



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: July 13th, 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

June 15th 2017

Documents:

[PZ MINUTES 6-15-2017.PDF](#)

3. COMMUNICATIONS

City Council - June 12th 2017

Documents:

[NA06-12-17.PDF](#)

City Council - June 26th 2017

Documents:

[NA06-26-17.PDF](#)

4. CONSENT ITEMS

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

5. Relinquishment Of Easement 851

2650 West Sunshine Street, Gardner Properties Springfield, LLC & M&J Gardner Properties, LLC

Documents:

[RE 851.PDF](#)

6. UNFINISHED BUSINESS

7. Vacation 791

2100 North Eldon Avenue, Pioneer Advertising Company, Inc.

Documents:

[VAC791TABLINGMEMO.PDF](#)

8. 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 TABLINGMEMO.PDF](#)

9. PUBLIC HEARINGS

10. Z-24-2017 W/COD #131

554 West Walnut Lawn Street, Walnut Lawn Church of God & Westport Management, LLC

Documents:

[Z-24-2017 COD 131.PDF](#)

11. Z-25-2017 W/COD #132

3220 South Delaware Avenue, HMR Properties, LLP

Documents:

[Z-25-2017 COD 132 SR.PDF](#)

12. Z-26-2017 W/COD #133

1106 East Elm Street, Lantz Enterprises, LLC

Documents:

[Z-26-2017 COD 133 SR.PDF](#)

13. Preliminary Plat Renewal Roberts Industrial Park

1000-1200 North Westgate Avenue, Forerunner, LLC & Javalina, LLC

Documents:

14. 610 E. Harrison Redevelopment Plan

610 East Harrison Street, Roza Capital Group, LLC

Documents:

[610 E HARRISON REDEVELOPMENT PLAN.PDF](#)

15. Amended Beverly Lofts Redevelopment Plan

525 East Cherry Street, Beverly Lofts Redevelopment Corporation

Documents:

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

16. 1325-1329 E Cherry Redevelopment Plan

1325 East Cherry Street, Roza Capital Group, LLC

Documents:

[1325-1329 E CHERRY REDEVELOPMENT PLAN.PDF](#)

17. OTHER BUSINESS

18. Initiate Zero-Lot-Line Construction Review Amendments

Citywide, City of Springfield

Documents:

[INITIATE ZERO-LOT-LINE CONSTRUCTION AMENDMENTS.PDF](#)

19. Transportation Plan Amendments (Grant Avenue Reclassification)

Citywide, City of Springfield – Public Works

Documents:

[MEMO TO TABLE TRANSPORTATION PLAN AMD GRANT AVE.PDF](#)

20. 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.

June 15, 2017
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session June 15, 2017 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

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

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

Minutes: The minutes of May 4, 2017 were approved.

COMMUNICATIONS :

Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Request to Acquire 520
6571 West US Highway 60

Applicant: City Utilities

Mr. Hosmer stated that this is a request to Acquire 520: Request to acquire property located at 6571 West US Highway 60.

Applicant, City Utilities, is requesting to acquire property for a electric distribution system. 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 to determine whether the proposal is generally consistent with the Comprehensive Plan. Meets the approval standards. Staff recommends approval.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Consent Agenda item - Request to Acquire (6571 West US Highway 60). Mr. Shuler seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Relinquishment of Easement 849
4200 blk West Latoka Street

Applicant: Haselhorst Apartments IV, LLC

Relinquishment of Easement 850
3508 East Division Street

Applicant: Noble Estates

COMMISSION ACTION:

Ms. Cox motioned to **approve** Consent Agenda items- Relinquishment of Easement 849 (4200 blk West Latoka Street) and Relinquishment of Easement 850 (3508 East Division Street). Mr. Shuler seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

UNFINISHED BUSINESS:

Vacation 791
2100 North Eldon Avenue

Applicant: Pioneer Advertising Company, Inc.

Mr. Hosmer stated that the applicant requests that this be TABLED and presented at the Planning and Zoning meeting on July 13, 2017.

COMMISSION ACTION:

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

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 July 13, 2017.

COMMISSION ACTION:

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

Z-15-2017

2220 West Chesterfield Boulevard

Applicant: Dearborn Development, Inc.

Mr. Hosmer stated since the public hearing was closed at the May 4, 2017 PZ meeting, only new information can be considered to reopen the public hearing. The applicant has submitted two letters one from the Church stating that they would not object to future liquor licenses and one from the Palace Theater stating the reason why they were leaving. There was also a letter received from a neighbor; Mr. Kuntz giving reasons why no one objected to previous PD zonings in the area as stated at the last PZ meeting. Staff recommends opening the public hearing only on this new information. The commission will need to vote to open the public hearing only on the new information.

COMMISSION ACTION:

Mr. Coltrin motioned to **open limited discussion on the new information** Z-15-2017 (4406 South Reed Avenue and 4219 South Nature Center Way). Ms. Cox seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

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 Planning and Zoning Commission held a public hearing on May 4, 2017 which resulted in a tie vote (4 to 4). A tie vote automatically tabled this item June 15, 2017 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. The applicant has since submitted two letters. One from Life 360 Church and one from Palace Theater. The Growth Management and Land Use Plan supports request to zone to GR to allow for churches uses. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Derek Lee, Lee Engineering representing the owners. Commented that it was a business decision the theatre made to vacate and regarding the problems for people to obtain a liquor license, the church wrote a letter stating that they would not oppose anyone getting a liquor license. Discussed the option to rezone this property to General Retail District use versus changing the Planned Development.

Mr. Tom Kuntz, 2317 W Winchester addressed his letter with the issues that concern him.

Mr. Mike Cully, 901 St. Louis Street, representing the owner. Noted that almost every zoning category allows a church use and sited a statue enabling land use to allow churches.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-15-2017 (4406 South Reed Avenue and 4219 South Nature Center Way). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Rose, Cox, and Shuler. Nays: Cline. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Z-10-2017 w/COD #125

4349 South Kansas Avenue

Applicant: Glossip Family Trust

Mr. Hosmer stated that this is a request 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.

The maximum height of any multi-family dwelling will be restricted to a forty-five (45) degree bulk plane as measured from the boundaries of any R-SF districts and a 15 feet wide Type C Bufferyard is required between R-SF and R-MD property (no fence is required). Kansas Avenue is classified as a collector which requires 30 feet of right of way from the centerline of the street. A sidewalk is required to be constructed along Kansas Avenue at the time of development. Traffic Study was not required. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Tim Rosenbury, 319 N. Main Avenue, representing the applicant. Stated that they have revised the plan to address the concerns of the neighbors that were with the scope of the project and it has been reduced by a third. Other concerns were traffic and parking noting that there were too many parking spaces and it has been reduced to minimum requirements, as well as the north driveway location was too close to the property line and it has been moved south and is more than 35' feet from the property line. The building is situated within the 45-degree bulk plane and there will be a 15' landscape bufferyard with a solid fence that will be provided to the north and south sides of the site. Additional concerns were the natural features and wildlife and since this application only involves two-thirds of the land area and there will be a natural area with many of the trees preserved. Stormwater was also discussed, a civil engineer has been retained and will address concerns. The last comments were the apartments and type of people who are attracted to them, this developer is in business to provide high quality, multi-family housing and will address this issue.

Mr. Derek Lee, 1200 E. Woodhurst, addressing the stormwater issue. To assist the primary overflow from the site, the imperious area has been reduced significantly. Discussed the area detention basins, this area has a 50/50 impervious area, the City regulations allow 80 percent impervious in this zoning classification. The site show existing trees in the detention basin and they will be allowed to remain and will make the area natural.

Ms. Leona Jett, 1638 W. Swallow Street, has concerns regarding stormwater. There is a lot of water backing up and it makes a pond when it rains.

Mr. John Brown, 1669 W. Camino Lane, has concerns regarding stormwater and noting that his property has been flooded twice and that the detention basin has been under water. The stream that runs through the backyard is now down to the bedrock due to flooding. Has concerns regarding the number of units and the height. Would like them to purchase another property where there will not be so many problems and this is a residential neighborhood and if it needs to be built they should build houses and there are also concerns regarding traffic and the intersection on Kansas Avenue and Republic Road. Believes that the park-like setting will be destroyed and does not want a 50' tall building right behind his house.

Mr. Paul McCune, 4615 S. Kansas Avenue, noted the concerns of stormwater run-off and detention because he lives about a quarter mile downstream from the proposed project and have seen a huge change in the 34 years of living at that address. Approximately $\frac{3}{4}$ of the development on Republic Road run through the property and as a result we have had to raise the house 7' just to insure against flooding and would like to see the stormwater/detention proposed plans. The second concern is with regards to compatibility with the area and in the proposal it is mentioned about transition between multi-family on Swallow Street and single family to the south and does not see how a $3\frac{1}{2}$ story building will fit within a residential area. The third concern is having commercial property down Kansas Avenue and stated that there is a lot of gray area between multi-family development and an assisted living retirement home.

Ms. Diane Wakeem, 1625 W. Swallow, has concerns with stormwater/detention and the height of the building and about the compatibility of commercial property south of Swallow Street. She noted that there is a lot of commercial property available that would be more suitable.

Mr. E.R. Fridge, 4545 S Farm Road 145, has concerns of stormwater/detention due to the location of the creeks next to his home. When the development first started on Republic Road there were no problems, but now after extensive development on Republic Road the creeks flood and numerous times there has been a lot of debris washed onto his property and the problem is getting worse.

Mr. Bob Baker, 1638 W. Swallow Street, has concerns regarding stormwater and what is being built on the surrounding property. He asked if the proposed buildings were being built for veterans and has wondered about the elderly that live on Swallow Street and believes that the proposed building won't be appropriate for their community and is against this proposal.

Mr. Steve Kellegg, 4457 S. Farm Road 145, has concerns that the developer is inserting this "monstrosity" right into the middle of the subdivision. The development on Swallow Street has the look and feel of single family homes, and believes the height of the $3\frac{1}{2}$ story building is inconsistent for the area and that there are more appropriate places for this type of development.

Mr. Doennig closed the public meeting.

Mr. Coltrin asked how stormwater works with a project.

Ms. Julie Hawkins, Public Works Engineering, stated that when this site is developed they will have to meet City stormwater requirements, which will require them to release stormwater flows at the same rate that they are currently experiencing without development. Any current flooding issues will not be mitigated, but will not make it any worse than what they are currently experiencing.

Mr. Doennig asked about a stormwater detention basin and the releasing of water.

Ms. Hawkins noted that the point of detention is to release the water at the same rate that the site is currently experiencing, so whatever rate the water is releasing with it undeveloped, their detention should be able to release it at the same rate. So if they are experiencing flooding, it should not become

any worse with the current development. The City will require them to meet standards that make sure that the water is being released at the same current rate.

Mr. Rose asked about the stormwater detention design and Ms. Hawkins stated that the stormwater detention design criteria is contingent on the amount of impervious area that they will be adding to this site and is not complete.

Mr. Doennig stated that there is a site plan that is being considered on the next case.

Mr. Hosmer stated that more detail would be available at time of development and would have to meet the design standards.

Mr. Cline asked for clarification on the past presentation in April 2017 and would like for commission members to update him.

Mr. Coltrin stated that the April meeting the developer had proposed more land to be developed with more parking that would have generated a lot more run-off and this proposal shows about a third less development and is at 55% impervious where regulations allow them to take it up to 80%. The developer has modified the detention to keep more natural portions of area, the control and release is going to be less because of smaller impact.

Ms. Cox asked about the impervious area and noted that the proposal has been reduced, and if the natural/open area has been increased and if the evaluations are graded towards the detention area.

Mr. Coltrin noted that it appears to be more natural/open due to the reduction in parking and that the detention area falls within the natural incline on the land.

Ms. Cox asked about step-down uses away from more activity levels/major intersections and if this use will be compatible.

Mr. Hosmer noted that Residential Medium-Density allows up to 29 du/acre, but we are restricting this with the Conditional Overlay District to 11 du/acre, quite significantly reduced under straight multi-family zoning. Swallow Street has 7 dwelling units per acre and this development will be 11 du/acre and the height for single family is 35' and this unit will be a little more than that.

Mr. Schuler noted that residents testified that they had purchased their homes in a single-family residential area and would feel different if they were building only building patio-homes, but they are building a massive structure next to single family homes.

Mr. Doennig agreed with Mr. Schuler and appreciates that the developer has reduced the size of the project and pervious surface and feels that the stormwater plan (Conditional User Permit 428) is more realistic now. With the Conditional Overlay District the density will be essentially Residential Town-Home. With General Retail on the west and Office District on the right, Residential Town-Home would not be out of place, however the awkward development is the idea of a single 3½ story building instead of a bunch of small buildings. If it was Single-Family Residential there would not be any stormwater requirements and with this plan, with a large green space, it may be better regarding the stormwater problems. I'm leaning toward approval because it is not any worse option for that particular piece of property than putting a street in with a bunch of houses with no stormwater requirements.

COMMISSION ACTION:

Mr. Cline motioned to **approve** Z-10-2017 w/COD #125 (4349 South Kansas Avenue). Mr. Coltrin seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, and Cox. Nays: Shuler. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Conditional Use Permit 428
4349 South Kansas Avenue
Applicant: Glossip Family Trust

Mr. Hosmer stated that this is a request to allow a nursing and retirement home within a R-MD, Medium-Density Multi-Family Residential District generally located at 4349 South Kansas Avenue. The Growth Management and Land Use Plan of the Comprehensive Plan identifies this area as appropriate for Medium or High Density Housing. Retirement and nursing homes are allowed in the R-MD, Medium-density Multi-Family Residential District with an approved conditional use permit/site plan. The site plan will be buffered from adjacent residential properties across from Kansas Avenue by a Type S1 bufferyard (15 feet wide) and a off-street parking screening which requires a fence of not less than 4 feet high between the off-street parking areas and R-SF zoning. The applicant is providing 20 feet. 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. Per site plan there is a 3.5 story structure which is setback approximately 90 feet from the northern property line and 70 feet from the south property line. Stormwater detention is provide onsite. Per site plan a 6 feet wooden fence will be provided on the south and north side of the property as well as a type C bufferyard (15 feet). 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. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Derek Lee, 1200 E. Woodhurst, representing the owner. Noted that it is a green design and a typical green design has 15% to 20% of the area designated, however this site has about 33% green design designated and where the detention basin can be placed. We are keeping as many of the trees possible except where the berm is being built.

Mr. Tim Rosenbury, 319 N. Main Avenue, representing the applicant. The bulk plane is 45 degrees from the property line and the view from the houses on Swallow Street will not be a 45-degree view. The proposed building is a far distance from the property line, and will be built on a grade, but excavated the back side so the four story portion will be looking on itself. The building will be wood-framed with a sloped roof.

Mr. John Brown, 1669 W. Camino Lane, has noted that the building will 46' and 6" - the back will be four full story's (west end) and does not include the roof. He also has concerns regarding stormwater and has counted 34 businesses on Republic Road that has no detention and the City has replaced a 3' x 3' square box culvert to a 6' x 8' square box culvert also along Republic Road. There has been 9' of water in the backyard twice and the creek on my property is down to bed-rock and the flooding has gotten worse in the last few years and the City has not taken care of the flooding problem.

Mr. Bob Baker, 1638 W. Swallow Street, stated that he has white water and heavy surges going down his yard and this happens every time it rains.

Mr. Bryan Touchstone, 4473 South Farm Road 145 and thinks that this project is too big for the area and would encourage the commission to not allow this to go forward and this would be perfect for additional patio-homes.

Mr. Paul McCune, 4615 S. Kansas Avenue asked for more information on the detention basin and how it will be contained and discharged.

Mr. Derek Lee, 1200 E. Woodhurst, representing the owner. The amount of impervious area is roughly 50% and it is the same as Residential Single-Family and is currently zoned. On a typical design that is 80% impervious, we look for roughly 15% of the land to be dedicated for detention. The proposed berm will wrap around and will allow stormwater to go into the detention basin and there is also an existing

ditch that will remain intact. The City requires detailed calculations that Public Works Engineering reviews and we have to design every pipe to meet the calculations of the 100-year storm.

Ms. Deatrice Kellogg, 4457 South Farm Road 145, while we appreciate the scaling back of the original plan and the 50% green space, but Quail Creek is building an assisted-living facility, which is similar to the proposed facility. This was a rural area and bought knowing that residential was all the way around and just since 2012 two large developments and now 3 large developments are being built and believe there are more appropriate locations available.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Conditional Use Permit 428 (4349 South Kansas Avenue). Mr. Coltrin seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, and Cox. Nays: Shuler. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

PUBLIC HEARINGS:

Z-20-2017 w/COD #127

3508 East Division Street

Applicant: Nobel Estates

Mr. Hosmer stated that this is a request to rezone approximately 8.8 acres 3508 East Division from a GR, General Retail with Conditional District No. 69 to an HC, Highway Commercial and establishing Conditional Overlay District No. 127. The Growth Management and Land Use Plan designates the west portion of this property as appropriate for medium intensity retail, office or housing. HC, Highway Commercial is an appropriate zoning district for this category. The Plan recommends the eastern portion as appropriate for low density housing, however the relocation of Eastgate Avenue would make this property not suitable for residential development. The Plan also shows this area as an Emerging Activity Center where light manufacturing, retail and office development could emerge as a significant community activity center. The property is located at the intersection of U.S. Highway 65, (freeway), Division Street (primary arterial) and Eastgate Avenue (collector). The Conditional Overlay District will: Prohibit more intense uses allowed in the HC, District; Limit the size of building that can be constructed on the property by requiring a maximum floor area ratio of 0.30 (reducing sf max to 131,000 sf from 200,000 sf); Require cutoff lighting fixtures. No access to Eastgate from 300 ft. of Division St. and shared access between lots and sidewalks along Eastgate and Division; A traffic study will be required to be reviewed by MoDOT at the time of development. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Geoff Butler, 319 N. Main Avenue, representing the applicant. The parcel was rezoned General Retail several years ago and Eastgate was proposed to be relocated, however MoDOT has purchased the land to relocate Eastgate. They just took bids for work on Eastgate, Division, and Hwy 65 and will build Eastgate and will not connect it until the others are completed which will be Fall 2018. MoDOT will not be putting in sidewalks and no stormwater detention for Eastgate, they are just moving it. We are looking to take the parcel on the west of Eastgate and rezoning it to Highway Commercial and the potential buyer of the property wants a car dealership at that location. We are agreeing in the Conditional Overlay to all the stormwater that MoDOT will be creating with their location of Eastgate and will include it in the management plan because all the water goes through Cooper Estates. With the limitations of the stormwater system downstream, we will design and manage the drainage and will subdivide the property as well as build sidewalks along both sides of Eastgate.

Mr. Randy Reichard, 901 St. Louis Street, attorney for the property owner's association. Stated that they have no objection to the rezoning based upon the conditions that have been listed in the

Conditional Overlay. The concerns are stormwater and the developer has agreed to manage the stormwater with the changes that Eastgate will cause.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Z-20-2017 w/COD #127 (3508 East Division Street). Mr. Rose seconded the motion.

Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Z-21-2017 w/COD #128
3508 East Division Street
Applicant: Nobel Estates

Mr. Hosmer stated that this is a request to rezone approximately 4.2 acres generally located at 3508 East Division from an GR, General Retail with Conditional District No. 69 to an O- 1, Office District and establishing Conditional Overlay District No. 128. The Growth Management and Land Use Plan of the Comprehensive Plan identifies the west portion of this property as being appropriate for low-density housing, however, the property was rezoned to General Retail COD69 in 2014. 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 Office Land Use Guidelines in the Plan encourages the 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 property is located at the intersection of U.S. Highway 65, classified as a freeway, Division Street, a primary arterial and Eastgate Avenue, a collector. A bufferyard is required between O-1 and R-SF zoning (15) feet wide with required plantings. The conditional overlay district will: Prohibit more intense uses allowed in the O-1, Office District with a max floor area of 0.30; Limits the building height by requiring a thirty (30) degrees bulk plane as measured from the eastern and southern district boundary and provide for cutoff lighting fixtures; Bufferyard and improvements to the Cooper Estates fence along the south and eastern property lines; A traffic study will be required and reviewed by MoDOT at the time of development; Sidewalks along Eastgate and Division, no access to Eastgate within 300 feet of Division and shared access between lots. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Geoff Butler, 319 N. Main Avenue, representing the applicant. We are down zoning property because several years ago the neighbors were adamant that General Retail backing up to Single Family was not appropriate, though it did occur. We are rezoning this to Office which will provide a transition from the commercial to the single family residential. The detention basin will be in the southwest corner, approximately 2/3 of the property and will be of significant size due to the amount of stormwater. We will improve the fencing and add screening to the top.

Mr. Randy Reichard, 901 St. Louis Street, attorney for the property owner's association. Because the developer agreed to down zone with the Conditional Overlay is why the home owner's association has decided not to object to the development.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-21-2017 w/COD #128 (3508 East Division Street). Mr. Cline seconded the motion.

Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Z-22-2017 w/COD #129

1630 West Republic Street

Applicant: Southland Christian Church

Mr. Hosmer stated that this is a request 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. The Growth Management and Land Use 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 and is adjacent to GR, General Retail and HC, Highway Commercial zoning districts. The proposed zoning will mitigate the potential impact between the GR uses and single family uses to the south by leaving approximately 300-foot wide strip of R-SF property between the existing R-SF property to the south (detention area). No portion of a GR structure shall be higher than a thirty (30) degree bulk plane where the property adjoins a R-SF District. A Bufferyard "F" will be required between R-SF and GR zoning with a minimum open space of twenty (20) feet wide with plantings and fence/hedge/wall. The Conditional Overlay District will require: 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 property will be subdivided in accordance to the City of Springfield's subdivision regulation. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Geoff Butler, 319 N. Main Avenue, representing the applicant. The parcel is next to the Veteran's Clinic and is in the center of a commercial area. Believes that they have mitigated any problems with the neighbors by the Conditional Overlay. The area to the south has an existing stormwater detention basin and may have to be enlarged due to water quality requirements.

Ms. Cox asked if the owner will be making the improvements or upon potential redevelopment.

Mr. Butler noted that when this is platted and redeveloped by a buyer they will have to manage the stormwater.

Mr. John Brown, 1669 W. Camino Lane, lives downstream from the property. The stormwater flows from the church to the west which goes into the stream that goes across his backyard. He requests that they build a berm on the west side of the property to direct the water to the detention basin. The detention basin after each rain does not have any water in it and wonders why. The City has dug out a sinkhole on the north side of Republic Road and now the water comes up in his yard as well as developing holes. Has concerns regarding the traffic at the Kansas Avenue intersection.

Ms. Cox asked for topography to show the drainage patterns for the general area and would like to take in consideration of all the developments and how stormwater is managed in this area and why the detention basin may not show any runoff.

Ms. Julie Hawkins, Public Works Engineering, noted that this parcel already has detention that has been built around 2011/2012 and this site currently drains southwest. With the current detention, it was designed for that entire lot without it being subdivided for 4.17 acres of impervious area and currently there is not that amount. If it is developed further, they have a limitation of 4.17 acres before they will have to modify the existing detention on site. This detention will ultimately drain to the west towards the Veterans Center, but the Veterans Center is also required to provide their own detention. The current detention site releases at the rate of the site before it was developed. Currently all the site that have

been talked about tonight, the storm water requirements will require them to release at the same rate before any development and they should not see any worsening in stormwater flows than what they are currently experiencing.

Mr. Doennig asked for clarification on regarding this parcel and if it is redeveloped - that if they don't exceed that current standard for impervious surface there is no requirement for them to change the current plan for plan for detention or would if the property is developed, would there be new detention required specifically for that parcel.

Ms. Hawkins, Public Works Engineering, if they subdivide the lot, then they may have to show an easement to the existing detention, but the detention was designed for the entire corner lot to have 4.17 acres of impervious.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-22-2017 w/COD #129 (1630 West Republic Street). Mr. Coltrin seconded the motion.

Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Z-23-2017 w/COD #130

1630 West Republic Street

Applicant: Southland Christian Church

Mr. Hosmer stated that this is a request 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. The Conditional Overlay District will require 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 a twenty (20) foot wide open space bufferyard with a 6' fence adjacent to R-SF property to the south. A Traffic Study shall be required at time of development if warranted by development. Staff recommends approval.

Ms. Cox would like to know this is staying Residential Single-Family.

Mr. Hosmer stated that detention is allow on Residential Single-Family and is up to the applicant.

Mr. Doennig opened the public meeting.

Mr. Geoff Butler, 319 N. Main Avenue, representing the applicant. This is another parcel that the church is not using. The topography is lower than the church and feel if someone wants to put in an office building that would be fine. The William Brothers pipeline which run diagonally across the area and is not allowed to be built upon making this a low-density development with no windows on the upper floor looking out to the neighbors and will have a fence along the south property line and a bufferyard.

Mr. John Brown, 1669 W. Camino Lane, the water from that property will run into the same detention basin and has enough grass land to keep the detention from getting water in it. Concerned about runoff and has gotten worse and about the traffic pattern going out on Kansas Avenue to Republic Road.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Z-22-2017 w/COD #129 (1630 West Republic Street). Mr. Coltrin seconded the motion.

Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Planned Development 358

630 & 636 East Madison Street

Applicant: Bryan Properties V, LLC

Mr. Cline recused himself.

Mr. Hosmer stated that this is a request 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. The Growth Management and Land Use 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. The applicant is requesting the Planned Development to allow for the construction of a (7) story (4 for parking garage), (203) unit dormitory to be used by Missouri State University. The PD would allow for accessory uses; retail sales and dining hall. The dormitory use is only be designed for and operated in conjunction with Missouri State University. If the dormitory is not constructed, the PD allows for the existing R-HD/UN zoning uses. The ground level will include accessory uses of retail sales (maximum of 3,000 square feet) and a dining hall (maximum of 9,000 square feet). Staff recommends approval.

Ms. Cox asked for clarification on the height of the building.

Mr. Hosmer noted that it the height and that dormitories were not something they could do at this location.

Mr. Doennig opened the public meeting.

Mr. Jared Davis, Anderson Engineering 2095 W. Woodland, here to answer any questions. At neighborhood meeting and there were no negative comments.

Mr. Doennig asked if there was a level below ground or is the first level at ground level.

Mr. Davis stated that the first level will be at ground level for parking. First four floor will be parking and the remaining will be dormitories.

Mr. Doennig closed the public meeting.

Ms. Cox asked if this operating as a zero-lot-line type of project.

Mr. Hosmer stated that this will be developed with green space in the area around the structure.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Planned Development 358 (630 & 636 East Madison Street). Mr. Shuler seconded the motion. Ayes: Coltrin, Doennig, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Preliminary Plat Mace's Subdivision
3009 East Republic Street
Applicant: Mace Homes, Inc.

Ms. Cox recused herself.

Mr. Hosmer stated that this is a request to approve the Preliminary Plat of Mace Subdivision on approximately 0.36 acres of property into a two-lot single-family residential subdivision located at 3009 East Republic Street. The Growth Management and Land Use Plan identifies this area as this as an appropriate area for Low-Density Housing. The property is currently zoned R-SF, Single-Family Residential District and currently has one single-family residence. 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. Meets the Subdivision Regulations. Staff Recommends approval.

Mr. Doennig opened the public meeting.

Mr. William Mace, Mace Homes, 2250 W. Dearborn, splitting the lot and happy to answer any questions.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Preliminary Plat Mace's Subdivision with variance of conditional driveway (3009 East Republic Street). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Preliminary Plat Howey's Subdivision
3920 South Kansas Avenue
Applicant: Frank Howey Trust

Mr. Hosmer stated that this is a request to approve a preliminary plat to subdivide approximately 2.3 acres into a two lot single-family residential subdivision with a subdivision variance located at 3920 South Kansas. The Growth Management and Land Use Plan identifies this area as Low-Density Housing uses. The applicant is proposing to subdivide approximately 2.3 acres into a two lot single-family residential subdivision. The applicant is also requesting a subdivision variance to allow an additional residential driveway onto Kansas Avenue which is classified as a collector street. 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. Meets the Subdivision Regulations. Staff Recommends approval.

Mr. Doennig opened the public meeting.

Mr. Doennig asked about the separate driveway.

Mr. Hosmer said that the goal is for a separate driveway for lot one.

Mr. Frank Howey, 5191 South Kanas Avenue, decided to divide the property and to sell it.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Preliminary Plat Howey's Subdivision (3920 South Kansas Avenue). Mr. Cline seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Preliminary Plat CBC Subdivision

3000 North Grant Avenue

Applicant: General Council of Assemblies of God

Mr. Hosmer stated that this is a request to approve a preliminary plat to subdivide approximately 66.3 acres into a four lot subdivision located at 300 North Grant Avenue. The Growth Management and Land Use Plan identifies this area as appropriate for School and Greenway uses. Former college campus facilities CBC. The property is currently zoned Government/Institutional and residential uses. 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. 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. Meets the Subdivision Regulations. Staff Recommends approval.

Mr. Doennig opened the public meeting.

Mr. Neil Brady, 2145 W. Woodland, Anderson Engineering representing the owner. The campus consolidated with Evangel in 2013 and the no longer have need for the campus. They originally tried to sell the entire piece, but could not sell it, so they subdivided it into smaller sections so they can sell the pieces off.

Ms. Cox asked for clarification on the breakdown of the lots.

Mr. Brady described each lot for clarity with lot 3 being the Pea Ridge Greenway area.

Mr. Owen Carr, 259 E. Bethany Drive, stating that this property has been dedicated and used for Christian purposes and wants it to remain and opposed to breaking it up to sell to anyone. Stated that there is a Christian group who is dealing with the Assemblies of God for purchase.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Preliminary Plat CBC Subdivision (3000 North Grant Avenue). Ms. Cox seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Preliminary Plat SSAC Park Subdivision

4825 East Kearney Street

Applicant: M&L Real Estate Holdings, LLC

Mr. Hosmer stated that this is a request to approve the Preliminary Plat of SSAC Park Subdivision located at 4825 East Kearney Street. The Growth Management and Land Use Plan identifies this area as Medium or High Density Housing. Proposed two lot manufacturing subdivision. Zoned HM, Heavy Manufacturing. 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. Meets the Subdivision Regulations. Staff Recommends approval.

Mr. Doennig opened the public meeting.

Mr. Michael White, 1154 Beal Road representing the developer. This project has a unique history by starting in November 2016 and discovered that the property was not in the city limits, we corrected that problem and now ready to subdivide the property.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Preliminary Plat SSAC Park Subdivision (4825 East Kearney Street). Mr. Coltrin seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

521 Boonville Redevelopment Plan

521 Boonville Avenue

Applicant: US Photonics

Mr. Schaefer stated that 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 new construction and/or rehabilitation 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 area is approximately 0.26 acres, generally located along the west side of Boonville Avenue between West Tampa Street and West Phelps Street and occupied by vacant and dilapidated commercial building built in 1946. It is zoned CC, Center City District. The redevelopment proposal is to rehabilitate and convert existing building into an office building that will be occupied by US Photonics. The Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan. The Growth Management and Land Use Element designates the Area as Greater Downtown and pertains to downtown and University Plaza portions of Center City. Allows and promotes high-intensity office, retail, housing, academic, and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation IDEA Commons Plan. Goal is to create a mixed-use community that complements MSU's IDEA Commons initiative and recommends utilizing economic development incentives to leverage new investment in the area. Redevelopment Plan conforms by encouraging US Photonics, a company specializing in a nanotechnology, to rehabilitate and occupy a dilapidated building across the street from JVIC.

Mr. Doennig opened the public meeting.

Mr. Allen Casey, 2425 E. Raynell, architects for the project here to answers questions.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** 521 Boonville Redevelopment Plan (521 Boonville Avenue). Ms. Cox seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

414 E. Bear Boulevard Redevelopment Plan

414 East Bear Boulevard

Applicant: Magers Management Co. I, LP

Mr. Rose recused himself.

Mr. Schaefer stated that this redevelopment plan is approximately 0.60 acres and is located at the southeast corner of the intersection of East Bear Boulevard and South Jefferson Avenue. It is occupied

by a three-story 24-unit multi-family residential apartment building constructed in 1985 and currently undergoing major renovations. Zoned R-HD, High-Density Multi-Family Residential District. The redevelopment proposal is a complete major renovations and rehabilitation that is currently underway and the apartment building will remain a 24-unit multi-family residential apartment building. 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 housing. All types of multi-family residential housing with densities >6 du/acre should be located where there is good traffic access, between low-density housing and non-residential land uses, and near high-amenity areas. The Center City Plan Element mentions the Center City area suffers from physical deterioration and economic obsolescence, overall tone of is one of an area that could use revitalization and new investment. Urban Redevelopment Corporations Law provides incentives to encourage new investment and removal of blight within designated redevelopment areas and requires adoption of a redevelopment plan up to 25 years of partial real property tax abatement. Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment. Years 11-25: 0% of the assessed value of land and improvements. Abatement is contingent on demonstrating the redevelopment project would not occur “but for” the abatement. The Planning and Zoning Commission’s role is to review the redevelopment plan for conformance with the Springfield-Greene County Comprehensive Plan.

Mr. Doennig opened the public meeting.

Mr. Nick Irmen, 2144 E. Republic representing the developer and here to answer any questions.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** 414 E. Bear Boulevard Redevelopment Plan (414 East Bear Boulevard). Mr. Shuler seconded the motion. Ayes: Coltrin, Doennig, Cline, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

Boomertown Redevelopment Plan
800-830 South National Avenue
Applicant: Boomertown Redevelopment Corporation

Mr. Schaefer stated that this redevelopment plan is approximately 1.68 acres and 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. It is occupied by eight vacant residential structures built between 1915 and 1979.

- Two fraternity houses
- Three multi-family apartment buildings (originally constructed for single-family use)
- Three single family residential dwellings

Portion of the area was recently rezoned from PD 281, R-HD, and UCD No. 2 Area A to PD 356 and UCD No. 2 Area A and a

portion abutting South McCann Avenue remains zoned R-SF. The redevelopment proposal is to demolish properties along South National Avenue and construct new multi-family residential and commercial mixed-use development in accordance with PD 356 and UCD No. 2 Area A.

- 70 micro-efficiency apartments
- 4,850 sq ft of retail space

Rehabilitate two single-family residential dwellings on South McCann Avenue and there will be no change in type or intensity of use. The Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan. The Growth Management and Land Use Element

- Designates portion of Redevelopment Area along east side of South National Avenue for medium- or high-density housing
- Designates remainder of Area along South McCann Avenue for low-density housing

- Redevelopment Area is located in the MSU Activity Center Rountree Neighborhood Plan (Redevelopment Area is primarily located in the National Avenue Corridor Area).
- Recognizes this area has supported a variety of land uses, including fraternities, religious student centers, offices, parking, and residential uses (predominately multi-family)
- Land uses 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
- Recommends use of urban conservation district zoning, which has been adopted

Mr. Doennig opened the public meeting.

Mr. Nick Irmen, 2144 E. Republic representing the developer and here to answer any questions.

Ms. Laurel Bryant, 1014 S. Weller, Rountree Neighborhood Representative. Concerned about impact/height/size to the neighborhood as Rountree is an Urban Conservation District (UCD) and noted concerns about traffic directed into the neighborhood and would like curb medians to traffic to flow out to National. Page Street is undeveloped and very narrow and the idea of giving blight without improvements may cause Rountree Neighborhood to bear the expense later. There are also drainage concerns of the McCann Avenue houses that are being rezoned. The single-family residences off McCann Avenue would really like a large fence.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Boomertown Redevelopment Plan (800-830 South National Avenue). Ms. Cox seconded the motion. Ayes: Coltrin, Doennig, Cline, Rose, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ogilvy, Broekhoven, and Thomas.

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
Richard Ollis, General D

**Upcoming Council Meeting Agenda
June 12, 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. May 30, 2017 City Council Meeting and June 6, 2017 Special City Council Meeting.

**Approved as
Presented**

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

4. CEREMONIAL MATTERS.

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

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

6369

7. Amended Council Bill 2017-131. (Schilling)

A general ordinance Amending Section 1-9 of the Springfield City Code, 'City Limits,' by annexing approximately 1.02 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,

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.

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.

6370

8. 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)

6371

9. 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.

6372

10. 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)

6373

11. 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)

6374

12. 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)

6375

13. 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)

6376

14. 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.

26899

15. 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.)

Failed

16. 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.)

26900

17. 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.

26901

18. Amended 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.

26902

19. 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.

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

10327

21. Council Bill 2017-150. (Ferguson)

A resolution accepting the Kearney Street Corridor Study and directing staff to work with the Land Clearance for Redevelopment Authority to prepare a Blight Report and Redevelopment Plan for the corridor area using the Study as the basis for the blight report, pursuant to the Land Clearance for Redevelopment Authority Law, Chapter 99.300-99.715, RSMo.

10328

22. Council Bill 2017-151. (Fishel)

A resolution electing the Honorable Chantel Kelly as a substitute judge of the Springfield Municipal Court for a term of four years.

10329

23. Council Bill 2017-152. (Schilling)

A resolution electing the Honorable Dennis Budd as a substitute judge of the Springfield Municipal Court for a term of four years.

10330

24. Council Bill 2017-153. (Prater)

A resolution electing the Honorable Gregory Dorshorst as a substitute judge of the Springfield Municipal Court for a term of four years.

25. EMERGENCY BILLS.

26. PUBLIC IMPROVEMENTS.

27. GRANTS.

28. AMENDED BILLS.

29. PUBLIC HEARING.

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

31. Council Bill 2017-154. (Fulnecky)

A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2016-2017, by re-appropriating a portion of Fiscal Year 2016-2017, salary savings funds in the amount of \$655,000.00 to address critical budget requests.

Amended. Held over to June 26, 2017 City Council meeting for public comment on amendment only

32. Council Bill 2017-155. (McClure)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the Salary Ordinance relating to salary grades for various job titles within the City service as contained in the Professional, Administrative and Technical Schedule, the Crafts, Trade and Labor Schedule, the Fire Protection Schedule, and the Law Enforcement Schedule by making provision for seventeen new job titles and deleting eight existing job titles within the Professional, Administrative and Technical schedule; by providing pay adjustments for employees in the Professional, Administrative and Technical and Crafts, Trade and Labor pay schedules, as well as for certain non-union Salary Grades in the Fire Protection and Law Enforcement pay schedules; by approving a Memorandum of Understanding between the City and the City Manager; and by declaring an emergency.

33. Council Bill 2017-156. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Springfield Convention and Visitors Bureau, Inc., that authorizes the Fiscal Year 2017-2018 budget in the amount of \$3,607,525 and marketing plan to promote travel and tourism within Springfield.

34. Council Bill 2017-157. (McClure)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Greater Springfield Area Sports Commission, Inc., in the amount of \$81,500, to be paid from the City's collection fee from the hotel/motel gross receipts tax to promote the hosting of national and regional sporting events.

35. 2017-158. (Fulnecky)

A special ordinance authorizing the City Manager, or his designee, to enter into agreements respectively with the Commercial Club of Springfield, Lake Country Soccer, and the History Museum on the Square for the expenditure of Hotel-Motel Tax proceeds.

36. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Did Not Appear

Mr. Brandon Bare wishes to address City Council

37. NEW BUSINESS.

Recommended

The Mayor recommends the following reappointment to the Springfield-Greene County Public Library Board: Matthew Simpson with a term to expire July 1, 2020.

Recommended

The Mayor recommends the following appointment to the Tree City USA Citizen Advisory Committee: John Clark to fill the unexpired term of Teri Leigh Baird. His term will expire December 1, 2017.

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.

38. UNFINISHED BUSINESS.

39. MISCELLANEOUS.

40. CONSENT AGENDA – FIRST READING BILLS.

41. CONSENT AGENDA – ONE READING BILLS.

42. CONSENT AGENDA – SECOND READING BILLS. See #3

26903

43. 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).

26904

44. 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).

26905

45. Amended 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.

26906

46. 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.

26907

47. 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).

Confirmed

Confirm the following reappointments to the Airport Board: Jerry Harmison and Sterling Huff, Jr. with terms to expire June 1, 2020.

Confirmed

Confirm the following appointments to the Airport Board: Catherine Moore and Lloyd "Joe" Carmichael with terms to expire June 1, 2020.

48. END OF CONSENT AGENDA.

49. 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
June 26, 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. June 12, 2017 City Council Meeting.

Approved as
Presented

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

4. CEREMONIAL MATTERS.

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

6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On, except Item Number 8, which was amended at the June 12, 2017 City Council Meeting. For Item Number 8, Citizens May Speak To Amendment Only. 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.

26908

7. Council Bill 2017-154. (Fulnecky)

A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2016-2017, by re-appropriating a portion of Fiscal Year 2016-2017, salary savings funds in the amount of \$655,000.00 to address critical budget requests.

6377

8. Amended Council Bill 2017-155. (McClure) Citizens May Speak To Amendment Only. May Be Voted On.

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the Salary Ordinance relating to salary grades for various job titles within the City service as contained in the Professional, Administrative and Technical Schedule, the Crafts, Trade and Labor Schedule, the Fire Protection Schedule, and the Law Enforcement Schedule by making provision for eighteen new job titles and deleting eight existing job titles within the Professional, Administrative and Technical schedule; by providing pay adjustments for employees in the Professional, Administrative and Technical and Crafts, Trade and Labor pay schedules, as well as for certain non-union Salary Grades in the Fire Protection and Law Enforcement pay schedules; by approving a Memorandum of Understanding between the City and the City Manager; and by declaring an emergency.

26909

9. Council Bill 2017-156. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Springfield Convention and Visitors Bureau, Inc., that authorizes the Fiscal Year 2017-2018 budget in the amount of \$3,607,525 and marketing plan to promote travel and tourism within Springfield.

26910

10. Council Bill 2017-157. (McClure)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Greater Springfield Area Sports Commission, Inc., in the amount of \$81,500, to be paid from the City's collection fee from the hotel/motel gross receipts tax to promote the hosting of national and regional sporting events.

26911

11. Council Bill 2017-158. (Fulnecky)

A special ordinance authorizing the City Manager, or his designee, to enter into agreements respectively with the Commercial Club of Springfield, Lake Country Soccer, and the History Museum on the Square for the expenditure of Hotel-Motel Tax proceeds.

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

10331

13. Council Bill 2017-159. (Prater)

A resolution initiating an amendment to Chapter 36 of the Springfield, Missouri, City Code known as the 'Land Development Code,' Article III 'Zoning Regulations,' with respect to zoning and density in the Rountree Urban Conservation District and to delay the acceptance and processing of applications for rezoning and lot combinations for a period of Two Hundred Seventy (270) days from the date of passage of this Resolution; to allow time to seek input from the neighborhood and to present a report to City Council regarding appropriate changes to be made to the Rountree Area Neighborhood Plan and Rountree Urban Conservation District to deal with development issues. (Planning and Development staff recommends approval).

14. EMERGENCY BILLS.

15. PUBLIC IMPROVEMENTS.

16. GRANTS. Citizens May Speak. May Be Voted On.

26912

17. Council Bill 2017-160. (McClure)

A special ordinance authorizing the City Manager, or his designee, to accept a grant from the Missouri Department of Health and Senior Services, federally funded by a Preventive Health and Health Services Block Grant, to support the activities of the Healthy Eating and Active Living in Local Communities Program; and amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2016-2017 in the amount of \$79,000.00 to appropriate the grant funds.

18. AMENDED BILLS.

19. PUBLIC HEARING.

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

21. Council Bill 2017-161. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to accept infrastructure grant funds in the amount of \$30,000 from the Missouri Foundation for Health, with the purpose of supplementing the Springfield-Greene County Health Department's budget, allowing for the purchase of specific categories of infrastructure items 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 2017-2018 in the amount of \$30,000.

22. Council Bill 2017-162. (Hosmer)

A special ordinance approving the specifications for the Annual Maintenance Contract for Traffic Signals for Fiscal Year 2017-2018 and accepting the bid of Ewing Signal Construction, LLC, in the amount of \$124,290.50, for the contract; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

23. Council Bill 2017-163. (Schilling, Hosmer, Ollis)

A general ordinance amending the Fee Schedule for certain municipal services as provided in the Springfield City Code, adopting new fees for Building Development Services, in order to recover all or part of the cost thereof. (The Finance Committee recommends approval.)

24. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

25. NEW BUSINESS.

Recommended The City Manager recommends the following appointment to the Art Museum Board: Alia Lee with a term to expire June 1, 2020.

Recommended The City Manager recommends the following reappointments to the Art Museum Board: Jennifer Kennally and Christopher Weiss with terms to expire June 1, 2020.

Referred	Refer to the Plans and Policies Committee the issue of Proposed Sewer Capacity Growth Policy.
Referred	Refer to the Finance and Administration Committee the issue of Flexibility for Budget Source Diversity.
Records Destruction	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.

26. UNFINISHED BUSINESS.

27. MISCELLANEOUS.

28. CONSENT AGENDA – FIRST READING BILLS.

29. CONSENT AGENDA – ONE READING BILLS.

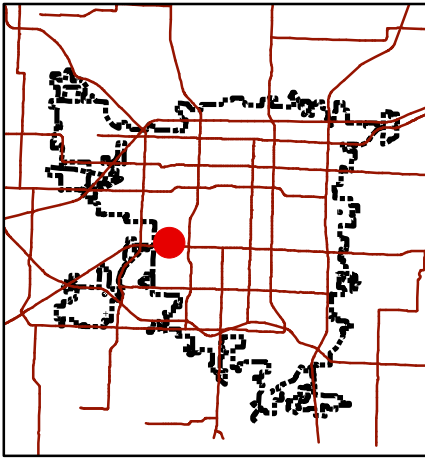
30. CONSENT AGENDA – SECOND READING BILLS.

Confirmed	Confirm the following reappointment to the Springfield-Greene County Public Library Board: Matthew Simpson with a term to expire July 1, 2020.
------------------	--

Confirmed	Confirm the following appointment to the Tree City USA Citizen Advisory Committee: John Clark to fill the unexpired term of Teri Leigh Baird. His term will expire December 1, 2017.
------------------	--

31. END OF CONSENT AGENDA.

32. ADJOURN.



Development Review Staff Report

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

Relinquish Easement No. 851

LOCATION: 2650 West Sunshine Street

LOCATION SKETCH



- Area of Proposal

0 50 100 200
Feet
1 inch = 125 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 851

PURPOSE: To relinquish a utility, sanitary sewer and two ingress/egress easements

REPORT DATE: June 30, 2017

LOCATION: 2650 West Sunshine Street

APPLICANT: Gardner Properties Springfield, LLC & M&J Gardner Properties, LLC

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. 851
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a utility, sanitary sewer and two ingress/egress easements in order to facilitate the redevelopment of the property. The applicant is providing replacement easements.

CITY UTILITIES COMMENTS:

No objection to relinquishment of utility easement. No utilities in the easement and none needed for re-development of the property.

CLEAN WATER SERVICES COMMENTS:

No objection. Sewer main is being abandoned because it will be in conflict with the new building. The sewer main is no longer required since the properties will be combined.

PUBLIC WORK – RIGHT-OF-WAY COMMENTS:

Replacement easements have been reviewed and approved. Please provide Original documents for recording before building permit can be issued.

AT&T COMMENTS:

AT&T has no objections and is currently working with Kum & Go on phone cable relocation.

STAFF COMMENTS:

1. The applicant is requesting to relinquish a utility, sanitary sewer and two ingress/egress easements in order to facilitate redevelopment of the property. The applicant is providing replacement easements.
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. 851
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 easements 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. The applicant is providing replacement easements.

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. The applicant is providing replacement easements.

RELINQUISH EASEMENT NO. 851
EXHIBIT 1

An existing 26.0 feet wide platted Ingress/Egress Easement to be relinquished, being a part of Lot 3 of Scenic Business Park, a Final Plat duly recorded in Plat Book WW, at Page 131, in the Greene County Recorder of Deed's Office, Springfield, Greene County, Missouri, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 2 in said Scenic Business Park; Thence North 01 Degrees 44 Minutes 33 Seconds East, along the West line of said Lot 3, a distance of 130.02 feet; Thence South 88 Degrees 18 Minutes 22 Seconds East, leaving said West line, a distance of 95.96 feet; Thence South 78 Degrees 23 Minutes 13 Seconds East, a distance of 10.57 feet, to a point on the East line of said Lot 3; Thence South 20 Degrees 46 Minutes 31 Seconds West, along said East line of Lot 3, a distance of 26.34 feet; Thence North 78 Degrees 23 Minutes 13 Seconds West, leaving said East line of Lot 3, a distance of 4.12 feet; Thence North 88 Degrees 18 Minutes 22 Seconds West, a distance of 67.73 feet, to a point on a line being 26.00 feet East of, and parallel with said West line of Lot 3; Thence South 01 Degrees 44 Minutes 33 Seconds West, along said parallel line, a distance of 130.04 feet; Thence North 88 Degrees 15 Minutes 10 Seconds West, leaving said parallel line, a distance of 26.00 feet, to a point on said West line of Lot 3; Thence North 01 Degrees 44 Minutes 33 Seconds East, along said West line of Lot 3, a distance of 26.00 feet, to the POINT OF BEGINNING, containing 6,038 square feet, more or less.

and

An existing 26.0 feet wide platted Ingress/Egress Easement to be relinquished, being a part of Lot 2 of Scenic Business Park, a Final Plat duly recorded in Plat Book WW, at Page 131, in the Greene County Recorder of Deed's Office, Springfield, Greene County, Missouri, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 2; Thence South 01 Degrees 44 Minutes 33 Seconds West, along the East line of said Lot 2, a distance of 26.00 feet; Thence North 88 Degrees 15 Minutes 10 Seconds West, leaving said East line, and along a line being 26.00 feet South of and parallel with the North line of said Lot 2, a distance of 238.35 feet, to a point on the West line of said Lot 2, also being a point on the East right-of-way line of South Scenic Avenue, as it now exists; Thence North 01 Degrees 34 Minutes 29 Seconds East, leaving said parallel line, and along said West line of Lot 2, and said East right-of-way line, a distance of 26.00 feet; Thence South 88 Degrees 15 Minutes 10 Seconds East, leaving said West line of Lot 2 and East right-of-way line, and along said North line of Lot 2, a distance of 238.43 feet, to the POINT OF BEGINNING, containing 6,198 square feet, more or less, subject to easements, rights-of-ways and restrictions of record.

And

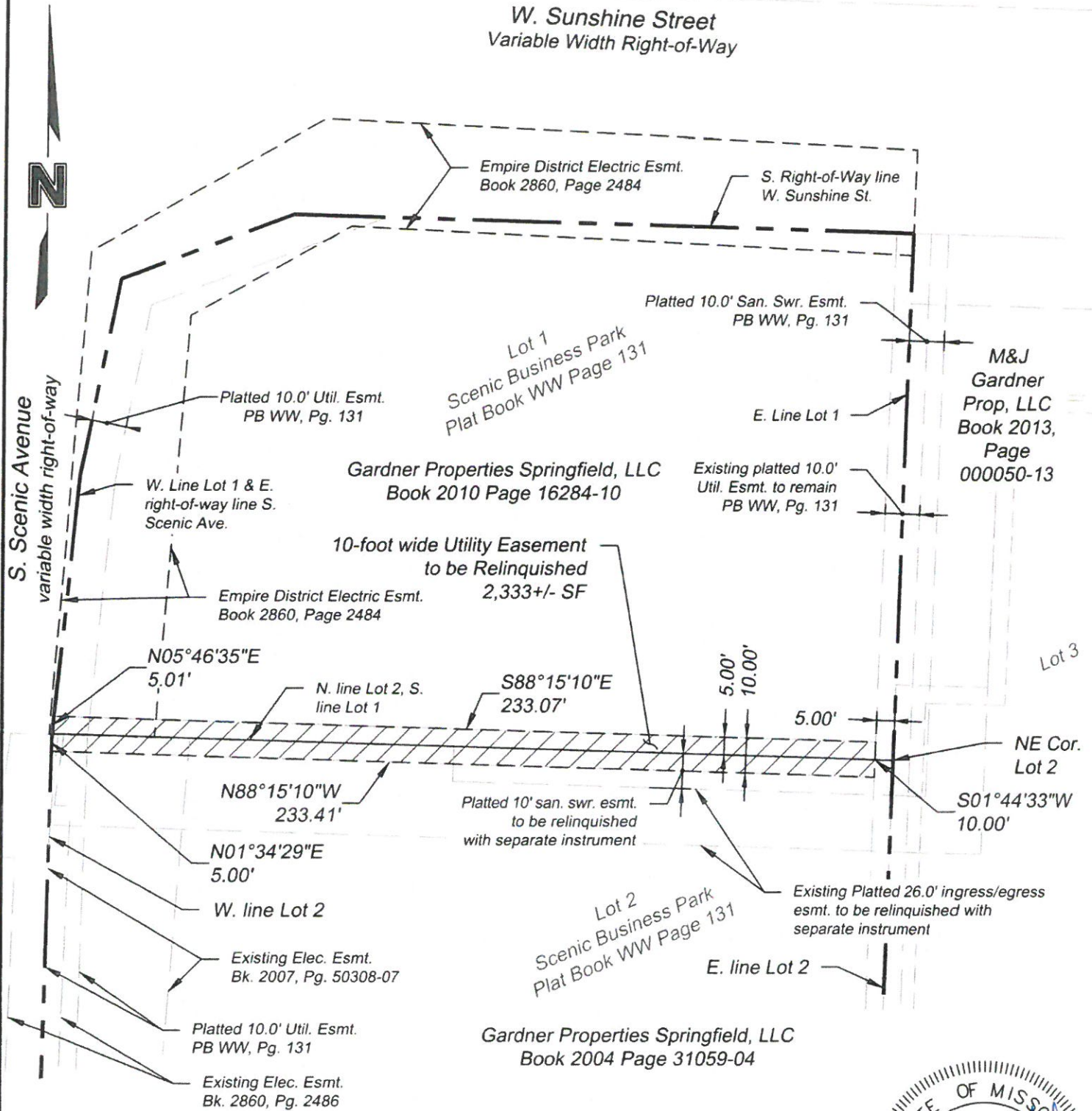
All that part of an existing 10.0 feet wide platted Utility Easement to be relinquished, being the South 5.00 feet of Lot 1 and the North 5.00 feet of Lot 2 in Scenic Business Park, a Final Plat duly recorded in Plat Book WW, at page 131 in the Greene County Recorder of Deed's Office, Springfield, Greene County, Missouri, except the East 5.00 feet thereof, containing 2,333 square feet, more or less, subject to easements, rights-of-ways and restrictions of record.

And

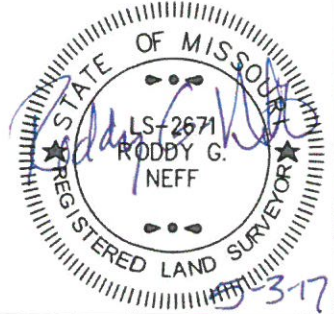
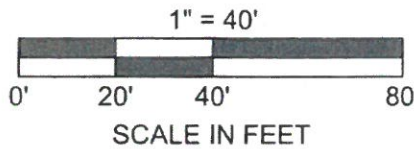
A portion of an existing 10.0 feet wide platted Sanitary Sewer Easement to be relinquished, being a part of Lot 2 of Scenic Business Park, a Final Plat duly recorded in Plat Book WW, at page 131 in the Greene County Recorder of Deed's Office, Springfield, Greene County, Missouri, more particularly described as follows:

BEGINNING at the Northeast Corner of said Lot 2; Thence South 01 Degrees 44 Minutes 33 Seconds West, along the East line of said Lot 2, a distance of 10.00 feet; Thence North 88 Degrees 15 Minutes 10 Seconds West, leaving said East line of Lot 2, and along a line parallel with and 10.00 feet South of the North line of said Lot 2, a distance of 124.83 feet; Thence North 01 Degrees 44 Minutes 50 Seconds East, leaving said parallel line, a distance of 10.00 feet, to a point on the North line of said Lot 2; Thence South 88 Degrees 15 Minutes 10 Seconds East, along the North line of said Lot 2, a distance of 124.83 feet to the POINT OF BEGINNING, containing 1248 square feet, more or less.

W. Sunshine Street
Variable Width Right-of-Way



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



PROJECT NO: 16-2489
DRAWN BY: DDD
DATE: 05-01-17

UTILITY EASEMENT
RELINQUISHMENT

MOLSSON
ASSOCIATES

550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 417.890.8805

EXHIBIT
B

Empire District Electric Esmt.
Book 2860, Page 2484

W. Sunshine Street
Variable Width Right-of-Way

S. Right-of-Way line
W. Sunshine St.

Lot 1
Scenic Business Park
Plat Book WW Page 131

Gardner Properties Springfield, LLC
Book 2010 Page 16284-10

Platted 10' Util. Esmt.
PB WW, Pg. 131

Lot 3

M&J
Gardner
Prop, LLC
Book 2013,
Page
000050-13

Platted 10' Util. Esmt.
to be relinquished
PB WW, Pg. 131

10.0' Platted San. Swr. Esmt.
PB WW, Pg. 131 to remain

POINT OF BEGINNING
NE Cor. Lot 2

N. line Lot 2,
S. line Lot 1

S88°15'10"E
124.83'

N01°44'50"E
10.00'

N88°15'10"W
124.83'

S01°44'33"W
10.00'

Sanitary Sewer Easement
to be Relinquished
1248+/- SF

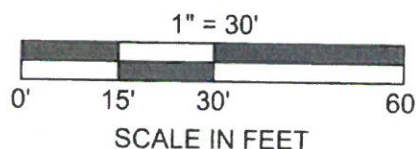
New access esmt. by
separate instrument

E. line Lot 2

Lot 2
Scenic Business Park
Plat Book WW Page 131

Gardner Properties Springfield, LLC
Book 2004 Page 31059-04

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



PROJECT NO: 16-2489

DRAWN BY: DDD

DATE: 05-01-17

SANITARY SEWER EASEMENT
RELINQUISHMENT

MOLSSON
ASSOCIATES

550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 417.890.8805

EXHIBIT

B

N

S. Scenic Avenue
variable width right-of-way

Empire District Electric Esmt.
Book 2860, Page 2484

W. Sunshine Street
Variable Width Right-of-Way E. line Lot 3

S. Right-of-Way line
W. Sunshine St.

S1°44'33"W
20.00'

New access easement
by separate instrument

Platted 10' Sewer Esmt.
PB WW, Pg. 131

Platted 10' Util. Esmt.
PB WW, Pg. 131

Lot 1

Gardner Properties Springfield, LLC
Book 2010 Page 16284-10

Platted Ingress/Egress
Esmt. to be Relinquished
by separate instrument

Scenic Business Park
Plat Book WW Page 131

Lot 3

Lot 4

Platted 10' Util. Esmt.
to be relinquished
PB WW, Pg. 131

NW Cor. Lot 2

S01°34'29"W
26.00'

N88°15'10"W
238.43'

N. line Lot 2

N01°44'33"E
26.00'

S88°15'10"E
238.35'

POINT OF BEGINNING
NE Cor. Lot 2

Gardner Properties
Springfield, LLC
Book 2004
Page 31059-04

W. line Lot 2

Platted Ingress/Egress
Esmt. to be Relinquished
6,198+/- SF

Lot 2

Platted 10' Sewer Esmt.
to be relinquished

Platted 10' Util. Esmt.
PB WW, Pg. 131

M&J Gardner
Prop, LLC
Book 2013,
Page 000050-13

Gardner Properties
Springfield, LLC
Book 2004
Page 31059-04

W. line Lot 3

Platted 15' Drainage Esmt.
PB WW, Pg. 131

Elec. Esmt.
Bk. 2007, Pg. 50308-07

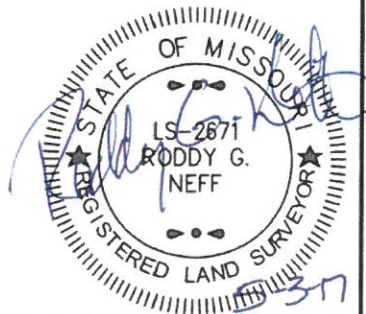
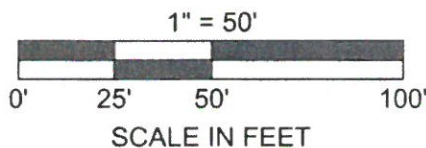
Platted 5' Util. Esmt.
PB ZZ, Pg. 356

New access easement
by separate instrument

Elec. Esmt.
Bk. 2860, Pg. 2486

Platted 10' Util. Esmt.
PB WW, Pg. 131

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



PROJECT NO: 16-2489

DRAWN BY: DDD

DATE: 05-01-17

INGRESS/EGRESS EASEMENT
RELINQUISHMENT

MOLSSON
ASSOCIATES

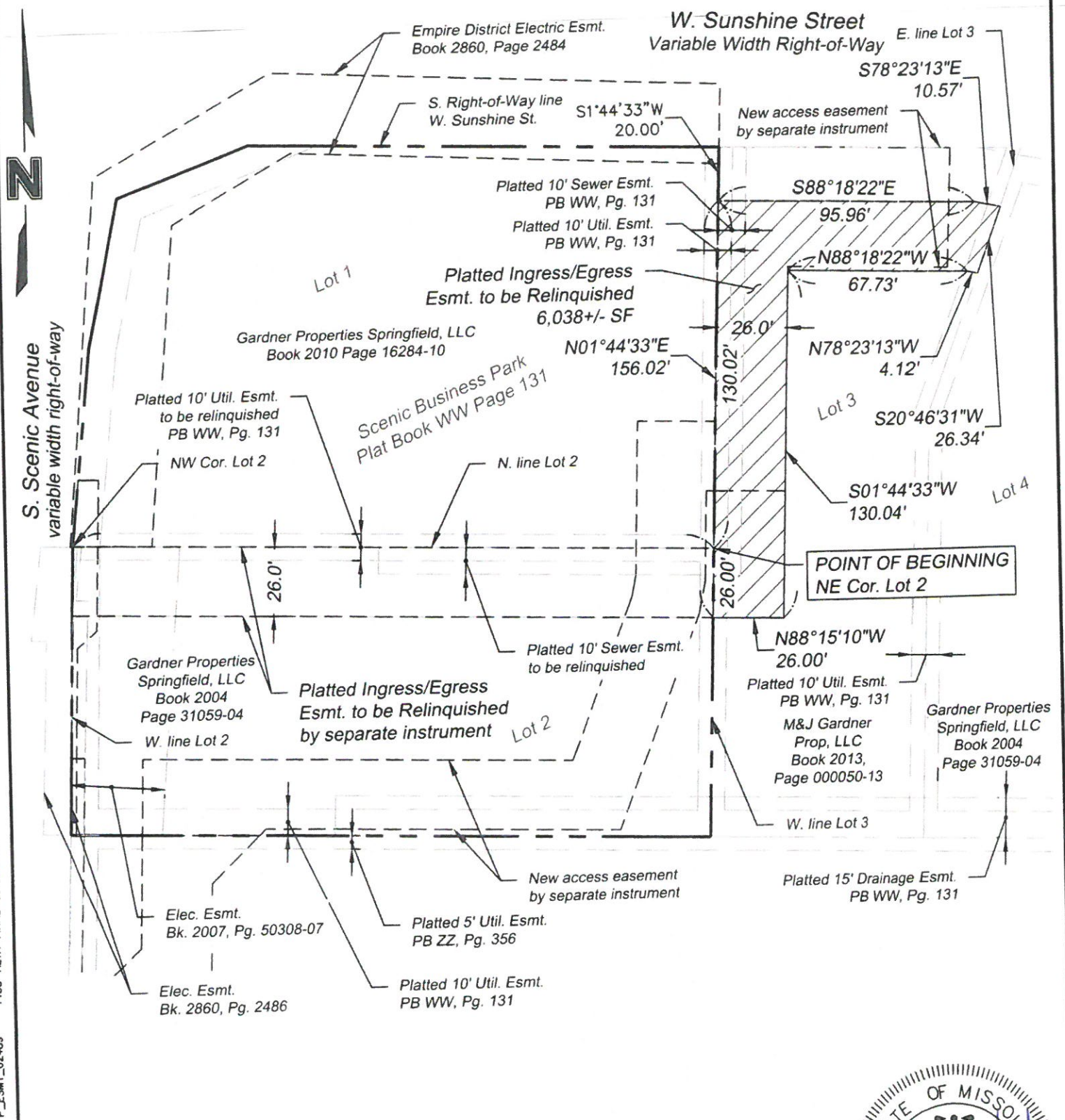
550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 417.890.8805

EXHIBIT

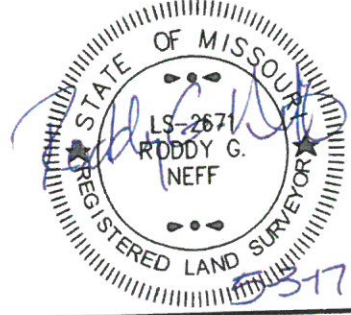
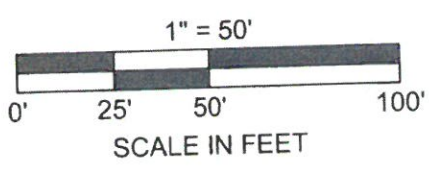
B

DATE: MAY 02, 2017 2:30PM
ANEX: P_L3M1_04909
1403-ALIA-FINAL-06.22.2010

1903-ALIA-FINAL-UG-LL-2010
DATE: MAY 03, 2017 2:34PM
APPD: F_33M1_02409



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



PROJECT NO: 16-2489		INGRESS/EGRESS EASEMENT RELINQUISHMENT	 550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	EXHIBIT
DRAWN BY: DDD				B
DATE: 05-01-17				

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

DATE: July 11, 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 August 10th.

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

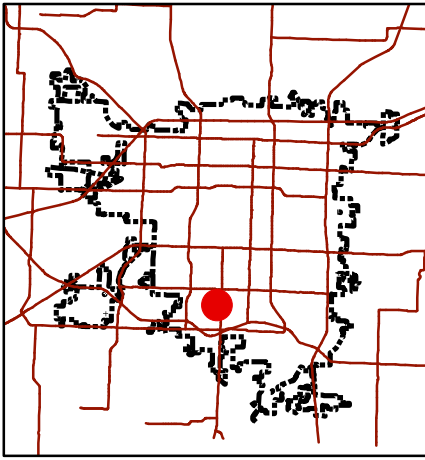
DATE: June 30, 2017

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Vacation 792, 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

The applicant's representative requests that this case be tabled and placed on the Planning and Zoning Commission meeting on August 10th.



Development Review Staff Report

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

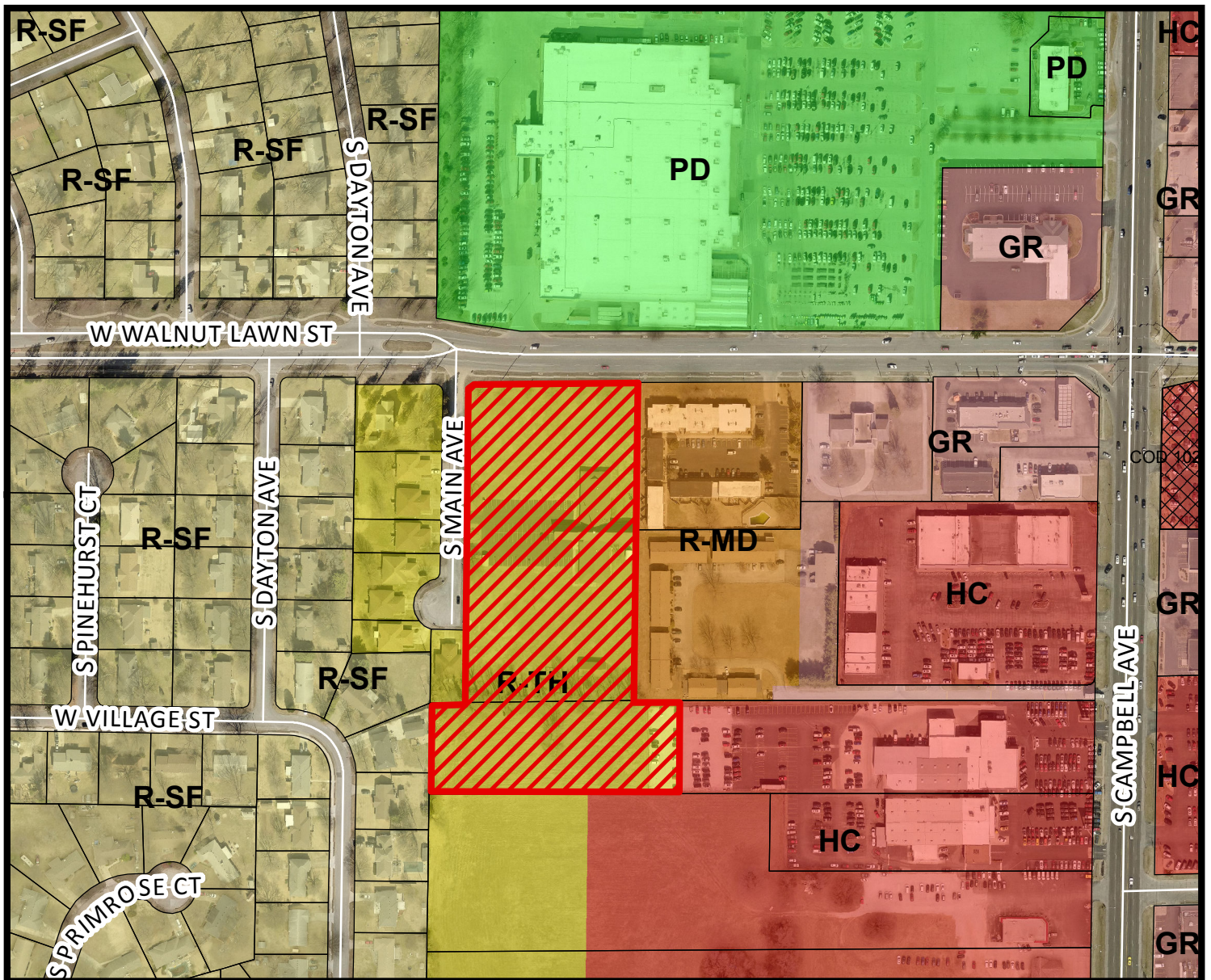
Z-24-2017 w/ Conditional Overlay District #131

LOCATION: 554 West Walnut Lawn Street and 3505 South Campbell Avenue

CURRENT ZONING: R-TH, Residential Townhouse

PROPOSED ZONING: R-MD, Medium-Density Multi-Family Residential District and establishing Conditional Overlay District No. 131

LOCATION SKETCH



- Area of Proposal

0 100 200 400
Feet
1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-24-2017 & CONDITIONAL OVERLAY DISTRICT NO. 131

PURPOSE: To rezone approximately 6.68 acres generally located at 554 West Walnut Lawn Street & back portion of 3505 South Campbell Avenue from a R-TH, Residential Townhouse District to a R-MD, Medium-Density Multi-Family Residential District and establishing Conditional Overlay No. 131

REPORT DATE: June 30, 2017

LOCATION: 554 West Walnut Lawn Street & back portion of 3505 South Campbell Avenue

APPLICANT: Walnut Lawn Church of God & Westport Management, LLC

TRACT SIZE: Approximately 6.68 acres

EXISTING USE: Church & Undeveloped land

PROPOSED USE: Multi-family Residential uses

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies the R-MD district as appropriate for areas that serve as transitions between major streets or commercial areas and lower density residential areas and for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. The *Plan* identifies this property as appropriate for low-density housing. However, the *Plan* recommends Medium or High Density housing for the properties directly to the East and West of the subject property. The subject property use is a Church which led to this individual property being designated as low-density housing. The Medium or High Density Housing land use category includes townhouses and all various forms of apartment buildings located where there is good traffic access between low-density housing and non-residential land uses and at high-amenity areas. The subject property meets these criteria.
2. The request is consistent with the recommendations of the *Revised Multi-Family Development Location and Design Guidelines* which will limit the development to 25.15 dwelling units per acre and requires specific design guidelines and amenities such as a 900-square foot picnic area, park benches and internal walkway system that connects to public sidewalks.

3. Approval of this application will allow for 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 with conditions:

This rezoning shall not become effective until the following condition is met:

1. An administrative lot line adjustment to adjust the common property line between 554 West Walnut Lawn and 3505 South Campbell Avenue to make the subject rezoning area part of the lot at 554 West Walnut Lawn Street.

If this condition is not met within two (2) years of City Council's approval, then the rezoning approval is null and void and the subject property will remain zoned R-TH, Residential Townhouse.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 14	Walmart Supercenter
East	R-MD	Multi-family residential
South	R-TH & HC	Undeveloped land
West	R-TH & R-SF	Duplexes and Single-Family residential

HISTORY:

The subject property was zoned to R-TH in a community-wide rezoning to the current Zoning Ordinance regulations in March 1995 (G.O. 4494).

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this property as appropriate for low-density housing. However, the *Plan* recommends Medium or High Density housing for the properties directly to the East and West of the subject property. The subject property use is a Church which led to this individual property being designated as low-density housing. The Medium or High Density Housing land use category includes townhouses and all various forms of apartment buildings located where there is good traffic access between low-density housing and non-residential land uses and at high-amenity areas.

STAFF COMMENTS:

1. The applicant is proposing to rezone from a R-TH, Residential Townhouse District to an R-MD, Medium-Density Multi-Family Residential District and establishing Conditional Overlay No. 131. The proposed rezoning will facilitate the development of this property for a multi-family apartment complex. The Conditional Overlay District will limit the density and require the development to conform to the approved site plan (Attachment 4).
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this property as appropriate for low-density housing. However, the *Plan* recommends Medium or High Density housing for the properties directly to the East and West of the subject property. The subject property use is a Church which led to this individual property being designated as low-density housing. The Medium or High Density Housing land use category includes townhouses and all various forms of apartment buildings located where there is good traffic access between low-density housing and non-residential land uses and at high-amenity areas.
3. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) dwelling units per acre. The applicant is requesting a maximum of slightly more than twenty-five (25.15) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the *Revised Multi-Family Development Location and Design Guidelines*. That assessment resulted in a density of 24 dwelling units per acre. The developer is proposing a multi-family development with a density of 25.15 dwelling units per acre and allow the additional density under the Opportunity and Constraints section. Staff can support an increase in density based upon being adjacent to higher intensity uses and proximity to transit stops. Further analysis of the proposed development under the *Revised Multi-Family Development Location and Design Guidelines* is attached (Attachment 3). The development must be in substantial conformance to the attached site plan (Attachment 5).
4. The R-MD district is intended to serve as a transition between major streets or commercial areas and lower density residential areas and for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. The property is located within a ¼ mile of a commercial corridor, Campbell Avenue. Many services and amenities are located along this corridor including a supermarket, neighborhood serving retail and restaurants. A shopping center which includes a Walmart Supercenter is directly north of the subject site. The proposed R-MD district meets this criteria of being a transition between lower density and commercial areas. Walnut Lawn Street is classified as a Secondary Arterial and Main Avenue is classified as a Local Street. The Walnut Lawn Street access is intended to be the primary point of access into the development. The Main

Avenue extends a short distance to the south of Walnut Lawn Street and provides a secondary access.

5. The bufferyard required between R-MD and R-TH zoning is a Bufferyard "Type B" at least fifteen (15) feet wide with required plantings of one (1) canopy, understory and evergreen tree and six (6) shrubs per 100 linear feet. The bufferyard required between R-MD and R-SF zoning is a Bufferyard "Type C" at least fifteen (15) feet wide with required plantings of one (1) canopy tree, two (2) understory and evergreen trees and ten (10) shrubs. These bufferyards will be required at the time of development along the west property line adjacent to R-TH, Residential Townhouse and R-SF, Single-family Residential zoned property.
6. Approval of this application will allow for development of this property and promote infill development where investments have already been made in public services and infrastructure.
7. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

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

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet	17
Notices returned as undeliverable	0

CITY COUNCIL MEETING:

August 7, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-24-2017 & CONDITIONAL OVERLAY DISTRICT NO. 131

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with Building Development Services

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Walnut Lawn Street as a Secondary Arterial roadway and Main Avenue as a Local Residential. The standard right-of-way width for Walnut Lawn Street is 35 feet from the centerline and 25 feet from the centerline on Main Avenue. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. Walnut Lawn Street and Main Avenue are both city maintained streets. The most recent traffic count on Walnut Lawn Street west of Campbell Avenue is 16,533 vehicles per day. A traffic count does not exist for this portion of Main Avenue because it is a Local Residential street. There are currently two driveway access points along Main Avenue and none on Walnut Lawn Street pertaining to the properties in this zoning. There is sidewalk along the property frontage of Walnut Lawn Street, but not on Main Avenue. The existing infrastructure meets current city standards. On-street parking is not allowed along Walnut Lawn Street but is allowed along Main Avenue. There is not a greenway trail in the area. There are 2 bus stops along Walnut Lawn Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area, although Main Avenue is a dead-end street. The intersection of Walnut Lawn Street and Campbell Avenue will be improved in the future, however, a construction time is not known at this time. No improvements are planned for Main Avenue. A traffic study was not required. Additional trips generated based on the change in zoning from Residential Townhome to Residential Medium-Density is not significant.

Public Works Traffic Division	Response
Street classification	Walnut Lawn Street – Secondary Arterial Main Avenue – Local Residential
On-street parking along streets	Walnut Lawn Street – No Main Avenue - Yes
Trips generated - Peak Hour	30 vehicles (R-TH) 85 vehicles (R-MD)
Additional Trips generated with zoning change - Peak Hour	55 vehicles
Existing street right of way widths	Walnut Lawn Street - 55 ft from the centerline Main Avenue – 25 ft from the centerline
Standard right of way widths	Walnut Lawn Street - 35 ft from the centerline Main Avenue – 25 ft from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

STORMWATER COMMENTS:

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

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. 554 Walnut lawn drains north towards Walnut Lawn where there are inlets to connect to that were built as part of 8PW4485. The Campbell property drains mostly to the west. Care should be taken to not impact adjacent residential properties to the west.

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. If disturbing more than one acre water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Inman Creek
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. Public sewer is available to the tract along the west side of Main however there are no apparent laterals available and we have no records of a sewer permit for the property.

FIRE DEPARTMENT COMMENTS:

No issues with Fire Department

CITY UTILITIES:

No objection to rezoning. CU has adequate facilities in place to provide service to the higher density.

ATTACHMENT 3
MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE
ASSESSMENT
ZONING CASE Z-24-2017 & CONDITIONAL OVERLAY DISTRICT NO. 131

The applicant is requesting approval of 168-unit multi-family apartments on 6.68 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 12 points, which would allow up to 24 dwelling units per acre. The applicant has requested a density of 25.15 dwelling units per acre and to allow the additional density under the Opportunity and Constraints section. Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (3/3 points)

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

B. Connectivity Analysis (2/5 points)

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

C. Road Network Evaluation (2/2 points)

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

D. Design Guidelines (6/6 points)

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

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height. Pedestrian-scale lighting shall be provided within the development. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays,

projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations.

3. Building Orientation and Interior Landscaping – All building orientations will address Main Avenue and Walnut Lawn Street to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.
4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows; entrances; arcades; arbors; awnings (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations
5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance to the attached site plan.
6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities in accordance with the attached site plan; however, a minimum of 20% usable open space is required.
7. Amenity Calculation – Three of the following amenities shall be provided: a tot lot of minimum of 900 square-feet, picnic area of 900 square-feet, swimming pool, clubhouse, and dog run area.
8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

DENSITY: The initial assessment criteria resulted in a total of 12 points for a maximum density of 24 dwelling units per acre. The applicant has requested a density of 25.15 dwelling units per acre and to allow the additional density under the Opportunity and Constraints section.

Opportunities and Constraints

Although the maximum density based on the Multi-family guidelines evaluation recommended 24 dwelling units per acre, additional density can be allowed

based on special circumstances as described in the Guidelines Opportunity and Constraints section. Staff can support an increase in density based upon being adjacent to higher intensity uses and proximity to transit stops.

Opportunities and Constraints that apply:

1. Is the proposed development a site sandwiched between higher intensity uses?

Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is contiguous to higher intensity uses such as higher density multi-family, retail, office, and institutional uses on two or more sides. When abutting single-family detached and two-family uses, staff may require additional design elements to encourage compatibility with the surrounding neighborhood.

The site is situated adjacent on two sides to multi-family and retail uses.

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

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

There are 3 bus stops within a ¼ mile of the site. Two bus stops are located on Walnut Lawn Street and the other is on Campbell Avenue. A total of five (5) buses stop per hour at these bus stops.

ATTACHMENT 4
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-24-2017 & CONDITIONAL OVERLAY DISTRICT NO. 131

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

1. The maximum density is 25.15 dwelling units per acre for a maximum of 168 dwelling units.
2. The development of the subject property shall be in substantial conformance to the Multi-Family Development Location and Design Guidelines and the attached site plan (Attachment 5).

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-TH to R-MD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: June 13, 2017 -- 4:00-6:30 PM
3. Meeting Location: Walnut Lawn Church of God
4. Number of invitations that were sent: 81
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 8
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

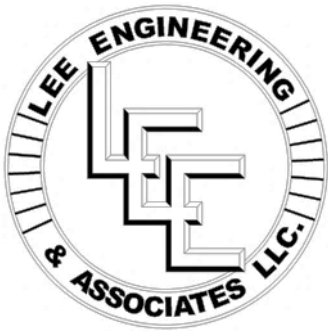
I, Dalton Patterson (print name), attest that the neighborhood meeting was held on 06-16-2017 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Dalton Patterson

Printed name of person completing affidavit



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

June 19, 2017

Planning and Zoning
840 N Booneville Ave
Springfield, MO 65802

RE: PLN2017-00192 – 554 W Walnut Lawn St - Affidavit of Neighborhood
Notification and Meeting Summary

Lee Engineering hosted a neighborhood meeting at the Walnut Lawn Church of God between 4:00 and 6:30 PM on Tuesday, June 13th. Lee Engineering had two people present to answer questions, Derek Lee and Andrew Lee.

I have included in this letter all responses to the information requested on the Affidavit of Neighborhood Notification and Meeting Summary:

- Impact on Horace Mann Elementary
 - The Facility Master Plan Presentation (page 32) that was released on 08-09-2016 states that the projected utilization in 2017 is 91%. The 2026 projection states 94% utilization. This being stated, the projections would determine a minimal increase based off of the outcome of this rezone. This page is attached for reference.
- Traffic Impact on Walnut Lawn
 - Per the city: "A traffic study was not required. Additional trips generated based on the change in zoning from Residential Townhome to residential Medium-Density is not significant."
- Storm Drainage
 - Lee explained that no water would leave the site and all water would flow straight into the Walnut Lawn inlets
- Residential property values for existing Single Family Units (specifically stated, Village Green Neighborhood)
 - It is difficult to determine the effect a development will have on the property values of surrounding dwellings.

- Future votes, ground breaking, and future meetings
 - o Lee Engineering advised the neighbors of future dates of hearings, the votes that will take place at the hearings, and the plan to break ground upon approval being received from the city.

The attendees were offered comment sheets to express their concerns to the city council. Two of the neighbors provided written comments (see attached).

I would also like to submit the list of resources all attendees to the meeting had access to:

- Aerial Map
- Dates for public hearings
- Zoning Ordinance information, defining districts, per the City of Springfield website

If you have any questions please feel free to contact our office.

Thank you,



Dalton Patterson

PRIORITY NEEDS

Elementary Schools

Site Name	Combined Score (50/40/5/5)	2017 K-12 Projected Enrollment	2026 K-12 Projected Enrollment	K-12 Capacity	2017 Projected Utilization	2026 Projected Utilization
MANN ES	69	398	415	439	91%	94%
MCBRIDE ES	77	452	434	460	98%	94%
MCGREGOR ES	77	310	326	390	79%	83%
PITTMAN ES	66	331	334	371	89%	90%
PORTLAND ES	66	231	259	277	83%	93%
ROBBERSON ES	59	226	252	343	66%	73%
ROUNTREE ES	63	248	263	277	89%	95%
SEQUIOTA ES	70	358	357	345	104%	104%
SHERWOOD ES (New)	100	449	428	509	88%	84%
SUNSHINE ES	69	194	224	206	94%	109%
TRUMAN ES	75	290	330	390	74%	84%

SIGN IN SHEET

Neighborhood Meeting

Tuesday, June 13, 2017

Re: Proposed Rezone

3505 S Campbell Ave & 554 W Walnut Lawn

Springfield, Missouri

[illegible]

COMMENT SHEET

Neighborhood Meeting

Tuesday, June 13, 2017

Re: Proposed Rezone
3505 S Campbell Ave & 554 W Walnut Lawn
Springfield, Missouri

NAME	ADDRESS	PHONE
Vicki Williams	3434 S. Dayton	890-8558

COMMENTS:

We have concerns regarding:

1. Impact on Horace Mann Elementary
2. Traffic impact on Walnut Lawn
3. Storm drainage
4. Residential property values for existing single family units.

COMMENT SHEET

Neighborhood Meeting

Tuesday, June 13, 2017

Re: Proposed Rezone
3505 S Campbell Ave & 554 W Walnut Lawn
Springfield, Missouri

NAME	ADDRESS	PHONE
JOSH BENSON	3433 S DAYTON Ave	417-234-2423

COMMENTS:

- What traffic impacts are expected?
 - Ex: -Traffic Lights?
 - ↳ REMOVAL OF MEDIAN TO THE WEST ON WALNUT LAWN?
- Expectation of changes to school population (HORACE MANN)
- Any expectation on change to property value of Village Green Neighborhood?
- Where are things at in relation to proceeding?
 - Is there going to be a vote?
 - What is expected date of ground break if approved?

Sparlin, Michael

From: mkluna@mchsi.com
Sent: Tuesday, June 20, 2017 4:18 PM
To: Zoning@springfieldmo.gov
Subject: 554 W Walnut Lawn // 3505 S Campbell Ave

Mr Bob Hosmer,

I had hoped to be able to be at the Neighborhood Meeting, listed above, but could not.
I own six of the seven duplexes on S. Main, across from the church. (My Dad built them.) This is a quiet neighborhood with no-outlet street.--- I'm sure you've looked at it.

I am "Strongly Opposed" to re-zoning to medium density multifamily. And I am also strongly opposed to any Highway Commercial zoning there.

I am not opposed, however, to more duplexes being built, thus keeping the neighborhood atmosphere intact.

Thank you for your attention to this matter, Mary Kathryn "Kathy" Luna

Werland, Amy

From: charles woolley <c-woolley@sbcglobal.net>
Sent: Tuesday, June 13, 2017 10:04 AM
To: Zoning@springfieldmo.gov
Subject: Project Location: 554 W Walnut Lawn/3505 S Campbell Ave

Elizabeth Woolley
3504 S Dayton Ave
Springfield, MO 65807
417-890-1843

Project Address: 554 W Walnut Lawn/3505 S Campbell Ave

Comments: I strongly oppose the development and rezoning of this property. I believe that there would be a strong negative impact on traffic on both Walnut Lawn and Campbell. This area is already heavily traveled and subject to multiple accidents on a weekly basis due to the flow of traffic on Walnut Lawn from Wal-Mart and the surrounding businesses. This development would only further add to the excess traffic flow and increase the number of potential accidents.

Additionally, I oppose this development because of the increase in foot traffic, potential lower income neighbors, due to the proximity of current properties. I believe this poses a great risk for trespassing and vandalism. This proposed development faces and backs up to current single family residential areas that would be exposed to this negative impact. I also believe that the increase in noise, from vehicles and individuals, would be significant and pose an imposition on the current residents.

I oppose this development because I believe there to be a potential negative impact on the current storm water retention and sewer systems. I believe that this development would place an unnecessary burden on the current systems and cause potential problems.

I believe that this development will negatively impact the value of my home, as well as, other homes in this area.

ATTACHMENT 3
MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE
ASSESSMENT
ZONING CASE Z-24-2017 & CONDITIONAL OVERLAY DISTRICT NO. 131

The applicant is requesting approval of 168-unit multi-family apartments on 6.68 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 12 points, which would allow up to 24 dwelling units per acre. The applicant has requested a density of 25.15 dwelling units per acre and allow the additional density under the Opportunity and Constraints section. Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (3/3 points)

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

B. Connectivity Analysis (2/5 points)

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

C. Road Network Evaluation (2/2 points)

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

D. Design Guidelines (6/6 points)

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

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical

plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations.

3. Building Orientation and Interior Landscaping – All building orientations will address Main Avenue and Walnut Lawn Street to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.
4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations
5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance to the attached site plan.
6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities in accordance with the attached site plan; however a minimum of 20% usable open space is required.
7. Amenity Calculation – The following amenities shall be provided: A 900 square-foot picnic area, park benches per the site plan.
8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

DENSITY: The initial assessment criteria resulted in a total of 12 points for a maximum density of 24 dwelling units per acre. The applicant has requested a density of 25.15 dwelling units per acre and allow the additional density under the Opportunity and Constraints section.

Opportunities and Constraints

Although the maximum density based on the Multi-family guidelines evaluation recommended 24 dwelling units per acre, additional density can be allowed based on special circumstances as described in the Guidelines Opportunity and

Constraints section. Staff can support an increase in density based being adjacent to higher intensity uses and proximity to transit stops.

Opportunities and Constraints that apply:

1. Is the proposed a site sandwiched between higher intensity uses?

Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is contiguous to higher intensity uses such as higher density multi-family, retail, office, and institutional uses on two or more sides. When abutting single-family detached and two-family uses, staff may require additional design elements to encourage compatibility with the surrounding neighborhood.

The site is situated adjacent on two sides of multi-family and retail uses.

2. Is the site located within a $\frac{1}{4}$ mile of a more than two transit route stops served by three or more buses per hour?

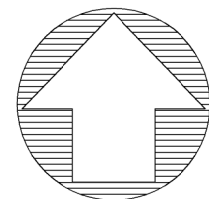
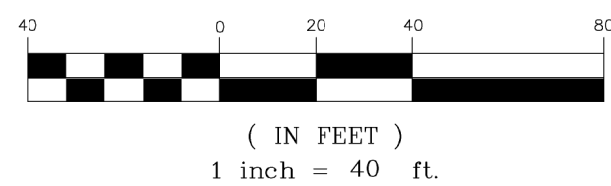
Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is located within $\frac{1}{4}$ mile of more than two transit stops served by three or more buses per hour because (1) the frequent transit service can result in a higher mode split to transit resulting in fewer automobile trips and (2) higher density developments support the goal of transit service with short headways.

There are 3 bus stops within a $\frac{1}{4}$ mile of the site. Two bus stops are located on Walnut Lawn Street and the other on Campbell Avenue. A total of five (5) buses stop per hour at these bus stops.

ATTACHMENT 4
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-24-2017 & CONDITIONAL OVERLAY DISTRICT NO. 131

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

1. The maximum density is 25.15 dwelling units per acre for a maximum of 168 dwelling units.
2. The development of the subject property shall be in substantial conformance to the Multi-Family Development Location and Design Guidelines and the attached site plan (Attachment 5).



ZONING EXHIBIT

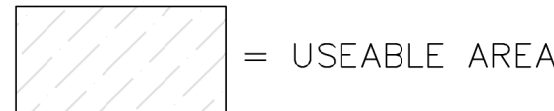
PROPOSED SITE AREA: 6.68 ACRES (290,966 SQ FT)
TOTAL UNITS=168
DENSITY= 25.15 UNITS/ACRE

BICYCLE PARKING PROVIDED: 62
MINIMUM BICYCLE PARKING REQUIRED: 62

PARKING PROVIDED
*HANDICAP SPACES 8
*STANDARD SPACES 281
TOTAL = 289

PARKING REQUIRED
54 ONE BEDROOM 1.5 SP/UNIT = 81
114 TWO BEDROOM 2.0 SP/UNIT = 228
TOTAL = 309
LESS 10% ALLOWED REDUCTION = 31
REQUIRED = 278
289 PARKING SPACES PROVIDED

USEABLE AREA: 20% (58,192)
USEABLE AREA REQUIRED: 15% (43,644)



OPEN SPACE: GREATER THAN 20%
MINIMUM OPEN SPACE REQUIRED: 20%
IMPERVIOUS SURFACE: LESS THAN 80%
MAXIMUM IMPERVIOUS SURFACE ALLOWED: 80%
PERCENTAGE OF PARKING DEVOTED TO LIVING INTERIOR LANDSCAPING: GREATER THAN 5%
MIN. PERCENTAGE PARKING DEVOTED TO LIVING INTERIOR LANDSCAPING REQUIRED: 5%

GENERAL NOTES:

- Current Zoning: R-TH - Residential Townhouse
Proposed Zoning: R-MD - Residential Medium Density
- Utilities shown are based on direct observations and maps as provided by City Utilities of Springfield, the City of Springfield Public Works and field locates provided by Missouri One-Call and may not be all-inclusive.
- This property lies in Flood Zone "X", areas determined to be outside the 0.2% annual chance Floodplain, according to Flood Insurance Rate Map Community Panel 29077C 0343 E, effective December 17, 2010.
- Property Class - Urban

LANDSCAPING NOTES:

QUALITY: ALL TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED LEADERS AND TOPS, AND ROOT CHARACTERISTIC OF THE SPECIES. CULTIVAR OR VARIETY AND SHALL SHOW EVIDENCE OF PROPER NURSERY PRUNING. ALL PLANT MATERIALS MUST BE FREE OF INSECTS, DISEASE, MECHANICAL INJURIES AND OTHER OBJECTIONABLE FEATURES AT THE TIME OF PLANTING.

COVERAGE: GRASS, GROUND COVER, SHRUBS AND OTHER LIVING LANDSCAPE MATERIALS SHALL BE USED TO COVER ALL OPEN GROUND.

TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

CANOPY TREES SHALL BE DECIDUOUS TREES THAT HAVE A MINIMUM HEIGHT OF THIRTY FEET AT MATURITY. ALL CANOPY TREES SHALL HAVE A CALIPER WIDTH OF ONE AND ONE-HALF INCH AT THE TIME OF PLANTING.

UNDER-STORY TREES SHALL BE DECIDUOUS TREES THAT HAVE A MAXIMUM HEIGHT OF LESS THAN THIRTY FEET AT MATURITY. ALL UNDER-STORY TREES SHALL HAVE A CALIPER WIDTH OF ONE INCH AT TIME OF PLANTING.

ORNAMENTAL TREES SHALL BE FLOWERING DECIDUOUS TREES. ALL ORNAMENTAL TREES SHALL HAVE A CALIPER WIDTH OF ONE INCH AT TIME OF PLANTING.

EVERGREEN OR CONIFER TREES SHALL HAVE A MINIMUM HEIGHT OF TWENTY FEET AT MATURITY. ALL EVERGREEN OR CONIFER TREES SHALL BE AT LEAST SIX FEET HIGH AT TIME OF PLANTING.

SHRUBS AND HEDGES: SHRUBS SHALL BE A MINIMUM OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE AT LEAST THREE FEET HIGH WITHIN ONE YEAR AFTER TIME OF PLANTING.

THERE SHALL BE 2 UNDERSTORY TREES OR 1 CANOPY TREE PLANTED FOR EVERY 30 PARKING SPACES OR 12,000 SQUARE FEET OF PARKING OR VEHICULAR USE AREA. (1 REQUIRED, 1 PROVIDED)

THERE SHALL BE ONE CANOPY, ONE UNDERSTORY, ORNAMENTAL OR EVERGREEN TREE AND 4 SHRUBS PER 100 LINEAR FEET. IN AREAS WHERE CANOPY TREES ARE NOT ALLOWED, EACH REQUIRED CANOPY TREE MAY BE REPLACED BY 2 UNDERSTORY, ORNAMENTAL OR EVERGREEN TREES.

EXISTING TREE COUNT: 34

EXISTING TREES TO BE REMOVED AND REPLACED WITH 2" CALIPER TREES: 24

PRESERVATION OF TREES -ALL EXISTING TREES OF 6" CALIPER OR GREATER SHALL BE PRESERVED OR REPLACED WITH 2-INCH CALIPER TREES IN ACCORDANCE WITH THE ATTACHED SITE PLAN AND MULTI-FAMILY DESIGN GUIDES.

*The life of all planted or saved trees shall be guaranteed and maintained for a period of 5 years or shall be replaced with an equal diameter tree. If this is not possible then the total diameter of trees at the time they are lost shall be replaced with an equal diameter amount of trees with no less than 2" in diameter throughout the project area.

PLANTING LEGEND

- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

164 LF OF 15' WIDE BUFFERYARD "C"
CONTAINING 3 SYRINGA RECTICULATA "IVERSILK"
(JAPANESE TREE LILAC) UNDERSTORY TREES,
3 EVERGREEN TREES, 2 ACER RUBRUM
"OCTOBER GLORY" (RED MAPLE) CANOPY TREES,
AND 14 PHYSCARPUS OPUFOLIOUS "MONLO"
(DIABLO NINEBARK) SHRUBS

SUBTRACT 1 CANOPY TREES FOR PRESERVATION OF EXISTING TREES TO COUNT TOWARD PERIMETER LANDSCAPING

232 LF OF 15' WIDE BUFFERYARD "B"
CONTAINING 2 SYRINGA RECTICULATA "IVERSILK"
(JAPANESE TREE LILAC) UNDERSTORY TREES,
2 EVERGREEN TREES, 2 ACER RUBRUM
"OCTOBER GLORY" (RED MAPLE) CANOPY TREES,
AND 14 PHYSCARPUS OPUFOLIOUS "MONLO"
(DIABLO NINEBARK) SHRUBS

SUBTRACT 2 CANOPY TREES FOR PRESERVATION OF EXISTING TREES TO COUNT TOWARD PERIMETER LANDSCAPING

160 LF OF PERIMETER LANDSCAPING
CONTAINING 2 SYRINGA RECTICULATA "IVERSILK"
(JAPANESE TREE LILAC) UNDERSTORY TREES,
2 ACER RUBRUM "OCTOBER GLORY" (RED MAPLE) CANOPY TREES,
AND 6 PHYSCARPUS OPUFOLIOUS "MONLO"
(DIABLO NINEBARK) SHRUBS

SUBTRACT 4 CANOPY TREES FOR PRESERVATION OF EXISTING TREES TO COUNT TOWARD PERIMETER LANDSCAPING

WALNUT LAWN R/W VARIES

ADDITIONAL R/W FOR WALNUT LAWN
BK 2636 PG 1023



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND IRON PIN
- SET IRON PIN OR MARKER AS NOTED
- R/W MARKER
- BOUNDARY LINE
- R/W LINE
- EASEMENT LINE
- SETBACK LINE
- MEASURED PLAT DEED 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

AMENITIES NOTES:

THE FOLLOWING AMENITIES ARE SHOWN:

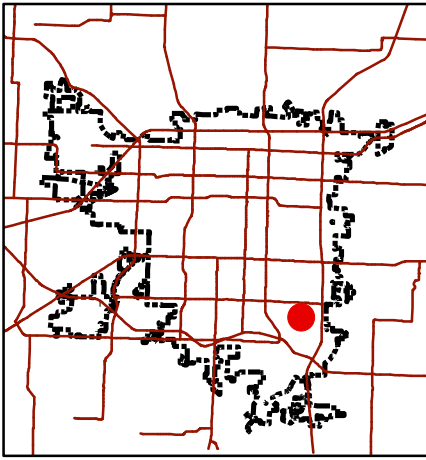
- TOT LOT (MIN 900 S.F.)
- SWIMMING POOL
- CLUBHOUSE
- PICNIC AREA (MIN 900 S.F. WITH ONE PICNIC TABLE AND ONE BARBEQUE GRILL/PIT PER PICNIC AREA)
- DOG RUN AREA

THREE OF THESE AMENITIES WILL BE CHOSEN FOR FINAL PLANS

BUILDING ARTICULATION AND ELEVATION NOTES:

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

DATE:	
REVISIONS:	
SCALE: 1" = 40'	
FIELD BY: TS, JS	
DRAWN BY: DRB	
CHECKED BY: DRB	
APARTMENT EXHIBIT	
554 West WalnutSpringfield, Greene County, Missouri	
Missouri State Certificate of Authority Engineering #2005015504 Land Surveying #2009028050	
LEE Engineering & Associates, L.L.C. 1200 E. Woodhurst Dr., Suite D200 Springfield, Missouri 65807 417-886-9100 (phone) 417-886-9336 (fax) dlee@leeengineering.biz "Engineering with Integrity"	
DATE:	2017-07-11
SHEET:	1 of 1
PROJECT:	1703
FILE: 1703 - Site Plan-Zoning Exhibit 7-11-2017.dwg	



Development Review Staff Report

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

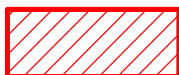
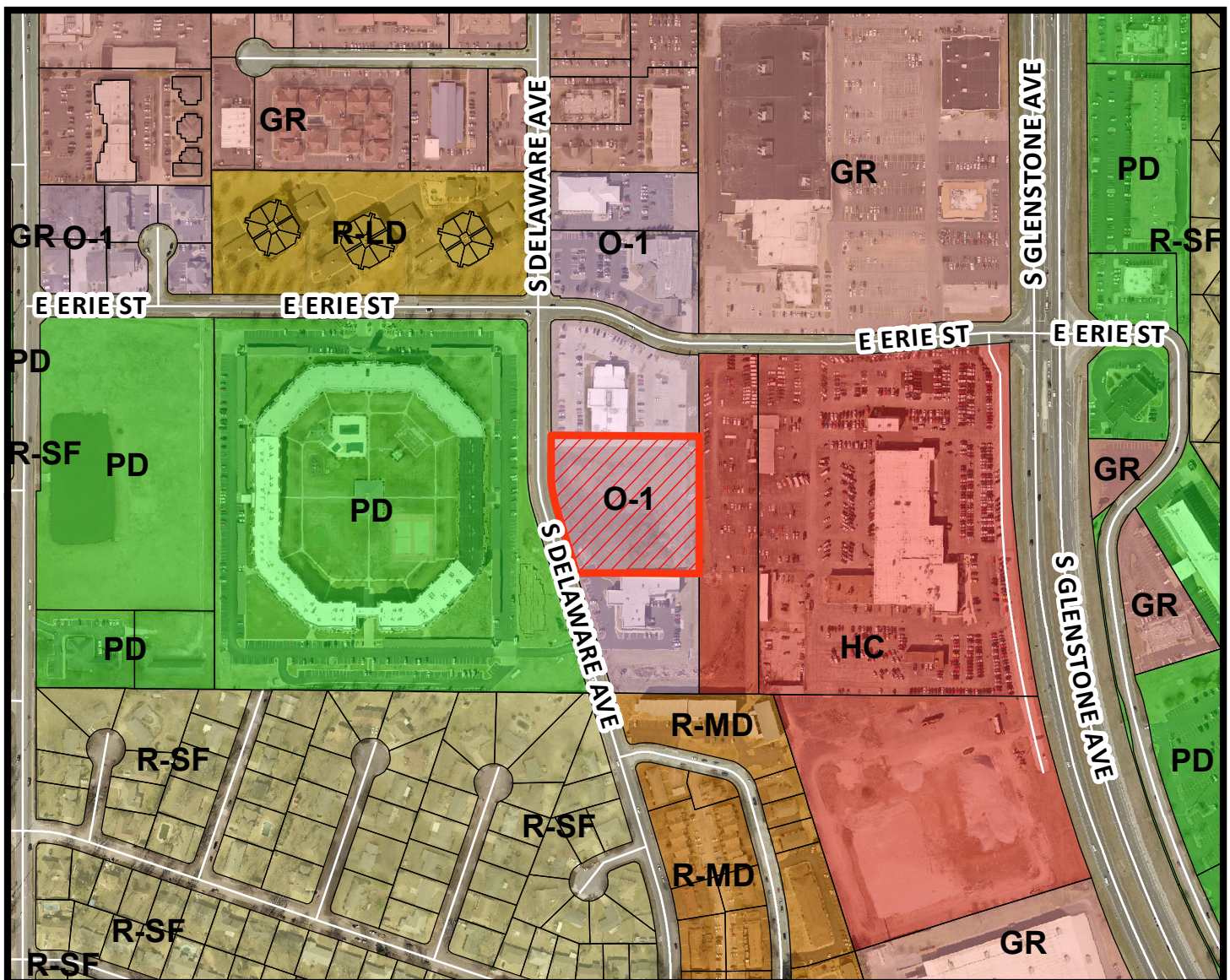
Z-25-2017 Conditional Overlay District 132

LOCATION: 3220 South Delaware Avenue

CURRENT ZONE: O-1, Office District

PROPOSED ZONE: HC, Highway Commercial District COD 132

LOCATION SKETCH



- Area of Proposal

0 165 330 660 990 1,320 Feet

1 inch = 417 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-25-2017 CONDITIONAL OVERLAY DISTRICT NO. 132

PURPOSE: To rezone approximately 2.82 acres of property generally located at 3220 South Delaware Avenue from an O-1, Office District to an HC, Highway Commercial District and establishing Conditional Overlay District No. 132

REPORT DATE: June 29, 2017

LOCATION: 3220 South Delaware Avenue

APPLICANT: HMR Properties, LLP

TRACT SIZE: Approximately 2.82 acres

EXISTING USE: Undeveloped vacant land

PROPOSED USE: Highway Commercial uses limited by COD

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant is proposing to rezone the subject property from an O-1, Office District to an HC, Highway Commercial District with a Conditional Overlay District to facilitate the expansion of an automobile sales use along Delaware Avenue.
2. This application is not consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies this area as appropriate for Medium or High Density Housing. The recommended zoning district for this land use category is Low, Medium, and High Density Housing and the Manufactured Home Community District. The HC, Highway Commercial District is not a recommended zoning district for this land use category located on a collector street adjacent to multi-family residential and office uses.
3. This area is located near a Major Activity Center at Glenstone Avenue and Battlefield Road. The *Plan* recommends these areas be developed with greater intensity. However, the purpose of the office district is to serve as a transition from the high intensity commercial districts along Glenstone Avenue from the multi-family uses along Delaware Avenue. The current O-1 zoning is designed to be a restrictive district for low intensity office or professional uses which may be located adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas.

4. The proposed expansion of an automobile sales use and HC zoning at this location will not mitigate the potential impacts between the adjacent multi-family and office uses.

RECOMMENDATION:

Staff recommends denial of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	O-1	Medical office (Bio Life)
East	HC	Automobile sales (Corwin Ford)
South	O-1	Medical office (Ozark Prosthetics and Orthotics)
West	PD	Multi-family uses (The Abbey)

HISTORY:

This property was rezoned to R-MD, Medium Density Multi-Family Residential with the citywide rezoning in 1995 by General Ordinance 4494. The property was rezoned from R-MD to O-1, Office District in 2006 by General Ordinance 5592.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate Medium or High Density Housing.

STAFF COMMENTS:

1. The applicant is proposing to rezone from an O-1, Office District to an HC, Highway Commercial District for the expansion of an existing automobile sales use into this property.
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 HC, Highway Commercial District is not a recommended zoning district for this land use category.
3. The existing zoning does not permit outdoor automobile parking for retail or wholesale storage or sale of motorized or commercial vehicles. The property will need to be rezoned to HC to permit this use. The purpose of the HC district is intended for commercial uses which depend upon high visibility, generate high traffic volumes, or cater to the traveling public. These characteristics dictate that

this district be located along or at the intersections of arterial classified streets or along frontage roads adjacent to the interstate or other limited-access streets. HC is the most intense commercial district, permitting such uses as the Major Event Entertainment Use Group, which allows uses such as stadiums, sports arenas, coliseums, race tracks, auditoriums, exhibition and meeting areas and fairgrounds, and Commercial Outdoor Recreation Use Group, which allow uses such as amusement parks, theme parks, golf driving ranges, drive-in movie theaters and archery ranges.

4. The current O-1 zoning is designed to be a restrictive district for low intensity office or professional uses which may be located adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas.
5. The proposed Conditional Overlay District will prohibit the following uses in the HC District; Auction Sales and Flea Markets, Cemeteries, Commercial Gardens, Manufactured housing (mobile home) and trailer sales, Public Utility uses / towers / wireless facilities and Swimming pool sales and displays (see Attachment 3). The proposed Conditional Overlay District will restrict access onto Delaware Avenue for HC uses and prohibit any HC permitted buildings. If the property is used for uses that are listed as permitted uses in the O-1 District, that are also permitted in the HC District, then access to South Delaware shall be allowed. A type B bufferyard will be required along the south property line with a six (6) foot fence and a type S1 bufferyard will be required along Delaware Avenue with a four (4) foot fence if parking is built in front of buildings. There is a cross access easement along the north property line with no proposed bufferyard. Bufferyards can be waived if an access agreement is provided. Staff does not believe that a bufferyard can be waived at this location since the existing access easement will not be utilized by the proposed development (see Attachment 4 Proposed Site Plan).
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 June 19, 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. 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:

August 7, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-25-2017 CONDITIONAL OVERLADY DISTRICT NO. 132

BUILDING DEVELOPMENT SERVICES COMMENTS:

BDS does not support the rezoning. If the applicant is seeking to claim the access easement to reduce the bufferyard requirements they must provide direct access from the proposed HC lot to the access easement.

CITY UTILITIES:

No objection to rezoning request. CU has adequate facilities available to provide service.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is available

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies South Delaware Avenue as a Collector roadway. The standard right-of-way width for South Delaware Avenue is 30 feet from the centerline. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. South Delaware Avenue is a city maintained street. The most recent traffic count on South Delaware Avenue south of East Erie Street is 4,207 vehicles per day. There are two cross-access easement driveway points along S. Delaware Avenue pertaining to the property in this zoning. There is sidewalk along the property frontage of S. Delaware Avenue. The existing infrastructure meets current city standards. On-street parking is not allowed along South Delaware Avenue. There is not a Greenway Trail in the area pertaining to this zoning. There are not bus stops along South Delaware Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

Public Works Traffic Division	Response
Street classification	S. Delaware Avenue – Collector
On-street parking along streets	S. Delaware Avenue – No
Trips generated - Peak Hour	44 vehicles (O-1) N/A vehicles (HC)
Additional Trips generated with zoning change - Peak Hour	0 vehicles
Existing street right of way widths	S. Delaware Avenue - 32 ft. from the centerline
Standard right of way widths	S. Delaware Avenue - 30 ft. from the centerline
Traffic study submitted	Not required*

Proposed street improvements	None required
------------------------------	---------------

*A traffic study was not required. The current use of the properties in the Low Intensity Office zoning is like that of the proposed Highway Commercial zoning because no access is being allowed from S. Delaware Avenue. No additional trips generated are anticipated based on the change in zoning from Low Intensity Office to Highway Commercial.

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 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. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.
5. Detention was built for this tract of land as part of 6PW002803.
The detention was built for 10.8 acres being 80% impervious which includes 3130 South Delaware, 1620 East Erie, and 3250 East Delaware. It was modified in 2006 per 4PW5519 but water quality was still not included. Water quality was provided in a water quality swale per 8PW6095.

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	NA

Neighborhood Meeting Notice

ATTACHMENT 2

Date of Letter:

June 6, 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.
319 N Main
Springfield, Mo. 65806
417 848-6000
butler@brpae.com

Address:

City, State and Zip:

Phone Number:

PROJECT LOCATION:

3220 South Delaware

PROPOSED CHANGES:

Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

Change the existing O-1 Office Zoning to HC with a restrictive Conditional Overlay District to allow for the expansion of the adjacent Corwin Ford car dealership.

PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting:

Tuesday June 20th

Location of Meeting:

Vacant Truck Sales Building at Corwin Ford - NW corner of Ford sales lot

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

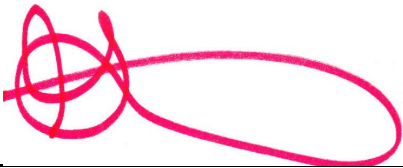
1. Request change to zoning from: O-1 to HC
(existing zoning) (proposed zoning)
2. Meeting Date & Time: June 19, 2017 4:00 - 6:30 PM
3. Meeting Location: Corwin Ford 3241 S Glenstone
4. Number of invitations that were sent: 53
5. How the mailing list was generated: City
6. Number of neighbors in attendance (attach a sign-in sheet): zero
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.)

No one showed up. No comments

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

no comments

I, Geoffrey Butler (print name), attest that the neighborhood meeting was held on 6/19/17 (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

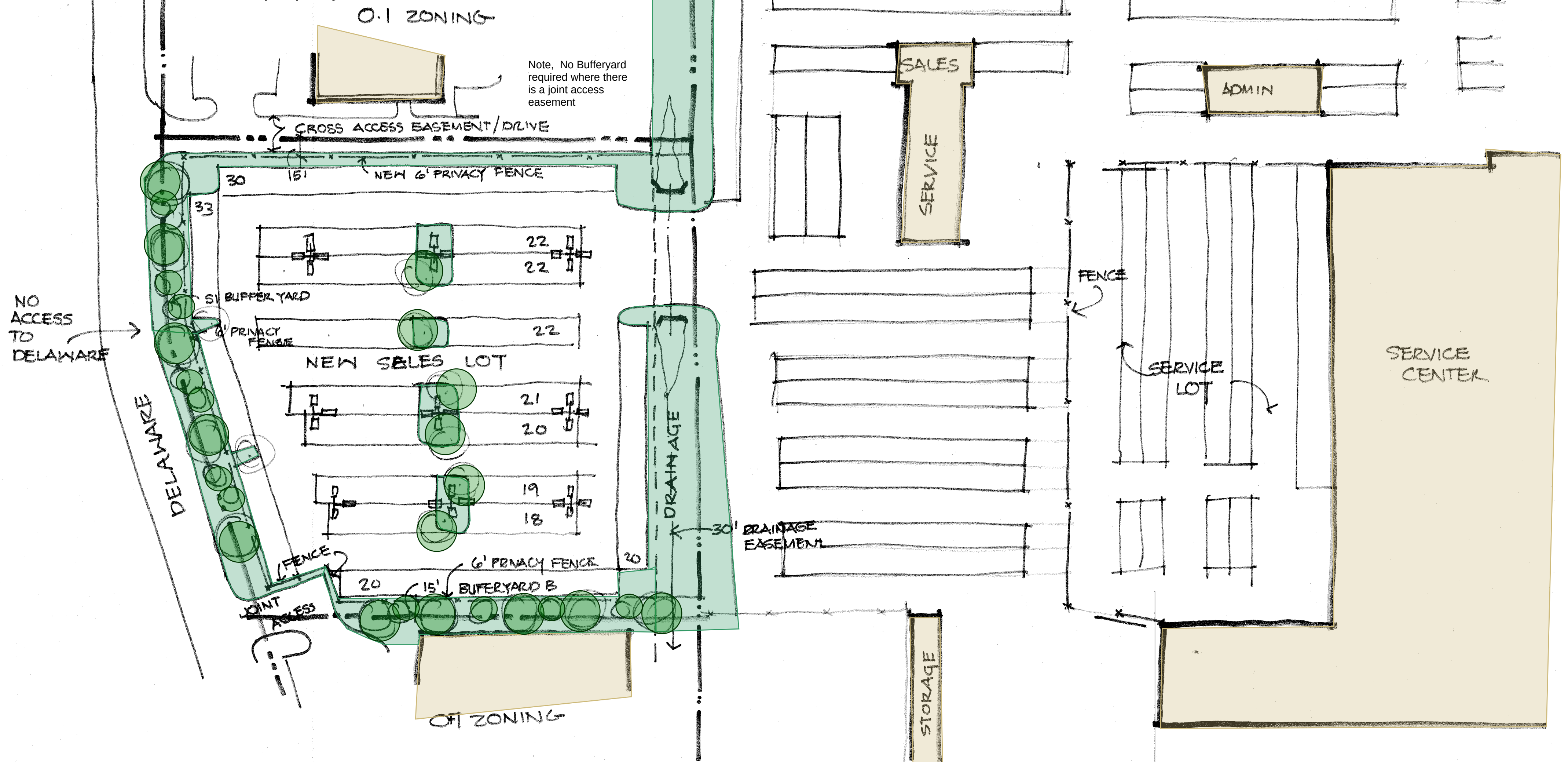
ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-25-2017 & CONDITIONAL OVERLAY DISTRICT NO. 132

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. The following uses shall be prohibited:
 - a. Auction Sales and Flea Markets
 - b. Cemeteries
 - c. Commercial Gardens
 - d. Manufactured housing (mobile home) and trailer sales
 - e. Public Utility uses / towers / wireless facilities
 - f. Swimming pool sales and displays
2. No access will be allowed to South Delaware Avenue if the property is used for HC, Highway Commercial District, purposes. If the property is used for uses that are listed as permitted uses in the O-1 District, that are also permitted in the HC District, then access to South Delaware shall be allowed.
3. Provide a four (4) foot privacy fence along the east edge of Bufferyard S1 along Delaware when property is used for any HC use. No privacy fence or Bufferyard S1 is required for O-1 uses (as described above) unless a screening or fence is required per section 36-480.
4. Provide a six (6) foot privacy fence and a Type B Bufferyard along the south property line with a six (6) foot privacy fence along the access easement.
5. No buildings related to HC uses shall be constructed on the property except for buildings with uses that are both permitted in the O-1 District and the HC District.
6. Lighting level shall not exceed one (1) foot candle at three (3) feet above ground on the north, west and south property lines.

Conditional Overlay District

No access allowed to South Delaware
 Provide a 6' privacy fence along the south line of the joint access easement
 Provide a 6' privacy fence along the east edge of Bufferyard S along Delaware
 Provide a 6' privacy fence along the north side of Bufferyard B on the south property line
 No buildings shall be constructed on the property.
 Lighting level shall not exceed 1 FC at 3' above ground on the north, west and south property lines.

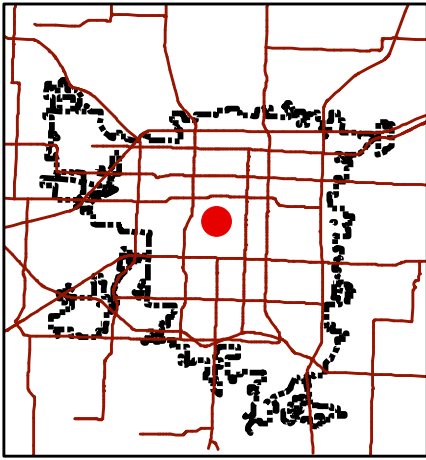


**BUTLER
ROSENBERG
&
PARTNERS**

YOUR VISION. OUR FOCUS.

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

Proposed Development Plan - 3220 South Delaware for Corwin Ford
 May 31, 2017



Development Review Staff Report

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

Z-26-2017/Conditional Overlay District No. 133

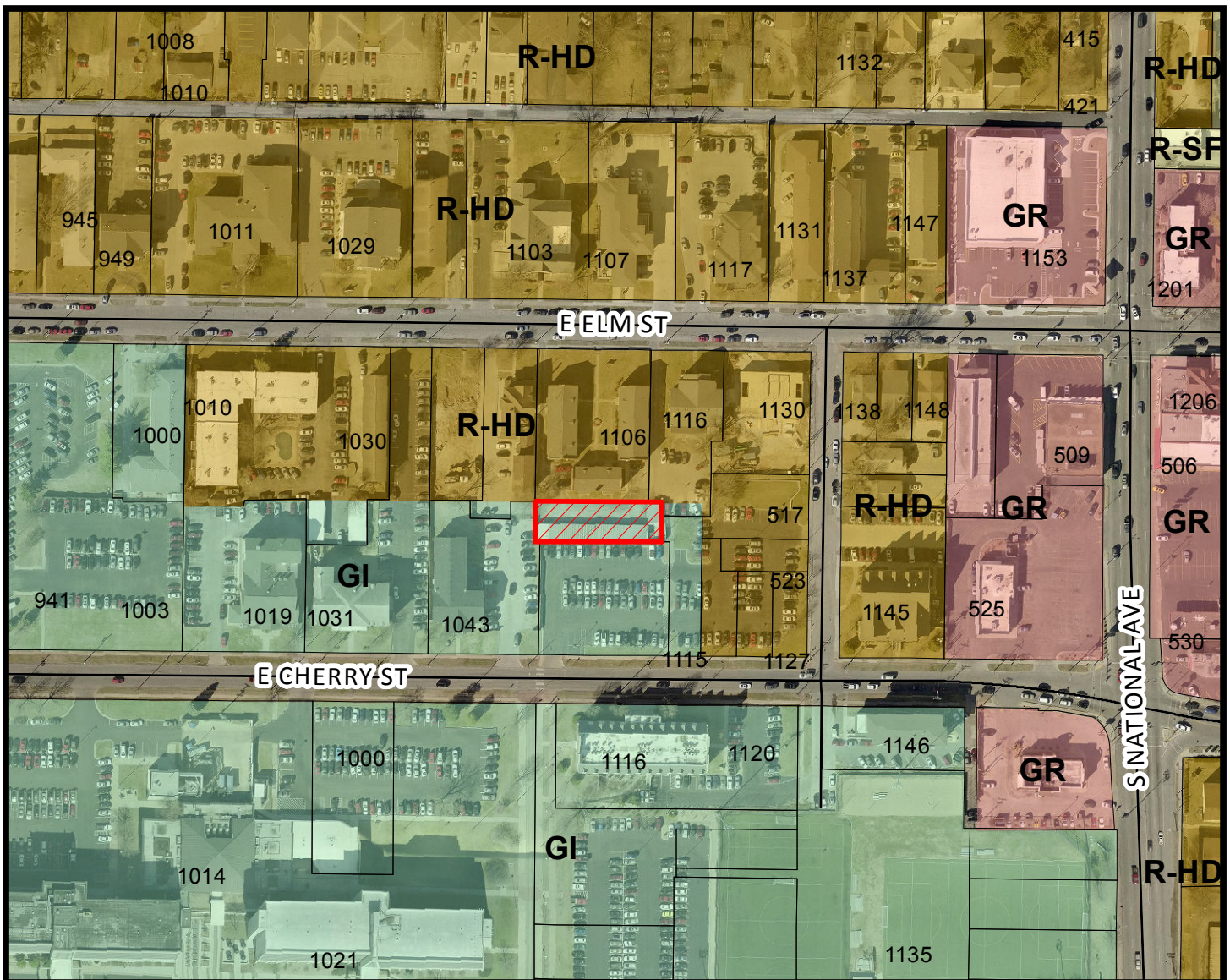
LOCATION: 1102 & 1106 E. Elm Street

CURRENT ZONE: GI, Government Institutional District

PROPOSED ZONE: R-HD, High Density Multi-Family

Residential District with a Conditional Overlay District No. 133

LOCATION SKETCH



- Area of Proposal

0 160 320 640 Feet

1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-26-2017 CONDITIONAL OVERLAY DISTRICT NO. 133

PURPOSE: To rezone approximately 0.17 acre of property generally located at 1102 and 1106 East Elm Street from a GI, Government Institutional District, to a R-HD, High-Density Multi-Family Residential District and UN, University Combining District and establishing Conditional Overlay District No. 133

DATE: June 30, 2017

LOCATION: 1106 E. Elm Street

APPLICANT: Lantz Enterprises, LLC

TRACT SIZE: Approximately 0.17 acre

EXISTING USE: Multi-family residential uses

PROPOSED USE:

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 plan recommends multi-family apartment buildings in this category, which are located where there is good traffic access, located between low-density housing and non-residential land uses, and at high-amenity locations.
2. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure
3. The proposed Conditional Overlay District will restrict the maximum residential density for the subject property to eleven (11) dwelling units per acre or less.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD/UN	Fraternity/Sorority uses
East	R-HD/UN	Fraternity/Sorority uses
South	GI	Missouri State University campus
West	R-HD/UN	Multi-family residential uses

HISTORY:

The subject property was originally zoned GI, Government Institutional in 1995 during the citywide re-mapping.

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

1. The applicant, Lantz Enterprises, LLC, is proposing to rezone the subject property located at 1102 and 1106 East Elm Street from a GI, Government Institutional District, to a R-HD, High-Density Multi-Family Residential District and UN, University Combining District and establishing Conditional Overlay District No. 133. The subject property is owned and used in conjunction with the adjacent

property to the north which is already zoned R-HD. It was combined into one lot of record in 1990. This area was likely rezoned in error during the 1995 remapping. The applicant is proposing to redevelop the site for new fraternity/sorority buildings.

2. The proposed zoning will allow the subject property to be developed similarly to adjacent properties along Elm Street and the surrounding area.
3. The proposed Conditional Overlay District will restrict the maximum residential density for the subject property to eleven (11) dwelling units per acre or less. The Multi-Family Location and Design Guidelines are not required for multi-family developments at 11 dwelling units per acre or less.
4. A traffic study is not required because the current use of the properties in the Government and Institutional zoning is similar to that of the proposed High-Density Multi-Family Residential zoning. No additional trips generated are anticipated based on the change in zoning from Government and Institutional to High-Density Multi-Family Residential.
5. There is no bufferyard requirement between the R-HD, High Density Multi-Family Residential District/UN, University Combining District and the GI, Government Institutional District.
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. Six (6) 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	6
Notices returned as undeliverable	0

CITY COUNCIL MEETING:

August 7, 2017

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-26-2017 & CONDITIONAL OVERLAY DISTRICT NO. 133

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections to rezoning.

CITY UTILITIES:

No objection to rezoning, CU has adequate facilities in place to provide service.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is currently available.

FIRE DEPARTMENT COMMENTS:

Fire has no objections to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies E. Elm Street as a Collector roadway. The standard right-of-way width for E. Elm Street is 30 feet from the centerline. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. Elm Street is a city maintained street. The most recent traffic count on E. Elm Street west of National Avenue is 5,273 vehicles per day. There is currently one driveway access point and one shared access driveway point along E. Elm Street pertaining to the properties in this zoning. There is sidewalk along the property frontage of E. Elm Street. The existing infrastructure meets current city standards. On-street parking is allowed along E. Elm Street. There is a greenway trail in the area to the south of the properties pertaining to this zoning. There are bus stops along E. Elm Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. E. Elm Street is scheduled to have a gas service and water main renewal, but its current construction completion date is not known at this time.

Public Works Traffic Division	Response
Street classification	E. Elm Street – Collector
On-street parking along streets	E. Elm Street – Yes
Trips generated - Peak Hour	22 vehicles (GI) 22 vehicles (R-HD)
Additional Trips generated with zoning change - Peak Hour	0 vehicles
Existing street right of way widths	E. Elm Street - 30 ft. from the centerline

Standard right of way widths	E. Elm Street - 30 ft. from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

* A traffic study was not required. The current use of the properties in the Government and Institution zoning is similar to that of the proposed Residential High-Density zoning. No additional trips generated are anticipated based on the change in zoning from Government and Institution to Residential High-Density.

STORMWATER COMMENTS:

The property is in the Jordan Creek South 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. Buyout in lieu of on-site stormwater detention will be allowed – submit a buyout application for further processing. 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. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.
3. This site drains north to Elm Street where stormwater flows continue east along the street to inlets at the intersection of Florence and Elm Street.

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

Attachment 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GI to RHD w/ UN Comb. Dist
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 6.21.17 4:00 - 6:00
3. Meeting Location: 1141 E. ELM
4. Number of invitations that were sent: 81
5. How the mailing list was generated: BY STAFF
6. Number of neighbors in attendance (attach a sign-in sheet): NONE
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.)

NO ATTENDEES

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

NA

I, DAVID BODEEN (print name), attest that the neighborhood meeting was held on 6.21.17 (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."

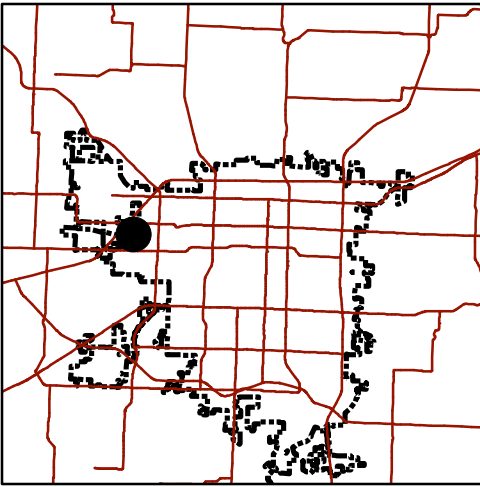

Signature of person completing affidavit

DAVID BODEEN
Printed name of person completing affidavit

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-26-2017 & CONDITIONAL OVERLAY DISTRICT NO. 133

The requirements of *Section 36-384., High-density multifamily residential district* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

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



Development Review Staff Report

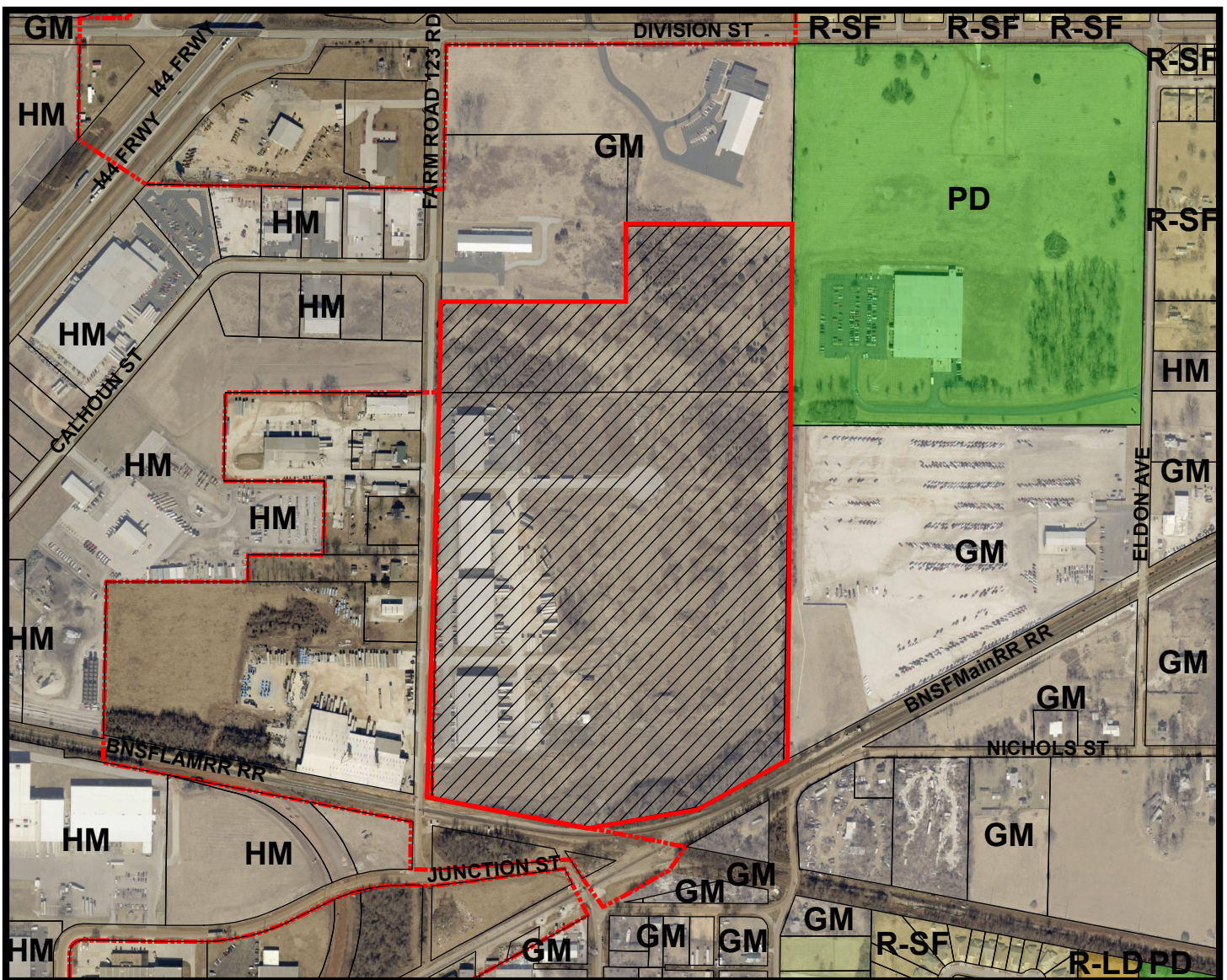
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat Renewal - Roberts Industrial Park

Location: 1000-1200 block e/s N. Westgate (Farm Road 123)

Current Zoning: HM, Heavy Manufacturing District

LOCATION SKETCH



- Area of Proposal

0 300 600 1,200
Feet

1 inch = 600 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT RENEWAL – ROBERTS INDUSTRIAL PARK

PURPOSE: To approve a preliminary plat to subdivide approximately 60 acres into a nine (9) lot manufacturing subdivision with common area

REPORT DATE: June 23, 2017

LOCATION: 1000-1200 block N. Westgate Avenue (Farm Road 123)

APPLICANT: Javalina, LLC and Forerunner, LLC

TRACT SIZE: Approximately 60.18 acres

EXISTING USE: Industrial/manufacturing uses

PROPOSED USE: Industrial/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, except for any standards modified by the applicant's request for a subdivision variance, if approved.
 - a. Public sewer shall be extended to all proposed lots.
 - b. Sidewalks shall be provided along the north side of Webster Street and the east side of Westgate Avenue (Farm Road 123).
 - c. All required storm water detention and water quality facilities must be constructed prior to approval of the Final Plat.
 - d. An approved fire apparatus turn-around shall be constructed at the end of

Webster Street, as shown on Attachment 2.

- e. Prior to approval of the final plat and the city taking ownership of any new right-of-way, any streets/sidewalks within the new right-of-way must meet current standards as set forth in the City of Springfield Public Works Design Standards and Specifications.
 - f. In accordance with Chapter 96, Article III, of the City Code, if Development is within a sinkhole, a geologic and hydrologic sinkhole study shall be provided. If Development is within a sinkhole watershed, a hydrologic sinkhole study shall be provided. Sinkhole studies shall be prepared by a qualified professional engineer or geologist.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
- a. Additional right-of-way shall be dedicated for Westgate Avenue (Farm Road 123) to total forty (40) feet from the centerline.
 - b. Drainage easements for the conveyance and detention of storm water shall be provided, as shown on Attachment 2. The final placement of the easement across Lot 7 will be established on the final plat as the final grading of the site will determine the final placement of the drainage easement.
 - c. A 10 foot wide utility easement shall be provided on lots 1 through 6, directly abutting Westgate Avenue (Farm Road 123).
 - d. A 10 foot wide utility easement shall be provided on lots 4 through 9, directly abutting Webster Street.
 - e. A 30 foot wide sanitary sewer easement shall be provided along the south property line of lot 8.
 - f. A 10 foot wide sanitary sewer easement shall be provided across lots 2, 3, and 8.
 - g. An avigation easement shall be provided over all portions of the subdivision that are located within the boundaries of Airport Overlay District - 3.
 - h. An irrevocable consent to dedicate right-of-way, acceptable to the City Attorney shall be tenured to the City for the future extension of Webster Street to the east side of the property.
 - i. The detention/water quality basin shall be platted either within Common Areas to be owned and maintained by the property owners' association or by drainage easements to be maintained by the property owner. The

flooding limits for the sinkholes shall be dedicated as drainage easements which extend fifty (50) feet into the property from the flooding limit as shown on Attachment 2. A maintenance agreement must be recorded between all lots that the detention will be serving.

3. Additional detail regarding the perimeter of the sinkholes shall be part of the Final Plat submittal in addition to clearly delineating and describing the limits of the no-build zones surrounding all of the sinkholes.
4. The avigation easement over the subject property shall be clearly identified and labeled on the Final Plat.
5. The following note shall replace the surveyor's note on the Final Plat:
"Development and use of the land within the avigation easement shall comply with and shall be governed by standards for Airport Overlay District AO-3 as set out in the Springfield Zoning Ordinance."
6. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
7. 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.
8. 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.
9. 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	GM	Manufacturing uses

East	GM & PD	Manufacturing uses
South	GM & Railroad ROW	Vacant land and railroad right-of-way
West	County M-1	Manufacturing uses

HISTORY:

The original Preliminary Plat for Roberts Industrial Park was approved by City Council on October 3, 2005. The Preliminary Plat was renewed by City Council on October 8, 2007 (Special Ordinance No. 25278), October 12, 2009 (Special Ordinance No. 25673), August 8, 2011 (Special Ordinance No. 25945), September 9, 2013 (Special Ordinance No. 26309) and most recently on August 10, 2015 (Special Ordinance No. 26609). This will be the sixth renewal that the City has reviewed and approved.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for General Industry. This category includes industry that involves railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes railroad yards, power plants and the airports. The most appropriate zoning district would be Heavy Manufacturing.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 60 acres into a nine (9) lot manufacturing subdivision named "ROBERTS INDUSTRIAL PARK". The property is currently zoned HM, Heavy Manufacturing District and currently has multiple manufacturing businesses on it.
2. According to Section 36-226(3)(h) of the Subdivision Regulations, the approval of a Preliminary Plat shall be effective for a period of two years. Within this time, a Final Plat shall be submitted; otherwise, the plat will expire and be considered null and void. However, upon request by the subdivider, the Planning and Zoning Commission may extend the effective period of the preliminary plat for an additional two years. If any design standards change in the future, the preliminary and final plat must meet those current standards.
3. A cul-de-sac designed in accordance with the City's design standards will terminate Webster Street on this property at this time. The Preliminary Plat will contain a 60 foot wide strip of land reserved for the future extension of Webster Street to the east boundary of the subdivision.
4. The Preliminary Plat for Roberts Industrial Park was approved with Subdivision Variances from Sections 36-243(4) and 36-243(6) of the Subdivision Regulations. More specifically, the approved Subdivision Variances permit Webster Street to

exceed 800 ft. in length (maximum length of cul-de-sac). They also remove the requirement to extend Webster Street to the east boundary of the subdivision. In lieu of extending the street, an irrevocable consent to dedicate right-of-way will be provided, thus allowing Webster Street to be extended in the future.

5. A portion of the subdivision lies within the Airport Overlay District-3. According to Section 36-406 of the Zoning Ordinance, an avigation easement is required upon subdividing property located within this zone. This easement shall establish a height restriction on the use of the property (development no greater than 50 ft. in height) and hold the public harmless from any damages caused by noise vibration, fumes, dust, fuel, fuel particles, or other effects that may be caused by the operation of aircraft taking off, landing, or operating on or near the Springfield-Branson National Airport.
6. An avigation easement is shown on the Preliminary Plat. Prior to recording of the Final Plat, the following will apply:
 - a. The portions of the subdivision that are located with the avigation easement shall be clearly identified (perhaps hash marked or shaded) and labeled on the Final Plat.
 - b. The following note shall replace the surveyor's note on the Final Plat:
"Development and use of the land within the avigation easement shall comply with and shall be governed by standards for Airport Overlay District AO-3 as set out in the Springfield Zoning Ordinance".
7. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL MEETING:

August 7, 2017

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT RENEWAL – ROBERTS INDUSTRIAL PARK

AT&T COMMENTS:

Utility easements will have to be provided along all roadways for future service requirements.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No objection to renewing plat. I believe that when this was last renewed two years ago the street ROW was dedicated as a utility easement.

FIRE DEPARTMENT COMMENTS:

Fire has no issues with renewal of preliminary plat.

TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies N. Westgate Avenue as a Secondary Arterial roadway. The standard right-of-way width for N. Westgate Avenue is 35 feet from the centerline. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. Portions of N. Westgate Avenue are city maintained. The most recent traffic count on N. Westgate Avenue North of W. Chestnut Expressway is 487 vehicles per day. There are two driveway access points and two private drives along N. Westgate Avenue pertaining to the property in this preliminary plat. There is not currently sidewalk along the property frontage of N. Westgate Avenue. The existing infrastructure must meet current city standards as set forth in the City of Springfield Public Works Design Standards and Specifications before the city takes ownership of any new right-of-way. On-street parking is not allowed along N. Westgate Avenue. There is not a Greenway Trail in the area pertaining to this zoning. There are not bus stops along N. Westgate Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. Prior to approval of the final plat and the city taking ownership of any new right of way, any streets/sidewalks within the new right of way must meet current standards as set forth in the City of Springfield Public Works Design Standards and Specifications.

Public Works Traffic Division	Response
Street classification	N. Westgate Avenue – Secondary Arterial
On-street parking along streets	N. Westgate Avenue – No
Trips generated - Peak Hour	8 vehicles (HM)

	8 vehicles (HM)
Additional Trips generated with zoning change - Peak Hour	0 vehicles
Existing street right of way widths	N. Westgate Avenue - 35 ft. from the centerline
Standard right of way widths	N. Westgate Avenue - 35 ft. from the centerline
Traffic study submitted	Not required*
Proposed street improvements	Dependent upon current condition of private drive(s) and the City of Springfield taking ownership of new right-of-way.

*A traffic study was not required. A change in zoning from Heavy Manufacturing is not proposed. The current use and the proposed future use of the property pertaining to this zoning is anticipated to stay the same.

STORMWATER COMMENTS:

The property is located in the Upper Wilson 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. Buyout in lieu of on-site stormwater detention is not applicable since there is regional detention on this property that includes water quality. If the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There are sinkholes on the proposed 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. Label location of sinkhole including location of the rim based on the highest enclosed contour, approximate 100-year, 24-hour ponding elevation (sinkhole plugged), and approximate location of non-buildable areas in accordance with Chapter 96 of the City Code.
3. Detention and water quality are provided built as part of 5PW005707.
4. More detailed stormwater calculations may be required to verify capacity before any permits can be issued.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Upper Wilson Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	Yes
Is stormwater buyout an option?	No

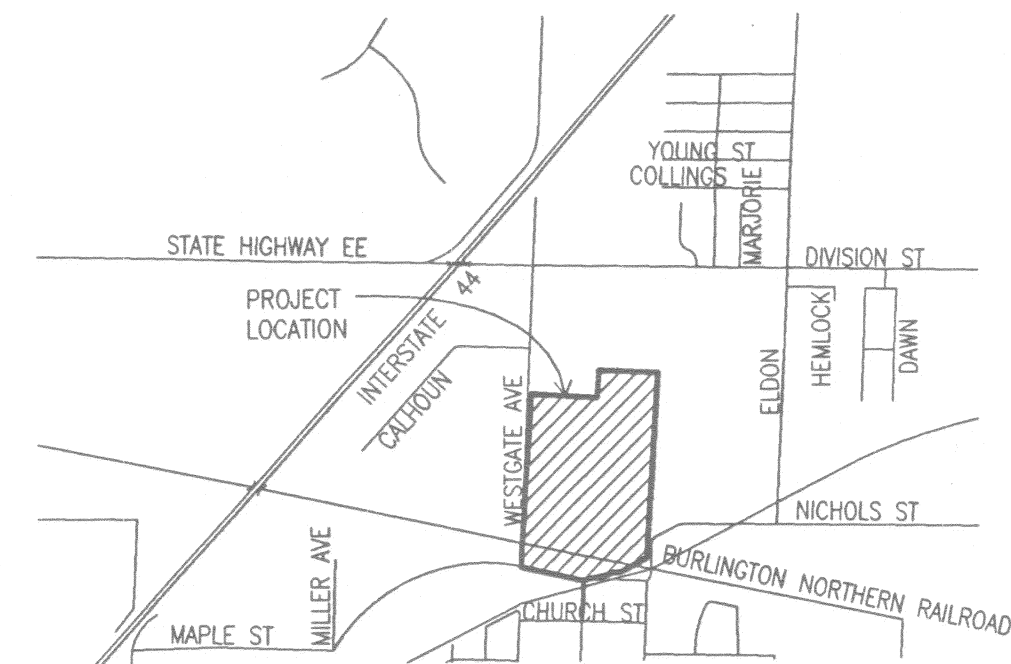
CLEAN WATER SERVICES COMMENTS:

1. Each proposed lot has access to public sewer.
2. Public sewer easements have been recorded for all of the sewer onsite. Need to label the sewer easement book and page on the plat for the north easement that lines up with Webster when the final plat is recorded. The book and page of the 30 foot easement is Book 2889 Page 1099.

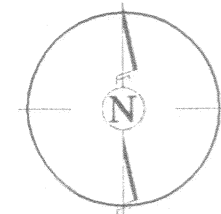
PRELIMINARY PLAT
ROBERTS INDUSTRIAL PARK
 A SUBDIVISION IN THE CITY OF SPRINGFIELD
 GREENE COUNTY, MISSOURI

OWNER/DEVELOPER
**JAVALINA, LLC AND
 FORERUNNER, LLC**
 1300 W. POPLAR STREET, SUITE 200
 SPRINGFIELD, MO 65802
ERIC ROBERTS, MEMBER OF JAVALINA, LLC
JOE R. ROBERTS, MEMBER OF FORERUNNER, LLC

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00	24.71	56°37'59"	23.72	N62°51'35"E
C2	75.00	383.88	29°15'58"	82.50	N01°10'34"E
C3	25.00	24.71	56°37'59"	23.72	N60°30'26"W



SECTION 17,
 TOWNSHIP 29N, RANGE 22W
 SCALE: 1" = 2000.00'



SITE LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- ⊙ = 5/8" IRON PIN SET LC 2003025365
- ✕ = "X" IN CONCRETE
- = EXISTING STONE
- △ = RIGHT-OF-WAY MARKER
- = PROPERTY LINE
- - - = SECTION LINE
- = WIRE FENCE
- = CHAIN LINK FENCE
- = WOOD FENCE
- - - = FLOOD PLAIN
- = WATER LINE
- = WATER VALVE
- = GAS LINE
- ⊙ = MANHOLE
- SS— = SANITARY SEWER LINE
- OHE— = OVERHEAD ELECTRIC
- ▨ = NON AVIATION EASEMENT

DEVELOPMENT NOTES

TOTAL AREA = 60.18 ACRES
 TOTAL LOTS = 9 LOTS
 SMALLEST LOT = LOT 5 - 2.19 ACRES
 LARGEST LOT = LOT 8 - 13.75 ACRES
 ZONING DISTRICT = HM
 SOURCE OF TITLE = BOOK 2788, PAGE 1292
 BOOK 2859 PAGE 2039

BUILDING SETBACKS

FRONT YARD SETBACK = 25 FEET
 SIDE YARD SETBACK = 10 FEET
 SIDE YARD (ADJ TO STREET) = 15 FEET
 REAR YARD = 10 FEET

DESCRIPTION

A TRACT OF LAND BEING THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THAT PART LYING NORTH OF THE BURLINGTON NORTHERN RAILROAD IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 17, TOWNSHIP 29 NORTH, RANGE 22 WEST, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17; THENCE NORTH 89°49'45" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 17.46 FEET TO THE EAST RIGHT-OF-WAY LINE OF FARM ROAD 123 (AKA WESTGATE AVENUE) AND ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 01°01'57" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1331.52 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE NORTH 89°49'44" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1312.16 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 01°01'07" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 1331.80 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 01°01'07" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 49.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN RAILROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES: SOUTH 61°13'29" WEST, A DISTANCE OF 309.81 FEET; THENCE SOUTH 78°57'43" WEST, A DISTANCE OF 69.28 FEET; THENCE SOUTH 73°15'25" WEST, A DISTANCE OF 100.60 FEET; THENCE SOUTH 78°57'43" WEST, A DISTANCE OF 241.30 FEET; THENCE NORTH 79°22'31" WEST, A DISTANCE OF 653.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF FARM ROAD 123 (AKA WESTGATE AVENUE); THENCE NORTH 01°01'57" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 163.44 FEET TO THE POINT OF BEGINNING, CONTAINING 46.43 ACRES, ALL LYING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. SUBJECT TO ANY PART TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES. SUBJECT ALSO TO ANY EASEMENTS OF RECORD.

ALSO

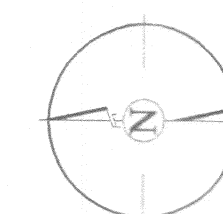
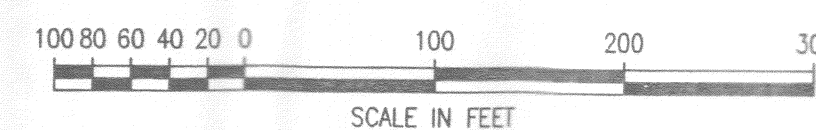
A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) IN SECTION 17, TOWNSHIP 29 NORTH, RANGE 22 WEST, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17; THENCE NORTH 89°49'45" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 17.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°01'57" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF WESTGATE AVENUE, A DISTANCE OF 335.56 FEET; THENCE SOUTH 89°58'03" EAST, A DISTANCE OF 699.51 FEET; THENCE NORTH 01°01'57" EAST, A DISTANCE OF 282.35 FEET; THENCE NORTH 89°52'40" EAST, A DISTANCE OF 612.65 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 01°01'41" WEST ALONG SAID EAST LINE, A DISTANCE OF 602.69 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 89°49'45" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), A DISTANCE OF 1312.38 FEET TO THE POINT OF BEGINNING, CONTAINING 598,924 SQUARE FEET (13.75 ACRES), ALL LYING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. SUBJECT TO ANY PART TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES. SUBJECT ALSO TO ANY EASEMENTS OF RECORD.

SURVEYOR'S NOTES

- PROPERTY IS SUBJECT TO AN AVIATION EASEMENT WITHIN THE AO-3 DISTRICT, EXCEPT THE NORTHEAST CORNER AS SHOWN.
- THE FINAL PLACEMENT OF THE 20.00' WIDE DRAINAGE EASEMENT ACROSS LOT 7 WILL BE ESTABLISHED ON THE FINAL PLAT IN ANTICIPATION OF THE FINAL GRADING ON THE LOT.

PRELIMINARY PLAT

SCALE: 1" = 100.00'



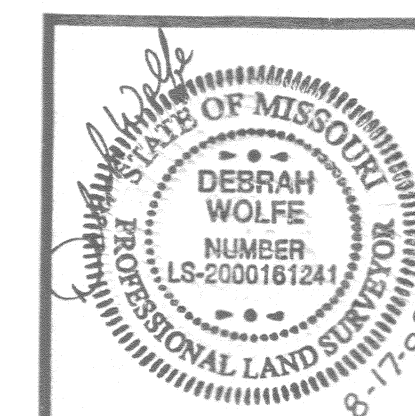
NORTH BASED ON SURVEY BY WILSON SURVEYING, INC. DATED JANUARY 23, 2001.

DECLARATION BY SURVEYOR

I, DEBRAH WOLFE, HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED DATED APRIL, 2005, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER PERSONAL SUPERVISION OF DEBRAH WOLFE, IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS, FOR THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Debrah Wolfe
 DEBRAH WOLFE
 MISSOURI PLS NO 2000161241

Aug. 17, 2009
 DATE PREPARED



Prepared For:
Javalina, LLC & Forerunner, LLC
 1300 W Poplar St. Suite 200
 Springfield, Missouri 65802

DRAWN BY: DAW
 DATE: AUG. 17, 2009

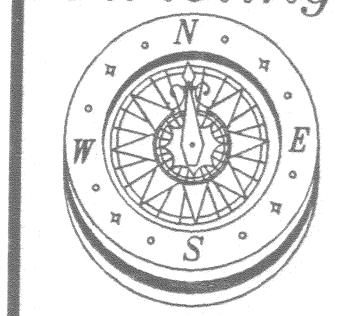
JOB No.: 090803
 ACCURACY STANDARD:
 TYPE URBAN

Stribling Surveying, LLC

Phone (417) 742-0585
 Fax (417) 742-5228

102 South Street
 P.O. Box 26

Willard, Missouri 65781



DEVELOPMENT REVIEW STAFF REPORT
Redevelopment Plan for the 610 E. Harrison Redevelopment Area

DATE: July 5, 2017

PURPOSE: To approve the Redevelopment Plan for the 610 E. Harrison Redevelopment Area.

LOCATION: South side of East Harrison Street between South Kimbrough Avenue and South Holland Avenue (610 East Harrison Street).

APPLICANT: Roza Capital Group, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the 610 E. Harrison Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the 610 E. Harrison 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 610 E. Harrison Redevelopment Area

Applicant's Proposal:

Roza Capital Group, LLC 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 south side of East Harrison Street between South Kimbrough Avenue and South Holland 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 610 E. Harrison Redevelopment Area is to remove blight and redevelop the area for multi-family residential use. The Redevelopment Area consists of a single 0.26 acre parcel of land that currently zoned R-HD, High-Density Multi-Family Residential District. It is occupied by a vacant single-family residential structure and detached garage that were constructed in 1929. The Plan proposes to demolish the existing structures within the Redevelopment Area to facilitate construction of a new four-story multi-family residential apartment building that will contain eight dwelling units. The redevelopment will be constructed in accordance with the requirements of the R-HD district.

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 new multi-family residential housing along East Harrison Street (local street) approximately 80 feet east of South Kimbrough Avenue (secondary arterial). Furthermore, the Redevelopment Area is in a high-amenity area, given its location adjacent to the Missouri State University Campus, as well as its proximity to Downtown and nearby commercial uses, churches, parks, and transit services.
2. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* also targets 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 Redevelopment Plan supports this objective by providing new housing adjacent to the Missouri State University campus.

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 remove existing blight and redevelop the area into a new multi-family residential development.

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 a remaining portion of the former Southwest Missouri State College Urban Renewal Area (*Exhibit III*). City Council declared this Area a blighted area in 1965 (Resolution No. 4513). In 2015, the City Council declared a portion of the former Urban Renewal Area located east of South Holland Avenue to be free of blight. However, the portion located west of South Holland Avenue, which includes the 610 E. Harrison Redevelopment Area, remains blighted.
3. The Redevelopment Plan is consistent with City policy, which encourages off-campus student housing be constructed near college and university campuses. This may help reduce vehicular traffic by allowing more students to walk and bike to class, as opposed to driving.

4. The City of Springfield and Missouri State University have worked collaboratively on plans to direct university and university-related growth to the northwest towards Downtown. The Redevelopment Plan is consistent with those efforts.
5. The location of the proposed multi-family residential development will offer its tenants convenient access to public transit and pedestrian facilities. The Redevelopment Area is located within one block of a City Utilities bus stop and a Missouri State University Bear Line Shuttle stop. The Redevelopment Area is also served by sidewalks and is located immediately adjacent to the Missouri State University campus.

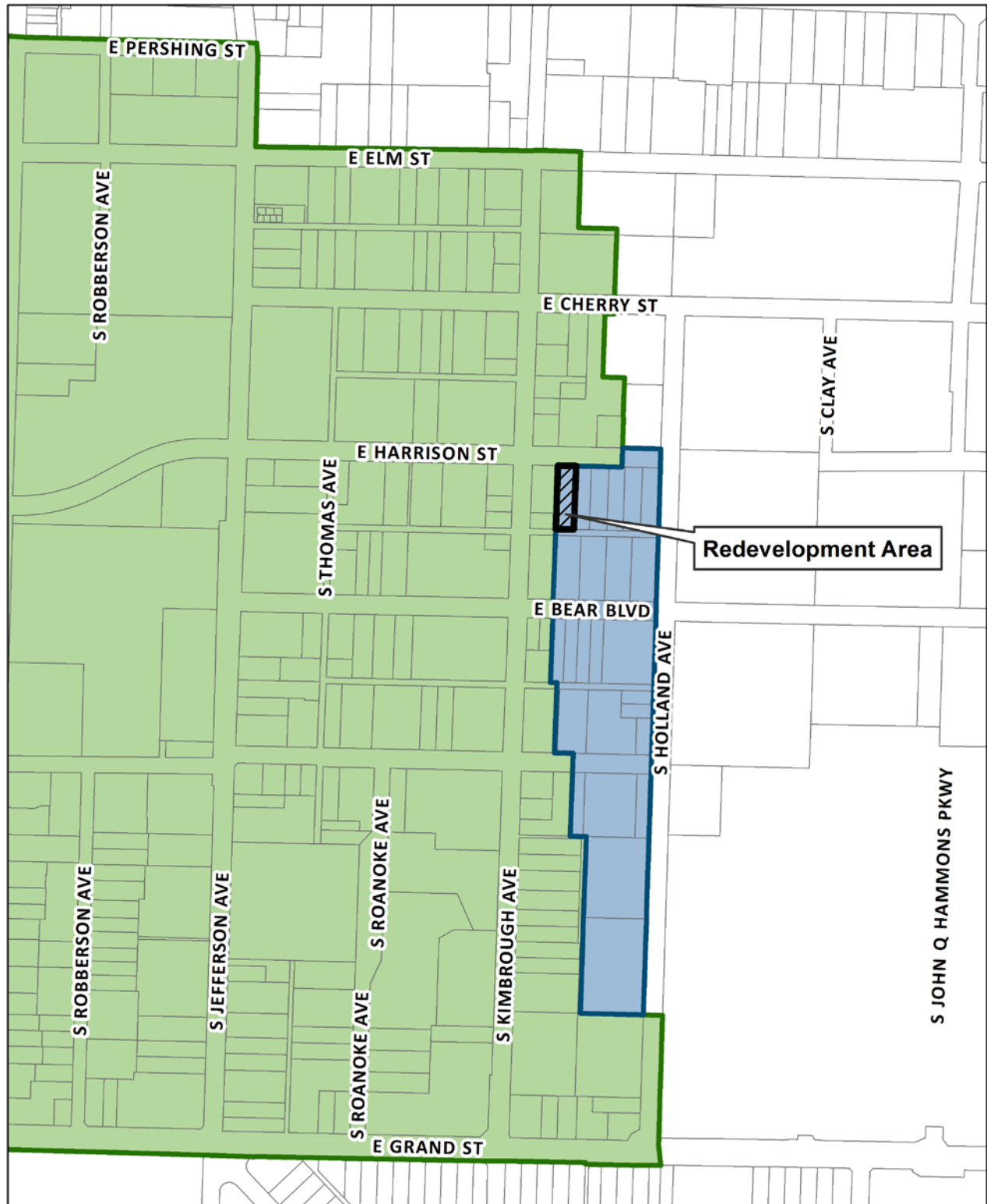
EXHIBIT I
Legal Description
Redevelopment Plan for the 610 E. Harrison Redevelopment Area

ALL OF THE WEST FIFTY-SEVEN FEET (57.00') OF LOT 59 IN SOUTHERN
ADDITION AS PER THE RECORDED PLAT THEREOF IN THE GREENE COUNTY
RECORDER'S OFFICE, SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT II
Location Map
Redevelopment Plan for the 610 E. Harrison Redevelopment Area



EXHIBIT III
Blighted Area Map
Redevelopment Plan for the 610 E. Harrison Redevelopment Area



- South Central "A" URA
- (former) Southwest Missouri State College URA



EXHIBIT IV

Redevelopment Plan
610 E. Harrison Redevelopment Area
Springfield, Mo

June 2017

REDEVELOPMENT PLAN

I.	INTRODUCTION	3
II.	BACKGROUND	3
III.	DESCRIPTION OF THE PROJECT	3
	BOUNDARIES OF THE REDEVELOPMENT AREA	3
	THE REDEVELOPMENT	3
IV.	NEED FOR DEVELOPMENT	4
	BLIGHTED AREA	4
	THE REDEVELOPMENT AREA'S ADHERENCE TO THE GROWTH MANAGEMENT AND LAND USE ELEMENT OF THE VISION 20/20 SPRINGFIELD GREENE COUNTY COMPREHENSIVE PLAN	4
	THE REDEVELOPMENT'S ADHERENCE TO THE CENTER CITY ELEMENT OF THE VISION 20/20 SPRINGFIELD GREENE COUNTY COMPREHENSIVE PLAN	5
	CENTER CITY VISION STATEMENT (1-1, CENTER CITY ELEMENT)	5
	ISSUES AND FORCES (2-12, CENTER CITY ELEMENT)	6
V.	REDEVELOPMENT PLAN OBJECTIVES AND STRATEGIES	6
	LAND USE PLAN	6
	OTHER PROVISIONS	7
VI.	PROCEDURE AND CHANGES OR MODIFICATION OF PLAN	8

EXHIBITS

LEGAL DESCRIPTION	EXHIBIT A
PICTURES OF THE BLIGHTING CONDITIONS	EXHIBIT B
SITE PLAN	EXHIBIT C
EXISTING SITE	EXHIBIT D
REDEVELOPMENT AREA WITHIN (former) SOUTHWEST MISSOURI	EXHIBIT E
STATE COLLEGE URBAN RENEWAL AREA	

Redevelopment Plan

610 E. Harrison Redevelopment Area

I. Introduction

Roza Capital Group LLC, a Missouri Limited Liability Company (the “Developer”), has prepared the following plan for the redevelopment of approximately .2623 acres into multi-family residential apartments. The Developer’s propose is to remove the existing deteriorated and dysfunctional structure and construct 8 units multi-family residential apartment building. The dwelling units will be leased, and the building will have thirty-two (32) total bedrooms, with each single dwelling unit having four (4) bedrooms. Additionally, one of the purposes of this plan is enable to utilize partial real property tax abatement pursuant to the Land Clearance for Redevelopment Authority Law to facilitate redevelopment.

II. Background

The Developer purchased the property at 610 E. Harrison in January 2017. The existing structure is approximately 88 years of age two story old style brick home with a detached garage from 1920 that is 360 square feet. The property is zoned High–Density Multi-Family Residential. Due to the deterioration and sewer damage and flooded basement of the structure there were no residents in the home at the time the Developer purchased the property.

According to the Greene County Assessor's website, the structure is 2,310 square feet. Its appraised value is \$109,800 and its assessed value is \$20,870. Its 2016 property taxes were \$1143.79.

III. Description of the Project

Boundaries of the Redevelopment Area

The Redevelopment Area is located on the south side of East Harrison Street between South Holland Avenue and South Kimbrough Avenue. This street block is almost entirely made up of older multi-family properties and several of the properties are suffering from a lack of capital improvements. The redevelopment area is in a High-Density Multi-Family Residential District (R-HD). The legal description is attached in Exhibit A.

The Redevelopment

The Redevelopment will be suitable to the High-Density Multi-Family Residential District (R-HD). The existing structures will be removed and replaced with new multi-family residential apartments fitting the neighborhood look.

The Redevelopment Area is over a quarter of an acre at .2623 acres (11,425 square feet), less than the existing lot minimum requirement within the High-Density Multi-Family Residential District of 15000 square feet; however, it has been certified as a tract of land prior to 1956, so this lot minimum requirement does not apply.

IV. Need for Redevelopment

Blighted Area

The Redevelopment Area is located within the (former) Southwest Missouri State College Urban Renewal Area. This area is one of the remaining portions of a larger area that was declared a blighted area in 1972. In 2015, much of the area in the former SW MO College URA was un-blighted, primarily expect for the area located west of South Holland Avenue. This is area, which includes the Redevelopment Area, currently remains blighted. Further, the Redevelopment Area itself exhibits a predominance of blighting conditions that render the current structure a menace to public health and safety and an economic and social liability. See attached Exhibit B for pictures of the blighting conditions. See Exhibit E for a map showing the Redevelopment Area within (former) Southwest Missouri State College Urban Renewal Area.

The Redevelopment Area is in great need of redevelopment due to its location within the (former) Southwest Missouri State College Urban Renewal Area as well as the predominance of blighting factors it exhibits. The structure does not present a reasonably safe environment to be used as a residence in its current condition. For this reason the property was vacant when the Developer purchased it in January 2017. Correcting the blighting factors without demolishing the structure simply wouldn't be a feasible investment. Removing the structure and replacing it with multi-family residential dwelling units is the highest and best use and most closely aligns with the objectives of the Vision 20/20 Springfield-Greene County Comprehensive Plan adopted in November 2001.

The Redevelopment Plan's Adherence to the Growth Management and Land Use Element of the Vision 20/20 Springfield Greene County Comprehensive Plan

The Redevelopment will closely align with many of the objectives of 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.

Objective 1(18-7, GMLUP): "The City of Springfield and Greene County should work together to create a future development pattern that is more geographically balanced and compact than past trends."

The Redevelopment is investing in growth within this area. It will remove dysfunctional units that are not providing an adequate housing option in favor of more dense multi-family housing.

Objective 2 (28-7, GMLUP): "Springfield and Greene County should seek sustainable growth by investing in established areas..."

The Redevelopment is located within (former) Southwest Missouri State College Urban Renewal Area. It is also less than half a block from MSU (SMSU). These are some of the most "established" areas within Springfield.

Objective 9 (213-28, GMLUP): "Springfield and Greene County should target several locations as Activity Centers. In those locations, plans, regulations and public investments should promote... higher density housing."

The Redevelopment will be removing uninhabitable and dysfunctional house, which is currently no choice at all for safe housing, in favor of new multi-family residential dwelling units. The Redevelopment Area is located within the MSU (SMSU) Activity Center and is on the edge of the Center City Activity Center.

Objective 13 (18-46, GMLUP): "The City of Springfield and Greene County should regulate land development consistent with the Springfield Area Land Use Plan."

According to figure 18-7 within the GMLUP, the Redevelopment Area is located in an area designated for 'Medium- or High Density Housing.'

"Townhouses and all various forms of apartment buildings are included in this category, which has been located where there is good traffic access, between low-density housing and non-residential land uses, and at high-amenity locations such as greenways and pathways. The density is expected to be greater than 6 housing units per net acre (28-48, GMLUP)."

The Redevelopment Area is located on Harrison Street which is a Local Street and adjacent to Kimbrough Street which is a Secondary Arterial providing good traffic access. The Redevelopment area may also be accessed by an alley. It is also located within a few hundred feet of several commercial properties along Kimbrough and a few hundred yards near a park on Cherry St. and church along Harrison. Furthermore, Downtown, Restaurants, Missouri State University, Bear Line Bus Services, and Transit Services are within a short walk.

The density of the Redevelopment will be thirty (30) multi-family residential dwelling units per acre, equating to 8 multi-family residential dwelling units within this .2623 acres.

The Redevelopment's Adherence to the Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan

The Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan defines the redevelopment area as being located within Center City.

Center City Vision Statement (1-1, Center City Element)

"Center City is everybody's neighborhood; a place to live, work and play. A place where people of all ages, backgrounds and interests are welcome to enjoy a vibrant, dynamic, and growing environment. Center City is an exciting, inviting, livable place. Center City is clean, safe, friendly, and accessible to all (2-2, Center City Element)."

The Redevelopment is removing housing which is not "clean, safe, (or) friendly" and replacing it with multi-family residential dwelling units which will be "exciting, inviting, (and) livable," as well as "clean, safe, (and) friendly." It's foreseeable that the multi-family residential dwelling units will be primarily occupied by occupants who will likely live, work, and be educated within Center City.

Issues and Forces (2-12. Center City Element)

In Figure 8 on page 2-11 of the Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan, the Redevelopment Area is identified as being within a neighborhood that is a "Link" between MSU (SMSU) and Greater Downtown.

This area has been identified as an important neighborhood linking two Major activity centers, and presents some suggestions for better "linkage."

"Least well defined are the paths that psychologically and visually link the residential areas to the commercial or public areas. It may be possible to strengthen these connections with landscaping, lighting, signage, and building placement. Better integration of peripheral housing could support the businesses, enhance the feeling of living in Center City, and support property values (2-12, Center City Element)."

The Redevelopment will create "better integration of peripheral housing (that) could support the businesses". There are businesses located within only a few hundred feet of the Redevelopment area, yet the Redevelopment Area is in a High-Density Multi-Family Residential District

The Redevelopment will also do its part to "strengthen these connections with landscaping, lighting... and building placement." The Redevelopment will be removing antiquated housing, and by nature of new development will be required to abide by all guidelines set forth in the Zoning Ordinance which will improve upon the site's landscaping, lighting, and building placement (setbacks).

V. Redevelopment Plan Objectives and Strategies

There are two primary objectives of the Redevelopment; (a) to remove deteriorated housing that does not present a safe, clean choice as an environment to live, and (b) to replace with new multi-family residential dwelling units to be leased that follow the plans and objectives of the Vision 20/20 Springfield Greene County Comprehensive Plan as set forth in this Redevelopment Plan.

Land Use Plan

A.) Former and Existing Land Use

The Redevelopment Area currently consists of a two story single family house that is approximately 88 years old and in unlivable condition and currently vacant. There is also a secondary structure that is a shed/garage.

B.) Proposed Land Use

The proposed land use is for eight (8) modern-style multi-family residential dwelling units, which will be four stories tall, reliant on building code allowances. The property will be leased and there will be 32 total occupants. The Redevelopment will substantially conform to the attached Site Plan in Exhibit C.

C.) Financing

The Developer is utilizing conventional financing to finance this project.

D.) Disposition of the Property

No land is proposed to be disposed of within the Redevelopment Area.

E.) Plan for Relocation Assistance

The home was vacant at the time the Developer took ownership of the property. It remains vacant, so no relocation assistance will be necessary.

F.) Redevelopment Schedule and Estimated Date of Completion

- Plans finalized and approved by July 2017
- Demolition and site prep by July 2017
- Construction to begin by August 2017
- Completion of project by May 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.

Other Provisions

A.) Compliance with General Plans

As described herein, the Redevelopment Plan complies with the objectives of 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.

C.) Population Density

The Redevelopment will provide eight (8) multi-family residential dwelling units located within the Redevelopment Area of approximately .2623 acres (11,425 square feet) for a density of no more than 30 multi-family residential dwelling units per acre. The High-Density Multi-Family Residential District (R-HD) zoning allows a maximum of forty (40) units per acre. The maximum density of residency is one hundred and twenty (120) *residents per acre*, which would be thirty (30), four-bedroom *units per acre*.

D.) Public Facilities

It is not anticipated at this time that the Redevelopment will require any additional public facilities or utilities.

E.) Codes, Ordinances, and Zoning

There is no anticipated change to zoning ordinances or maps, street layouts, street levels or grades, building codes, or ordinances. This project will include off-street parking as required in the R-HD, High-Density Multi-Family Residential District.

VI. Procedure and 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 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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GREENE, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

All of the West Fifty-Seven Feet (57.00') of Lot 59 in Southern Addition as per the Recorded Plat Thereof in the Greene County Recorder's Office, Springfield, Greene County, Missouri.

EXHIBIT B
PICTURES OF THE BLIGHTING CONDITIONS



B-1) Vegetation is overgrowing, which has attracted vagrants.



B-2) Vagrants and Trespasser's have broken in and therefore the house is now in process of board up, *per city code*.



B-3) Signs for Mildew and Mold are appearing on window sills and can cause health hazards.



B-4) Peeling old paint is prevalent around the exterior of the house trim. Houses built prior to 1978 are at High Risk of having Lead Paint, which can cause serious Health Concerns when peeling, chipping, and cracking, thus exposing the Lead dust.



B-5) Guttering around the house is deteriorating and causing water damage to soffits areas and interior mildew.



B-6) Roofing and shingles are not draining properly due to underling roof decking and roof joist, which are not structurally in tack.



B-7) Roofing and shingles are not draining properly causing water damage, mildew, and mold in the interior of house.



B-8) Fungi growth is prevalent on flooring joist in basement.



B-9) Electrical throughout the house is outdated, improperly installed, and is at High Risk of causing a fire.



B-10) Electrical outlet has no grounding plug and appears to have been melted due to improper wiring throughout the house.



B-11) Electrical Fuse Box is outdated and is at High Risk of causing a fire.



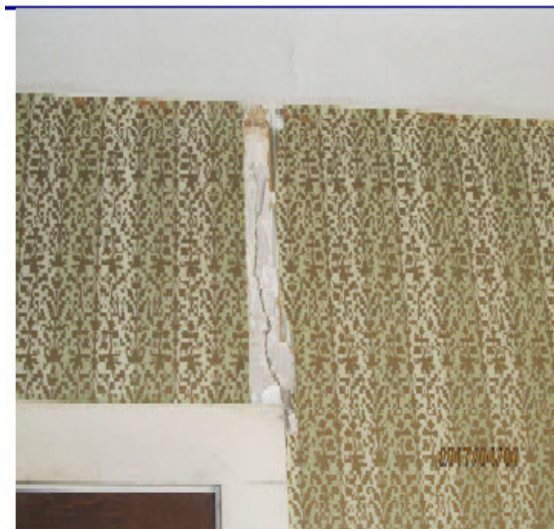
B-12) Sewer and Plumbing is obsolete and does not connect to city sanitation services due to a broken sewer line.



B-13) Metal Gas piping is corrosive and may be leaking gas into the house.



B-14) Structural cracks and structural issues are seen throughout the house.



B-15) Structural cracks and structural issues are seen throughout the house.



B-16) Unwarranted vegetation and overgrow can cause critters, snakes, and other species to populate the yard.



B-17) Overgrowth of vegetation and unmaintained tree growth can cause major harm to property and human life, as limbs continually break and fall.

EXHIBIT C

PROPOSED SITE PLAN

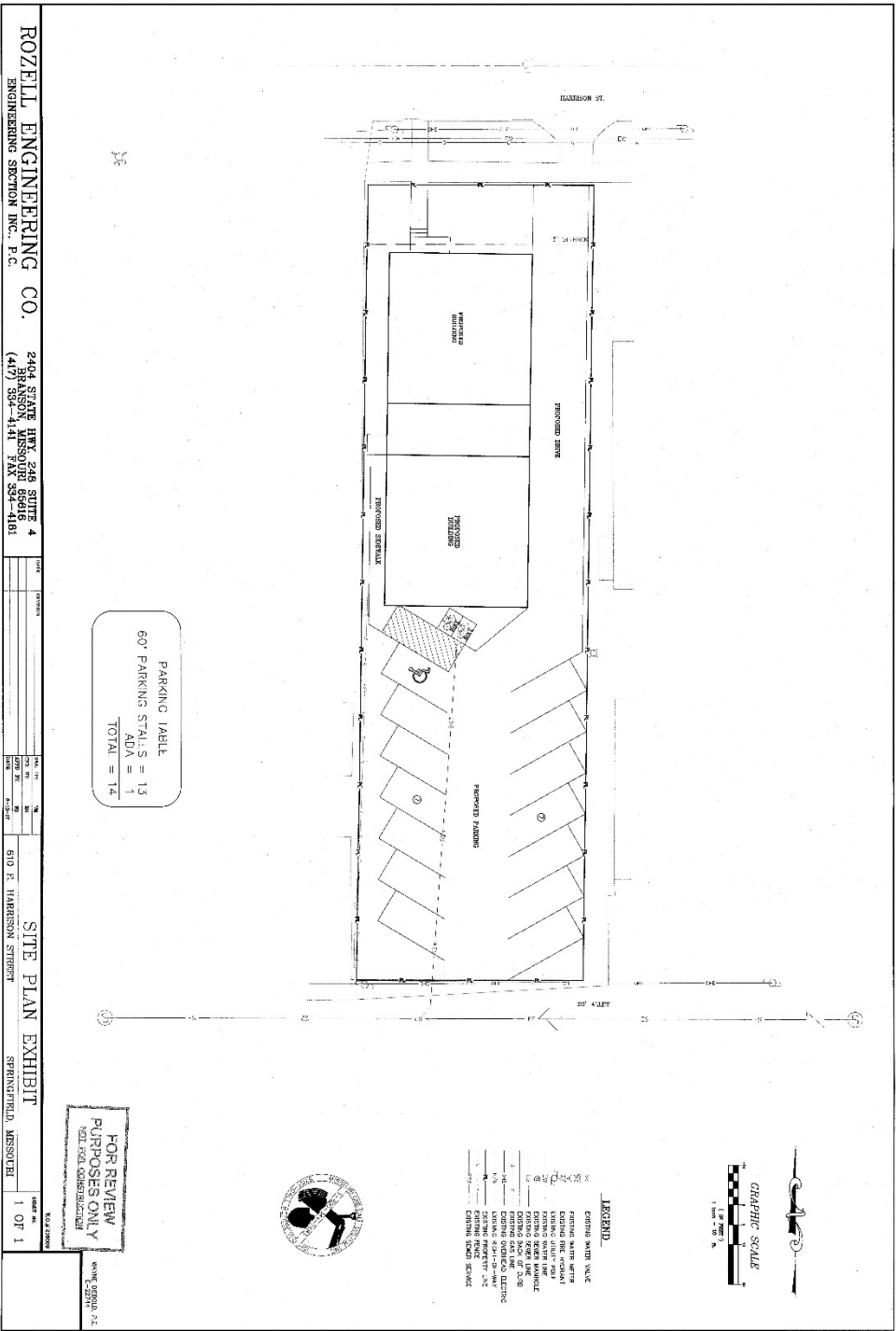
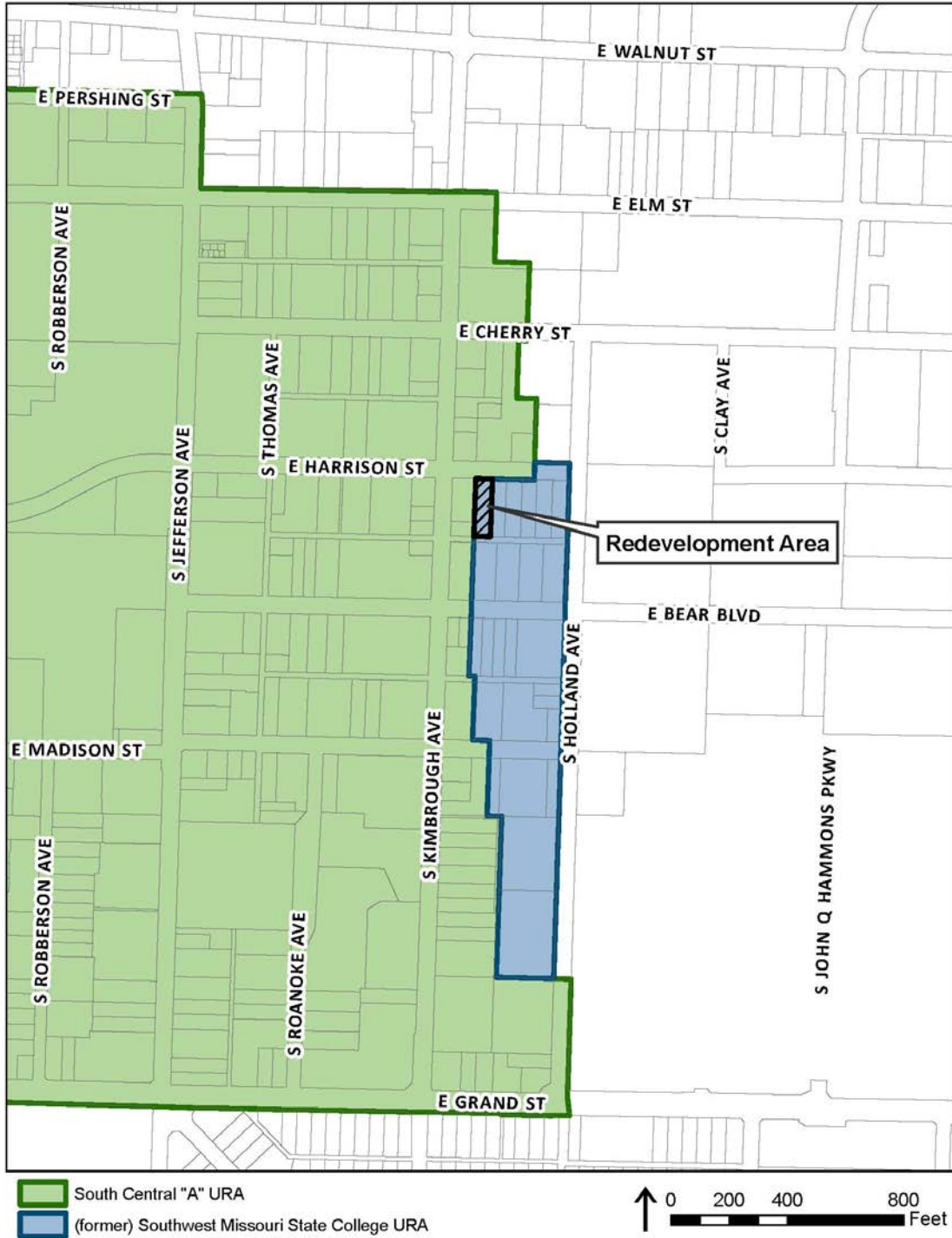


EXHIBIT D
EXISTING SITE MAP



EXHIBIT E
REDEVELOPMENT AREA WITHIN (former) SOUTHWEST MISSOURI
STATE COLLEGE URBAN RENEWAL AREA



DEVELOPMENT REVIEW STAFF REPORT
Amended Redevelopment Plan for the Beverly Lofts Redevelopment Area

DATE: July 5, 2017

PURPOSE: To approve the Amended Redevelopment Plan for the Beverly Lofts Redevelopment Area.

LOCATION: Generally located along the north side of East Cherry Street near the northwest corner of the intersection of East Cherry Street and South Kimbrough Avenue (519, 525, and 529 East Cherry Street).

APPLICANT: Beverly Lofts Redevelopment Corporation

STAFF RECOMMENDATION:

Staff recommends the Amended Redevelopment Plan for the Beverly Lofts Redevelopment Area be **approved**.

FINDINGS:

The Amended Redevelopment Plan for the Beverly 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
Amended Redevelopment Plan for the Beverly Lofts Redevelopment Area

Applicant's Proposal:

The Beverly Lofts Redevelopment Corporation has filed an Amended Redevelopment Plan for the Beverly Lofts Redevelopment Area (*Exhibit III*) to allow changes to be made to the redevelopment project with regards to the floor plans and number of dwelling units. City Council adopted the original Redevelopment Plan on April 3, 2017 by [Special Ordinance No. 26866](#). It proposed to rehabilitate and redevelop the former Harmony House site located along the north side of East Cherry Street near the northwest corner of the intersection of East Cherry Street and South Kimbrough Avenue for multi-family residential use in two phases.

Phase one proposed to rehabilitate and convert the three-story structure at 529 East Cherry Street (the "Beverly Building") into a multi-family residential apartment building containing 16 two-bedroom dwelling units (four units per floor, including the basement). The proposed rehabilitation would utilize state and federal Historic Preservation Tax Credits and would therefore be rehabilitated in accordance with the *Secretary of the Interior's Standards for Rehabilitating Historic Properties*. In addition to building rehabilitation, phase one involved demolition of the remainder of the Redevelopment Area, including the structures addressed at 519 and 525 East Cherry Street, to accommodate future redevelopment.

Phase two proposed construction of a 24- to 26-unit multi-family residential apartment building on the vacant portion of the Redevelopment Area demolished in phase one. Because specific plans for this phase have not yet been finalized, the Redevelopment Corporation would be required to amend the Redevelopment Plan to incorporate finalized plans and specifications, prior to beginning construction.

Since the adoption of the Redevelopment Plan, the Developer has been advised that the floor plans for the Beverly Building need to be modified for the project to qualify for state and federal Historic Preservation Tax Credits. Consequently, these modifications will increase the number of dwelling units beyond the 16 units that are currently prescribed in the Redevelopment Plan.

The Amended Redevelopment Plan for the Beverly Lofts Redevelopment Area will increase the number of dwelling units on the first, second, and third floors of the Beverly Building from four units per floor to six units per floor, while leaving the four units in the basement unaltered. Thus, the total number of dwelling units in the Beverly Building will increase from 16 units to 22 units. In addition to these modifications, the Amended Redevelopment Plan will also broaden the number of dwelling units in phase two from 24-26 units to 18-28 units. Like before, plans for phase two have not yet been finalized. Therefore, the Redevelopment Plan will have to be further amended to incorporate finalized plans prior to beginning construction.

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 new multi-family residential housing along East Cherry Street (secondary arterial) approximately 100 feet west of South Kimbrough Avenue (secondary arterial). Furthermore, the Redevelopment Area is located in a high-amenity area, given its proximity to the Missouri State University Campus; Downtown; and adjacent commercial uses, churches, parks, and transit services.
2. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* also targets 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 Redevelopment Plan supports this objective by providing new housing adjacent to the Missouri State University campus.
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 remove existing blight and redevelop the area into a new multi-family residential development.

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. To receive the abatement, the

redevelopment area must be redeveloped and used in accordance with an adopted redevelopment plan.

2. Approval of the Amended Redevelopment Plan will facilitate historic rehabilitation of the Beverly Building in accordance with the *Secretary of the Interior's Standards for Rehabilitating Historic Properties*, thus enabling the Developer to qualify for state and federal historic preservation tax credits and obtain partial real property tax abatement pursuant to Chapter 353, RSMo.

EXHIBIT I
Legal Description
Amended Redevelopment Plan for the Beverly Lofts Redevelopment Area

LAIRS ADDITION, JOHN LOT 16, 18 AND WEST 3 FEET SOUTH 54 FEET NORTH 98 FEET LOT 20, IN SECTION 24, TOWNSHIP 29 NORTH RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT II
Location Map
Amended Redevelopment Plan for the Beverly Lofts Redevelopment Area



EXHIBIT III

Amended Redevelopment Plan

I. Introduction

Beverly Lofts Redevelopment Corporation (the “**Developer**”), has prepared the following plan (the “**Redevelopment Plan**”) for the planned rehabilitation of 525 E. Cherry St., 529 E. Cherry St., and 519 E. Cherry St. into multifamily residential housing (the “**Project**”).

II. Description of the Project

A. *Boundaries of the Redevelopment Area*

The area to be redeveloped includes two (2) parcels of land, which are addressed at 525 E. Cherry St., 529 E. Cherry St., and 519 E. Cherry St. (the “**Redevelopment Area**”). The Redevelopment Area consists of approximately 0.68 acres of land. A map identifying the Redevelopment Area is attached hereto as Exhibit A and the Redevelopment Area is legally described on Exhibit B attached hereto.

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 conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. *Redevelopment Plan Objectives and Strategies*

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 Center City includes some of the oldest parts of the Springfield community and, as demonstrated by the current condition of the Redevelopment Area, it suffers from problems commonly resulting from physical deterioration and economic obsolescence.³

The Redevelopment Area is located within the vicinity of MSU and the City of Springfield and Missouri State University (“**MSU**”) executed an agreement establishing direction for the future physical growth of MSU.⁴ 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

¹See page 1-1 of the CCPE.

²See page 1-2 of the CCPE.

³See page 2-10 of the CCPE.

⁴See page 3-38 of the CCPE.

of MSU and to direct it instead toward Greater Downtown's core area around Park Central Square.⁵ Although the Project will be a traditional multi-family development and will not be solely marketed to students of MSU, the Project will add to the overall housing stock available to students and continue to allow for additional development in line with MSU's campus expansion toward Park Central Square.

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.⁶ 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.⁷ The Redevelopment Area is located on the west side of the MSU Activity Center. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The implementation of this Redevelopment Plan will transform the Redevelopment Area into an attractive location for tenants to reside. This will also help to create additional interest and activity in Center City and provide for additional housing in Center City. Moreover, the Redevelopment Plan will allow for additional development and housing within the MSU Activity Center and will provide for medium to higher density housing as called for by the Land Use Plan. Additionally, the rehabilitation of the Redevelopment Area will increase the taxable revenues to the City, while placing a greater portion of Center City in congruence with the visions of the CCPE discussed above.

III. Land Use Plan

A. *Former and Existing Land Use*

There are currently three (3) structures in the Redevelopment Area. Currently, the three (3) structures are owned by the Family Violence Center, Inc., the operator of a domestic violence shelter known as Harmony House. As discussed in the blight report, Harmony House has decided to relocate to a larger and newer facility. Family Violence Center, Inc. has used the Redevelopment Area as follows: (i) 519 E. Cherry St. is used as an administrative building and day-care; (ii) 525 E. Cherry St. is used as an office building; and (iii) 529 E. Cherry St. is used as an apartment building.

B. *Proposed Land Use*

The Project will be broken up into two (2) phases.

⁵See page 3-38 of the CCPE.

⁶See page 18-34 of the Land Use Plan.

⁷See page 18-28 of the Land Use Plan.

The first phase (“***Phase I***”) will involve rehabilitation of the property addressed at 529 E. Cherry St., which will be rehabilitated into twenty-two (22) one-bedroom and two-bedroom multi-family apartment units, which will accommodate approximately thirty-eight (38) residents. The structures currently addressed at 525 E. Cherry St. and 519 E. Cherry St. will be demolished during Phase 1. Site plans and plans and specifications for the Project are attached hereto as Exhibit G and incorporated herein.

The next phase (“***Phase 2***”), will involve the construction of an eighteen (18) to twenty-eight (28) multifamily apartment building. This Redevelopment Plan will be amended to include a Phase 2 site plan, a tax impact analysis, and additional development details prior to the beginning of construction on Phase 2.

C. *Existing and Proposed Zoning*

On November 14, 2016, City Council approved the Developer’s proposal to rezone the Redevelopment Area from Planned Development 232 to CC, Center City District with Conditional Overlay District No. 113.

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 the land and improvements in the Redevelopment Area. The Developer does not plan to acquire any additional land.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project and the Developer intends to utilize historic tax credit financing for Phase 1.

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 vacant and as such, there is no need for relocation assistance.

F. *Redevelopment Schedule and Estimated Dates of Completion Redevelopment*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Phase # 1:
 - ☐ Pre-Construction (Inspections/Permits): Completed by May 2017
 - ☐ Site Work (Demolition of structures on 519 & 525 E. Cherry St.): Completed by August 2017
 - ☐ Construction of Building: Completed by March 2018

- Phase # 2:
 - ☐ Pre-Construction (Inspections/Permits): Completed by January 2022
 - ☐ Site Work (Demolition): Completed by August 2017
 - ☐ Construction of Building: Completed by June 2022

V. 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 Phase 1 of the Project will consist of twenty-two (22) units on a 0.68 acre site.

C. Public Facilities

The Project will not require any additional public facilities or utilities.

EXHIBIT A

[MAP OF REDEVELOPMENT AREA]

ASSESSOR'S AERIAL MAP

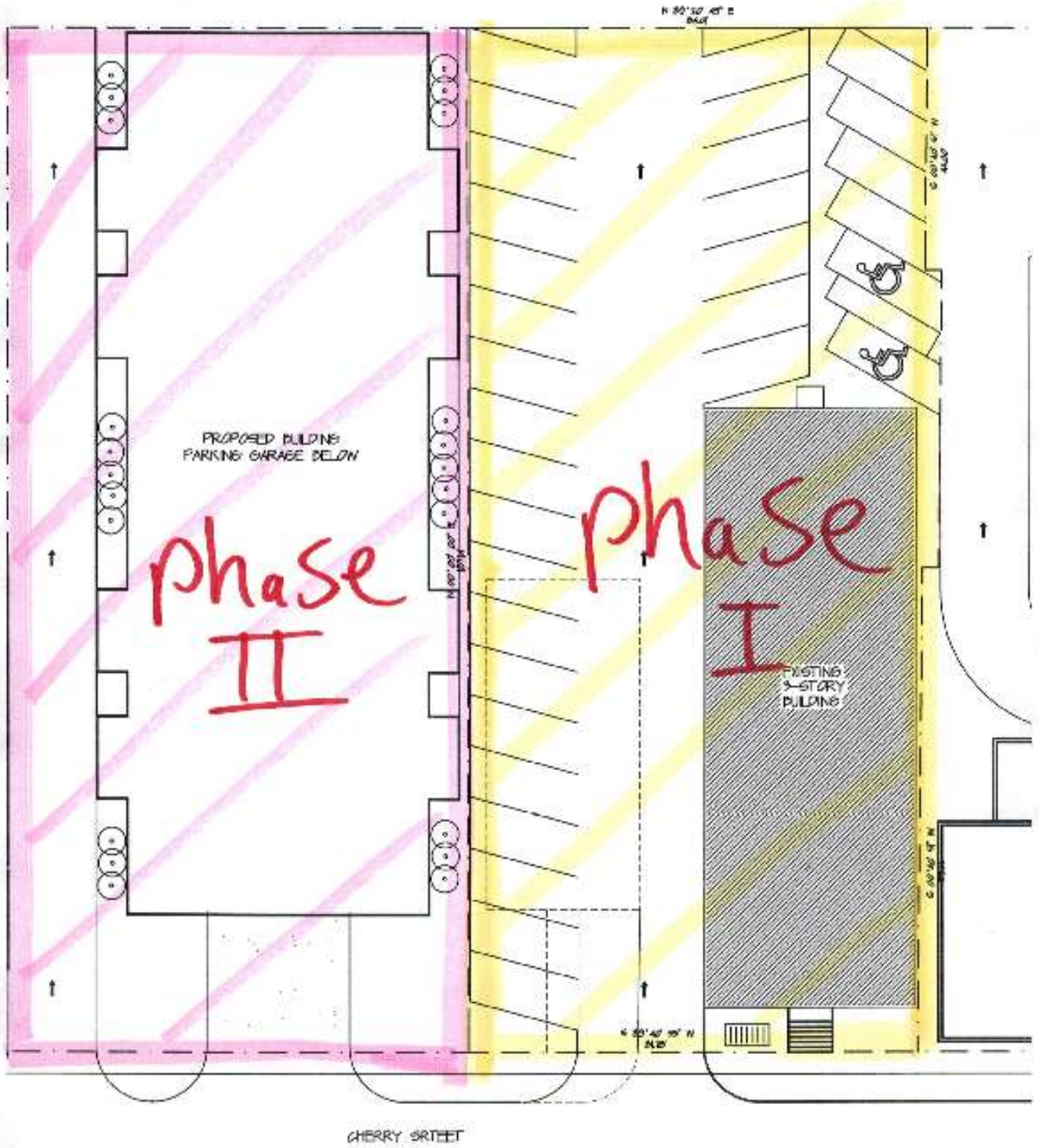


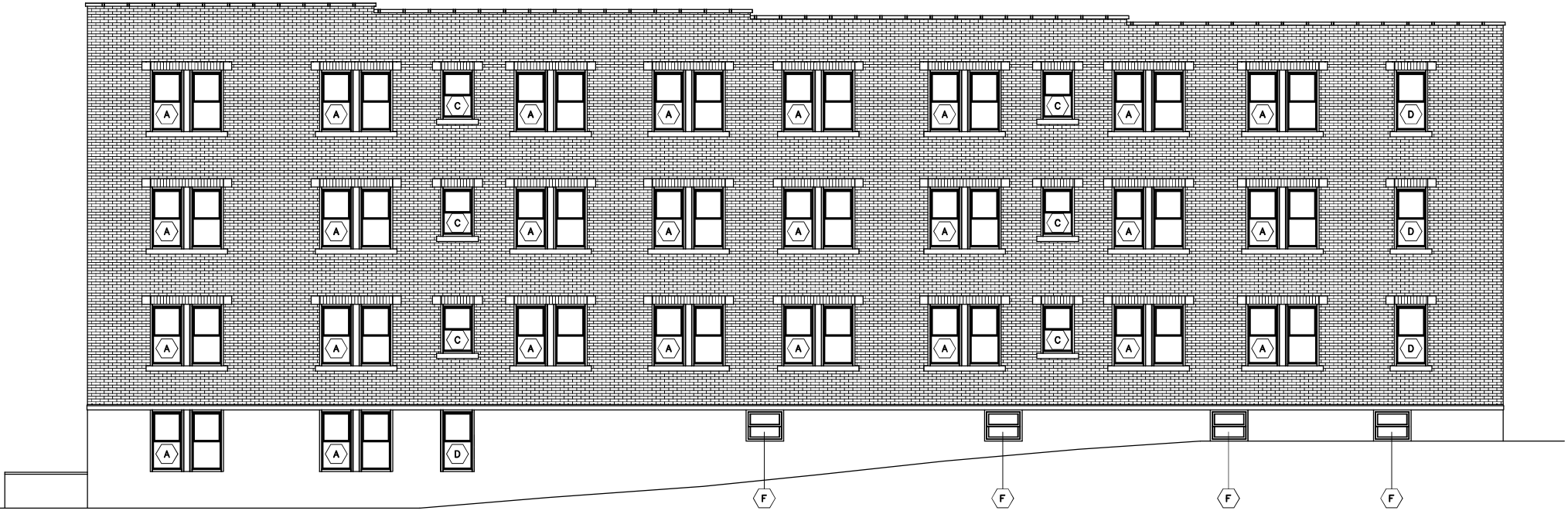
EXHIBIT B

LEGAL DESCRIPTION

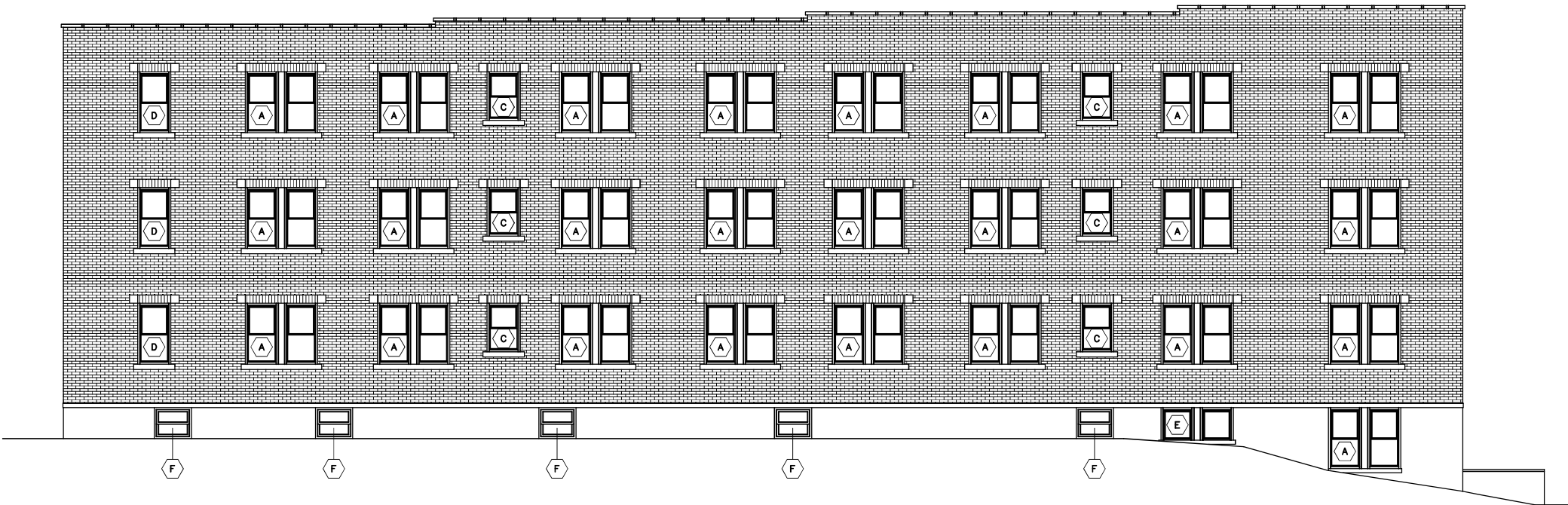
LAIRS ADDITION, JOHN LOT 16, 18 AND WEST 3 FEET SOUTH 54 FEET NORTH 98 FEET LOT 20, IN SECTION 24, TOWNSHIP 29 NORTH RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT G
[REDEVELOPMENT PLANS AND SPECS]



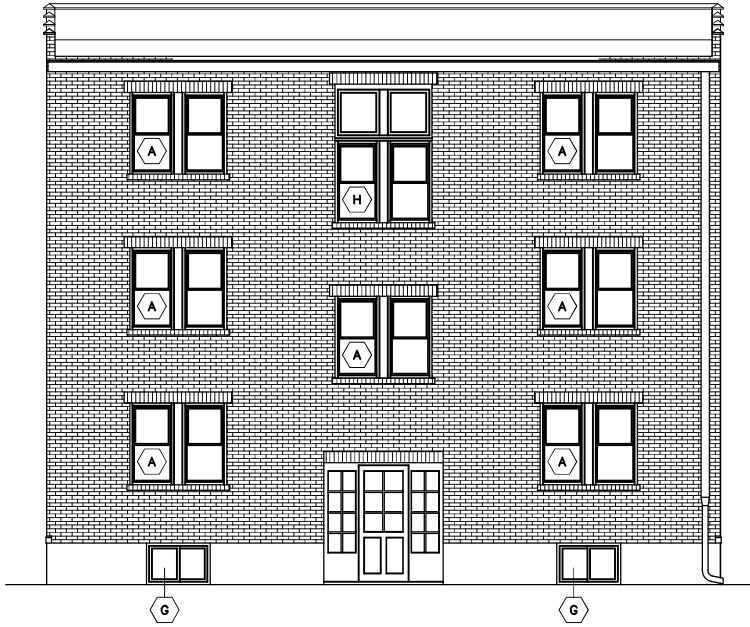


4 EAST ELEVATION

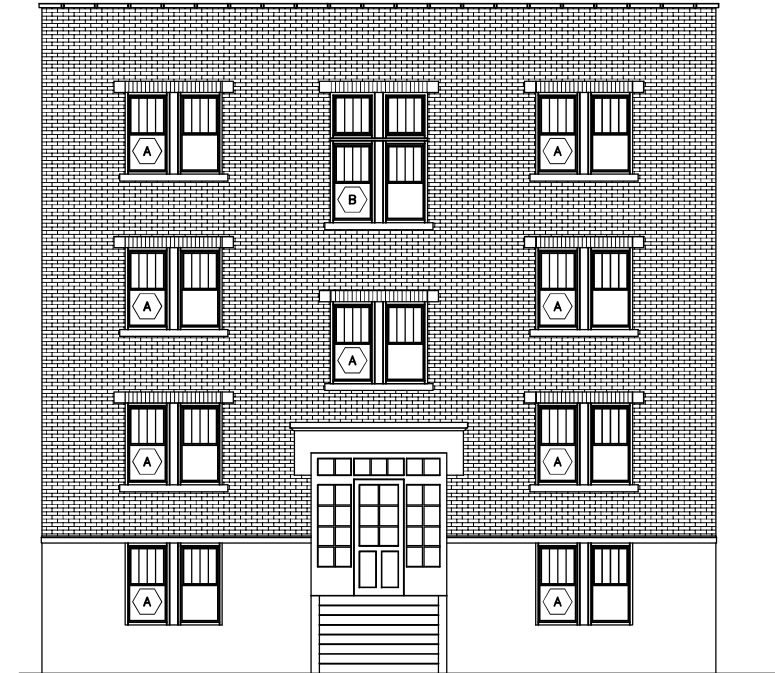


3
A4

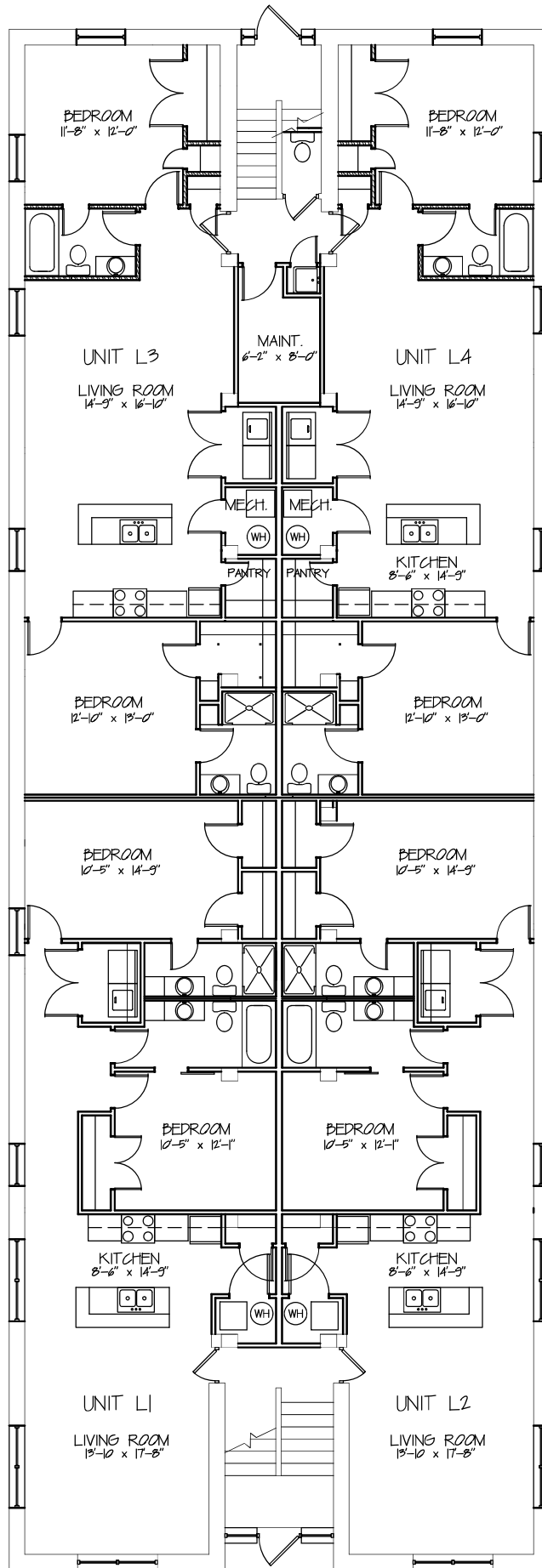
WEST ELEVATION



2 NORTH ELEVATION

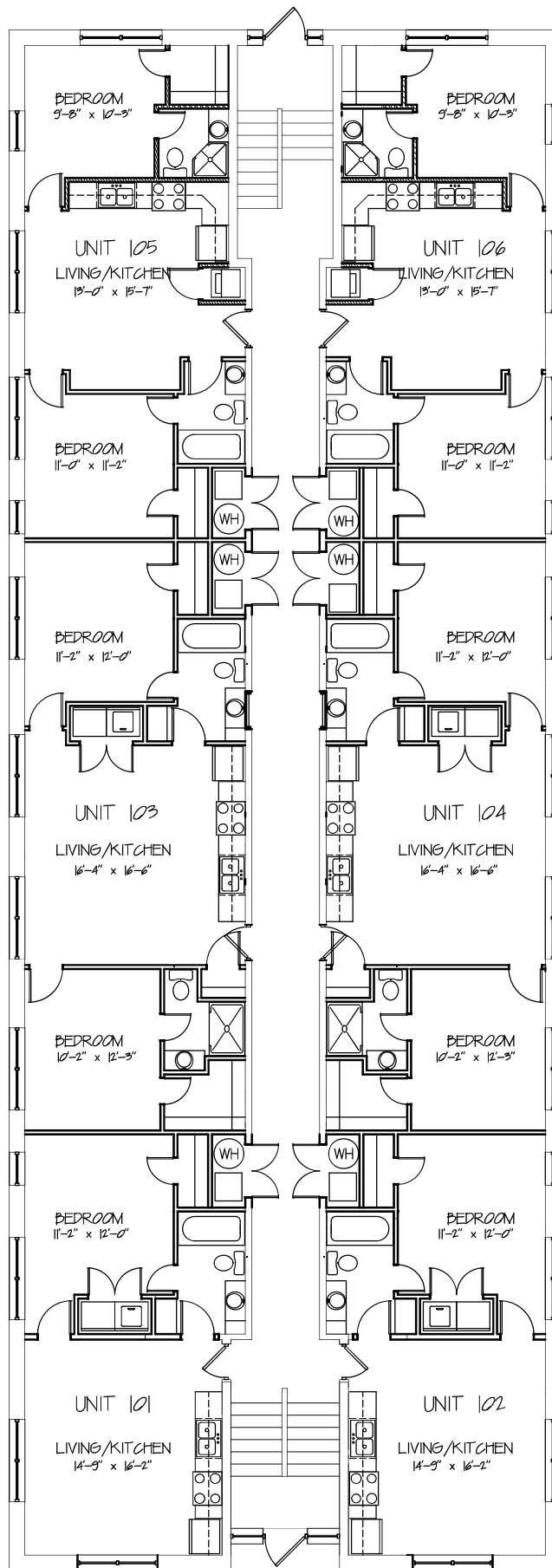


1 SOUTH ELEVATION



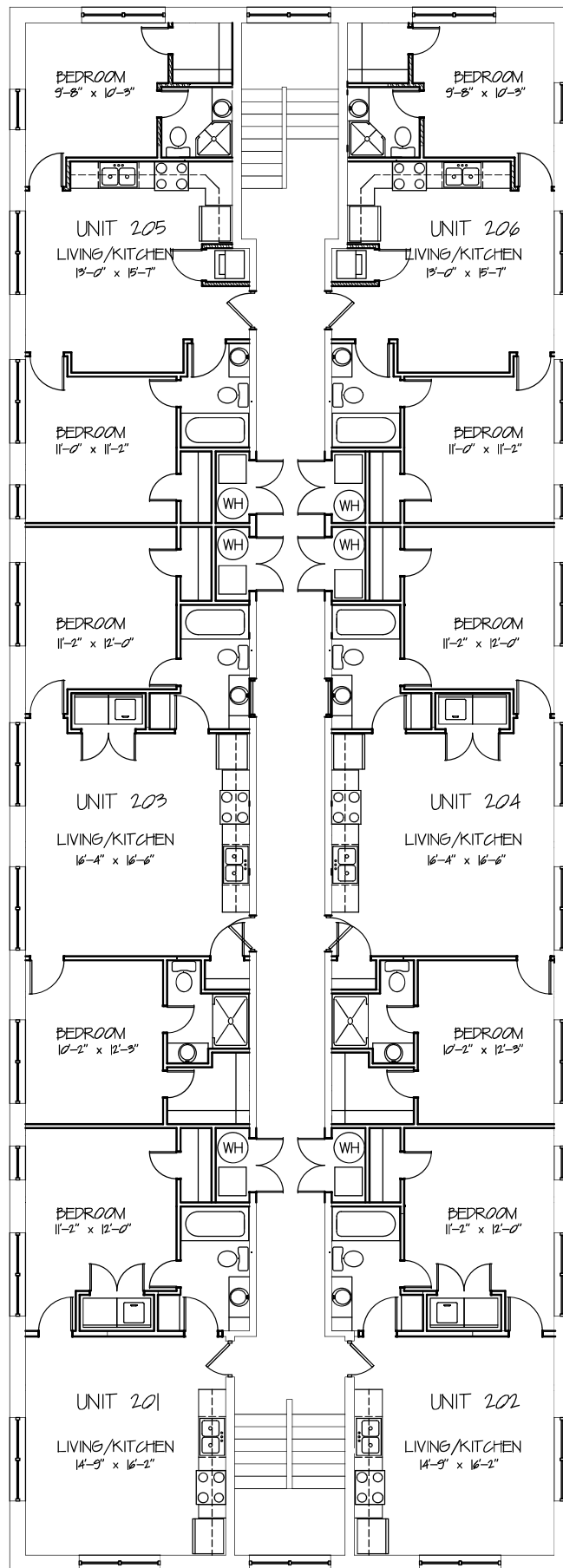
BASEMENT FLOOR PLAN





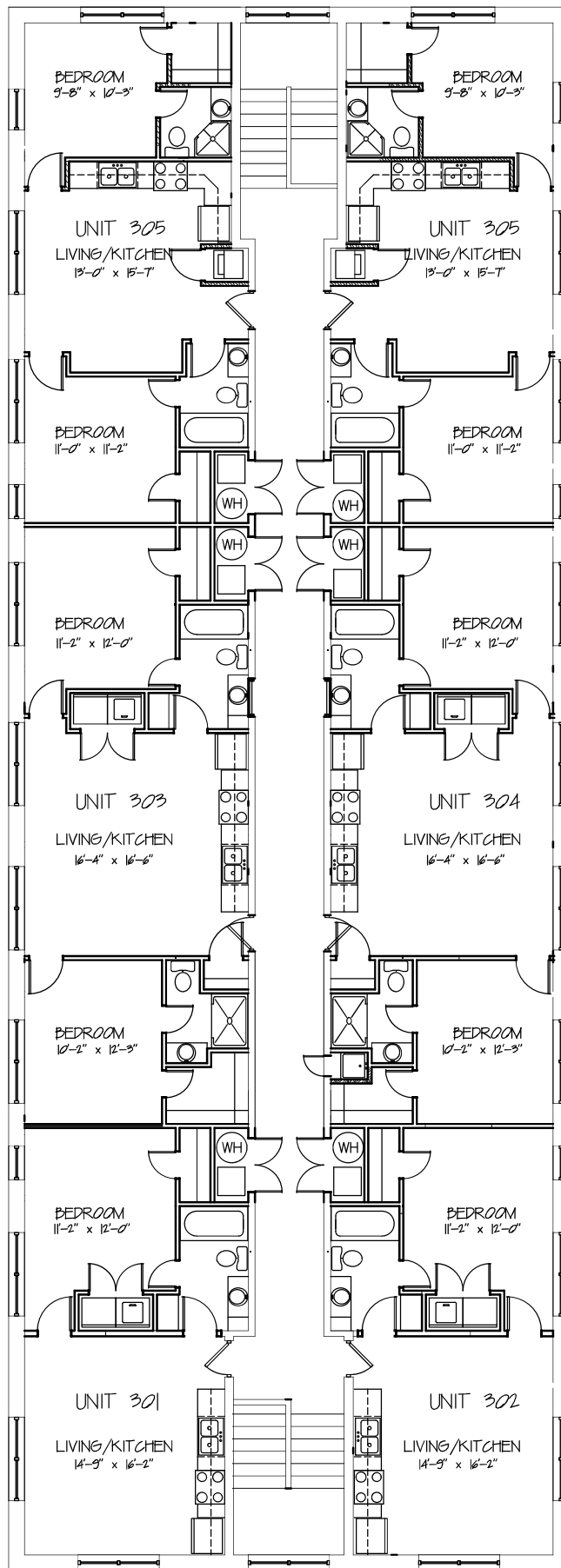
FIRST FLOOR PLAN



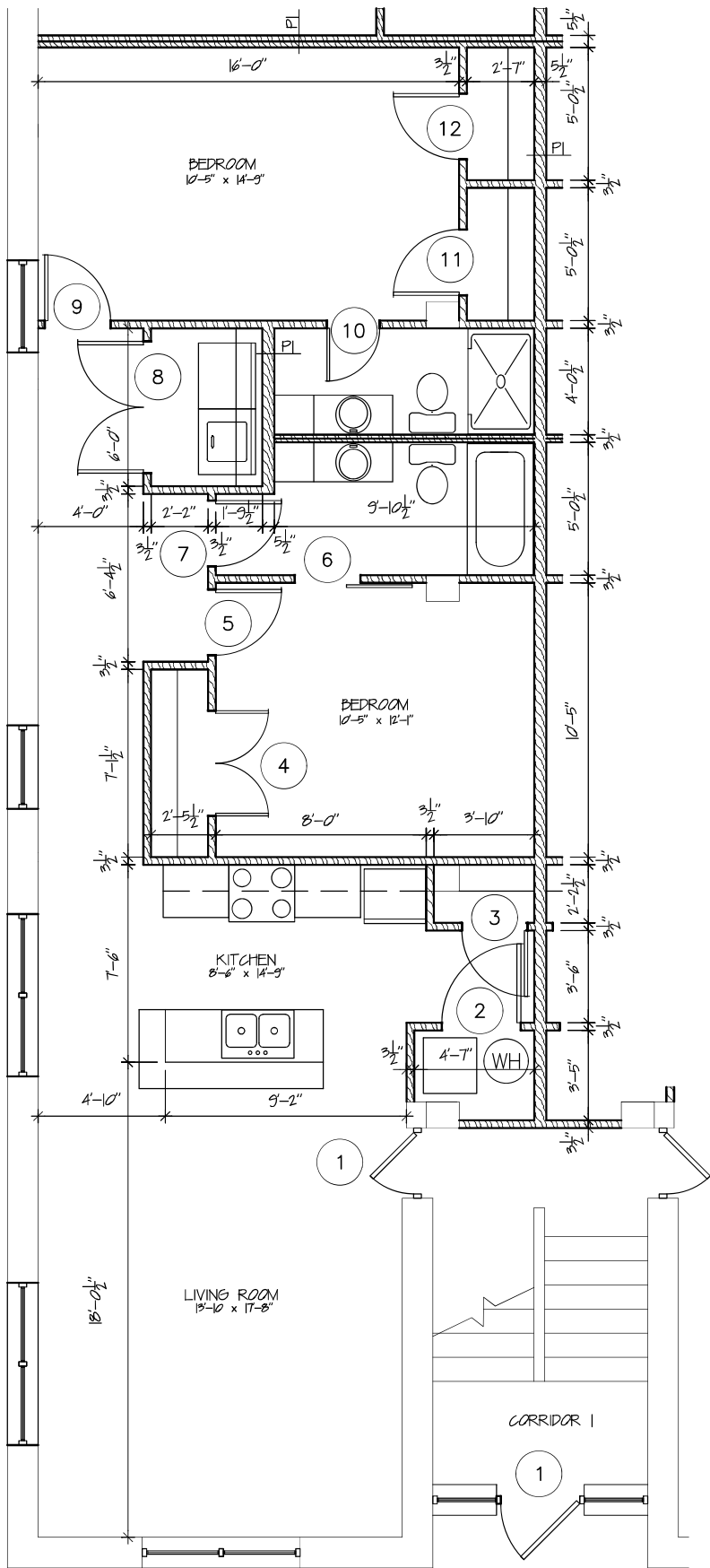


SECOND FLOOR PLAN

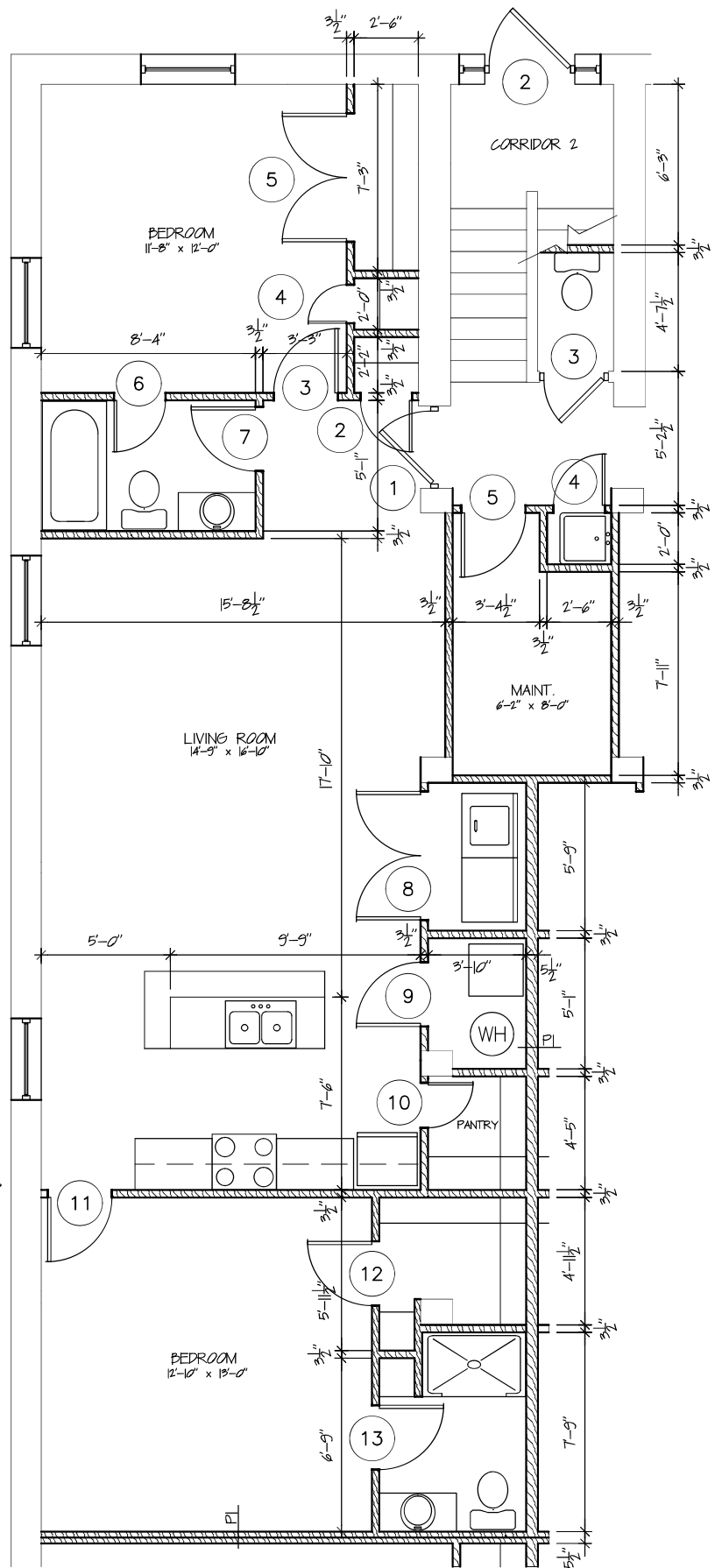




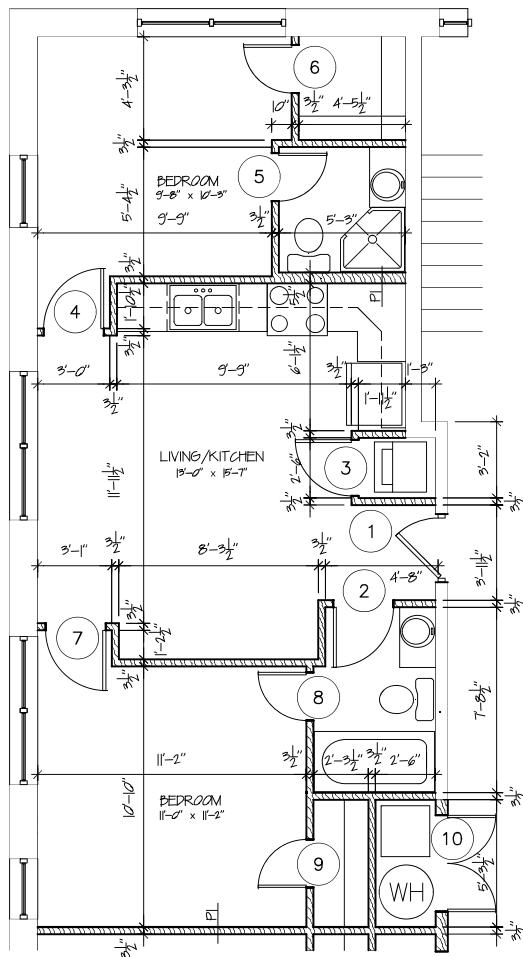
THIRD FLOOR PLAN



UNIT L1
FLOOR PLAN

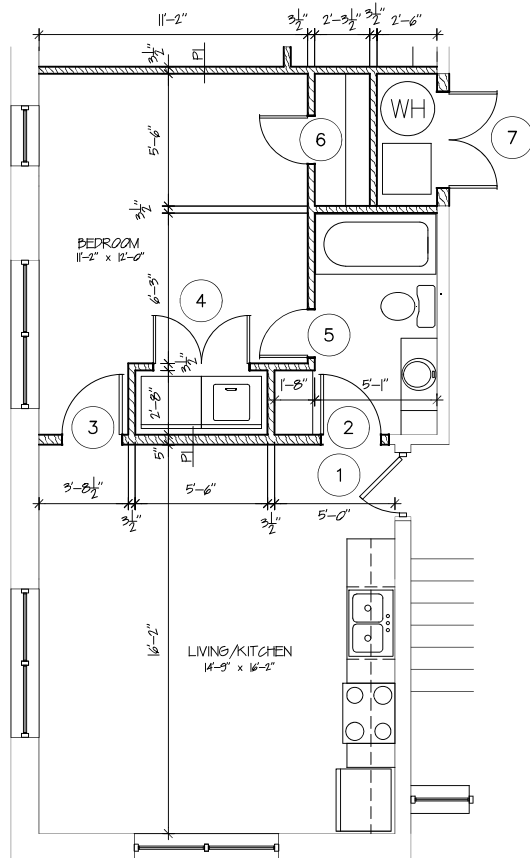


UNIT L3
FLOOR PLAN

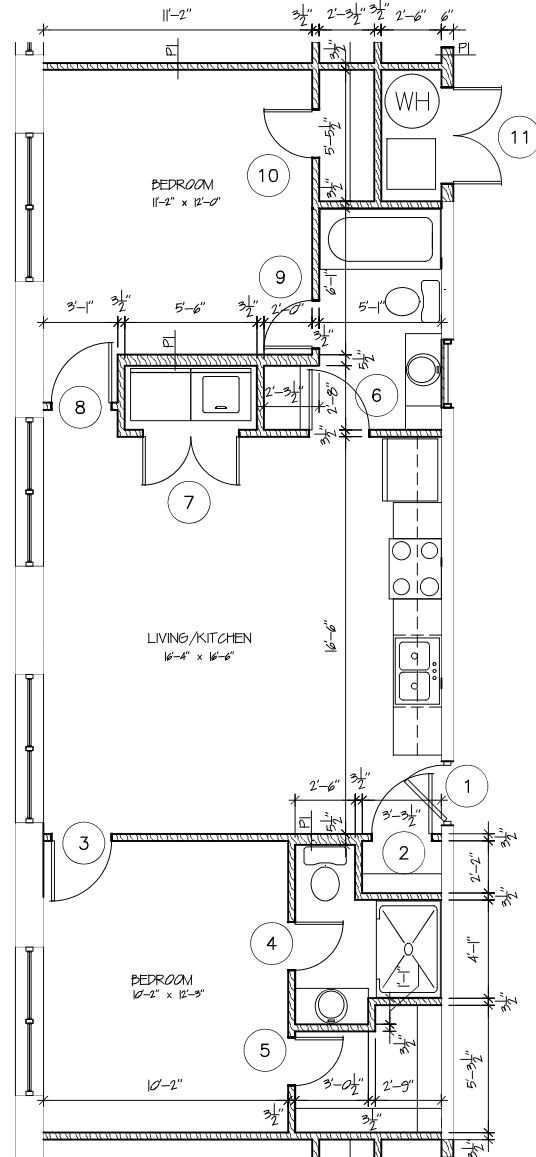


UNIT 105/205/305
FLOOR PLAN

1/4" = 1'-0"



UNIT 101/201/301
FLOOR PLAN



UNIT 103/203/303
FLOOR PLAN

DEVELOPMENT REVIEW STAFF REPORT
Redevelopment Plan for the 1325/1329 E Cherry Townhomes Redevelopment Area

DATE: July 5, 2017

PURPOSE: To approve the Redevelopment Plan for the 1325/1329 E Cherry Redevelopment Area.

LOCATION: Generally located along the north side of East Cherry Street between South Kickapoo Avenue and South Fremont Avenue (1325 and 1329 East Cherry Street).

APPLICANTS: Roza Capital Group, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the 1325/1329 E Cherry Redevelopment Area be approved.

FINDINGS:

The proposed Redevelopment Plan for the 1325/1329 E Cherry 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: Land Use Map Excerpt from the *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan*

Exhibit IV: Redevelopment Plan for the 1325/1329 E Cherry Redevelopment Area

ATTACHMENT A
Background Report
Redevelopment Plan for the 1325/1329 E Cherry Redevelopment Area

APPLICANT'S PROPOSAL:

Roza Capital Group, LLC has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority Law, for a redevelopment project generally located near the north side of East Cherry Street between South Kickapoo Avenue and South Fremont Avenue (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit III*) for conformance with the *Springfield-Greene County Comprehensive Plan*.

The purpose of the Redevelopment Plan for the 1325/1329 E Cherry Redevelopment Area is to remove blight and redevelop the area for multi-family residential use. The Redevelopment Area consists of a single 0.45-acre parcel of land currently occupied by two vacant and dilapidated single-family residential dwellings that were built in 1905. The Plan proposes to demolish the existing structures within the Redevelopment Area and construct a new 12-unit multi-family residential development that will consist of two two-story buildings, each containing six units (3 units per floor). Both buildings will be oriented towards the street and include facades with traditional porches and front doors providing access to the street-facing units. Access to the other units will be via doors located at the rear and inward facing sides of the buildings. Off-street parking will be located behind the buildings, and vehicular access will be restricted to the alley.

COMPREHENSIVE PLAN:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates much of the area along the north side of East Cherry Street between South National Avenue and South Pickwick Avenue as Medium- or High Density Housing with the exception of a small and ambiguously defined section extending approximately 400 feet west from South Fremont Avenue that is designated as Low-Density Housing (*Exhibit III*). The Redevelopment Area appears centered over the boundary between these two areas and could be deemed designated as either Medium- or High-Density Housing or Low-Density Housing. However, considering the ambiguity of the land use boundary and the Redevelopment Area's location along a designated secondary arterial street, Staff finds the Redevelopment Area may be deemed as being designated for Medium- or High-Density Housing. The Redevelopment Area conforms to this land use designation by proposing new multi-family housing at approximately 26 units per acre.

2. The *Growth Management and Land Use Element* also recommends the character of existing neighborhoods be maintained and strengthened by encouraging infill or replacement housing that is compatible with neighboring structures in height, setback, lot width, front door orientation, and general architecture, particularly in older neighborhoods. Such recommendation is further supported by the *Community Physical Image Element of Springfield-Greene County Comprehensive Plan*, which recommends any publicly assisted redevelopment projects or new construction located in Urban Conservation Districts reinforce the positive features of surrounding neighborhood's prevailing architectural themes.

The site plan and elevations provided in the Redevelopment Plan show the two buildings will have a maximum height of two stories, which is consistent with the heights of nearby residential structures. Both buildings' facades will also face East Cherry Street and include covered front porches with front doors accessing the street-facing units. Overall, the proposed buildings appear compatible with the surrounding neighborhood with regards to height, setback, spacing, and orientation. Furthermore, the general architecture of the proposed buildings appears to reinforce the positive features of the surrounding neighborhood's prevailing architectural theme.

3. According to the *Rountree Neighborhood Plan*, the Redevelopment Area is located within the East Cherry Street Corridor, which extends along East Cherry Street from South National Avenue to South Fremont Avenue. The Plan recognizes this area contains a significant amount of multi-family residential development due to its location near Missouri State University and that it is currently zoned for high-density residential development. The Plan suggests multi-family residential as an appropriate use, provided that it is developed in a manner that is sensitive to the surrounding properties and preserves the single-family character of the neighborhood. The Plan also recommends the provisions of the Rountree Urban Conservation District (UCD) be utilized. The purpose and intent of such regulations specific to the Cherry Street Corridor are to "promote the mixed residential nature of the area to provide housing opportunities to students and to protect adjacent single family areas from the adverse effects of the higher intensity development."

Staff believes the proposed redevelopment project is sensitive to the surrounding properties and preserves the single-family character of the neighborhood. As discussed above, the site plan and building elevations provided in the Redevelopment Plan show the proposed buildings will be limited to a maximum building height of two stories and be oriented towards the street with traditional porches and front doors. Off-street parking will be located behind the buildings, and vehicular access will be restricted to the alley. Overall, the project appears compatible with the surrounding neighborhood with regards to height, setback, spacing, orientation, and general architecture.

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 blight report and redevelopment plan. 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 Redevelopment Area is currently zoned R-HD, High-Density Multi-Family Residential. It is also located inside the Rountree Urban Conservation District (UCD No. 2, Area E), which imposes additional requirements intended to implement the policies and recommendations of the *Rountree Neighborhood Plan* such as to help maintain neighborhood character and integrity and to help foster harmonious, orderly, and efficient development and redevelopment within the Rountree Neighborhood. Prior to the issuance of building permits, the Administrative Review Committee (ARC) shall review and approve a site plan of the proposed redevelopment, based on certain prescribed criteria.
3. The project proposed in the Redevelopment Plan may be permitted by the existing R-HD/UCD No. 2 zoning. However, the Planning and Zoning Commission's standard for review of the Redevelopment Plan is to determine its conformity to the Comprehensive Plan.
4. On June 26, 2017, the City Council adopted [Resolution No. 10331](#), which imposed a 270-day administrative delay on all rezoning requests and lot combinations in portions of the Rountree Neighborhood that are in the Rountree Urban Conservation District (UCD No.2). The purpose of this action was to temporarily delay new projects in the UCD while Staff works with the neighborhood and other stakeholders on updates to the Rountree Neighborhood Plan and UCD regulations. The proposed Redevelopment project will not be impacted by the administrative delay, since the Redevelopment Area is appropriately zoned (R-HD/UCD No. 2) and subdivided.

EXHIBIT I
Legal Description
Redevelopment Plan for the 1325/1329 E Cherry Redevelopment Area

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF
GREENE, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

LOTS 15 AND 16, SUMMIT PARK SUBDIVISION, SPRINGFIELD, GREENE COUNTY,
MISSOURI

EXHIBIT II
Location Map
Redevelopment Plan for the 1325/1329 E Cherry Redevelopment Area



EXHIBIT III
Land Use Plan Excerpt from the *Growth Management and Land Use Element of the
Springfield-Greene County Comprehensive Plan*



Redevelopment Plan

1325 / 1329 E Cherry Redevelopment Area

I. Introduction

Roza Capital Group LLC, the “Developer”, a Missouri Limited Liability Company, has prepared the following plan for the redevelopment of approximately .4477 acres into small apartments. The Developer proposes to remove the existing deteriorated and dysfunctional structures and replaced with twelve (12) multi-family residential apartment development consisting of two two-story buildings, each containing six dwelling units. The multi-family residential dwelling units will be leased, and will comprise of twenty eight (28) total bedrooms. Additionally, one of the purposes of this plan is enable to utilize partial real property tax abatement pursuant to the Land Clearance for Redevelopment Authority Law to facilitate redevelopment.

II. Background

The Developer purchased the property at 1325 / 1329 E Cherry in March 2017. The 1325 E Cherry existing structure is approximately 112 years of age. The property is a two story Dutch Colonial Revival home. The existing structure at 1329 E Cherry is approximately 90 years of age. The property is a single story bungalow style home with a detached garage from 1920 that measures approximately 20’ x 12’. The property is zoned High–Density Multi-Family Residential; It is also located within Rountree Urban Conservation District (UCD No. 2). Due to the deterioration of exterior and interior of the structures there were no residents in the home at the time the Developer purchased the property.

According to the Greene County Assessor's website, the structure at 1325 E Cherry is 1,516 square feet. The structure at 1329 E Cherry is 1120 square feet. Both structures reside on the same parcel of land. Its appraised value is \$96,100 and its assessed value is \$18,260. Its 2016 property taxes were \$1,000.74.

III. Description of the Project

Boundaries of the Redevelopment Area

The Redevelopment Area is located on the North side of East Cherry Street between South Kickapoo Avenue and South Pickwick Avenue. This street block is almost entirely made up of older multi-family properties and several of the properties are suffering from a lack of capital improvements. The Redevelopment Area is in a High-Density Multi-Family Residential District (R-HD) located in the Rountree Urban Conservation District- Cherry Street Corridor. The legal description is attached in Exhibit A.

The Redevelopment

The Redevelopment will be compatible to the High-Density Multi-Family Residential District (R-HD) and the Rountree Urban Conservation District. The existing structures will be taken down and replaced with two two-story multi-family residential apartment buildings, each containing six units (total of 12).

The Redevelopment Area consist of two equally-sized lots, which combined, comprise of .4477 acres (approx. 19,500 square feet), and in compliance within the existing minimum lot area requirement within

the High-Density Multi-Family Residential District of 15000 square feet. The two lots will need to be combined to accommodate the project.

IV. Need for Redevelopment

Blighted Area

- D. As indicated in the above Blight Study Section A. Deterioration of Site Improvements (reference Section A of Blight Study) and the Blight Report Inspection (reference EXHIBIT H), the Redevelopment Area has suffered from many years of neglect and lack of investment. In its current use there are two vacant single family dwellings in a High-Density Multi-family Residential District (R-HD). Correcting the blighting factors without demolishing the structure simply wouldn't be a feasible investment. The redevelopment will transform the property into its highest and best use as a residential multi-family community; the redevelopment plan will cure the blighting conditions that are currently present in the redevelopment area, the externalities of which negatively impact the surrounding neighborhood.

The Redevelopment Area's Adherence to the Growth Management and Land Use Element of the Vision 20/20 Springfield Greene County Comprehensive Plan

The redevelopment will closely align with many of the objectives of 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.

Objective 1(18-7, GMLUP): "The City of Springfield and Greene County should work together to create a future development pattern that is more geographically balanced and compact than past trends."

The redevelopment is investing in growth within this area. It will remove dysfunctional single family dwelling units that are not providing an adequate housing option in favor of more dense multi-family housing.

Objective 2 (28-7, GMLUP): "Springfield and Greene County should seek sustainable growth by investing in established areas..."

The redevelopment is located within the Rountree Urban Conservation District Area E, Cherry Street Corridor Area. It is also less than half a block from MSU (SMSU). These are some of the most "established" areas within Springfield.

Objective 13 (18-46, GMLUP): "The City of Springfield and Greene County should regulate land development consistent with the Springfield Area Land Use Plan."

According to figure 18-7 within the GMLUP, The land use plan appears to partially designate the redevelopment area for Low-Density Housing (to the east) and Medium- or High-Density Housing (to the west).

"Townhouses and all various forms of apartment buildings are included in this category, which has been located where there is good traffic access, between low-density housing and non-residential land uses, and at high-amenity locations such as greenways and parkways. The density is expected to be greater than 6

housing units per net acre in reference to the Medium- and High Density Housing land use classification (18-48, GMLUP)."

The Redevelopment Area is located on Cherry Street which is a Secondary Arterial Street, providing good traffic access. The Redevelopment Area may also be accessed by an alley. It is also located within a few hundred feet of several commercial properties along Cherry and National, likewise Cherry and Pickwick. Furthermore, Grocery Markets, Restaurants, Missouri State University, Bear Line Bus Services, and Transit Services are within a short walk.

The density of the redevelopment project will consist of twelve (12) units on a .4477 acres size site, which equates to a density of twenty-six (26) multi-family residential *units per acre*. The proposed density is well below the maximum allowed by zoning.

Objective 14- The majority of urban development that will exist in the Springfield metropolitan area by the year 2020 is already in place. These private and public improvements represent a tremendous investment and are essential to the quality of life and financial security of many thousands of people. In addition, the historic fabric of the community provides a sense of place and a physical environment that is nearly irreplaceable. Enhancing and preserving Springfield through the coming decades will involve building on its urban character and heritage. Many of the recommended actions under this objective are applicable to the Redevelopment Area. (14, GMLUP)

The Redevelopment's Adherence to the Vision 20/20 Springfield Greene County Comprehensive Plan

The redevelopment Area is located in an established neighborhood with in the Vision 20/20 Springfield Greene County Comprehensive Plan and The Neighborhoods Element of the Comprehensive Plan.

This compliments the Roundtree Urban Conversation Guidelines and Roundtree Area Neighborhood plan- Cherry Street Corridor Area E.

Issues and Forces

The Redevelopment will create "better integration of peripheral housing (that) could support the businesses". There are businesses located within only a few hundred feet of the Redevelopment Area, yet the Redevelopment Area is in a High-Density Multi-Family Residential District

The Redevelopment will also do its part to "strengthen these connections with landscaping, lighting... and building placement." The Redevelopment will be removing antiquated housing, and by nature of new development will be required to abide by all guidelines set forth in the Zoning Ordinance which will improve upon the site's landscaping, lighting, and building placement (setbacks). (18-53 No.3, GMLUP)

The Redevelopment Plan's Adherence to the Community Physical and Character Element of the Springfield- Greene County Comprehensive Plan (CPICE)

Community Physical Image and Character Element Architectural Theme

The Redevelopment will reinforce the positive features, such as single family characteristics to be incorporated into the multifamily structures, of the established district architectural themes by minimizing the height of the structures to two (2) stories and incorporating architectural designs that blend in with the surrounding neighborhood. (19-36, CPICE) (Reference Exhibit D Renderings)

V. Redevelopment Plan Objectives and Strategies

There are two primary objectives of the Redevelopment; (a) to remove deteriorated housing that does not present a safe, clean choice as an environment to live, and (b) to replace with new multi-family residential dwelling units to be leased that follow the plans and objectives of the Vision 20/20 Springfield Greene County Comprehensive Plan as set forth in this Redevelopment Plan.

Land Use Plan

A.) Former and Existing Land Use

The Redevelopment Areas former use was as two single family dwellings, 1325 E Cherry is a two story property , that is approximately 112 years old and in unlivable condition. There is also a secondary single story structure, 1329 E Cherry, which is approximately 90 years of age and in un-habitable condition. There is a secondary structure, also located at 1329 E Cherry, which is a detached garage from 1920 that is approximately 20 feet by 12 feet. The current property at 1325 E. Cherry is in bad enough shape that the director of building services in Springfield, Mo, has designated it as dangerous and blighted structure and both properties have been approved and inspected for the building directors board up permit.

B.) Proposed Land Use

The proposed land use is for twelve (12) multi-family residential dwelling units. There will be two structures, each with six (6) multi-family residential dwelling units, with each structure at only two (2) stories. The property will be leased and there will be 28 total bedrooms.

Off street parking will be provided behind the buildings, and all vehicular access will be via the abutting alley. The proposed buildings will be oriented towards East Cherry Street and will each have one front entrance, a side door, and a back door. Additional the side door entrances are between the two proposed buildings and the rear doors will face towards the parking area, as opposed to facing the neighboring single-family dwellings. The Redevelopment will substantially conform to the attached Site Plan in Exhibit C. (Reference Exhibit C Site Plan) Architectural designs, highlighting siding ascetics, roof lines, porches, and proposed buildings, Etc. statures are available in Exhibit D Renderings. (Reference Exhibit D Renderings)

This redevelopment also compliments the Roundtree Urban Conversation Guidelines and Roundtree Area Neighborhood plan- Cherry Street Corridor Area E.

Financing

The Developer is utilizing conventional financing to finance this project.

C.) Disposition of the Property

No land is proposed to be disposed of within the Redevelopment Area.

D.) Plan for Relocation Assistance

The homes were vacant at the time the Developer took ownership of the property. It remains vacant, so no relocation assistance will be necessary.

E.) Redevelopment Schedule and Estimated Date of Completion

- Plans finalized and approved by July 2017
- Demolition and site prep by August 2017
- Construction to begin by August 2017
- Completion of project by April 2018

F.) 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.

G.) 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.

Other Provisions

A.) Compliance with General Plans

As described herein, the Redevelopment Plan complies with the objectives of 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.

C.) Population Density

The Redevelopment will provide no more than twelve (12) multi-family residential dwelling units located within the Redevelopment Area of approximately .4477 acres (19,500 square feet) for a density of no more than twenty-six (26) units per acre. The High-Density Multi-Family Residential District (R-HD) zoning allows a maximum of forty (40) *units per acre*. This would be a maximum of one hundred and four (104) *residents per acre*, which would be twenty-six (26), four- bedroom *units per acre*.

D.) Public Facilities

It is not anticipated at this time that the Redevelopment will require any additional public facilities or utilities.

E.) Codes, Ordinances, and Zoning

There is no anticipated change to zoning ordinances or maps, street layouts, street levels or grades, building codes, or ordinances. This project will include off-street parking as required in the R-HD, High-Density Multi-Family Residential District, and the Rountree Urban Conservation District.

VI. Procedure and 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 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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GREENE,
STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

**Lots 15 and 16, Summit Park Subdivision, Springfield, Greene County, Missouri (1329 E.
Cherry and 1325 E. Cherry)**

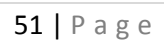


EXHIBIT D

PROPOSED RENDERING

Proposed Redevelopment Photo



1325 E Cherry St [Redevelopment]

1329 E Cherry St [Redevelopment]

“Neighboring Property to the East”
1335 E Cherry St

- ✓ 2 stories in height
- ✓ Conforms with neighborhood architecture requirements
- ✓ Adds Curb appeal from Cherry St view, to the North
- ✓ From Cherry St View, Only one front door , one side door
- ✓ Eliminating Cherry Street driveway access
- ✓ All automobiles will have rear alley access to come and go
- ✓ Privacy Fencing in place for discreet parking
- ✓ Multi- bicycle parking and access in rear

*Similar completed properties shown for scale and architectural design

EXHIBIT D
PROPOSED RENDERING

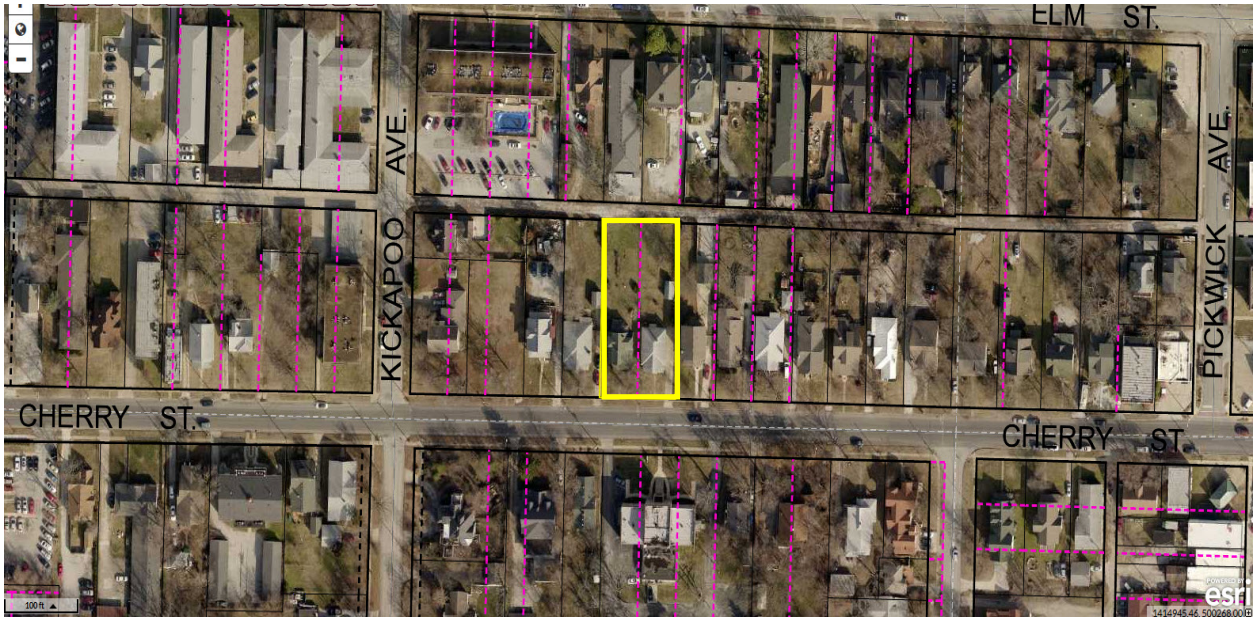


EXTERIOR VIEW

ROZA HOMES - 1325 & 1329 E. CHERRY

 319 N. Main Ave., Suite 200
Springfield, Missouri 65806
Phone: 417.523.6197
YOUR VISION. OUR FOCUS.

EXHIBIT E
EXISTING SITE MAP



**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: June 26, 2017

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Initiate amendments to Section 36-362. – Zero-lot-line construction.

Staff is requesting an amendment to the remove the Administrative Review Committee (ARC) review of zero-lot-line construction structures from the Zoning Ordinance. The current standards require the ARC to review a precise site plan of all zero-lot-line construction structures.

Staff is proposing to strike this language from the Zoning Ordinance and have all zero-lot-line construction structures to be reviewed as part of the regular building permit review process.

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

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

DATE: July 7, 2017

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP Principal Planner

SUBJECT: Transportation Plan Amendments

Staff is requesting that the proposed Transportation Plan Amendments (Grant Avenue Reclassification) agenda item (number 19) be tabled until the August 10, 2017 Planning and Zoning Commission meeting.

Please contact us if you have any questions or need more information on this request.