. The cost will be \$750 for each new single family residential lot created. A Buyout Application must be submitted for consideration. Cost of downstream improvements may be credited towards the payment in lieu of

constructing detention.

- c. Per zoning ordinance Section 36-471, sidewalk is required to be constructed along the property frontage on Republic Street. Public improvement plans must be approved and sidewalk improvements constructed or escrowed prior to approval of the final plat. The applicant also has the option to seek a fee-in-lieu of construction by applying to the Administrative Review Committee (ARC).
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. No additional access is allowed to Republic Street.
 - b. The dedication of right-of-way for Republic Street is required as follows. Republic Street is classified as a collector which requires 30 feet of right of way from the centerline.
 - c. A water line easement will need to be granted across the subject property to allow 3015 E. Republic Street access. The water service may need to be relocated if the current service line is in the way of home construction.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single-family residences
East	R-SF	Single-family residence
South	R-SF	Single-family residences
West	R-SF	Single-family residences

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 0.36 acre into a two lot single-family residential subdivision named "MACE'S SUBDIVISION". The property is currently zoned R-SF, Single-Family Residential District and currently has one single-family residence on it.
2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
3. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT – MACE’S SUBDIVISION

AT&T COMMENTS:

AT&T has no objections.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES COMMENTS:

There is a tract of land behind this parcel that has a water meter installed on the north side of Republic in front of 3009. The typical remedy would be to extend a water main up the panhandle of the property to the east and install a new meter on the 3015 property. Due to there being a sewer main in this panhandle this is not feasible.

To remedy the situation, a water line easement will need to be granted across the property at 3009 to allow 3015 access. The water service may need to be relocated if the current service line is in the way of home construction.

Gas is available on north side of Republic. Electric service is available to the east and west of the property.

FIRE DEPARTMENT COMMENTS:

Fire has no issues with subdivision.

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies this portion of Republic Street as a Collector roadway. The standard right of way width for Republic Street is 30 feet from the centerline. It appears approximately 10 feet of right of way is required. A survey is recommended to determine the exact amount of existing right of way. Anything less than 30 feet from the centerline is required. Republic Street is a City maintained street. The most recent traffic count for Republic Street east of Lone Pine Avenue 2,102 vehicles per day. There is currently one driveway access point along the property frontage on Republic Street. There is not sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Republic Street. The Galloway Greenway Trail is located in this area. There are no bus stops along this portion of Republic Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements planned for Republic Street.

Public Works Traffic Division	Response
Street classification	Collector

On-street parking along streets	No
Trips generated - Peak Hour	5 vehicles (R-SF)
Additional Trips generated with zoning change - Peak Hour	0 vehicles (no change in zoning)
Existing street right of way widths	Republic Street – 20 ft from the centerline
Standard right of way widths	Republic Street - 30 ft from the centerline
Traffic study submitted	Not Required*
Proposed street improvements	None

*A traffic study was not required as part of a preliminary plat

STORMWATER COMMENTS:

The property is in the Galloway Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. Stormwater currently drains southwest. If the project increases the amount of impervious surfacing, detention and water quality is required according to Chapter 96. Payment in lieu of construction of detention facilities will be approved in this case, the cost will be \$750 for each new single family residential lot created.

Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

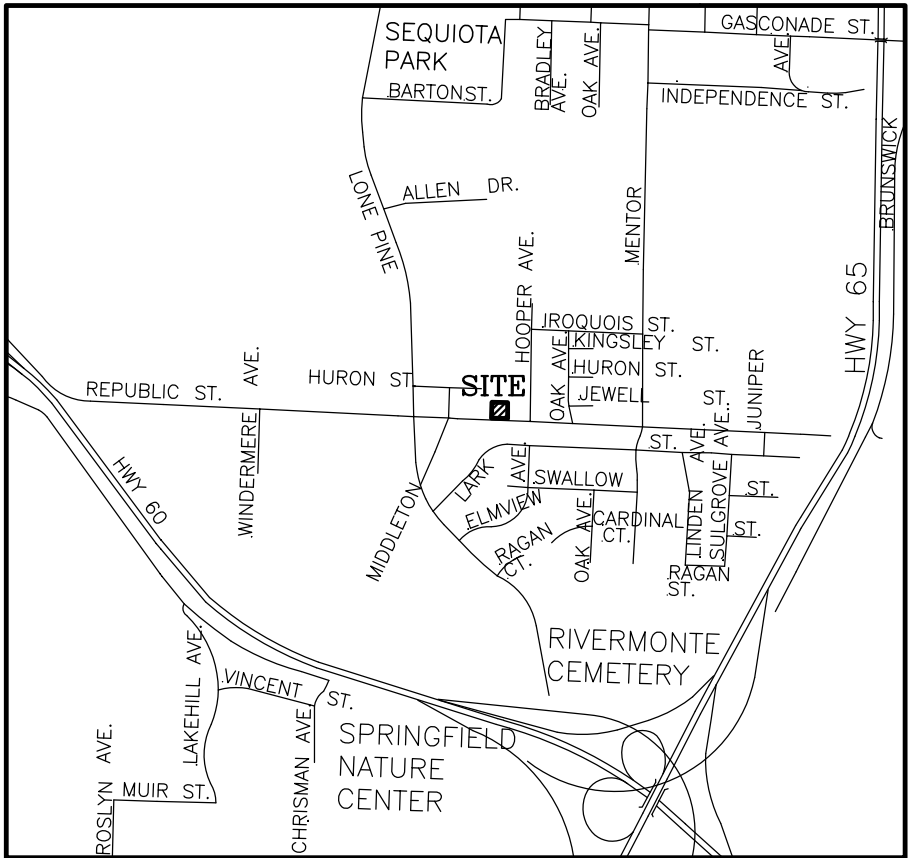
1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. A payment in lieu of construction of detention facilities may be approved on a case by case basis, depending on downstream and other conditions. The cost will be \$750 for each new single family residential lot created. A Buyout Application must be submitted for consideration. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Galloway Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	Yes

CLEAN WATER SERVICES COMMENTS:

Plat is approvable; however, we have the following comments:

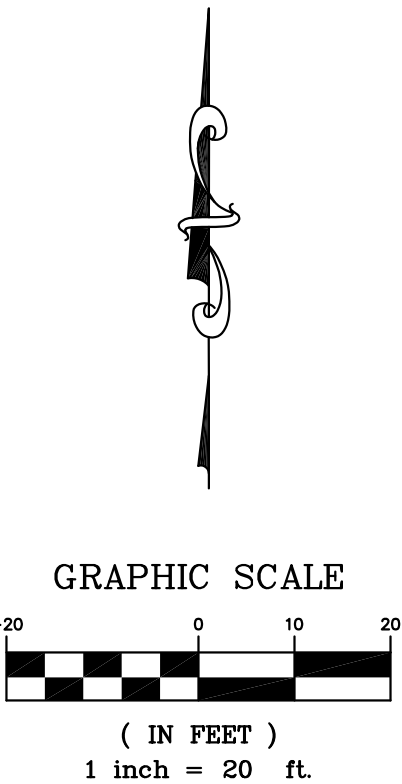
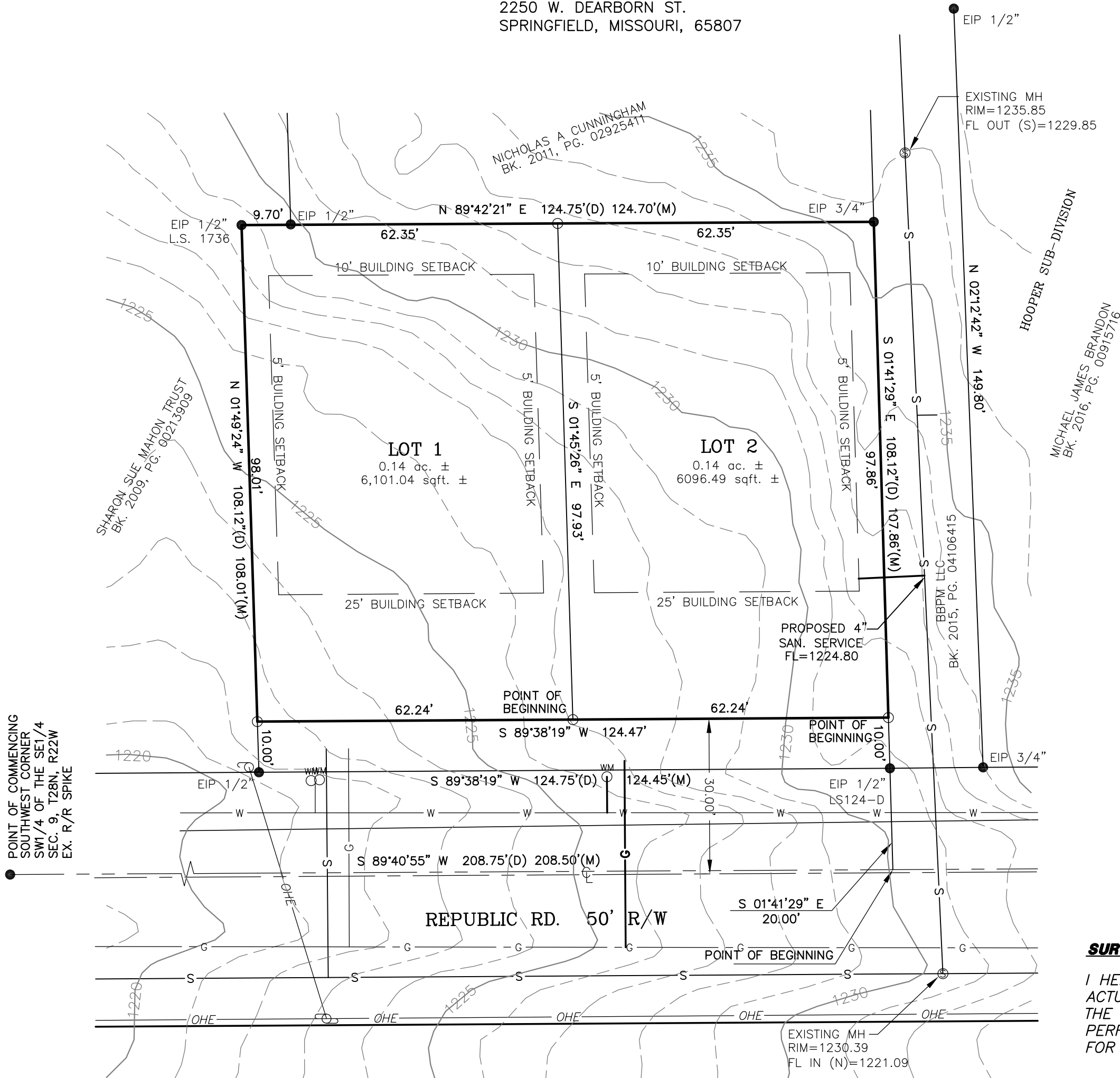
1. Public sewer is available for each lot. The western lot is served from Republic and the eastern lot will be served from the east although the sewer will have to be tapped.
2. There is a SECR (sewer extension cost recovery) agreement on the property with an excess amount of \$3468.82 that needs to be paid before the plat can be approved or when sewer permits are issued.
3. A \$300 connection fee will be due before a sewer connection permit can be issued.



VICINITY MAP
1"=1000'

PRELIMINARY PLAT
MACE'S SUBDIVISION
3009 E. REPUBLIC RD. SPRINGFIELD, MISSOURI

OWNER/DEVELOPER:
MACE HOMES INC.
2250 W. DEARBORN ST.
SPRINGFIELD, MISSOURI, 65807



- LEGEND**
- EXISTING IRON PIN
 - SET IRON PIN
 - ⊠ EXISTING STONE
 - (P) PLAT
 - (D) DEED
 - (M) MEASURED
 - ⊕ UTILITY POLE
 - WM ○ WATER METER
 - ⊙ SANITARY SEWER MANHOLE

BASES OF BEARING
ASSUMED NORTH BASED ON DEED

SURVEY CLASSIFICATION
"URBAN"

RECORD SOURCE
GENERAL WARRANTY DEED
BOOK: 2009, PAGE: 047140-09

LOT 1 DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST (SE1/4) OF SECTION NINE (9), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21); THENCE NORTH 89°40'55" EAST A DISTANCE OF 208.50 FEET; THENCE NORTH 01°41'29" WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°38'19" WEST A DISTANCE OF 62.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°38'19" WEST A DISTANCE OF 62.24 FEET; THENCE NORTH 01°49'24" WEST A DISTANCE OF 98.01 FEET; THENCE NORTH 89°42'21" EAST A DISTANCE OF 62.35 FEET; THENCE SOUTH 01°45'26" EAST A DISTANCE OF 97.93 FEET TO THE SAID POINT OF BEGINNING, CONTAINING 0.14 ACRES, 6,101.04 SQUARE FEET MORE OR LESS, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR USED FOR ROADS.

LOT 2 DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST (SE1/4) OF SECTION NINE (9), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-ONE (21) WEST; THENCE NORTH 89°40'55" EAST A DISTANCE OF 208.50 FEET; THENCE NORTH 01°41'29" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°38'19" WEST A DISTANCE OF 62.24 FEET; THENCE NORTH 01°45'26" WEST A DISTANCE OF 97.93 FEET; THENCE NORTH 89°42'21" EAST A DISTANCE OF 62.35 FEET; THENCE SOUTH 01°41'29" EAST A DISTANCE OF 97.86 FEET TO THE SAID POINT OF BEGINNING, CONTAINING 0.14 ACRES, 6,096.49 SQUARE FEET MORE OR LESS, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR USED FOR ROADS.

RECORD DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF ONE ACRE IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST (SE1/4) OF SECTION NINE (9), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21), BEING 208.75 FEET NORTH AND SOUTH AND 208.75 FEET EAST AND WEST; THENCE NORTH 128.12 FEET; THENCE WEST 124.75 FEET; THENCE SOUTH 128.12 FEET; THENCE EAST TO THE BEGINNING, IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR USED FOR ROADS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF: BILL MACE, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

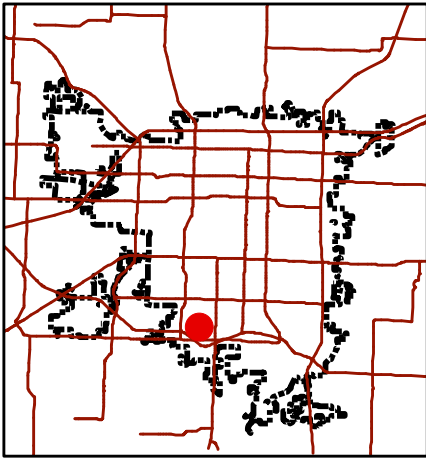
DIANE KAY DIEBOLD L.S. 2424
KENNETH J. BUCHANAN L.S. 2340, P.L.S. 1307

SURVEYED FOR: MACE HOMES INC.	
	SECTIONAL MAP
	W.O.# 217008
	DATE: 03-21-2017
	DRAWN BY: TRR
	CHECKED BY: KJB
	REVISED: 04-11-2017
	SCALE: 1" = 30'
	SHEET: 1 OF 1

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ON THIS DOCUMENT.

ROZELL SURVEY CO.
1031 E. BATTLEFIELD STE 118
SPRINGFIELD, MISSOURI 65807

PHONE: (417) 881-0505
FAX: (417) 881-0564



Development Review Staff Report

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

Preliminary Plat - Howey's Subdivision

LOCATION: 3920 S. Kansas Avenue
CURRENT ZONING: R-SF

LOCATION SKETCH



- Area of Proposal

0 150 300 600 900 Feet

1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – HOWEY'S SUBDIVISION

PURPOSE: To approve a preliminary plat to subdivide approximately 2.3 acres into a two lot single-family residential subdivision with a subdivision variance

REPORT DATE: June 1, 2017

LOCATION: 3920 S. Kansas Avenue

APPLICANT: Frank Edward Howey Trust

TRACT SIZE: Approximately 2.3 acres

EXISTING USE: Single-family residence and accessory structures

PROPOSED USE: Two single-family residences and accessory structures

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below and approval of the subdivision variance, is consistent with the City's *Subdivision Regulations*.

RECOMMENDATION:

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

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public sewer is available for each lot; however, the lateral for Lot 1 must be installed before final plat approval will be given.
 - b. A payment in lieu of construction of detention facilities may be approved on a case by case basis, depending on downstream and other conditions. The cost will be \$750 for each new single family residential lot created. A Buyout Application must be submitted for consideration. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Kansas Avenue is classified as a collector which requires 30 feet of right-of-way from the centerline. It appears approximately 10 feet is needed to meet this requirement. A survey is required to determine the exact amount of existing right-of-way. Anything less than 30 feet from the centerline is required.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single-family residences
East	R-SF	Single-family residences
South	R-SF	Single-family residences
West	R-SF	Single-family residences

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 2.3 acres into a two lot single-family residential subdivision named "HOWEY'S SUBDIVISION". The property is currently zoned R-SF, Single-Family Residential District and currently has one single-family residence on it.
2. The applicant is also requesting a subdivision variance to allow an additional residential driveway onto Kansas Avenue which is classified as a collector street (see ATTACHMENT 2).
3. The applicant has placed a note on the plat that is referenced in Section 36-450 of the Zoning Ordinance: A subdivision which results in an existing accessory structure on a lot without a principal structure may be approved by the planning and zoning commission provided a principal structure is constructed on the same lot as the existing accessory structure within a period of 18 months from the date of commission's approval provided the accessory structure is not used for any purpose during this time period. The accessory structure shall be removed from the lot if a new principal structure is not constructed and issued a certificate of occupancy under section 36-333, certificate of occupancy, during this time.
4. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
5. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT – HOWEY'S SUBDIVISION

AT&T COMMENTS:

AT&T has no objections.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES COMMENTS:

No objection to subdivision. Electric is available to lot 1 on the north side of lot. Gas and water mains are located on west side of Kansas Ave. Laterals will be installed when service is requested in the future. There should not be an additional charge for lateral installation as Kansas Ave. is only two lanes wide.

FIRE DEPARTMENT COMMENTS:

Fire has no issues with subdivision.

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Kansas Avenue as a Collector roadway. The standard right of way width for Kansas Avenue is 30 feet from the centerline. It appears approximately 10 feet is needed. A survey is recommended to determine the exact amount of existing right of way. Anything less than 30 feet from the centerline is required. Kansas Avenue is a City maintained street. The most recent traffic count for this portion of Kearney Street is 2,264 vehicles per day. There is currently one driveway access point along the property frontage on Kansas Avenue. There is not existing sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Kansas Avenue. There is not a Greenway Trail located in this area. There are currently no bus stops in this area along Kansas Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements planned for Kansas Avenue.

1. Kansas Avenue is classified as a Collector which requires 30 feet of right of way from the centerline. It appears approximately 10 feet is needed to meet this requirement. A survey is required to determine the exact amount of existing right of way. Anything less than 30 feet from the centerline is required.
2. A subdivision variance will be required if the new lot will take access to Kansas Avenue since Kansas is a collector and the property is zoned R-SF.

3. Sidewalk is not required to be constructed along the property frontage since this is a collector roadway and the zoning is R-SF.

Public Works Traffic Division	Response
Street classification	Collector
On-street parking along streets	No
Trips generated - Peak Hour	10 trips (R-SF)
Additional Trips generated with zoning change - Peak Hour	0 trips (no change in zoning at this time)
Existing street right of way widths	20 ft from the centerline
Standard right of way widths	30 ft from the centerline
Traffic study submitted	Not Required*
Proposed street improvements	None

*A traffic study is not required as part of a preliminary plat.

STORMWATER COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Payment in lieu of construction of detention facilities will be approved in this case, the cost will be \$750 for each new single family residential lot created.

Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Ward Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	Yes

CLEAN WATER SERVICES COMMENTS:

Plat is approvable; however, the lateral for lot 1 has to be installed before approval can be given.

Note that the entire lot may not be able to be served by gravity due to elevations since the east side of the property is lower than the public sewer.

ATTACHMENT 2
SUBDIVISION VARIANCE APPROVAL CRITERIA
PRELIMINARY PLAT – HOWEY'S SUBDIVISION

The applicant is requesting a subdivision variance from Section 36-251(2), Collector streets, of the Subdivision Regulations which prohibits new tracts created through the subdivision process from having direct access to a collector street. This would apply to the proposed Lot 1 of the subject property. Staff supports the request because an additional driveway that meets Public Works Design standards can be placed along Kansas Avenue providing appropriate sight distance. Also, the existing driveway is too narrow to accommodate a shared drive without a substantial change to the property.

Section 36-206(3) of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

- (a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege, and

APPLICANT'S RESPONSE:

This acreage (2.33 acres) was left over from the original farm. On the south side of the property is the old farm house and garage. We are trying to subdivide this remaining tract into a large lot that will not have public street access.

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

APPLICANT'S RESPONSE:

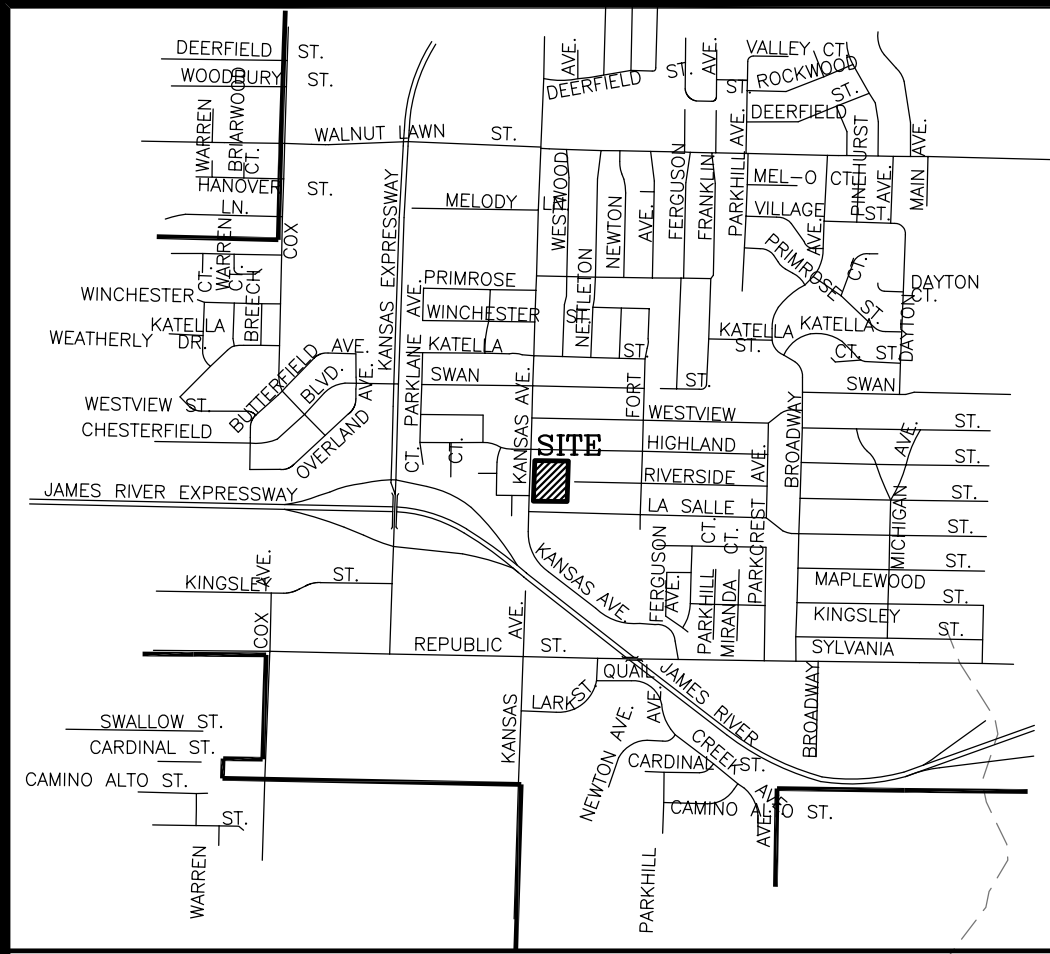
The new property owner would like access to Kansas street from this property. Without this, it will affect the value of the land. It would also allow us to preserve the existing tree line that has been there for many years. This would allow owner of the land not to have to use a shared access.

- (c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

APPLICANT'S RESPONSE:

If we are allowed to have access, we will conform with the requirements of public works and follow their design standards for the right-of-way.

The Planning and Zoning Commission must first decide if all of these conditions are met before this variance can be approved.



VICINITY MAP
1"=1000'

BASES OF BEARING
ASSUMED NORTH BASED ON PLAT

SURVEY CLASSIFICATION
"URBAN"

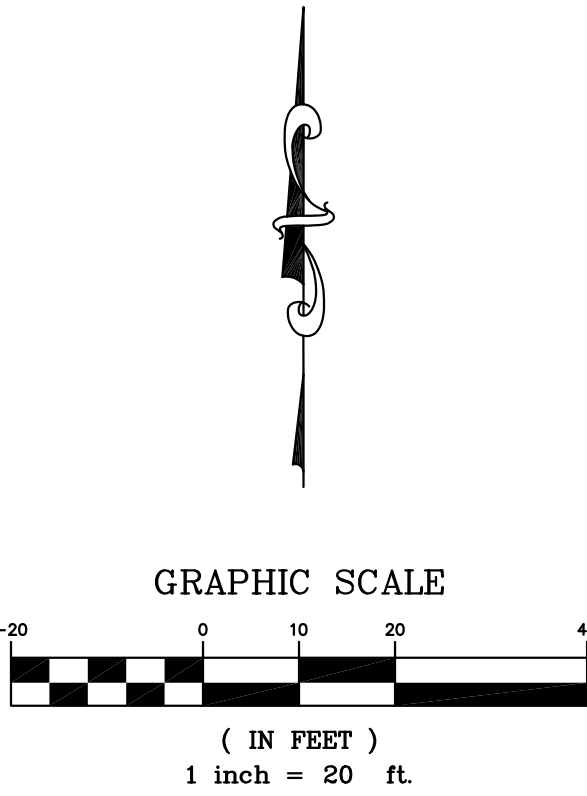
RECORD SOURCE
GENERAL WARRANTY DEED
BOOK: 2015, PAGE: 555

OWNER/DEVELOPER:
FRANK E. & FRANCIS D. HOWEY
5191 S. FARM ROAD 197
ROGERSVILLE, MISSOURI, 65742

NOTE:

AN EXISTING ACCESSORY STRUCTURE MAY REMAIN AS A NONCONFORMING STRUCTURE FOLLOWING THE DESTRUCTION, OR REMOVAL, OF THE PRINCIPAL STRUCTURE PROVIDED IT IS NOT INJURIOUS, NOXIOUS, OR OFFENSIVE TO THE NEIGHBORHOOD AND ALSO PROVIDED IT IS NOT USED FOR ANY ILLEGAL PURPOSE." AND "A SUBDIVISION WHICH RESULTS IN AN EXISTING ACCESSORY STRUCTURE ON A LOT WITHOUT A PRINCIPAL STRUCTURE MAY BE APPROVED BY THE PLANNING AND ZONING COMMISSION PROVIDED A PRINCIPAL STRUCTURE IS CONSTRUCTED ON THE SAME LOT AS THE EXISTING ACCESSORY STRUCTURE WITHIN A PERIOD OF 18 MONTHS FROM THE DATE OF COMMISSION'S APPROVAL PROVIDED THE ACCESSORY STRUCTURE IS NOT USED FOR ANY PURPOSE DURING THIS TIME PERIOD. THE ACCESSORY STRUCTURE SHALL BE REMOVED FROM THE LOT IF A NEW PRINCIPAL STRUCTURE IS NOT CONSTRUCTED AND ISSUED A CERTIFICATE OF OCCUPANCY UNDER SECTION 36-333, CERTIFICATE OF OCCUPANCY, DURING THIS TIME.

PRELIMINARY PLAT
HOWEY'S SUBDIVISION
3920 S. KANSAS AVE.



LEGEND	
●	EXISTING IRON PIN
○	SET IRON PIN
(P)	PLAT
(D)	DEED
(M)	MEASURED
—X—	FENCE
—OHE—	OVER HEAD ELECTRIC
⊕	UTILITY POLE
■	TELEPHONE PEDESTAL
⊗	LIGHT POLE
⋈	FIRE HYDRANT
⊕	WATER METER
⊕	SANITARY SEWER MANHOLE

RECORD DESCRIPTION

ALL OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION ELEVEN (11), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN THE CITY OF SPRINGFIELD, GREENE COUNTY MISSOURI, EXCEPT THOSE TRACTS PLATTED AS PARK CREST VILLAGE THIRD ADDITION, PARK CREST ESTATES, PARK CREST ESTATES 1ST ADDITION, PARK CREST ESTATES 2ND ADDITION, ALL RECORDED SUBDIVISIONS IN GREENE COUNTY, MISSOURI, AND EXCEPT THAT TRACT DESCRIBED IN BOOK 1356, AT PAGE 408, AS SHOWN IN THE RECORDS OF THE RECORDER OF DEEDS, GREENE COUNTY, MISSOURI, AND EXCEPT ANY PART DEEDED, TAKEN, OR USED FOR ROAD, STREET, OR HIGHWAY PURPOSES.

LOT 1 DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 34 PARK CREST ESTATES; THENCE SOUTH 89°02'17" EAST A DISTANCE OF 301.03 FEET; THENCE SOUTH 01°35'54" WEST A DISTANCE OF 135.37 FEET; THENCE NORTH 89°25'08" WEST A DISTANCE OF 301.07 FEET; THENCE NORTH 01°36'08" EAST A DISTANCE OF 137.37 FEET TO THE SAID POINT OF BEGINNING, CONTAINING 0.94 ACRES, 41048.20 SQUARE FEET MORE OR LESS.

LOT 2 DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 34 PARK CREST ESTATES; THENCE SOUTH 01°36'08" WEST A DISTANCE OF 137.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'08" EAST A DISTANCE OF 301.07 FEET; THENCE SOUTH 01°35'54" WEST A DISTANCE OF 197.84 FEET; THENCE NORTH 88°47'23" WEST A DISTANCE OF 301.04 FEET; THENCE NORTH 01°36'08" EAST A DISTANCE OF 194.54 FEET TO THE SAID POINT OF BEGINNING, CONTAINING 1.36 ACRES, 59057.52 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF: FRANK HOWEY, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DIANE KAY DIEBOLD L.S. 2424
KENNETH J. BUCHANAN L.S. 2340, P.L.S. 1307

SURVEYED FOR: FRANK HOWEY	
SECTIONAL MAP	
R 22 W	T 28 N
SEC. 11	
W.O.# 217022	DATE: 04-14-17
DRAWN BY: TRR	CHECKED BY: KJB
REVISION:	SCALE: 1" = 20'
SHEET: 1 OF 1	

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ON THIS DOCUMENT.

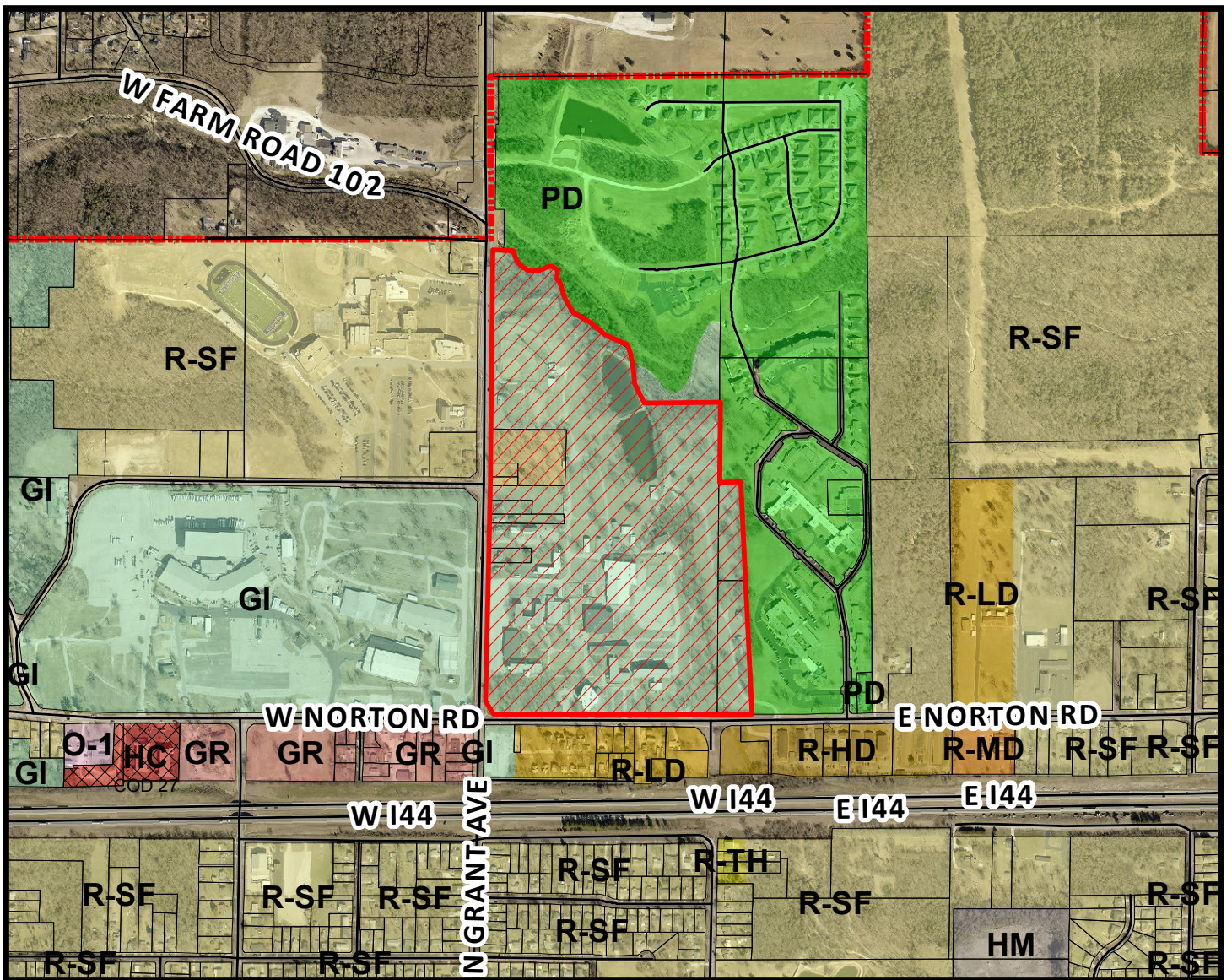
RSE

ROZELL SURVEY CO.
4270 S. HILLCREST STE 211
SPRINGFIELD, MISSOURI 65810

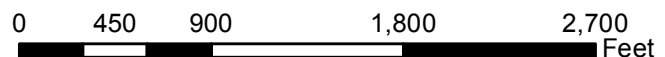
PHONE: (417) 881-0505
FAX: (417) 881-0564

Preliminary Plat - CBC Subdivision

LOCATION SKETCH



- Area of Proposal



1 inch = 900 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – CBC SUBDIVISION

PURPOSE: To approve a preliminary plat to subdivide approximately 66.3 acres into a four lot subdivision

REPORT DATE: June 1, 2017

LOCATION: 3000 N. Grant Avenue

APPLICANT: General Council of Assemblies of God

TRACT SIZE: Approximately 66.3 acres

EXISTING USE: Former college campus facilities

PROPOSED USE: Government/Institutional and residential uses

FINDINGS FOR STAFF RECOMMENDATION:

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

RECOMMENDATION:

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

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public sewer currently crosses lot 3 and 4 and the south west corner of lot 1 but is not available for lot 2. Lot 2 will require that public sewer be extended to serve it. If any of the buildings on the east side of lot 1 access the sewer along Doling Branch to the east, sewer would also need to be extended in this direction. The east line of lot 1 does not reach the sewer along Doling Branch. No private laterals would be allowed to cross lot lines. Any that do would need to be relocated to access public sewer. Public improvement plans would be required. The public improvements would need to be constructed or escrowed before the final plat is filed or building permits issued. New sewer easements will need to be dedicated on the final plat.

- b. Detention will be required for lots not within the floodplain. A part of Lot 3 is located within the floodplain and may potentially buyout detention. Any lots disturbing more than one acre, will be required to provide water quality. If intending to use the existing ponds for detention storage capacity, then calculations will need to be reviewed and approved. Drainage easement shown on the plans look acceptable.
 - c. Sidewalks are provided per Section 36-471 of the Zoning Ordinance.
- 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Grant Avenue is classified as a secondary arterial which requires 35 feet of right of way from the centerline. It appears additional right of way is needed. A survey is recommended to determine the existing amount of right of way. Anything less than 35 feet from the centerline is required as part of the plat.
 - b. Norton Road is classified as a secondary arterial which requires 35 feet of right of way from the centerline. It appears additional right of way is needed. A survey is recommended to determine the existing amount of right of way. Anything less than 35 feet from the centerline is required as part of the plat.
 - c. Access will be determined at the time of development. Some lots may need to share access.
 - d. When the property is subdivided the private distribution lines will be crossing property lines. This will need to be corrected for future development of the lots. CU currently has a few natural gas mains on the property serving various buildings. The mains appear to be in easements, but the service lines between the mains and buildings are not. At the final plat stage, additional easements may be required.
 - e. The proposed subdivision is located within the Pea Ridge Linear Park Trail area. An easement through property to be subdivided shall be dedicated for the construction of a linear park trail. The easement shall have a minimum width of 30 feet. New easements for linear park trails shall generally follow the alignment identified in the Springfield-Greene County Comprehensive Plan and/or be located within the property to be subdivided in such a manner that they align with previously established easements on adjacent properties. Springfield-Greene County Parks shall approve the final location prior to the final plat being approved and filed.
- 3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
- 4. It is determined that the public interest requires assurance concerning adequate

maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD	Retirement community
East	PD	Nursing home and retirement community
South	GI & R-LD	Single-family residences and off-street parking
West	GI & R-SF	Ozark Empire Fairgrounds & Hillcrest High School

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for School and Greenway uses.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 66.3 acres into a four lot subdivision named "CBC SUBDIVISION". The property is currently zoned GI, Government Institutional District and R-SF, Single-Family Residential District. There are multiple residential and non-residential structures associated with a college campus on the subject property.
2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An

approved preliminary plat is active for two (2) years.

3. The proposed subdivision is located within the Pea Ridge Linear Park Trail area and is required to dedicate a 30 foot trail easement to connect between Grant Avenue and Norton Road. Springfield-Greene County Parks shall approve the final location prior to the final plat being approved and filed.
4. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT – CBC SUBDIVISION

AT&T COMMENTS:

AT&T has facilities within right-of-way that will continue to be maintained.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No apparent issues.

CITY UTILITIES COMMENTS:

As this is a campus it is served (with exceptions) by a primary electric meter with the property owner providing their own distribution. When the property is subdivided the private distribution lines will be crossing property lines. This will need to be corrected for future development of the lots. How it is corrected will be determined in part by which lot develops first. There will be substantial costs involved in re-working the electric system.

The same applies to natural gas. CU currently has a few mains on the property serving various buildings. The mains appear to be in easements but the service lines between the mains and buildings are not. At the final plat stage additional easements may be required.

If the new lots want to request new gas/water services and start clean, mains are available on Norton and Grant.

FIRE DEPARTMENT COMMENTS:

Fire has no issues with subdivision.

PARKS AND GREENWAYS COMMENTS:

The proposed subdivision is located within the Pea Ridge Linear Park Trail area. An easement through property to be subdivided shall be dedicated for the construction of a linear park trail. The easement shall have a minimum width of 30 feet. New easements for linear park trails shall generally follow the alignment identified in the Springfield-Greene County Comprehensive Plan and/or be located within the property to be subdivided in such a manner that they align with previously established easements on adjacent properties.

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies this portion of Grant Avenue and Norton Road as Secondary Arterial roadways. The standard right of way width for both streets is 35 feet from the centerline. It appears approximately 5 to 6 feet of right of way is required. A survey is recommended to determine the exact amount of

existing right of way. Anything less than 35 feet from the centerline is required. Grant Avenue and Norton Road are City maintained streets. The most recent traffic count for Grant Avenue north of Norton Road is 7,873 vehicles per day and for Norton Road is 7,162 vehicles per day. There are currently thirteen driveway access points along the property frontage on Grant Avenue and four on Norton Road. Driveway access points will need to be determined as the lots develops and may need to be closed, share and/or combined. There is existing sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Grant Avenue or Norton Road. There is a Greenway Trail located in this area. There is currently one bus stop in the area along Grant Avenue and two along Norton Road. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements planned for Grant Avenue or Norton Road.

Public Works Traffic Division	Response
Street classification	Grant Avenue – Secondary Arterial Norton Road – Secondary Arterial
On-street parking along streets	Grant Avenue – No Norton Road - No
Trips generated - Peak Hour	Varies – Existing zoning is GI, R-SF and PD
Additional Trips generated with zoning change - Peak Hour	No Change in Zoning at this time
Existing street right of way widths	Grant Avenue – 30 ft. from the centerline Norton Road – 30 ft. from the centerline
Standard right of way widths	Grant Avenue - 35 ft. from the centerline Norton Road – 35 ft. from the centerline
Traffic study submitted	Not Required*
Proposed street improvements	None

*A traffic study is not required as part of a preliminary plat.

STORMWATER COMMENTS:

The property is in the Pea Ridge Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Payment in lieu of construction of detention facilities will not be allowed for Lots 2 and 3 and must be provided. Lot 1 has a small portion in the flood plain so a payment in lieu of construction detention will be allowed. If the project will be disturbing more than one (1) acre a land disturbance permit may be required. There are no sinkholes on the property.

Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Public improvement plans will be required for any concentrated runoff crossing lot lines, as well as for detention and/or water quality features serving more than one lot. These improvements must be constructed, inspected, approved and operational, or, if approved, shall be escrowed prior to issuance of a building permit or final plat.
4. The existing ponds on Lot 3 can be used for detention/ retention, storage capacity calculations will need to be submitted.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Pea Ridge Creek
Is property located in Floodplain?	Lot 1 has a small portion
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No for Lots 2 and 3, yes for Lot 1

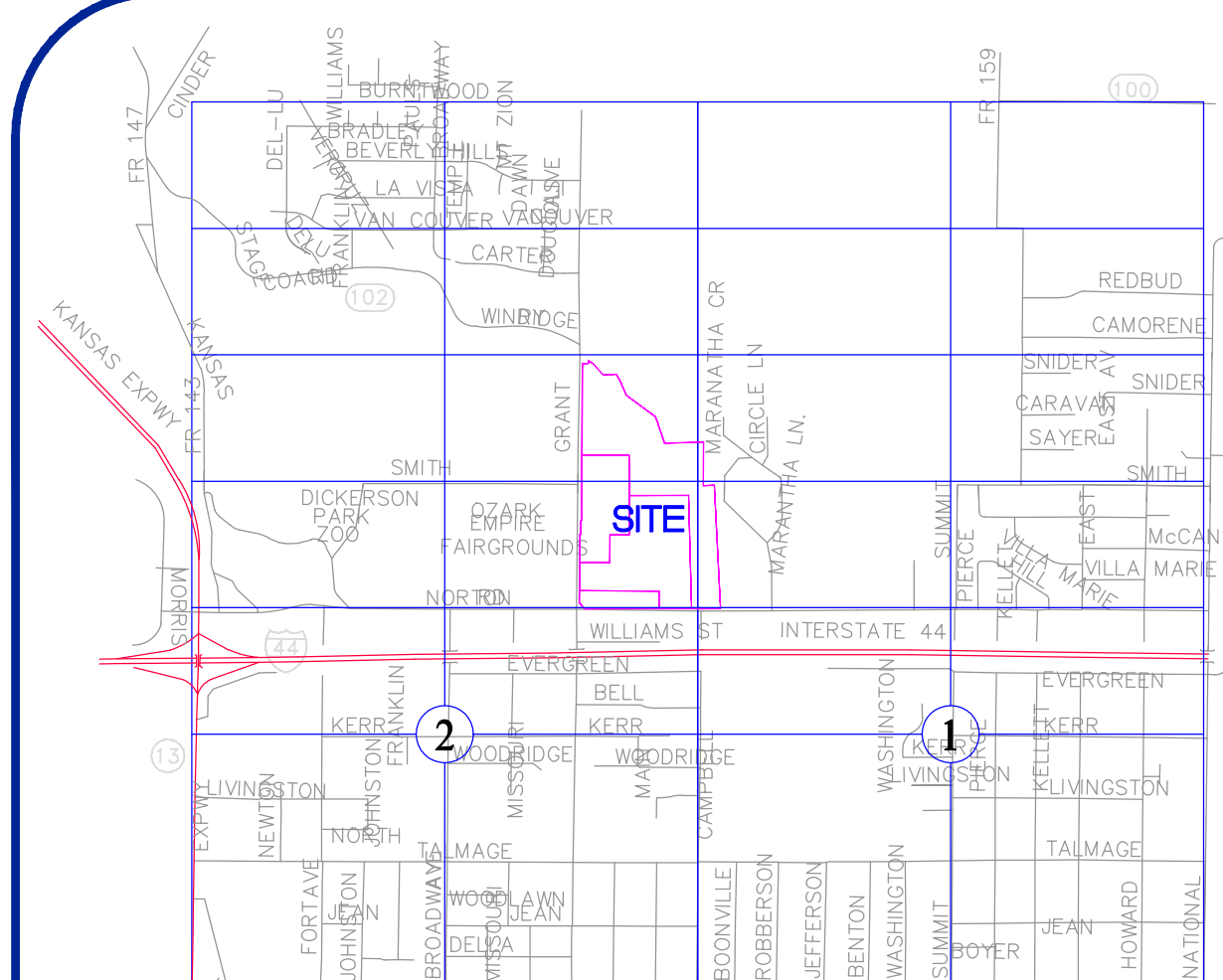
CLEAN WATER SERVICES COMMENTS:

1. Public sewer currently crosses lot 3 and 4 and the south west corner of lot 1 but is not available for lot 2.
2. Lot 2 will require that public sewer be extended to serve it. If any of the buildings on the east side of lot 1 access the sewer along Doling Branch to the east, sewer would also need to be extended in this direction. The east line of lot 1 does not reach the sewer along Doling Branch. No private laterals would be allowed to cross lot lines. Any that do would need to be relocated to access public sewer. Public improvement plans would be required.
3. The public improvements would need to be constructed or escrowed before the final plat is filed or building permits issued.
4. New sewer easements will need to be dedicated on the final plat.

CBC SUBDIVISION

PRELIMINARY PLAT

BEING A PART OF THE EAST HALF OF LOT 2 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND THE EAST HALF OF LOT 3 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST AND ALSO LYING IN THE WEST HALF OF LOT 2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST



LOCATION SKETCH
SEC. 1 & 2, T29N, R22W
SCALE: 1"=2000'

ZONING DATA

SUBJECT PROPERTY IS ZONED G1 (GOVERNMENT AND INSTITUTIONAL DISTRICT) AND R-SF (SINGLE-FAMILY RESIDENTIAL DISTRICT).

G1
MINIMUM YARD REQUIREMENTS:
FRONT YARD: NONE

R-SF
MINIMUM YARD REQUIREMENTS:
FRONT YARD:

- 25 FEET ALONG A STREET CLASSIFIED AS A COLLECTOR OR HIGHER CLASSIFICATION STREET.
- 15 FEET ALONG A STREET CLASSIFIED AS A LOCAL STREET CLASSIFICATION STREET.
- THE FRONT YARD SETBACK MAY BE REDUCED BELOW THE MINIMUM REQUIRED ABOVE IF A CONDITIONAL USE PERMIT IS APPROVED.

SIDE YARD: 5 FEET.

REAR YARD: TEN PERCENT OF THE LOT DEPTH, BUT MAY NOT BE LESS THAN 10 FEET NOR SHALL MORE THAN 25 FEET BE REQUIRED.

OWNER & SUBDIVIDER

GENERAL COUNCIL OF ASSEMBLIES OF GOD
1445 N. BOONVILLE AVENUE
SPRINGFIELD, MO. 65802
417-831-0207

PREPARED BY

KEVIN L. LAMBETH, PLS
ANDERSON ENGINEERING, INC.
2045 W. WOODLAND
SPRINGFIELD, MO. 65807
417-866-2741

NOTES

LOT SIZE
MIN. LOT 4 = 154,239± SQ. FT.
MAX. LOT 3 = 1,318,126± SQ. FT.
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 2,888,408± SQ. FT.
TOTAL ACREAGE OF DEVELOPMENT = 66.31± ACRES
TOTAL NUMBER OF LOTS = 4
DATE OF PRELIMINARY PLAT APPROVAL =
DATE OF FINAL PLAT SUBMITTAL =

GRANT AVENUE AND NORTON ROAD ARE CLASSIFIED AS SECONDARY ARTERIALS.

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID"

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDING IN FUTURE STORM WATER BENEFIT DISTRICT DEDICATED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

EXECUTION AND DEDICATION OF PLAT

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN, RIGHTS-OF-WAY, LIMITS OF NO ACCESS AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AS SHOWN HEREON. IN WITNESS WHEREOF,

_____, AUTHORIZED REPRESENTATIVE OF _____, WE ARE THE SOLE OWNERS OF THE PROPERTY SHOWN

HEREON HAVE HEREUNTO SET MY HAND, THIS _____ DAY OF _____, 20____

DATE OF EXECUTION

SIGNATURE

PRINT NAME

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

I, BRENDA COTTIER, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT OF NEIGHBORS WEST WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF SPRINGFIELD, MISSOURI BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20____.

CITY CLERK, ANITA COTTIER

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

_____, DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, IN ACCORDANCE WITH THE AUTHORITY GRANTED TO ME BY SECTION 203 OF ARTICLE II OF THE LAND DEVELOPMENT CODE, CHAPTER 36, SPRINGFIELD CITY CODE, DO HEREBY APPROVE THE PLAT OF NEIGHBORS WEST A SUBDIVISION OF SAID CITY OF SPRINGFIELD OF THIS _____ DAY OF _____, 20____.

MARY LILLY SMITH

DIRECTOR OF PLANNING AND DEVELOPMENT

ACKNOWLEDGMENT

STATE OF MISSOURI)

_____, JSS

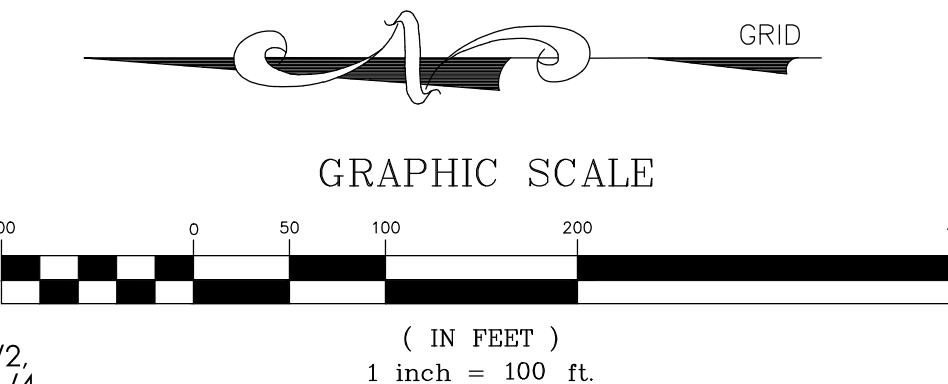
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, CHAIRMAN OF THE BOARD OF TRUSTEES OF THE _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

PRINT NAME: _____

"NOTARY SEAL"



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2807200218E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2018 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

PERIMETER DESCRIPTION

BEING PART OF A TRACT OF LAND AS LYING IN THE EAST HALF OF LOT 2 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND THE EAST HALF OF LOT 3 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST AND ALSO LYING IN THE WEST HALF OF LOT 2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDERS' OFFICE IN BOOK 2015, PAGE 003456-15 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

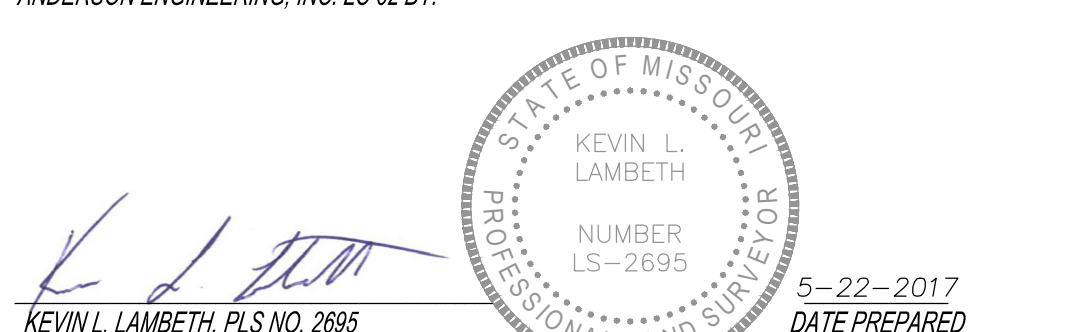
COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 2 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE ALONG THE WEST LINE OF SAID EAST HALF OF LOT 2 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, NORTH 02°20'27" EAST, 30.00 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 88°24'53" EAST, 90.09 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY OF GRANT AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 38°31'22" WEST, 84.20 FEET; THENCE NORTH 02°40'31" EAST, 856.92 FEET; THENCE SOUTH 87°39'33" EAST, 5.00 FEET; THENCE NORTH 02°20'27" EAST, 379.37 FEET TO A POINT LYING ON THE NORTH LINE OF SAID THE EAST HALF OF LOT 2 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, NORTH 01°47'04" EAST, 1268.84 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 88°19'38" EAST, 61.30 FEET; THENCE NORTH 01°45'46" EAST, 32.15 FEET TO THE CENTERLINE OF DAVIS BRANCH AS DESCRIBED IN BOOK 2015, PAGE 041991-15; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES, SOUTH 53°51'15" EAST, 62.01 FEET; THENCE SOUTH 40°39'24" EAST, 155.93 FEET; THENCE NORTH 88°41'56" EAST, 138.29 FEET; THENCE SOUTH 25°50'04" EAST, 105.96 FEET; THENCE SOUTH 21°45'48" EAST, 136.48 FEET; THENCE SOUTH 51°54'01" EAST, 384.01 FEET TO THE CENTERLINE OF THE NORTH FORK OF DRY BRANCH; THENCE ALONG SAID CENTERLINE, SOUTH 18°50'17" EAST, 68.28 FEET; THENCE SOUTH 18°47'00" EAST, 221.25 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°23'30" EAST, 411.77 FEET TO A POINT LYING ON THE WEST LINE OF THE FINAL PLAT OF MARANATHA VILLAGE FIRST ADDITION, AS DESCRIBED IN PLAT BOOK EE, PAGE 85; THENCE ALONG SAID WEST LINE, SOUTH 01°53'13" WEST, 453.16 FEET; THENCE SOUTH 89°36'15" EAST, 115.33 FEET TO A POINT LYING ON THE WEST LINE OF FINAL PLAT OF MARANATHA VILLAGE AS DESCRIBED IN PLAT BOOK DD, PAGE 44; THENCE ALONG SAID WEST LINE, SOUTH 01°17'49" EAST, 1287.46 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY OF GRANT STREET; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH RIGHT-OF-WAY, THE FOLLOWING COURSES, NORTH 88°15'00" WEST, 202.30 FEET TO A POINT LYING ON THE EAST LINE OF THE EAST HALF OF LOT 2 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, NORTH 88°39'32" WEST, 1223.34 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE EAST HALF OF LOT 2 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND THE EAST HALF OF LOT 3 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST AND ALSO LYING IN THE WEST HALF OF LOT 2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, CONTAINING 66.31 ACRES, MORE OR LESS, BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 CENTRAL ZONE.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KEVIN L. LAMBETH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED APRIL 14, 2017 AND SIGNED BY KEVIN L. LAMBETH, PLS NO. 2695 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KEVIN L. LAMBETH, PLS NO. 2695 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DATE OF LAST REVISION MAY 22, 2017.

ANDERSON ENGINEERING, INC. LC 62 BY:

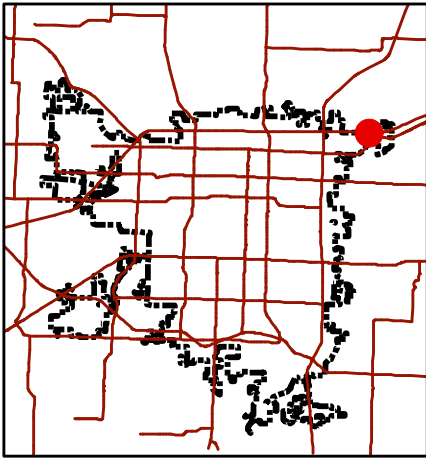


ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2045 W. WOODLAND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741
ANDERSON COAD 000002

FIELD: BH DATE: 4-14-2017
DRAWN: BAC FIELD BK:
CHECKED: KLL JOB NO: 30023-17

WB 110-850
SHT. 1 OF 1 REV. _____



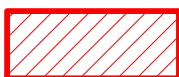
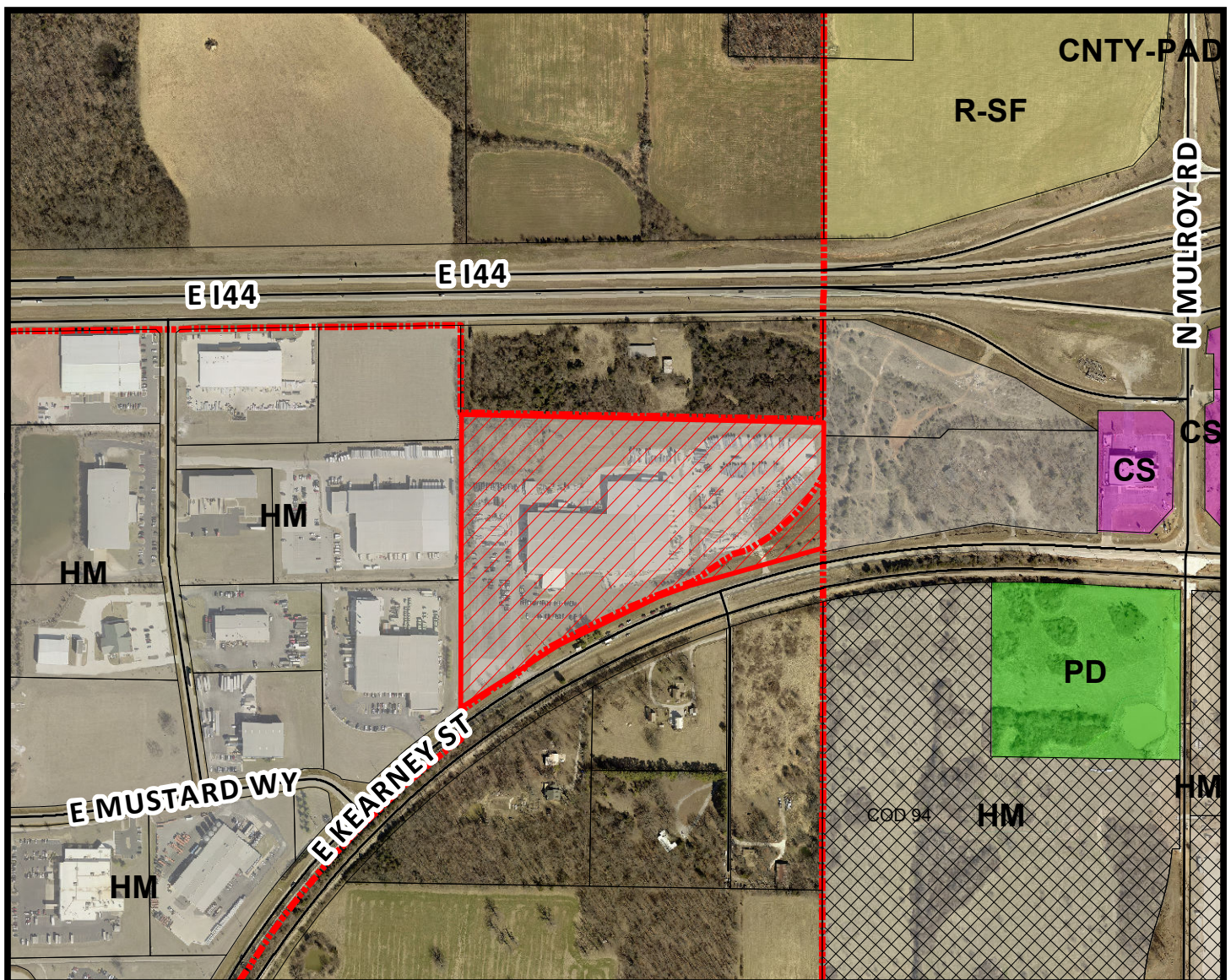
Development Review Staff Report

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

Preliminary Plat - SSAC Park Subdivision

LOCATION: 4825 E. Kearney Street
CURRENT ZONING: HM

LOCATION SKETCH



- Area of Proposal

0 300 600 1,200 1,800 Feet

1 inch = 600 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – SSAC PARK SUBDIVISION

PURPOSE: To approve a preliminary plat to subdivide approximately 22.2 acres into a two lot manufacturing subdivision

REPORT DATE: June 1, 2017

LOCATION: 4825 E. Kearney Street

APPLICANT: M&L Real Estate Holdings, LLC

TRACT SIZE: Approximately 22.2 acres

EXISTING USE: Heavy manufacturing uses

PROPOSED USE: Heavy manufacturing uses

FINDINGS FOR STAFF RECOMMENDATION:

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

RECOMMENDATION:

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

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Lot 2 does not have direct access to sewer. Public Sewer must be extended to serve lot. Final plat cannot be approved until the sewer extension has been constructed or escrowed.
 - b. Detention built as part of 2006 plans was developed for 72% impervious. Existing detention does not include water quality; therefore, outlet structure will need to be modified if disturbing more than one acre. Drainage easements will be required where concentrated flow drains from one lot to another or from offsite onto the proposed subdivision. Such easement shall be sized for the 100-year peak flow rate.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	County M-1	Manufacturing uses
East	HM	Vacant/undeveloped land
South	County A-1, A-R	Single-family residences
West	HM	Manufacturing uses

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium Intensity Retail, Office or Housing. It is located within an Emerging Activity Center at I-44 and Mulroy Road. This interchange is immediately adjacent to Partnership Industrial Center. Development in this area could be related to the I-44 and Highway 65 Activity Center. The *Plan* recommends these areas be

developed with greater intensity.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 22.2 acres into a two lot manufacturing subdivision named "SSAC PARK SUBDIVISION". The property is currently zoned HM, Heavy Manufacturing District and currently has a manufacturing business on it.
2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
3. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL MEETING:

July 10, 2017

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT – MACE'S SUBDIVISION

AT&T COMMENTS:

AT&T has facilities within right-of-way that will continue to be maintained.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No apparent issues.

CITY UTILITIES COMMENTS:

All utilities are available to provide service. Suggest platting a 25 foot utility easement along Kearney to cover the existing easements which have gaps in them. This can be done at the final plat stage.

FIRE DEPARTMENT COMMENTS:

Fire has no issues with subdivision.

MODOT COMMENTS:

We may need a traffic study when Lot 2 develops.

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Kearney Street as a Primary Arterial roadway. The standard right of way width for Kearney Street is 50 feet from the centerline. It appears adequate right of way exists. Kearney Street is a State (MoDOT) maintained street. The most recent traffic count for this portion of Kearney Street is 6,616 vehicles per day. There are currently two driveway access points along the property frontage on Kearney Street. There is not existing sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Kearney Street. There is not a Greenway Trail located in this area. There are currently no bus stops in this area along Kearney Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements planned for Kearney Street.

Public Works Traffic Division	Response
Street classification	Primary Arterial
On-street parking along streets	No
Trips generated - Peak Hour	176 trips (HM)
Additional Trips generated with zoning change - Peak Hour	0 trips (no change in zoning at this time)
Existing street right of way widths	65 ft. from the centerline

Standard right of way widths	50 ft. from the centerline
Traffic study submitted	Not Required*
Proposed street improvements	None

*A traffic study is not required as part of a preliminary plat, however, MoDOT states one may be required at the time of development.

STORMWATER COMMENTS:

The property is in the South Dry Sac drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Although there is detention provided on site the piece of property being re-zoned does not drain to existing detention.

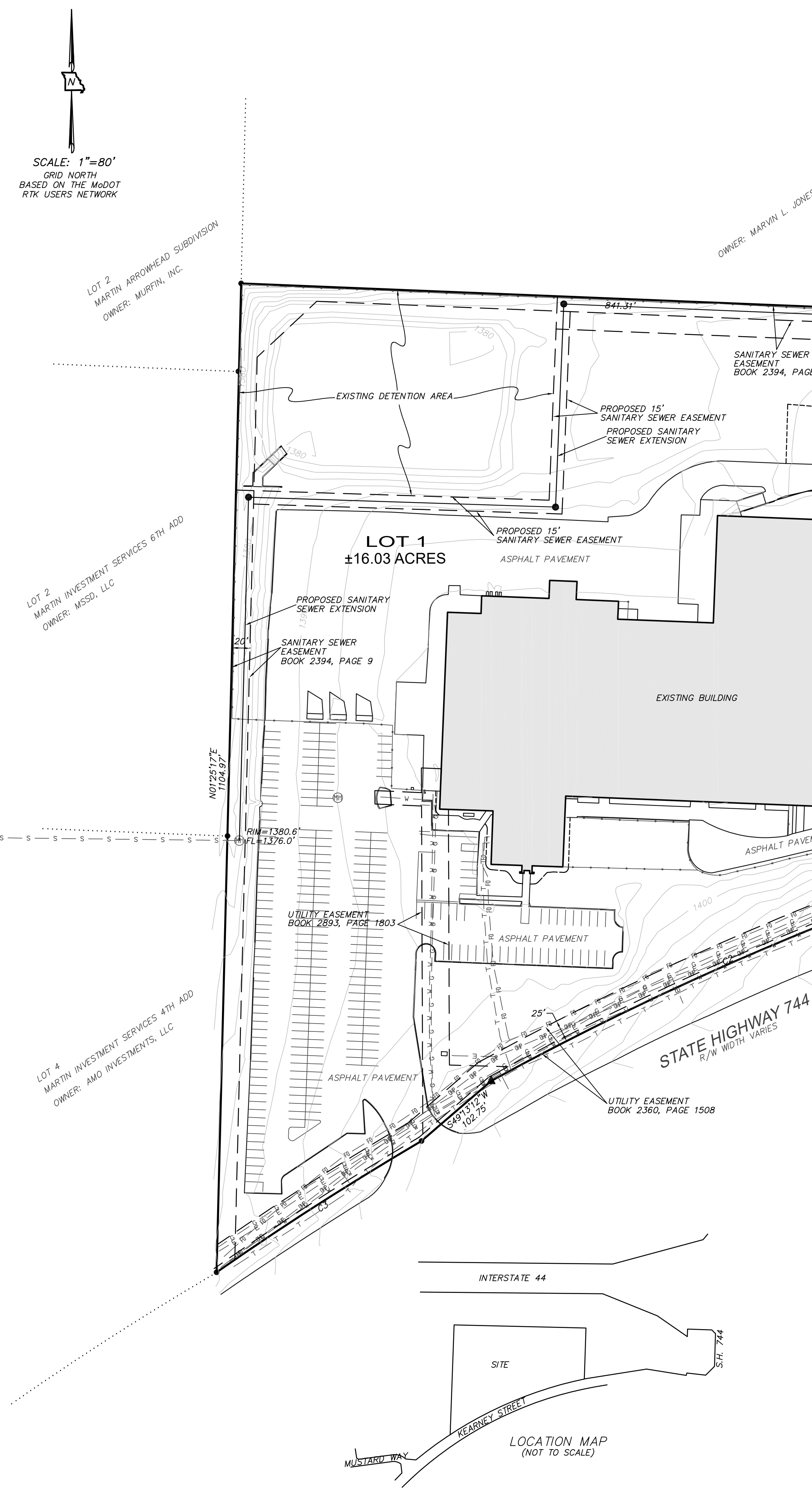
Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Detention built in 2006 was developed for 72% impervious. Existing detention does not include water quality; therefore, water quality will need to be provided if disturbing more than one acre.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	South Dry Sac
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

CLEAN WATER SERVICES COMMENTS:

1. Lot 2 does not have direct access to sewer. Public Sewer must be extended to serve lot.
2. Final plat cannot be approved until the sewer extension has been constructed or escrowed.
3. No objection to escrow of sewer extension.



SCALE: 1"=80'
GRID NORTH
BASED ON THE MoDOT
RTK USERS NETWORK

LOT 2
MARTIN ARROWHEAD SUBDIVISION
OWNER: MURFIN, INC.

LOT 2
MARTIN INVESTMENT SERVICES 6TH ADD
OWNER: MSSD, LLC

LOT 4
MARTIN INVESTMENT SERVICES 4TH ADD
OWNER: AMO INVESTMENTS, LLC

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	3466.75'	522.76'	8°38'23"	S75°28'46"W	522.27'
C2	3466.75'	593.48'	9°48'31"	S66°15'19"W	592.75'
C3	3446.56'	271.95'	4°31'15"	S57°21'56"W	271.88'
C4	3466.75'	1116.24'	18°26'54"	S70°34'30"W	1111.42'

PRELIMINARY PLAT OF
SSAC PARK
A SUBDIVISION IN THE CITY OF SPRINGFIELD,
GREENE COUNTY, MISSOURI
BEING A PART OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 21 WEST

OWNER/DEVELOPER:
M&L REAL ESTATE HOLDING, LLC
2531 N. PATTERSON AVENUE
SPRINGFIELD, MO 65803

OWNER: MARVIN L. JONES

OWNER: 744 CORNER, LLC

OWNER: 744 CORNER, LLC

DESCRIPTION OF PLAT
THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2;
THENCE, N01°39'27"E, ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 3542.32 FEET TO AN EXISTING 5/8" IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 744 AND THE POINT OF BEGINNING;
THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:
THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3466.75 FEET, AN ARC DISTANCE OF 1116.24, A CENTRAL ANGLE OF 18°26'54", ALONG A CHORD BEARING S70°34'30"W, A CHORD DISTANCE OF 1111.42 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MARKER POST;
THENCE, S48°13'12"W, A DISTANCE OF 102.75 FEET TO AN EXISTING IRON PIN;
THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3446.56 FEET, AN ARC DISTANCE OF 271.95 FEET, A CENTRAL ANGLE OF 04°31'15", ALONG A CHORD BEARING S57°21'56"W, A CHORD DISTANCE OF 271.88 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 4 OF MARTIN INVESTMENT SERVICES 4TH ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI;
THENCE, N01°25'17"E, ALONG THE EAST LINE OF SAID LOT 4 AND THE EAST LINE OF MARTIN INVESTMENT SERVICES 6TH ADDITION, AND THE EAST LINE OF MARTIN ARROWHEAD SUBDIVISION, ALSO BEING RECORDED SUBDIVISIONS IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, A DISTANCE OF 1104.97 FEET TO AN EXISTING IRON PIN;
THENCE, S87°40'26"E, A DISTANCE OF 1323.89 FEET TO AN EXISTING IRON PIN;
THENCE, N00°41'24"E, A DISTANCE OF 16.43 FEET TO AN EXISTING IRON PIN;
THENCE, S88°13'27"E, A DISTANCE OF 16.70 FEET TO AN EXISTING IRON PIN;
THENCE, S01°25'34"W, A DISTANCE OF 16.53 FEET TO AN EXISTING IRON PIN;
THENCE, S01°10'26"W, A DISTANCE OF 206.11 FEET TO AN EXISTING IRON PIN;
THENCE, S01°39'27"W, A DISTANCE OF 260.98 FEET TO AN EXISTING IRON PIN AND THE POINT OF BEGINNING.
CONTAINING 22.20 ACRES, MORE OR LESS.

- PLAT NOTES
- TOTAL NUMBER OF LOTS: 2
 - AREA OF DEVELOPMENT: ±22.20 ACRES
 - SMALLEST LOT: LOT 2 (±6.17 ACRES)
 - LARGEST LOT: LOT 1 (±16.03 ACRES)
 - PROPOSED LAND USE: "HM" HEAVY MANUFACTURING
 - ALL PUBLIC IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SPRINGFIELD PUBLIC WORKS DESIGN STANDARDS
 - ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SPRINGFIELD TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS
 - MAXIMUM IMPERVIOUS SURFACE ON ANY LOT SHALL NOT EXCEED 85%
 - THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN (MAP PANEL 29077C0352E)
 - MAINTENANCE OF ANY AREA REFERRED TO AS A DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER
 - ELEVATIONS BEING BASED ON THE CITY OF SPRINGFIELD BENCHMARK #436

STORMWATER & WATER QUALITY NOTES:
THE EXISTING STORM WATER DETENTION BASIN ON LOT 1 WILL BE MODIFIED FOR WATER QUALITY AND INCREASED DETENTION VOLUME AS REQUIRED FOR NEW IMPERVIOUS AREA ON LOT 2.
A NEW 20" WIDE DRAINAGE EASEMENT IS PROPOSED FOR THE NORTH SIDE OF LOT 1 TO THE DETENTION BASIN. A NEW OPEN CHANNEL (PUBLIC IMPROVEMENT) WILL BE DESIGNED TO TRANSPORT RUNOFF FROM LOT 2 TO THE EXISTING DETENTION BASIN.
THE SITE HAS BEEN BERMED SO THAT THERE IS NO OFFSITE DRAINAGE AREA. Q100 FROM THE SITE IS EQUAL TO:
 $Q100 = C \times I \times A = .8 \times 8.0 \text{ in./hr.} \times 6.17 = 39 \text{ c.f.s.}$

OFFER OF DEDICATION
I, MARK WESSELL, AS OWNER OF THE REAL ESTATE DESCRIBED HEREON AND HAS CAUSED SAID REAL ESTATE TO BE SUBDIVIDED AS SHOWN. SAID SUBDIVISION SHALL BE KNOWN AS SSAC PARK, AND ALL STREETS, ALLEYS, EASEMENTS, AND ACCESS LIMITATIONS SHOWN HEREON ARE DEDICATED TO THE PUBLIC. IN WITNESS WHEREOF MARK WESSELL HAS CAUSED THIS PLAT TO BE SIGNED.

THIS ____ DAY OF _____, 20____

MARK WESSELL

ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED MARK WESSELL TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN _____ COUNTY, MISSOURI.

SIGNATURE _____

PRINTED NAME _____

_____, COUNTY, NOTARY PUBLIC
STATE OF MISSOURI

MY COMMISSION EXPIRES: _____

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

ANITA J COTTER - CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION
APPROVED THIS ____ DAY OF _____, 2017 BY
THE PLANNING & ZONING COMMISSION OF SPRINGFIELD, MISSOURI.

MARY LILLY SMITH - DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT

DECLARATION
KNOW ALL MEN BY THESE PRESENTS:
THAT I, MICHAEL WHITE, DO HEREBY CERTIFY FOR WHITE LAND SURVEYING, LLC, THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WHITE LAND SURVEYING, LLC, DATED MAY 01, 2017, AND SIGNED BY MICHAEL WHITE, PLS 2488 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL WHITE, PLS 2488 IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 35 OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

MICHAEL WHITE, PLS 2488 - WHITE LAND SURVEYING, LLC CORP #2003000370

05/05/17
DATE PREPARED

WHITE LAND SURVEYING, LLC
1154 BEAL ROAD
REPUBLIC, MISSOURI 64580
Phone: 816.455.6010
Email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 05/01/17
DWG DATE: 05/05/17
DRAWN BY: MW
FIELD BOOK: 14
PROJECT No.: 2017-011

PREPARED FOR
M & L REAL ESTATE HOLDINGS, LLC
PROJECT LOCATION: 4825 E. KEARNEY STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



DEVELOPMENT REVIEW STAFF REPORT
Redevelopment Plan for the 521 Boonville Redevelopment Area

DATE: June 7, 2017

PURPOSE: To approve the Redevelopment Plan for the 521 Boonville Redevelopment Area.

LOCATION: Along the west side of North Boonville Avenue between West Tampa Street and West Phelps Street (521 North Boonville Avenue).

APPLICANT: US Photonics

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the 521 Boonville Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the 521 Boonville Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*, which identifies this area as an appropriate location for a business specializing in nanotechnology-related products, services, and research and development.

STAFF CONTACT:

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

ATTACHMENTS:

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

ATTACHMENT A
Background Report
Redevelopment Plan for the 521 Boonville Redevelopment Area

Applicant's Proposal:

US Photonics has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority (LCRA) Law, for a redevelopment project generally located along the west side of North Boonville Avenue between West Tampa Street and West Phelps Street (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit III*) for conformance with the City's general plan for the development of the City as a whole.

The Redevelopment Area consists of a single 0.66 acre parcel of land currently zoned CC, Center City District. It is currently occupied by a dilapidated single-story commercial building that was constructed in 1946. The building was initially used for farm tractor sales and service and was subsequently used as a night club until 2007 when it was acquired by applicant. The building has since remained vacant. The Redevelopment Plan proposes to rehabilitate and convert the building into an office building that will be occupied by US Photonics, which is a business specializing in nanotechnology-related products, services, and research and development.

Comprehensive Plan:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates the land located in and around the Redevelopment Area as Greater Downtown. This land use category pertains to the downtown and University Plaza portions of Center City, and it allows and promotes high-intensity office, retail, housing, academic, and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation. The Redevelopment Plan conforms this land use designation by rehabilitating and converting an existing building with a strong pedestrian orientation along Boonville Avenue into office and work space for US Photonics.
2. The Redevelopment Area is in IDEA Commons, a sub-district of Jordan Valley that encompasses approximately 88 acres generally bounded by Chestnut Expressway to the north, Mill Street and Water Street to the south, the BNSF Railroad and the North Fork of Jordan Creek to the east, and North Campbell to the west. It is an initiative that was originated by Missouri State University (MSU) to redevelop a portion of Springfield's Center City into a new type of urban research park that will be blended by a variety of land uses and supported by various University programs with the Roy Blunt Jordan Valley Innovation Center (JVIC) as its focal point. In 2010, City Council adopted the *IDEA Commons Plan*

as an element of the *Springfield-Greene County Comprehensive Plan* with the goal of creating a mixed-use community that complements MSU's initiative to expand opportunities for business development and commercialization and supports the vision for Jordan Valley. To achieve this, the Plan recommends several actions the City can take to help overcome various economic and environmental factors and infrastructure deficiencies. Those actions include utilizing economic development incentives to leverage private investment in the area. The Redevelopment Plan conforms to the *IDEA Commons Plan* by facilitating the use of economic development incentives (in this case, partial real property tax abatement) to enable US Photonics, a nanotechnology company, to rehabilitate and occupy a vacant and dilapidated building located across the street from JVIC inside IDEA Commons.

3. The Redevelopment Area is located within the area included in the *Center City Plan Element* of the *Springfield –Greene County Comprehensive Plan*. The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to rehabilitate a vacant and dilapidated commercial building in Center City.

Staff Comments:

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

The applicant is required to submit an application that includes a redevelopment plan as well as a blight report if the redevelopment area is not currently declared a blighted area. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The Land Clearance for Redevelopment Authority reviewed the Blight Report and the Redevelopment Plan for the 521 Boonville Redevelopment Area at its June 6, 2017 meeting. The Authority recommended the Area be declared a blighted area and the Redevelopment Plan be approved by a vote of 3 to 0 with one abstention.

EXHIBIT I
Legal Description
Redevelopment Plan for the 521 Boonville Redevelopment Area

ALL OF LOTS FOUR (4) AND FIVE (5), IN W.H. GRAVES ADDITION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. ALSO BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5), IN W.H. GRAVES ADDITION; THENCE SOUTH 70 FEET; THENCE WEST 195 FEET; THENCE NORTH 70 FEET; THENCE EAST TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI EXCEPT FOR THAT PART TAKEN FOR BOONVILLE AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT FOUR (4) IN W.H. GRAVES; THENCE SOUTH IN A NORTHERLY DIRECTION ALONG THE PRESENT STREET LINE TO A POINT 8.75 FEET WEST OF THE BEGINNING; THENCE EAST 8.75 FEET TO THE POINT OF BEGINNING.

EXHIBIT II
Location Map
Redevelopment Plan for the 521 Boonville Redevelopment Area



Redevelopment Plan

521 Boonville Redevelopment Area

I. Introduction

U.S. Photonics (the “Developer”) has prepared the following plan (the “Redevelopment Plan”) for the redevelopment of .66 Acres in Springfield, Missouri. The Redevelopment Plan proposes to redevelop the existing building and site into new offices for US Photonics. US Photonics is a leader in Femtosecond Laser Micromachining who performs work for government agencies as well as private sector industries. US Photonics was previously located in the Jordan Valley Innovation Center before relocating to east Kearney Street. With the redevelopment of 521 Boonville, US Photonics looks to return back to Springfield’s IDEA Commons. Real property tax abatement will be utilized to encourage such redevelopment.

II. Background

The single building was built in 1946¹ for an International Harvester tractors sale and mechanic business. The building itself is separated into 3 distinct areas, a front showroom and sales, back warehouse, and back appendage for cleaning and maintenance purposes. The site is mostly paved with a landscaped front yard. The Developer bought the building in 2007 and was most recently leased to a tenant who used it as a Night Club. Since the Night Club closed in 2007, the building has remained vacant.

III. Description of Project

A. *Boundaries of the Redevelopment Area*

The area being redeveloped contains approximately .66 acers and is situated on the west side of Boonville Ave between Phelps St. and Tampa St.²

B. *Legal Description*

The site is considered to be in Neighborhood C210 of the Warren H Graves Add Subdivision in the City of Springfield, Greene County, Missouri.³ Tract I is the only site to be included in the Redevelopment Plan.⁴ The Property Described in the Greene County, Missouri Recorder’s Office in book 2007 at page 012849-07 is described as follows

Tract I

All of lots four (4) and five (5), in W.H. Graves Addition in the City of Springfield, Greene County, Missouri. Also beginning at the southeast corner of lot five (5), in W.H. Graves Addition; thence south 70 feet; thence west 195 feet; thence north 70 feet; thence east to the place of beginning, all in the city of Springfield, Greene County, Missouri except for that part taken for Boonville Avenue described as follows: beginning at the northeast corner of lot four (4) in W.H. Graves;

¹ See Exhibit A

² See Exhibit A and Exhibit B

³ See Exhibit G

⁴ See Exhibit D Site Plan

thence south in a northerly direction along the present street line to a point 8.75 feet west of the beginning; thence east 8.75 feet to the point of beginning.

C. Need for Redevelopment

The Redevelopment area is located within the IDEA Commons of Springfield, Missouri. The following is an excerpt from the IDEA Commons Background Report:⁵

“IDEA Commons is a sub-district identified in the Jordan Valley Concept Plan that comprises approximately 88 acres within Springfield’s Center City bounded by Chestnut Expressway to the north, Mill Street and Water Street to the south, Campbell Avenue to the west, and the BNSF railroad and the North Fork of Jordan Creek to the east (Figures 1 and 2). It is also an initiative spearheaded by Missouri State University with the support of the City of Springfield and the Springfield Building Development Corporation (SBDC) to redevelop a portion of Center City into a new type of urban research park that will be blended with residential, retail, and entertainment facilities, and supported by various university programs. The initiative originated from the Jordan Valley Innovation Center (JVIC), which focused primarily on establishing a traditional urban research park in an urban setting, with a specialization in nanotechnology. The JVIC Activity Center Plan was adopted in 2006 to help coordinate future planning and development within this area. However, with the implementation of IDEA Commons, this plan now needs to be updated.”⁶

The proposed redevelopment of 521 Boonville into the offices and home of US Photonics, a Nanotechnology Company which a wide array of government and private company contracts, is the ideal business for the IDEA Commons.

D. Current Condition of Redevelopment Area.

As discussed in the proceeding Blight Report, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. Substantial capital investment will be needed to fully rehabilitate and revitalize the Redevelopment Area. Further, the Redevelopment Area is not generating taxes to its utmost potential and is potentially preventing the surrounding area from doing so as well.

E. Conformance of Redevelopment Plan with the Springfield Greene County Comprehensive Plan

The proposed 521 Boonville Redevelopment Area conforms to the he Springfield Greene County Comprehensive Plan’s (SGCCP) Center City Element, Growth Management Land Use Plan, and the subsequent IDEA Commons Plan which was adopted by City Council on October 4, 2010.

The 521 Redevelopment Area resides with in the Center City Study Area of the Springfield Greene County Comprehensive Plan’s Center City Element. This vision for this element states, “... Center City is clean, safe, friendly, and accessible to all.” At 521 Boonville, this is currently not the case. As argued in the accompanying blight report, this area in its current condition is conducive to trespassing, vandalism

⁵ See Exhibit E

⁶ IDEA Commons Background Report; City of Springfield Department of Planning and Development; August 2010

and criminal activity. The proposed Redevelopment Area would remediate the factors enabling such activity in an effort to provide an area that is clean, safe, friendly, and accessible to all.

The Center City Element of the SGCCP further states, “Center City will continue to be the focal point for higher education and technology development.” US Photonics is leader in Femtosecond Laser Micromachining, and is partnering with TerraPower TWR design to establish American expertise in the field of new materials development.

The Growth Management and Land Use Plan Element designates this area as the Greater Downtown Area. In this plan, the Greater Downtown land use category, “...allows and promotes high-intensity office, retail, housing, academic and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation.”⁷ This Redevelopment Plan conforms to this element by providing a high-intensity office environment while maintaining the existing strong pedestrian orientation.

As previously mentioned, the IDEA Commons Plan was adopted by City Council on October 4, 2010. The goal of this plan is:

“Create a vibrant mixed-use community that is a model for innovative and sustainable development: complements Missouri state university’s initiative to expand opportunities for business development and commercialization: and supports the vision for Jordan Valley.”⁸

Objectives of this plan include:

- “Provide public economic development incentives to maximize appropriate private investment in the IDEA Commons.
- Develop standards to encourage complementary, high quality construction and new development.
- Encourage high-performance building design.⁹

The proposed Redevelopment Plan for this area adheres to these objectives. The Redevelopment Plan will complement the adjacent JVIC building by having similar materials and technological spaces. The Redevelopment plan also provides a much more energy efficient building through the use of high performance materials.¹⁰ The renovation of this building will greatly improve the streetscape of the Boonville Corridor, and will further enhance pedestrian activity.

F. Redevelopment Plan Objectives and Strategies

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for use as a modern commercial office building. The project is the renovation of the existing building, which was built in 1946, and the repair of the site. The project is anticipated to be built with energy saving materials and Mechanical, Electrical, and Plumbing systems.

IV. Land Use Plan

A. Former and Existing Land Use Plan

⁷ Growth Management and Land Use Plan: pg. 18-50

⁸ See Exhibit F

⁹ See Exhibit F

¹⁰ See Exhibit D

The Redevelopment Area currently consist of a single building with surrounding parking and lawn. The Developer bought the site in 2007. Originally the land and building were used as an International Harvester Tractors sales and mechanic. The most recent use was for a Night Club.

B. Proposed Land Use

The proposed land use for the redevelopment area is a commercial office building suited for nanotechnology development by US Photonics. The site will be redeveloped in accordance with the existing zoning, which is CC, Center City District.¹¹¹²

C. Existing and Proposed Zoning

The existing zoning for the Redevelopment Area is CC (Center City District). There is no new zoning proposed for the Redevelopment Area. The project will be redeveloped according to the requirements of the CC District.¹³

D. Regulations and Controls

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

V. Execution of the Project

A. Execution

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

B. Land Acquisition

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

C. Financing

The Developer is utilizing conventional financing to finance the Project.

D. Disposition of Property

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

E. Plan for Relocation Assistance

521 Boonville is not currently occupied by tenants; therefore, relocation assistance will not be necessary.

F. Redevelopment Schedule and Estimated Dates of Completion

¹¹ See Exhibit C

¹² See Exhibit C

¹³ See Exhibit C

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

- Pre-Construction (Permits) Completed by Summer of 2017
- Construction: Completed by Spring 2018

G. Taxation

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

H. Covenants

The Redevelopment Plan shall run with the land for a period of twenty years for the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop and use the real property within the Redevelopment Area in accordance with the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions:

A. Compliance with General Plans

As discussed in Article III, Section E above, the Redevelopment Plan for the Redevelopment Area conforms to the Springfield Greene County Comprehensive plan.

B. Compliance with State and Local Law

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

VII. Procedure for Changes to Modification of Plan

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



Summary

Parcel ID 881313309022
Alternate ID
Property Address 521 N BOONVILLE AVE
Neighborhood C210
Subdivision GRAVES, W H
Tax District (215) CID SPRINGFIELD R12 Z1
Acres 0.6629
School District (R12) SPRINGFIELD SCHOOL DIST
Living Unit 0
Total RES Living Area 0
Total COM Living Area 9396
Class Commercial
Adjustments 353-1
Book 2007
Page 00480607
Sec/Twp/Rng 13-29N-22W
Brief GRAVES, W H LOTS 4 & 5 & 79 & BEG SE COR LOT 79 S 50 FT W 210 FT N 50 FT
Tax Description ETO BEG
Street Type 1 S
Topography LEVEL FLAT
Utilities 1
 (Note: Not to be used on legal documents)



Owner

Nanotechnology Partners, LLC
 2241 E KEARNEY ST
 SPRINGFIELD MO 65803 4987

Owner Info Last Updated 8/9/2016

Land

Total Acres:
 0.6629

Sales

Date	Book	Page	Instr Type	Sale Validity	Grantor	Grantee
2/1/2007	2007	00480607			SIBLEY, NICK LEE	NANOTECHNOLOGY PARTNERS, LLC
6/29/2004	2004	03605504		VALID SALE	DURHAM MGT INC	SIBLEY, NICK LEE
4/14/2004	2004	01957704			DURHAM, RONALD D	DURHAM MGT INC
10/21/2003	2003	07733303			BOONVILLE HILL PROP LLC	DURHAM, RONALD D
1/3/2003	2003	00037303			METROPOLITAN NATL BK	BOONVILLE HILL PROP LLC
12/10/2002	3012	1727			DAVIS, GEOFFREY G	METROPOLITAN NATL BK
2/1/1998	2561	0386		BUSINESS VALUE INCLUDED	DAVIS, GEOFFREY G	DAVIS, GEOFFREY G

Permits

Date	Number	Amount	Purpose
8/30/2005	BLD05-01333	0	20
11/22/2004	BLD04-01859	15,000	17

Building Description

Card 1
Building No 1
Structure NGHT CLB DNR
Units 0
Identical Buildings 1
Year Built 1946
Grade A

Interior/Exterior Information

Card 1

Sect	From	To	Size	Area	Use Type	Phy Cond	UT	Base Value	Pct Good	Pct Comp
1	01	01		8606	BAR LOUNGE	3	3	716200	20	0
1	M1	M1		790	MLTI STORAGE	3	3	6000	20	0

Other Features

Card 1						
Ln	Code	Descr	Meas 1	Meas 2	Stops	IU
1	LD1	LOAD DOCK	500	0	0	1
2	CP5	CANOPY ONLY	2500	1	0	1

Other Buildings & Yard Improvements

Card 1										
Descr	Type	Quantity	Year	Size	Area	Grade	Mods	Cond	F	Value
PAVING CON	PC1	1	1946	0 x 0	4800			A	A	4600

2017 Valuation

	Appraised Values	Assessed Values
Current Land	\$109,800	\$35,140
Current Building	\$149,000	\$47,680
Current Total	\$258,800	\$82,820

2016 Valuation

	Appraised Values	Assessed Values
Current Land	\$109,800	\$35,140
Current Building	\$144,500	\$46,240
Current Total	\$254,300	\$81,380

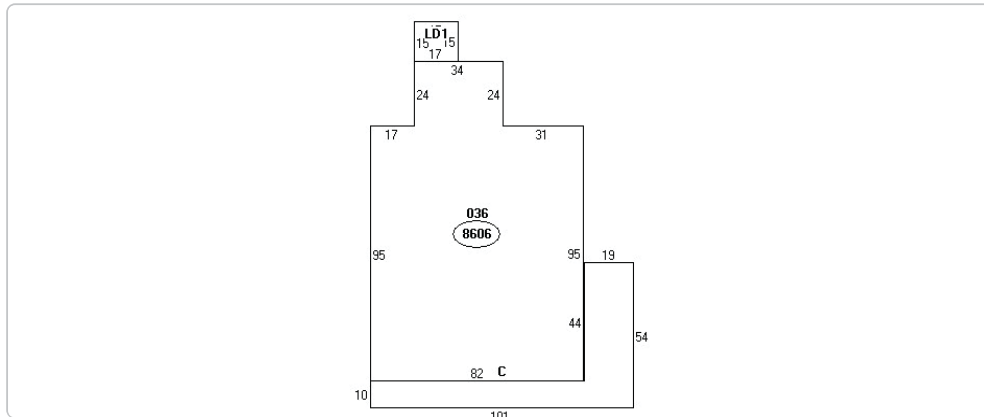
2015 Valuation

	Appraised Values	Assessed Values
Current Land	\$109,800	\$35,140
Current Building	\$144,500	\$46,240
Current Total	\$254,300	\$81,380

2014 Valuation

	Appraised Values	Assessed Values
Current Land	\$109,800	\$35,140
Current Building	\$136,000	\$43,520
Current Total	\$245,800	\$78,660

Photos**Sketches**



No data available for the following modules: Dwelling Description, Additions.

There is no warranty of merchantability or fitness for any purpose.

Last Data Upload: 4/7/2017 11:52:12 PM



Developed by
The Schneider
Corporation



Exhibit B



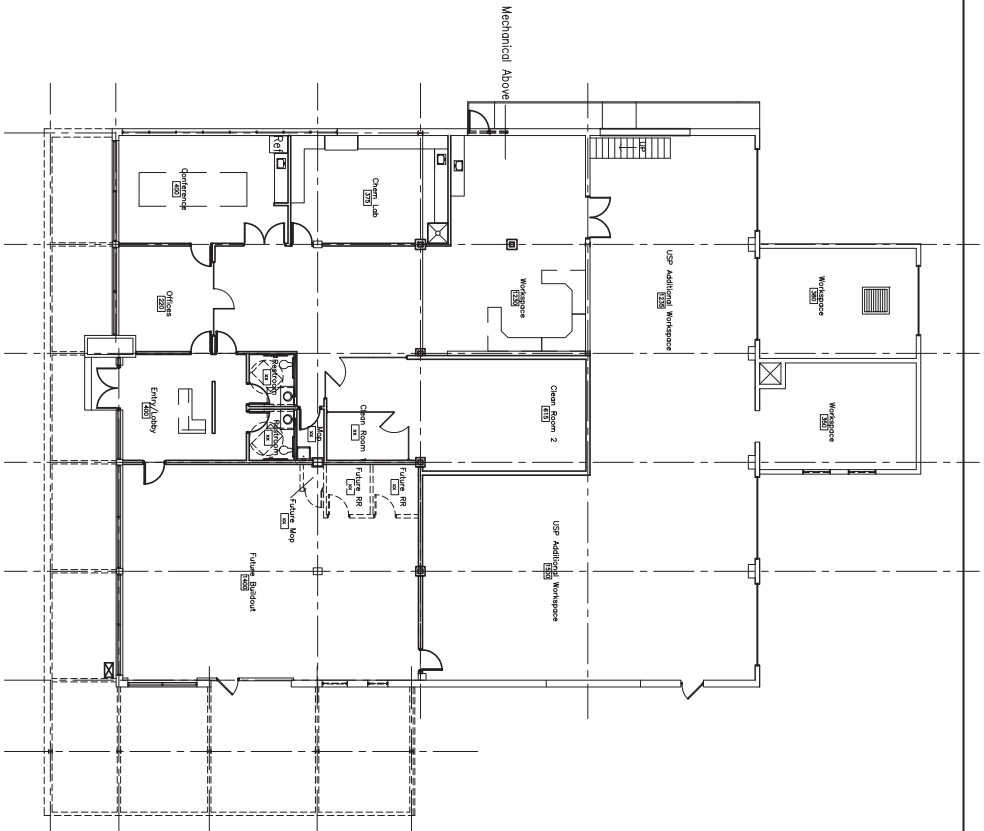
Exhibit C



SCHEMATIC FLOOR PLAN
NOT TO SCALE

U.S. Photonics
April 10, 2017

© 2017 Casey Architecture



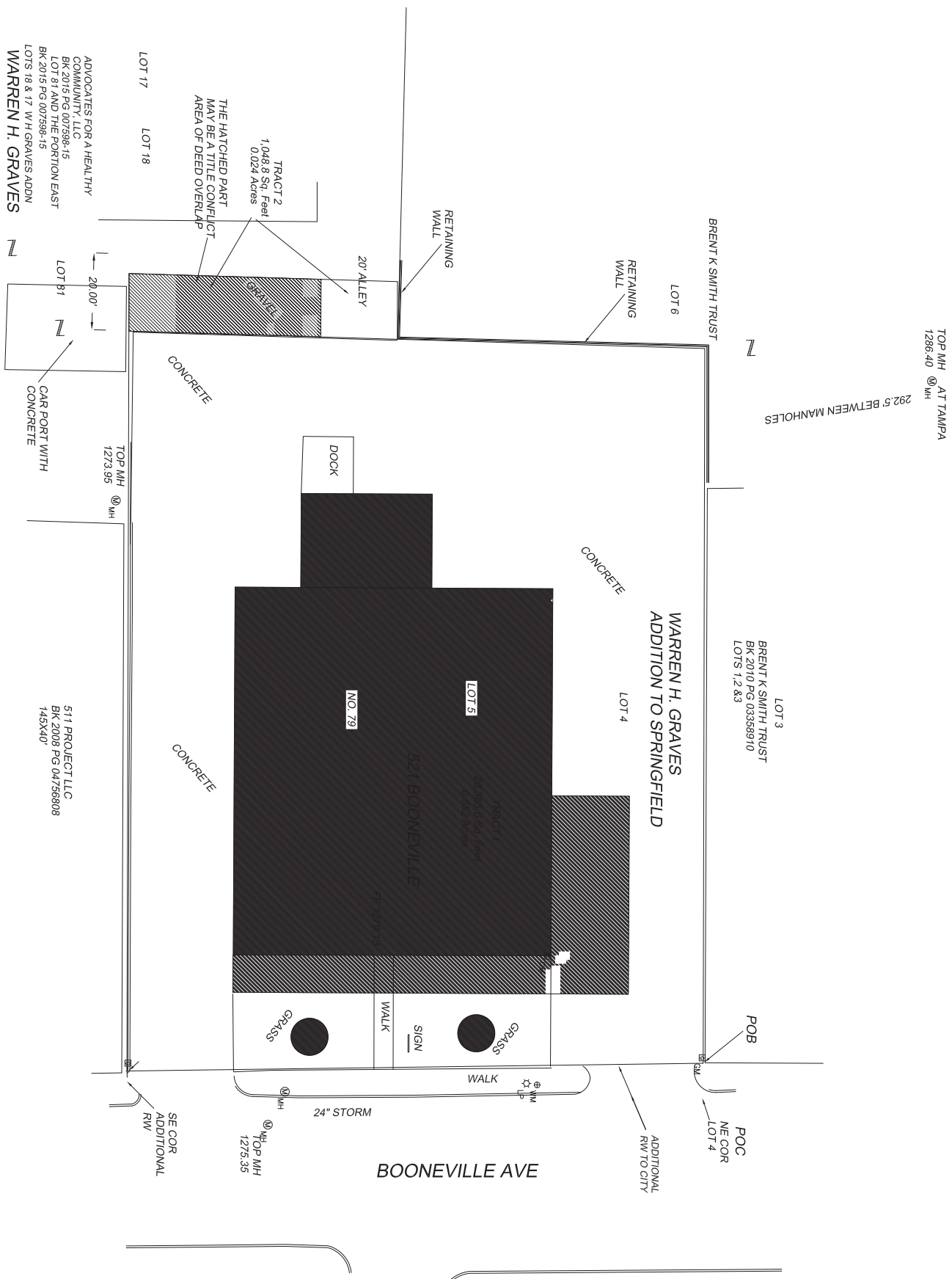


Exhibit D



Exhibit D



Exhibit D

IDEA Commons Location Map

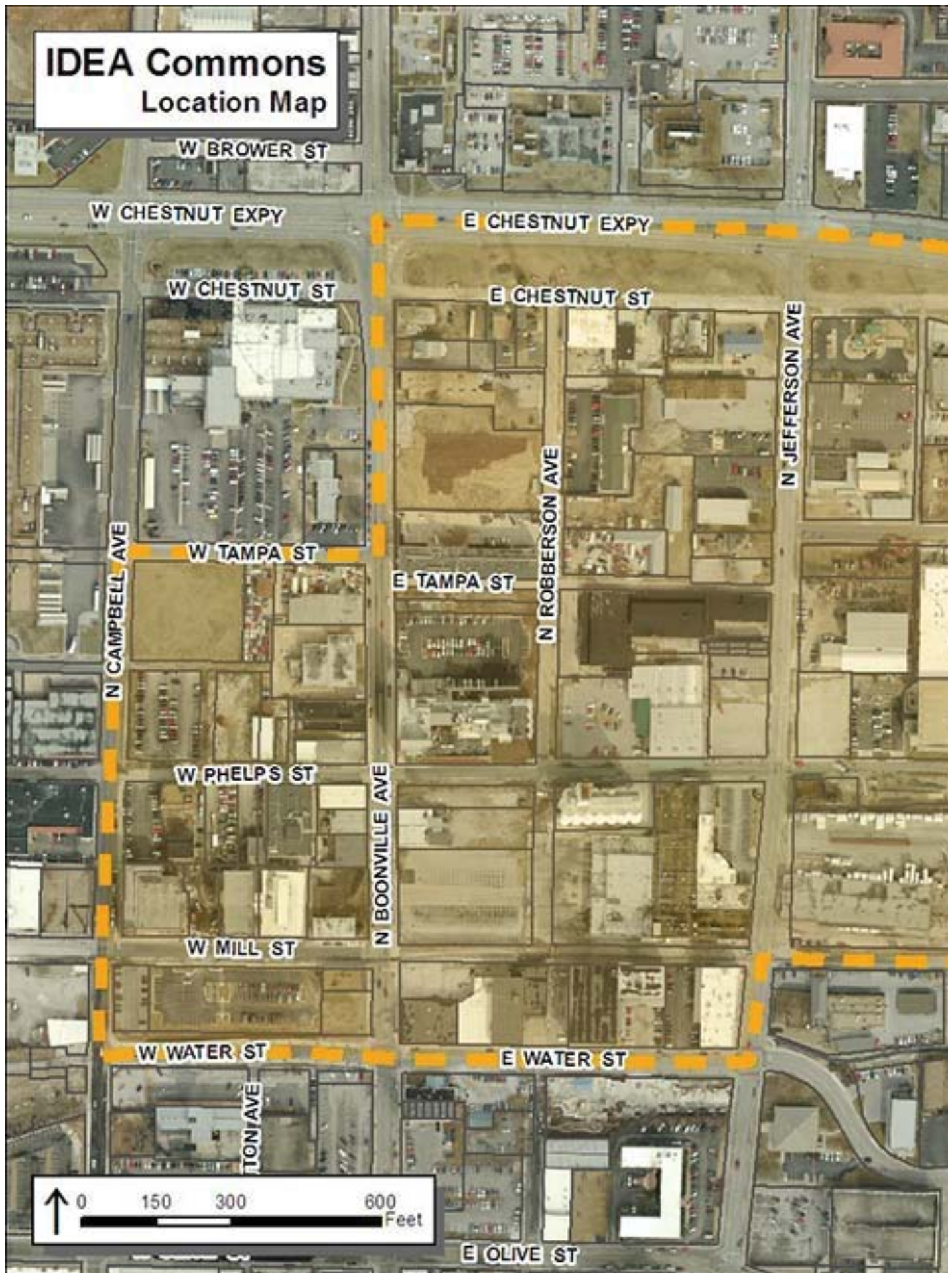


Exhibit E

Document Number	012849-07
Instrument Type	DT - DEED OF TRUST
Instrument Date	03/15/2007
Note Amount	\$335,000.00
Record Date/Time	03-16-2007 01:23pm
Book/Page	2007/012849-07
Affect Book/Page	
Mail Label	M
Trustee	ELLIFF CARSON W
Comments	
Grantors	NANOTECHNOLOGY PART LLC
Grantees	SPFD CITY OF
Legal Dscriptions	
1. Subdivision/Sec-Twp-Rng	GRAVES WARREN H. ADDITION PLAT: B-68, B-69
1. Block/Qtr	
1. Log/Qtr	4-5
2. Subdivision/Sec-Twp-Rng	GRAVES WARREN H. ADDITION PLAT: B-68, B-69
2. Block/Qtr	
2. Log/Qtr	
3. Subdivision/Sec-Twp-Rng	GRAVES WARREN H. ADDITION PLAT: B-68, B-69
3. Block/Qtr	
3. Log/Qtr	

DEVELOPMENT REVIEW STAFF REPORT
Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area

DATE: June 7, 2017

PURPOSE: To approve the Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area.

LOCATION: Southeast corner of the intersection of East Bear Boulevard and South Jefferson Avenue (414 East Bear Boulevard)

APPLICANT: Magers Management Co. I, LP

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*, which identifies this area as an appropriate location for medium- or high-density housing.

STAFF CONTACT:

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

ATTACHMENTS:

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

ATTACHMENT A
Background Report
Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area

Applicant's Proposal:

Magers Management Co. I, LP has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority (LCRA) Law, for a redevelopment project generally located at the southeast corner of the intersection of East Bear Boulevard and South Jefferson Avenue (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit IV*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area is to remove blight and rehabilitate an existing apartment building for multi-family residential use. The Redevelopment Area consists of a single 0.60 acre parcel of land that currently zoned R-HD, High-Density Multi-Family Residential District. It is occupied by a three-story 24-unit multi-family residential apartment building that was constructed in 1985 and is currently undergoing major renovations. The Redevelopment Plan proposes to finish the rehabilitation of the existing structure for continued use as a 24-unit multi-family residential apartment building. The project is anticipated to be completed by late summer 2017.

Comprehensive Plan:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates the land located in and around the Redevelopment Area for Medium- or High-Density Residential Housing. This land use designation includes all types of multi-family residential housing with densities greater than six dwelling units per acre. The Plan recommends this type of land use be located where there is good traffic access, preferably along arterials and collectors. It also recommends that it be located between low-density housing and non-residential land uses, as well as near high-amenity areas.

The Redevelopment Plan satisfies these recommendations by proposing multi-family residential housing at the southeast corner of East Bear Boulevard (local street) and South Jefferson Avenue (secondary arterial). Furthermore, the Redevelopment Area is located across South Jefferson Avenue from a City Utilities bus stop and is within a 600-foot walking distance of two Missouri State University Bear Line Shuttle stops (at the southwest corner of East Madison Street and South Thomas Avenue, and at the northeast corner of East Harrison Street and South Jefferson Avenue). The Redevelopment Area is also served by sidewalks and is located three blocks west of the Missouri State University

campus and immediately east of Jenny Lincoln Park.

2. The Redevelopment Area is located within the area included in the *Center City Plan Element* of the *Springfield –Greene County Comprehensive Plan*. The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to rehabilitate an existing multi-family residential apartment building.

Staff Comments:

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

The applicant is required to submit an application that includes a redevelopment plan as well as a blight report if the redevelopment area is not currently declared a blighted area. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The applicant was not required to provide a blight report, since the Redevelopment Area is currently in a blighted area. More specifically, the Redevelopment Area is located within the South Central "A" Urban Renewal Area, which the City Council declared to be a blighted area in 1964 by Resolution No. 4282 (*Exhibit III*). The requirements of the Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area will replace those of the Urban Renewal Area.

EXHIBIT I
Legal Description
Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area

PART OF LOTS 124 AND 125, SOUTHERN ADDITION, BEGINNING AT THE NORTHWEST CORNER OF LOT 125, THENCE EAST 190 FEET; THENCE SOUTH 138FEET, THENCE WEST 190 FEET, THENCE NORTH 138 FEET TO POINT OF BEGINNING, ALL IN CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO RECORDED PLAT THEREOF.

EXHIBIT II
Location Map
Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area



EXHIBIT III
Blighted Area Map
Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area

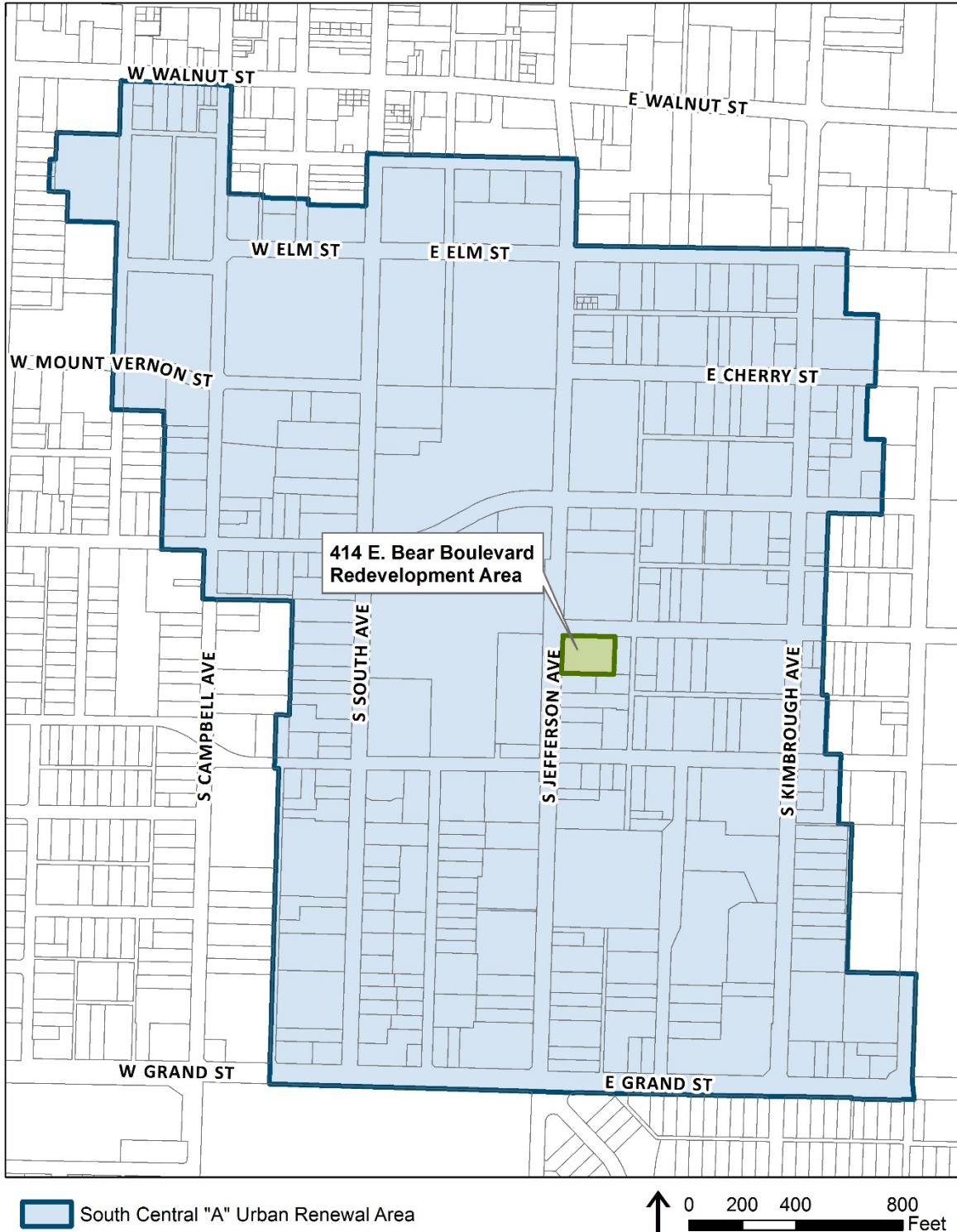


EXHIBIT IV

**REDEVELOPMENT PLAN
FOR
THE 414 E. BEAR BOULEVARD
REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI**

April 11, 2017

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Addenda

Map of Blighted Area	Exhibit A
Map of Redevelopment Area	Exhibit B
Legal Description of Redevelopment Area.....	Exhibit C
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Redevelopment Plan for the 414 E. Bear Boulevard Redevelopment Area

Magers Management Co. I, LP, a Missouri limited partnership (the “Developer”) has prepared the following plan (the “Redevelopment Plan”) to redevelop the Redevelopment Area (as hereinafter defined) for the rehabilitation and renovation of an existing multi-family housing structure (the “Building”) in Springfield, Missouri which will serve primarily as student housing for students attending Missouri State University (the “Project”), and to utilize partial real property tax abatement to facilitate the redevelopment.

I. Description of the Project

A. *Boundaries of the Redevelopment Area*

The Redevelopment Area is approximately 0.6019 acres located at the southeast corner of the intersection of S. Jefferson Avenue and E. Bear Boulevard in the City of Springfield, Missouri (the “**Redevelopment Area**”). A map identifying the Redevelopment Area is attached hereto as Exhibit B, and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. *Need for Redevelopment*

In 1964, pursuant to Resolution No. 4282, the Springfield City Council (the “**City Council**”) blighted an area generally bounded on the south by East Grand Street, on the east generally by the back lot lines of properties that face South Kimbrough Avenue, on the north by the Downtown Redevelopment Plan Area (with some portions that overlap), and on the west by South Market Avenue and then South Campbell Avenue (the “**Blighted Area**”). The City Council reaffirmed the blight for the Blighted Area pursuant to Resolution No. 4794 which was adopted in 1967. A map identifying the Blighted Area is attached hereto as Exhibit A.

As explained below, renovation and rehabilitation work on the Building has already commenced. The Building was originally constructed in approximately 1984. Due to the Building’s age and lack of modern features and amenities, renovation and rehabilitation of the Building was necessary.

C. *Redevelopment Plan Objectives and Strategies*

The Redevelopment Area and other surrounding property were initially blighted in 1964 by the City Council due to a predominance of deteriorating conditions. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

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

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield’s Center City Plan Element (the “**CCPE**”), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield

(“**Center City**”).¹ One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as “an education and communications city” fulfilling the needs of businesses and students of tomorrow.²

Additionally, the City of Springfield and Missouri State University (“**MSU**”) executed an agreement establishing direction for the future physical growth of MSU.³ This agreement evolved from the desire to redirect the physical expansion of MSU’s campus away from the neighborhoods located to the south and east of MSU and to direct it instead toward Greater Downtown’s core area around Park Central Square.⁴

The Redevelopment Area is located within the vicinity of MSU. The Growth Management and Land Use Plan (“**Land Use Plan**”), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies MSU and surrounding areas as an Activity Center.⁵ The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.⁶ In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

The Redevelopment Area meets both the accessibility and connectivity criteria described in the Land Use Plan. Specifically, the Redevelopment Area is accessible due to the close proximity of collector and arterial streets. For instance, Jefferson Avenue, a secondary arterial, is located directly adjacent to the Redevelopment Area; South Avenue, a collector, is located one block to the west of the Redevelopment Area; and West Grand Street, which runs directly south of the Redevelopment Area is located near two City Utilities bus routes: one along South Avenue and another along Jefferson Avenue. In addition, MSU’s Bear Line shuttle service has a route along Madison Street, which is one block south of the Redevelopment Area. Moreover, Madison Street is designated a bicycle route.

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

The primary objective of the Redevelopment Plan is to remove blight and to rehabilitate and renovate the Building, which will continue to be used for multi-family residential housing. The Redevelopment Plan proposes the rehabilitation of a single multi-family residential apartment building that will, upon completion, consist of twenty-four (24) total units and will accommodate a total of thirty-six (36) residents. Twelve units will be one bedroom, one bathroom units, while the remaining twelve units will be two bedroom, two bathroom units. The building will be three (3) stories in height, consisting of a total of 20,500 square feet. The

¹See page 1-1 of the CCPE.

²See page 1-2 of the CCPE.

³See page 3-38 of the CCPE.

⁴See page 3-38 of the CCPE.

⁵See page 18-34 of the Land Use Plan.

⁶See page 18-28 of the Land Use Plan.

Project will include onsite parking for residents and their guests consisting of a total of fifty (50) (+ or -) spaces.

The Project will further the objectives of the Springfield - Greene County Comprehensive Plan in several different ways. It will provide for additional student housing in Center City which will help to further the CCPE's goal that Center City be a focal point for higher education and fulfill the needs of students. The Project also complies with the City's goals for MSU's growth since the Redevelopment Area is located to the west of MSU's main campus. In addition, the Project meets the guidelines for multi-family residential housing set forth in the Land Use Plan as a result of the vehicle and pedestrian accessibility of the Redevelopment Area to MSU, Center City and nearby parks and other City amenities via the bus transit routes and the sidewalks in the area.

II. Land Use

A. Former and Existing Land Use

There is currently one (1) multi-family apartment structure in the Redevelopment Area, which is currently being rehabilitated by the Developer. Prior to rehabilitation and renovation, the Redevelopment Area was formerly used as multi-family residential housing. However, a number of conditions, including the age of the Building and a lack of modern amenities limited the Building's competitiveness relative to similar multi-family properties located near the Redevelopment Area.

B. Proposed Land Use

The proposed land use for the Redevelopment Area is as multi-family residential housing consisting of a single building, three (3) stories in height containing a total of twenty-four (24) units sufficient to accommodate thirty-six (36) total residents, to be marketed primarily to students attending MSU. Land use plans showing proposed site plans for the Redevelopment Area are attached hereto as Exhibit D. The Project will substantially conform to the attached plans.

C. Existing and Proposed Zoning

The existing zoning for the Redevelopment Area is High-Density Residential District (R-HD), which allows for multi-family residential housing, as proposed in this Redevelopment Plan. No new zoning is proposed for the Redevelopment Area.

D. Regulations and Controls

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

III. Execution of the Project

A. Execution

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

B. *Land Acquisition*

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

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

The Building is currently unoccupied by tenants. However, prior to the commencement of rehabilitation and renovation work, existing tenants were transferred to other nearby properties owned by the Developer.

F. *Redevelopment Schedule and Estimated Dates of Completion*

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

- ☐ Pre-Construction (Inspections/Permits): Completed
- ☐ Site Work (Demolition): Completed by Completed
- ☐ Construction of Building: Completed by July 2017

G. *Taxation*

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

H. *Covenants*

The Redevelopment Plan shall run with the land for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

IV. Other Provisions

A. *Compliance with State and Local Law*

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

B. *Population Density*

The Project will provide housing for up to thirty-six (36) residents on a 0.6019 acre site.

C. *Public Facilities*

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

V. Procedure for Changes or Modification of Plan

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

EXHIBIT A
Map of Blighted Area

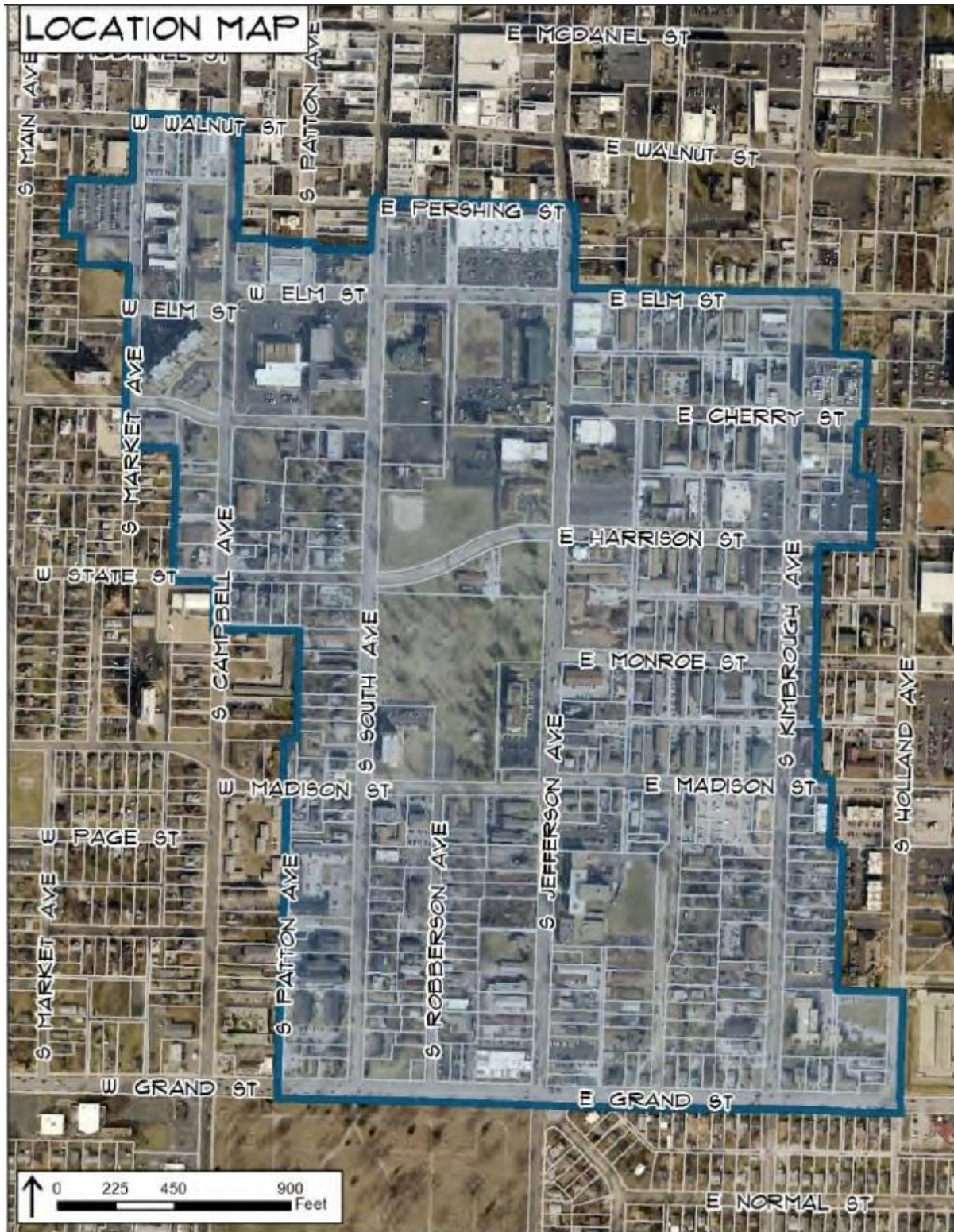


EXHIBIT B

Map of Redevelopment Area



EXHIBIT C

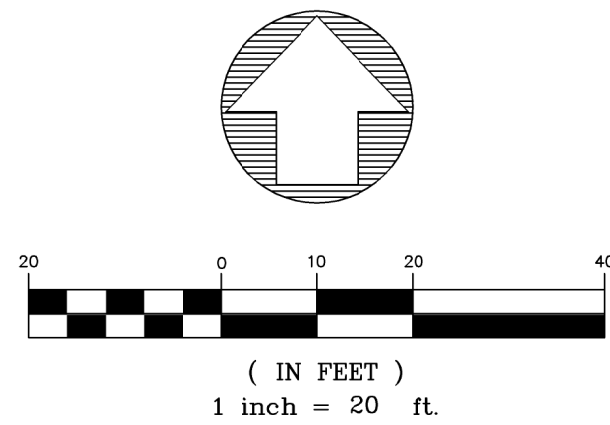
Legal Description of the Redevelopment Area

PART OF LOTS 124 AND 125, SOUTHERN ADDITION, BEGINNING AT THE NORTHWEST CORNER OF LOT 125, THENCE EAST 190 FEET; THENCE SOUTH 138 FEET, THENCE WEST 190 FEET, THENCE NORTH 138 FEET TO POINT OF BEGINNING, ALL IN CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO RECORDED PLAT THEREOF.

EXHIBIT D

Land Use Plan

BOUNDARY & TOPOGRAPHIC SURVEY
SOUTHERN ADDITION
MAGERS PROPERTIES IV, LLC
SPRINGFIELD, GREENE COUNTY, MISSOURI

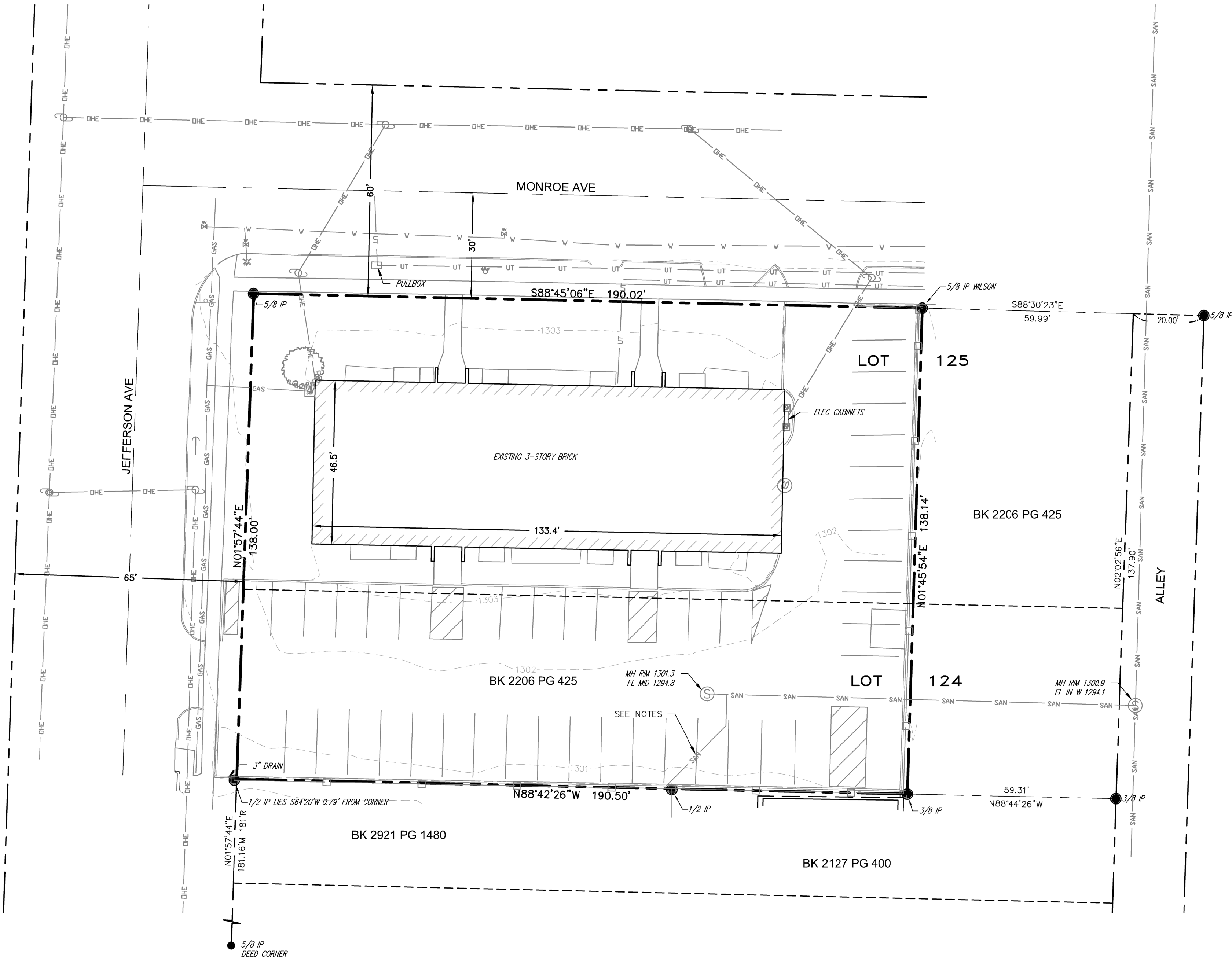


BASIS OF BEARINGS:
BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. GPS TIES TO STATION "BANK-A"
STATION BANK A:
N: 150012.184m
E: 428156.702m
ELEV: 386.309m

SURVEY NOTE:
The right-of-way for Jefferson appears to vary from 60 to 65 to 70 feet based on multiple County Surveys, Plats, City maps and existing pins. The right-of-way shown hereon is based on field evidence and review of prior surveys and plats.

Based on information available and physical cuts in the asphalt parking lot, it appears the property South of the subject parcel facing Jefferson has a sewer lateral that extends into the subject parcel in order to attach to the sewer main.

FLOOD NOTE:
This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRM Community Panel 29077C 0333E, effective December 17, 2010.



LEGEND	
●	FOUND IRON PIN (5/8" IP UNLESS NOTED)
○	SET 5/8" IRON PIN "LSC 2009028050"
△	R/W MARKER
---	BOUNDARY LINE
---	R/W LINE
---	EASEMENT LINE
---	SETBACK LINE
(M)	MEASURED
(P)	PLAT
(D)	DEED
(R)	RECORD
☆	LIGHT POLE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
---	SANITARY SEWER LINE
⊙	UTILITY POLE
⊙	ELECTRIC METER
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	GUY WIRE
⊙	PHONE/COMMUNICATION MANHOLE
⊙	PHONE PEDESTAL
---	CABLE TV RISER
---	CABLE TV LINE
---	UNDERGROUND PHONE
---	OVERHEAD PHONE
---	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

DESCRIPTION -
PART OF LOTS 124 AND 125, SOUTHERN ADDITION, BEGINNING AT THE NORTHWEST CORNER OF LOT 125, THENCE EAST 190 FEET; THENCE SOUTH 138 FEET, THENCE WEST 190 FEET, THENCE NORTH 138 FEET TO POINT OF BEGINNING, ALL IN CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO RECORDED PLAT THEREOF.

ADDITIONAL NOTES:
The plat of Southern Addition calls for Lots 121 through 125 to be 83.8 feet wide (North-South distance) for a total of 419 feet in the block along Jefferson Avenue. The properties described in Book 2127 Page 400 and Book 2921 Page 1480 begin at "the North line of Madison . . . and East line of Jefferson . . .", proceed North 207 feet to the point of beginning and then proceed North an additional 69 feet to the North line of the property described. The subject parcel begins at the Northwest corner of Lot 125 and is 138 feet deep along Jefferson for a total of 414 feet, giving the appearance of a gap between the two parcels mentioned above and the subject parcel. This firm surveyed the parcel at the corner of Madison & Jefferson and found no evidence of additional land being dedicated off of Lot 121, measuring a distance of 419.3 feet from the Southwest corner of Lot 121 to the Northwest corner of Lot 125. A county survey in SRB 15 at Page 79 shows an overlap between deeds in the interior of the block, which may be contributing to the apparent discrepancy. Occupation does not indicate a recognized gap.

DECLARATION BY SURVEYOR:

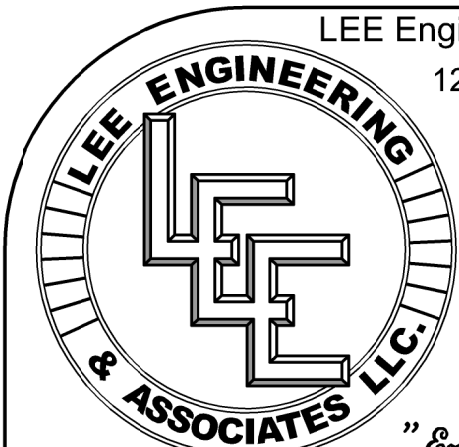
I hereby declare to Magers Properties IV, LLC that the information contained hereon is based upon an actual survey of the land described herein, according to the current Missouri Minimum Standards for Property Boundary Surveys, 4CSR30-16, URBAN class properties, that the results are correctly represented hereon to the best of my knowledge and belief and that monuments and pins set were placed under my personal supervision.

Physical evidence of improvements is shown from information taken by visual inspection of the premises. Easements shown are those written, provided or evident from surface features and may not be all inclusive. Apparent ownerships as shown are based on information provided by others and do not represent an opinion as to Title.

This plat of survey is an instrument of service and is protected under U.S. Copyright Law. It is not to be used by anyone other than the party or parties named on this plat unless it has been updated and recertified by Lee Engineering & Associates, L.L.C.

BY: 
DON RAY BERRY, PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI LICENSE NO. 2004017829

DATE: 07/01/2016



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 #2000015504
Land Surveying #2009028050

dlee@leeengineering.biz
"Engineering with Integrity"

DWG: 1622 - 414 E Monroe.dwg
DATE: 06/30/2016

PROJECT NO.: 1622

BOUNDARY & TOPOGRAHIC SURVEY
MAGERS PROPERTIES IV, LLC

414 East Monroe
Springfield, Greene County, Missouri

SURVEY BY TSAL	DESIGN JS,DRB	SCALES HOR. 1"=20'	SHEET 1 OF 1 SHEETS
FIELD BK	DRAWN DRB	VERT.	FILE NO.
LEVEL BK	CHECKED		

414 Bear Boulevard
Springfield, MO 65806



DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT INCLUDING "AIA DOCUMENT A201-GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" (FOURTEENTH EDITION, 2007) APPLY TO ALL AREAS OF THESE CONSTRUCTION DOCUMENTS.

ALL APPLICABLE INDUSTRY STANDARDS, ASTM CLASSIFICATIONS, MANUFACTURER'S SPECIFICATIONS INSTITUTE CRITERIA, CODE REQUIREMENTS, AND CURRENT PUBLISHED MANUFACTURER OR INSTITUTE INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE APPLICABLE TO MATERIALS SPECIFIED IN THE FOLLOWING HEADINGS.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS; FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT ALL WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL OBTAIN A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE, THOROUGHLY REVIEW THE DRAWINGS AND SPECIFICATIONS, SO AS TO BE SURE ALL ANCILLARY COSTS HAVE BEEN COVERED IN HIS BID. THE OWNER WILL NOT ENTERTAIN REQUESTS FOR EXTRA COMPENSATION FOR WORK THAT SHOULD HAVE REASONABLY BEEN ANTICIPATED OR OBSERVED.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, AND TECHNIQUES, OF CONSTRUCTION, SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND FOR THE ACTS AND OMISSIONS OF THE SUBCONTRACTORS.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL NOT SCALE THE DRAWINGS TO DETERMINE ANY DIMENSION, USE ONLY THE DIMENSIONS AS SHOWN ON THE DRAWINGS. SHOULD THERE BE A CRITICAL DIMENSION OMITTED OR AN UNCERTAINTY WITH THE DIMENSIONS SHOWN, VERIFY WITH THE ARCHITECT BEFORE PROCEEDING.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEE INSPECTIONS AND APPROVALS REQUIRED FOR CONSTRUCTION BY ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS, FEES, ETC. AS RELATED TO THEIR SPECIFIC PORTION OF THE WORK.

THE VARIOUS MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL MECHANICAL, PLUMBING, AND ELECTRICAL REQUIRED BY LOCAL, STATE AND FEDERAL CODES.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW, OR OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

EACH SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS (UNLESS NOTED OTHERWISE) EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TAXES, TRANSPORTATION AND MISCELLANEOUS SERVICES REQUIRED FOR THE CONSTRUCTION OF THEIR PORTION OF THE SUBCONTRACT FOR THIS PROJECT AS INDICATED IN THESE DOCUMENTS, WHETHER TEMPORARY OR PERMANENT.

ALL SUBCONTRACTORS MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, STATE, AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCE

ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE FROM EXCESS VIBRATION.

ALL ROOF PENETRATIONS, EQUIPMENT SUPPORTS, PITCH PANS, FLASHING, CURBING AND ROOFING REPAIRS SHALL BE ENGINEERED AND INSTALLED IN ACCORDANCE WITH STANDARD PROJECT ROOFING DETAILS, FACTORY MUTUAL INSURANCE ASSOCIATION'S SPECIFICATIONS, AND GUIDELINES PUBLISHED BY THE NATIONAL ROOFING CONTRACTOR ASSOC.

THE GENERAL CONTRACTOR SHALL NOTIFY SUBCONTRACTORS WHEN TELEPHONE SERVICE IS REQUIRED AT JOB SITE FOR WIRE OF PHONE EQUIPMENT.

ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED OR TO BE USED FOR FORMS AND/OR TEMPORARY STRUCTURES.

ALL SURFACES SHALL BE PROPERLY PREPARED BEFORE THE APPLICATION OF FINISH MATERIALS.

TO BEGIN THE APPLICATION OF A FINISH MATERIAL
MEANS THAT THE SUBCONTRACTOR ACCEPTS THE
SURFACE AND SUBSEQUENT RESPONSIBILITY FOR THE
APPEARANCE OF THE FINAL FINISH.

ALL MATERIALS, FINISHES AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, AS WELL AS GUIDELINES SET FORTH IN THESE DOCUMENTS.

IT SHALL BE THE SUBCONTRACTORS RESPONSIBILITY TO OBTAIN AND SUBMIT TO THE GENERAL CONTRACTOR TO FORWARD TO THE ARCHITECT FOR REVIEW ANY SHOP DRAWINGS, MATERIAL SAMPLES AND MANUFACTURER'S PRINTED MATERIAL NECESSARY FOR AN ACCURATE COMPARISON TO BE MADE ON ANY ITEM SUBMITTED FOR INSTALLATION AND/OR SUBSTITUTION. ALL FINAL SELECTIONS SHALL BE MADE BY THE ARCHITECT.

MILLWORK CONSTRUCTION SHALL CONFORM WITH AW
STANDARDS FOR PREMIUM MILLWORK. DRAWINGS
SHALL INDICATE MILLWORK DESIGN INTENT ONLY.
FABRICATOR IS RESPONSIBLE FOR PROPER EXECUTION
AND SHALL SUBMIT SHOP DRAWINGS FOR DESIGN
REVIEW.

ALL MATERIALS, EQUIPMENT, AND LABOR SHALL CARRY A MINIMUM OF ONE (1) YEAR WRITTEN WARRANTY/ GUARANTEE AGAINST DEFECT STARTING FROM THE DATE OF APPROVAL FOR FINAL PAYMENT. THE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUPPLYING THE ARCHITECT AND THE OWNER WITH ALL MAINTENANCE AND OPERATION MANUALS, WARRANTIES, AND GUARANTEES ON ALL EQUIPMENT AND MATERIALS.

THE CONSTRUCTION SITE SHALL AT ALL TIMES BE KEPT FREE FROM DEBRIS, WASTE AND RUBBISH. THE PREMISES SHALL BE MAINTAINED IN A MANNER TO PROVIDE A SAFE ENVIRONMENT FOR WORKERS AND THE PUBLIC. CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH ALL LOCAL ORDINANCES AND ANTI POLLUTION LAWS.

UPON COMPLETION OF THE WORK, REMOVE ALL WASTE MATERIALS, EQUIPMENT, DEBRIS AND CLEAN ALL SIGHT-EXPOSED SURFACES, TOUCH-UP PAINTING OF MARRED SURFACES AND REPAIR OF ALL DAMAGES LEAVING THE PROJECT READY FOR OCCUPANCY. TRASH SHALL BE REMOVED FROM PROJECT SITE AT SUBCONTRACTOR'S EXPENSE. IF THE SUBCONTRACTOR FAILS TO HAVE THE SITE READY FOR OCCUPANCY, THE GENERAL CONTRACTOR MAY HIRE AN OUTSIDE AGENCY FOR THIS SERVICE AND THE COST MAY BE CHARGED TO THE CONTRACTOR.

UPON COMPLETION OF THE PROJECT, A "PUNCH LIST" WILL BE COMPILED BY THE ARCHITECT, WHICH WILL CONSIST OF ITEMS IN NEED OF CORRECTION AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE CORRECTION AND SUBSEQUENT APPROVAL OF THESE ITEMS.

THE GENERAL CONTRACTOR SHALL OBTAIN
CERTIFICATE FOR OCCUPANCY FROM THE APPROPRIATE
REGULATORY AGENCY BUILDING DEPARTMENT. ONE (1)
COPY OF THE CERTIFICATE WILL BE SUBMITTED TO
THE ARCHITECT WITH FINAL APPLICATION FOR
PAYMENT.

ALL CHANGES, OMISSIONS OR ADDITIONS TO THE SCOPE OF WORK DESCRIBED IN THESE CONTRACT DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT.

UNLESS NOTED OTHERWISE, ALL WORK SHALL
INCLUDE NECESSARY APPURTENANCES AND
ACCESSORIES TO PROVIDE COMPLETE OPERATING
ASSEMBLIES, WHETHER OR NOT SHOWN OR DETAILED

IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE DESIGN PROFESSIONAL, THE CLIENT HEREOFORES RELEASES THE DESIGN PROFESSIONAL FROM THE DESIGN PROFESSIONAL'S LIABILITY FOR ANY SUCH CHANGES. THEREFORE, THE CLIENT AGREES TO RELEASE THE DESIGN PROFESSIONAL FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES TO THE FULL EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM AND AGAINST DAMAGE, LIABILITY AND COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANGES.

BUILDING USE GROUP _____ R-2
CONSTRUCTION TYPE _____ 5B
AREA PER FLOOR _____ 6,830 S.F.
ALTERATION _____ LEVEL 1

- PER 2012 IBCB, LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OF THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.
- THE FOLLOWING IMPROVEMENTS SHALL DESCRIBE THE WORK TO BE DONE PER THE CONSTRUCTION DOCUMENTS:

BUILDING CODE	2012 IEBC
FIRE CODE	2012 IFC
GAS CODE	2012 IFGC
MECHANICAL CODE	2012 IMC
PLUMBING CODE	2012 IPC
ELECTRICAL CODE	2011 NEC

S. JEFFERSON AVE.

S. THOMAS AVE.

S. HOLLAND AVE.

E. HARRISON ST.

BEAR BOULEVARD

E. MADISON ST.

SITE LOCATION

T1.1	COVER SHEET
S1.1	FOUNDATION PLAN
S2.1	FRAMING PLAN
S2.2	FRAMING PLAN
S2.3	ROOF FRAMING PLAN
S3.1	GENERAL NOTES
S4.1	DETAILS
A1.1	1ST LEVEL FLOOR PLAN
A1.2	2ND/3RD LEVEL FLOOR PLAN
A2.1	UNIT DEMOLITION & FLOOR PLANS
A2.2	UNIT DEMOLITION & FLOOR PLANS
A3.1	UNIT DEMOLITION & FLOOR PLANS
A3.2	DOOR SCHEDULE & WINDOW TYPES
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A5.1	BUILDING SECTIONS
A6.1	WALL SECTIONS AND DETAILS
A6.2	STAIR SECTION AND DETAILS
A7.1	MILLWORK ELEVATIONS
A7.2	MILLWORK SECTIONS
M1.1	OVERALL MECHANICAL PLANS
M2.1	ENLARGED MECHANICAL PLANS
M3.1	MECHANICAL DETAILS AND SCHEDULES
E1.1	OVERALL ELECTRICAL PLANS
E2.1	ENLARGED ELECTRICAL PLANS
E3.1	ELECTRICAL DETAILS AND SCHEDULES

Matthew A. Capen, AIA - Architect
MO# A-2011006167



Matt A Capen AIA
2016.10.17 07:00:40 -05'00"

Revisions

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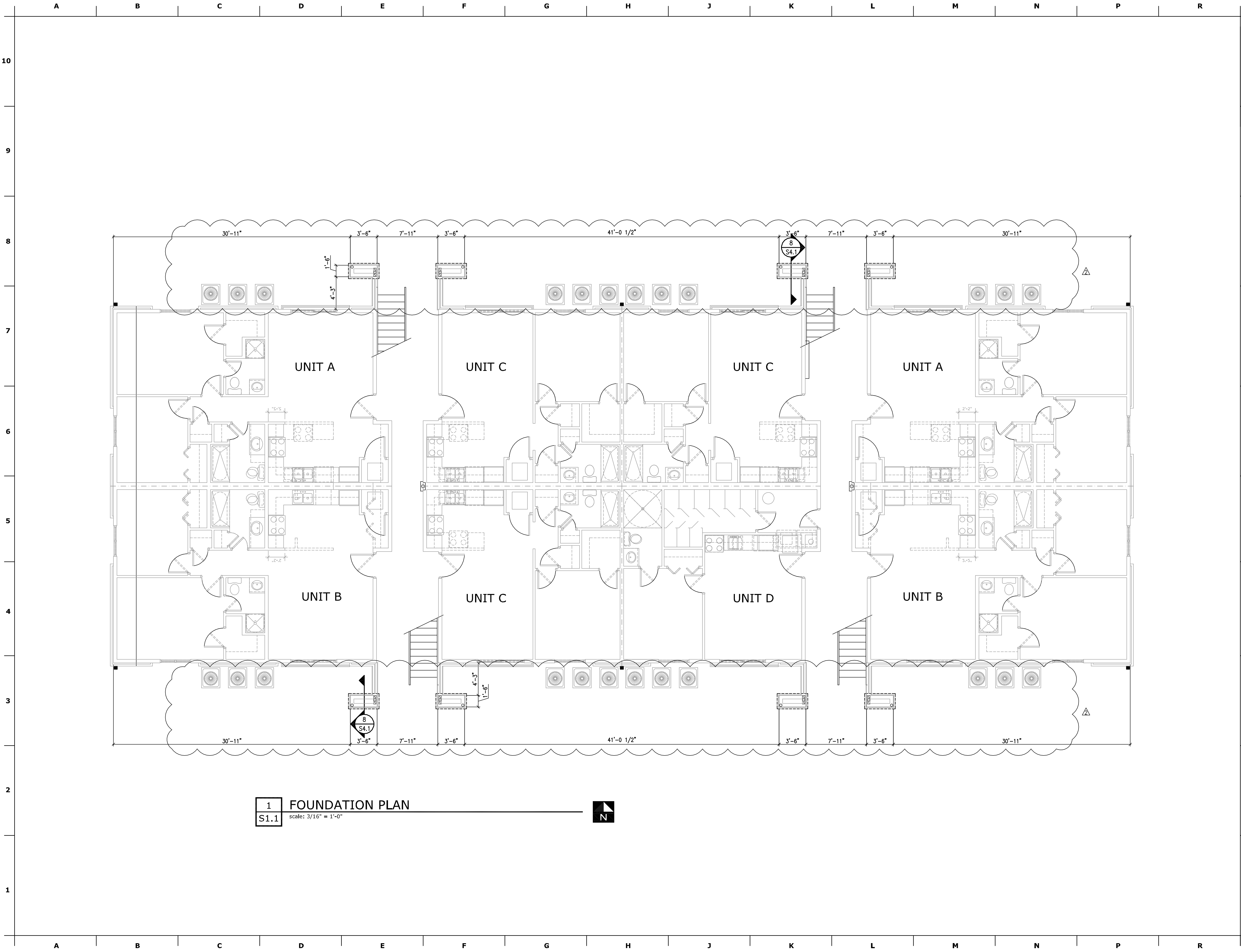
Apartment Building Renovation for
414 Bear Blvd.
Springfield MO 65806

COVER SHEET

Project No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

Sheet

T1.1



1 FOUNDATION PLAN
S1.1 scale: 3/16" = 1'-0"

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CCD #1 - December 13, 2016

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FOUNDATION PLAN	
Project No: 16-027 Drawn By: MTM Reviewed By: RTH Date: 12/15/2016	Sheet S1.1

PRJ2016-01331

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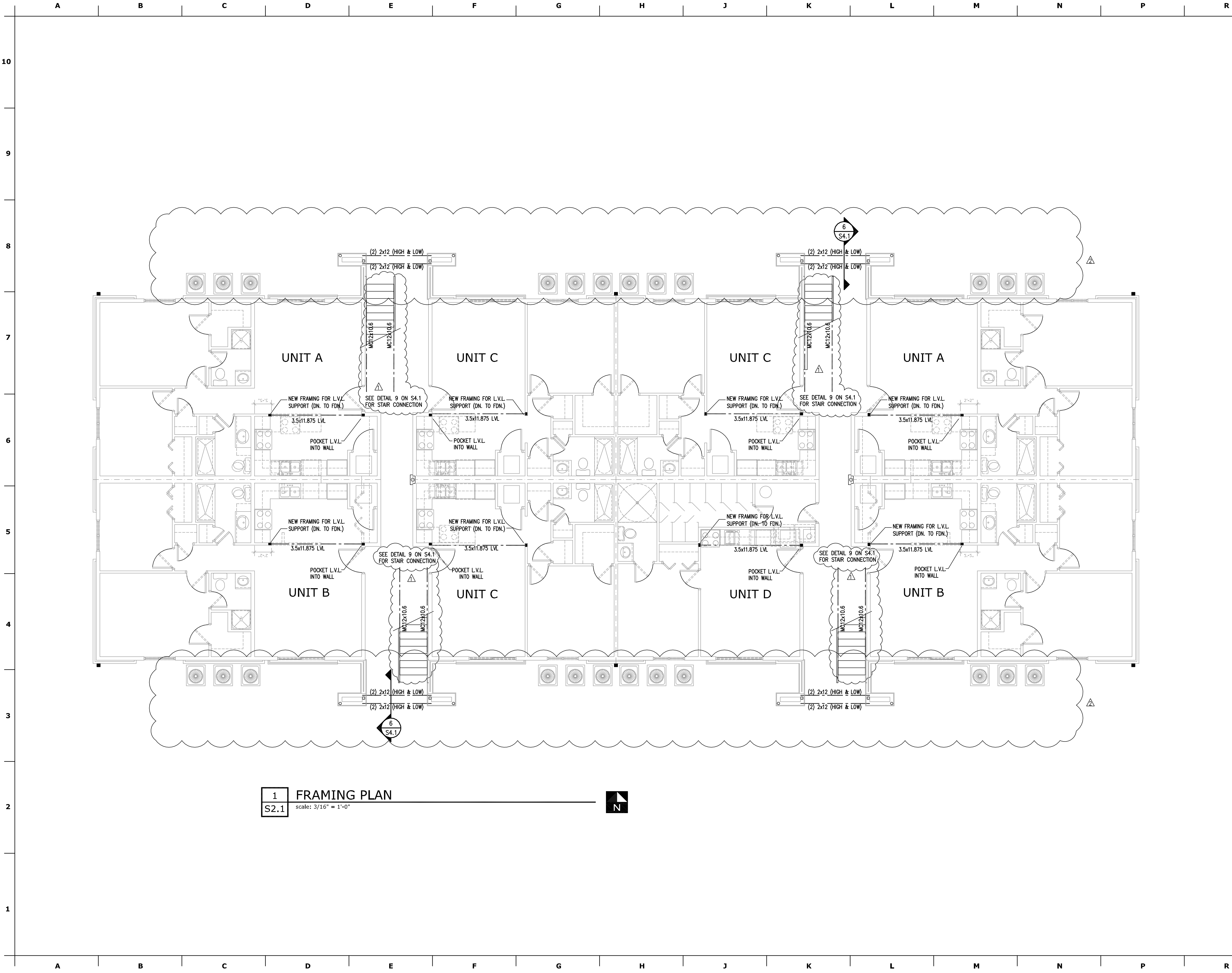
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FRAMING PLAN

Project No: 16-027
Drawn By: MTM
Reviewed By: RTH
Date: 12/15/2016

Sheet

S2.1



1
S2.1
FRAMING PLAN
scale: 3/16" = 1'-0"



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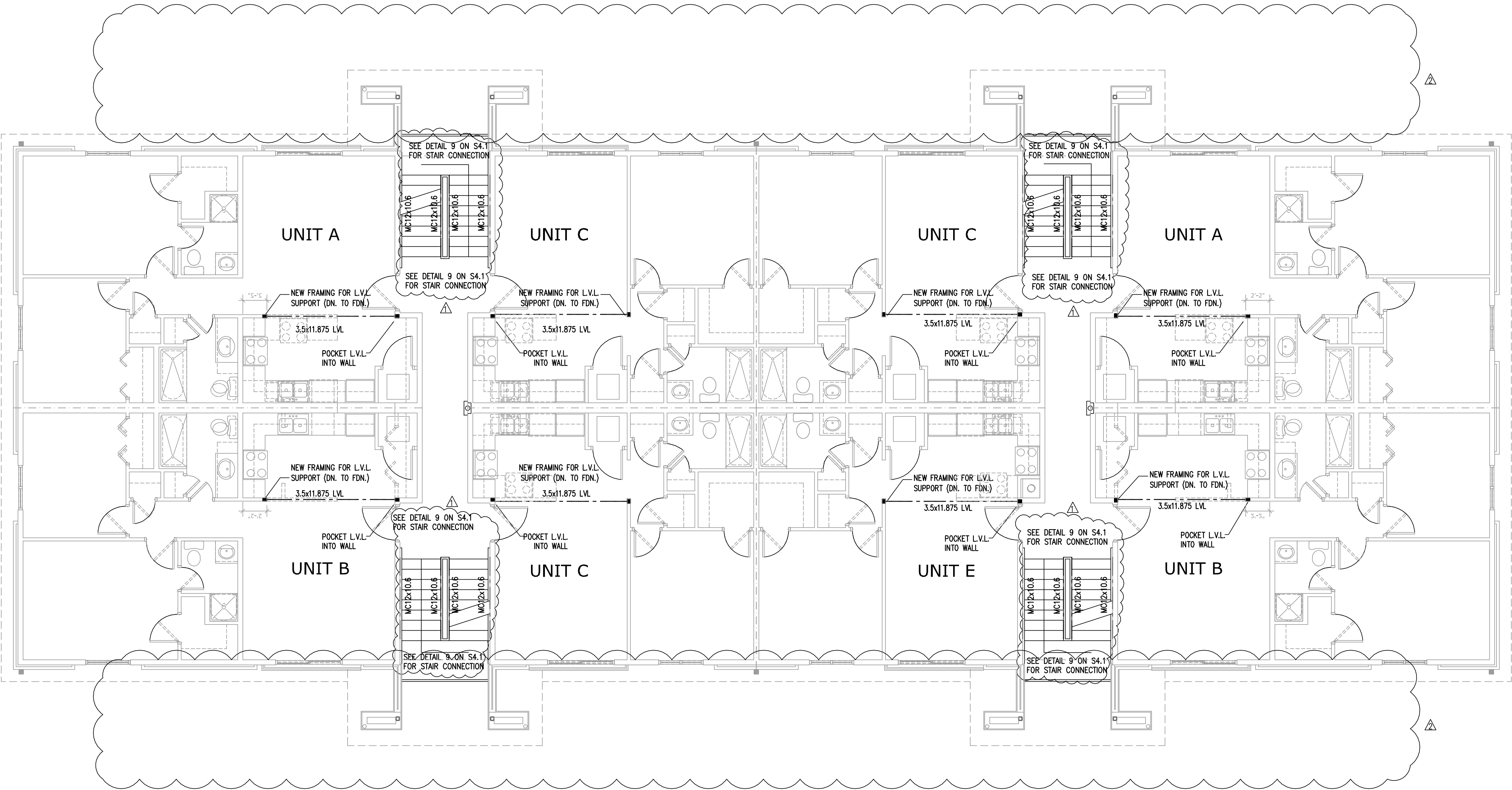
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FRAMING PLAN

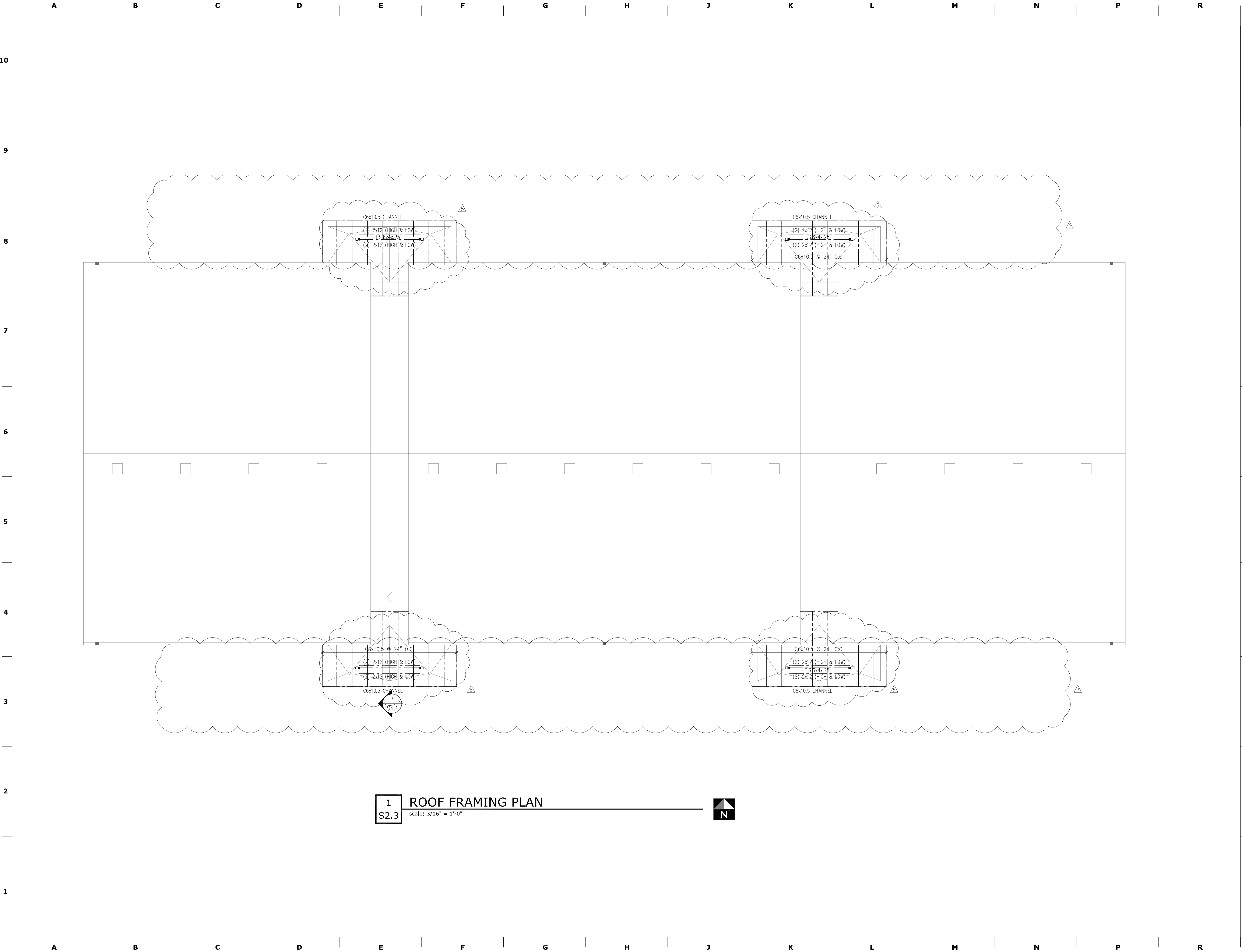
Project No:16-027
Drawn By: MTM
Reviewed By: RTH
Date: 12/15/2016

Sheet
S2.2



1
S2.2
FRAMING PLAN
scale: 3/16" = 1'-0"





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SIGNATURE

DATE

PRJ2016-01331

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Revisions	
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△	CCD #1 - December 14, 2016
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△	CCD #3 - March 15, 2017
△	CCD #4 - March 27, 2017

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ROOF FRAMING PLAN	
Project No:16-027 Drawn By: MTM Reviewed By: RTH Date: 12/15/2016	Sheet S2.3

GENERAL NOTES:

A. CODES AND STANDARDS

1. THE INTERNATIONAL BUILDING CODE/2012 EDITION
2. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-05)
3. ASTM STANDARDS IN BUILDING CODES, VOLUMES I, II, AND III.
4. AMERICAN SOCIETY FOR TESTING AND MATERIALS

B. DESIGN LOADS

1. LIVE LOADS:
 - a. FLOORS.....40 PSF
 - b. ROOF (MIN).....30 PSF
2. SUPERIMPOSED DEAD LOADS
3. HUNG LOADS (CEILING, LIGHTS, PIPES, ETC).....20 PSF
4. ROOF LOADS
 - a. GROUND SNOW LOAD.....20 PSF
 - b. RAIN ON SNOW SURCHARGE.....10 PSF
 - c. EXPOSURE FACTOR.....0.7
 - d. IMPORTANCE FACTOR (I).....1.0
 - e. THERMAL FACTOR (T).....1.0
 - f. ROOF LIVE LOAD (MIN).....30 PSF
 - g. NET UPLIFT (MIN).....10 PSF
5. WIND
 - a. BASIC WIND SPEED (V).....90 MPH
 - b. IMPORTANCE FACTOR (I).....1.00
 - c. EXPOSURE.....EXPOSURE C
 - d. INTERNAL PRESSURE COEFFICIENT.....GCPI = +0.55

C. SEISMIC

1. SEISMIC IMPORTANCE FACTOR I_e1.0
2. MAPPED SPECTRAL RESPONSE S_s15
3. SITE CLASS.....D
4. SPECTRAL DESIGN COEFFICIENTS..... $S_{ds} = .16$
 $S_{d1} = .04$
5. SEISMIC DESIGN CATEGORY.....B
6. BASIC SEISMIC FORCE RESISTING SYSTEMS.....AS
7. DESIGN BASE SHEAR..... $C_s W$
8. SEISMIC RESPONSE COEFFICIENT......08
9. RESPONSE MODIFICATION FACTOR.....2

D. EXCAVATION AND BACKFILLING

1. PROVIDE ADEQUATE SHORING AND BRACING FOR ALL EXCAVATIONS AS REQUIRED TO MAINTAIN SAFETY AND PROTECTION FOR ADJACENT STRUCTURES AND FINISHES.
2. FILL IN STRUCTURAL AREAS OR PAVEMENT AREAS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM MODIFIED DRY DENSITY

E. FOUNDATIONS

1. ALL FOOTINGS SHALL BEAR ON NATURAL SOILS OR PROPERLY COMPACTED FILL HAVING A BEARING CAPACITY OF 2.5 K.S.F. AS APPROVED BY THE GEOTECHNICAL ENGINEER
2. DEMATERING: PROVIDE PUMPING EQUIPMENT TO KEEP THE EXCAVATION FREE OF WATER BEFORE PLACING CONCRETE.
3. FOOTINGS SHALL NOT BE PLACED IN WATER OR ON FROZEN SOIL
4. FROST PROTECTION: 30" MINIMUM MEASURED FROM BOTTOM OF FOOTING
5. THE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE VALIDITY IF SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS OR IN THE SPECIFICATIONS. THESE DATA ARE INCLUDED ONLY TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION, AND REPRESENT CONDITIONS ONLY AT THESE SPECIFIC LOCATIONS AT THE PARTICULAR TIME THEY WERE MADE.

F. CAST-IN-PLACE CONCRETE

1. CONCRETE WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE/2012, THE ACI BUILDING CODE (ACI 318-08) AND TO THE SPECIFICATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
2. ALL STRUCTURAL REINFORCED CONCRETE MEMBERS ARE DESIGNED USING "STRENGTH" DESIGN PROVISIONS
3. CONCRETE WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE USED IN THE FOLLOWING AREAS:
 - a) 3000 PSI NORMAL WEIGHT CONCRETE: IN ALL AREAS
4. ALL CONSTRUCTION, CONTROL AND EXPANSION JOINTS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED INTO THE FINAL STRUCTURE UNLESS THEIR ELIMINATION IS APPROVED BY THE ARCHITECT
5. IF NOT SHOWN ON DRAWING, PROVIDE CONTROL JOINTS IN SLABS AT COLUMN LINES, AND MAXIMUM SPACING NOT TO EXCEED 12'-0" BETWEEN JOINTS.
6. ALL KEYS SHALL BE A NOMINAL 2 INCHES BY 4 INCHES UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. CONTRACTOR SHALL SUBMIT TO ARCHITECT, FOR APPROVAL, A SCHEDULE OF FLOOR POURS AT LEAST TWO WEEKS PRIOR TO INITIAL POUR
8. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH 5% MIN. AIR
9. ADD 3/4" CHAMFER TO EDGES OF ALL CONCRETE EXPOSED TO VIEW

G. REINFORCING

1. ALL REINFORCING BAR DETAILS NOT OTHERWISE SHOWN OR SPECIFIED SHALL CONFORM TO THE LATEST ACI CODE AND DETAILING MANUAL
2. NEW BILLET STEEL, ASTM A615, GRADE 60 SHALL BE USED FOR REINFORCING FOR ALL CONCRETE
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
4. ALL ACCESSORIES NECESSARY TO MAINTAIN EXACT BAR POSITIONS SHALL BE SHOWN ON REINFORCING SHOP DRAWINGS.
5. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS, THE CONCRETE COVER FOR THE REINFORCING SHALL BE AS FOLLOWS
 - a) UNIFORM SURFACES IN CONTACT WITH THE GROUND.....3"
 - b) FORMED SURFACES IN CONTACT WITH THE GROUND.....2"
 - c) SLABS ON GRADE.....2" UNDER
 - d) INTERIOR SURFACES OTHER THAN SLABS.....1"
 - e) IN ALL CASES CLEARANCE NOT LESS THAN THE DIAMETER THAN THE BAR
 - f) MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE +1/4" FOR SECTIONS TEN INCHES OR LESS AND + 1/2" FOR SECTIONS OVER 10"
 - g) LAP SPLICES SEE SCHEDULE ON THIS SHEET
 - h) WHERE REINFORCEMENT IS NOT SHOWN ON THE DRAWINGS, PROVIDE THE MINIMUM REINFORCEMENT PERMITTED BY A.C.I. CODES
 - i) WHEN CONSTRUCTION JOINTS, OTHER THAN THOSE SHOWN ON THE DRAWINGS, ARE REQUIRED BY THE CONTRACTOR, THE REINFORCEMENT SHALL RUN CONTINUOUSLY THROUGH THE JOINT AND ADEQUATE SHEAR TRANSFER REINFORCEMENT SHALL BE ADDED
 - j) FOR SLAB ON METAL DECK, PROVIDE #4 BARS 5'-0" LONG AT 12" ON CENTERS OVER STEEL GIRDERS. (GIRDERS ARE DEFINED AS BEAMS PARALLEL TO DECK SPAN)
 - k) PROVIDE THE EXTRA REINFORCING SHOWN IN TYPICAL DETAILS WHEREVER THE DETAIL CAN APPLY

H. STRUCTURAL WOOD FRAMING

1. EXCEPT WHERE NOTED OTHERWISE ALL 2" LUMBER SHALL BE #2 OR BETTER S.P.F., AND ALL SOLID TIMBER BEAMS AND POSTS SHALL BE #2 S.P.F.
2. TOP AND BOTTOM PLATES SHALL BE #2 OR BETTER D.F. PLATES IN CONTACT WITH CONCRETE SHALL BE ACQ TREATED. HANGERS AND ANCHORS IN CONTACT WITH ACQ TREATED WOOD SHALL BE G185 CORROSION RESISTANT OR TYPE 304 OR 316 STAINLESS STEEL.
3. EXCEPT AS NOTED OTHERWISE, MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN TABLE NO. 2304.9.1 FASTENING SCHEDULE OF THE CURRENT INTERNATL. BUILDING CODE.
4. 2x4 STUDS SHALL BE NAILED TO TOP PLATE WITH 3-16d END NAILS AND TO SOLE PLATE WITH 6-8d TOENAILS OR 3-16d END NAILS.
5. ALL PLYWOOD OR O.S.B. BD. SHEATHING SHALL BE APA RATED, EXPOSURE 1. PANEL IDENTIFICATION INDEX AND/OR THICKNESS SHALL BE 32/16, 1/2" MINIMUM, OR AS NOTED ON DRAWINGS.
7. LEAD HOLES FOR LAG BOLTS SHALL BE DRILLED IN ACCORDANCE WITH TABLE 5.1. OF THE A.I.T.C. TIMBER CONSTRUCTION MANUAL.
8. STUD NOTCHING MUST NOT EXCEED 20% OF STUD DEPTH.
9. HOLES DRILLED IN EXTERIOR WALL STUDS SHALL NOT EXCEED 1" DIA.
10. TEMPORARY CONSTRUCTION LOADS WHICH EXCEED THE DESIGN CAPACITY OF ANY ELEMENT ARE PROHIBITED. ERECTION BRACING SHALL BE PROVIDED TO ASSURE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL ELEMENTS, AS WELL AS THE ENTIRE SYSTEM UNTIL SHEATHING IS INSTALLED. (SHEATHING CAN BE EITHER PLYWOOD, OSB, OR GYP-BOARD)

I. STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL ASTM A 992, FOR WIDE FLANGE SHAPES, TEES AND CHANNELS, ETC.
2. STRUCTURAL TUBES ASTM A500, TYPE B (FY = 46 KSI)
3. STRUCTURAL PIPES ASTM A53, TYPE E OR S (FY = 35 KSI)
4. STRUCTURAL STEEL CONNECTIONS SHALL BE COMPLETED BY THE STRUCTURAL STEEL CONTRACTOR
5. ALL BOLTED CONNECTIONS OF STRUCTURAL STEEL TO BE 3/4" DIA. A325-N UNLESS OTHERWISE NOTED.
6. ANCHOR BOLTS SHALL CONFORM TO ASTM A305
7. PAINTING: PRIMER PAINT FOR EXPOSED STRUCTURAL STEEL: SSPC-25

J. DECKING

1. ROOF DECKING SHALL BE 1.5B 22 GA. METAL DECK SEE ARCHITECTURAL ROOF PLAN FOR ADDITIONAL MATERIALS.
2. ALL ROOF STEEL DECKING SHALL BE WELDED TO STEEL SUPPORTING MEMBERS. PROVIDE 5/8" DIA. FUSION WELDS AT 6" ON CENTER OVER ALL SUPPORTS, WELD DECK TO STEEL SIDE MEMBERS AT 6" ON CENTER, PROVIDE SIDELAP WELDS AT 12" ON CENTER WITH 1<" WELDS OR #8 SCREWS
3. ALL FLOOR DECKING SHALL BE WELDED TO STEEL SUPPORTING MEMBERS. PROVIDE 5/8" DIA. PUDDLE WELDS AT 12" ON CENTER OVER ALL SUPPORTS, AND 2' 0" ON CENTER SIDELAP WELDS
4. PROVIDE ALL CLOSURE , FILLER UNITS, WELDING WASHERS, ROOF EDGE ANGLES, E.T.C. TO RENDER A COMPLETE SYSTEM

K. GROUTS FOR BASEPLATES AND ANCHORS

1. A NON METALLIC SHRINKAGE RESISTANT GROUT UNDER BASEPLATES AND BEARING PLATES SHALL BE "MASTERFLOW 713" BY MASTER BUILDERS
2. EPOXY GROUT FOR GROUTING REBARS SHALL BE "SIKADUR 370" BY Sika CHEMICAL COMPANY, OR APPROVED EQUAL FOR SURFACE PREPARATION ,PROPORTION, MIXING AND APPLICATION FOLLOW MANUFACTURERS DIRECTIONS

L. HVAC UNITS COORDINATION

1. OPENINGS AND LOCATION SHOWN FOR HVAC UNITS ETC. ON THE FRAMING PLANS ARE SUBJECT TO CHANGE. COORDINATE WITH MECHANICAL CONTRACTOR PRIOR TO PREPARING SHOPDRAWINGS FOR DECK, JOISTS AND STRUCTURAL STEEL

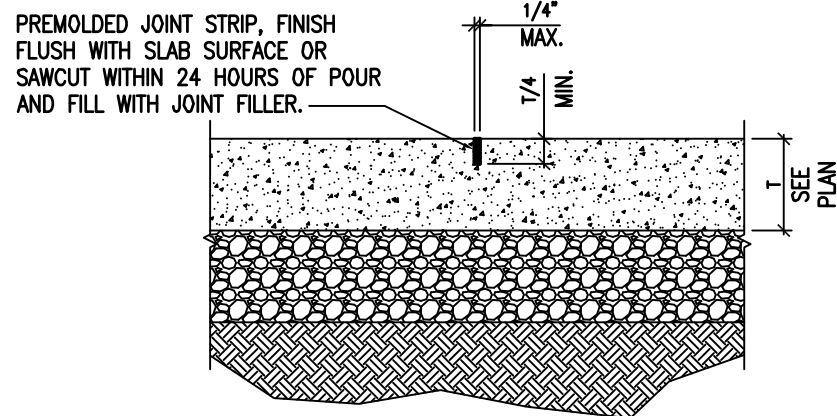
M. HAND / GUARD RAILS

1. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORITS TO THE STRUCTURE.
2. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STUCTURAL ELEMENTS OF THE BUILDING. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN THE DESIGN LOADS PARAGRAPH.
3. INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAILS), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AS AREA EQUAL TO 1 SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS. REACTIONS DUE TO THIS LOADING ARE NOT REQUIRED TO BE SUPERIMPOSED WITH THOSE ABOVE.

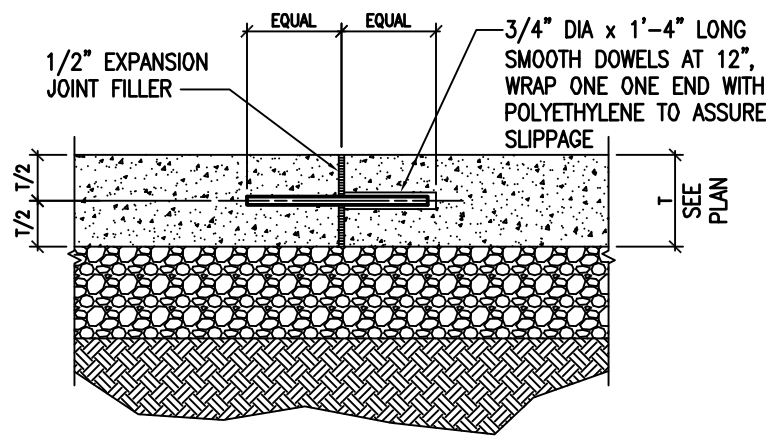
N. MISCELLANEOUS CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS IN THE FIELD, AND NOTIFY THE ARCHITECT IF CONDITIONS ENCOUNTERED ARE NOT AS SHOWN ON DRAWINGS
2. CONSULT ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR VERIFICATION OF THE LOCATION AND DIMENSIONS OF THE CHASES, INSERTS, OPENINGS, SLEEVES, WASHES, DRIPS, REVEALS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. NO CHANGE IN SIZE OR DIMENSIONS OF MEMBERS SHALL BE MADE, NOR ANY OPENINGS OR SLEEVES SHALL BE PERMITTED THROUGH ANY STRUCTURAL MEMBER WITHOUT THE APPROVAL OF THE ARCHITECT
4. OPENINGS IN SLABS OR WALLS LESS THAN 12" IN DIA. ARE NOT GENERALLY SHOWN
5. FURNISH AND INSTALL ALL SUPPORTS, TEMPORARY OR PERMANENT, NECESSARY TO BRACE WALLS, EXISTING ADJACENT STRUCTURES AND GRADE, SO THAT NO HORIZONTAL OR VERTICAL SETTLEMENT OCCURS TO THESE WALLS, STRUCTURES OR GRADES. BRACING SHALL BE LEFT IN PLACE UNTIL PERMANENT SUPPORTS ARE INSTALLED.
6. WHERE DETAIL IS NOT SHOWN ON THE DRAWINGS, FOR SUCH A SITUATION, THE DETAIL SHALL BE ASSUMED IN ACCORDANCE WITH APPLICABLE DETAILS OR SIMILAR TO THAT SHOWN FOR MOST NEARLY SIMILAR SITUATIONS, AS DETERMINED BY THE ARCHITECT. CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM WHEATHER OR NOT A PARTICULAR ELEMENT IS SPECIALLY CALLED OUT.
7. CONTRACTORS AND SUBCONTRACTORS SHALL THOROUGHLY REVIEW ALL CONDITIONS AND RESPONSIBILITIES STATED IN THESE NOTES, PLANS SECTIONS AND DETAILS, AND SHALL NOTIFY THE ENGINEER AND ARCHITECT IN WRITING PRIOR TO BIDDING OF ANY DISCREPANCIES, ERRORS OR OMISSIONS FOUND ON PLANS. IF CONTACTOR FAILS TO NOTIFY SAID REPRESENTIVES, HE/SHE SHALL BE RESPONSIBLE FOR ALL COST OF LABOR AND MATERIALS NEEDED.

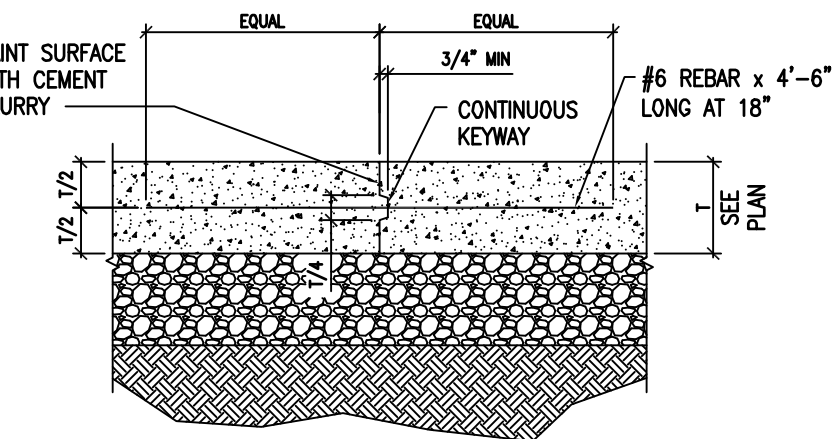
SCHEDULE OF SPLICE AND EMBEDMENT LENGTHS											
$f'_c = 3,000$ PSI $f_y = 60,000$ PSI	BAR SIZE										
	#3	#4	#5	#6	#7	#8	#9	#10	#11		
COMPRESSION SPLICE (L)											
ALL BARS	12	15	19	23	26	30	34	38	42		
TENSION SPLICE (L)											
BEAM TOP BARS AND WALL HORIZONTAL BARS	28	38	47	56	81	93	105	118	131		
STRAIGHT BARS	22	29	36	43	63	72	81	91	101		
EMBEDMENT (E)											
STRAIGHT TOP BARS	22	29	36	43	72	81	91	101			
STRAIGHT BARS	17	22	28	33	48	55	62	70	78		
HOKED BARS	6	8	10	12	14	16	18	20	22		
L = SPLICE LENGTH (INCHES)						E = EMBEDMENT LENGTH (INCHES)					



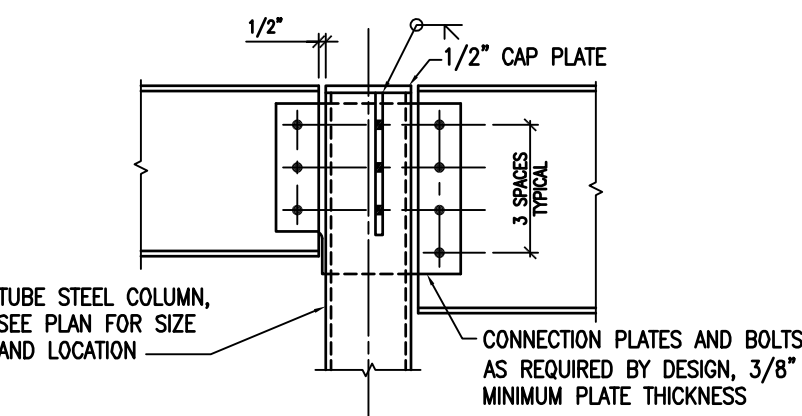
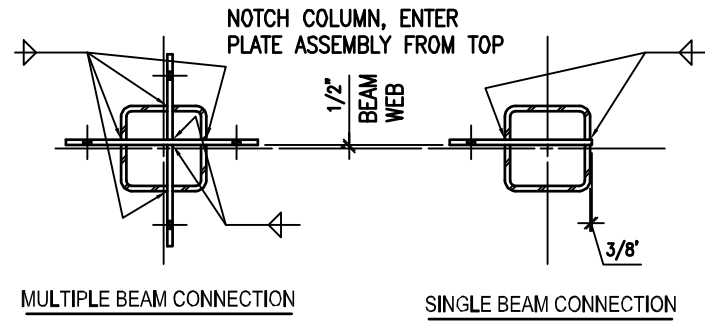
CONCRETE SLAB CONTROL JOINT



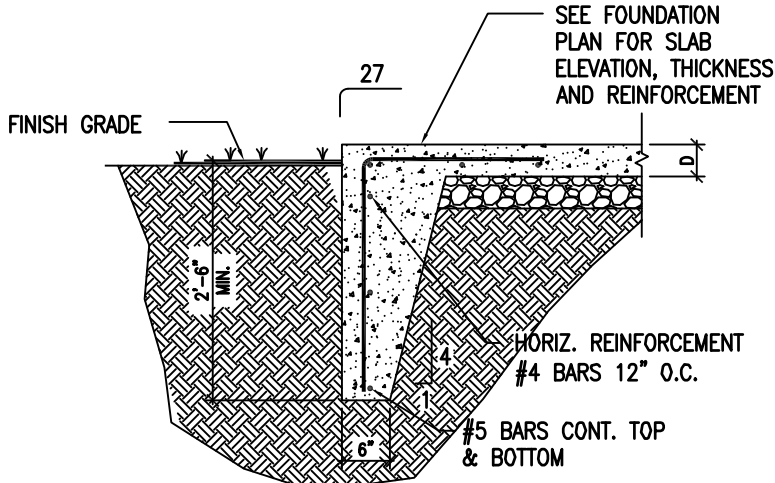
CONCRETE SLAB EXPANSION JOINT



CONCRETE SLAB CONSTRUCTION JOINT



BEAM CONNECTIONS TO TUBE COLUMN



TYPICAL EDGE DETAIL (EXTERIOR SLAB ON GRADE)

FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO
BUILDING OFFICIAL
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PRJ2016-01331

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Ronald Hamme

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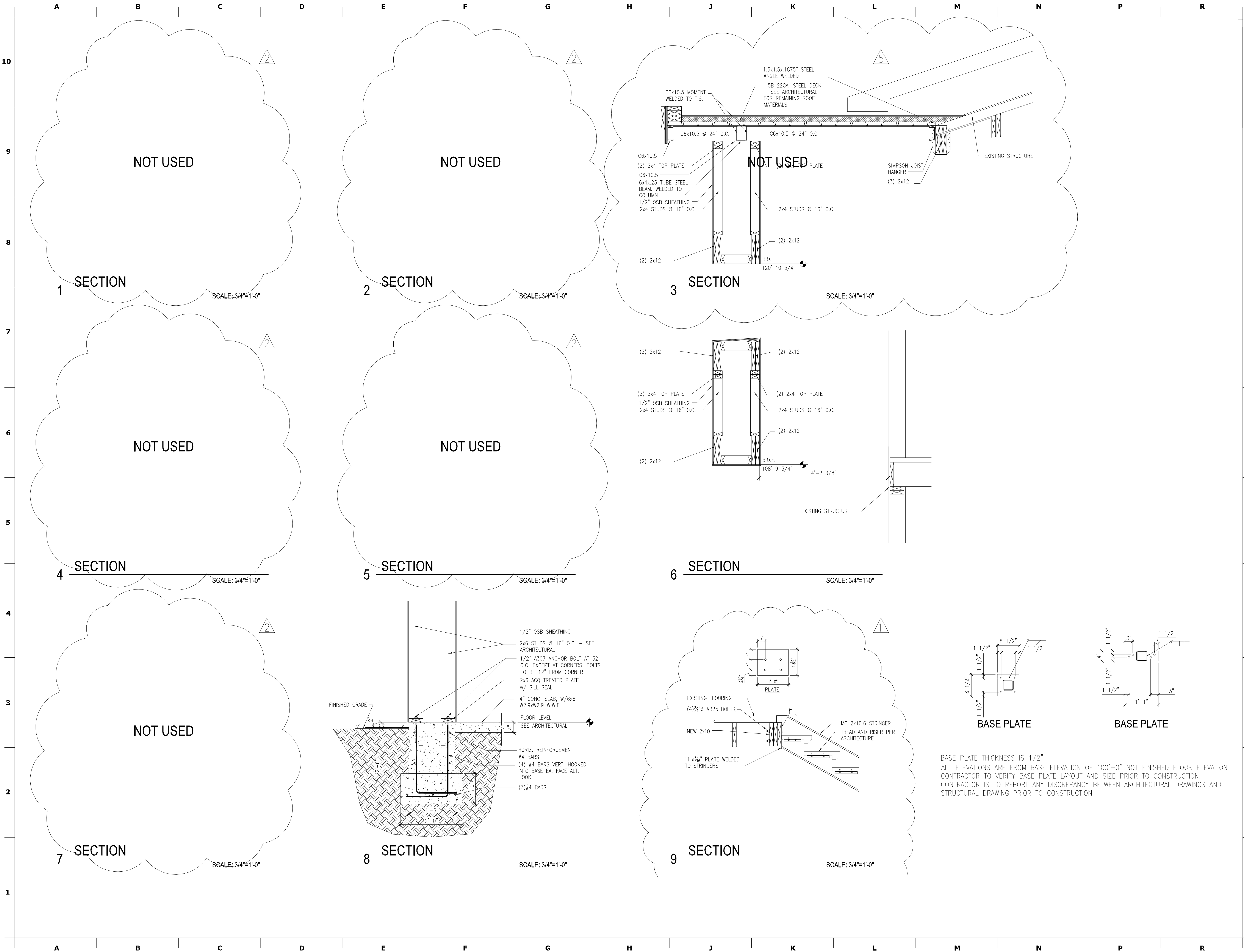
414 Bear Blvd.
Springfield Mo.

GENERAL NOTES

Project No: 16-027
Drawn By: TSF
Reviewed By: RTH
Date: 10/17/2016

Sheet

S3.1



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Revisions	
△	Addendum #1 - October 17, 2016
△	CCD #1 - December 14, 2016
△	CCD #2 - February 24, 2017
△	CCD #3 - March 15, 2017
△	CCD #4 - March 27, 2017

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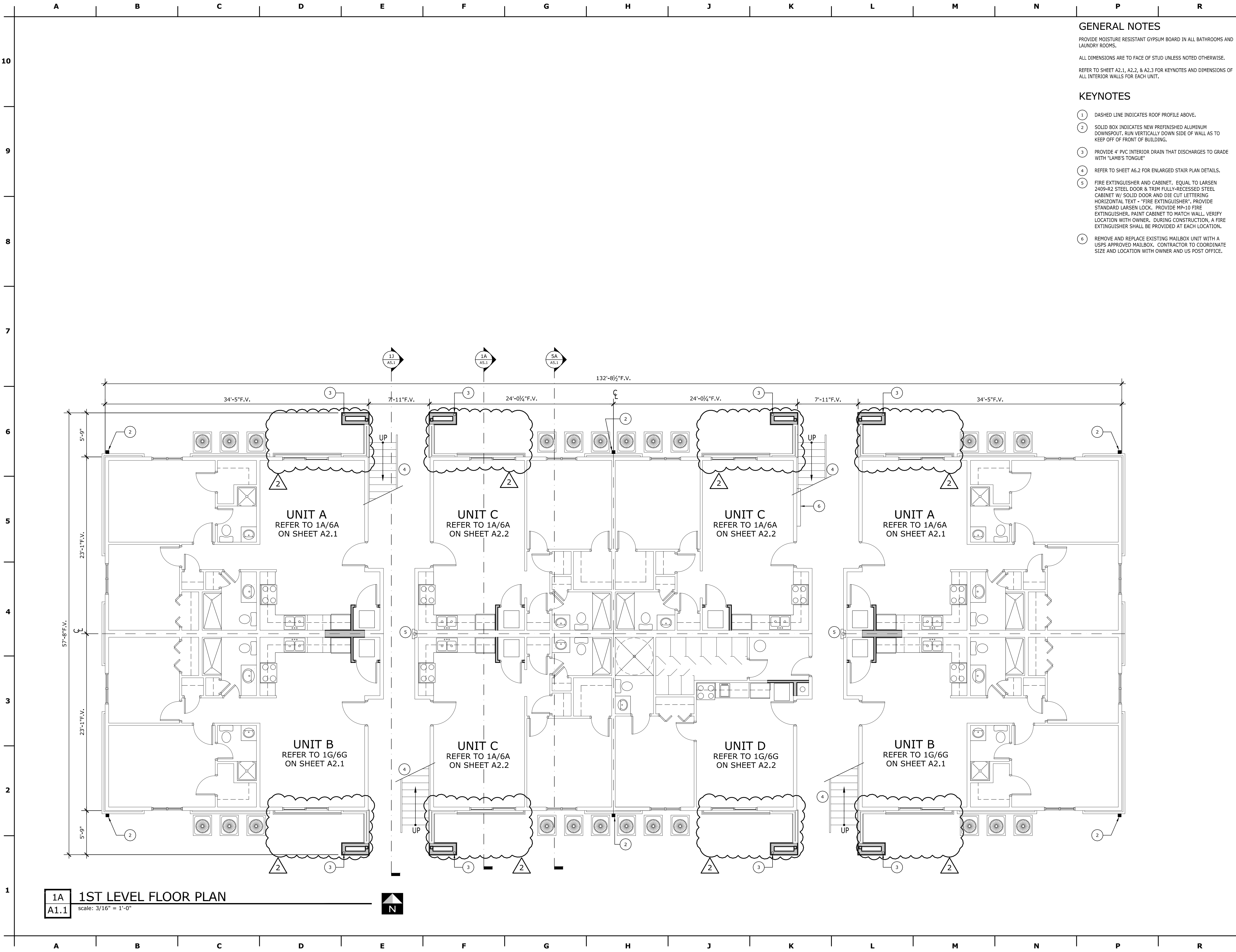
Apartment Building Renovation for:
414 Bear Blvd.
Springfield MO 65806

DETAILS

Project No: 16-027
Drawn By: MTM
Reviewed By: RTH
Date: 12/15/2016

Sheet

S4.1



1A 1ST LEVEL FLOOR PLAN
A1.1 scale: 3/16" = 1'-0"

GENERAL NOTES

PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS AND LAUNDRY ROOMS.

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

REFER TO SHEET A2.1, A2.2, & A2.3 FOR KEYNOTES AND DIMENSIONS OF ALL INTERIOR WALLS FOR EACH UNIT.

KEYNOTES

- 1 DASHED LINE INDICATES ROOF PROFILE ABOVE.
- 2 SOLID BOX INDICATES NEW PREFINISHED ALUMINUM DOWNSPOUT. RUN VERTICALLY DOWN SIDE OF WALL AS TO KEEP OFF OF FRONT OF BUILDING.
- 3 PROVIDE 4" PVC INTERIOR DRAIN THAT DISCHARGES TO GRADE WITH "LAMB'S TONGUE"
- 4 REFER TO SHEET A6.2 FOR ENLARGED STAIR PLAN DETAILS.
- 5 FIRE EXTINGUISHER AND CABINET. EQUAL TO LARSEN 2409-R2 STEEL DOOR & TRIM FULLY-RECESSED STEEL CABINET W/ SOLID DOOR AND DIE CUT LETTERING HORIZONTAL TEXT - "FIRE EXTINGUISHER". PROVIDE STANDARD LARSEN LOCK. PROVIDE MP-10 FIRE EXTINGUISHER. PAINT CABINET TO MATCH WALL. VERIFY LOCATION WITH OWNER. DURING CONSTRUCTION, A FIRE EXTINGUISHER SHALL BE PROVIDED AT EACH LOCATION.
- 6 REMOVE AND REPLACE EXISTING MAILBOX UNIT WITH A USPS APPROVED MAILBOX. CONTRACTOR TO COORDINATE SIZE AND LOCATION WITH OWNER AND US POST OFFICE.

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PRJ2016-01331

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Professional Seal

Matthew A. Capen, AIA - Architect
MO# A-2011006167



Matt A Capen AIA
2016.12.14 09:37:18 -0600

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|---|-------------------------------|
| A | ddendum #1 - October 17, 2016 |
| C | C D #1 - December 14, 2016 |

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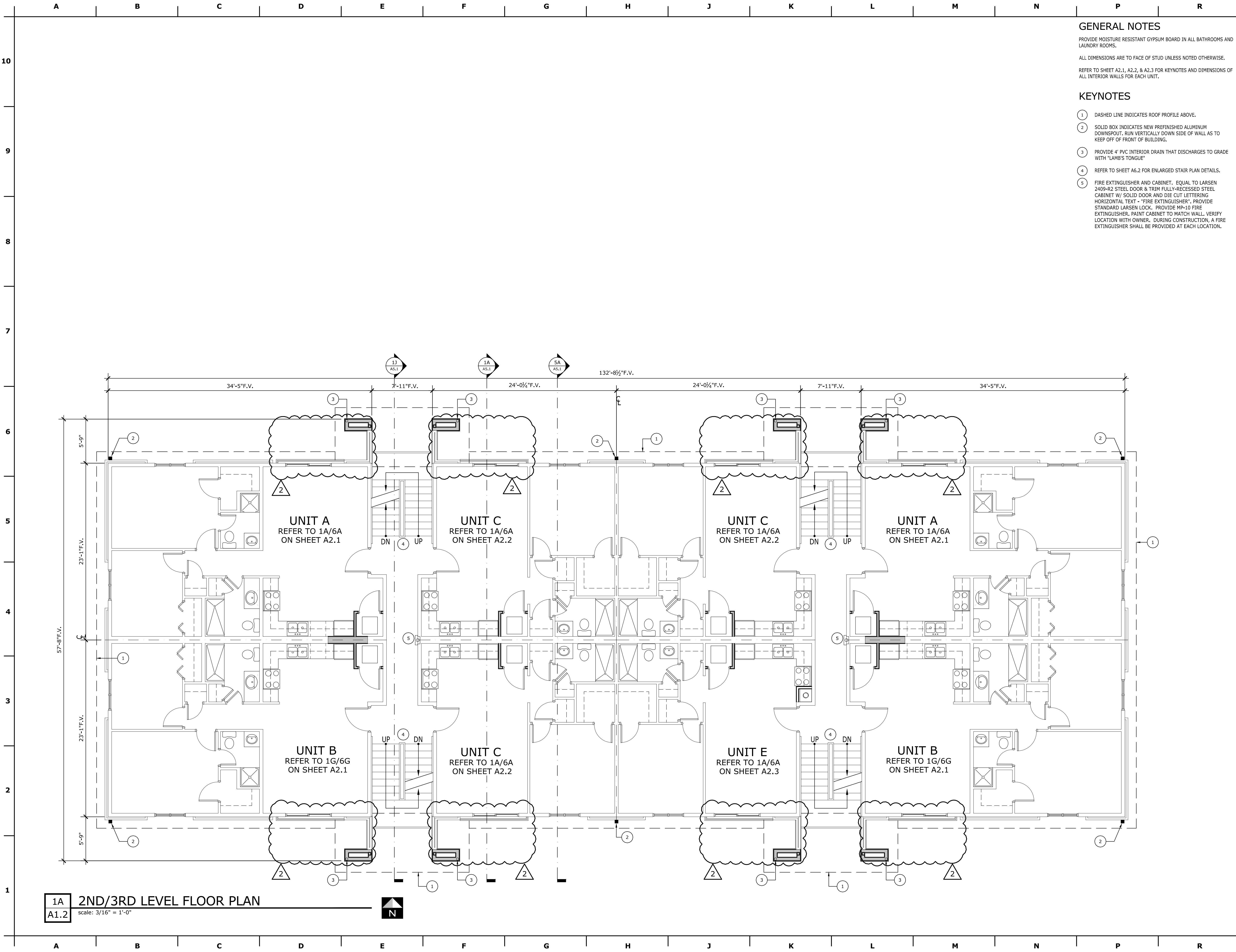
Apartment Building Renovation for:
414 Bear Blvd.
Springfield MO 65806

1ST LEVEL FLOOR PLAN

Project No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

Sheet

A1.1



GENERAL NOTES

PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS AND LAUNDRY ROOMS.

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

REFER TO SHEET A2.1, A2.2, & A2.3 FOR KEYNOTES AND DIMENSIONS OF ALL INTERIOR WALLS FOR EACH UNIT.

KEYNOTES

- 1 DASHED LINE INDICATES ROOF PROFILE ABOVE.
- 2 SOLID BOX INDICATES NEW PREFINISHED ALUMINUM DOWNSPOUT. RUN VERTICALLY DOWN SIDE OF WALL AS TO KEEP OFF OF FRONT OF BUILDING.
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12/23/16
PRJ2016-01331

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MO# A-2011006167



Matt A Capen AIA
2016.12.14 09:38:52 -06'00'

Revisions

△	Addendum #1 - October 17, 2016
△	CC D #1 - December 14, 2016

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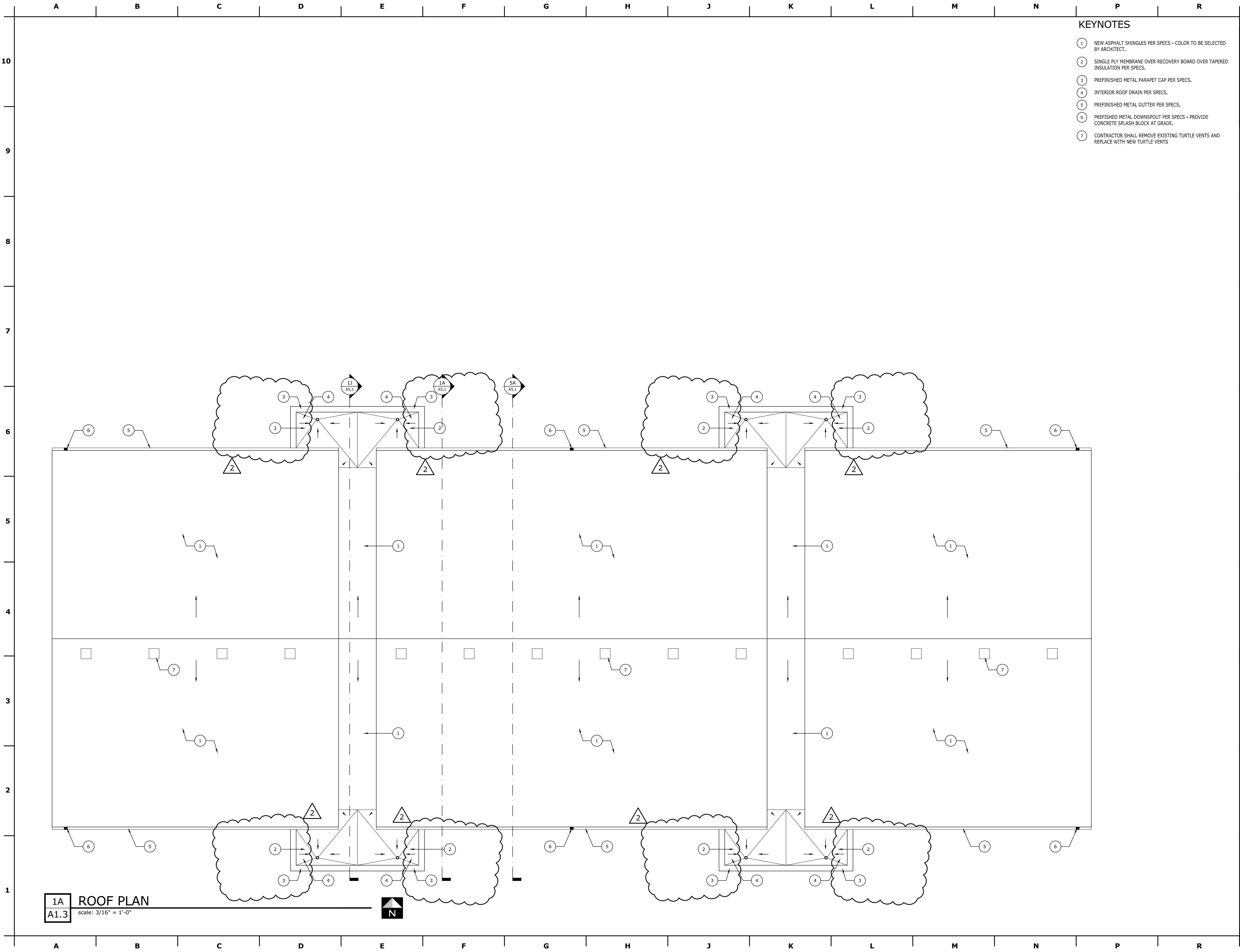
Apartment Building Renovation for:
414 Bear Blvd.
Springfield MO 65806

2ND/3RD LEVEL FLOOR PLAN

Project No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

Sheet
A1.2

1A 2ND/3RD LEVEL FLOOR PLAN
A1.2 scale: 3/16" = 1'-0"



KEYNOTES

- 1 NEW ASPHALT SHINGLES PER SPECS - COLOR TO BE SELECTED BY ARCHITECT.
- 2 SINGLE PLY MEMBRANE OVER RECOVERY BOARD OVER TAPERED INSULATION PER SPECS.
- 3 PREFINISHED METAL PARAPET CAP PER SPECS.
- 4 INTERIOR ROOF DRAIN PER SPECS.
- 5 PREFINISHED METAL GUTTER PER SPECS.
- 6 PREFISHED METAL DOWNSPOUT PER SPECS - PROVIDE CONCRETE SPLASH BLOCK AT GRADE.
- 7 CONTRACTOR SHALL REMOVE EXISTING TURTLE VENTS AND REPLACE WITH NEW TURTLE VENTS

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OR ADDRESS OR OVERRULE THE REQUIREMENTS OF ANY OTHER JURISDICTIONS,
OR ANY OTHER APPLICABLE SPECIFICATIONS OR REQUIREMENTS.

Matthew A. Capen
AIA
12/23/16
PRJ2016-01331

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Matt A Capen AIA
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Apartment Building Renovation for:
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Springfield MO 65806

ROOF PLAN

Project No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

Sheet

A1.3

PRJ2016-01331

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GENERAL NOTES

1. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. CONDUCT OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ADJACENT OCCUPIED OR USED FACILITIES.
2. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.
3. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY WORK AT NO COST TO OWNER.
4. THE GENERAL CONTRACTOR SHALL DEVELOP A SCHEDULE OR WORK DESCRIBING THE STARTING DATES AND COMPLETION DATES OF DIFFERENT PHASES OF THE PROJECT AND SHALL SUBMIT THE SCHEDULE TO THE OWNER & TENANT FOR APPROVAL.
5. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING AND SUITE SECURITY AT ALL TIMES AND SHALL TAKE CARE TO KEEP THE BUILDING SEALED OFF WHEN WORK IS NOT IN PROGRESS.
6. REMOVE EXISTING FINISHES ONLY IN AREAS THAT ARE TO RECEIVE NEW FINISHES PER THE FINISH SCHEDULE.
7. LEAVE AND/OR PREPARE FLOOR TO ACCEPT FINISHES INDICATED ON FINISH SCHEDULE. SURFACES THAT ARE TO ACCEPT NEW FLOORING SHOULD BE FREE OF ALL DEBRIS AND CEMENTITIOUS OR RESINOUS DEPOSITS. FILL ALL FLOOR CUTS REMAINING FROM ANY PLUMBING OR OTHER TERMINATION WITH SIMILAR ADJACENT MATERIAL. DEMO ALL FLOOR OUTLETS AND PATCH. IF FLOOR HVAC VENTS ARE PRESENT IN A WALKWAY, REFER TO MEP PLANS FOR RELOCATION.
8. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION BEGINNING.
9. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
10. VERIFY ALL STUD SIZE FRAMING WITH STRUCTURAL DRAWINGS.
11. REFER TO SHEET A3.1 FOR ALL WALL, FLOOR, AND CEILING FINISHES.
12. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS, MECHANICAL ROOMS, AND LAUNDRY ROOMS.

KEYNOTES

- 1 CONTRACTOR SHALL REMOVE EXISTING DOOR AND FRAME.
- 2 CONTRACTOR SHALL REMOVE EXISTING WALL.
- 3 CONTRACTOR SHALL REMOVE EXISTING MILLWORK/CABINETRY.
- 4 CONTRACTOR SHALL REMOVE EXISTING PLUMBING FIXTURE.
- 5 CONTRACTOR SHALL REMOVE EXISTING APPLIANCES.
- 6 CONTRACTOR SHALL REMOVE EXISTING WINDOW AND FRAME.
- 7 CONTRACTOR TO REMOVE EXIST SLAB/DECK.
- 8 PROVIDE HEAVY DUTY WIRE SHELVING IN ALL CLOSETS SPECS.
- 9 CONTRACTOR TO PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE OF 2X WOOD STUD WALL. VERIFY THICKNESS OF WALL.

WALL TYPES

- ===== EXISTING WALL TO REMAIN
- --- EXISTING WALL TO BE REMOVED - REFER TO DEMOLITION NOTES ON THIS SHEET.
- ===== NEW WALL PER STRUCTURAL.

DOOR TYPES

- --- EXISTING DOOR TO BE REMOVED.
- ===== NEW DOOR PER SCHEDULE ON SHEET A3.1

Professional Seal

Matthew A. Capen, AIA - Architect
MO# A-2011006167



Matt A Capen AIA
2016.12.14 09:54:12 -06'00'

Revisions

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|---------|--------------------------------|
| Δ | Addendum #1 - October 17, 2016 |
| CC D #1 | December 14, 2016 |

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Apartment Building Renovation for:
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UNIT DEMOLITION
& FLOOR PLANS

Project No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

Sheet

A2.1

A

B

C

D

E

F

G

H

J

K

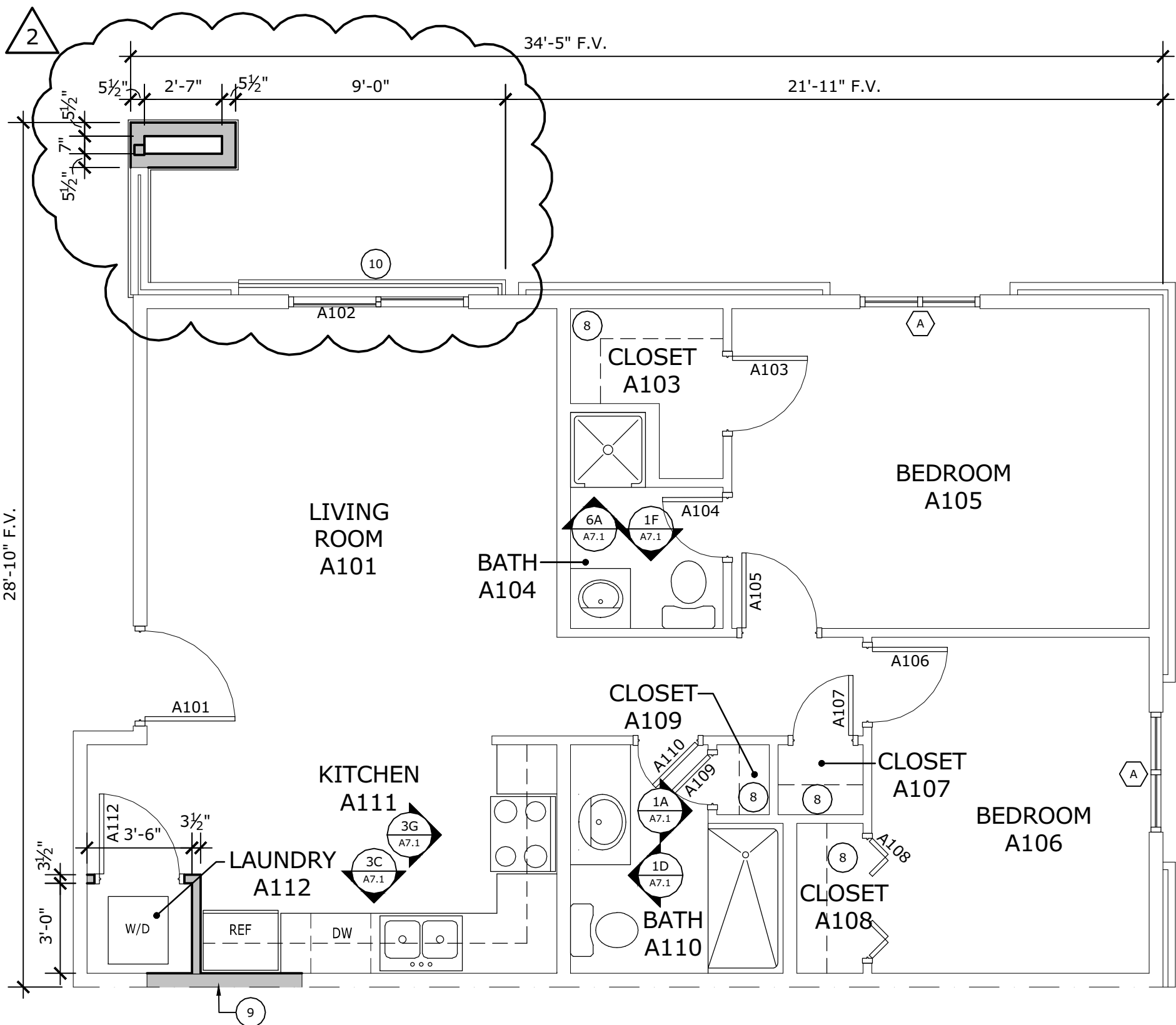
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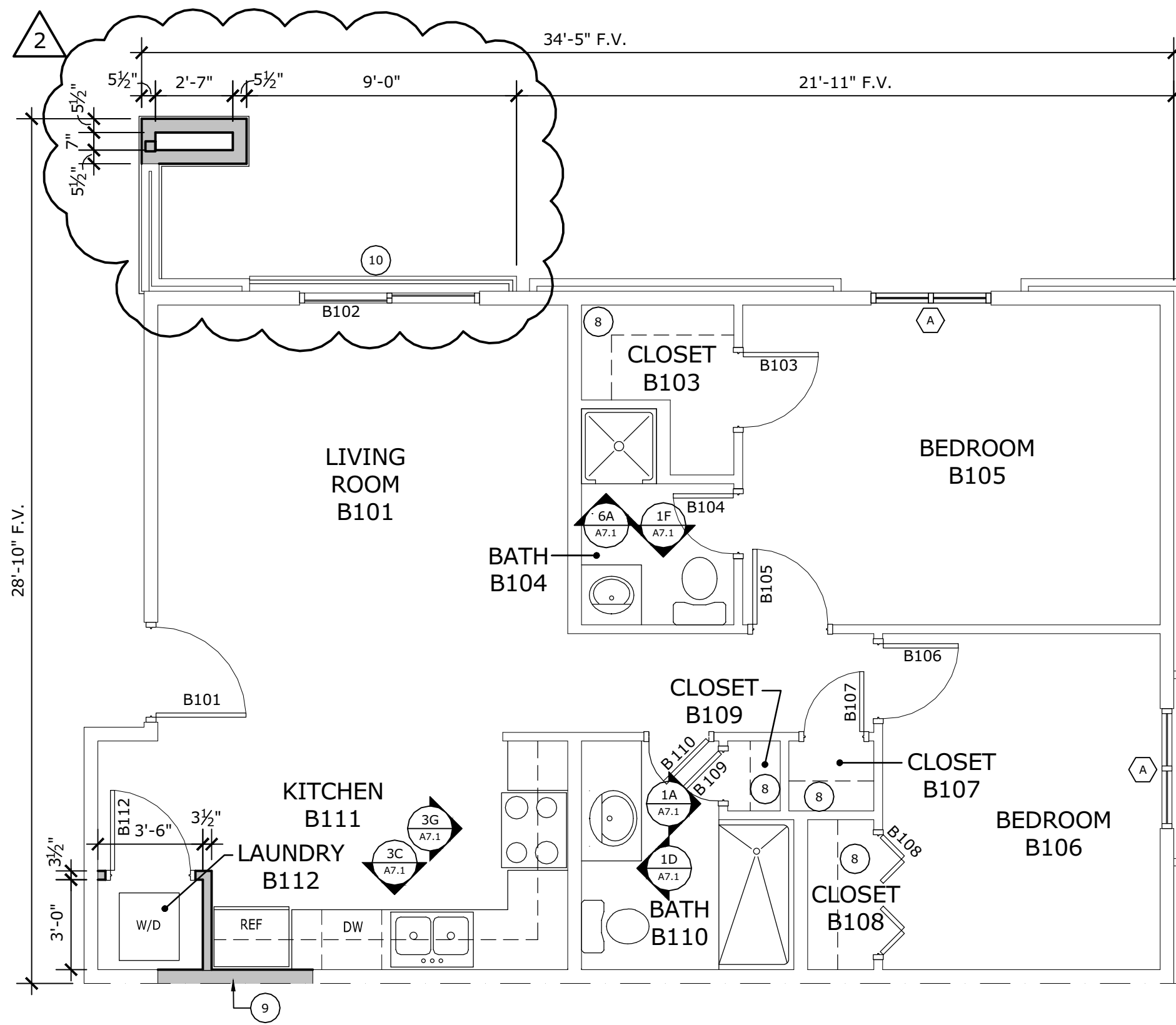
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R



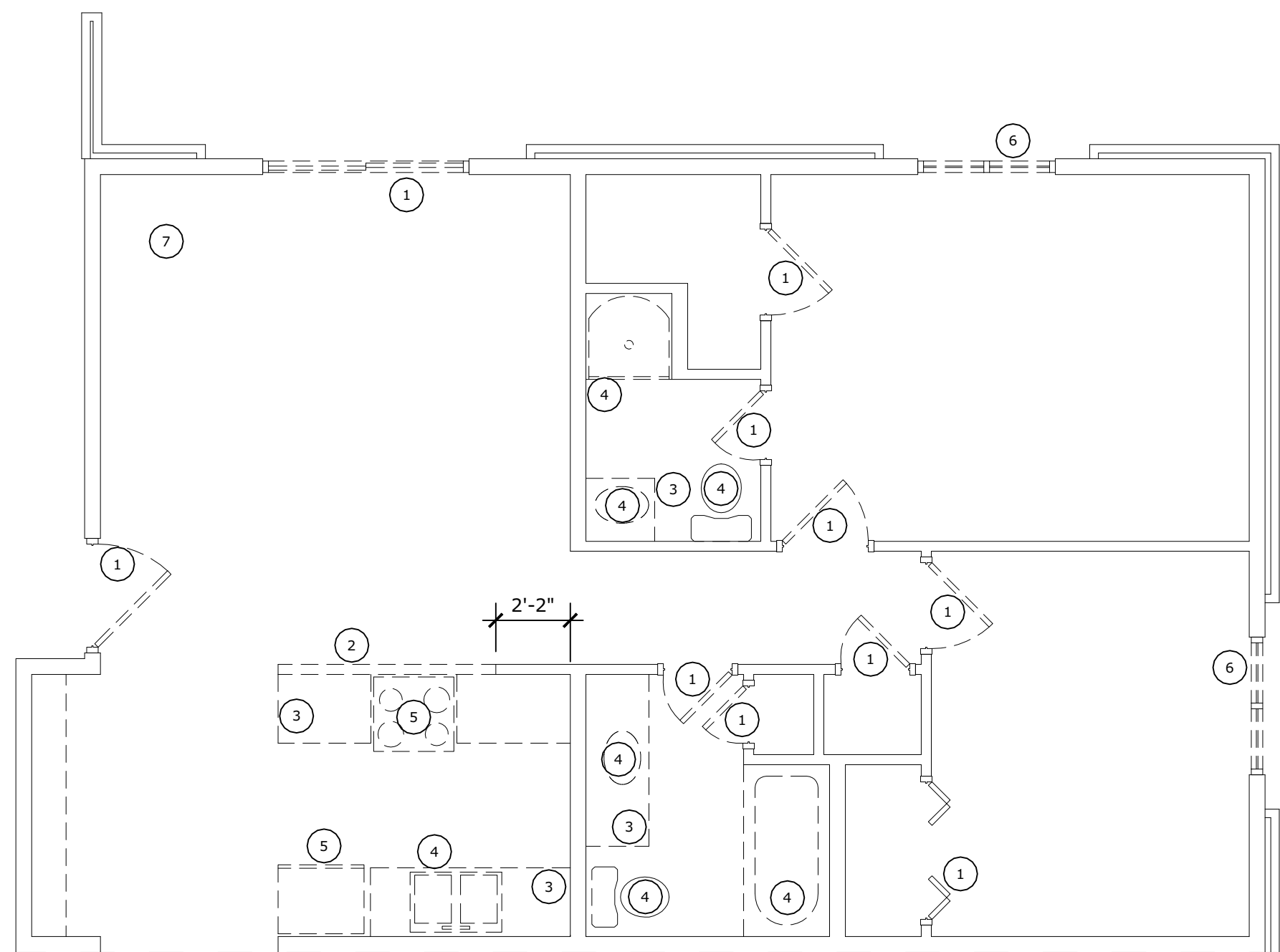
6A UNIT 'A' FLOOR PLAN

A2.1 scale: 1/4" = 1'-0"



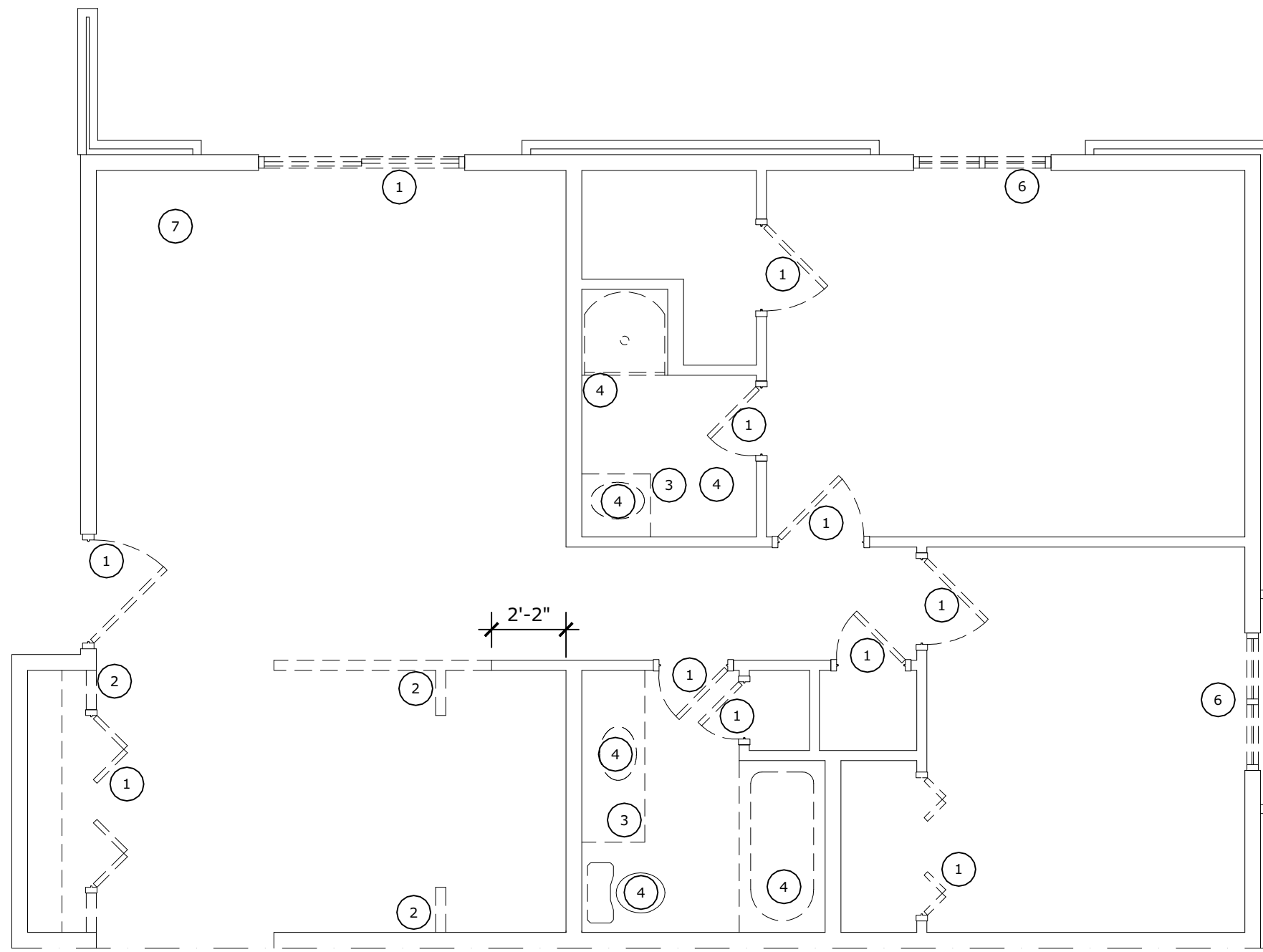
6G UNIT 'B' FLOOR PLAN

A2.1 scale: 1/4" = 1'-0"



1A UNIT 'A' DEMOLITION PLAN

A2.1 scale: 1/4" = 1'-0"



1G UNIT 'B' DEMOLITION PLAN

A2.1 scale: 1/4" = 1'-0"

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GENERAL NOTES

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- DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.
- PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY WORK AT NO COST TO OWNER.
- THE GENERAL CONTRACTOR SHALL DEVELOP A SCHEDULE OR WORK DESCRIBING THE STARTING DATES AND COMPLETION DATES OF DIFFERENT PHASES OF THE PROJECT AND SHALL SUBMIT THE SCHEDULE TO THE OWNER & TENANT FOR APPROVAL.
- THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING AND SUITE SECURITY AT ALL TIMES AND SHALL TAKE CARE TO KEEP THE BUILDING SEALED OFF WHEN WORK IS NOT IN PROGRESS.
- REMOVE EXISTING FINISHES ONLY IN AREAS THAT ARE TO RECEIVE NEW FINISHES PER THE FINISH SCHEDULE.
- LEAVE AND/OR PREPARE FLOOR TO ACCEPT FINISHES INDICATED ON FINISH SCHEDULE. SURFACES THAT ARE TO ACCEPT NEW FLOORING SHOULD BE FREE OF ALL DEBRIS AND CEMENTITIOUS OR RESINOUS DEPOSITS. FILL ALL FLOOR CUTS REMAINING FROM ANY PLUMBING OR OTHER TERMINATION WITH SIMILAR ADJACENT MATERIAL. DEMO ALL FLOOR OUTLETS AND PATCH. IF FLOOR HVAC VENTS ARE PRESENT IN A WALKWAY, REFER TO MEP PLANS FOR RELOCATION.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION BEGINNING.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- VERIFY ALL STUD SIZE FRAMING WITH STRUCTURAL DRAWINGS.
- REFER TO SHEET A3.1 FOR ALL WALL, FLOOR, AND CEILING FINISHES.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS, MECHANICAL ROOMS, AND LAUNDRY ROOMS.

KEYNOTES

- CONTRACTOR SHALL REMOVE EXISTING DOOR AND FRAME.
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- CONTRACTOR SHALL REMOVE EXISTING MILLWORK/CABINETRY.
- CONTRACTOR SHALL REMOVE EXISTING PLUMBING FIXTURE.
- CONTRACTOR SHALL REMOVE EXISTING APPLIANCES.
- CONTRACTOR SHALL REMOVE EXISTING WINDOW AND FRAME.
- CONTRACTOR TO REMOVE EXIST SLAB/DECK.
- PROVIDE HEAVY DUTY WIRE SHELVING IN ALL CLOSETS SPECS.
- CONTRACTOR TO PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON EACH SIDE OF 2X WOOD STUD WALL. VERIFY THICKNESS OF WALL.
- CONTRACTOR TO PROVIDE A "JULIET" BALCONY/RAILING, TOP OF GUARD RAIL TO BE AT 42" A.F.F.

WALL TYPES

- ===== EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED - REFER TO DEMOLITION NOTES ON THIS SHEET.
- ===== NEW WALL PER STRUCTURAL.

DOOR TYPES

- EXISTING DOOR TO BE REMOVED.
- NEW DOOR PER SCHEDULE ON SHEET A3.1

Professional Seal

Matthew A. Capen, AIA - Architect
MO# A-2011006167Matt A Capen AIA
2016.12.14 09:55:07 -06'00'

Revisions

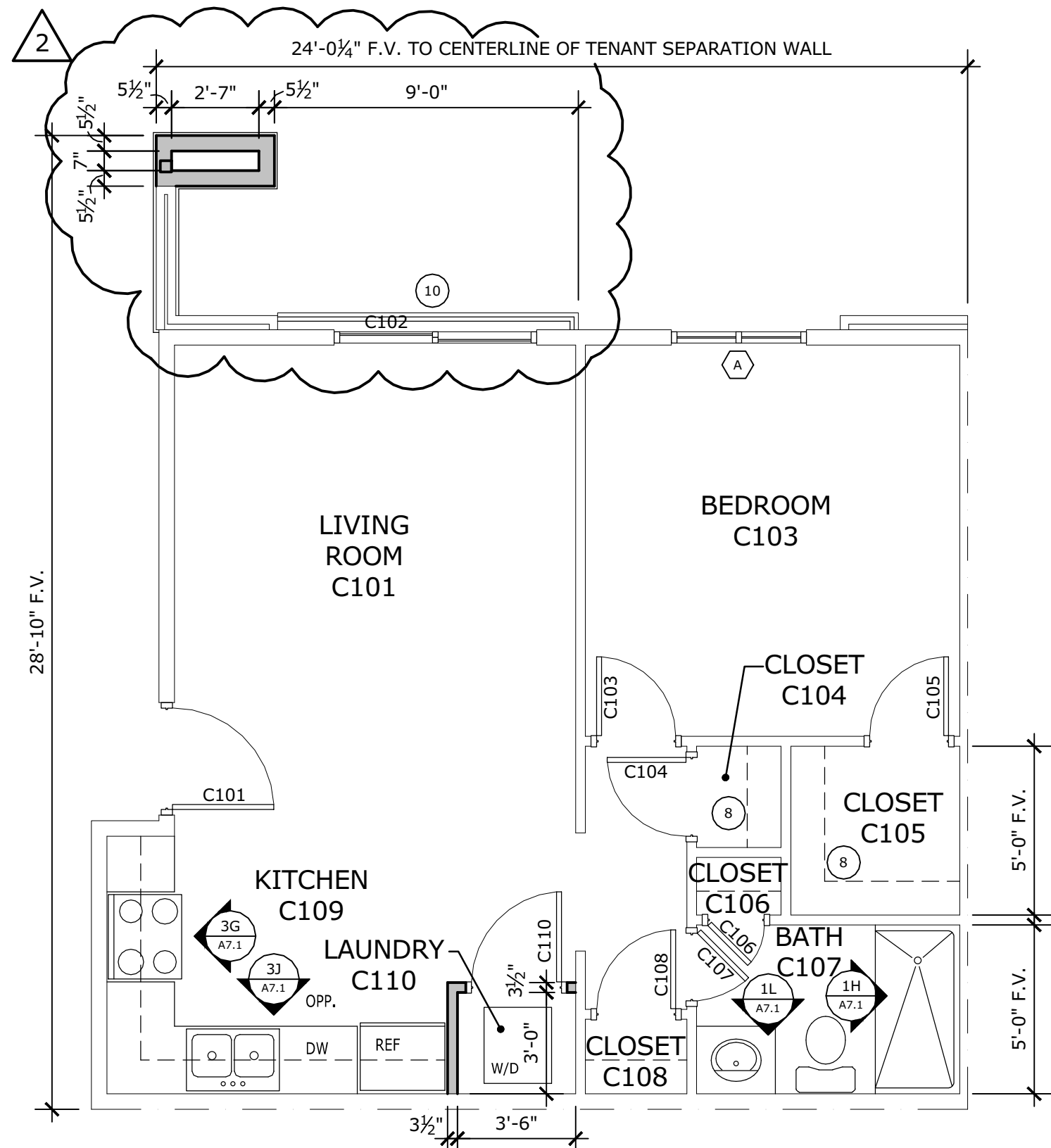
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| Δ | Addendum #1 - October 17, 2016 |
| Δ | CC D #1 - December 14, 2016 |

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Apartment Building Renovation for:
414 Bear Blvd.
Springfield MO 65806UNIT DEMOLITION
& FLOOR PLANSProject No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

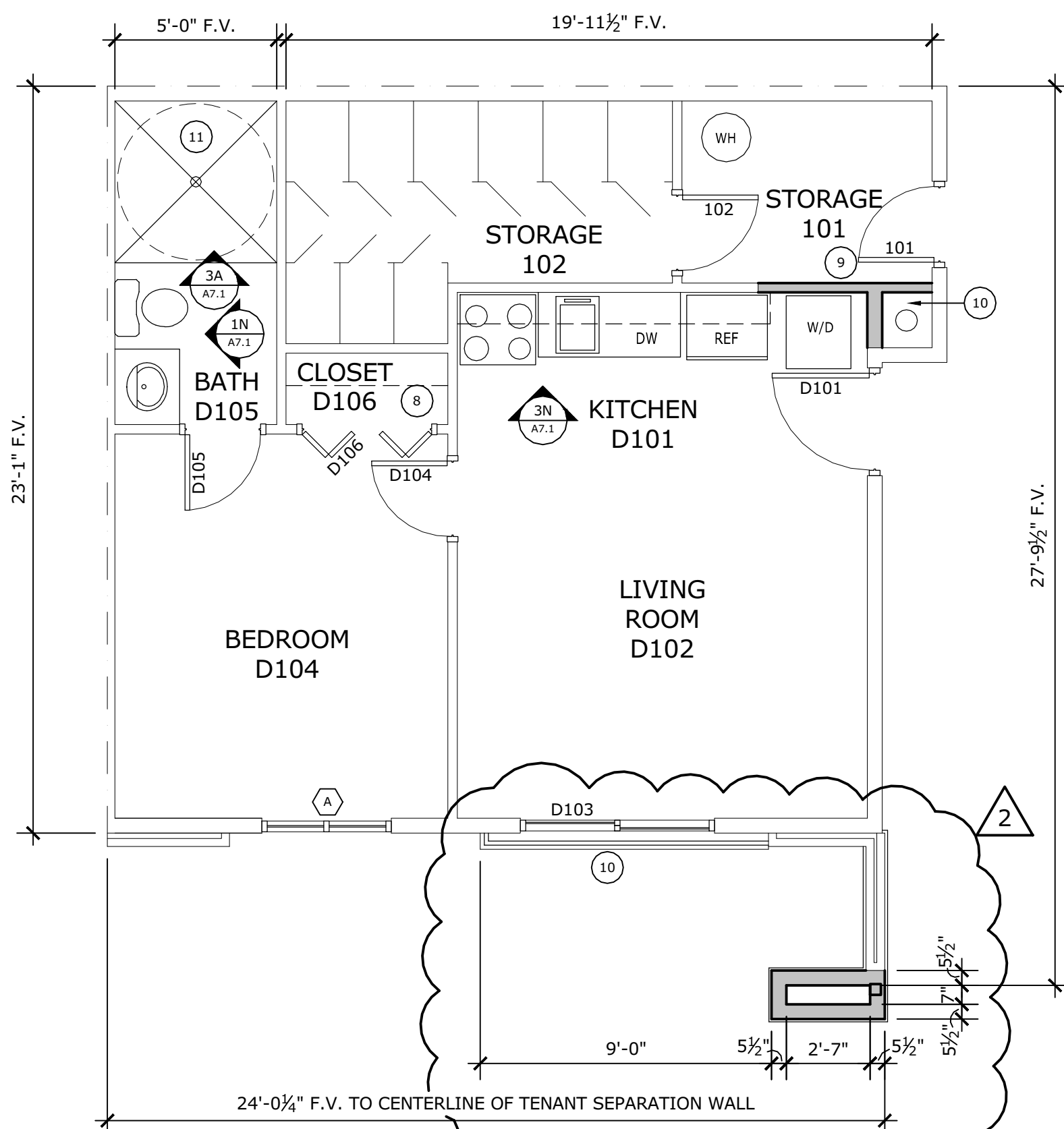
Sheet

A2.2



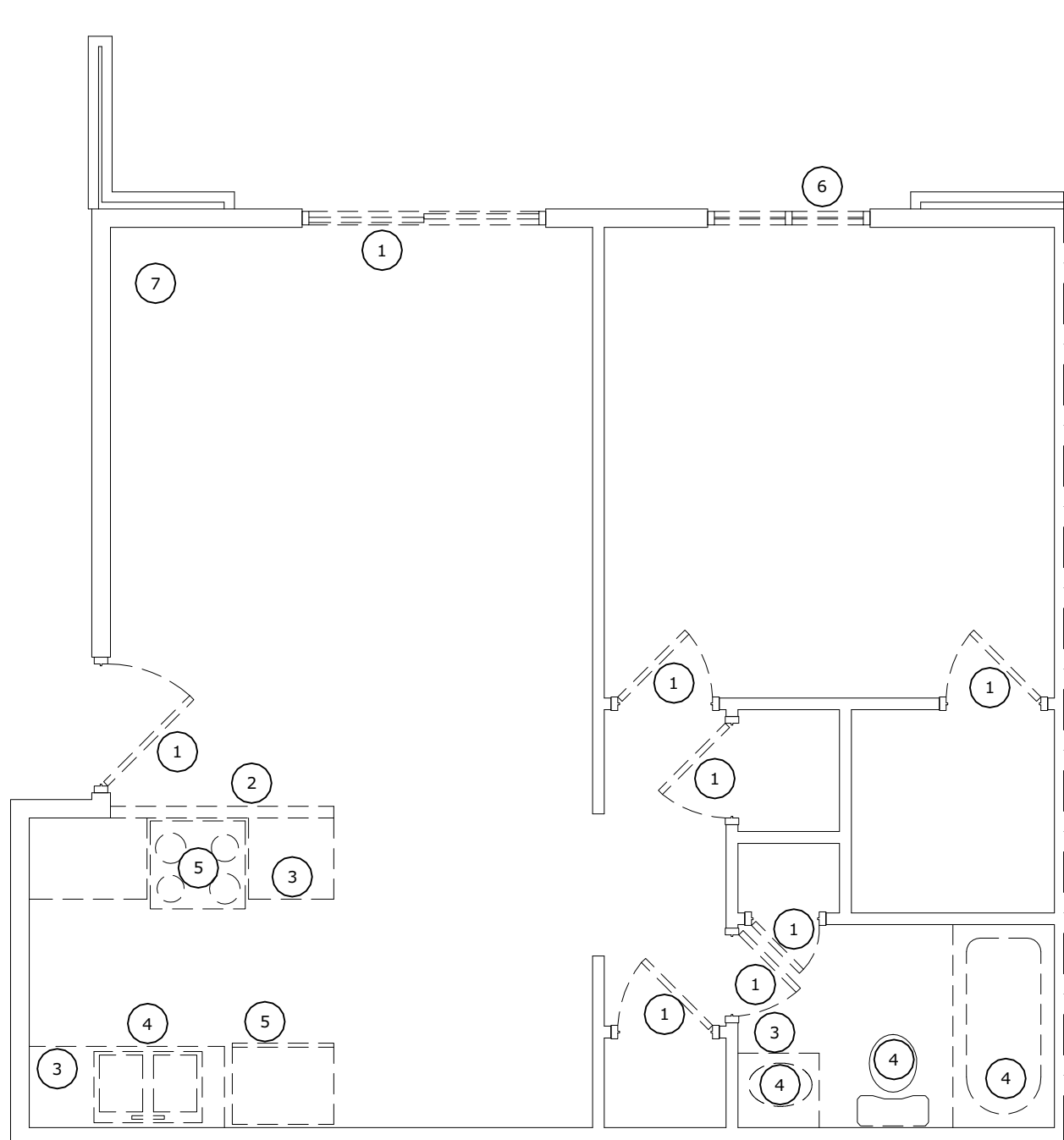
6A UNIT 'C' FLOOR PLAN

A2.2 scale: 1/4" = 1'-0"



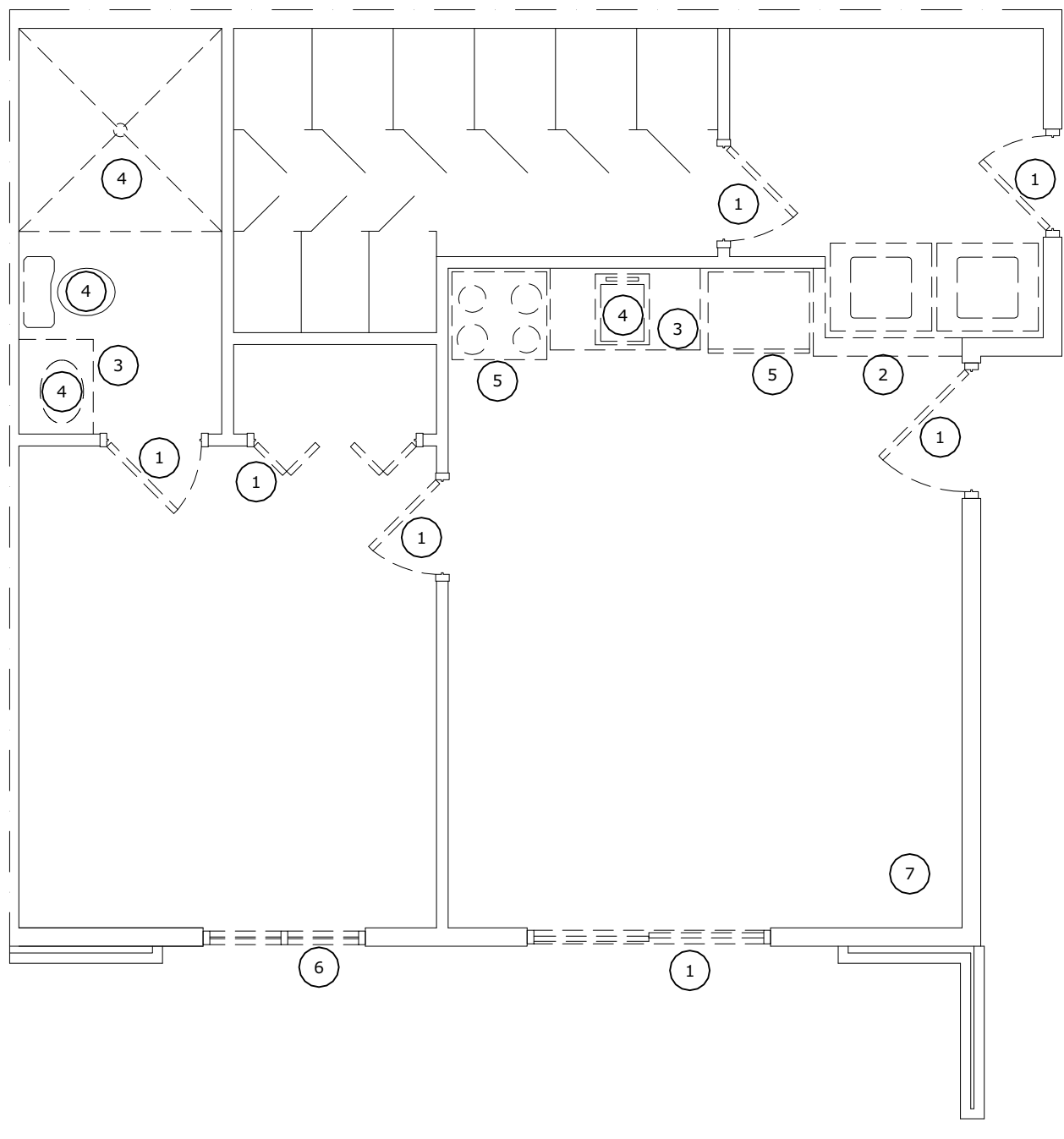
6G UNIT 'D' FLOOR PLAN

A2.2 scale: 1/4" = 1'-0"



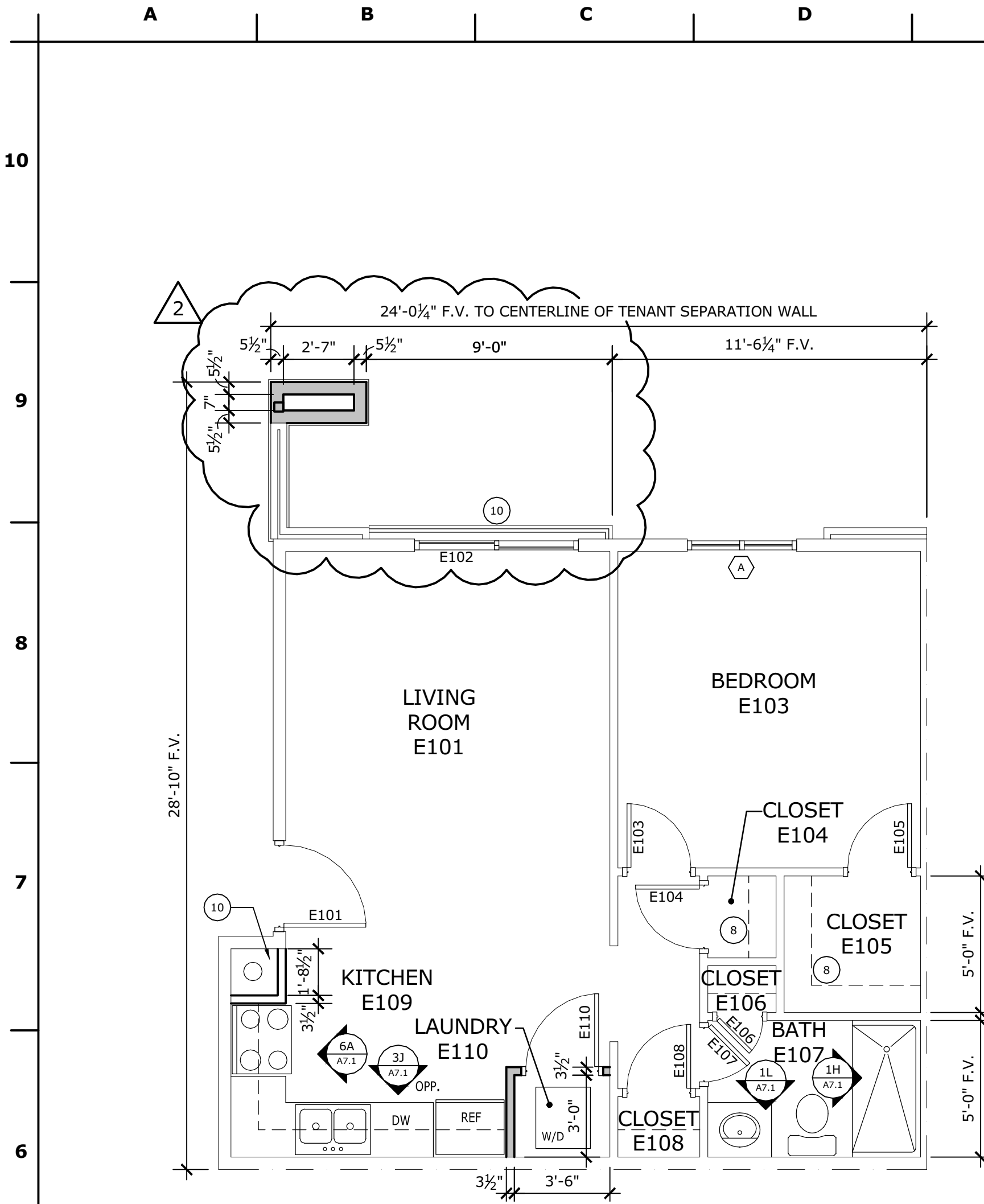
1A UNIT 'C' DEMOLITION PLAN

A2.2 scale: 1/4" = 1'-0"

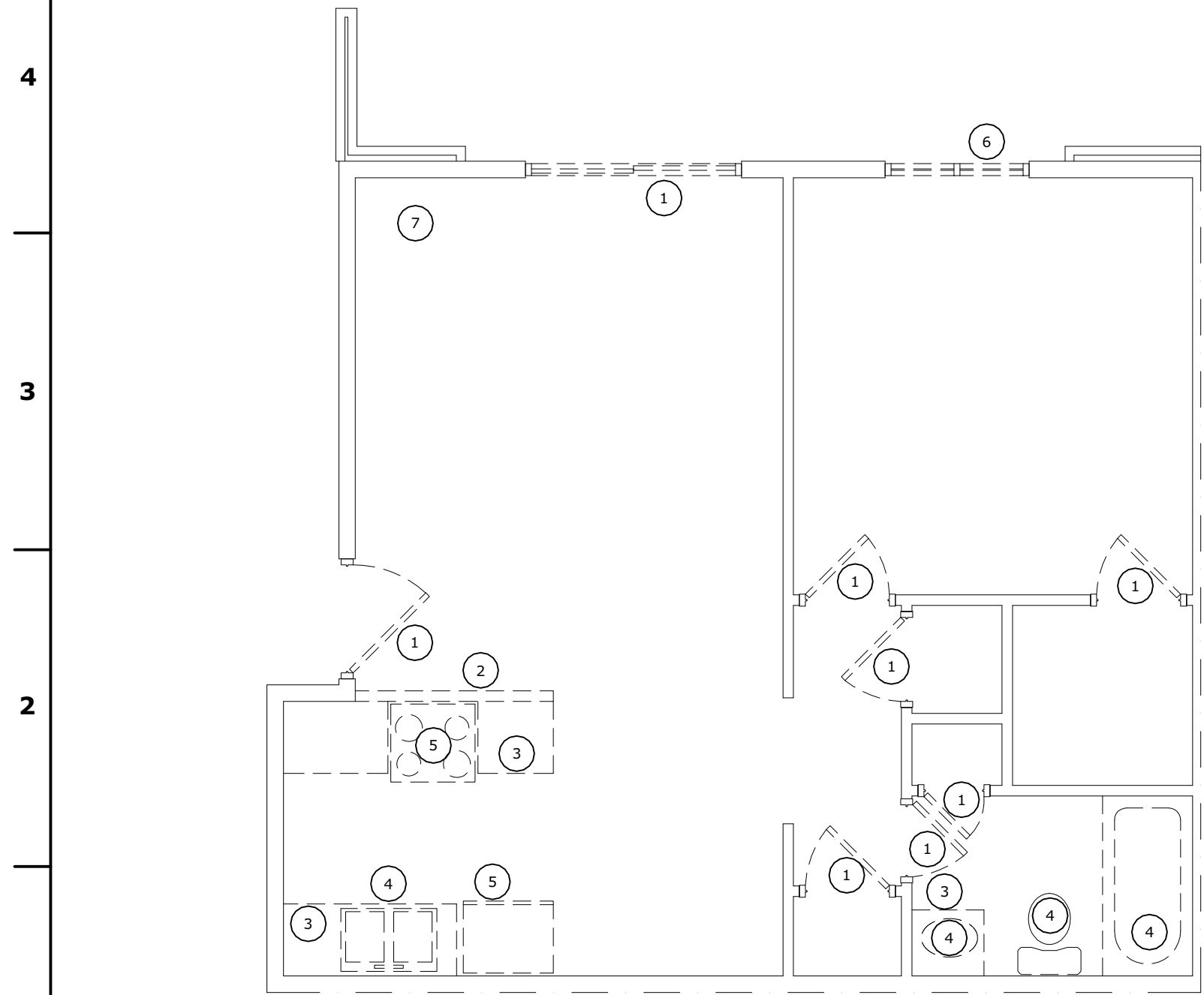


1G UNIT 'D' DEMOLITION PLAN

A2.2 scale: 1/4" = 1'-0"



6A UNIT 'E' FLOOR PLAN
A2.3 scale: 1/4" = 1'-0"



1A UNIT 'E' DEMOLITION PLAN
A2.3 scale: 1/4" = 1'-0"

GENERAL NOTES

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WALL TYPES

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- NEW WALL PER STRUCTURAL.

DOOR TYPES

- EXISTING DOOR TO BE REMOVED.
- NEW DOOR PER SCHEDULE ON SHEET A3.1

APPROVED
FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO
BUILDING OFFICIAL
REVIEWED FOR COMPLIANCE WITH THE CITY CODE, ADOPTED BUILDING
CODES, ZONING ORDINANCE, AND DESIGN STANDARDS. THIS REVIEW AND
APPROVAL DOES NOT RELIEVE THE DEVELOPER OR HIS AGENTS OF ANY
RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS,
OR ADDRESS OR OVERRULE THE REQUIREMENTS OF OTHER JURISDICTIONS,
OR ADDRESS ANY SPECIAL SPECIAL REQUIREMENTS.
Springfield, Missouri 65807
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2/23/16
SIGNATURE DATE

PRJ2016-01331

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Professional Seal

Matthew A. Capen, AIA - Architect
MO# A-2011006167



Matt A Capen AIA
2016.12.14 09:56:00 -06'00'

Revisions	
A	ddendum #1 - October 17, 2016
Δ	CC D #1 - December 14, 2016

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Apartment Building Renovation for:
414 Bear Blvd.
Springfield MO 65806

UNIT DEMOLITION
& FLOOR PLANS

Project No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

Sheet
A2.3

DOOR SCHEDULE

Door Number	Type	Door		Frame		Head/Jamb	Remarks
		Size	Mat'l	Mat'l	Type		
UNIT A							
A101	A	3'-0" X 6'-8"	HM	HM	A	1	20 MIN. LABELED DOOR & FRAME WITH CLOSER
A102	D	6'-0" X 6'-8" SLIDER	VINYL				
A103	B	2'-6" X 6'-8"	WD	WD	B	2	
A104	B	2'-0" X 6'-8"	WD	WD	B	2	
A105	B	2'-6" X 6'-8"	WD	WD	B	2	
A106	B	2'-6" X 6'-8"	WD	WD	B	2	
A107	B	2'-0" X 6'-8"	WD	WD	B	2	
A108	C	4'-0" X 6'-8" BI-FOLD	WD	WD	B	2	
A109	B	1'-8" X 6'-8"	WD	WD	B	2	
A110	B	2'-0" X 6'-8"	WD	WD	B	2	
UNIT B							
B101	A	3'-0" X 6'-8"	HM	HM	A	1	20 MIN. LABELED DOOR & FRAME WITH CLOSER
B102	D	6'-0" X 6'-8" SLIDER	VINYL				
B103	B	2'-6" X 6'-8"	WD	WD	B	2	
B104	B	2'-0" X 6'-8"	WD	WD	B	2	
B105	B	2'-6" X 6'-8"	WD	WD	B	2	
B106	B	2'-6" X 6'-8"	WD	WD	B	2	
B107	B	2'-0" X 6'-8"	WD	WD	B	2	
B108	C	4'-0" X 6'-8" BI-FOLD	WD	WD	B	2	
B109	B	1'-8" X 6'-8"	WD	WD	B	2	
B110	B	2'-0" X 6'-8"	WD	WD	B	2	
UNIT C							
C101	A	3'-0" X 6'-8"	HM	HM	A	1	20 MIN. LABELED DOOR & FRAME WITH CLOSER
C102	D	6'-0" X 6'-8" SLIDER	VINYL				
C103	B	2'-4" X 6'-8"	WD	WD	B	2	
C104	B	2'-4" X 6'-8"	WD	WD	B	2	
C105	B	2'-4" X 6'-8"	WD	WD	B	2	
C106	B	1'-8" X 6'-8"	WD	WD	B	2	
C107	B	2'-0" X 6'-8"	WD	WD	B	2	
C108	B	2'-4" X 6'-8"	WD	WD	B	2	
UNIT D							
D101	A	3'-0" X 6'-8"	HM	HM	A	1	20 MIN. LABELED DOOR & FRAME WITH CLOSER
D103	D	6'-0" X 6'-8" SLIDER	VINYL				
D104	B	2'-4" X 6'-8"	WD	WD	B	2	
D105	B	2'-4" X 6'-8"	WD	WD	B	2	
D106	C	4'-0" X 6'-8" BI-FOLD	WD	WD	B	2	
UNIT E							
E101	A	3'-0" X 6'-8"	HM	HM	A	1	20 MIN. LABELED DOOR & FRAME WITH CLOSER
E102	D	6'-0" X 6'-8" SLIDER	VINYL				
E103	B	2'-4" X 6'-8"	WD	WD	B	2	
E104	B	2'-4" X 6'-8"	WD	WD	B	2	
E105	B	2'-4" X 6'-8"	WD	WD	B	2	
E106	B	1'-8" X 6'-8"	WD	WD	B	2	
E107	B	2'-0" X 6'-8"	WD	WD	B	2	
E108	B	2'-4" X 6'-8"	WD	WD	B	2	
101	A	3'-0" X 6'-8"	WD	WD	B	2	20 MIN. LABELED DOOR & FRAME WITH CLOSER
102	B	2'-6" X 6'-8"	WD	WD	B	2	

NOTE: CONTRACTOR TO FIELD VERIFY ALL EXISTING OPENINGS PRIOR TO ORDERING DOOR/DOOR FRAMES.

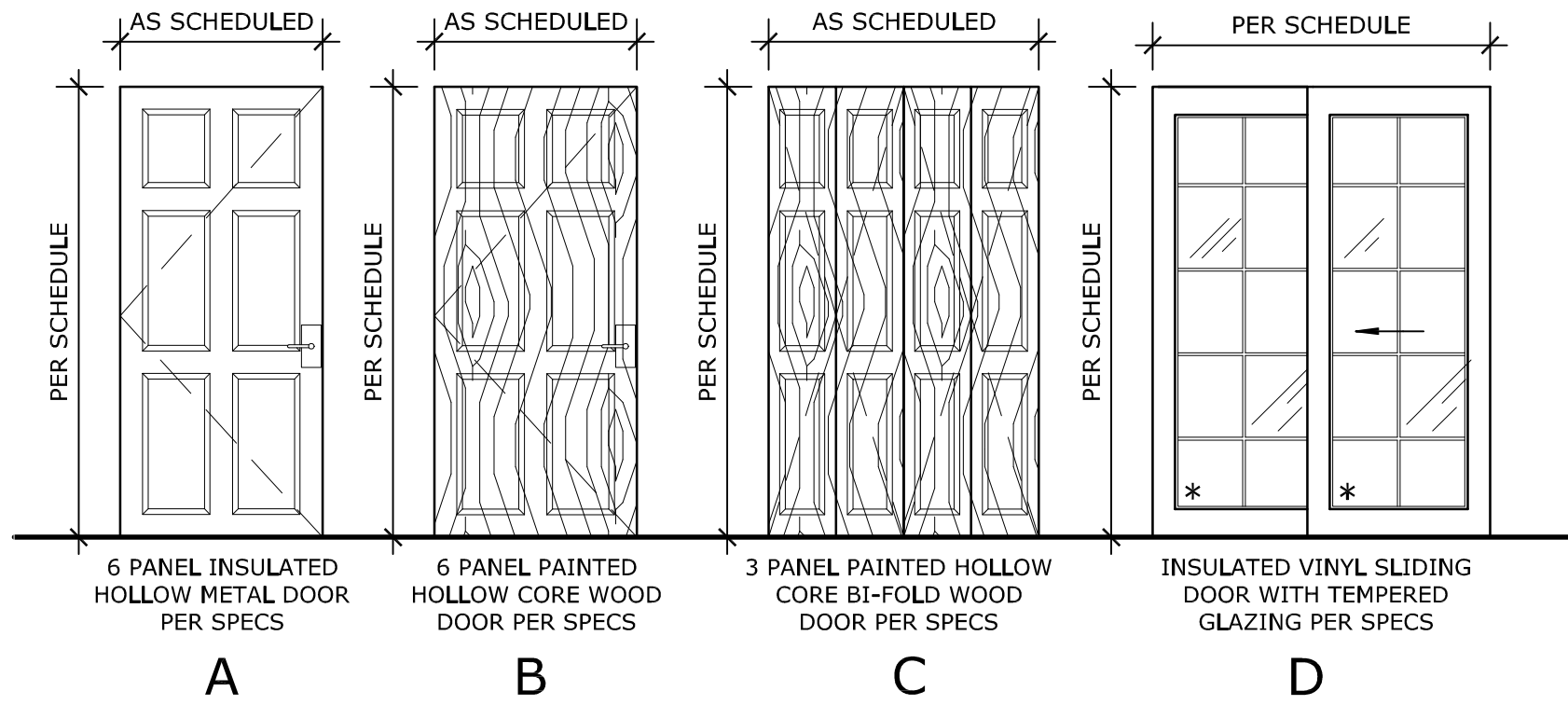
HARDWARE NOTES:

2ND/3RD LEVEL UNITS:
MAIN ENTRY DOORS AT LIVING ROOM SHALL RECEIVE THREE BUTTS PER DOOR, ONE LOCKSET, DEADBOLT, THRU DOOR VIEWER, WALL MOUNTED BUMPER STOP, THRESHOLD AND WEATHER STRIPPING. BEDROOM AND BATHROOM DOORS SHALL RECEIVE THREE BUTTS PER DOOR, ONE PRIVACY SET AND ONE WALL MOUNTED BUMPER STOP. CLOSET DOORS (EXCEPT BI-PASS) & FURNACE ROOM DOORS SHALL RECEIVE THREE BUTTS PER DOOR, ONE PASSAGE SET AND ONE WALL MOUNTED BUMPER STOP. BI-PASSING CLOSET DOORS SHALL RECEIVE A COMPLETE ASSEMBLY INCLUDING TRACK, PUSH/PULLS, FLOOR STOPS, ETC.

1ST LEVEL UNITS:
MAIN ENTRY DOORS AT LIVING ROOM SHALL RECEIVE THREE BUTTS PER DOOR, ONE LEVER HANDLE LOCKSET, ADA APPROVED DEADBOLT, THRU DOOR VIEWER AT HANDICAPPED HEIGHT, WALL MOUNTED BUMPER STOP AND THRESHOLD (MAXIMUM 1/2") AND WEATHER STRIPPING. BEDROOM AND BATHROOM DOORS SHALL RECEIVE THREE BUTTS PER DOOR, ONE PRIVACY SET AND ONE WALL MOUNTED BUMPER STOP. CLOSET DOORS (EXCEPT BI-PASS) & FURNACE ROOM DOORS SHALL RECEIVE THREE BUTTS PER DOOR, ONE PASSAGE SET AND ONE WALL MOUNTED BUMPER STOP. BI-PASSING CLOSET DOORS SHALL RECEIVE A COMPLETE ASSEMBLY INCLUDING TRACK, PUSH/PULLS, FLOOR STOPS, ETC.

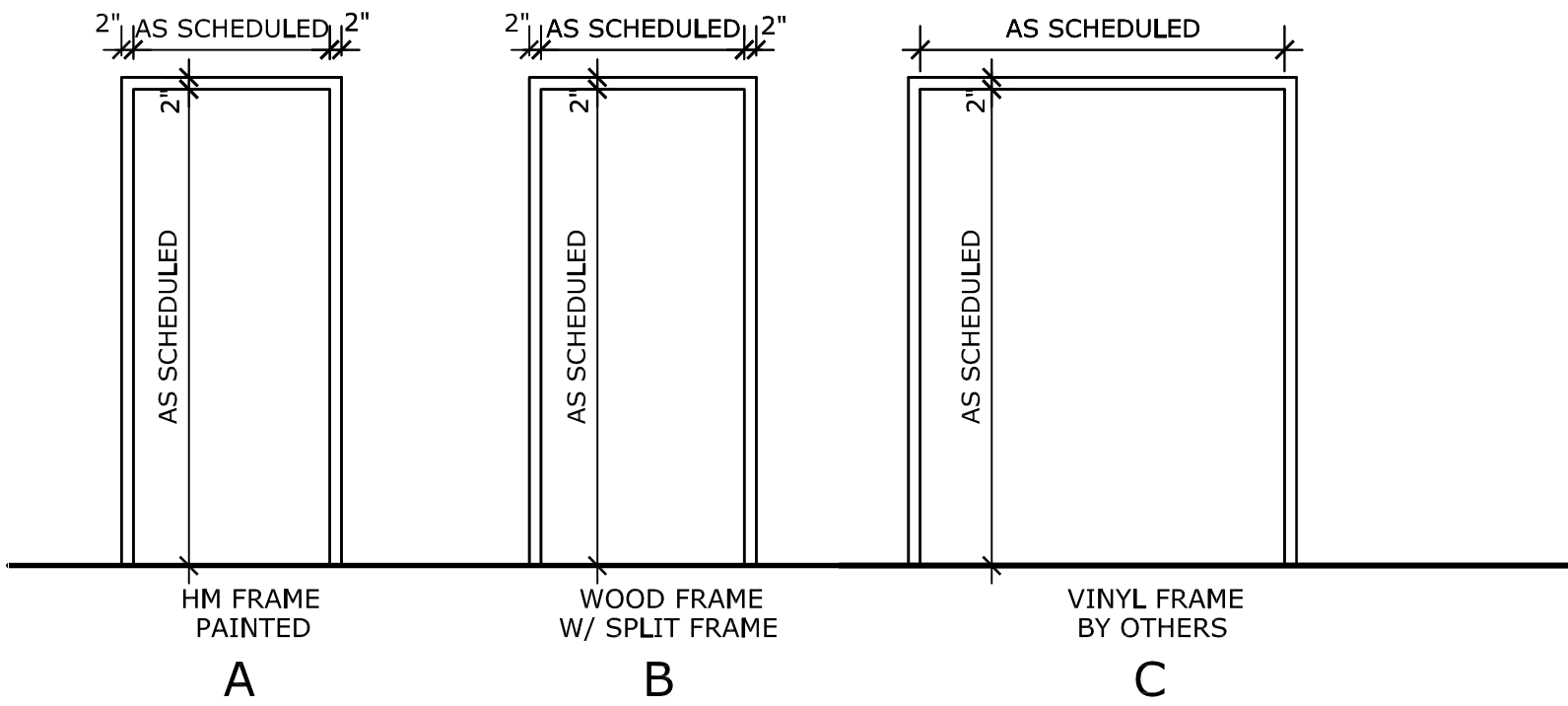
DOOR TYPES

SCALE: 3/8" =1'-0"



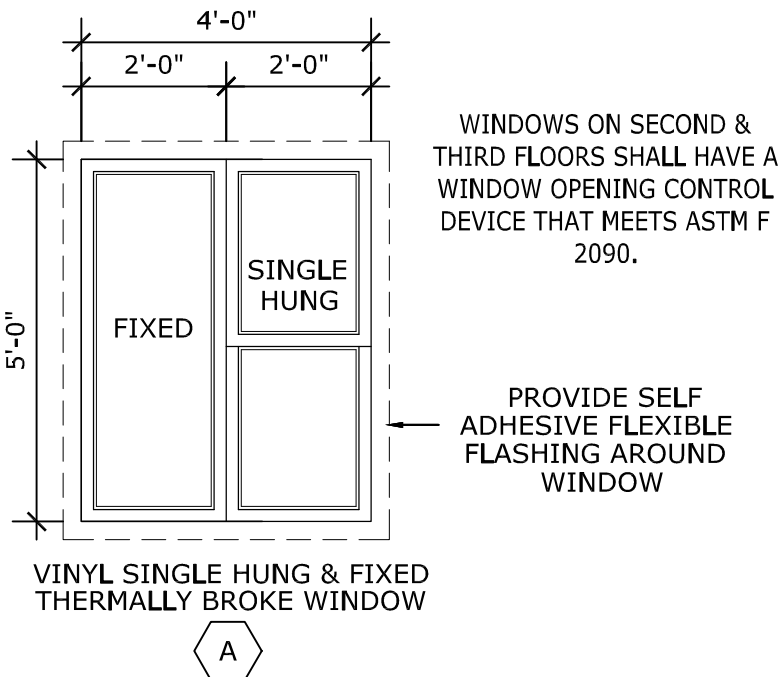
DOOR FRAME TYPES

SCALE: 3/8" =1'-0"



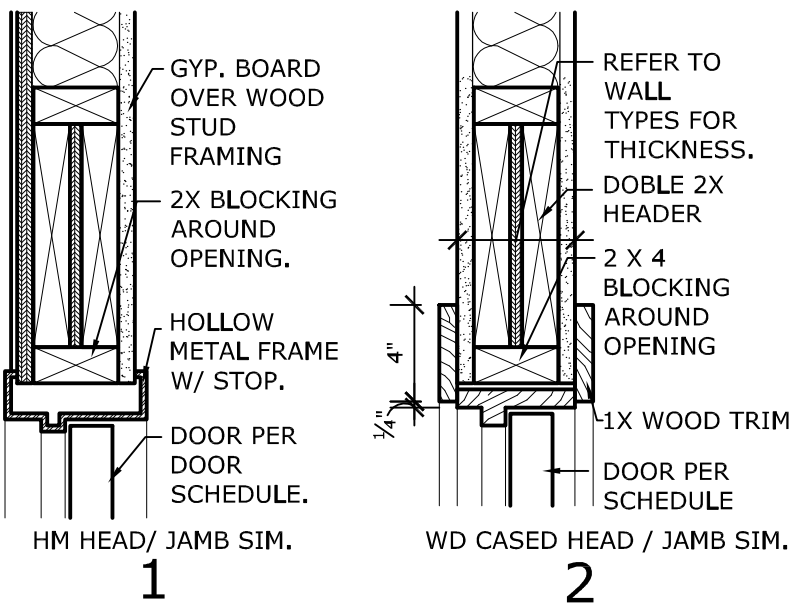
WINDOW TYPES

SCALE: 3/8" =1'-0"



HEAD & JAMB DETAILS

SCALE: 1 1/2" =1'-0"



INTERIOR FINISH MATERIAL LEGEND

SURFACE	MARK	DESCRIPTION
FLOORS	F-1	VINYL PLANK FLOORING EQUAL TO SHAW FLOORS, WORLD'S FAIR; STYLE #0318V - COLOR TO BE SELECTED BY OWNER. THICKNESS TO BE 2MM WITH 6MM WEAR LAYER; SIZE: 6" x 48"
	F-2	EXPOSED CONCRETE FLOOR SLAB WITH (2) COATS OF "CURE AND SEAL" CONCRETE SEALER. THE FIRST COAT SHALL BE APPLIED WITHIN 24 HOURS OF THE CONCRETE POUR WITH THE FINAL COAT APPLIED PRIOR TO SUBSTANTIAL COMPLETION. BRUSH FINISHED CONCRETE PATIO (GROUND LEVEL UNITS).
	F-3	TREATED EXTERIOR 2X WOOD DECKING (ELEVATED UNITS)
	F-4	EXISTING CONCRETE SLAB TO REMAIN. CONTRACTOR TO CLEAN AND PROVIDE NEW COAT OF SEALER.
CEILINGS	C-1	CONTRACTOR SHALL REMOVE "POPCORN" CEILING. ANY DAMAGED CEILINGS SHALL BE PATCHED/REPAIRED, THEN PAINTED WITH 2-COATS OF "SHERWIN WILLIAMS" LATEX SATIN FINISH. COLOR TO BE SELECTED BY OWNER.
	C-2	CONTRACTOR SHALL REMOVE EXISTING LAY-IN CEILING AND PROVIDE 5/8" TYPE X MOISTURE RESISTANT GYPSUM BOARD CEILING. THE CEILING SHALL BE SANDED, TAPED, AND FINISHED WITH KNOCK DOWN TEXTURE, THEN PAINTED WITH 2-COATS OF "SHERWIN WILLIAMS" LATEX SATIN FINISH. COLOR TO BE SELECTED BY OWNER. AT LOCATION OF HVAC UNIT, PER MEP DRAWINGS, CONTRACTOR SHALL PROVIDE A 20" X 30" FIRE RATED ACCESS PANEL.
	C-3	VENTED ALUMINUM SOFFIT PANELS ABOVE THIRD LEVEL DECKS PER SPECS - COLOR TO BE SELECTED BY ARCHITECT. AT FIRST AND SECOND LEVEL DECKS, THE CEILING SHALL BE EXPOSED 2X TREATED DECKING ABOVE.
WALLS	W-1	5/8" TYPE X GYPSUM BOARD WALL. THE WALL SHALL BE SANDED, TAPED, AND FINISHED WITH KNOCK DOWN TEXTURE, THEN PAINTED WITH 2-COATS OF "SHERWIN WILLIAMS" LATEX SATIN FINISH. COLOR TO BE THE SAME COLOR AS CEILING AND SELECTED BY OWNER.
	W-2	5/8" TYPE X MOISTURE RESISTANT GYPSUM BOARD WALL. THE WALL SHALL BE SANDED, TAPED, AND FINISHED WITH KNOCK DOWN TEXTURE, THEN PAINTED WITH 2-COATS OF "SHERWIN WILLIAMS" LATEX SATIN FINISH. COLOR TO BE THE SAME COLOR AS CEILING AND SELECTED BY OWNER.
BASE	B-1	4" VINYL BASE PER SPEC. - COLOR TO BE SELECTED BY ARCHITECT. AS A BID ALTERNATE, CONTRACTOR SHALL PRICE A 6" VINYL BASE EQUAL TO JOHNSONITE MILLWORK COUNTOUNTED BASE, STYLE TO BE INFLECTION AND COLOR TO BE SELECTED BY ARCHITECT FROM ONE OF THE MANUFACTURER'S STANDARD SOLID COLORS.
	B-1	NO BASE REQUIRED.

INTERIOR FINISH SCHEDULE

Room Name	Room Number	Floor Finish	Ceiling Finish	Wall Finish				Base	
				North	South	East	West		
UNIT A									
LIVING ROOM	A101	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
PATIO/DECK	A102	F-2/F-3	C-3	W-1	W-1	W-1	W-1	B-1	
CLOSET	A103	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
BATH	A104	F-1	C-2	W-2	W-2	W-2	W-2	B-1	
BEDROOM	A105	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
BEDROOM	A106	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	A107	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	A108	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	A109	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
BATH	A110	F-1	C-2	W-2	W-2	W-2	W-2	B-1	
KITCHEN	A111	F-1	C-1	W-2	W-2	W-2	W-2	B-1	
UNIT B									
LIVING ROOM	B101	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
PATIO/DECK	B102	F-2/F-3	C-3	W-1	W-1	W-1	W-1	B-1	
CLOSET	B103	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
BATH	B104	F-1	C-2	W-2	W-2	W-2	W-2	B-1	
BEDROOM	B105	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
BEDROOM	B106	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	B107	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	B108	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	B109	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
BATH	B110	F-1	C-2	W-2	W-2	W-2	W-2	B-1	
KITCHEN	B111	F-1	C-1	W-2	W-2	W-2	W-2	B-1	
UNIT C									
LIVING ROOM	C101	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
PATIO/DECK	C102	F-2/F-3	C-3	W-1	W-1	W-1	W-1	B-1	
BEDROOM	C103	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	C104	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	C105	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	C106	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
BATH	C107	F-1	C-2	W-2	W-2	W-2	W-2	B-1	
CLOSET	C108	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
KITCHEN	C109	F-1	C-1	W-2	W-2	W-2	W-2	B-1	
UNIT D									
KITCEN	D101	F-1	C-1	W-2	W-2	W-2	W-2	B-1	
LIVING ROOM	D102	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
PATIO	D103	F-2	C-3	W-1	W-1	W-1	W-1	B-1	
BEDROOM	D104	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
BATH	D105	F-1	C-2	W-2	W-2	W-2	W-2	B-1	
CLOSET	D106	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
UNIT E									
LIVING ROOM	E101	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
PATIO/DECK	E102	F-2/F-3	C-3	W-1	W-1	W-1	W-1	B-1	
BEDROOM	E103	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	E104	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	E105	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
CLOSET	E106	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
BATH	E107	F-1	C-2	W-2	W-2	W-2	W-2	B-1	
CLOSET	E108	F-1	C-1	W-1	W-1	W-1	W-1	B-1	
KITCHEN	E109	F-1	C-1	W-2	W-2	W-2	W-2	B-1	
STORAGE	101	F-4	C-2	W-2	W-2	W-2	W-2	B-2	
STORAGE	102	F-4	C-2	W-2	W-2	W-2	W-2	B-2	



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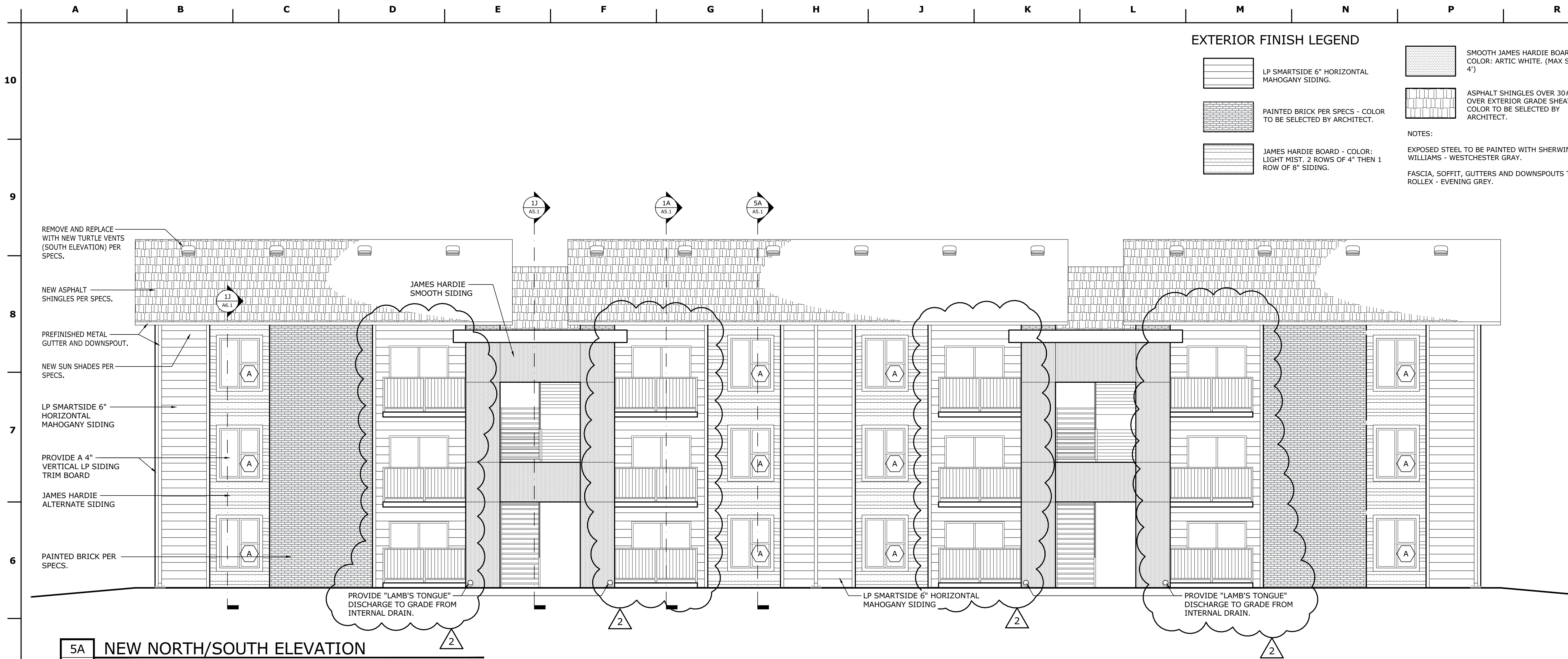
Apartment Building Renovation for:
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DOOR SCHEDULE & WINDOW TYPES

Project No:16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

Sheet

A3.1



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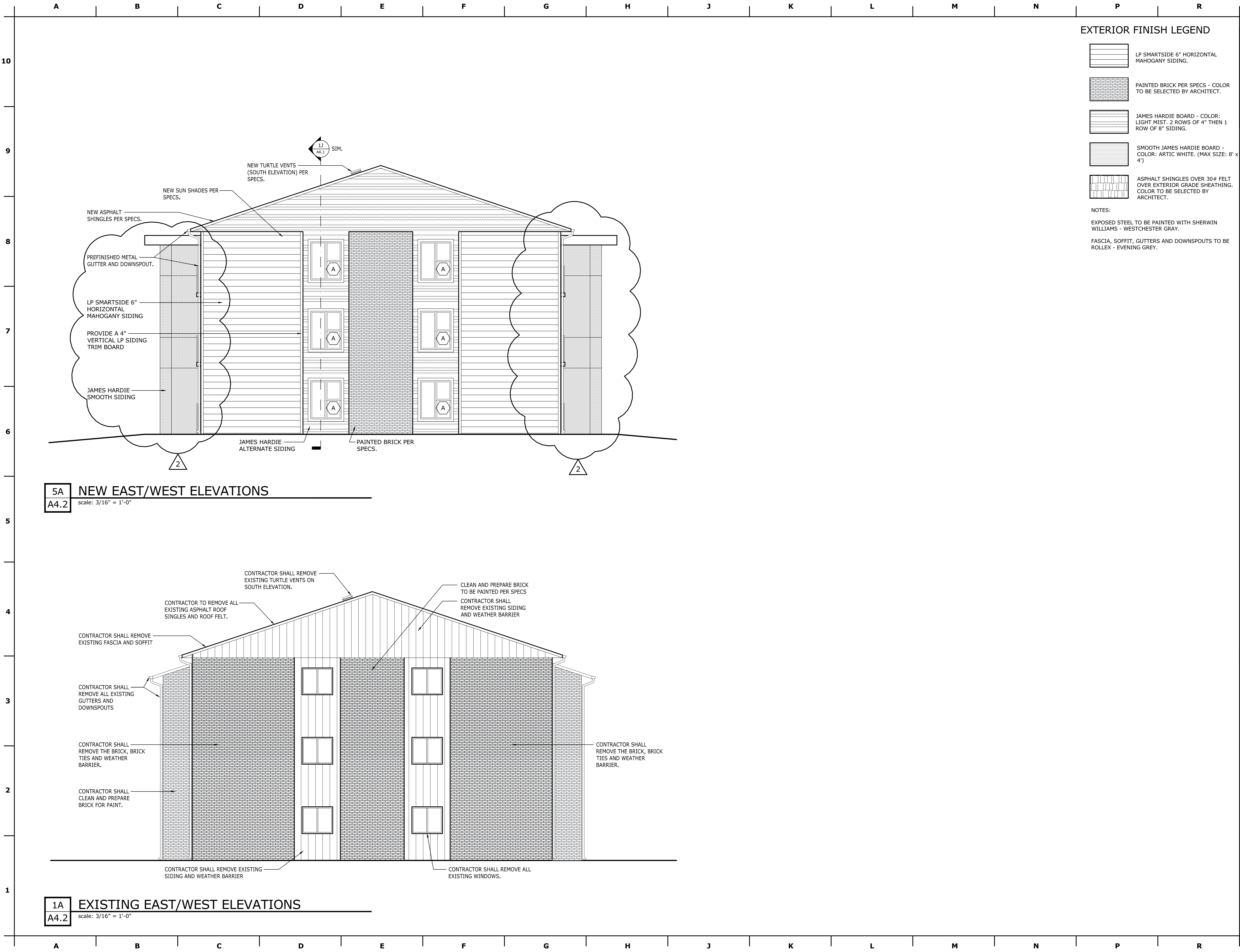
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EXTERIOR ELEVATIONS

Project No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

Sheet
A4.1



EXTERIOR FINISH LEGEND

- LP SMARTSIDE 6" HORIZONTAL MAHOGANY SIDING.
- PAINTED BRICK PER SPECS - COLOR TO BE SELECTED BY ARCHITECT.
- JAMES HARDIE BOARD - COLOR: LIGHT MIST. 2 ROWS OF 4" THEN 1 ROW OF 8" SIDING.
- SMOOTH JAMES HARDIE BOARD - COLOR: ARTIC WHITE. (MAX SIZE: 8' x 4')
- ASPHALT SHINGLES OVER 30# FELT OVER EXTERIOR GRADE SHEATHING. COLOR TO BE SELECTED BY ARCHITECT.

NOTES:
EXPOSED STEEL TO BE PAINTED WITH SHERWIN WILLIAMS - WESTCHESTER GRAY.
FASCIA, SOFFIT, GUTTERS AND DOWNSPOUTS TO BE ROLLEX - EVENING GREY.

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EXTERIOR ELEVATIONS

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Drawn By: mac
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Date: 10/17/2016

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A4.2

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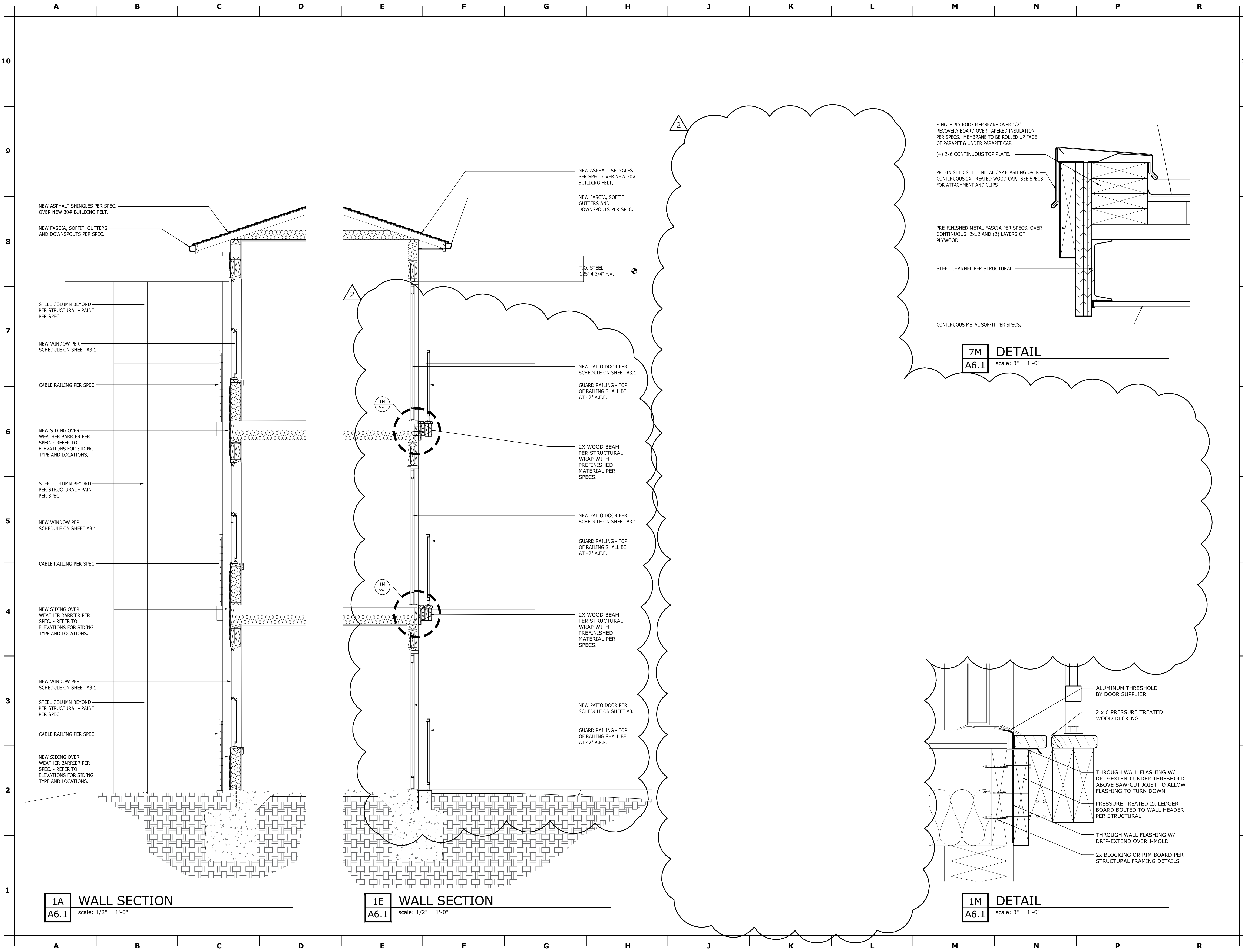
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Apartment Building Renovation for:
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BUILDING SECTIONS

Project No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

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A5.1



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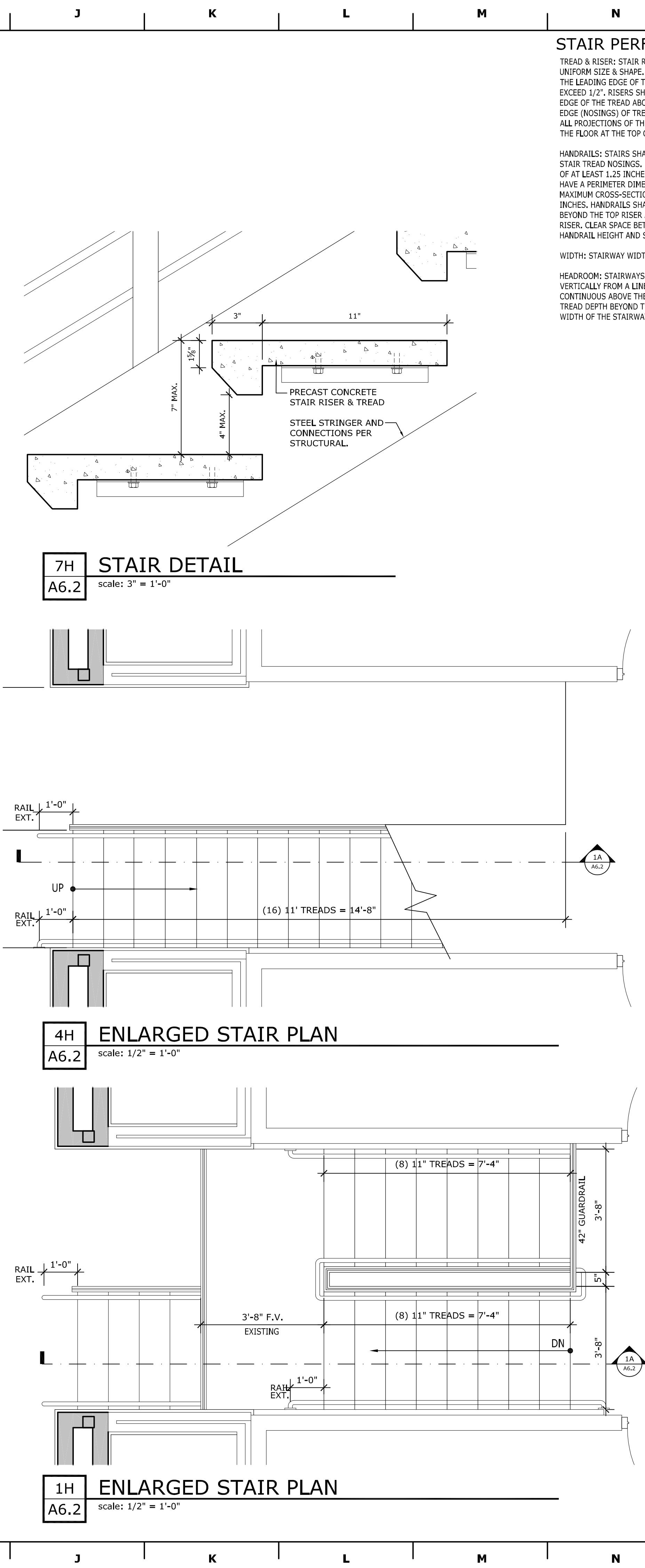
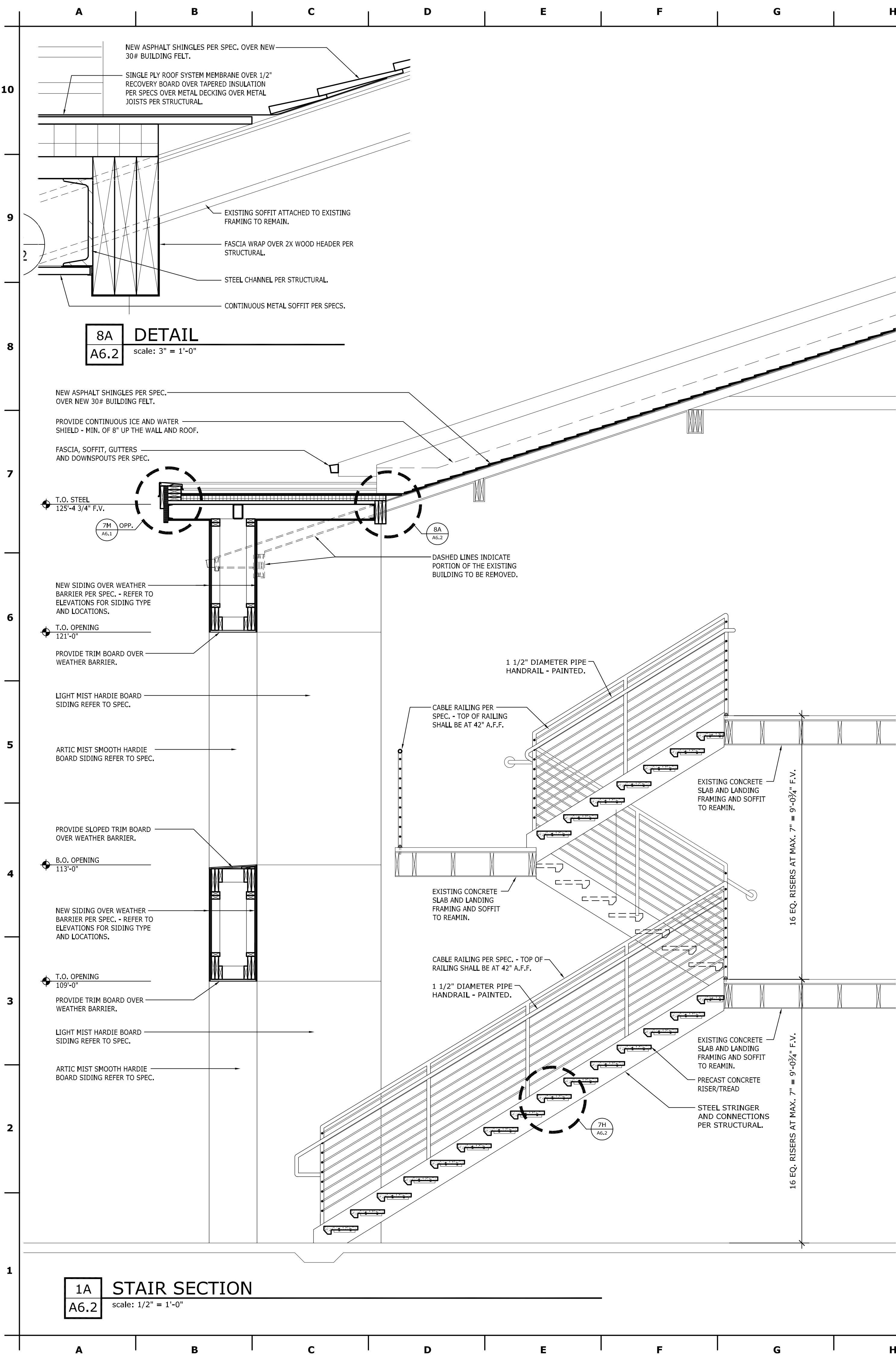
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Springfield MO 65806

WALL SECTION DETAILS

Project No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

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A6.1



STAIR PERFORMANCE SPECS:

TREAD & RISER: STAIR RISER HEIGHTS SHALL BE 7" INCHES MAXIMUM AND 4" MINIMUM AND SHALL BE OF UNIFORM SIZE & SHAPE. STAIR TREAD DEPTHS SHALL BE 11" MINIMUM. THE RADIUS AT THE CURVATURE OF THE LEADING EDGE OF THE TREAD SHALL BE NOT GREATER THAN 1/2". BEVELING OF NOSINGS SHALL NOT EXCEED 1/2". RISERS SHALL BE SOLID AND VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. THE LEADING EDGE (NOSINGS) OF TREADS SHALL PROJECT NOT MORE THAN 1.25 INCHES BEYOND THE TREAD BELOW AND ALL PROJECTIONS OF THE LEADING EDGES SHALL BE OF UNIFORM SIZE, INCLUDING THE LEADING EDGE OF THE FLOOR AT THE TOP OF A FLIGHT.

HANDRAILS: STAIRS SHALL HAVE HANDRAILS ON EACH SIDE AT A UNIFORM HEIGHT OF 34" - 38" ABOVE STAIR TREAD NOSINGS. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.125 INCHES. HANDRAILS SHALL RETURN TO A WALL AND SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT AND SHALL NOT BE LESS THAN 1.5 INCHES.

WIDTH: STAIRWAY WIDTH SHALL NOT BE LESS THAN 44".

HEADROOM: STAIRWAYS SHALL HAVE A MINIMUM HEAD ROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

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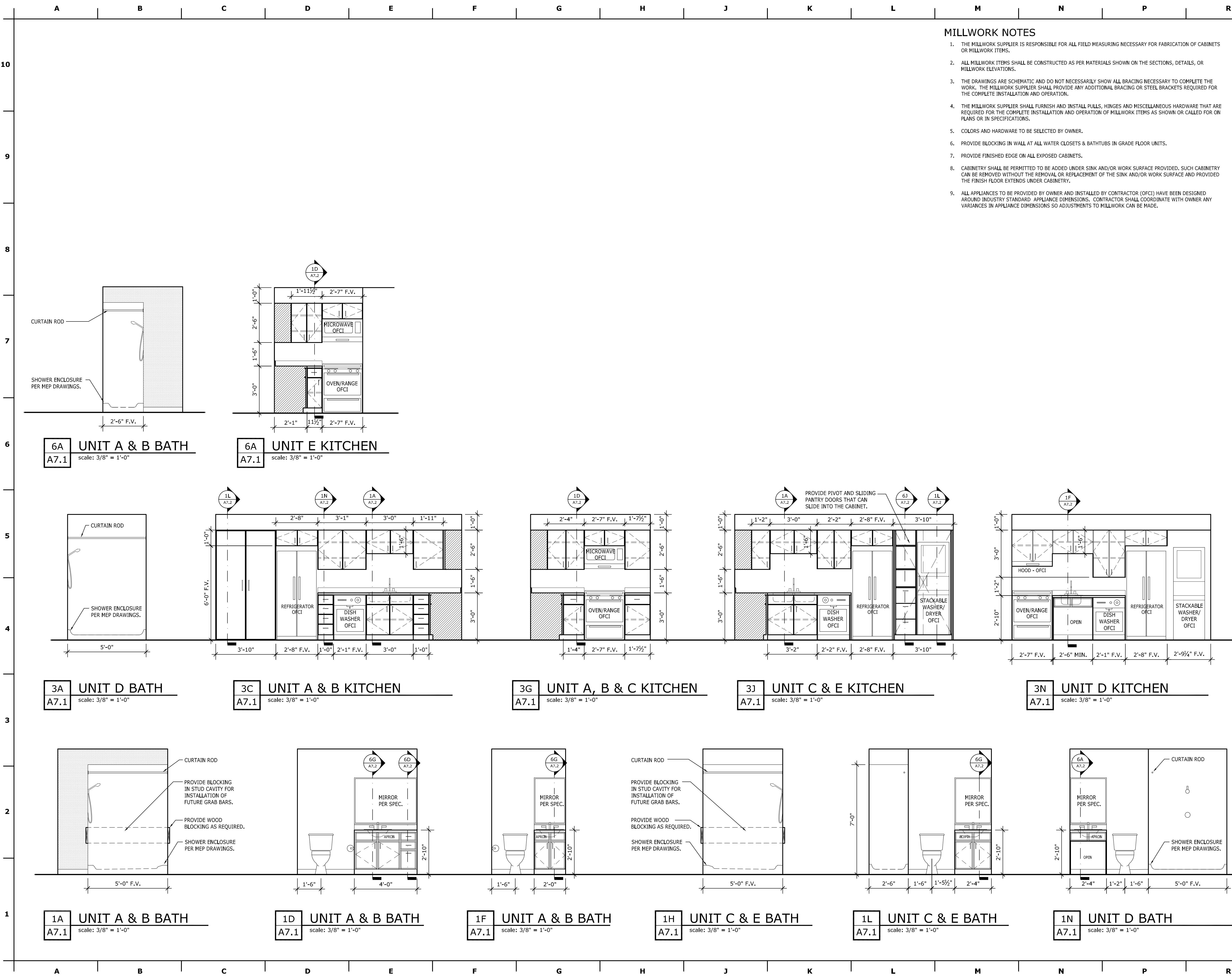
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Springfield MO 65806

WALL SECTION DETAILS

Project No:16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

Sheet
A6.2



MILLWORK NOTES

1. THE MILLWORK SUPPLIER IS RESPONSIBLE FOR ALL FIELD MEASURING NECESSARY FOR FABRICATION OF CABINETS OR MILLWORK ITEMS.
2. ALL MILLWORK ITEMS SHALL BE CONSTRUCTED AS PER MATERIALS SHOWN ON THE SECTIONS, DETAILS, OR MILLWORK ELEVATIONS.
3. THE DRAWINGS ARE SCHEMATIC AND DO NOT NECESSARILY SHOW ALL BRACING NECESSARY TO COMPLETE THE WORK. THE MILLWORK SUPPLIER SHALL PROVIDE ANY ADDITIONAL BRACING OR STEEL BRACKETS REQUIRED FOR THE COMPLETE INSTALLATION AND OPERATION.
4. THE MILLWORK SUPPLIER SHALL FURNISH AND INSTALL PULLS, HINGES AND MISCELLANEOUS HARDWARE THAT ARE REQUIRED FOR THE COMPLETE INSTALLATION AND OPERATION OF MILLWORK ITEMS AS SHOWN OR CALLED FOR ON PLANS OR IN SPECIFICATIONS.
5. COLORS AND HARDWARE TO BE SELECTED BY OWNER.
6. PROVIDE BLOCKING IN WALL AT ALL WATER CLOSETS & BATHTUBS IN GRADE FLOOR UNITS.
7. PROVIDE FINISHED EDGE ON ALL EXPOSED CABINETS.
8. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER SINK AND/OR WORK SURFACE PROVIDED, SUCH CABINETRY CAN BE REMOVED WITHOUT THE REMOVAL OR REPLACEMENT OF THE SINK AND/OR WORK SURFACE AND PROVIDED THE FINISH FLOOR EXTENDS UNDER CABINETRY.
9. ALL APPLIANCES TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR (OFCI) HAVE BEEN DESIGNED AROUND INDUSTRY STANDARD APPLIANCE DIMENSIONS. CONTRACTOR SHALL COORDINATE WITH OWNER ANY VARIANCES IN APPLIANCE DIMENSIONS SO ADJUSTMENTS TO MILLWORK CAN BE MADE.

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MILLWORK ELEVATIONS

Project No:16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

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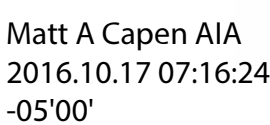
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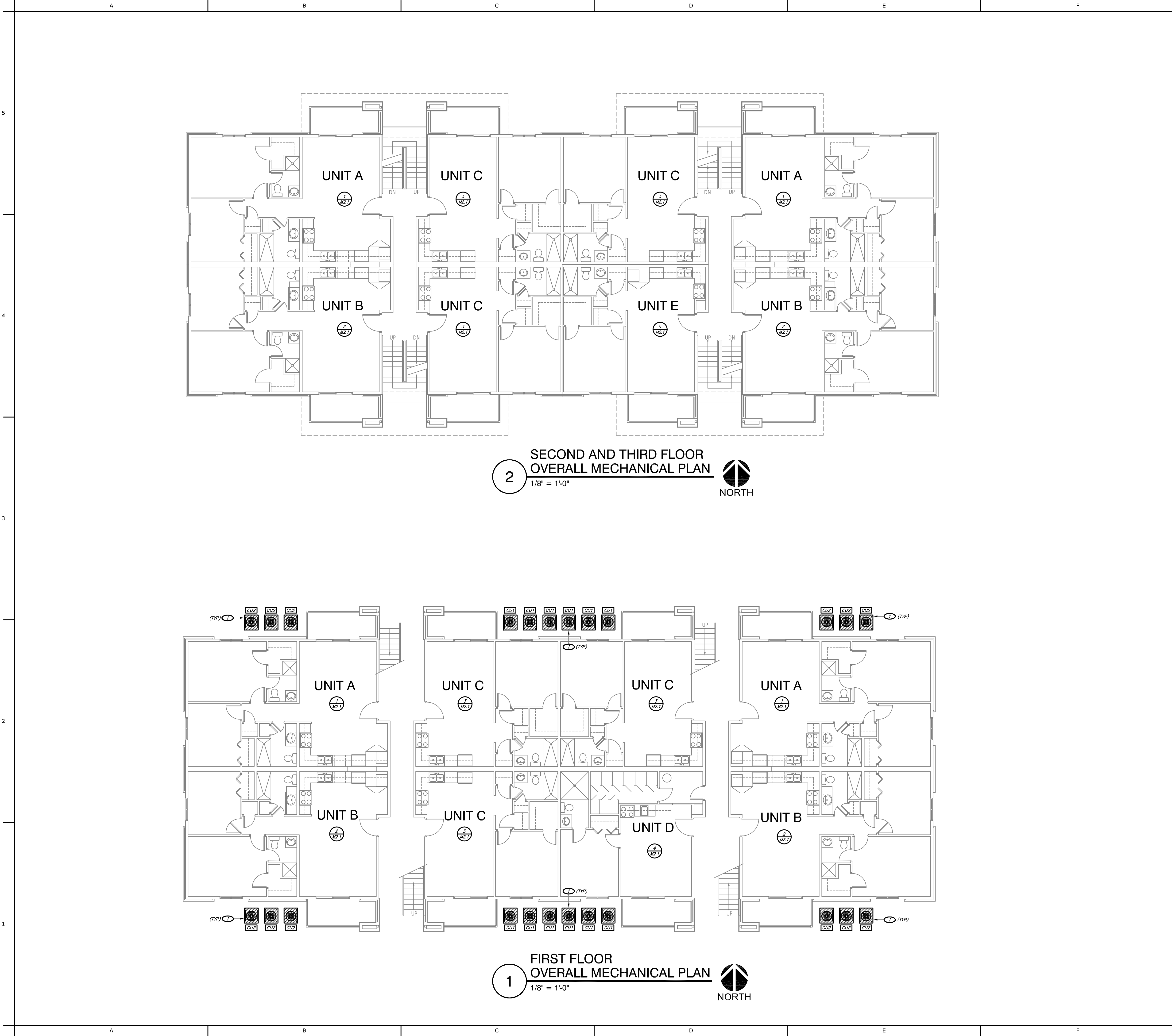
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Project No: 16-027
Drawn By: mac
Reviewed By: bms
Date: 10/17/2016

A7.2





KEYNOTES:

1 REMOVE EXISTING CONDENSING UNIT AND REPLACE WITH NEW UNIT AS SPECIFIED. PROVIDE NEW REFRIGERANT PIPING AND PAD AS REQUIRED. RETURN EXISTING UNITS TO OWNER.

HVAC SYMBOLS:

- FLEXIBLE DUCTWORK
- CEILING RETURN/EXHAUST GRILLE
- CEILING SUPPLY DIFFUSER
- TEMPERATURE SENSOR
- TEMPERATURE AVERAGING SENSOR
- SPACE CO2 SENSOR
- SPACE PRESSURE SENSOR
- HUMIDITY SENSOR
- DUCTWORK (WIDTH/HEIGHT) WITH DAMPER
- DOUBLE WALL INSULATED SPIRAL DUCT
- FLEXIBLE CONNECTION
- RADIATION FIRE DAMPER
- FIRE AND SMOKE DAMPER
- MOTORIZED DAMPER
- ZONE CONTROL DAMPER
- SMOKE DAMPER
- DIFFUSER TYPE, CFM
- RECTANGULAR TO ROUND TAKE-OFF

PLUMBING SYMBOLS:

- SANITARY WASTE PIPING BELOW SLAB
- SANITARY WASTE PIPING ABOVE SLAB
- GREASE WASTE PIPING BELOW SLAB
- COMBINATION DRAIN & VENT PIPING BELOW SLAB
- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING
- DOMESTIC HOT WATER RETURN PIPING
- PLUMBING VENT PIPING
- CONDENSATE DRAIN PIPING
- NATURAL GAS PIPING
- SHUT-OFF VALVE
- BALANCE VALVE
- UNION
- CHECK VALVE
- SHOCK ABSORBER
- PRESSURE GAUGE
- TEE / ELBOW DOWN WITH VALVE IN VERTICAL PIPE
- FREEZEPROOF WALL HYDRANT / HOSE BIBB
- BACKFLOW PREVENTER
- PRESSURE REGULATOR
- FLOOR DRAIN AND TYPE
- FINISH GRADE CLEANOUT
- FINISH FLOOR CLEANOUT
- FINISH WALL CLEANOUT



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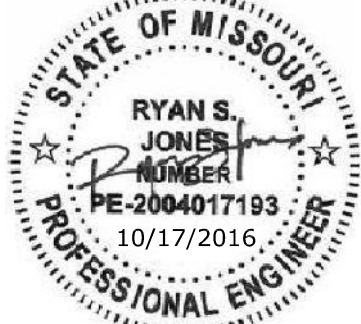
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Apartment Building Remodel

414 BEAR BLVD.
SPRINGFIELD, MO
OVERALL MECHANICAL PLANS

Project Number: 16-027 Sheet Number:
Drawn By: ZJA
Reviewed By: RSJ
Date: 10-17-2016

M1.1

Construction Documents



- KEYNOTES:**
- 1. DISCONNECT AND REMOVE EXISTING PLUMBING FIXTURE. INSTALL NEW FIXTURE AND RECONNECT TO EXISTING WASTE, VENT, HOT AND COLD WATER PIPING. ADJUST EXISTING PIPING AS REQUIRED.
 - 2. 8" FLUE VENT UP THROUGH SECOND AND THIRD FLOOR TO WEATHERPROOF CAP AT ROOF.
 - 3. EXISTING FLUE PIPING TO BE REMOVED.
 - 4. CONNECT TO EXISTING 8" FLUE AND EXTEND NEW UP IN CHASE ABOVE TO NEW WEATHERPROOF CAP AT ROOF. REFER TO ENLARGED UNIT PLAN FOR CONTINUATION.
 - 5. 4" DRYER DUCT (MINIMUM 26 GA) DOWN TO RECESSED DRYER BOX. EQUIVALENT TO "DRYERBOX" MODEL 350 DRYER VENT CONNECTION BOX. PROVIDE FLEXIBLE METAL VENT CONNECTION TO DRYER.
 - 6. LOWERED WALL CAP FOR DRYER EXHAUST DUCT IN FINISH TO MATCH BUILDING EXTERIOR. VERIFY SELECTION WITH OWNER.
 - 7. LOWERED WALL CAP FOR BATHROOM EXHAUST DUCT IN FINISH TO MATCH BUILDING EXTERIOR. VERIFY SELECTION WITH OWNER.
 - 8. EXTEND 0.5" HOT AND COLD WATER PIPING TO PREVIOUS KITCHEN SINK LOCATION. FIELD VERIFY EXACT ROUTING AND LOCATION OF EXISTING.
 - 9. REMOVE EXISTING AIR HANDLER ABOVE LAY-IN CEILING AND REPLACE WITH NEW UNIT. PROVIDE NEW SUPPLY AIR PLENUM DUCT AND RECONNECT ALL 6" SUPPLY DUCTS.
 - 10. EXTEND 2" WASTE AND 1.5" VENT PIPING TO PREVIOUS KITCHEN SINK LOCATION. FIELD VERIFY EXACT ROUTING AND LOCATION OF EXISTING. WASTE PIPING NOT SHOWN FOR DRAWING CLARITY.
 - 11. 2" WASTE UP TO SINK FROM BELOW. 1.5" VENT, 0.5" HOT AND COLD WATER DOWN TO SINK.
 - 12. 2" WASTE UP TO LAUNDRY BOX FROM BELOW. 1.5" VENT, 0.5" HOT AND COLD WATER DOWN TO LAUNDRY BOX.
 - 13. REMOVE EXISTING CEILING SUPPLY AIR DIFFUSER WITH NEW. RECONNECT TO EXISTING FLEXIBLE SUPPLY AIR DUCT.

APPROVED
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REVIEWED FOR COMPLIANCE WITH THE CITY CODE, ADOPTED BUILDING CODES, ZONING ORDINANCE, AND DESIGN STANDARDS. THIS REVIEW AND APPROVAL DOES NOT RELIEVE THE DEVELOPER OR HIS AGENTS OF ANY RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS, OR ADDRESS OR OVERRULE THE REQUIREMENTS OF OTHER JURISDICTIONS OR AGENCIES. H.DESIGN GROUP, LLC
11/01/16
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Ryan S. Jones - Engineer
MO# PE-2004017193
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Apartment Building Remodel

414 BEAR BLVD.
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Project Number: 16-027 Sheet Number:
Drawn By: ZJA
Reviewed By: RSJ
Date: 10-17-2016
M2.1
Construction Documents

PRJ2016-01331

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414 BEAR BLVD.
SPRINGFIELD, MO

OVERALL ELECTRICAL PLANS

Project Number: 16-027

Sheet Number:

Drawn By: ZJA

Reviewed By: RSJ

Date: 10-17-2016

E1.1

Construction Documents

KEYNOTES:

- REPLACE EXISTING LIGHTING FIXTURE WITH NEW. CONNECT TO EXISTING CIRCUITRY. FIELD VERIFY EXACT REQUIREMENTS.
- INSTALL NEW EMERGENCY/EXIT FIXTURE AT EXISTING JUNCTION BOX. CONNECT TO EXISTING CIRCUITRY. FIELD VERIFY EXACT REQUIREMENTS.
- REMOVE EXISTING FLOOD LIGHT ABOVE ROOF. EXISTING CIRCUITRY SHALL REMAIN FOR CONNECTION OF NEW WALL PACK FIXTURES.
- LIGHT FIXTURE LOCATED IN ATTIC SPACE. COORDINATE EXACT LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- EXISTING RECEPTACLE IN ATTIC TO REMAIN.
- LOCATE SWITCH FOR ATTIC LIGHTS NEAR ATTIC ENTRANCE HATCH. COORDINATE EXACT LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
- CIRCUIT TO NEW 20 AMP SINGLE POLE CIRCUIT BREAKER IN EXISTING HOUSE PANEL, LOCATED AT FIRST FLOOR.
- RECONNECT TO EXISTING CIRCUITRY SERVING CONDENSING UNIT. REPLACE CIRCUIT BREAKER AS REQUIRED TO MEET MANUFACTURER'S MAXIMUM OVERCURRENT PROTECTION SIZING RECOMMENDATIONS.

ELECTRICAL SYMBOLS:

- EXIT LIGHT; WALL / CEILING MOUNTED
- EMERGENCY LIGHT
- EXIT/EMERGENCY LIGHT
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE WITH DUAL LEVEL SWITCHING
- FLUORESCENT LIGHT FIXTURE WITH EMERGENCY BALLAST
- UNSWITCHED "NIGHT LIGHT" FIXTURE
- RECESSED CAN LIGHT FIXTURE
- TRACK LIGHT
- CEILING FAN
- WALL-MOUNT LIGHT FIXTURE
- WALL-MOUNT LIGHT FIXTURE WITH BACK-UP POWER SOURCE
- 20AMP, SINGLE POLE, 120/277V SWITCH
- 20AMP, THREE-WAY, 120/277V SWITCH
- 20AMP, FOUR-WAY, 120/277V SWITCH
- 20AMP, DOUBLE POLE, 120/277V SWITCH
- DIMMER SWITCH
- 120V ELECTRONIC TIMER SWITCH
- WALL BOX OCCUPANCY SENSOR SWITCH
- OCCUPANCY SENSOR FOR LIGHTING CONTROL; WALL / CEILING MOUNTED
- POWER PACK FOR LIGHTING CONTROL; CEILING MOUNTED
- SIMPLEX RECEPTACLE; 2P, 3W, 20A, 125V
- SIMPLEX RECEPTACLE; NEMA CONFIGURATION AS INDICATED
- DUPLEX RECEPTACLE; 2P, 3W, 20A, 125V
- DUPLEX RECEPTACLE; MOUNTED @ 42" ABOVE FINISHED FLOOR
- DUPLEX RECEPTACLE; INSTALLED FLUSH WITH CEILING
- DUPLEX RECEPTACLE; MOUNTED 6" ABOVE COUNTERTOP BACKSPASH
- DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPTER
- DUPLEX RECEPTACLE; SWITCHED
- DUPLEX RECEPTACLE; TAMPER RESISTANT
- DUPLEX RECEPTACLE; WEATHERPROOF
- DOUBLE DUPLEX RECEPTACLE WITH COMMON FACEPLATE
- RECEPTACLE MOUNTED IN FLUSH FLOOR BOX. REFER TO SPECIFICATIONS
- RECEPTACLE MOUNTED IN FS TYPE BOX ON RIGID CONDUIT
- JUNCTION BOX; WALL / CEILING MOUNTED
- LIGHTING & POWER PANELBOARD
- ELECTRICAL EQUIPMENT. SEE SCHEDULE FOR TAGGED EQUIPMENT
- DISCONNECT SWITCH
- CONDUIT CONCEALED IN CEILING OR WALL
- CONDUIT CONCEALED IN FLOOR SLAB
- CONDUIT ROUTED EXPOSED AT STRUCTURE
- #12 CONDUCTORS, TICK MARKS INDICATE QUANTITY
- HOME RUN WITH PANEL AND CIRCUIT DESIGNATION
- PARTIAL HOME RUN WITH PANEL AND CIRCUIT DESIGNATION
- GROUND WIRE
- #18 CONDUCTORS AND QUANTITY
- FEEDER PER SCHEDULE
- DOORBELL SYSTEM; PUSH-BUTTON OR CHIME
- FIRE ALARM CONTROL PANEL
- FIRE ALARM REMOTE ANNUNCIATOR PANEL
- FIRE ALARM MANUAL PULL STATION
- SMOKE DETECTOR
- HEAT DETECTOR
- FIRE ALARM VISUAL ANNUNCIATING DEVICE
- FIRE ALARM AUDIO/VISUAL ANNUNCIATING DEVICE
- FIRE SPRINKLER BELL
- FIRE SPRINKLER SYSTEM FLOW SWITCH
- FIRE SPRINKLER SYSTEM TAMPER SWITCH
- * TELEPHONE OUTLET
- * TELECOMMUNICATIONS OUTLET
- * CABLE TELEVISION OR MATV OUTLET
- * CONTRACTOR SHALL COORDINATE WITH OWNER'S SERVICE PROVIDER TO PROVIDE ROUGH-IN FOR THESE OUTLETS.

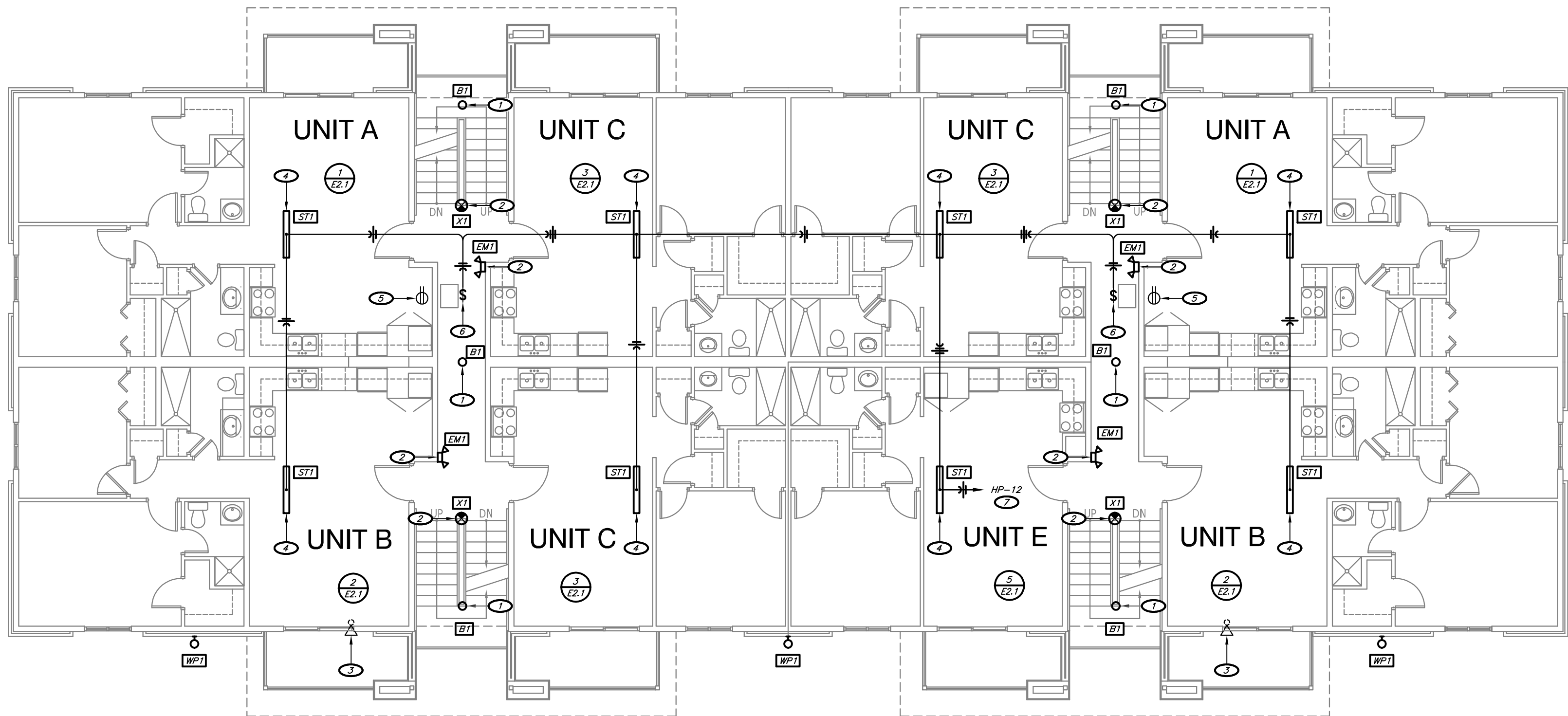
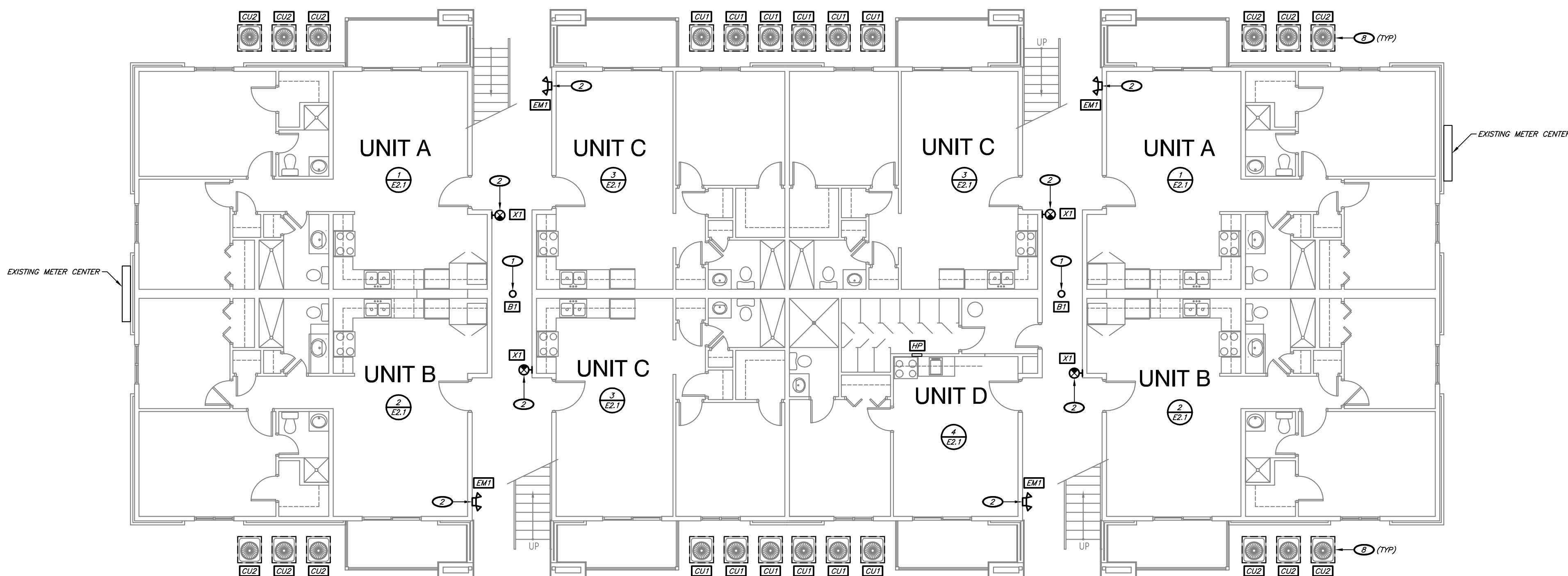


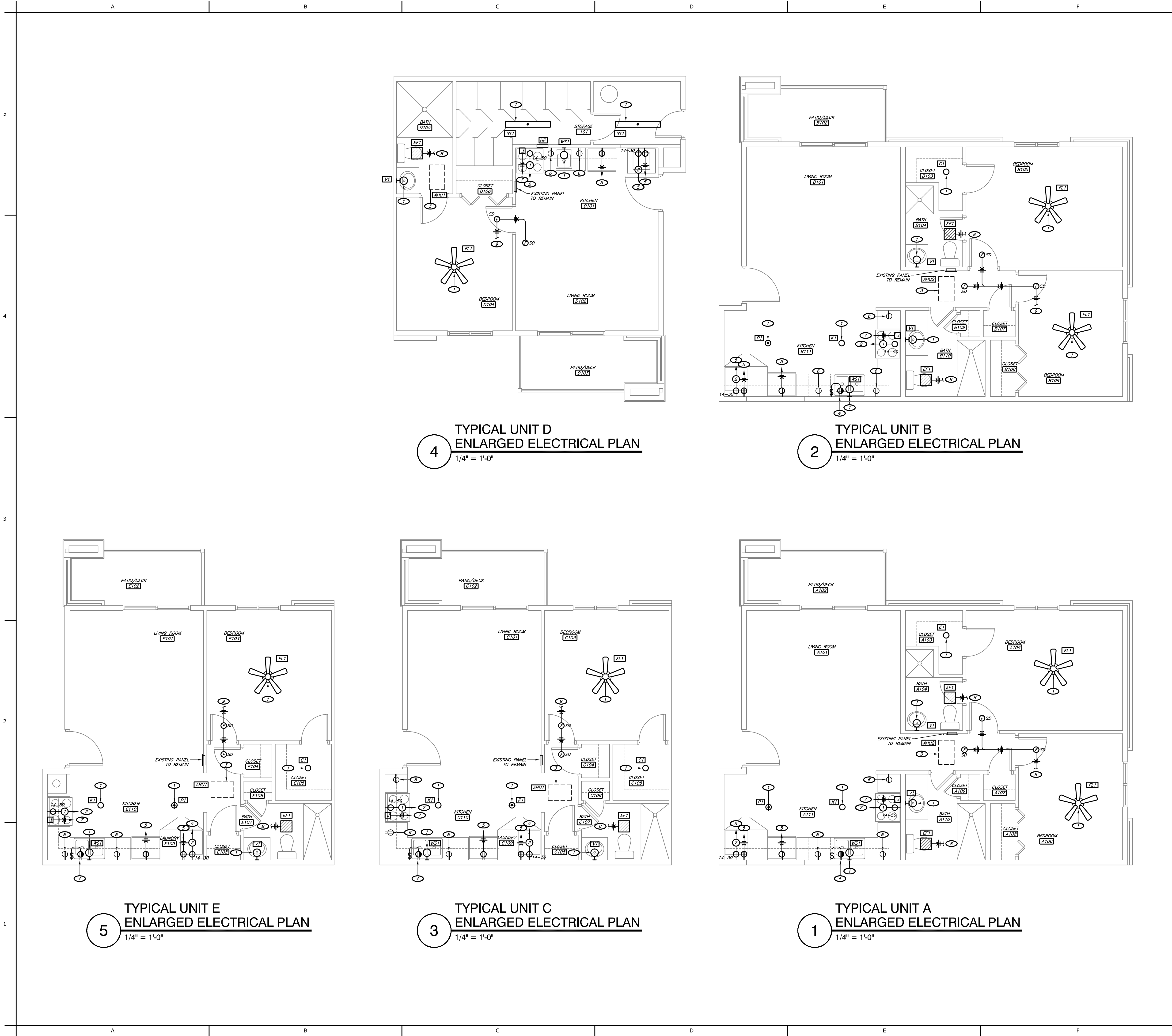
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2 SECOND AND THIRD FLOOR
OVERALL ELECTRICAL PLANS
1/8" = 1'-0"1 FIRST FLOOR
OVERALL ELECTRICAL PLAN
1/8" = 1'-0"



KEYNOTES:

- 1 REMOVE AND REPLACE EXISTING FIXTURE WITH NEW FIXTURE AND RECONNECT TO EXISTING LIGHTING CIRCUIT.
- 2 RELOCATE EXISTING RANGE POWER CONNECTION AND PROVIDE NEW RECEPTACLE FOR NEW RANGE.
- 3 DISCONNECT EXISTING HVAC EQUIPMENT AND RECONNECT NEW UNIT TO EXISTING CIRCUITRY.
- 4 RECEPTACLE BELOW COUNTER. SWITCH HALF OF RECEPTACLE FOR DISPOSAL. OTHER HALF UNSWITCHED FOR DISHWASHER. PROVIDE CORD AND PLUG CONNECTIONS FOR EACH.
- 5 CIRCUIT NEW RECEPTACLE TO CIRCUIT BREAKER IN EXISTING PANEL. UTILIZE EXISTING BREAKER IF AVAILABLE OR PROVIDE NEW BREAKER, SIZED AS REQUIRED FOR NEW LOAD.
- 6 EXISTING RECEPTACLE TO REMAIN.
- 7 RELOCATE EXISTING RANGE HOOD POWER CONNECTION TO NEW RANGE HOOD.
- 8 CIRCUIT WITH BATHROOM LIGHTING.
- 9 SMOKE DETECTORS POWERED THROUGH EXISTING BEDROOM CIRCUIT.

CONDUIT & CONDUCTOR SCHEDULE:

- 1 (3) #8 AND (1) #10 GROUND.
- 2 (3) #10 AND (1) #10 GROUND.

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REGISTERED PROFESSIONAL ENGINEER
PE-2004017193
10/17/2016
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Revisions

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Apartment Building Remodel

414 BEAR BLVD.
SPRINGFIELD, MO
ENLARGED ELECTRIC PLANS

Project Number: 16-027 Sheet Number:
Drawn By: ZJA
Reviewed By: RSJ
Date: 10-17-2016

E2.1

Construction Documents

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

DATE: June 7, 2017

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

LOCATION: Generally located along the east side of South National Avenue between East Madison Street and East Page Street and at the northwest corner of the intersection of East Page Street and South McCann Avenue (800-836 South National Avenue and 831-835 South McCann Avenue).

APPLICANT: Boomertown Lofts Redevelopment Corporation

STAFF RECOMMENDATION:

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

FINDINGS:

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

STAFF CONTACT:

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

ATTACHMENTS:

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

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

Applicant's Proposal:

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

The Boomertown Lofts Redevelopment Area consists of five parcels of land (approx. 1.68 acres) that are currently occupied by eight vacant residential structures built between the years 1915 and 1979. More specifically, these properties consist of two fraternity houses (800 and 816 South National), three single-family residential dwellings (806 South National Avenue, and 831 and 835 South McCann Avenue), and three multifamily residential apartment buildings that were originally constructed as single-family residential dwellings (824, 830 and 836 South National Avenue). Apart from the two properties along South McCann Avenue that are zoned R-SF, Single-Family Residential District, the portion of the Redevelopment Area abutting South National Avenue was recently rezoned from Planned Development No. 281, Urban Conservation District No. 2 Area D, and R-HD, High-Density Multi-Family Residential District to Planned Development District No. 356 and Urban Conservation District No. 2 Area D by [General Ordinance No. 6360](#).

The Redevelopment Plan proposes to demolish the structures located along the South National and construct a new multi-family residential and commercial mixed-use development in accordance with the standards and requirements of Planned Development District No. 356 and Urban Conservation District No. Area D. The new development will consist of two four-story buildings containing 70 micro-efficiency residential apartments and approximately 4,850 square feet of first floor retail space. The two single-family dwellings located along South McCann Avenue will be rehabilitated and leased for single-family occupancy. The Redevelopment Plan anticipates all redevelopment and rehabilitation will be completed by spring 2018.

Comprehensive Plan:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates the portion of the Redevelopment Area located along South National Avenue for Medium- or High-Density Residential

Housing. This land use designation includes all types of multi-family residential housing with densities greater than six dwelling units per acre. The Plan recommends this type of land use be located where there is good traffic access, preferably along arterials and collectors. It also recommends that it be located between low-density housing and non-residential land uses, as well as near high-amenity areas. The Redevelopment Plan satisfies these recommendations by proposing a predominately multi-family residential mixed-use development along South National Avenue, which is classified as a major arterial. Furthermore, the proposed redevelopment is located between Missouri State University (a non-residential use) to the west and the Rountree Neighborhood (primarily low-density housing) to the east. The Redevelopment Area is also located in a high-amenity area, given its location across the street from the Missouri State University campus, as well as its proximity to retail, student services, and public transit along South National Avenue.

The remaining portion of the Redevelopment Area located along South McCann Avenue is designated for Low-Density Housing. This land use classification includes single-family housing at up to six dwelling units per acre, home occupations specified in the Zoning Ordinance, and, as an optional element, small neighborhood-oriented retail or service businesses carefully located and screened at certain intersections. The Redevelopment Plan satisfies these recommendations by proposing to rehabilitate the two single-family residential dwellings along McCann Avenue and to lease them for single-family occupancy.

2. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* also identifies the Missouri State University campus and surrounding area as a Major Activity Center. 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 proposed redevelopment fits within these criteria.
3. According to the *Rountree Neighborhood Plan*, the Redevelopment Area is predominately located within the National Avenue Corridor Area, which extends along the east side of South National Avenue from East Harrison Street to East Belmont Street. The Plan recognizes this area has supported a variety of land uses including fraternities, religious student centers, offices, off-premise parking facilities, and other residential uses with multi-family residential being the predominate type of residential use. It also acknowledges there has pressure for the past several decades to allow commercial development in this area. The Plan subscribes to a philosophy that the land uses in the National Avenue Corridor should be limited to those that will have minimal impact on the adjacent neighborhood and will also generate investment in deteriorated properties in the

Corridor. It recommends this philosophy should be implemented through urban conservation district zoning, which has since been adopted. Staff believes the land uses and new development proposed in the Redevelopment Plan, which are authorized in the recently adopted Planned Development District No. 356 and the urban Conservation District No. 2, will have a minimal impact on the adjacent neighborhood and will encourage new investment in the National Avenue Corridor.

Staff Comments:

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

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

The Land Clearance for Redevelopment Authority (LCRA) will review this project on June 6, 2017 and recommended the Area should be declared a blighted area by a vote of 4 to 0.

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

2. The portion of the Redevelopment Area abutting South National Avenue was recently rezoned from Planned Development No. 281, Urban Conservation District No. 2 Area D, and R-HD, High-Density Multi-Family Residential District to Planned Development District No. 356 and Urban Conservation District No. 2 Area D by [General Ordinance No. 6360](#). The proposed multi-family residential and commercial mixed-used development will be constructed and used in accordance with the Planned Development District and the Urban Conservation District.
3. Approval of this Plan will facilitate redevelopment of this property and promote infill development and increased intensity where investments have already been made in public services and infrastructure.

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

TRACT I: 800 S. NATIONAL 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: 806 S. NATIONAL 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.

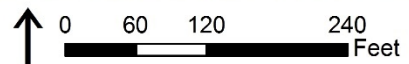
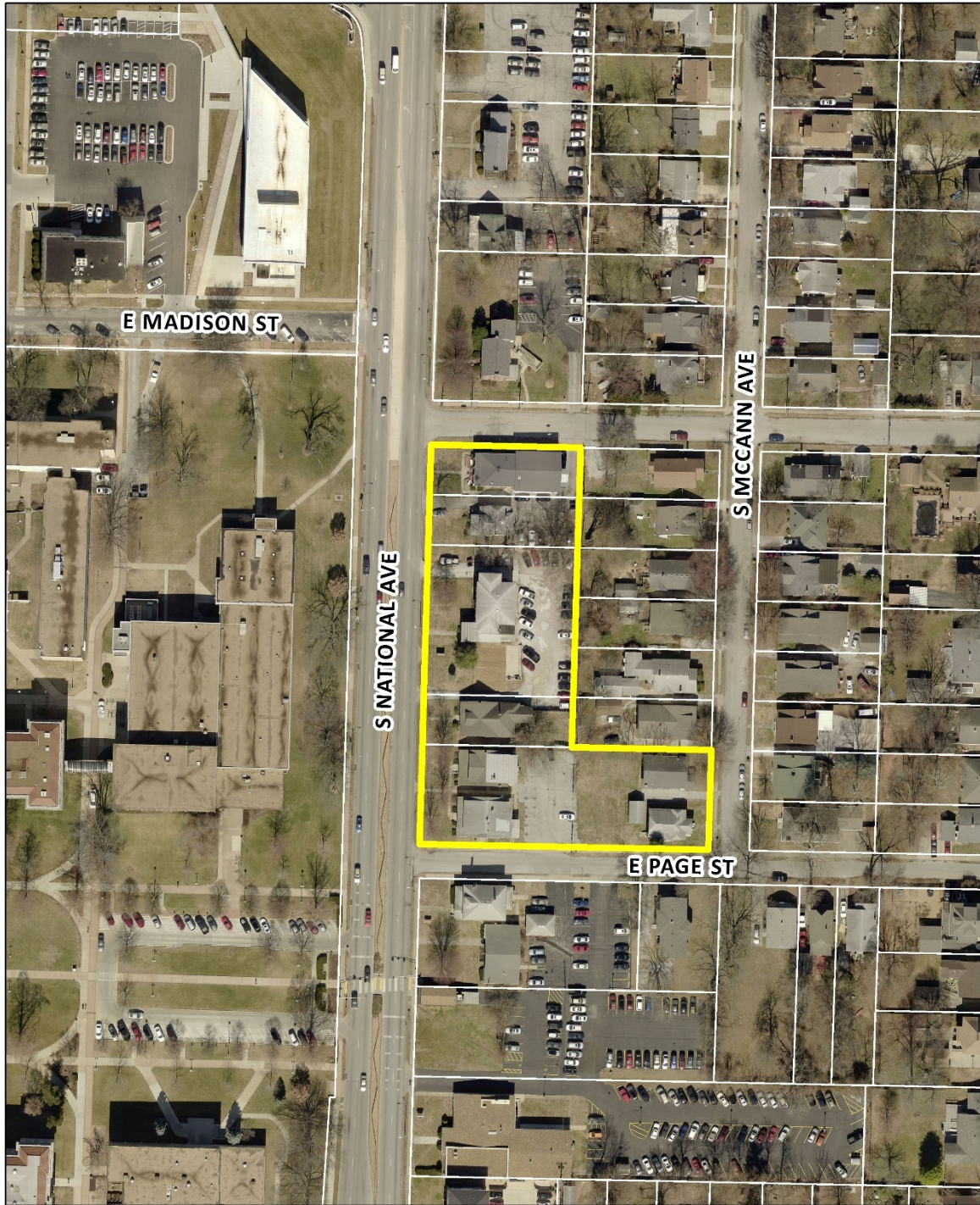
TRACT III: 816 S. NATIONAL ALL OF LOTS THREE (3), FOUR (4) AND FIVE (5), ANDRUS PLACE SUBDIVISION OF LOT NINE (9) GEO. M. JONES 1ST ADDITION TO SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT IV: 824 S. NATIONAL ALL OF LOTS SIX(6), ANDRUS PLACE SUBDIVISION OF LOT NINE (9) GEO. M. JONES 1ST ADDITION TO SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT V: 830 S. NATIONAL ALL OF LOTS SEVEN (7), EIGHT (8), NINE (9), AND TEN (10), 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 FILED IN BOOK 1329, AT PAGE 642 AND IN BOOK 2006, AT PAGE 032007-06 IN THE RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.

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



Redevelopment Plan

I. Introduction

Boomertown Lofts Redevelopment Corporation, a Missouri redevelopment corporation organized pursuant to Chapter 353 of the Missouri Revised Statutes (the “**Developer**”), has prepared the following plan (the “**Redevelopment Plan**”) for the planned mixed-use development for multi-family housing and retail space which will be in the vicinity of Missouri State University’s campus and marketed primarily to students. The Redevelopment Plan proposes to redevelop the Redevelopment Area (as defined below) by constructing a four (4) story retail/apartment loft facility and rehabilitating and renovating two single-family style rental houses (the “**Project**”).

II. Description of the Project

A. Boundaries of the Redevelopment Area

The Redevelopment Area consists of five tracts of land generally located near the intersection of National Avenue and Page Street commonly known as 800 S. National Avenue, 806 S. National Avenue, 816 S. National Avenue, 824 S. National Avenue and 830 S. National Avenue (the “**Redevelopment Area**”). Currently in the Redevelopment Area, there is: (i) a two (2) story residence divided into individual multi-family units and currently being used as a fraternity home addressed as 800 S. National Avenue (“**800 S. National**”); (ii) a two (2) story single-family residence addressed as 806 S. National Avenue (“**806 S. National**”); (iii) a three (3) story multi-family apartment house addressed as 816 S. National Avenue (“**816 S. National**”); (iv) a single story single-family residence addressed as 824 S. National Avenue (“**824 S. National**”); (v) a two (2) story single-family style residence that has been divided into individual multi-family units addressed as 830 S. National Avenue (“**830 S. National**”), (vi) a two (2) story single-family residence that has been divided into individual multi-family units addressed as 836 S. National Avenue (“**836 S. National**”), and (vi) two single-family residential homes addressed as 831 McCann and 835 McCann, respectively (the “**McCann Houses**”, and collectively with 800 S. National, 806 S. National, 816 S. National, 824 S. National, 830 S. National and 836 S. National, the “**Buildings**”). 830 S. National, 836 S. National and the McCann Houses have been combined as a single tax parcel situated on a single tract of land.⁹¹

B. Need for Redevelopment

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

C. Redevelopment Plan Objectives and Strategies

1. Objectives of the City of Springfield-Greene County Comprehensive Plan and the City of Springfield’s Growth Management and Land Use Plan.

⁹¹ Based on information provided on the Greene County Assessor’s Website.

The Redevelopment Area is zoned Planned Development District No. 356. The Redevelopment Area is located in the Missouri State University Activity Center (the “**Activity Center**”), as defined by the City of Springfield’s Growth Management and Land Use Plan (“**GMLUP**”), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.⁹² The GMLUP states that areas which are designated as Activity Centers should promote additional or new employment, intensified retail business, higher density housing and mixed and multiple use development, attractive public spaces and high quality site planning and architecture.⁹³

In addition, the Redevelopment Area is located within the Rountree Urban Conservation District (the “**UCD**”). The UCD was approved by Springfield City Council in 1985 to allow the neighborhood to identify and solve problems associated with trash, noise and safety.⁹⁴ The UCD is a zoning district with special standards that may exceed that of the city, recognizing and protecting the unique nature of the area (the “**District Regulations**”). The Redevelopment Area is located in Area D of the UC Plan, which is also known as the National Avenue Corridor Area. Area D is situated directly between MSU and a very large single-family residential area.⁹⁵ Multi-family dwellings are specifically recognized as a permitted use within Area D.⁹⁶

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

The Redevelopment Plan provides for the construction of a seventy (70) unit loft-style apartment complex with white box space intended for retail space on the first floor, which will be located in the vicinity of Missouri State University’s (“**MSU**”) campus. Each of the apartments will be designed as micro-studios. In total, the Project will accommodate up to seventy (70) residents. The new construction will remediate blight by creating a desirable living environment for students, increasing the taxes generated by the Redevelopment Area, and encouraging further investment in the surrounding areas. As reflected on the preliminary site plan in **Exhibit D** attached hereto and incorporated herein, the site will be redeveloped to maximize density in the Redevelopment Area and to utilize the Redevelopment Area to its full economic potential, which will in turn increase the area’s pedestrian traffic and its level of activity.

Though much of the Redevelopment Area has been zoned to support higher density housing, the current layout and design of the Buildings limits the Redevelopment Area’s ability to support higher density housing, as many of the Buildings are either single-family residential structures, or are former single-family residential structures which have been divided into individual multi-family units, which prevents the Redevelopment Area from achieving the goals of the GMLUP to encourage compactness and higher density housing. Because the

⁹² See Page 18-34 of the GMLUP. The Activity Center was formerly known as the “Southwest Missouri State University Activity Center.”

⁹³ See Page 18-28 of the GMLUP.

⁹⁴ See Ordinance No. 3645 (adopted July 22, 1985). In connection with the establishment of the UCD, the City adopted the Rountree Neighborhood Plan (dated July 1985) (such document, as amended by the Rountree Neighborhood Plan Addendum, dated May 14, 2001 is referred to as the “**UC Plan**”).

⁹⁵ See page 14 of the District Regulations.

⁹⁶ See page 15 of the District Regulations.

Redevelopment Plan will provide multi-family housing for MSU students, it is consistent with the objectives of the GMLUP as well as the UC Plan and the District Regulations.⁹⁷ The Redevelopment Area is located in close proximity to major arterial streets and public transit, which is consistent with the objectives of the GMLUP.⁹⁸

The Redevelopment Area is located on the western fringe of the Rountree Neighborhood, which represents a fairly stable and predominantly single-family residential neighborhood, many of the buildings located along the National Avenue corridor, including the Redevelopment Area, continue to decline and discourage reinvestment, which negatively impacts the desirability and threatens the desirability of the surrounding areas. Without the comprehensive renovation and rehabilitation of the Redevelopment Area, its physical condition will continue to deteriorate and detract from the area. Thus, implementation of the Redevelopment Plan is needed to remediate blight in the Redevelopment Area, to create a safe and desirable living environment that allows the property to achieve its full economic potential, increase the taxable revenues of the City and place a greater portion of the City in conformance with the visions set forth in the Comprehensive Plan and the GMLUP.

III. Land Use Plan

A. Former and Existing Land Use.

There are currently seven (7) structures located in the Redevelopment Area. 800 S. National currently is a two (2) story structure that has been divided into individual multi-family units and is currently occupied as a fraternity house. 806 S. National currently is a two (2) story structure that is currently vacant which was formerly a single-family residence. 816 S. National is a three (3) story structure that is currently vacant which was formerly used as a multi-family apartment building. 824 S. National is a one (1) story structure that is currently vacant which was formerly a single-family residence. 830 S. National is a two (2) story former single-family residence that has been divided into individual multi-family units. The McCann Houses are each one (1) story single-family residential structures which are currently vacant.

B. Proposed Land Use

The improvements located at 800 S. National Avenue, 806 S. National Avenue, 824 S. National Avenue and 830 S. National Avenue will be demolished to allow for the construction of a four (4) story retail/apartment loft facility. The first floor is proposed to contain approximately 9,875 square feet, of which, approximately 4,850 square feet will be white box space intended for retail use, and 3,910 square feet of which will be used to develop ten (10) micro-studio loft apartments. The second, third and fourth floors, consisting of approximately 31,300 square feet, will contain a total of sixty (60) micro-studio units. An adjacent parking lot will provide parking for approximately one hundred nine (109) vehicles.

The improvements located at 831 S. McCann and 835 S. McCann will be rehabilitated and renovated to be used as single-family rental housing. 831 S. McCann will remain a 4 bedroom, 1 bathroom structure while 835 S. McCann will remain a 3 bedroom, 1 bathroom

⁹⁷ See page 18-34 of the GMLUP.

⁹⁸ *Id.*

structure. Rehabilitation work will include replacing and updating the electrical systems and components, repaving the exterior driveways, repairing and replacing windows, landscaping, repairing exterior siding and repairing the roofs.

The regulations for Planned Development District No. 356, as adopted by the City of Springfield on April 11, 2017,⁹⁹ which include diagrams of the projected floor plans and building elevations are attached hereto and incorporated herein as Exhibit D.

C. *Existing and Proposed Zoning*

The Redevelopment Area is currently zoned Planned Development District No. 356. No new zoning is currently proposed for the Redevelopment Area.

D. *Regulations and Controls*

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

IV. Execution of the Project

A. *Execution*

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

B. *Land Acquisition*

The Developer is currently owns each of the individual tracts in the Redevelopment Area and does not require any additional land.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

All of the tenants currently occupying structures within the Redevelopment Area are on month-to-month leases, or are on leases which will expire prior to demolition. In accordance with the terms of these leases, the Developer will give tenants proper notice of their intention to not renew these leases.

F. *Redevelopment Schedule and Estimated Dates of Completion*

⁹⁹ See Ordinance No. 6360.

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

- ☐ Pre-Construction (Inspections/Permits): Completed by July 2017
- ☐ Site Work (Demolition): Completed by August 2017
- ☐ Construction of Building: Completed by March 2018

EXHIBIT A
MAP OF REDEVELOPMENT AREA



EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

TRACT I: 800 S. NATIONAL

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: 806 S. NATIONAL

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: 816 S. NATIONAL

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: 824 S. NATIONAL

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

TRACT V: 830 S. NATIONAL

ALL OF LOTS SEVEN (7), EIGHT (8), NINE (9), AND TEN (10), 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 FILED IN BOOK 1329, AT PAGE 642 AND IN BOOK 2006, AT PAGE 032007-06 IN THE RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.

EXHIBIT D

PLANS AND SPECIFICATIONS OF

PROJECTED RENOVATIONS

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

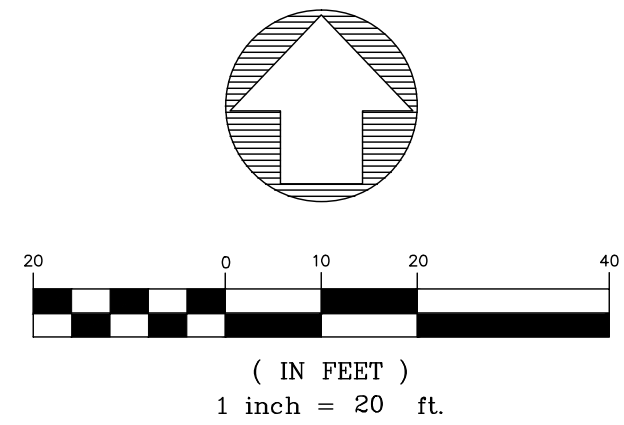
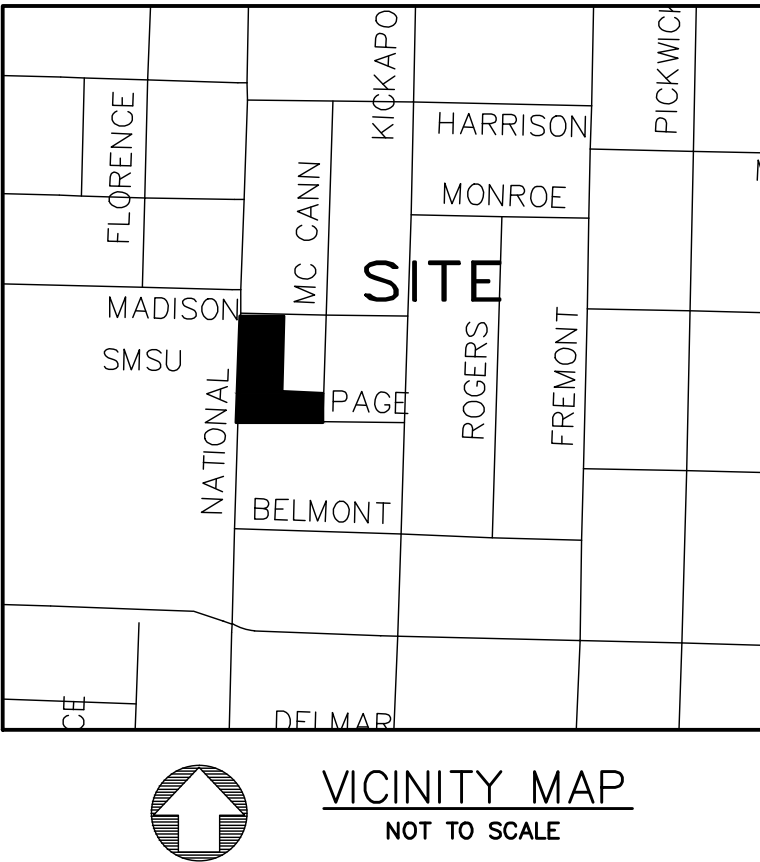
Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all 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:

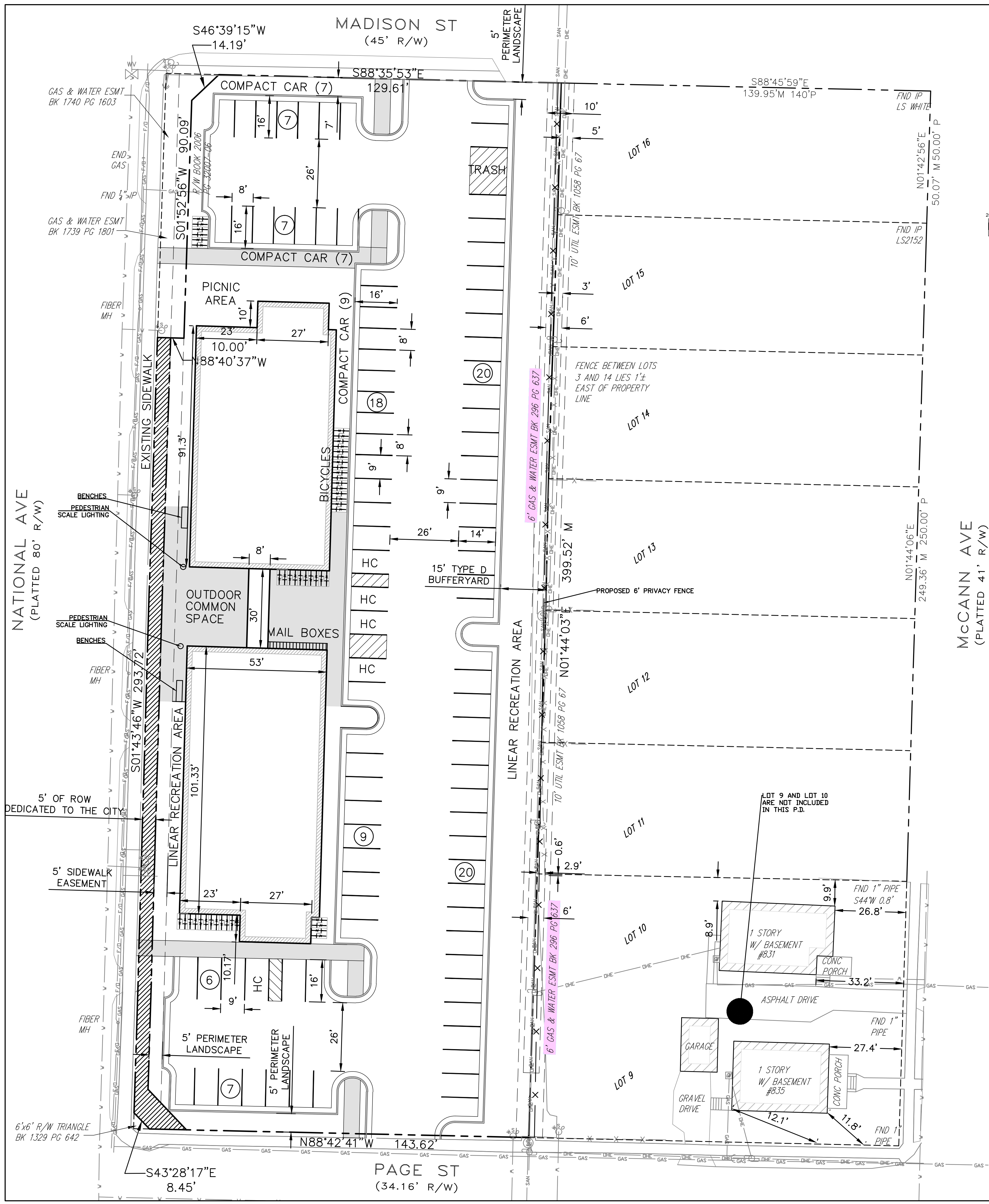
DETENTION AND WATER QUALITY WILL BE PROVIDED EITHER 1) UNDER THE PARKING LOT AND ALONG THE 10' BUFFER YARD ALONG THE EAST SIDE OF THE DEVELOPMENT OR 2) IN THE BACK YARDS OF THE TWO HOUSES THAT FRONT ON MCCANN STREET.

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
- (R) MEASURED PLAT DEED RECORD
- ☆ LIGHT POLE
- SAN SANITARY SEWER MANHOLE
- SAN SANITARY SEWER CLEANOUT
- SAN SANITARY SEWER LINE
- U UTILITY POLE
- E ELECTRIC METER
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- GUY GUY WIRE
- PHONE TELEPHONE/COMMUNICATION MANHOLE
- PE TELEPHONE PEDESTAL
- PHONE/COMMUNICATION LINE
- F/O FIBER OPTIC LINE
- W VALVE
- W WATER METER
- W WATER LINE
- F FIRE HYDRANT
- G GAS VALVE
- G GAS METER
- G GAS LINE
- X 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
dl@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 HOR. 1"=40'	SHEET 2
FIELD BK	DRAWN LEE	OF 2 SHEETS	
LEVEL BK	CHECKED LEE	VERT. 1"=4'	FILE NO.





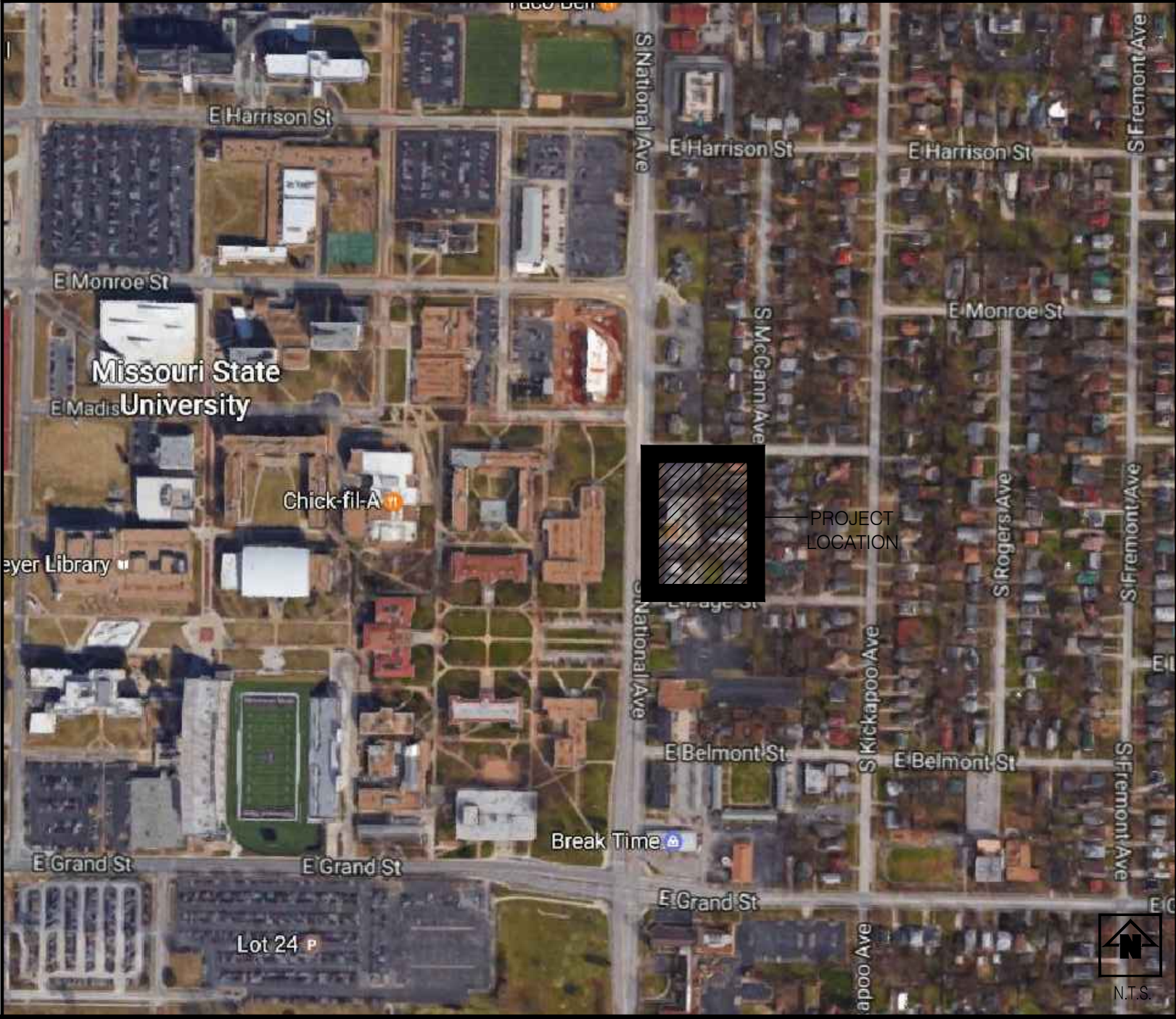
RENDERING IS FOR GRAPHIC PURPOSES ONLY - DO NOT CONSTRUCT FROM THIS DRAWING

NEW BUILDING FOR: BOOMER TOWN LOFTS

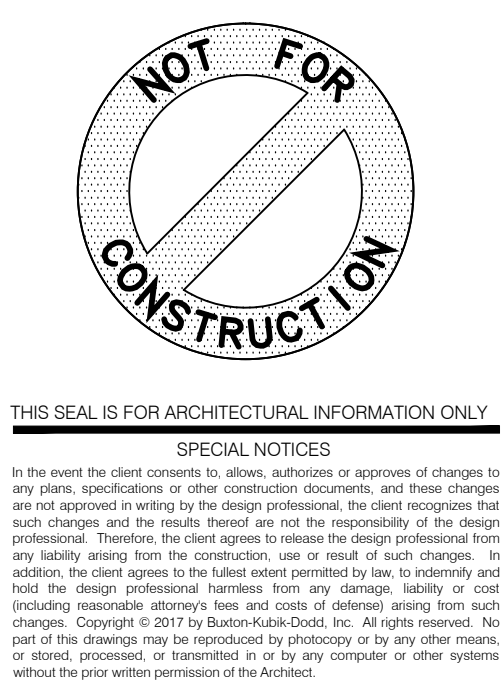
NATIONAL AVE. & E. PAGE ST.
SPRINGFIELD, MISSOURI

CONSULTANTS:		PROJECT REQUIREMENTS:		BUILDING CODE CONFORMANCE SUMMARY		DWELLING UNIT DISTRIBUTION		SHEET INDEX																																																					
ARCHITECT OF RECORD:  BUXTON KUBIK DODD CREATIVE ARCHITECTURE INTERIOR DESIGN MECHANICAL / ELECTRICAL / PLUMBING:  PELLHAM PHILLIPS ARCHITECTURAL ENGINEERING STRUCTURAL ENGINEER:  PELLHAM PHILLIPS ARCHITECTURAL ENGINEERING CIVIL ENGINEER:  PELLHAM PHILLIPS ARCHITECTURAL ENGINEERING		1. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT INCLUDING "AIA DOCUMENT A201-GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" (FOURTEENTH EDITION, 1987) APPLY TO ALL AREAS OF THESE CONSTRUCTION DOCUMENTS. 2. ALL APPLICABLE INDUSTRY STANDARDS, ASTM CLASSIFICATIONS, MANUFACTURERS' SPECIFICATIONS, INSTITUTE CRITERIA, CODE REQUIREMENTS, AND CURRENT PUBLISHED MANUFACTURER OR INSTITUTE INSTALLATION INSTRUCTION AND SPECIFICATIONS SHALL BE APPLICABLE TO MATERIALS SPECIFIED IN THE FOLLOWING HEADINGS. 3. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT ALL WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL OBTAIN A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION. 4. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE, THOROUGHLY REVIEW THE DRAWINGS AND SPECIFICATION, SO AS TO BE SURE ALL ANCILLARY COSTS HAVE BEEN COVERED IN HIS BID. THE OWNER WILL NOT ENTERTAIN REQUESTS FOR EXTRA COMPENSATION FOR WORK THAT SHOULD HAVE REASONABLY BEEN ANTICIPATED OR OBSERVED. 5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS AND TECHNIQUES OF CONSTRUCTION, SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND FOR THE ACTS AND OMISSIONS OF THE SUBCONTRACTORS. 6. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL NOT SCALE THE DRAWINGS TO DETERMINE ANY DIMENSION, USE ON THE DIMENSIONS AS SHOWN ON THE DRAWINGS, SHOULD THERE BE A CRITICAL DIMENSION OMITTED OR AN UNCERTAINTY WITH THE DIMENSIONS SHOWN, VERIFY WITH THE ARCHITECT BEFORE PROCEEDING. 7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEE INSPECTIONS AND APPROVALS REQUIRED FOR CONSTRUCTION BY ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS, FEES, ETC. AS RELATED TO THEIR SPECIFIC PORTION OF THE WORK. 8. THE VARIOUS MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL MECHANICAL, PLUMBING, AND ELECTRICAL REQUIRED BY LOCAL, STATE, AND FEDERAL CODES. 9. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMENS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMIT AS REQUIRED BY LAW OR OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. 10. EACH SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL (UNLESS NOTED OTHERWISE), EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TAXES, TRANSPORTATION AND MISCELLANEOUS SERVICES REQUIRED FOR THE CONSTRUCTION OF THEIR PORTION OF THE SUBCONTRACT FOR THIS PROJECT AS INDICATED IN THESE DOCUMENTS, WHETHER TEMPORARY OR PERMANENT. 11. ALL SUBCONTRACTORS MUST COMPLY WITH RULES AND REGULATION OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, STATE, AND FEDERAL CONSTRUCTING SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. 12. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE FROM EXCESS VIBRATION. 13. ALL ROOF PENETRATIONS, EQUIPMENT SUPPORTS, PITCH PANS, FLASHING, CURBING AND ROOFING REPAIRS SHALL BE ENGINEERED, AND INSTALLED IN ACCORDANCE WITH STANDARD PROJECT ROOFING DETAILS, FACTORY MUTUAL INSURANCE, ASSOCIATIONS SPECIFICATIONS, AND GUIDELINES PUBLISHED BY THE NATIONAL ROOFING CONTRACTORS ASSOCIATION. 14. THE GENERAL CONTRACTOR SHALL NOTIFY SUBCONTRACTORS WHEN TELEPHONE SERVICE IS REQUIRED AT JOB SITE FOR WIRE OF PHONE EQUIPMENT. 15. ALL SURFACES SHALL BE PROPERLY PREPARED BEFORE THE APPLICATION OF FINISH MATERIALS.	16. TO BEGIN THE APPLICATION OF A FINISH MATERIAL MEANS THAT THE SUBCONTRACTOR ACCEPTS THE SURFACE AND SUBSEQUENT RESPONSIBILITY FOR THE APPEARANCE OF THE FINAL FINISH. 17. ALL MATERIALS, FINISHES AND EQUIPMENT REQUIRED FOR THE COMPLETION OF THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTION AND RECOMMENDATIONS, AS WELL AS GUIDELINES SET FORTH IN THESE DOCUMENTS. 18. IT SHALL BE THE SUBCONTRACTORS RESPONSIBILITY TO OBTAIN AND SUBMIT TO THE GENERAL CONTRACTOR TO FORWARD TO THE ARCHITECT FOR REVIEW ANY SHOP DRAWINGS, MATERIAL SAMPLES AND MANUFACTURERS PRINTED MATERIAL, NECESSARY FOR AN ACCURATE COMPARISON TO BE MADE ON ANY ITEM SUBMITTED FOR INSTALLATION AND / OR SUBSTITUTION. ALL FINAL SELECTIONS SHALL BE MADE BY THE ARCHITECT. 19. MILLWORK CONSTRUCTION SHALL CONFORM WITH AIA STANDARDS FOR PREMIUM MILLWORK. DRAWINGS SHALL INDICATE MILLWORK DESIGN INTENT ONLY. FABRICATOR IS RESPONSIBLE FOR PROPER EXECUTION AND SHALL SUBMIT SHOP DRAWINGS FOR DESIGN REVIEW. 20. ALL MATERIALS, EQUIPMENT, AND LABOR SHALL CARY A MINIMUM OF ONE (1) YEAR WRITTEN WARRANTY / GUARANTEE AGAINST DEFECT STARTING FROM THE DATE OF APPROVAL FOR FINAL PAYMENT. 21. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE ARCHITECT AND THE OWNER WITH ALL MAINTENANCE AND OPERATION MANUALS, WARRANTIES, AND GUARANTEES ON ALL EQUIPMENT AND MATERIALS. 22. THE CONSTRUCTION SITE SHALL AT ALL TIMES BE KEPT FREE FROM DEBRIS, WASTE AND RUBBISH. THE PREMISES SHALL BE MAINTAINED IN A MANNER TO PROVIDE A SAFE ENVIRONMENT FOR WORKERS AND THE PUBLIC. CONDUCT CLEANING AND DISPOSAL OPERATION TO COMPLY WITH ALL LOCAL ORDINANCES AND ANTI POLLUTION LAWS. 23. UPON COMPLETION OF THE WORK, REMOVE ALL WASTE MATERIALS, EQUIPMENT, DEBRIS AND CLEAN ALL SIGHT-EXPOSED SURFACES. TOUCH-UP PAINTING OF MARRED SURFACES AND REPAIR OF ALL DAMAGES LEAVING THE PROJECT READY FOR OCCUPANCY. TRASH SHALL BE REMOVED FROM PROJECT SITE AT SUBCONTRACTORS EXPENSE. IF THE SUBCONTRACTOR FAILS TO HAVE THE SITE READY FOR OCCUPANCY, THE GENERAL CONTRACTOR MAY HIRE AN OUTSIDE AGENCY FOR THIS SERVICE AND THE COST MAY BE CHARGED TO THE CONTRACTOR. 24. UPON COMPLETION OF THE PROJECT, A "PUNCH LIST" WILL FIRST BE DRAFTED BY THE GENERAL CONTRACTOR AND SUBMITTED TO THE ARCHITECT PRIOR TO SUBSTANTIAL COMPLETION WALK THROUGH. FOLLOWING THE WALK THROUGH, A FINAL PUNCH LIST WILL BE COMPILED BY THE ARCHITECT, WHICH WILL CONSIST OF ITEMS IN NEED OF CORRECTION AND UNSATISFACTORY AND / OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE CORRECTION AND SUBSEQUENT APPROVAL OF THESE ITEMS. 25. THE GENERAL CONTRACTOR SHALL OBTAIN CERTIFICATE FOR OCCUPANCY FROM THE APPROPRIATE REGULATORY AGENCY BUILDING DEPARTMENT. ONE (1) COPY OF THE CERTIFICATE WILL BE SUBMITTED TO THE ARCHITECT WITH FINAL APPLICATION FOR PAYMENT. 26. ALL CHANGES, OMISSIONS OR ADDITION TO THE SCOPE OF WORK DESCRIBED IN THESE CONTRACT DRAWINGS AND SPECIFICATION MUST BE APPROVED IN WRITING BY THE ARCHITECT. 27. UNLESS NOTED OTHERWISE, ALL WORK SHALL INCLUDE NECESSARY APURTENANCES AND ACCESSORIES TO PROVIDE COMPLETE OPERATION ASSEMBLIES, WHETHER OR NOT SHOWN OR DETAILED.	SPECIAL NOTICE IN THE EVENT THAT CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE DESIGN PROFESSIONAL, THE CLIENT RECOGNIZES THAT SUCH CHANGES AND THE RESULT THEREOF ARE NOT THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL. THEREFORE, THE CLIENT AGREES TO RELEASE THE DESIGN PROFESSIONAL FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST (INCLUDING REASONABLE ATTORNEYS FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANGES.	<table><tr><th>AREA</th><th>SQUARE FEET (GROSS)</th><th>UNIT A 391 S.F.</th><th>UNIT E 391 S.F.</th><th>TOTAL UNIT NET S.F.</th></tr><tr><td></td><td></td><td>STUDIO</td><td>STUDIO</td><td></td></tr><tr><td></td><td></td><td>TYPE 'A'</td><td></td><td>27,370 S.F.</td></tr><tr><td>FIRST FLOOR</td><td>9,875 S.F.</td><td>1</td><td>9</td><td>10</td></tr><tr><td>SECOND FLOOR</td><td>11,403 S.F.</td><td></td><td>20</td><td>20</td></tr><tr><td>THIRD FLOOR</td><td>10,362 S.F.</td><td></td><td>20</td><td>20</td></tr><tr><td>FOURTH FLOOR</td><td>9,529 S.F.</td><td></td><td>20</td><td>20</td></tr><tr><td>TOTAL SQUARE FOOTAGE</td><td>41,169 S.F.</td><td></td><td></td><td></td></tr><tr><td>NUMBER OF UNITS</td><td></td><td>1</td><td>69</td><td>70</td></tr><tr><td>S.F. PER UNIT TYPE</td><td></td><td>391 S.F.</td><td>26,979 S.F.</td><td>27,370 S.F.</td></tr><tr><td>NUMBER OF BEDROOMS</td><td></td><td>0</td><td>0</td><td>0</td></tr></table>	AREA	SQUARE FEET (GROSS)	UNIT A 391 S.F.	UNIT E 391 S.F.	TOTAL UNIT NET S.F.			STUDIO	STUDIO				TYPE 'A'		27,370 S.F.	FIRST FLOOR	9,875 S.F.	1	9	10	SECOND FLOOR	11,403 S.F.		20	20	THIRD FLOOR	10,362 S.F.		20	20	FOURTH FLOOR	9,529 S.F.		20	20	TOTAL SQUARE FOOTAGE	41,169 S.F.				NUMBER OF UNITS		1	69	70	S.F. PER UNIT TYPE		391 S.F.	26,979 S.F.	27,370 S.F.	NUMBER OF BEDROOMS		0	0	0	LOCATION
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LOCATION



PRELIMINARY



PROPERTY TO BE
REZONED FROM EXISTING PLANNED
DEVELOPMENT TO
NEW PLANNED DEVELOPMENT 2017

NATIONAL AVENUE

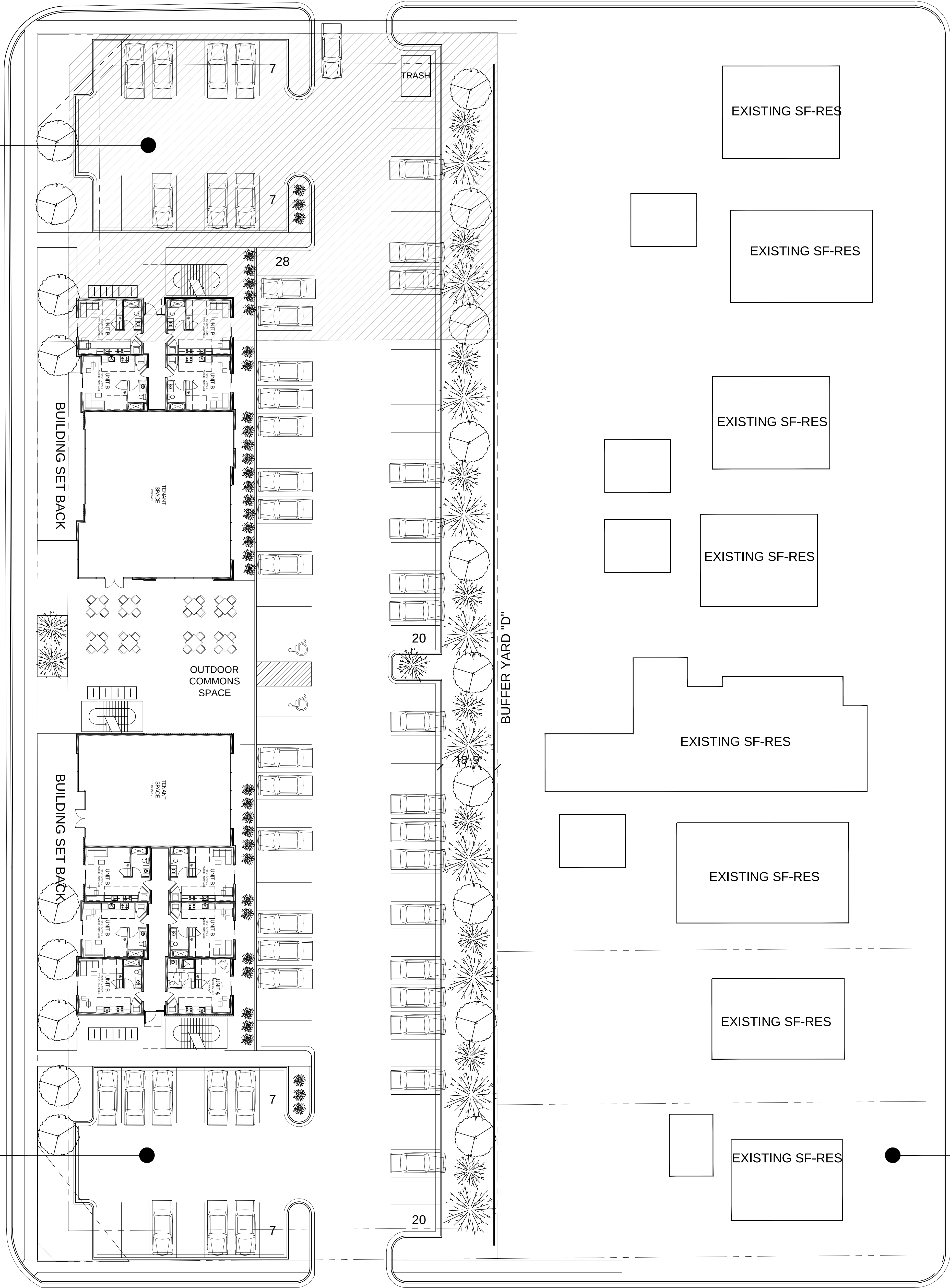
RW CENTER

PROPERTY TO BE
REZONED FROM R-HIGH DENSITY TO
NEW PLANNED DEVELOPMENT

MADISON STREET

PAGE STREET

MCCANN AVENUE



PROPERTY TO REMAIN
AS RESIDENTIAL - SINGLE FAMILY

GENERAL SITE PLAN NOTES

1. THE GENERAL CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS & AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. REFER TO SPECIFICATIONS ALSO.
2. FINISH GRADE CONTOURS AND/OR SPOT ELEVATIONS REFER TO SURFACE OF FINELY GRADED TOPSOIL OR TOP OF CONCRETE. POLYMER GRADES SHALL BE AS REQUIRED BELOW FINISH GRADES TO ACCOMMODATE A MIN. OF 6" OF TOPSOIL. GRADING SHALL BE ±0.1 TO GRADES SHOWN. CONTRACTOR SHALL FINISH GRADE SITE SO AS TO DRAIN WATER AWAY FROM ALL SIDES OF BUILDING.
3. ALL FILL SHALL BE COMPACTED TO 90% STANDARD OVER PROCTOR DENSITY (ASTM D 1556) AND MINIMUM 3000 PSI BEARING CAPACITY, UNLESS SPECIFIED OTHERWISE.
4. MEET EXISTING GRADE AT ALL PROPERTY LINES AND/OR ANY IDENTIFIED CONTRACT LIMITS.
5. ALL DISTURBED AREAS TO BE FINISH GRADED W/ TOPSOIL & SEEDING, LUNO, & PROVIDE MIN. 6" TOPSOIL OVER ALL DISTURBED AREAS UNLESS NOTED OTHERWISE.
6. SEE SITE UTILITY PLAN SURVEY & MEP DRAWINGS FOR LOCATIONS OF UNDERGROUND WATER, GAS, SEWER, STORM/ROOF DRAINAGE, ELECTRIC, FIRE PROTECTION & ASSOCIATED EQUIPMENT.
7. EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS, GAS MAINS, SEWER, TELEPHONE LINES, POWER LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREINAFTER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER/ARCHITECT IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND INSTALLATIONS, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF EXCAVATING OR TRENCHING, BY CONTACTING THE OWNERS THEREOF AND PROSPECTING. THE CONTRACTOR SHALL USE HIS OWN INFORMATION AND NOT RELY UPON ANY INFORMATION SHOWN ON THE DRAWINGS CONCERNING EXISTING UNDERGROUND INSTALLATIONS. ANY DELAY, ADDITIONAL WORK, OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO EXISTING UNDERGROUND INSTALLATIONS SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
8. GRADE SHALL NOT EXCEED ±1 IN ANY LOCATION UNLESS SPECIFICALLY NOTED OTHERWISE.
9. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. THE MORE STRINGENT TO GOVERN. DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING.
10. EXISTING NATURAL SITE FEATURES, PROTECT ALL EXISTING TREES THAT ARE TO REMAIN.
11. CONTRACTOR SHALL RESTRICT OPERATION OF HEAVY EQUIPMENT TO LIMITS OF PROPOSED PAVEMENT EXCEPT AS REQUIRED FOR EXECUTION OF GRADING OPERATIONS.
12. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
13. DIMENSIONS ARE TO FACE OF CURB. DIMENSIONS OFF OF EXISTING STRUCTURE ARE ± AND SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES.
14. IF CONSTRUCTION IS INITIATED DURING PERIODS OF WET WEATHER, THE CONTRACTOR SHOULD ANTICIPATE THE REQUIREMENT FOR UNDERCUTTING THE SOFT SUPERFICIAL SOILS TO DEPTHS GREATER THAN NORMAL TOPSOIL STRIPPING.
15. G.C. SHALL COORDINATE LOCATIONS AND DEPTHS OF ALL SITE COMPONENTS AND PIPING SHOWN ON THIS SHEET AND OTHER SITE DRAWINGS.
16. THE CONTRACTOR TO RETAIN FLOATABLE AND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITIES. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
17. THE DETENTION BASIN, WATER QUALITY BASIN AND STORM WATER CHANNELS (PIPES) SHALL BE FUNCTIONING BEFORE ANY OTHER WORK MAY BEGIN.
18. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
19. CONTACT GREENE COUNTY 24 HOURS IN ADVANCE OF CONSTRUCTION OF DRIVEWAYS.
20. CONTACT GREENE COUNTY 24 HOURS IN ADVANCE OF EXCAVATION ON CITY R.O.W.
21. CONTACT GREENE COUNTY 72 HOURS IN ADVANCE OF WORKING IN THE STREET OR TRAFFIC CONTROL.
22. KEEP THE ROCK, MUD AND DIRT OFF OF CITY STREETS DURING CONSTRUCTION.
23. CLOSURE OF ALL OLD ENTRANCES AND REPLACE WITH CURBS AND GUTTER. SIDEWALK AND GRASS WHERE THE OLD ENTRANCES ARE REMOVED.
24. TEMPORARY CONSTRUCTION ENTRANCE TO HAVE SHOT ROCK FOR ITS SURFACE.
25. CONTRACTOR TO PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
26. CONTRACTOR TO TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.

SITE PLAN KEYNOTES



BUXTON
KUBIK
DODD
CREATIVE

ARCHITECTURE | INTERIOR DESIGN

1430 E Bradford Parkway, Suite 100 Springfield, MO 65804
Voice: +1 780.0545 Fax: +1 780.0553

MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006027284

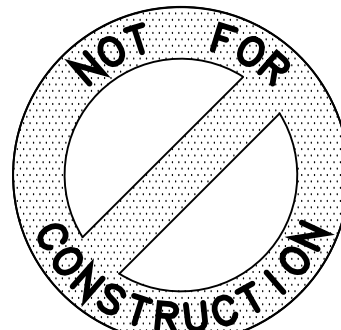
PROJECT:
NEW BUILDING FOR:
**BOOMER
TOWN
LOFTS**
LOCATION:
NATIONAL AVE. & E. PAGE ST.
SPRINGFIELD, MISSOURI

CONSULTANTS:
STRUCTURAL:

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
PELLHAM PHILLIPS ENGINEERING
1531 E. BRADFORD PKWY. STE 320
SPRINGFIELD, MO
CIVIL ENGINEER:

MODIFICATIONS:

PRELIMINARY



THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY.

SPECIAL NOTICES
In the event the client consents to allow, authorize or approve of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client understands that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the final seal provided to the client to identify and hold the design professional harmless from any change, liability or cost resulting from the design professional's use of the seal of the design professional. The design professional's seal is not to be used for any other purpose. The design professional's seal is not to be used for any other purpose. The design professional's seal is not to be used for any other purpose. The design professional's seal is not to be used for any other purpose.

CAD File No. BTL-A0.0 Project No. BK03-20062
Drawn: BK03/KJY Date: 03/06/17

A0.0
ARCHITECTURAL
SITE PLAN

GENERAL FLOOR PLAN NOTES

- LOBBY — ROOM NAME
100
- SEE CEILING PLANS & FINISH FLOOR PLANS FOR OTHER FINISH INFORMATION.
 - FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS, ENLARGED FLOOR PLANS AND DETAILS, TYPICAL.
 - NOT ALL NOTATION MAY BE USED ON EACH FLOOR - SEE FLOOR PLAN KEYNOTES EACH FLOOR FOR USE LOCATIONS.
 - PROVIDE GYP. BOARD CONTROL JOINTS PER USG GOOD DESIGN PRACTICES FOR DRYWALL STEEL FRAMED SYSTEMS. JOINTS TO BE EQUAL TO USG ZINC CONTROL JOINT NO. 103.
 - PROVIDE NECESSARY 2X TREATED BLOCKING IN WALLS AS NEEDED FOR CASEWORK, ETC. COORD. W/ OWNERS VENDOR FOR LOCATIONS.
 - DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING.
 - ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD FOR INTERIOR PARTITIONS, FACE OF EXISTING STRUCTURE OR FINISH FACE OF CONCRETE OR BLOCK, OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE. PROVIDE SOLID BLOCKING AS REQUIRED TO INSTALL EQUIPMENT, MILLWORK, ETC.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECT. & PLUMBING WORK AND PROVIDE ALL NECESSARY CONSTRUCTION TO FACILITATE SAID WORK INCLUDING, BUT NOT LIMITED TO ROUGH OPENINGS, EQUIPMENT SUPPORTS, BACKING AND COORDINATION OF CONTRACT DOCUMENTS.

FLOOR PLAN KEYNOTES

WALL / PARTITION NOTES

DEFERRED SUBMITTALS

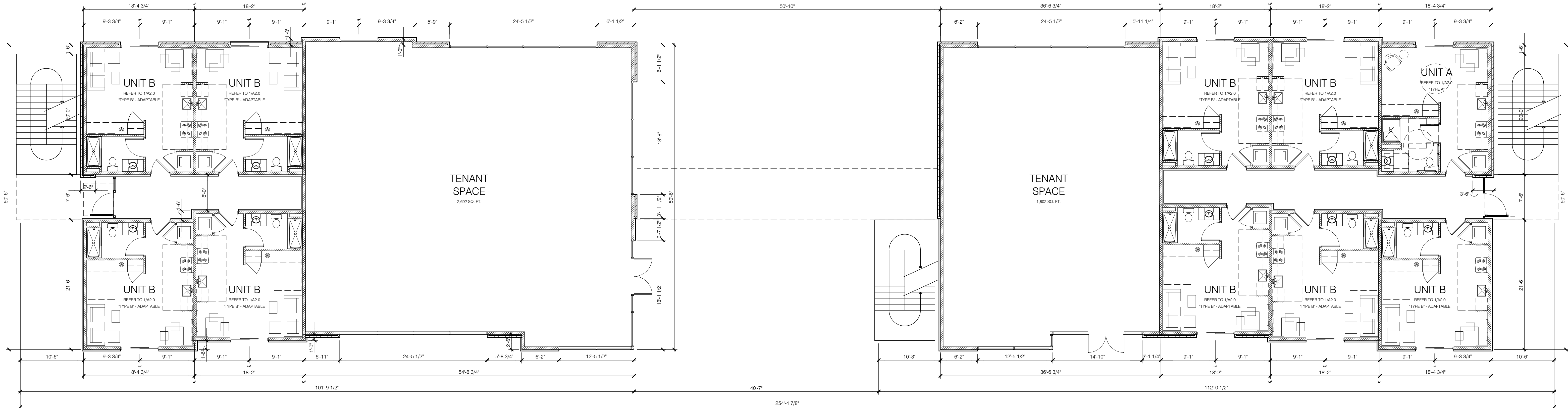
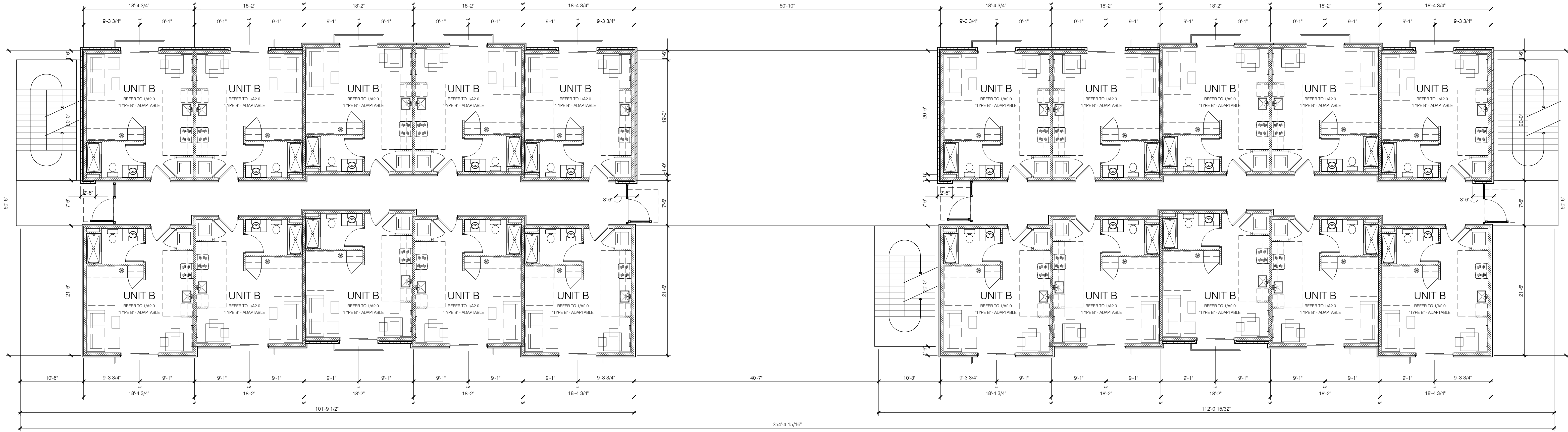
SPECIAL INSPECTIONS



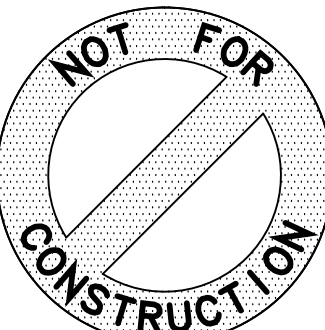
PROJECT:
NEW BUILDING FOR:
BOOMER TOWN LOFTS
LOCATION:
NATIONAL AVE. & E. PAGE ST.
SPRINGFIELD, MISSOURI

CONSULTANTS:
STRUCTURAL:

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
PELLHAM PHILLIPS ENGINEERING
1531 E. BRADFORD PKWY. STE 320
SPRINGFIELD, MO
CIVIL ENGINEER:



PRELIMINARY



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CAD File No. BTLA1.0 Project No. BKD-20062
Drawn: BKD/KJY Date: 03/06/17

A1.0
FLOOR PLANS

GENERAL FLOOR PLAN NOTES

LOBBY ROOM NAME
100 ROOM NUMBER
SEE SHEET A1.0 FOR GENERAL FLOOR PLAN NOTES

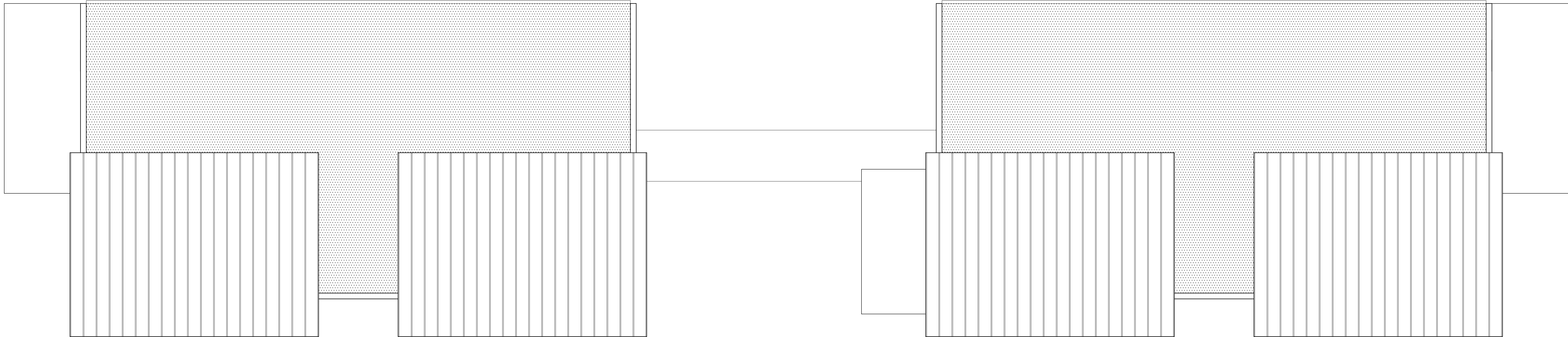
FLOOR PLAN KEYNOTES

SEE SHEET A1.0 FOR FLOOR PLAN KEYNOTES

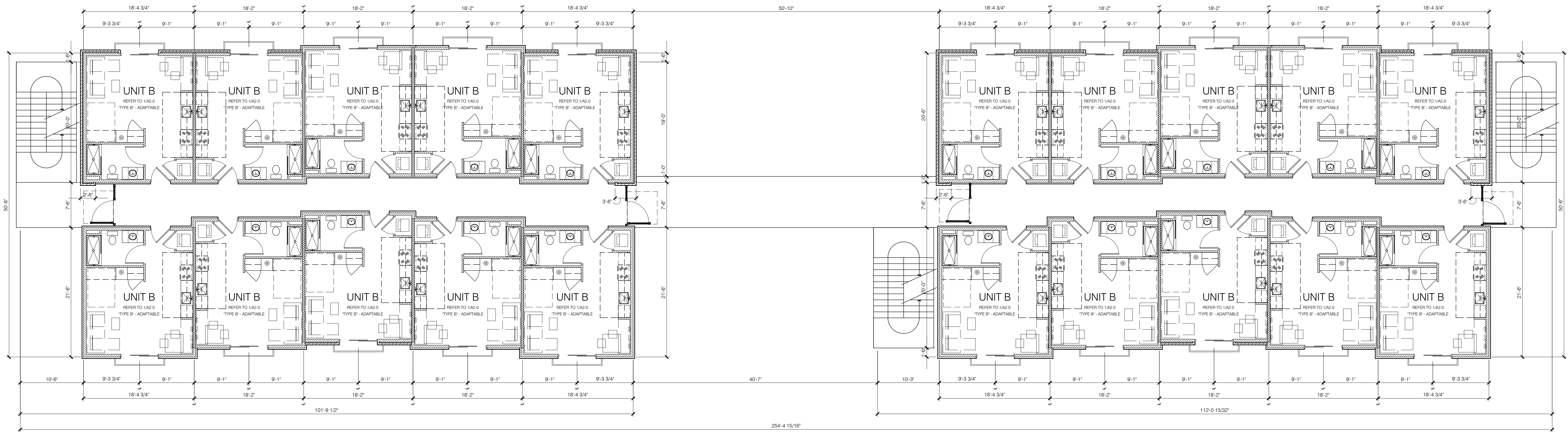
WALL / PARTITION NOTES

SEE SHEET A2.0 FOR FIVE SEPARATION WALLS AND WALL TYPE DEFINITIONS.
SEE A5.3 FOR DETAILED SECTIONS OF ALL WALL TYPES.

ROOF PLAN KEYNOTES

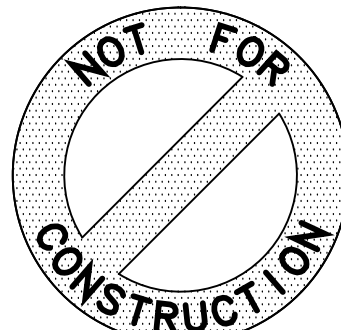


ROOF PLAN 2
SCALE: 1/8" = 1'-0" A1.1



MODIFICATIONS:

PRELIMINARY

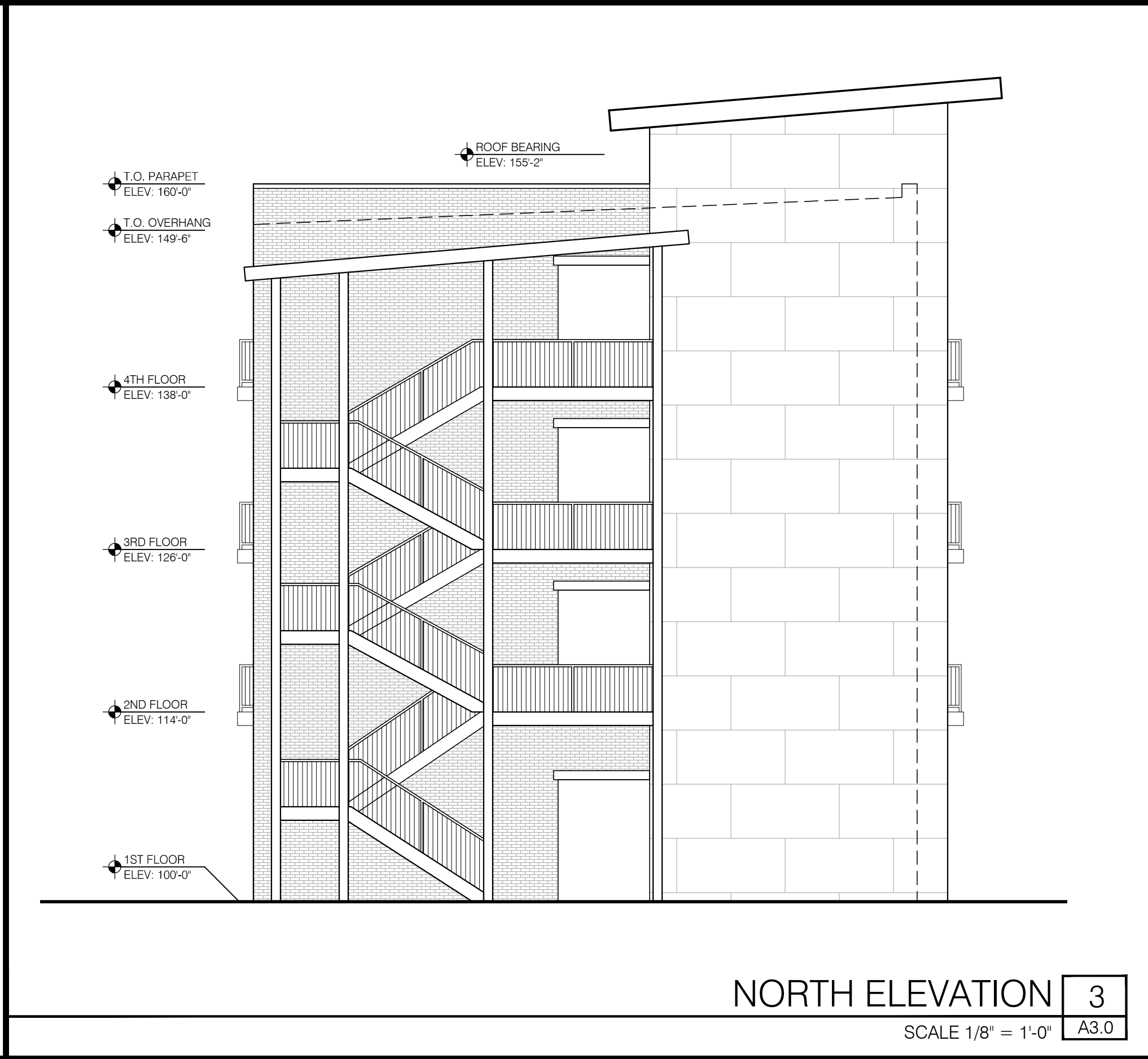
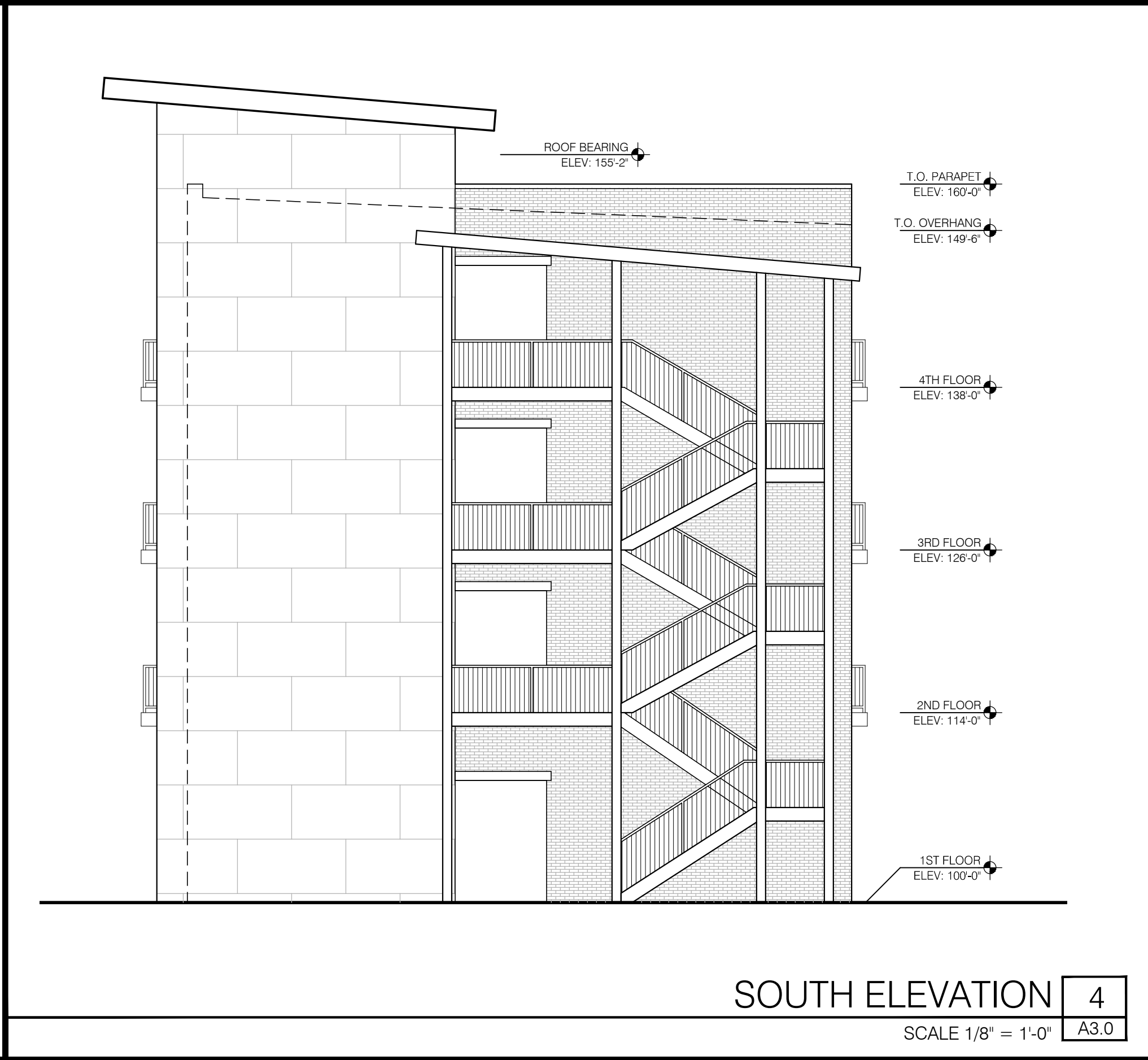
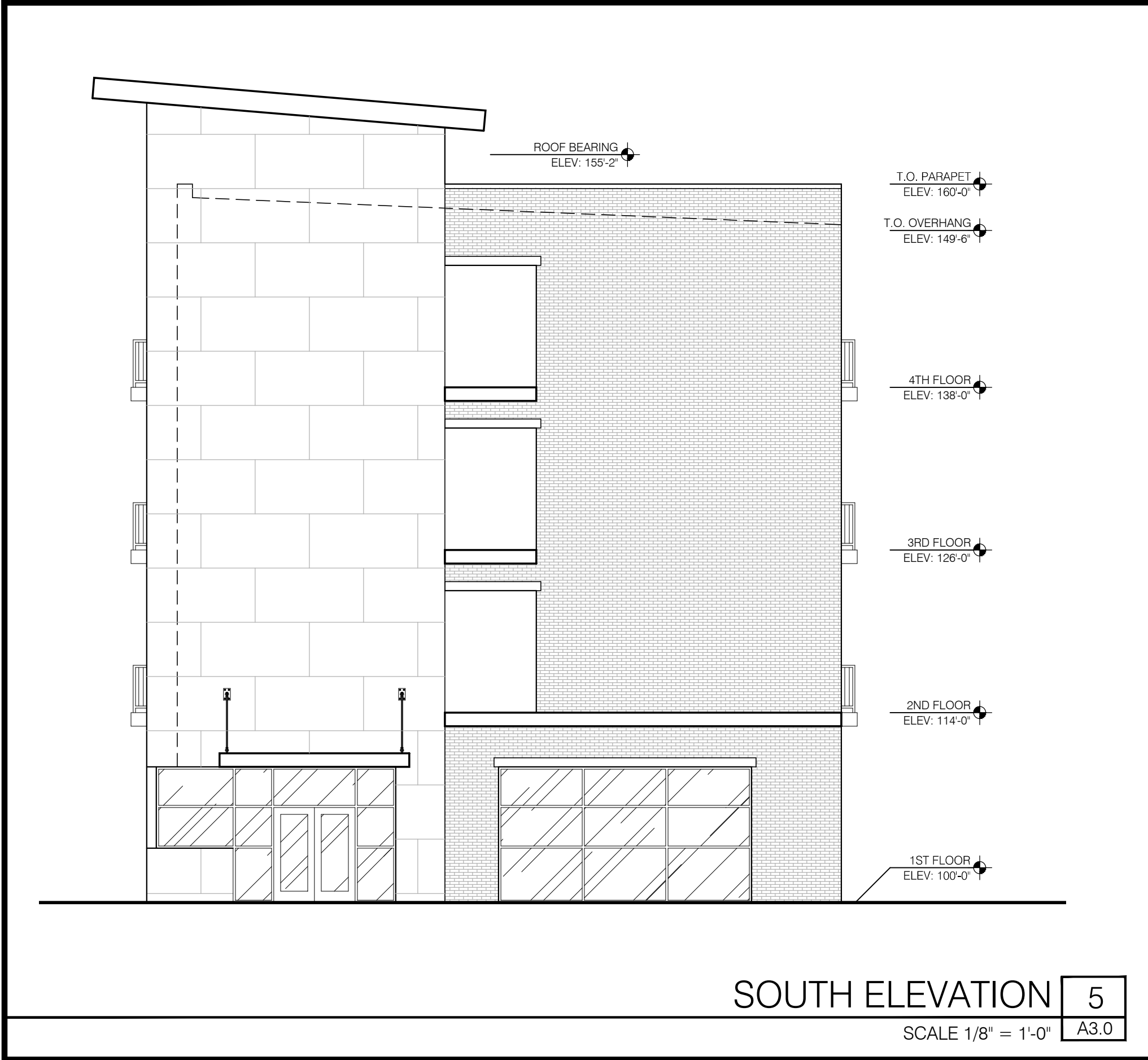


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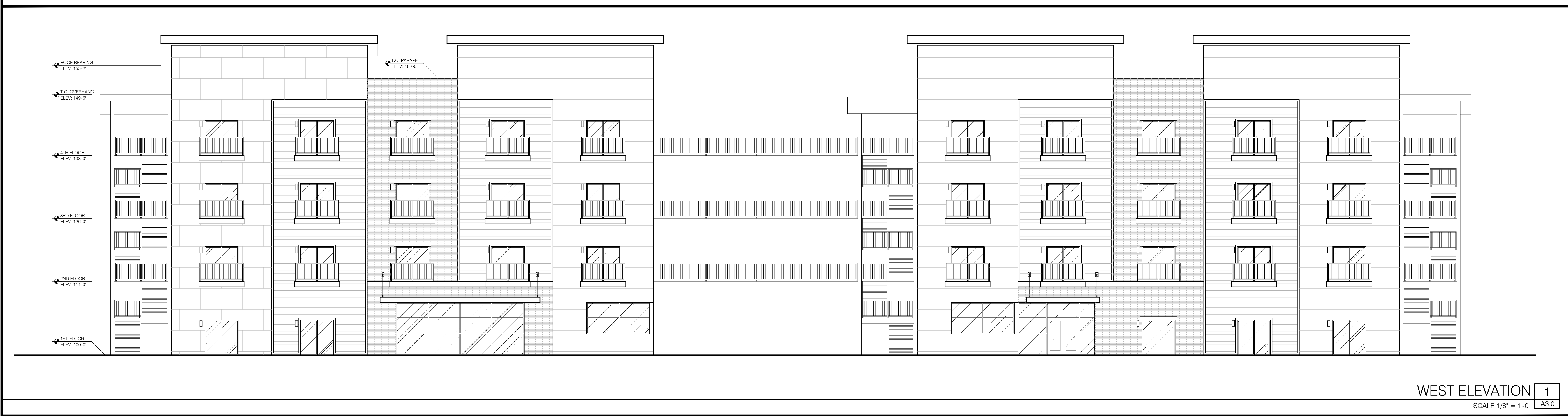
SPECIAL NOTICES
In the event the client consents to allow, authorize or approve of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or reuse of such changes. In addition, the client agrees to fix the final record produced by the design professional and hold the design professional harmless from any damage, liability or cost (including reasonable attorney fees and costs of defense) arising from such changes. Copyright © 2017 by Buxton Kubik Dodd, Inc. All rights reserved. No part of this document may be reproduced by photocopy or by any other means, or stored, transmitted, or transmitted in any way, without the prior written permission of the architect.

CAD File No. Project No.
BTL-A1.0 BKC-2062
Drawn Date
BKC/KJY 03/06/17

A1.1
FLOOR PLANS



ELEVATION KEYNOTES





**BUXTON
KUBIK
DODD
CREATIVE**
ARCHITECTURE | INTERIOR DESIGN
1435 E Bradford Parkway, Suite 100 Springfield, MO 65804
Voice: 417.860.5543 Fax: 417.860.5553
MISSOURI CERTIFICATE OF AUTHORITY NO. A-200007294

PROJECT:
NEW BUILDING FOR:

**BOOMER
TOWN
LOFTS**

LOCATION:
NATIONAL AVE. & E. PAGE ST.
SPRINGFIELD, MISSOURI

CONSULTANTS:
STRUCTURAL:

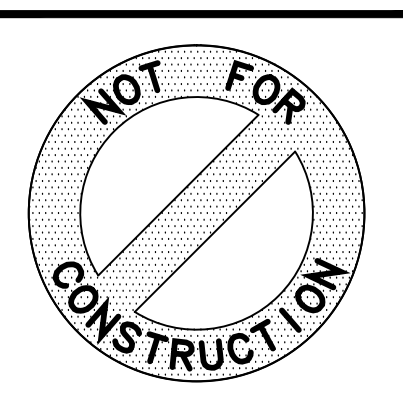
MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
PELLHAM PHILLIPS ENGINEERING
1531 E. BRADFORD PKWY. STE 320
SPRINGFIELD, MO
CIVIL ENGINEER:

SPECIAL NOTICES

In the event the client consents to submit, authorize or approve changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the final record produced by the design professional and to hold the design professional harmless from any damage, liability or cost (including reasonable attorney fees and costs of defense) arising from such release. Copyright © 2011 by Buxton Kubik Dodd, Inc. All rights reserved. No part of this document may be reproduced by photocopy or by any other means, in whole, in part, or in any manner, without the prior written permission of the architect.

CAD File No. BTL-A3.0 Project No. BKD-20062
Drawn: BKD/KJY Date: 03/06/17

PRELIMINARY



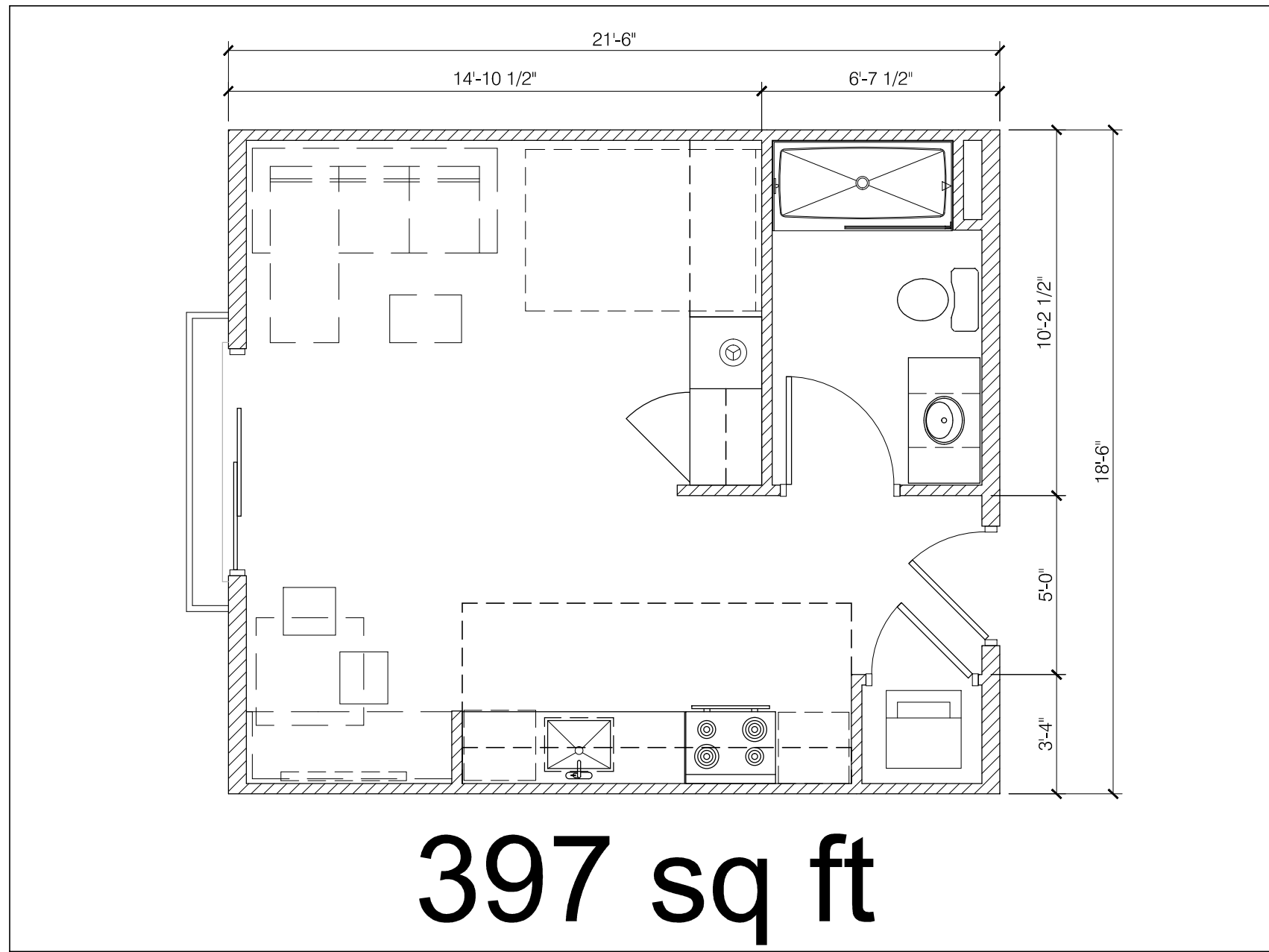
A3.0
EXTERIOR ELEVATIONS



EXTERIOR RENDERING CONCEPTS



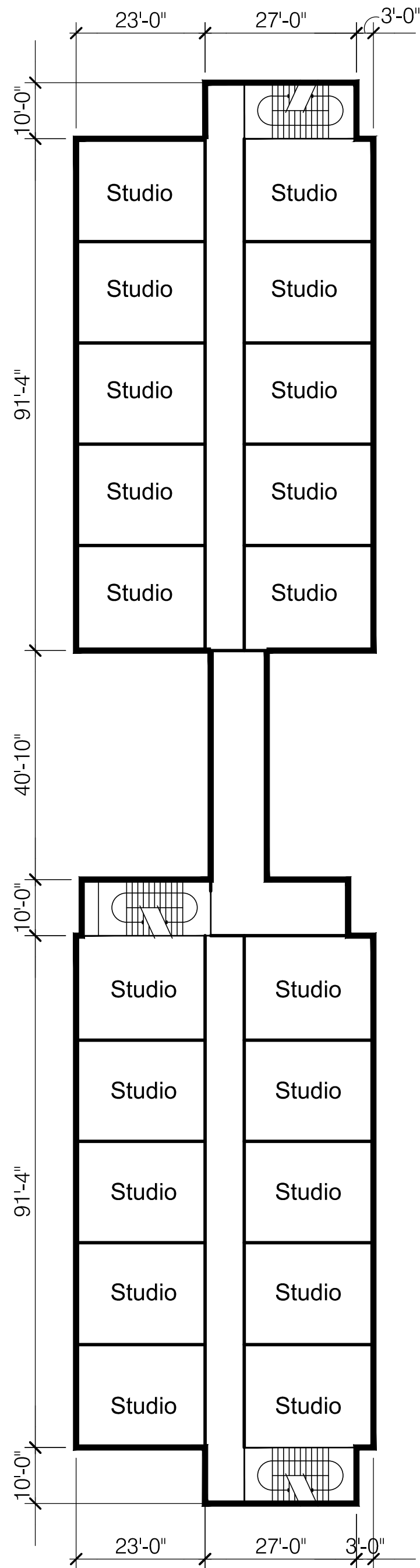
CONCEPTUAL UNIT PLAN SCALE 1/4" = 1'-0"



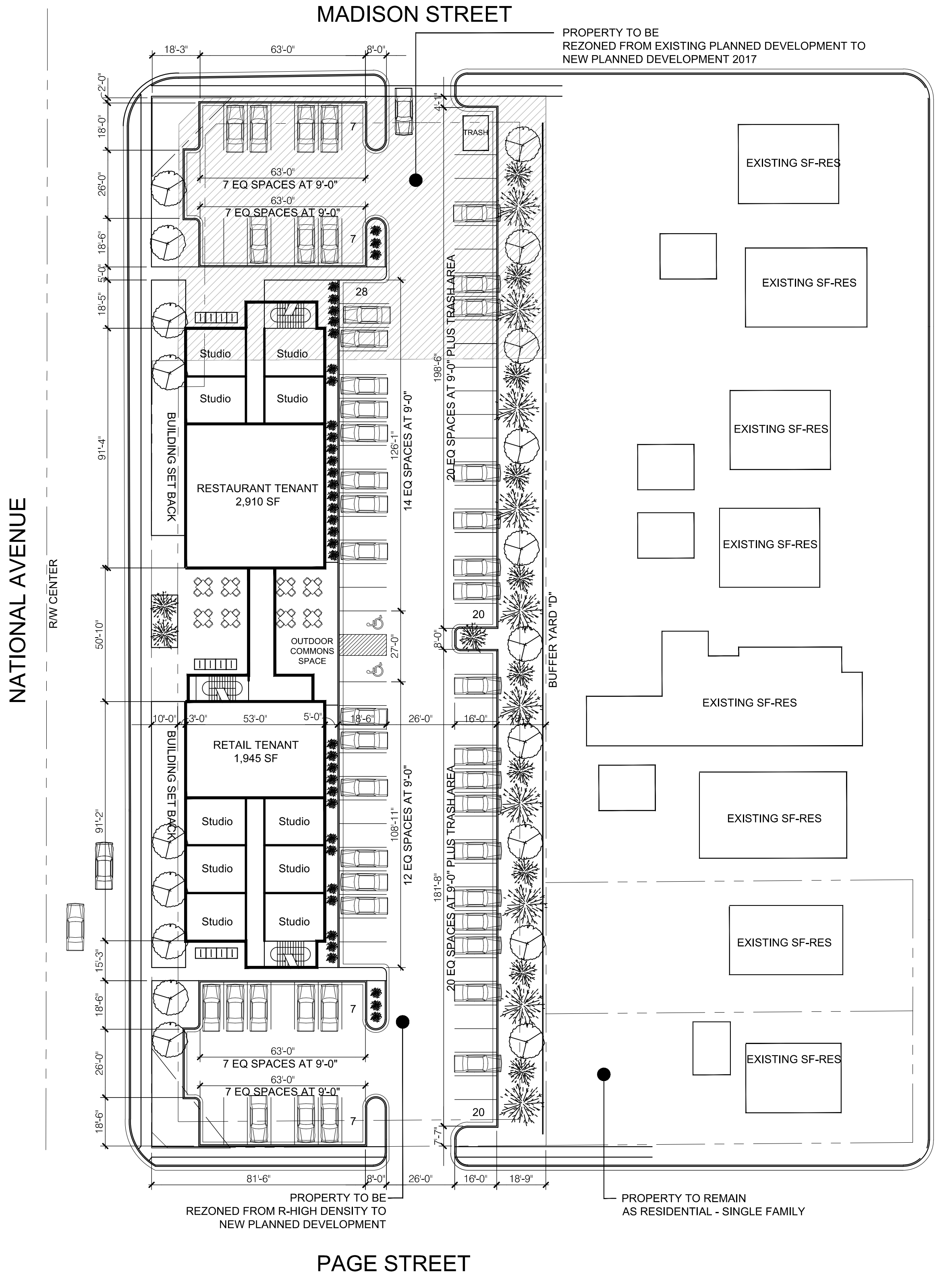
TOTAL CURRENT SITE:	58,989 SF OR 1.38 ACRES	STORM WATER DETENTION AND WATER QUALITY WILL BE PROVIDED UNDER THE PARKING LOT AND IN THE BUFFER YARD ALONG THE EASTERN PROPERTY LINE.
BUILDING FOOTPRINT :	11,104 SF	
TOTAL BUILDING SQ FT:	44,416 SF	
RESIDENTIAL SPACE:	27,790 SF	
MICRO STUDIO.....	70 UNITS	
MAXIMUM BUILDING AREA FOR RETAIL AND RESTAURANT USES WILL NOT EXCEED 4,855 TOTAL GROSS SQUARE FEET.		BICYCLE PARKING REQUIRED: 10 SPACES TOTAL PARKING PROVIDED : 95 SPACES

PARKING FOR MIX-USE BUILDING:
COMMERCIAL-RESTAURANT 2,568 SF / 80 = 32 SPACES
COMMERICAL-RETAIL 1,728 SF / 250 = 7
RESIDENTIAL: MICRO STUDIO : 70 X 1 = 70 SPACES

CONCEPTUAL 2ND-4TH SCALE 1"= 20'-0"



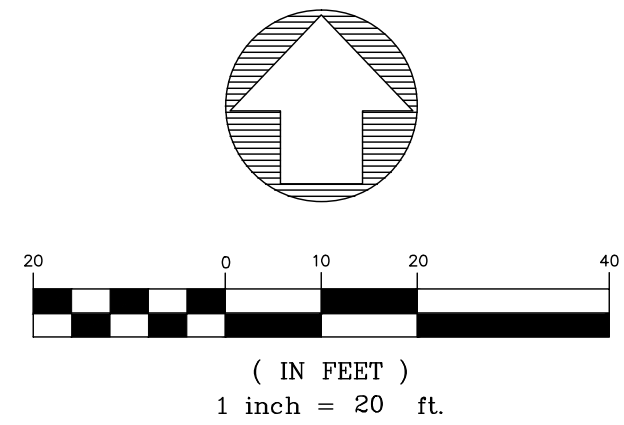
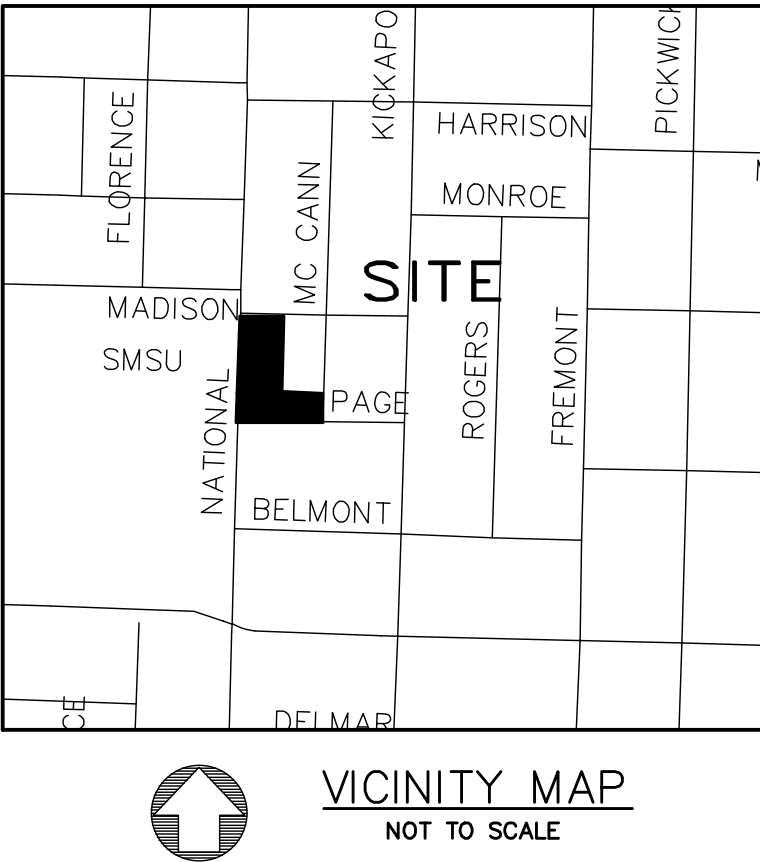
CONCEPTUAL SITE & FIRST FLOOR PLAN SCALE 1"= 30'-0"



SKETCH PLAN FOR: BOOMER TOWN LOFTS - 800-836 S. NATIONAL

SPRINGFIELD, MISSOURI
FEBRUARY 20, 2017

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.

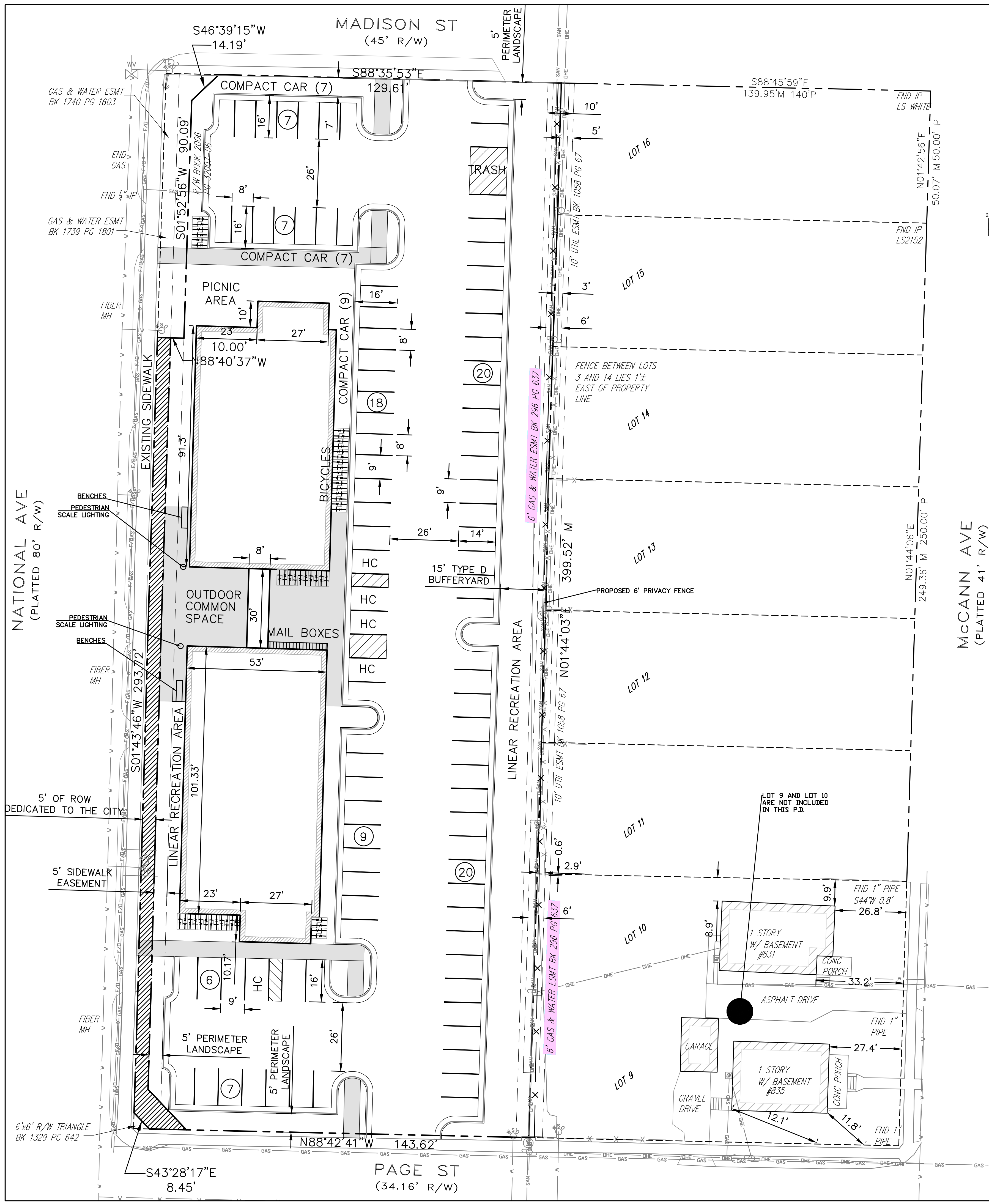
TRACT IV: ALL OF LOT SIX (6), ANDRUS PLACE SUBDIVISION, OF LOT NINE (9),
GEO. M. JONES 1ST ADDITION TO SPRINGFIELD, GREENE COUNTY, MISSOURI.

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 HOR. 1"=40'	SHEET 2
FIELD BK	DRAWN LEE	OF 2 SHEETS	
LEVEL BK	CHECKED LEE	VERT. 1"=4'	FILE NO.