



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: August 10th, 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

July 13, 2017

Documents:

[PZ MINUTES 7-13-2017.PDF](#)

3. COMMUNICATIONS

City Council - July 24, 2017

Documents:

[NA07-24-17.PDF](#)

City Council - July 10, 2017

Documents:

[NA07-10-17.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 852

1000 blk North Airport Boulevard, Springfield Underground, Inc.

Documents:

[RE 852.PDF](#)

6. Relinquishment Of Easement 853

3416 South National Avenue, Sooner Investments, LLC, HRP & Associates, LLC

Documents:

[RE 853.PDF](#)

7. UNFINISHED BUSINESS

8. Vacation 791

2100 North Eldon Avenue, Pioneer Advertising Company, Inc.

Documents:

[VAC791.PDF](#)

9. Vacation 792

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

Documents:

[VAC792.PDF](#)

10. Transportation Plan Amendments (Grant Avenue Reclassification)

Citywide, City of Springfield – Public Works

Documents:

[AMENDMENT TO TRANSPORTATION PLAN GRANT AVE STAFF REPORT.PDF](#)

11. PUBLIC HEARINGS

12. Preliminary Plat Coach House Subdivision

2535 North Glenstone Avenue, Coach House Properties, LLC

Documents:

[COACHHOUSE.PDF](#)

13. Z-27-2017 W/COD #134

202 East Walnut Lawn Street, Westport Management, LLC

Documents:

14. OTHER BUSINESS

15. Initiate Stream Buffer Zoning Flexibility Amendments

Citywide, City of Springfield Public Works

Documents:

[INITIATE STREAM BUFFER ZONING FLEXIBILITY AMENDMENTS.PDF](#)

16. 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.

July 13, 2017
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session July 13, 2017 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

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

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

Minutes: The minutes of June 15, 2017 were approved.

COMMUNICATIONS :

Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 851
2650 West Sunshine Street

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

Relinquishment of Easement 851 was approved as part of the consent agenda.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Consent Agenda item - Relinquishment of Easement 851 (2650 West Sunshine Street). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

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 August 10, 2017.

COMMISSION ACTION:

Mr. Cline motioned to **TABLE** Vacation 791 (2100 North Eldon Avenue) to August 10, 2017. Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

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 August 10, 2017.

COMMISSION ACTION:

Mr. Rose motioned to **TABLE** Vacation 792 (1900-1200 blks East Central Street, also parts of Florence, Hampton, Bob Barker, Clay, and Chestnut Streets) to August 10, 2017. Mr. Thomas seconded the motion. Ayes: Coltrin, Doennig, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

PUBLIC HEARINGS:

Z-24-2017 w/COD #131

554 West Walnut Lawn Street

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

Mr. Hosmer stated that this is a request 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.

The Growth Management and Land Use Plan identifies the R-MD district as appropriate for areas that serve as transitions between major streets or commercial areas and lower density residential areas. However, the Plan identifies this property as appropriate for low-density housing. The Plan recommended Medium or High Density housing for the properties directly to the East and West of the subject property. The use of the subject property is a Church which led to the property being designated as low-density housing in the Plan. Walnut Lawn is classified as a secondary arterial roadway in the Transportation Plan. A traffic study is not required. 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. The site is situated adjacent on two sides of multi-family and retail uses. There are 3 bus stops within a ¼ 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. A fifteen (15) feet wide Bufferyard "Type B" is required between R-MD and R-TH zoning with required plantings and a fifteen (15) feet wide Bufferyard "Type C" is required between R-MD and R-SF zoning with additional plantings.

Staff recommends approval of this request with conditions:

- An administrative lot line adjustment to adjust the common property line between the two tracts. 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.
- The development must be in substantial conformance to the attached site plan and COD requirements.

Mr. Doennig opened the public meeting.

Mr. Derek Lee, Lee Engineering, representing the owner. The entire proposal is Residential Townhouse to Medium-Density Multi-Family. The neighborhood concerns were traffic and the traffic department indicated no substantial increase, however there are future plans to do an intersection improvement project at Walnut Lawn and Campbell. Other concerns were stormwater and we are planning to take all stormwater to existing inlets to Walnut Lawn. The last concern was over-crowding at the schools. I checked with the school administration and they have a lot of projections and that information is included in the report.

Mr. Cline asked about the section on the south and if it will just be grass and trees.

Mr. Lee indicated that it would be grass and trees.

Mr. Thomas asked why the lots were not just combined.

Mr. Lee noted that it is two lots, the Youngblood lot going all the way to Campbell Street (long narrow tract) and the church lot to the north. There are two different owners and when the contract is complete there will be a lot line adjustment.

Ms. Elizabeth Woolley, 3635 South Burge Avenue has concerns regarding traffic, stormwater, and property values. She also stated that she is concerned about the 125 units causing an additional 125+ new neighbors in her backyard and this may cause additional noise issues and crime. Walnut Lawn and Campbell were considered a top dangerous intersection by a KSPR report.

Ms. Donna Schudy, 3510 South Dayton Avenue stated her concerns are population, noise and crime. There are issues from the Walmart and Walnut Lawn Street area and does not want a parking lot in her backyard.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Cline motioned to **approve** Z-24-2017 (554 West Walnut Lawn Street). Mr. King seconded the motion. Ayes: Coltrin, Doennig, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

Z-25-2017 w/COD #132

3220 South Delaware Avenue

Applicant: HMR Properties, LLP

Mr. Hosmer stated that this is a request 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.

The applicant is proposing to rezone the subject property to facilitate the expansion of an automobile sales use along Delaware Avenue. 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 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. 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. 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. A traffic study is not required (HC uses not allowed access to Delaware Avenue. 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. If approved; the proposed Conditional Overlay District will prohibit 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. The proposed Conditional Overlay District will restrict access onto Delaware Avenue for HC uses and prohibit any HC permitted buildings, but if the property is used for O-1 District uses, 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 (waiver requested). Staff does not believe that a bufferyard can be waived at this location because no access is being proposed. Staff recommends denial.

Mr. Doennig opened the public meeting.

Mr. Geoff Butler, 319 N. Main, representing the applicant. Respectfully disagrees with the staff analysis and stated that this is not a piece that is going to be zoned Highway Commercial. This is an expansion of a large Highway Commercial parcel and have restricted and limited the uses on this site. This is an extension of the parking for the office properties, there is no noise, there are no activities and noted that the

sales are on the existing property. Corwin's dealership long-range plans do have enough parking for the cars that they are utilizing and this is an expansion of their display lot.

Mr. Coltrin asked about their overall business plan and expansion and if this satisfies their expansion needs.

Mr. Butler noted that it does.

Mr. Doennig closed the public meeting.

Mr. Cline asked staff if there was any other zoning that would fit for this location.

Mr. Hosmer notes that the HC, Highway Commercial is the only district that allows car sales. It is not compatible to have HC, Highway Commercial right across the street from Multi-Family. The Comprehensive Plan does not recommend any future commercial expansion into the area.

Mr. Coltrin asked if this will be a display lot, cars waiting to be worked on by the mechanics, wrecked cars, etc.

Mr. Butler noted that this will be a display lot with trees and landscaping.

Mr. Doennig asked about the detention basin in the southwest corner of the existing parcel and the visibility to display the cars in that lot because of the bufferyard along Delaware Avenue.

Mr. Butler noted that the long-term plan does not include leaving the one building on the west side (truck sales and RV repair) and that building will probably be demolished, which allows the lot to open-up.

Mr. Thomas asked if any participants attended the Neighborhood Meeting.

Mr. Butler stated that no one attended and no comment cards were submitted.

Mr. Coltrin noted that the commission members have been trained to look at the staff recommendation, but feels this is appropriate for this proposal.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Z-25-2017 w/COD #132 (3220 South Delaware Avenue). Mr. Thomas seconded the motion. Ayes: Coltrin, Doennig, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

Z-26-2017 w/COD #133

1106 East Elm Street

Applicant: Lantz Enterprises, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.17 acres 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.

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 subject property was combined into one lot in 1990. This area was rezoned in error during the 1995 remapping. The applicant is proposing to redevelop the site for new fraternity/sorority buildings. The Conditional Overlay District will restrict the density to eleven (11) dwelling units per acre or less. The proposed zoning will allow the subject property

to be developed similarly to adjacent properties along Elm Street and the surrounding area. A traffic study is not required. 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. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. David Bodeen, 304 W. Erie, representing the owner and asked about the typical R-HD, High Density Multi-Family dwelling unit amount. No one attended the neighborhood meeting.

Mr. Hosmer noted that it is 40 dwelling units per acre with the Conditional Overlay District allowing 11 dwelling units per acre as recommended.

Mr. Thomas asked what is currently on the property.

Mr. Bodeen stated that it currently has three apartment buildings.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Cline motioned to **approve** Z-26-2017 w/COD #133 (1106 East Elm Street). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

Preliminary Plat Renewal Roberts Industrial Park
1000-1200 North Westgate Avenue

Applicant: Forerunner, LLC & Javalina, LLC

Mr. Hosmer stated that this is a request to approve a Preliminary Plat Renewal for Roberts Industrial Park Subdivision on approximately 60 acres with a nine (9) lot manufacturing subdivision with common area.

The Growth Management and Land Use Plan identifies this area as this as an appropriate area for General Industry. The property is currently zoned HM, Heavy Manufacturing District. 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. The planning and zoning commission may at its discretion extend the effective period of preliminary approval by two years, an indefinite number of times. Meets the Subdivision Regulations. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Eric Roberts, 1300 West Poplar Street, owner, here to answer any questions.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Preliminary Plat Renewal Roberts Industrial Park (1000-1200 North Westgate Avenue). Mr. King seconded the motion. Ayes: Coltrin, Doennig, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

610 E. Harrison Redevelopment Plan
610 East Harrison Street

Applicant: Roza Capital Group, LLC

Mr. Schaefer asked that 610 E. Harrison Redevelopment Plan be **REMOVED** from the agenda.

COMMISSION ACTION:

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

Amended Beverly Lofts Redevelopment Plan
525 East Cherry Street

Applicant: Beverly Lofts Redevelopment Corporation

Mr. Schaefer noted that this is an amendment to Chapter 353 Redevelopment Plan Application for the Beverly Lofts Redevelopment Area.

North side of East Cherry Street near the northwest corner of the intersection of East Cherry Street and South Kimbrough Avenue (519-529 E Cherry St). Original application approved on April 3, 2017 by Special Ordinance No. 26886.

Proposed redeveloping Area in two phases.

- Phase one: Rehabilitate and convert building at 529 E Cherry St into a 16-unit multi-family apartment building and demolish structures at 519 and 525 E Cherry St to accommodate future development.
- Phase two: Construct 24- to 26-unit multi-family residential apartment building on vacant area demolished in phase one.

Proposed Amendment.

Phase one: Increase the number of units on floors 1-3 from 4 units/floor to 6 units/floor and the overall unit count will increase from 16 to 22 units.

Phase two: Broaden the number of units from 24-26 units to 18-28 units and this phase will require an additional Plan amendment prior to construction.

Staff recommends approval.

Mr. Doennig opened the public meeting.

Ms. Lindsey Schopp-Gosnell, 1618 E. Latoka, owner representative. Changed the plans to fit more with the historic size of the units and the change of the six units on the north due to the feasible living size for two bedroom units so we changed them to one bedroom units.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Broekhoven motioned to **approve** Amended Beverly Lofts Redevelopment Plan (525 East Cherry Street). Mr. Coltrin seconded the motion. Ayes: Coltrin, Doennig, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

1325/1329 E. Cherry Redevelopment Plan
1325 East Cherry Street

Applicant: Roza Capital Group, LLC

Mr. Randall Doennig recused himself.

Mr. Schaefer noted that this is a redevelopment plan for the 1325/1329 E Cherry Redevelopment Area. It is a Chapter 99 Redevelopment Plan on the north side of E Cherry St between S Fremont Ave and S Kickapoo Avenue and is a 0.45 acre parcel

Zoned R-HD/UCD No. 2 Area E. It is currently occupied by two vacant and dilapidated single-family residential dwellings that were built in 1905 and the proposed redevelopment is not affected by recently imposed administrative delay on rezoning requests and lot combinations in UCD No. 2.

The redevelopment proposal consists of demolishing the site and constructing 12-unit multi-family residential development that is:

- Two two-story buildings
- Six units per building (three per floor)
- Buildings oriented towards the street with traditional porches and front doors
- Off-street parking provided behind buildings
- Vehicular access restricted to alley

Findings of the Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan

- Growth Management and Land Use Element.
 - o Designates the Redevelopment Area for Medium- or High-Density Housing.
 - o Recommends maintaining character of existing neighborhoods by encouraging infill/replacement housing that is compatible with neighboring structures in height, setback, lot width, front door orientation, and general architecture, particularly in older neighborhoods.

- Community Physical Image Element.
 - Recommends publicly assisted redevelopment projects or new construction located in Urban Conservation Districts reinforce the positive features of surrounding neighborhood's prevailing architectural themes.
- Rountree Neighborhood Plan
 - Recognizes Cherry St Corridor contains a significant amount of multi-family residential development and that it is zoned for high-density residential development.
 - Suggests multi-family residential as an appropriate use if sensitive to surrounding properties and preserves the single-family character.
 - Recommends the provisions of the Rountree Urban Conservation District (UCD) be utilized, the purpose of which are to "promote the mixed residential nature of the area to provide housing opportunities to students and to protect adjacent single family areas from the adverse effects of the higher intensity development.

Staff recommends approval.

Mr. Coltrin opened the public meeting.

Mr. Geoffrey Butler, 319, representing the applicant. Both structures are compatible and carry the character of the neighborhood and feels that this is a good development.

Mr. Thomas asked about the alley in the back of the property.

Mr. Butler noted that the alley is need of improvements.

Ms. Dixie Decker, 1122 E. Walnut Street, owner, noting that the one residence is covered in black mold and the other one was also in disrepair and both will be demolished. Our goal was to be in character of the neighborhood.

Mr. Coltrin closed the public meeting.

COMMISSION ACTION:

Ms. Broekhoven motioned to **approve** 1325/1329 E. Cherry Redevelopment Plan (1325 East Cherry Street). Mr. Cline seconded the motion. Ayes: Coltrin, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

Initiate Zero-Lot-Line Construction Review Amendments
Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to 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 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. Staff recommends approval.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Initiate Zero-Lot-Line Construction Review Amendments (Citywide). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

Transportation Plan Amendments (Grant Avenue Reclassification)
Citywide

Applicant: City of Springfield - Public Works

Mr. Hosmer requested that this be TABLED and presented at the Planning and Zoning meeting on August 10, 2017.

COMMISSION ACTION:

Ms. Broekhoven motioned to **TABLE** the Transportation Plan Amendments (Grant Avenue Reclassification) (Citywide) to August 10, 2017. Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Broekhoven, Cline, Rose, and Thomas. Nays: None. Abstain: None. Absent: Shuler, Cox, and Ogilvy.

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 July 24, 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.

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| | 1. ROLL CALL. |
| Approved
as
Presented | 2. APPROVAL OF MINUTES. July 10, 2017 City Council Meeting and July 18, 2017 Special City Council Meeting. |
| Approved
as
Amended | 3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME. |
| | 4. CEREMONIAL MATTERS. |
| | 5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETINGS. |
| | 6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. |
| 6381 | 7. Council Bill 2017-164. (Prater) |

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 8.8 acres of property, generally located at 3508 East Division Street from GR, General Retail District

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

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with Conditional District No. 69, to HC, Highway Commercial District with Conditional Overlay District, and establishing Conditional Overlay District No. 127; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Nobel Estates; 3508 East Division Street; Z-20-2017 w/COD #127)

6382 8. Council Bill 2017-165. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.2 acres of property, generally located at 3508 East Division Street from GR, General Retail District with Conditional District No. 69, to O-1, Office District, and establishing Conditional Overlay District No. 128; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Nobel Estates; 3508 East Division Street; Z-21-2017 w/COD #128)

6383 9. Council Bill 2017-166. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning approximately 0.91 acres of property, generally located at 630 and 636 East Madison Street from R-HD, High-Density Multi-Family Residential District and UN, University Combining District to Planned Development District No. 358; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Bryan Properties V, LLC; 630 & 636 East Madison Street, PD 358)

6384 10. Council Bill 2017-167. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.72 acres of property, generally located at 2220 West Chesterfield Boulevard from Planned Development No. 141 2nd Amendment and Planned Development 349, to a GR, General Retail District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Dearborn Development Inc.; 2220 West Chesterfield Boulevard; Z-15-2017)

6385 11. Council Bill 2017-168. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 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; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommended approval). (By: Southland Christian Church; 1630 West Republic Street; Z-22-2017 w/COD #129)

6386 12. Council Bill 2017-169. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.5 acres of property, generally located at 1630 West Republic Street from a R-SF, Single-Family Residential District, to an O-1, Office District, and establishing Conditional Overlay District No. 130; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommended approval). (By: Southland Christian Church; 1630 West Republic Street; Z-23-2017 w/COD #130)

- 6387 **13. Council Bill 2017-170. (Schilling)**
- A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5 acres of property, generally located at 4349 South Kansas Avenue from R-SF, Single-Family Residential District to R-MD, Medium-Density Multi-Family Residential District and establishing Conditional Overlay District No. 125; and adopting an updated Official Zoning Map. (Staff recommended approval and Planning and Zoning Commission recommended approval). (By: Glossip Family Trust; 4349 South Kansas Avenue; Z-10-2017 w/COD #125)
- 26915 **14. Council Bill 2017-171. (Schilling)**
- A special ordinance authorizing the issuance of Conditional Use Permit No. 428 to allow a nursing and retirement home within the R-MD, Medium-density Multi-Family Residential District generally located at 4349 South Kansas Avenue. (Staff and Planning and Zoning Commission recommended approval). (By: Glossip Family Trust; 4349 South Kansas Avenue; Conditional Use Permit No. 428)
- 26916 **15. Council Bill 2017-172. (Ferguson)**
- A special ordinance adopting the Redevelopment Plan and Blight Report for the 521 Boonville Redevelopment Area generally located along the west side of Boonville Avenue between Tampa Street and Phelps Street and declaring the 521 Boonville Redevelopment Area to be a blighted area, and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (The Planning and Zoning Commission, the Land Clearance for Redevelopment Authority and Staff recommend approval).
- Failed **16. Council Bill 2017-173. (Schilling)**
- A special ordinance adopting the Redevelopment Plan for the 414 East Bear Boulevard Redevelopment Area generally located at the southeast corner of the intersection of Bear Boulevard and Jefferson Avenue, and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (The Land Clearance Authority, Planning and Zoning Commission and Staff recommend approval).
- 26917 **17. Council Bill 2017-174. (Prater)**
- A special ordinance approving a Redevelopment Plan submitted by the Boomertown Lofts Redevelopment Corporation for the redevelopment of an area generally located along the East side of National Avenue between Madison Street and Page Street and the northwest corner of the intersection of Page Street and McCann Avenue; declaring the area in such plan to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare; authorizing certain tax abatement within the plan area; and authorizing the City Manager to execute an agreement with the Redevelopment Corporation relating to the implementation of the Redevelopment Plan. (Staff recommends approval).
- 26918 **18. Council Bill 2017-175. (Fishel)**
- A special ordinance approving the specifications for the Intersection Improvements 2017 Project Plan No. 2017PW0032T; accepting the bid of Hunter Chase & Associates; Inc., for the project; and authorizing the City Manager, or his designee, to enter into a contract in the amount of \$248,579.80 with such bidder.

- 6388 **19. Council Bill 2017-176. (Prater)**
- A general ordinance amending the Springfield City Code, Chapter 58 – ‘Health and Sanitation,’ by adding Article VIII. – ‘Prescription Drug Monitoring Program,’ to create a procedure for monitoring the prescription and dispensing of Schedule II, III, and IV controlled substances with the City of Springfield (Recommended by the Community Involvement Committee).
- 26919 **20. Amended Council Bill 2017-177. (McClure)**
- A special ordinance authorizing the City Manager, or his designee, to enter a User Agreement with St. Louis County to allow St. Louis County to act as administrator of the City of Springfield’s Prescription Drug Monitoring Program.
- 26920 **21. Council Bill 2017-178. (Fisk)**
- A special ordinance amending the Springfield-Greene County Health Department's Fiscal Year 2016-2017, Operating Budget by increasing expenses in the amount of \$200,000; and allocating appropriations from the Health Department Fund Balance.
- 26921 **22. Council Bill 2017-179. (Ollis)**
- A special ordinance amending the Operating Budget of the Park Board for Fiscal Year 2016-2017 by increasing revenue and expenses in the amount of \$400,000; and allocating appropriations between the Parks 2001 and 2006 Sales Tax Funds, respectively.
- 26922 **23. Council Bill 2017-180. (Fisk)**
- A special ordinance amending the operating budget in the General Fund for the City of Springfield, Missouri, for Fiscal Year 2016-2017, by increasing revenue and expenses in the amount of \$92,515.61.
- 26923 **24. Council Bill 2017-181. (Ollis)**
- A special ordinance amending the operating budget for various Special Revenue and Enterprise Funds for the City of Springfield, Missouri, for Fiscal Year 2016-2017, by increasing revenue in the amount of \$691,006.95 and expenses in the amount of \$715,375.63.
- 26924 **25. Council Bill 2017-182. (Hosmer)**
- A special ordinance authorizing and directing the issuance, sale and delivery by the City of Springfield, Missouri, of Special Obligation Refunding Bonds, Series 2017D (College Station Garage Project) and Series 2017E (Heer’s Garage Project), in an aggregate principal amount not to exceed \$11,700,000 for the purpose of providing funds to refund the Series 2007A Refunded Bonds and the Series 2007B Refunded Bonds (as defined below); authorizing and approving certain documents in connection with the issuance of the Bonds; authorizing certain other documents and actions in connection therewith; and declaring an emergency.

- 26925 **25.5 Council Bill 2017-183. (Ferguson)**
- Pulled from
Consent
Agenda
Second
Reading
Originally
Item #47
- 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 CBC Subdivision, generally located at 3000 North Grant Avenue, 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).
- 26. RESOLUTIONS.**
- 27. EMERGENCY BILLS. Citizens May Speak. May Be Voted On.**
- 26931 **28. Council Bill 2017-191. (Hosmer)**
- A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the Missouri Highways and Transportation Commission to cooperate in the “On Call Work Zone Enforcement Program” and amending the Fiscal Year 2017-2018 budget for the Springfield Police Department in the amount of \$39,000.00; and declaring an emergency pursuant to City Charter Section 2.12.
- 26932 **29. Council Bill 2017-192. (Fisk)**
- A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Board of Governors of Missouri State University for the purpose of continuing to provide enhanced law enforcement services within and around the Missouri State University campus; and declaring an emergency pursuant to Charter Section 2.12.
- 30. PUBLIC IMPROVEMENTS.**
- 31. GRANTS. Citizens May Speak. May Be Voted On.**
- 26933 **32. Council Bill 2017-193. (Fisk)**
- A special ordinance authorizing the City Manager, or his designee, to accept, and appropriate, Disaster Recovery Jobs Program-Dislocated Worker grant funds in the amount of \$100,000 from the State of Missouri Division of Workforce Development, for the purpose of implementing a Disaster Recovery Jobs Program in Webster County, as a result of the Spring 2017, flooding; to enter into necessary agreements; to carry out the grant; and amending the budget of the Department of Workforce Development of the City of Springfield, Missouri, for Fiscal Year 2017-2018 in the amount of \$100,000.
- 33. AMENDED BILLS.**
- 34. PUBLIC HEARING.**
- 35. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.**
- 36. Council Bill 2017-194. (Fulnecky)**
- A special ordinance authorizing the transfer of \$600,000 from the City of Springfield’s General Fund to the Golf Enterprise Fund for the Springfield-Greene County Park Board, as an interest-free loan to the Park Board to allow the Park Board to replace three wooden bridges at the Rivercut Golf Course with pre-fabricated steel bridges, with the

Park Board guaranteeing repayment of this loan over a five-year period, consolidating the current transfer with an existing sod loan balance of approximately \$100,000; and amending the budget of the Springfield-Greene County Park Board for Fiscal Year 2017-2018 in the amount of \$600,000.

37. Council Bill 2017-195. (Ollis)

A special ordinance amending the budget of the City of Springfield, Missouri, for the Art Museum for fiscal year 2017-2018, in the amount of \$255,000 for the purpose of developing a master site plan for the Museum's building and grounds and hiring a consultant to develop and implement a capital fundraising campaign for improvements identified in the master site plan.

38. Council Bill 2017-196. (Ferguson)

A special ordinance authorizing the City Manager, or his designee, to enter into a Real Estate Purchase and Sale Agreement with Burlington Northern Santa Fe, for the purpose of purchasing 67,022 square feet of property for access and parking generally located on the North side of Commercial Street between Campbell Avenue and Benton Avenue; authorizing a total purchase price of \$999,105.52 which is comprised of an existing \$707,849.57 Burlington Northern Santa Fe credit, \$267,508.22 of Commercial Street Tax Increment Financing District funds, and \$23,747.73 and a \$2,000 administrative fee both to be paid from the 1/8-Cent Transportation Sales Tax which is already budgeted.

39. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Did Not
Appear

Ms. Julie Gariepy wishes to address City Council

Records
Destruction

40. NEW BUSINESS.

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

41. UNFINISHED BUSINESS.

42. MISCELLANEOUS.

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

44. Council Bill 2017-197. (Schilling)

A special ordinance authorizing the City Manager, or his designee, to enter into an Encroachment License Agreement with Springfield Public Schools for the purpose of maintenance and use of a soccer field, baseball field, concession stand, baseball dugout, and bleachers currently on City right-of-way generally located at 1333 South Grant Avenue.

45. CONSENT AGENDA – ONE READING BILLS.

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

Pulled from
Consent
Agenda
Second
Reading.
Became
Item #25.5

47. Council Bill 2017-183. (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 CBC Subdivision, generally located at 3000 North Grant Avenue, 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).

26926 48. Council Bill 2017-184. (Schilling)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Howey's Subdivision, generally located at 3920 South Kansas Avenue, 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).

26927 49. Council Bill 2017-185. (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 Mace's Subdivision, generally located at 3009 East Republic Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements).

26928 50. Council Bill 2017-186. (Prater)

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 SSAC Park Subdivision, generally located at 4825 East Kearney Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements).

26929 51. Council Bill 2017-187. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to accept a donation in the amount of \$12,000.00, from the Downtown Community Improvement District designated for the purchase of two Trek E-Bicycles for use by the Springfield Police Department.

26930 52. Council Bill 2017-188. (Prater)

A special ordinance authorizing the City Manager, or his designee, to enter into a license agreement with Environmental Works, Inc., to install and maintain two monitoring wells on public right-of-way to monitor groundwater conditions at no cost to the City.

Confirmed

Confirm the following appointment to the Springfield-Greene County Public Library Board: Cindy Waites with a term to expire July 1, 2020.

53. END OF CONSENT AGENDA.**54. CLOSED SESSION:**

City Council will hold a closed meeting to discuss legal actions, causes of action, litigation, privileged and confidential communications pursuant to Section 610.021 (1), RSMo.; and this meeting, record, and vote shall be closed and the City Council shall stand adjourned at the end of the closed session.



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
July 10, 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 26, 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.

26913

7. 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

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.

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.

26914

8. 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.

6378

9. 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.)

10. RESOLUTIONS.

11. EMERGENCY BILLS.

12. PUBLIC IMPROVEMENTS.

13. GRANTS.

14. AMENDED BILLS.

15. PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.

16. Council Bill 2017-164. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 8.8 acres of property, generally located at 3508 East Division Street from GR, General Retail District with Conditional District No. 69, to HC, Highway Commercial District with Conditional Overlay District, and establishing Conditional Overlay District No. 127; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Nobel Estates; 3508 East Division Street; Z-20-2017 w/COD #127)

17. Council Bill 2017-165. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.2 acres of property, generally located at 3508 East Division Street from GR, General Retail District with Conditional District No. 69, to O-1, Office District, and establishing Conditional Overlay District No. 128; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Nobel Estates; 3508 East Division Street; Z-21-2017 w/COD #128)

18. Council Bill 2017-166. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning approximately 0.91 acres of property, generally located at 630 and 636 East Madison Street from R-HD, High-Density Multi-Family Residential District and UN, University Combining District to Planned Development District No. 358; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Bryan Properties V, LLC; 630 & 636 East Madison Street, PD 358)

19. Council Bill 2017-167. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.72 acres of property, generally located at 2220 West Chesterfield Boulevard from Planned Development No. 141 2nd Amendment and Planned Development 349, to a GR, General Retail District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Dearborn Development Inc.; 2220 West Chesterfield Boulevard; Z-15-2017)

20. Council Bill 2017-168. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 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; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommended approval). (By: Southland Christian Church; 1630 West Republic Street; Z-22-2017 w/COD #129)

21. Council Bill 2017-169. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.5 acres of property, generally located at 1630 West Republic Street from a R-SF, Single-Family Residential District, to an O-1, Office District, and establishing Conditional Overlay District No. 130; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommended approval). (By: Southland Christian Church; 1630 West Republic Street; Z-23-2017 w/COD #130)

22. Council Bill 2017-170. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5 acres of property, generally located at 4349 South Kansas Avenue from R-SF, Single-Family Residential District to R-MD, Medium-Density Multi-Family Residential District and establishing Conditional Overlay District No. 125; and adopting an updated Official Zoning Map. (Staff recommended approval and Planning and Zoning Commission recommended approval). (By: Glossip Family Trust; 4349 South Kansas Avenue; Z-10-2017 w/COD #125)

23. Council Bill 2017-171. (Schilling)

A special ordinance authorizing the issuance of Conditional Use Permit No. 428 to allow a nursing and retirement home within the R-MD, Medium-density Multi-Family Residential District generally located at 4349 South Kansas Avenue. (Staff and Planning and Zoning Commission recommended approval). (By: Glossip Family Trust; 4349 South Kansas Avenue; Conditional Use Permit No. 428)

24. Council Bill 2017-172. (Ferguson)

A special ordinance adopting the Redevelopment Plan and Blight Report for the 521 Boonville Redevelopment Area generally located along the west side of Boonville Avenue between Tampa Street and Phelps Street and declaring the 521 Boonville Redevelopment Area to be a blighted area, and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (The Planning and Zoning Commission, the Land Clearance for Redevelopment Authority and Staff recommend approval).

25. Council Bill 2017-173. (Schilling)

A special ordinance adopting the Redevelopment Plan for the 414 East Bear Boulevard Redevelopment Area generally located at the southeast corner of the intersection of Bear Boulevard and Jefferson Avenue, and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (The Land Clearance Authority, Planning and Zoning Commission and Staff recommend approval).

26. Council Bill 2017-174. (Prater)

A special ordinance approving a Redevelopment Plan submitted by the Boomertown Lofts Redevelopment Corporation for the redevelopment of an area generally located along the East side of National Avenue between Madison Street and Page Street and the northwest corner of the intersection of Page Street and McCann Avenue; declaring the area in such plan to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare; authorizing certain tax abatement within the plan area; and authorizing the City Manager to execute an agreement with the Redevelopment Corporation relating to the implementation of the Redevelopment Plan. (Staff recommends approval).

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

28. Council Bill 2017-175. (Fishel)

A special ordinance approving the specifications for the Intersection Improvements 2017 Project Plan No. 2017PW0032T; accepting the bid of Hunter Chase & Associates; Inc., for the project; and authorizing the City Manager, or his designee, to enter into a contract in the amount of \$248,579.80 with such bidder.

29. Council Bill 2017-176. (Prater)

A general ordinance amending the Springfield City Code, Chapter 58 – ‘Health and Sanitation,’ by adding Article VIII. – ‘Prescription Drug Monitoring Program,’ to create a procedure for monitoring the prescription and dispensing of Schedule II, III, and IV controlled substances with the City of Springfield (Recommended by the Community Involvement Committee).

Amended. Will be
voted on at the
July 24, 2017 City
Council Meeting

30. Council Bill 2017-177. (McClure)

A special ordinance authorizing the City Manager, or his designee, to enter a User Agreement with St. Louis County to allow St. Louis County to act as administrator of the City of Springfield’s Prescription Drug Monitoring Program.

31. Council Bill 2017-178. (Fisk)

A special ordinance amending the Springfield-Greene County Health Department's Fiscal Year 2016-2017, Operating Budget by increasing expenses in the amount of \$200,000; and allocating appropriations from the Health Department Fund Balance.

32. Council Bill 2017-179. (Ollis)

A special ordinance amending the Operating Budget of the Park Board for Fiscal Year 2016-2017 by increasing revenue and expenses in the amount of \$400,000; and allocating appropriations between the Parks 2001 and 2006 Sales Tax Funds, respectively.

33. Council Bill 2017-180. (Fisk)

A special ordinance amending the operating budget in the General Fund for the City of Springfield, Missouri, for Fiscal Year 2016-2017, by increasing revenue and expenses in the amount of \$92,515.61.

34. Council Bill 2017-181. (Ollis)

A special ordinance amending the operating budget for various Special Revenue and Enterprise Funds for the City of Springfield, Missouri, for Fiscal Year 2016-2017, by increasing revenue in the amount of \$691,006.95 and expenses in the amount of \$715,375.63.

35. Council Bill 2017-182. (Hosmer)

A special ordinance authorizing and directing the issuance, sale and delivery by the City of Springfield, Missouri, of Special Obligation Refunding Bonds, Series 2017D (College Station Garage Project) and Series 2017E (Heer's Garage Project), in an aggregate principal amount not to exceed \$11,700,000 for the purpose of providing funds to refund the Series 2007A Refunded Bonds and the Series 2007B Refunded Bonds (as defined below); authorizing and approving certain documents in connection with the issuance of the Bonds; authorizing certain other documents and actions in connection therewith; and declaring an emergency.

36. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Did Not Appear

Mr. David Klotz wishes to address City Council.

Appeared Mr. Allen Kemper wishes to address City Council.

Appeared Mr. Bob Mondy wishes to address City Council.

37. NEW BUSINESS.

Recommended The mayor recommends the following appointment to the Springfield-Greene County Public Library Board: Cindy Waites with a term to expire July 1, 2020.

Referred Refer to the Plans and Policies Committee the Adoption of a Stormwater Criteria Manual.

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.

38. UNFINISHED BUSINESS.

39. MISCELLANEOUS.

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

41. Council Bill 2017-183. (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 CBC Subdivision, generally located at 3000 North Grant Avenue, 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).

42. Council Bill 2017-184. (Schilling)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Howey's Subdivision, generally located at 3920 South Kansas Avenue, 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).

43. Council Bill 2017-185. (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 Mace's Subdivision, generally located at 3009 East Republic Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements).

44. Council Bill 2017-186. (Prater)

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 SSAC Park Subdivision, generally located at 4825 East Kearney Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements).

45. Council Bill 2017-187. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to accept a donation in the amount of \$12,000.00, from the Downtown Community Improvement District designated for the purchase of two Trek E-Bicycles for use by the Springfield Police Department.

46. Council Bill 2017-188. (Prater)

A special ordinance authorizing the City Manager, or his designee, to enter into a license agreement with Environmental Works, Inc., to install and maintain two monitoring wells on public right-of-way to monitor groundwater conditions at no cost to the City.

47. CONSENT AGENDA – ONE READING BILLS.**48. CONSENT AGENDA – SECOND READING BILLS.**

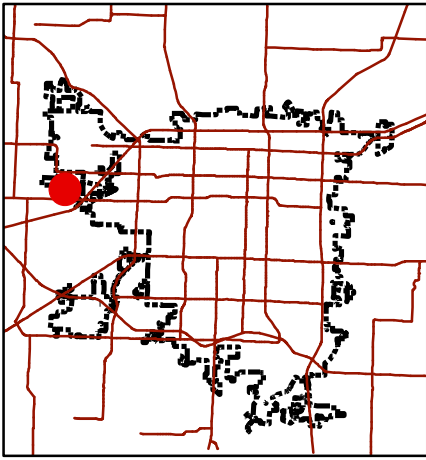
Confirmed

Confirm the following appointment to the Art Museum Board: Alia Lee with a term to expire June 1, 2020.

Confirmed

Confirm the following reappointments to the Art Museum Board: Jennifer Kennally and Christopher Weiss with terms to expire June 1, 2020.

49. END OF CONSENT AGENDA.**50. ADJOURN.**



Development Review Staff Report

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

Relinquish Easement No. 852

LOCATION: 1000 Block North Airport Boulevard

LOCATION SKETCH



- Area of Proposal

0 150 300 600 900
Feet

1 inch = 600 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 852

PURPOSE: To relinquish a utility easement

REPORT DATE: July 28, 2017

LOCATION: 1000 Block North Airport Boulevard

APPLICANT: Springfield Underground, Inc.

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. 852
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a utility easement in order to place the easement in the correct location for the future electric line extension. The existing easement is not needed after the electric line was designed for different location. The applicant is providing a replacement easement approved by City Utilities.

CITY UTILITIES COMMENTS:

No objection to relinquishment. After the easement was executed, the electric extension design was changed and the line moved north. A new easement is being written to show the new location. Since there are no facilities within the easement the relinquishment can move forward prior to the new easement being dedicated.

STAFF COMMENTS:

1. The applicant is requesting to relinquish a utility easement because it is no longer needed to serve utilities. After the subject easement was executed, the facilities were designed in a different location than the easement. The applicant is providing a replacement easement approved by City Utilities.
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. 852
APPROVAL CRITERIA

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

APPROVAL CRITERIA	STAFF RESPONSE:
1. No one has objected to the relinquishment of this easement.	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.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is providing a replacement easement.
3. That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is providing a replacement easements.

RELINQUISH EASEMENT NO. 852
EXHIBIT 1

A PERPETUAL UTILITY EASEMENT OF VARYING WIDTH BEING A PART OF THE GRANTOR'S TRACT OF LAND AS RECORDED IN THE GREENE COUNTY RECORDER'S OFFICE IN BOOK 2011 AT PAGE 019403-11, BOOK 1723 AT PAGE 252, AND BOOK 2480 AT PAGE 1350, LYING IN THE NORTHWEST 1/4, SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 23 WEST, SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 88°11'08" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 294.57 FEET TO A POINT ON THE EAST RIGHT OF WAY OF AIRPORT BOULEVARD FOR A POINT OF BEGINNING; THENCE NORTH 43°55'37" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 15.21 FEET; THENCE NORTH 04°07'17" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1.22 FEET; THENCE SOUTH 88°11'08" EAST, A DISTANCE OF 2132.80 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2038.30 FEET, AN ARC LENGTH OF 245.92 FEET, A CENTRAL ANGLE OF 06°54'45", A CHORD BEARING SOUTH 80°19'55"E, WITH A DISTANCE OF 245.77 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2081.30 FEET, AN ARC LENGTH OF 410.84 FEET, A CENTRAL ANGLE OF 11°18'36", A CHORD BEARING SOUTH 82°31'50" EAST, WITH A DISTANCE OF 410.17 FEET; THENCE SOUTH 88° 11'08" EAST, A DISTANCE OF 544.00 FEET; THENCE SOUTH 01°48'52" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°11'08" WEST, A DISTANCE OF 544.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2091.30 FEET, AN ARC LENGTH OF 412.81 FEET, A CENTRAL ANGLE OF 11°18'36", WITH A CHORD BEARING NORTH 82°31'50" WEST, WITH A DISTANCE OF 412.14 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2028.30 FEET, AN ARC LENGTH OF 243.94 FEET, A CENTRAL ANGLE OF 06°53'27", A CHORD BEARING NORTH 80°19'16" WEST, WITH A DISTANCE OF 243.79 FEET; THENCE SOUTH 01°48'52" WEST, A DISTANCE OF 14.97 FEET; THENCE NORTH 88°11'08" WEST, A DISTANCE OF 2154.34 FEET TO THE EAST RIGHT-OF-WAY OF AIRPORT BOULEVARD; THENCE NORTH 43°55'37" EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 16.85 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHWEST 1/4, SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 23 WEST, IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND

A 12.50 FOOT PERPETUAL UTILITY EASEMENT BEING A PART OF THE GRANTOR'S TRACT OF LAND AS RECORDED IN THE GREENE COUNTY RECORDER'S OFFICE IN BOOK 2015 AT PAGE 038718-15, LYING IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 23 WEST, SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 14; THENCE NORTH 88°37'59" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 34.72' FEET TO A POINT ON THE WEST LINE OF AN EXISTING 15 FEET UTILITY EASEMENT RECORDED IN BOOK 2348 AT PAGE 250 IN THE RECORDER'S OFFICE, SPRINGFIELD, GREENE COUNTY, MISSOURI, FOR A POINT OF BEGINNING; THENCE SOUTH 02°38'29" WEST, ALONG SAID WEST LINE OF EXISTING UTILITY EASEMENT, A DISTANCE OF 12.50 FEET; THENCE NORTH 88°37'59" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 02°38'29" EAST, A DISTANCE OF 12.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AIRPORT BOULEVARD; THENCE SOUTH 88°37'59" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 23 WEST, IN GREENE COUNTY, MISSOURI.

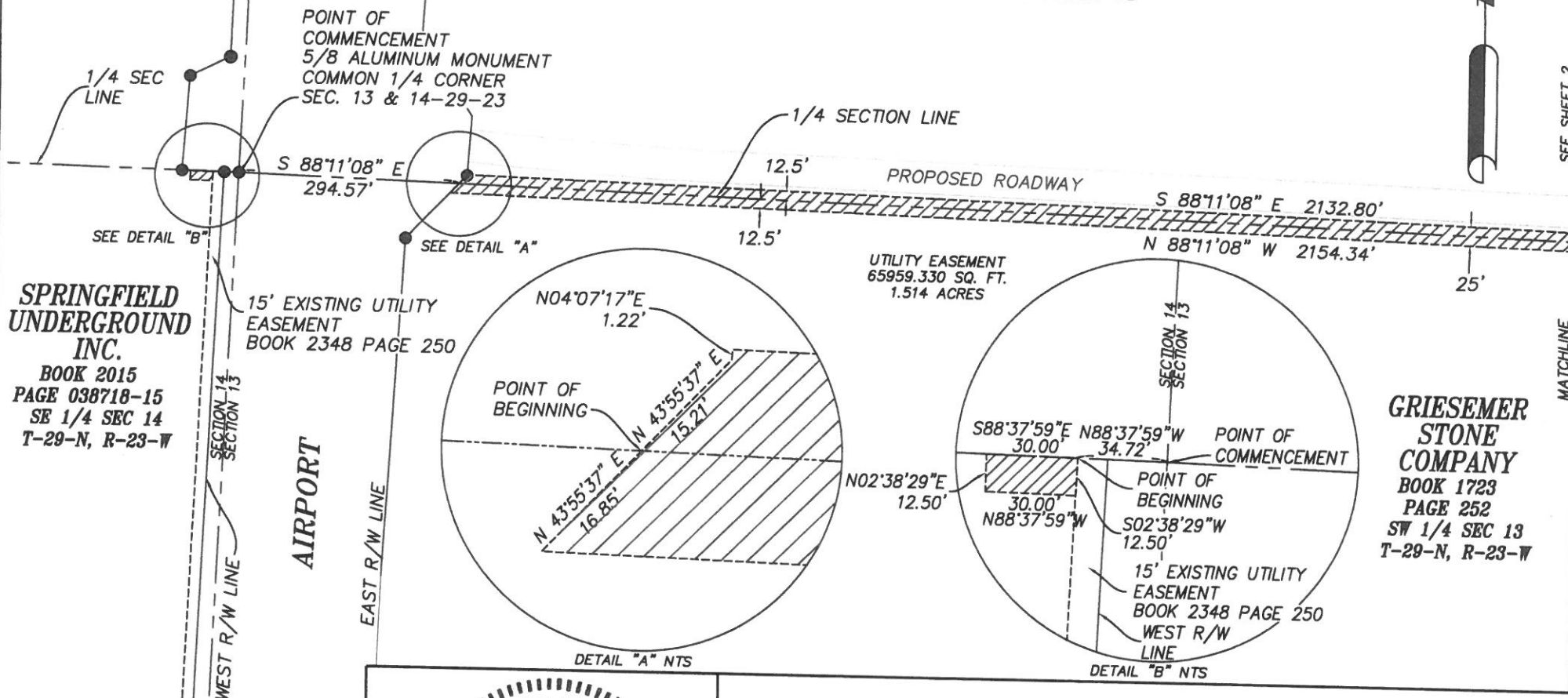
BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. DATE OF ADJUSTMENT 2007. CONTAINING 65959.330 SQUARE FEET OR 1.514 ACRES MORE OR LESS.

NE 1/4 SEC 14
T-29-N, R-23-W

NW 1/4 SEC 13, T-29-N, R-23-W

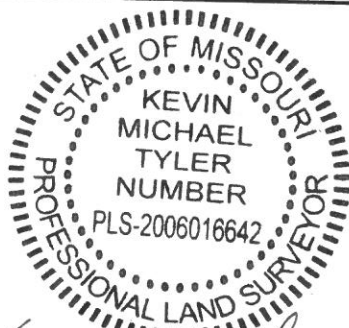
SPRINGFIELD UNDERGROUND, INC.
BOOK 2011 PAGE 019403-11

SEE SHEET 2



SPRINGFIELD
UNDERGROUND
INC.
BOOK 2015
PAGE 038718-15
SE 1/4 SEC 14
T-29-N, R-23-W

GRIESEMER
STONE
COMPANY
BOOK 1723
PAGE 252
SW 1/4 SEC 13
T-29-N, R-23-W



Kevin Michael Tyler
4/21/2017



UTILITY EASEMENT
SEC. 13 T-29-N R-23-W
SEC. 14 T-29-N R-23-W
SPRINGFIELD UNDERGROUND INC
3253 E CHESTNUT EXPY
SPRINGFIELD, GREENE, MISSOURI

ENGINEERED BY:	APPROVED BY: KMT	DATE: 4/20/2017	DATE ISSUED:	MAP NO.:
DRAWN BY: KMT	AGENCY NO.:	PLOT DATE/TIME: 4/20/2017	SCALE: 1" = 200'	
APPLICATION NO.:	PERMIT NO.:	SHEET OF 1 2	DRAWING NO.:	781430 ESMT

SPRINGFIELD UNDERGROUND, INC.

BOOK 2011 PAGE 019403-11

NW 1/4 SEC 13, T-29-N, R-23-W

SPRINGFIELD UNDERGROUND, INC.

BOOK 2480 PAGE 1350

NE 1/4 SEC 13, T-29-N, R-23-W

SEE SHEET 1

MATCHLINE

1/4 SECTION LINE



R=2038.30'
L=245.92'
D=6°54'45"
C=245.77'
CH=S80°19'55"E

CENTER OF
SECTION 13-29-23

R=2081.30'
L=410.84'
D=11°18'36"
C=410.17'
CH=S82°31'50"E

1/4 SECTION LINE

S01°48'52"W
14.97'

R=2028.30'
L=243.94'
D=6°53'27"
C=243.79'
CH=N80°19'16"W

R=2091.30'
L=412.81'
D=11°18'36"
C=412.14'
CH=N82°31'50"W

S 88°11'08" E 544.00'
N 88°11'08" W 544.00'

PROPOSED ROADWAY
S01°48'52"W
10.00'

GRIESEMER STONE COMPANY

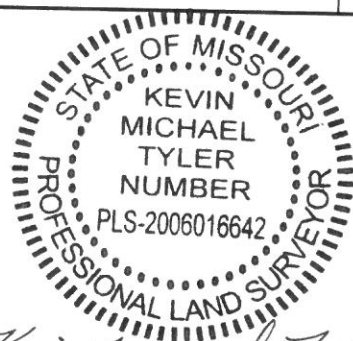
BOOK 1723 PAGE 252

SW 1/4 SEC 13, T-29-N, R-23-W

SPRINGFIELD UNDERGROUND, INC.

BOOK 2480 PAGE 1350

SE 1/4 SEC 13, T-29-N, R-23-W

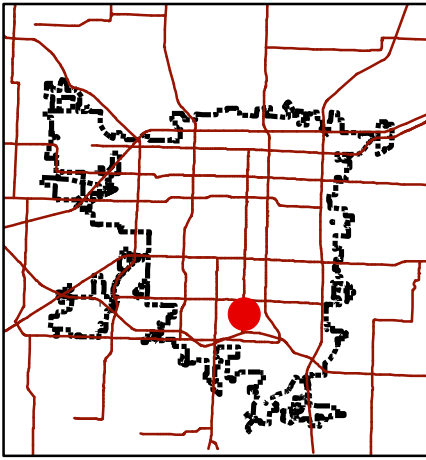


Kevin Michael Tyler
4/21/2017



UTILITY EASEMENT
SEC. 13 T-29-N R-23-W
SPRINGFIELD UNDERGROUND INC
3253 E CHESTNUT EXPY
SPRINGFIELD, GREENE, MISSOURI

ENGINEERED BY:	APPROVED BY: KMT	DATE: 4/20/2017	DATE ISSUED:	MAP NO.:
DRAWN BY: KMT	AGENCY NO.:	PLOT DATE/TIME: 4/20/2017	SCALE: 1" = 200'	
APPLICATION NO.:	PERMIT NO.:	SHEET 2 OF 2	DRAWING NO.:	781430 ESMT



Development Review Staff Report

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

Relinquish Easement No. 853

LOCATION: 3614 South National Avenue

LOCATION SKETCH



- Area of Proposal

0 50 100 200
Feet

1 inch = 125 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 853

PURPOSE: To relinquish a sanitary sewer and access easement

REPORT DATE: July 28, 2017

LOCATION: 3416 South National Avenue

APPLICANT: Sooner Investors, LLC & HRP & Associates, 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. 853
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a sanitary sewer and access easement in order to facilitate the development of the property. The subject sewer easement is in conflict with the proposed development. The sewer will be moved and a replacement easement is being provided by the applicant. The access easement is no longer necessary due to the adjustment of lot lines with a neighboring property.

CLEAN WATER SERVICES COMMENTS:

No objection with the following comments:

1. New sewer main has been inspected and is operational. Acceptance is pending until the lateral issue to the south has been resolved which is in process.
2. Because of a construction issue regarding the lateral for lot 2, the HRP property, some of the easement on the Sooner property is having to be retained. New sewer easement exhibit matches the consultants sketch.

TRAFFIC COMMENTS:

No objection to relinquishment of access easement.

STAFF COMMENTS:

1. The applicant is requesting to relinquish a sanitary sewer easement because it is in conflict with the proposed development. The applicant is relocating the public sewer and providing replacement easement and will not disrupt sewer service.
2. The applicant is requesting to relinquish an access easement in order to facilitate development of the property. The shared access easement is no longer needed due to a new lot configuration that adjusted the property lines with a neighboring property to the east.
3. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
4. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 853
APPROVAL CRITERIA

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

APPROVAL CRITERIA	STAFF RESPONSE:
1. No one has objected to the relinquishment of the easements	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.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is providing a replacement sanitary sewer easement.
3. That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is providing a replacement sanitary sewer easement.

RELINQUISH EASEMENT NO. 853
EXHIBIT 1

RELINQUISHMENT OF PORTIONS OF SANITARY SEWER EASEMENT

Being a part of Lot 1 in Bradford Park North, a subdivision in the City of Springfield, Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book PP, at Page 43; being a part of an existing sanitary sewer easement duly recorded in said subdivision, and being further described as follows:

COMMENCING at an "X" set in concrete marking the Northwest corner of Lot 1 in Bradford Park North, a subdivision in the City of Springfield, Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book PP, at Page 43, said point being in the South Right-of-Way line of Walnut Lawn, as now established; thence South 88 Degrees 22 Minutes 18 Seconds East along the North line of said Lot 1 and said South Right-of-Way line, a distance of 2.39 feet, to the Northwest corner of an existing sanitary sewer easement duly recorded in said subdivision; thence departing said North line and said South Right-of-Way line South 02 Degrees 04 Minutes 59 Seconds West along the West line of said sanitary sewer easement, a distance of 15.00 feet to the POINT OF BEGINNING; thence departing said West line South 88 Degrees 22 Minutes 18 Seconds East, a distance of 10.00 feet to a point in the East line of said sanitary sewer easement; thence South 02 Degrees 04 Minutes 59 Seconds West along said East line, a distance of 135.03 feet; thence continuing along said East line South 54 Degrees 26 Minutes 40 Seconds East, a distance of 142.33 feet to a point in the North line of said sanitary sewer easement; thence South 88 Degrees 22 Minutes 17 Seconds East along said North line, a distance of 5.54 feet; thence departing said North line South 01 Degrees 37 Minutes 43 Seconds West, a distance of 5.00 feet to a point in the South line of said Lot 1; thence North 88 Degrees 22 Minutes 17 Seconds West along said South line, a distance of 16.02 feet to a point in the West line of said sanitary sewer easement; thence departing said South line North 54 Degrees 26 Minutes 40 Seconds West along said West line, a distance of 141.80 feet; thence continuing along said West line North 02 Degrees 04 Minutes 59 Seconds East, a distance of 140.33 feet to the POINT OF BEGINNING, and containing 2,851 square feet, more or less. Subject to any rights-of-way, easements or other restrictions of record.

RELINQUISHMENT OF PORTIONS OF SANITARY SEWER EASEMENT

Being a part of Lot 2 in Bradford Park North, a subdivision in the City of Springfield, Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book PP, at Page 43; being a part of an existing sanitary sewer easement duly recorded in said subdivision, and being further described as follows:

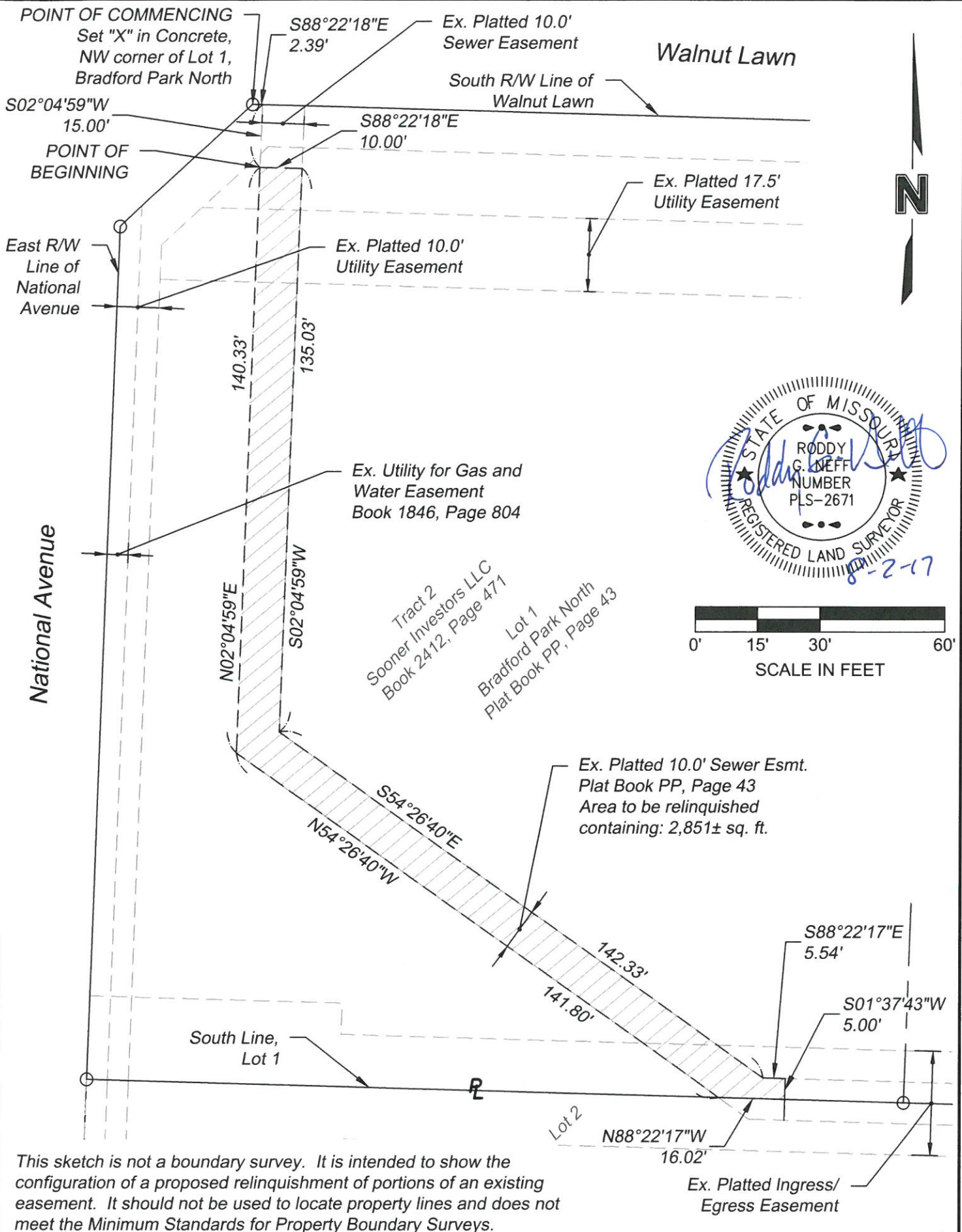
COMMENCING at a carved cross in concrete marking the Northwest corner of Lot 2 in Bradford Park North, a subdivision in the City of Springfield, Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book PP, at Page 43; thence South 88 Degrees 22 Minutes 17 Seconds East along the North line of said Lot 2, a distance of 150.76 feet to the POINT OF BEGINNING; thence continuing along said North line South 88 Degrees 22 Minutes 17 Seconds East, a distance of 16.02 feet; thence departing said North line South 01 Degrees 37 Minutes 43 Seconds West, a distance of 5.00 feet to a point in the South line on an existing sanitary sewer easement duly recorded in said subdivision; thence North 88 Degrees 22 Minutes 17 Seconds West along said South line, a distance of 8.59 feet; thence continuing along said South line North 54 Degrees 26 Minutes 40 Seconds West, a distance of 8.96 feet to the POINT OF BEGINNING, and containing 62 square feet, more or less. Subject to any rights-of-way, easements or other restrictions of record.

RELINQUISHMENT OF JOINT DRIVEWAY EASEMENT

Being a part of Lot 1 in Bradford Park North, a subdivision in the City of Springfield, Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book PP, at Page 43; being all of an existing Joint Driveway Easement duly recorded in the Greene County Recorder's Office as a Joint Driveway Agreement in Deed Book 2408, at Page 1503, and being further described as follows:

COMMENCING at an "X" set in concrete marking the Northwest corner of Lot 1 in Bradford Park North, a subdivision in the City of Springfield, Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book PP, at Page 43, said point being in the South Right-of-Way line of Walnut Lawn, as now established; thence South 88 Degrees 22 Minutes 18 Seconds East along the North line of said Lot 1 and said South Right-of-Way line, a distance of 134.21 feet, to the Northwest corner of a Joint Driveway Agreement, duly recorded in the Greene County Recorder's Office in Deed Book 2408, at Page 1503, said point being the POINT OF BEGINNING; thence continuing along said North line, said South Right-of-Way line and the North line of said Joint Driveway Agreement South 88 Degrees 22 Minutes 18 Seconds East, a distance of 30.00 feet; thence continuing along said North line and said South Right-of-Way line, along a curve to the left having a Radius of 409.21 feet and a Chord that bears South 89 Degrees 46 Minutes 22 Seconds East, passing over a Cross cut in concrete measured 0.73 feet from the origin of the herein course, an arc distance of 20.01 feet to a point being the Northeast corner of said Joint Driveway Agreement; thence departing said North line and said South Right-of-Way line South 02 Degrees 05 Minutes 06 Seconds West along the East line of said Joint Driveway Agreement, a distance of 50.49 feet to the Southeast corner thereof; thence North 88 Degrees 22 Minutes 10 Seconds West along the South line of said Joint Driveway Agreement, a distance of 50.00 feet to the Southwest corner thereof; thence North 02 Degrees 05 Minutes 06 Seconds East along the West line of said Joint Driveway Agreement, a distance of 50.00 feet to the POINT OF BEGINNING, and containing 2,503 square feet, more or less. Subject to any rights-of-way, easements or other restrictions of record.

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DATE: Jul 31, 2017 9:21am
XREFS: V_XBOU_62808
USER: carold



PROJECT NO: 16-2808

DRAWN BY: DRC

DATE: 07.31.17

SANITARY SEWER RELINQUISHMENT

MOLSSON
ASSOCIATES

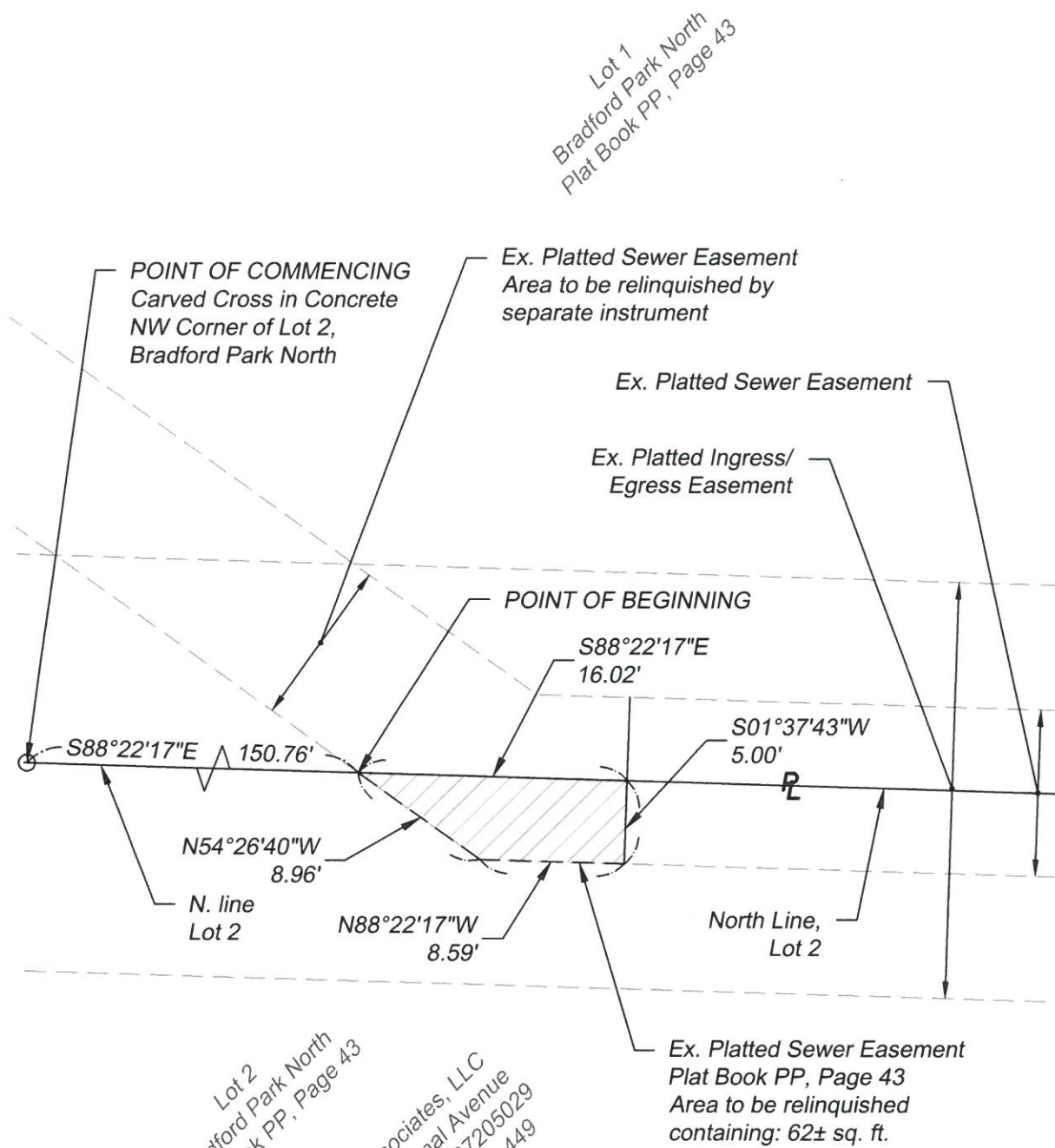
550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 401.890.8805

EXHIBIT

B

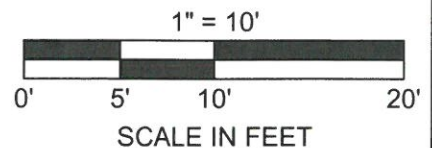
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DATE: Aug 01, 2017 3:01pm
XREFS: V_XBOU_62808

USER: ddrumm



Lot 2
Bradford Park North
Plat Book PP, Page 43

HRP & Associates, LLC
3424 S. National Avenue
Parcel ID# 881907205029
Book 2676, Page 449



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

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DRAWN BY: DRC
DATE: 07.31.17

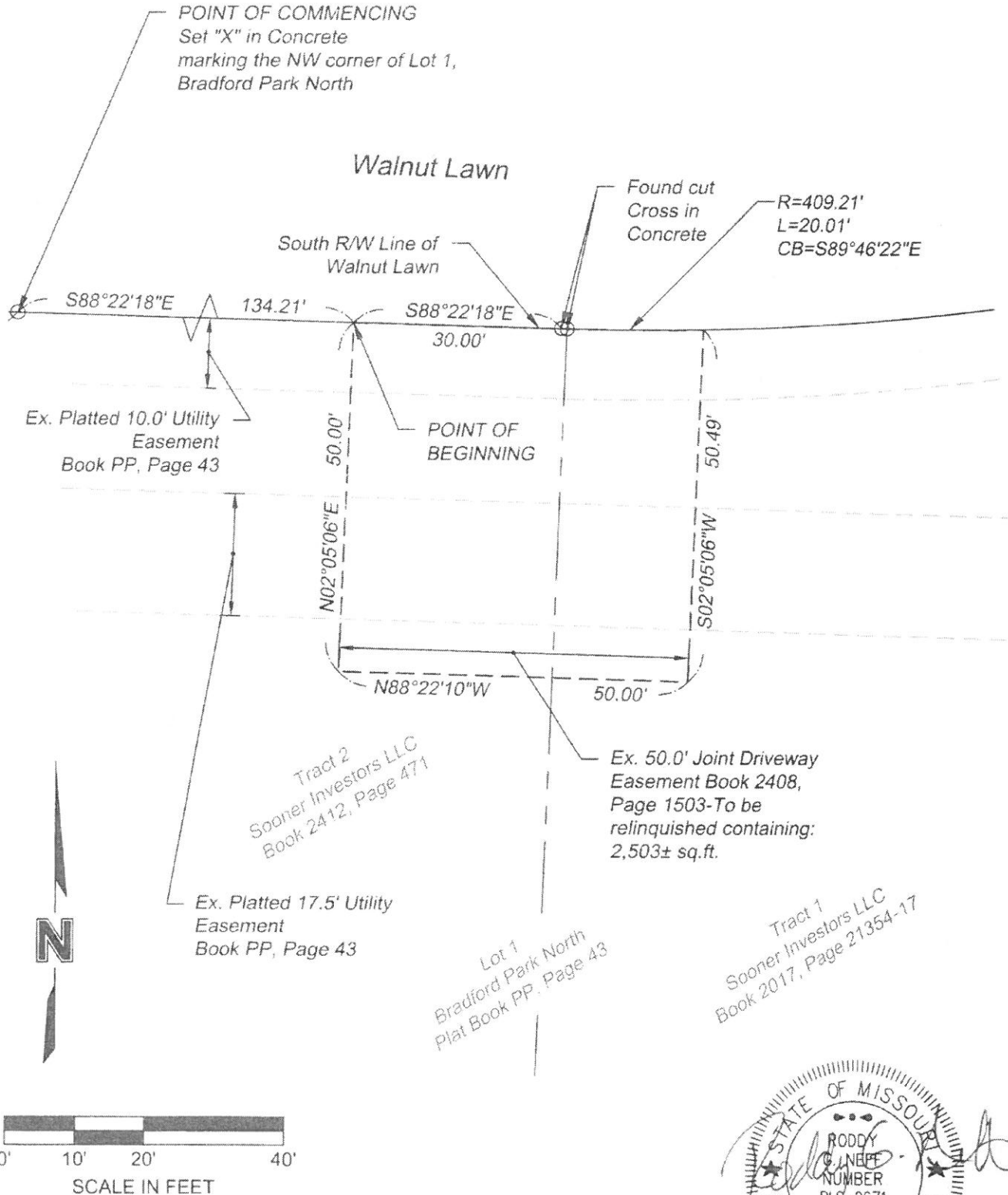
**SANITARY SEWER
RELINQUISHMENT**

MOLSSON
ASSOCIATES

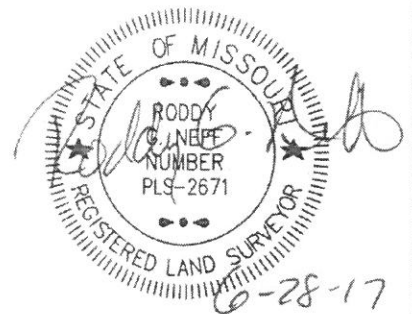
550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 401.890.8805

EXHIBIT
B

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XREFS: V_XBOU_62808
USER: cornold



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



PROJECT NO: 16-2808
DRAWN BY: DRC
DATE: 06.28.17

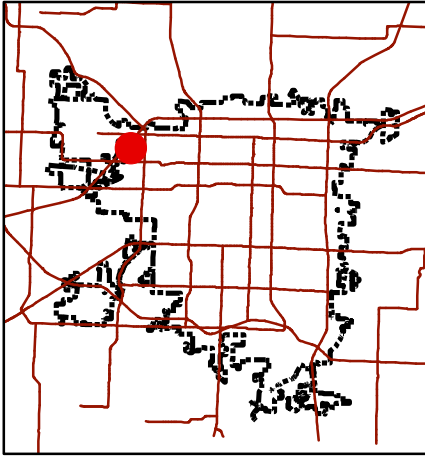
JOINT DRIVEWAY RELINQUISHMENT

MOLSSON
ASSOCIATES

550 St. Louis Street
TEL 417.890.8802
FAX 401.890.8805

EXHIBIT

B



Development Review Staff Report

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

Vacation 791

LOCATION: 2100 block North Eldon Avenue

LOCATION SKETCH



- Area of Proposal

0 50 100 200

Feet

1 inch = 250 feet

DEVELOPMENT REVIEW STAFF REPORT
VACATION 791

REPORT DATE: July 28, 2017

LOCATION: 2100 block of North Eldon Avenue

APPLICANT: Pioneer Advertising Company & West Bypass LLC

VACATION AREA: Approximately 0.31 acres

FINDINGS FOR STAFF RECOMMENDATION:

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

RECOMMENDATION:

Staff recommends **approval** of this request.

ADJACENT PROPERTY OWNER COMMENTS:

Three (3) property owners are within three hundred (300) feet of the subject area and have been notified of this action. Staff has not received any comments.

NEIGHBORHOOD MEETING:

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

STAFF COMMENTS:

1. This is a request to vacate the street right-of-way for the 2100 block of North Eldon Avenue. The subject right-of-way dead-ends into Interstate 44 and does not currently serve occupied structures as the adjacent land is vacant and undeveloped. If this application is approved, the applicant intends to install a gate to limit access because illegal dumping has been a problem in the area.
2. All interested departments have responded and necessary easements have been provided by the applicant.
3. The proposed vacation was reviewed by City departments and comments are contained in Attachment 1.

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENTS:

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

ATTACHMENT 1
DEPARTMENT COMMENTS
VACATION 791

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection with vacation proposal.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic has no objection to the vacation, however, a driveway type turnaround will need to be provided just south of the gate.

STORMWATER COMMENTS:

No objection with vacation proposal.

CLEAN WATER SERVICES COMMENTS:

No objection with vacation proposal.

CITY UTILITIES COMMENTS:

City Utilities will need a 25 foot easement for the existing 3-phase overhead electric line running on the west side of Eldon. CU considered retiring this section of electric but it serves as a connection between Division St and Kearney Street. City Utilities expects to have the easement before the Commission hearing.

If the vacated street will be gated please contact CU to coordinate access arrangements.

FIRE DEPARTMENT COMMENTS:

No objection with vacation proposal.

ATTACHMENT 2
APPROVAL CRITERIA
VACATION 791

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

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

STAFF RESPONSE:

Adjacent property owners have access to another street. The subject right-of-way dead-ends into Interstate 44 and does not currently serve occupied structures as the adjacent land is vacant and undeveloped

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

STAFF RESPONSE:

All adjacent owners have given their consent to the vacation.

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

STAFF RESPONSE:

The right-of-way is not needed and does not serve a useful purpose. The subject right-of-way dead-ends into Interstate 44 and does not currently serve occupied structures as the adjacent land is vacant and undeveloped

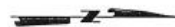
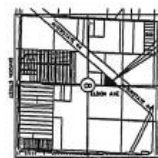
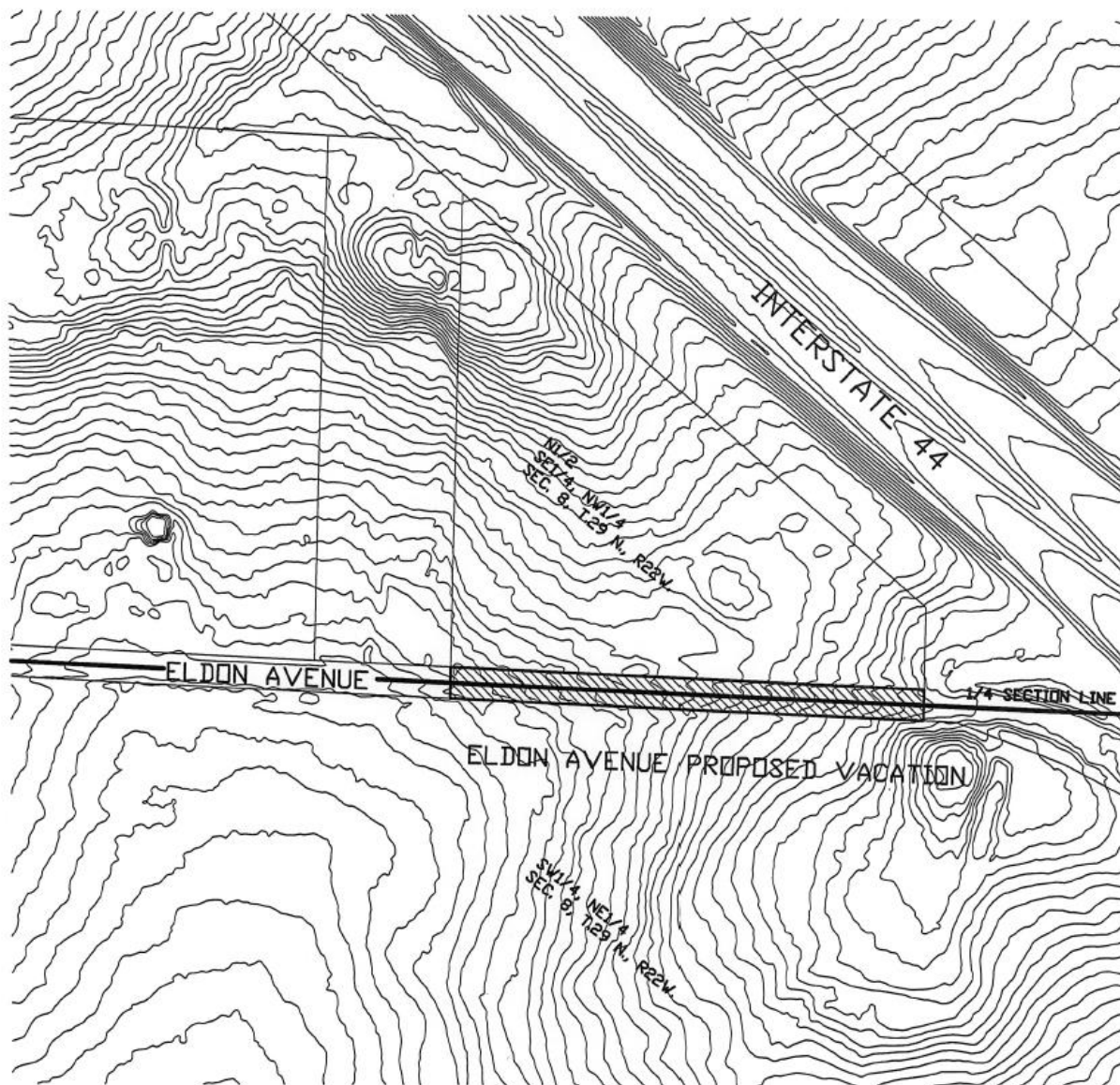
4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

The vacation of right-of-way will not affect utilities. All interested departments have responded and necessary easements have been provided by the applicant.

ATTACHMENT 3
LEGAL DESCRIPTION AND SURVEY
VACATION 791

ROAD RIGHT-OF-WAY, OF VARIABLE WIDTH, 15 FEET, MORE OR LESS, ON EACH SIDE OF THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 29, RANGE 22, LYING SOUTH AND EAST OF INTERSTATE 44 AND CONTAINING APPROXIMATELY 13,500 SQUARE FEET.



PREPARED FOR
ELDON ROAD EXHIBIT
2049 N. ELDON AVE. SPRINGFIELD, MISSOURI

WILSON SURVEYING CO., INC.
Surveying / Land Planning
2002 S. STEWART AVENUE
SPRINGFIELD, MO. 65804
TELE. 417-522-7870 FAX 417-522-7874

[illegible]TESTED FOR CONSTRUCTION
DATE: _____

DRAWN BY
 RLD
 CRYSTAL CHIEF
 CHECKED
 RSW
 DATE
 FEBRUARY 21, 2017
 SCALE
 $1" = 20'$
 JOB NO.
 17007
 DRAWING NO.
 WD-104-KXX
 SHEET
 1 OF 1 SHEETS

NEIGHBORHOOD MEETING SUMMARY

1. Request to vacate: 2000 block N Eldon

(subject address)
2. Meeting Date & Time: March 23, 2017 4:00 pm to 6:30 pm
3. Meeting Location: LaQuinta Inn 2445 N Airport
4. Number of invitations that were sent: 6
5. How was the mailing list generated: Springfield Planning Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 0
7. List the verbal comments and how you plan to address any issues:

No comments

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

No comments

Vacation 792

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

The map displays the following land use zones and streets:

- Streets:** N CLAY AVE, E CENTRAL ST, E CHESTNUT ST, E CHESTNUT EXPY, N HAMPTON AVE, N NATIONAL AVE, N PROSPECT AVE, E SCOTT ST, E PYTHIAN ST, E BROWER ST.
- Land Use Zones:** UCD 3 E, UCD 3 PD, UCD 3 ER-SF, UCD 3, UCD 3 D, R-SF, R-TH, GI, GM, CS, LB, R-TH, GR, HM, CC, HC, PD.
- Highlighted Area:** A red outline indicates a specific area in the center of the map, bounded by E Central St to the north, E Chestnut St to the south, N Hampton Ave to the west, and N National Ave to the east.



- Area of Proposal



1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
VACATION 792

REPORT DATE: June 1, 2017

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

APPLICANT: Ozark Technical Community College

VACATION AREA: Approximately 5 acres

FINDINGS FOR STAFF RECOMMENDATION:

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

RECOMMENDATION:

Staff recommends **approval** of this request.

NEIGHBORHOOD MEETING:

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

PUBLIC COMMENTS:

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

Notices mailed	31
Notices returned as undeliverable	1
Comments received	0

STAFF COMMENTS:

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

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

2. The Public Works Department has agreed to support the vacation request as part of the cost share agreement that included the improvements and relocation of Central/Pythian Streets and because they no longer have a purpose for the streets and right-of-way within these areas.
3. All necessary easements to accommodate existing facilities within the subject rights-of-way will be retained as part of this vacation. The applicant has provided replacement easements for MoDOT bridge maintenance access, bicycle/pedestrian trail for the "Link", emergency access for Fire and Police, existing stormwater facilities and existing sanitary sewer facilities.
4. The proposed vacation was reviewed by City departments and comments are contained in Attachment 1.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

EXHIBIT 1
DEPARTMENT COMMENTS
VACATION 792

AT&T COMMENTS:

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

BUILDING DEVELOPMENT SERVICES COMMENTS:

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

CLEAN WATER SERVICES COMMENTS:

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

CITY UTILITIES:

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

FIRE DEPARTMENT COMMENTS:

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

MODOT COMMENTS:

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

POLICE DEPARTMENT COMMENTS:

No issues.

PUBLIC WORKS RIGHT-OF-WAY COMMENTS:

Replacement easements are ready to be signed.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

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

STORMWATER COMMENTS:

All previous comments have been addressed. Vacation is approved.

EXHIBIT 2
APPROVAL CRITERIA
VACATION 792

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

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

STAFF RESPONSE:

All adjacent properties have access to other public streets.

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

STAFF RESPONSE:

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

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

STAFF RESPONSE:

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

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

STAFF RESPONSE:

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

Exhibit 3

EXHIBIT "A-5"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTAINING 39,735 SQUARE FEET.

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



R/W VACATE – CHESTNUT ST.

EXHIBIT "A-4"

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

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

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

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

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

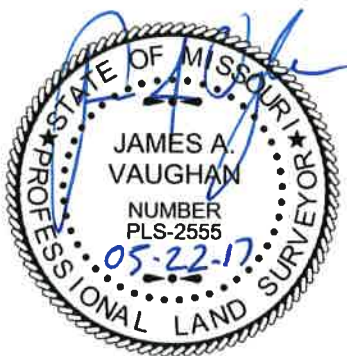
THENCE SOUTH 02°00'13" WEST, ALONG SAID THE EAST RIGHT OF WAY, A DISTANCE OF 386.13 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID JM RICHARDSON'S 1ST ADDITION, ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF HAMPTON AVENUE AND CENTRAL STREET.

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

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

CONTAINING 23,201 SQUARE FEET.

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



R/W VACATE – HAMPTON AVE.

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

PYTHIAN STREET

STEPHANIE E. MILLER
BOOK 2290 PAGE 0740

S02° 00' 13"W
50.00'

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

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

S87°59'47"E
60.00'

JUNIOR COLLEGE DISTRICT OF
CENTRAL SOUTHWEST
MISSOURI, A POLITICAL
SUBDIVISION
BOOK 2005
PAGE 065340-05

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

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

JM RICHARDSON'S
2ND ADDITION

JM RICHARDSON'S
1ST ADDITION

HAMPTON AVENUE

N02° 00' 13"E 387.24'

S02° 00' 13"W 386.13'

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

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

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

STREET VACATE
23,201 SQUARE FEET

N89°03'00"W
60.01'

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

CENTRAL STREET

DATE 04/10/17 CJW PROJECT No. 17007

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

5051 S. National
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www.GoCJW.com

SKETCH EXHIBIT "B-4"

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

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

EXHIBIT "A-3"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ALSO

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

R/W VACATE – CENTRAL ST.

TRACT B – A PERPETUAL STREET EASEMENT

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

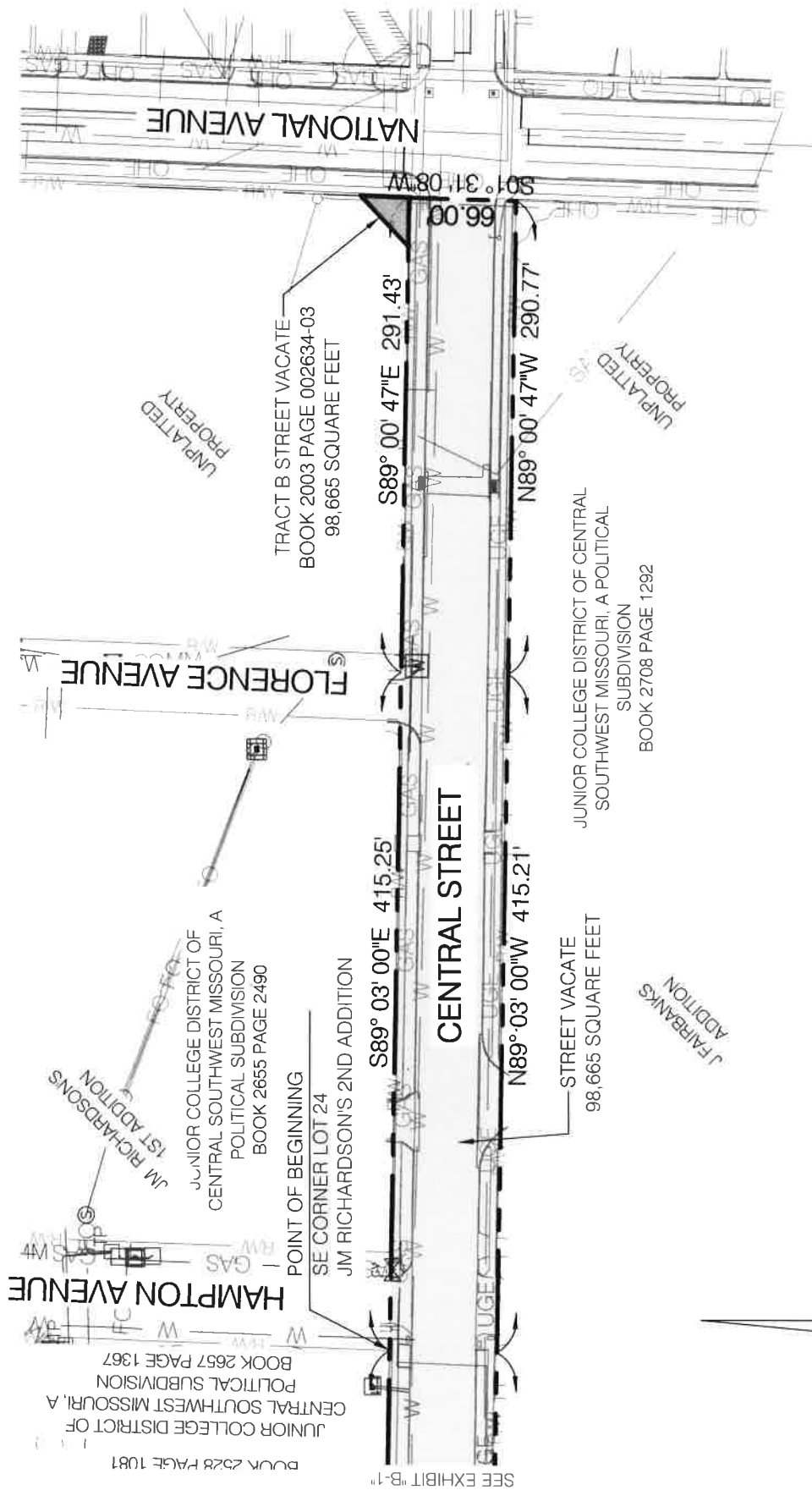
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE SOUTH 02°05'43" WEST, 469.44 FEET; THENCE NORTH 89°11'39" WEST, 10.00 FEET TO THE POINT OF BEGINNING SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF CENTRAL STREET; THENCE ALONG SAID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

CONTAINING 98,665 SQUARE FEET.

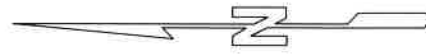
THIS DESCRIPTION WAS PREPARED BY CJW TRANSPORTATION CONSULTANTS, LLC; CORPORATE LAND SURVEY NUMBER 2007008003.



R/W VACATE – CENTRAL ST.



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



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

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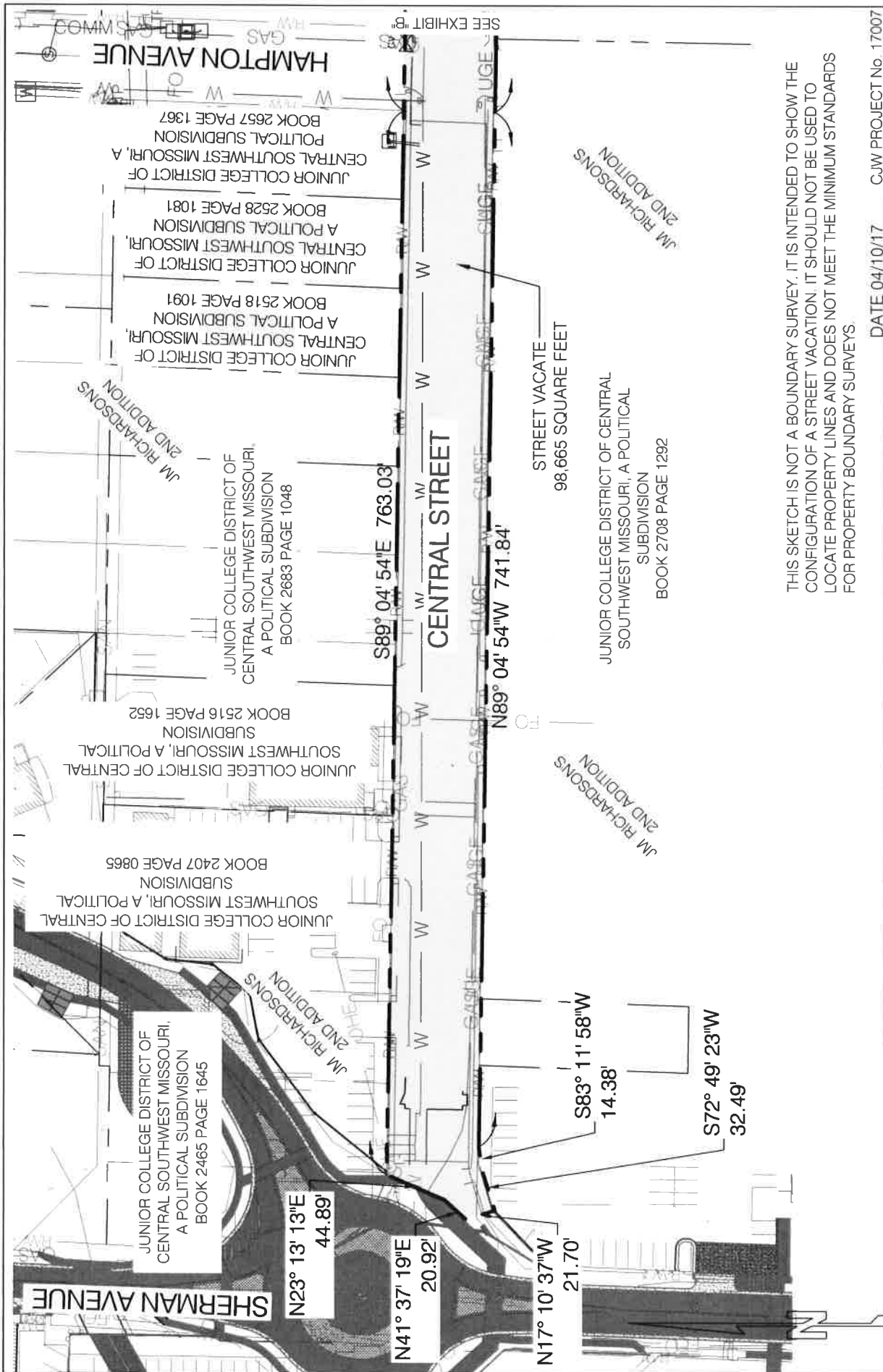
SKETCH EXHIBIT "B-3"
OZARKS TECHNICAL COMMUNITY COLLEGE
STREET VACATE - CENTRAL STREET
PART OF THE NE1/4 OF THE SE1/4 OF S 13, T29N, R22W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

DATE 04/10/17 CJW PROJECT No. 17007

Prepared by:



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



Prepared by:

CJW

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

SKETCH EXHIBIT "B-3.1"

OZARKS TECHNICAL COMMUNITY COLLEGE

STREET VACATE - CENTRAL STREET

PART OF THE NE1/4 OF THE SE1/4 OF S 13, T29N, R22W
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GRID NORTH

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

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EXHIBIT "A-2"

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

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

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

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

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

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

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

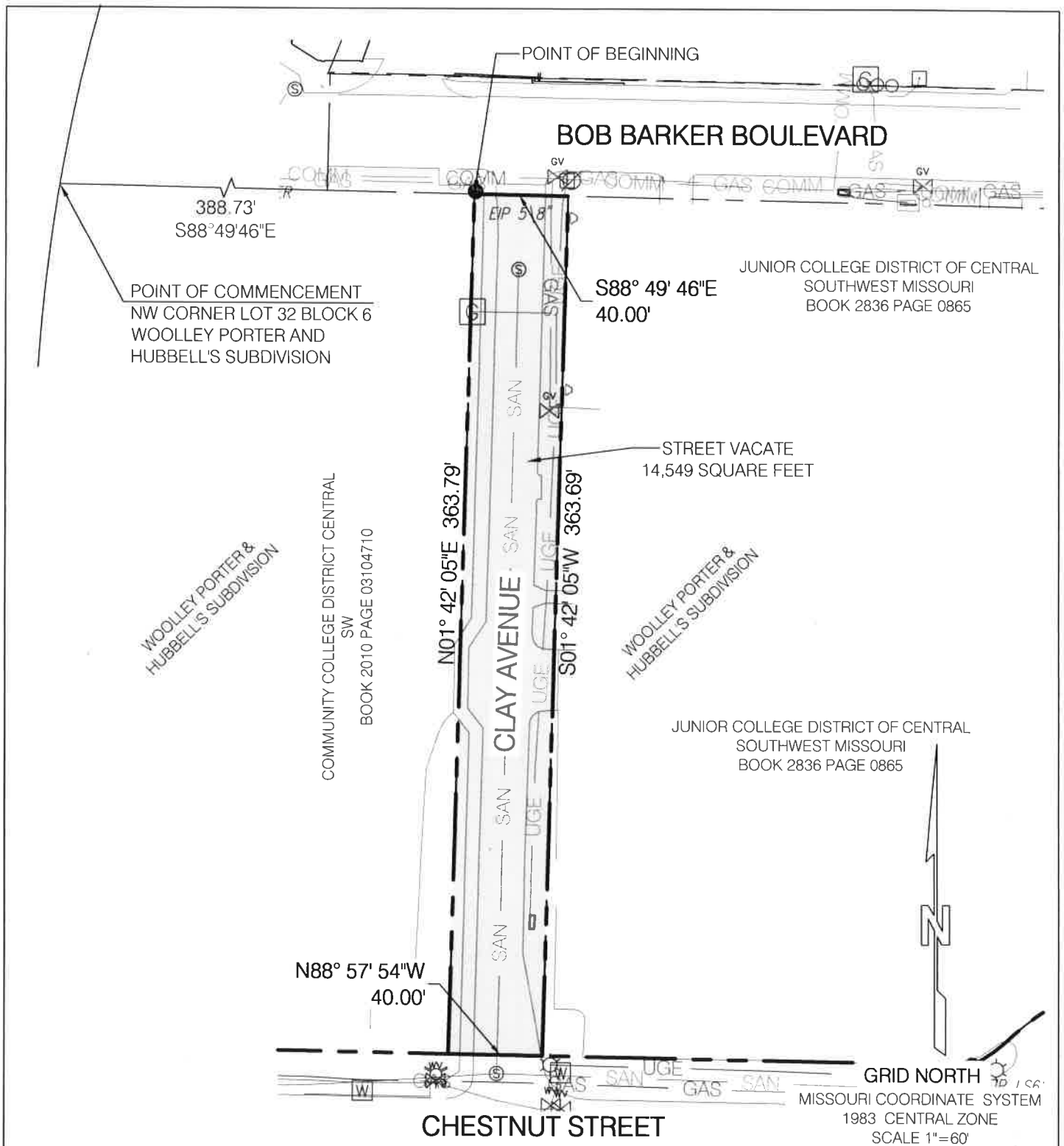
THENCE NORTH 01°42'05" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID CLAY AVENUE, A DISTANCE OF 363.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14,549 SQUARE FEET.

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



R/W VACATE – CLAY AVE.



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

DATE 04/10/17

CJW PROJECT No. 17007

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www.GoCJW.com

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

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

EXHIBIT "A-1"

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

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

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

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

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

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

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

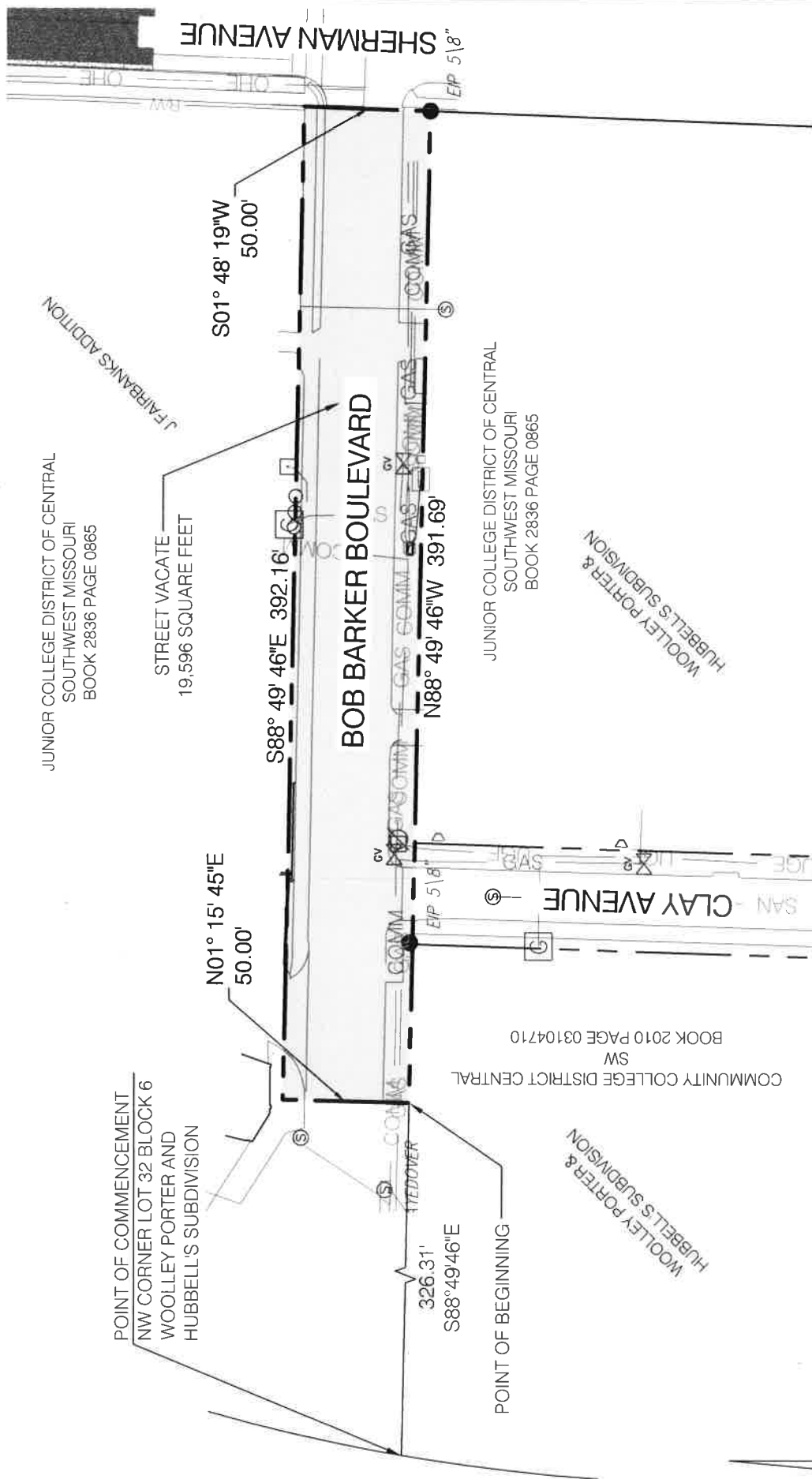
THENCE NORTH 88°49'46" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOB BARKER BOULEVARD, A DISTANCE OF 391.69 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 19,596 SQUARE FEET.

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



R/W VACATE – BOB BARKER BLVD.



DATE 04/10/17 CJW PROJECT No. 17007
Prepared by:



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

SKETCH EXHIBIT "B-1"

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

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

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

EXHIBIT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

R/W VACATE – FLORENCE AVE.

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

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

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

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

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

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

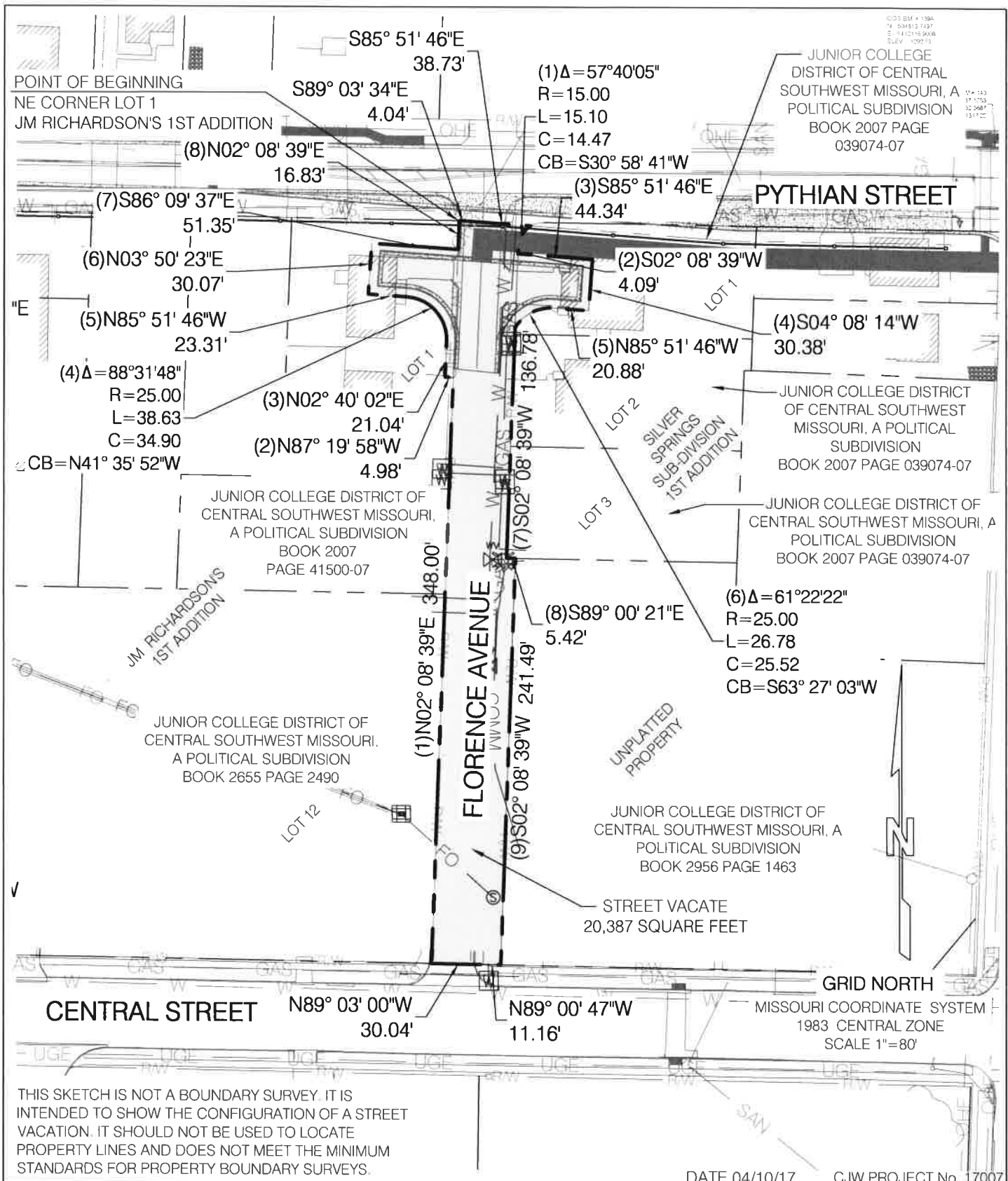
(8) NORTH 02°08'39" EAST, A DISTANCE OF 16.83 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 20,387 SQUARE FEET.

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



R/W VACATE -- FLORENCE AVE.



5051 S. National
Suite 7A
Springfield, MO 65810
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SKETCH EXHIBIT "B"
OZARKS TECHNICAL COMMUNITY COLLEGE
STREET VACATE - FLORENCE AVENUE
PART OF THE NE1/4 OF THE SE1/4 OF S 13, T29N, R22W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

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

DEVELOPMENT REVIEW STAFF REPORT
MAJOR THOROUGHFARE PLAN MAP AMENDMENT

DATE: August 1, 2017

PURPOSE: To amend Figure 20-2 and 20-9 in the City of Springfield Transportation Plan by reclassifying a portion of Grant Avenue from a Primary Arterial to a Secondary Arterial on the Major Thoroughfare Plan.

LOCATION: Grant Avenue from Grand Street to Norton Road in the City of Springfield

APPLICANT: City of Springfield

FINDINGS FOR STAFF RECOMMENDATION:

1. The Springfield-Greene County Comprehensive Plan Transportation Plan Element was adopted by City Council on June 11, 2001. A portion of this document identifies the Major Thoroughfares within the City.
2. The Major Thoroughfare Plan represents future roadway functions. It is intended to provide an overall framework for making decisions on thoroughfare improvements and extensions. It identifies locations of future major transportation corridors and serves as a general guide for securing rights-of-ways. Future roads are shown in general locations, the actual location may vary.
3. Grant Avenue is already classified as a Secondary Arterial from Sunshine Street to Grand Street and does not extend past Sunshine Street. Grant Avenue is classified as a Secondary Arterial from Norton Road north into the county.
4. The current classification of a Primary Arterial from Grand Street to Norton Road hinders any type of redevelopment, particularly in the downtown section, due to the right of way requirements for a Primary Arterial. The right of way requirement for a Secondary Arterial is less.
5. Traffic counts for Grant Avenue are consistent with traffic counts for a Secondary Arterial.
6. The Major Thoroughfare Plan map currently exists as Figure 20-2 and Figure 20-9 in the Transportation Plan.
7. Ozarks Transportation Organization Board of Directors passed this revision to the Major Thoroughfare Plan at their Board Meeting on June 15, 2017.

8. The proposed amendment follows the goals set forth in the Transportation Plan which are:
 - i. Identify and establish future thoroughfare systems that integrates land uses with transportation system needs.
 - ii. Recognize a distinct hierarchy of street classification based on traffic flow and land accessibility.
 - iii. Addressing issues such as roadway alignment preservation, development considerations and relationships, secondary circulation systems, traffic forecasts and transportation improvements.

RECOMMENDATION:

Staff recommends reclassifying Grant Avenue from Grand Street to Norton Road as a Secondary Arterial and subsequently amending Figure 20-2 and 20-9 in the Transportation Plan.

PUBLIC COMMENTS:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing.

CITY COUNCIL PUBLIC HEARING:

September 5, 2017

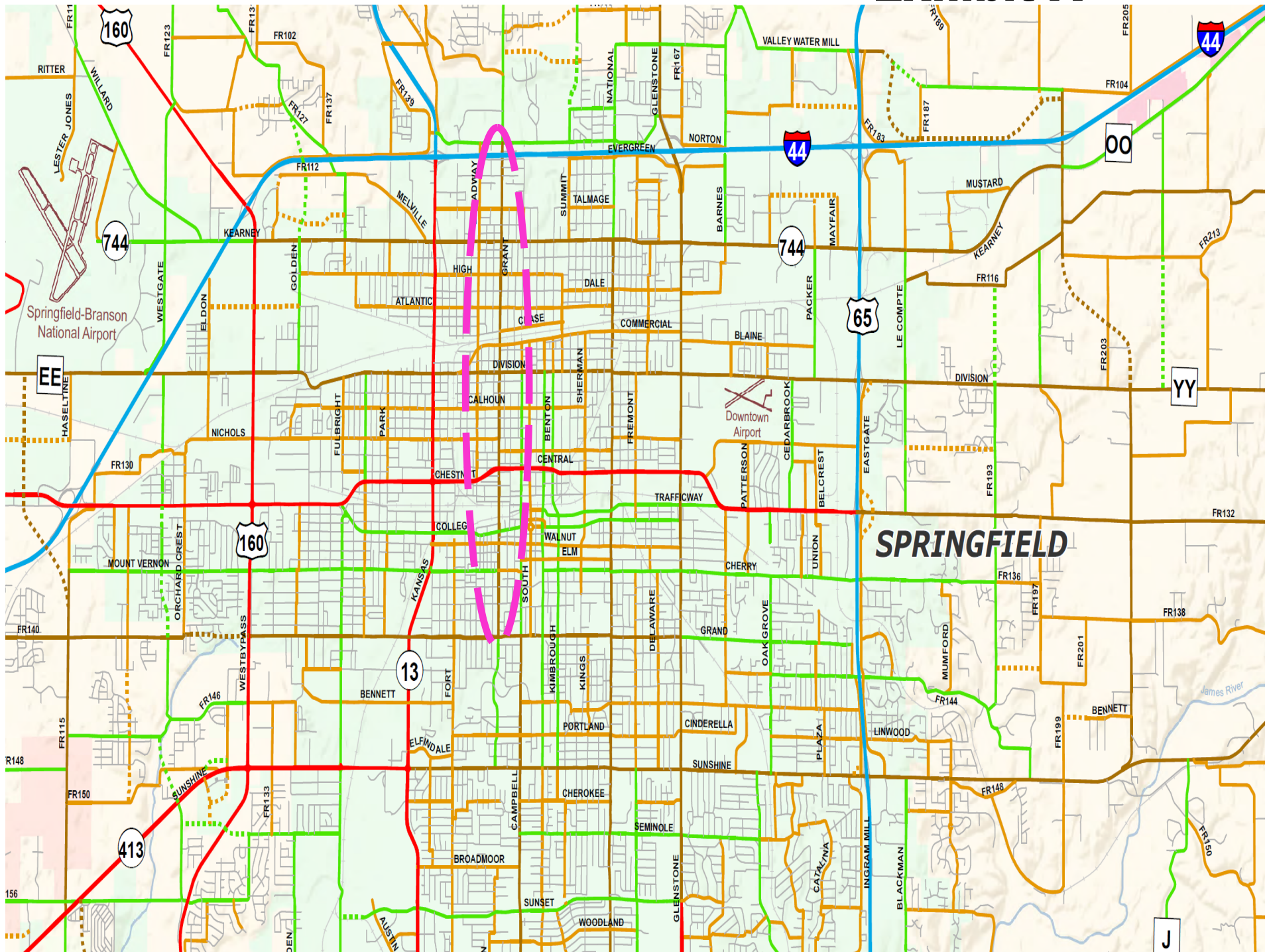
STAFF CONTACT:

Dawne Gardner, AICP
Transportation Planner
417-864-1863

EXHIBITS:

Exhibit A: Major Thoroughfare Plan Map with proposed amendment

Exhibit A



Development Review Staff Report

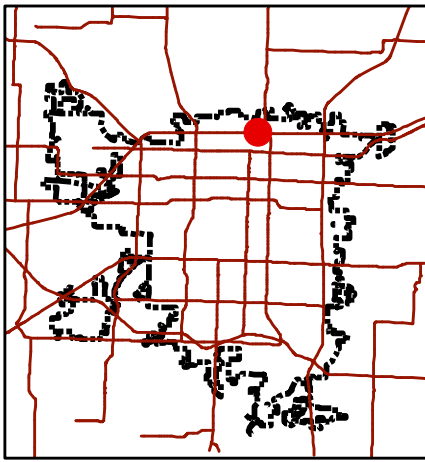
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - Coach House

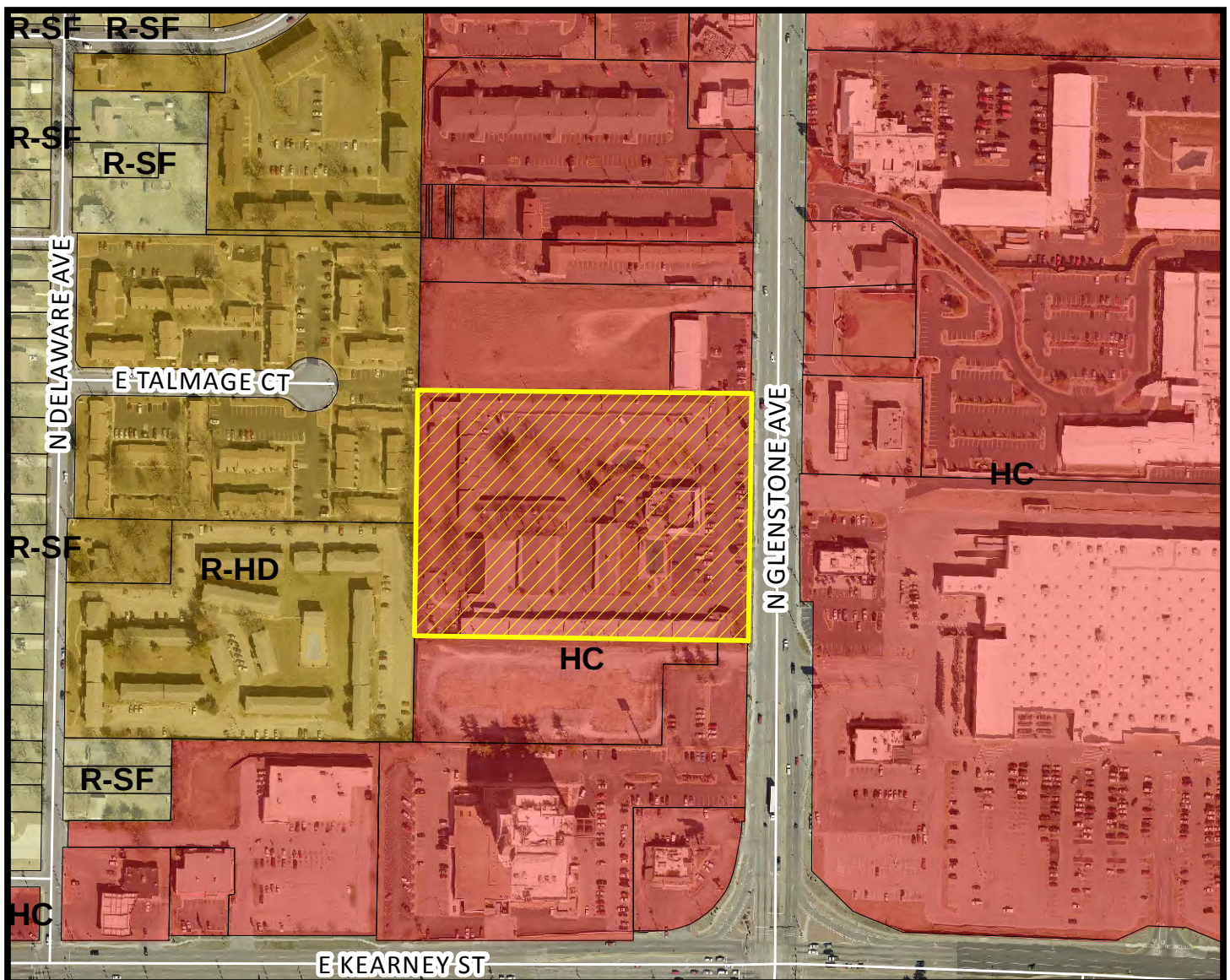
LOCATION: 2535 N. Glenstone Avenue

CURRENT ZONE: HC, Highway Commercial

PROPOSED ZONE: NA



LOCATION SKETCH



- Area of Proposal

0 150 300 600 900 Feet

1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – COACH HOUSE

PURPOSE: To approve a preliminary plat to subdivide approximately 6.47 acres into a two lot commercial subdivision

REPORT DATE: July 31, 2017

LOCATION: 2535 N. Glenstone Avenue

APPLICANT: Coach House Properties, LLC

TRACT SIZE: Approximately 6.47 acres

EXISTING USE: Temporary lodging uses

PROPOSED USE: Temporary lodging uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below is consistent with the City's *Subdivision Regulations*.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public sewer and service lateral currently available for each proposed lot. The north sewer easement shall be adjusted on the final plat so that no new encroachments are created.
 - b. Public improvement plans will be required for any concentrated runoff crossing lot lines, as well as for detention and/or water quality features serving more than one lot. These improvements must be constructed, inspected, approved and operational, or, if approved, shall be escrowed prior to issuance of a building permit or final plat. Buyout in lieu of on-site stormwater detention will not be allowed and detention must be provided if

required.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Cross-access easements are required for the shared aisles between Lot 1 and Lot 2 as well as the southern-most shared driveway approach onto Glenstone Avenue.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	HC	Motel
East	HC	Walmart and restaurants
South	HC	Hotel
West	R-HD	Multi-family apartments

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium Intensity Retail, Office or Housing. It is located within a Community Activity Center at I-44, Glenstone and Kearney. This area serves as a center for the northside and for hotels/motels and restaurants. Given the importance of I-44, this area will continue to intensify these land uses.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 6.47 acres into a two lot commercial subdivision named "COACH HOUSE". The property is currently zoned HC, Highway Commercial District, and currently has motel and restaurant businesses on it.
2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
3. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL MEETING:

September 5, 2017

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT – COACH HOUSE

AT&T COMMENTS:

AT&T has facilities within right-of-way that will continue to be maintained.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

CU will work with developer on new services and relocations. All utilities are available.

FIRE DEPARTMENT COMMENTS:

Depending on property use and buildings constructed, emergency cross access easements may be required.

MODOT COMMENTS:

Need to work together on drives (number, widths, locations) and r/w width.

TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies N. Glenstone Avenue as a Primary Arterial roadway. The standard right-of-way width for N. Glenstone Avenue is 50 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. North Glenstone Avenue is a MODOT maintained street. The most recent traffic count on N. Glenstone Avenue north of E. Kearney Street is 32,084 vehicles per day. There are currently three driveway access points along the property frontage on N. Glenstone Avenue pertaining to this property. There is sidewalk along the property frontage of N. Glenstone Avenue. The existing infrastructure meets current city standards. On-street parking is not allowed along N. Glenstone Avenue. There is not a Greenway Trail in the area pertaining to this zoning. There are bus stops along N. Glenstone Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

1. A cross-access easement is required for the southern-most shared driveway approach onto Glenstone Avenue.
2. Glenstone Avenue is within MODOT jurisdiction. Defer to MODOT for comments on Glenstone Avenue right-of-way.

Public Works Traffic Division	Response
Street classification	N. Glenstone Avenue – Primary Arterial
On-street parking along streets	N. Glenstone Avenue – No
Trips generated - Peak Hour	67 vehicles (HC) 67 vehicles (HC)
Additional Trips generated with zoning change - Peak Hour	No Change in Zoning at this time
Existing street right of way widths	N. Glenstone Avenue - 52 ft from the centerline
Standard right of way widths	N. Glenstone Avenue - 50 ft from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

*A traffic study is not required as part of a preliminary plat.

STORMWATER COMMENTS:

The property is in the Pea Ridge Creek Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of on-site stormwater detention will not be allowed and detention must be provided if required. There are no sinkholes on the property.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Provide the location of all existing and proposed stormwater collection and detention facilities within or immediately adjacent to the site, including any existing public stormwater system within adjacent right-of-ways or easements.
3. Public improvement plans will be required for any concentrated runoff crossing lot lines, as well as for detention and/or water quality features serving more than one lot. These improvements must be constructed, inspected, approved and operational, or, if approved, shall be escrowed prior to issuance of a building permit or final plat.
4. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or drainage easement. Tract 2 currently drains east towards inlets along Glenstone Ave. maintained by MoDOT. Tract 1 drains north onto adjacent property.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Pea Ridge Creek Branch

Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

CLEAN WATER SERVICES COMMENTS:

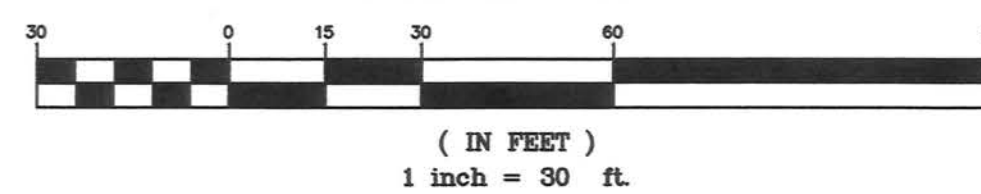
1. The north sewer easement shall be adjusted on the final plat so that no new encroachments are created.
2. There is a possibility that if the property owner wants to assume maintenance, we could relinquish the sewer to private maintenance. This would require relinquishing the public sewer easements and providing a letter accepting maintenance of the sewer.
3. Public sewer and service lateral currently available for each proposed lot. Preliminary results from the flow study appear to indicate that there is enough dry weather capacity for the proposed hotel. We are still evaluating the results to see what impact it has up and downstream.

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

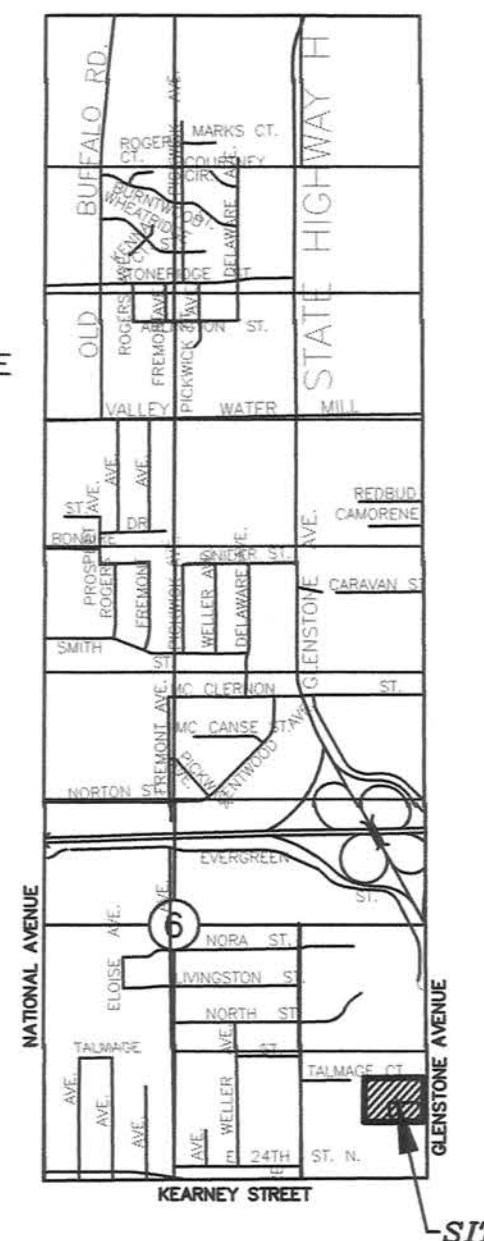
MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

PRELIMINARY PLAT OF COACH HOUSE A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

GRAPHIC SCALE



GRID NORTH
MISSOURI STATE PLANE
CENTRAL ZONE
NAD83 2011



LOCATION MAP
SECTION 6
TOWNSHIP 29 RANGE 21
APPROX. SCALE: 1"=2000'

OWNER/DEVELOPER
COACH HOUSE PROPERTIES LLC
1736 E SUNSHINE STREET
SPRINGFIELD, MO 65804
CONTACT: GORDON ELLIOTT
PHONE (417) 848-0901

SOURCE OF DESCRIPTION
BOOK 2638 PAGE 1910

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION SIX (6), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH SIXTEEN (16) ACRES OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION SIX (6), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21); THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTH SIXTEEN (16) ACRES, 45.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF GLENSTONE AVENUE, AS IT NOW EXISTS FOR A NEW POINT OF BEGINNING; THENCE SOUTH ALONG THE SAID WEST RIGHT-OF-WAY LINE, 209.41 FEET; THENCE ON AN ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE, 90 DEGREES 1 MINUTE 00 SECONDS, 619.35 FEET; THENCE ON AN ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE, 90 DEGREES 13 MINUTES 00 SECONDS, 209.23 FEET TO A POINT ON THE SAID SOUTH LINE OF THE NORTH SIXTEEN (16) ACRES; THENCE ON AN ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE 00 DEGREES 25 MINUTES 50 SECONDS 248.00 FEET; THENCE ON AN ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE 90 DEGREES 13 MINUTES 50 SECONDS, 619.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF GLENSTONE AVENUE, AS IT NOW EXISTS; THENCE ON AN ANGLE TO THE RIGHT FROM THE LAST DESCRIBED COURSE, 90 DEGREES 00 MINUTES 00 SECONDS AND ALONG THE SAID WEST RIGHT-OF-WAY LINE, 248.00 FEET TO THE NEW POINT OF BEGINNING, ALL BEING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

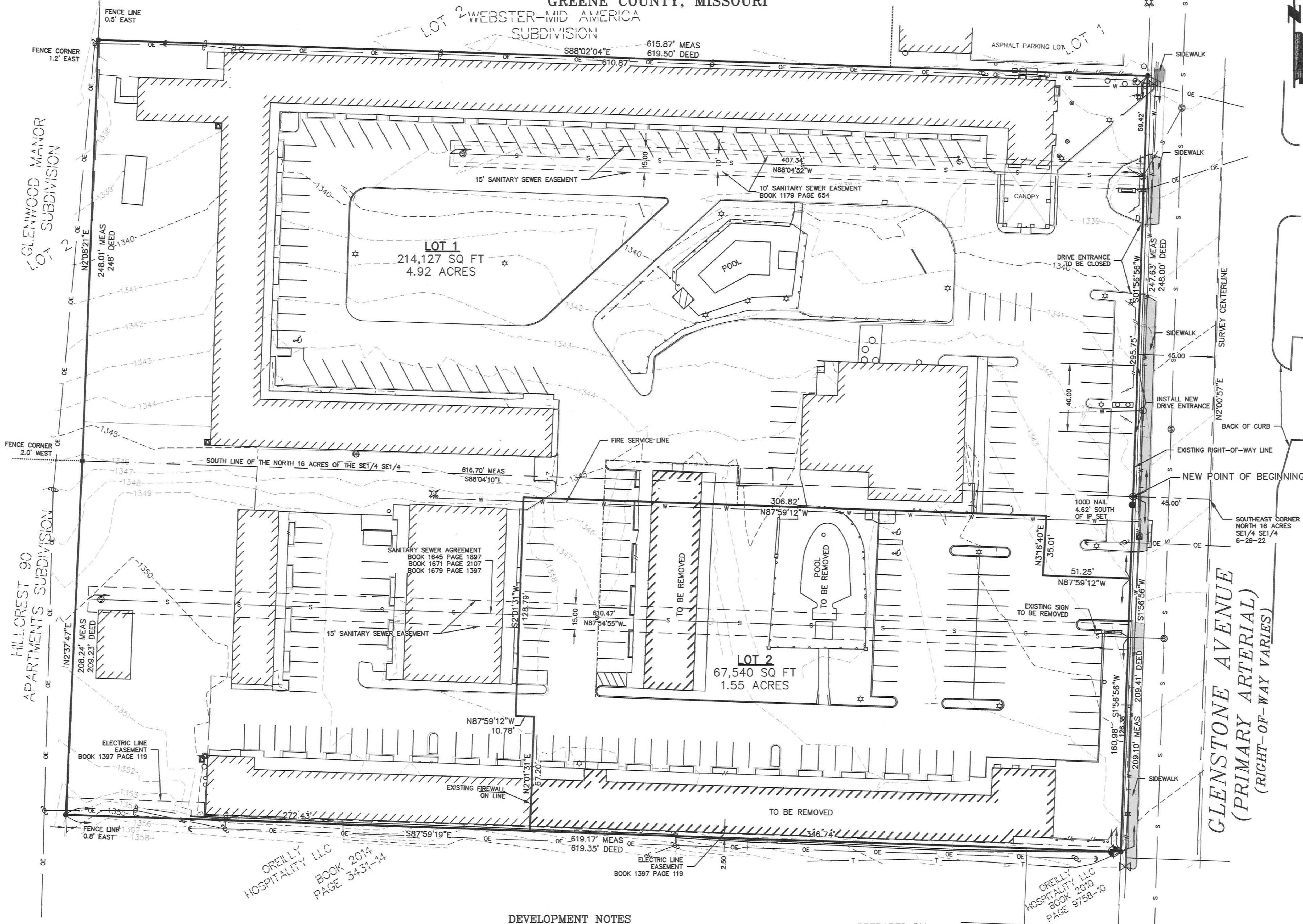
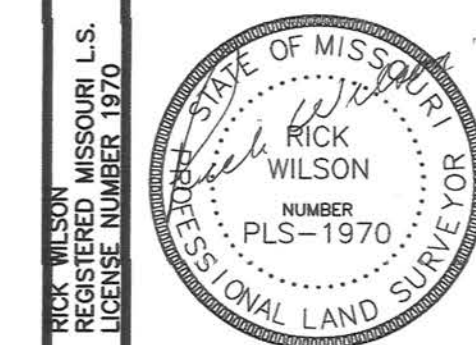
SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED MARCH 2, 2017 AND SIGNED BY RICK WILSON L. S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON L. S. NO. 1970 IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SIGNATURE

WILSON SURVEYING CO., INC. LC 267D
BY RICK WILSON LS 1970

DATE PREPARED: JULY 19, 2017



DEVELOPMENT NOTES

Total Area	281,667 sq. ft. (6.47 acres)
Total No. of Lots	2
Density	0.31 LOTS/ACRE
Current Zoning	HC (HIGHWAY COMMERCIAL)
Proposed Land Use	LODGING & RESTAURANT
Smallest Lot	67,540 sq.ft. (1.55 acres)
Largest Lot	214,127 sq.ft. (4.92 acres)
Average Lot Size	140,833.5 sq.ft. (3.23 acres)
Source of Title	Book 2638 Page 1910
Maximum Impervious Surface Area Shall Not Exceed 80%	

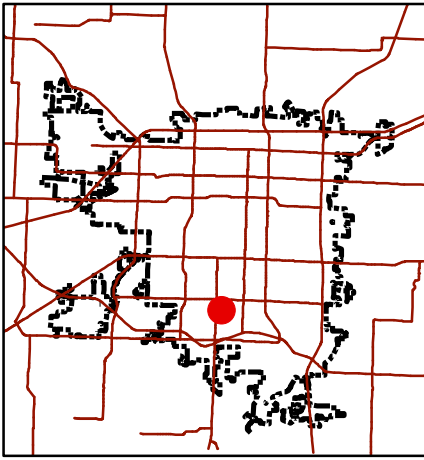
PREPARED BY

WILSON SURVEYING CO., INC.

SURVEYING/ENGINEERING/LAND PLANNING
1835 S. STEWART AVENUE, SUITE 124
Springfield, Missouri 65804
TELE: (417)522-7870 FAX: (417)522-7874
EMAIL: RICK.WILSON@WILSONSURVEYING.COM
DRAWING NO.: WD-105-133
JOB NO.: 16161
DRAWN BY: C.JY & MSB
DATE: MARCH 2, 2017

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0332E, EFFECTIVE DECEMBER 17, 2010.



Development Review Staff Report

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

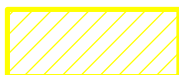
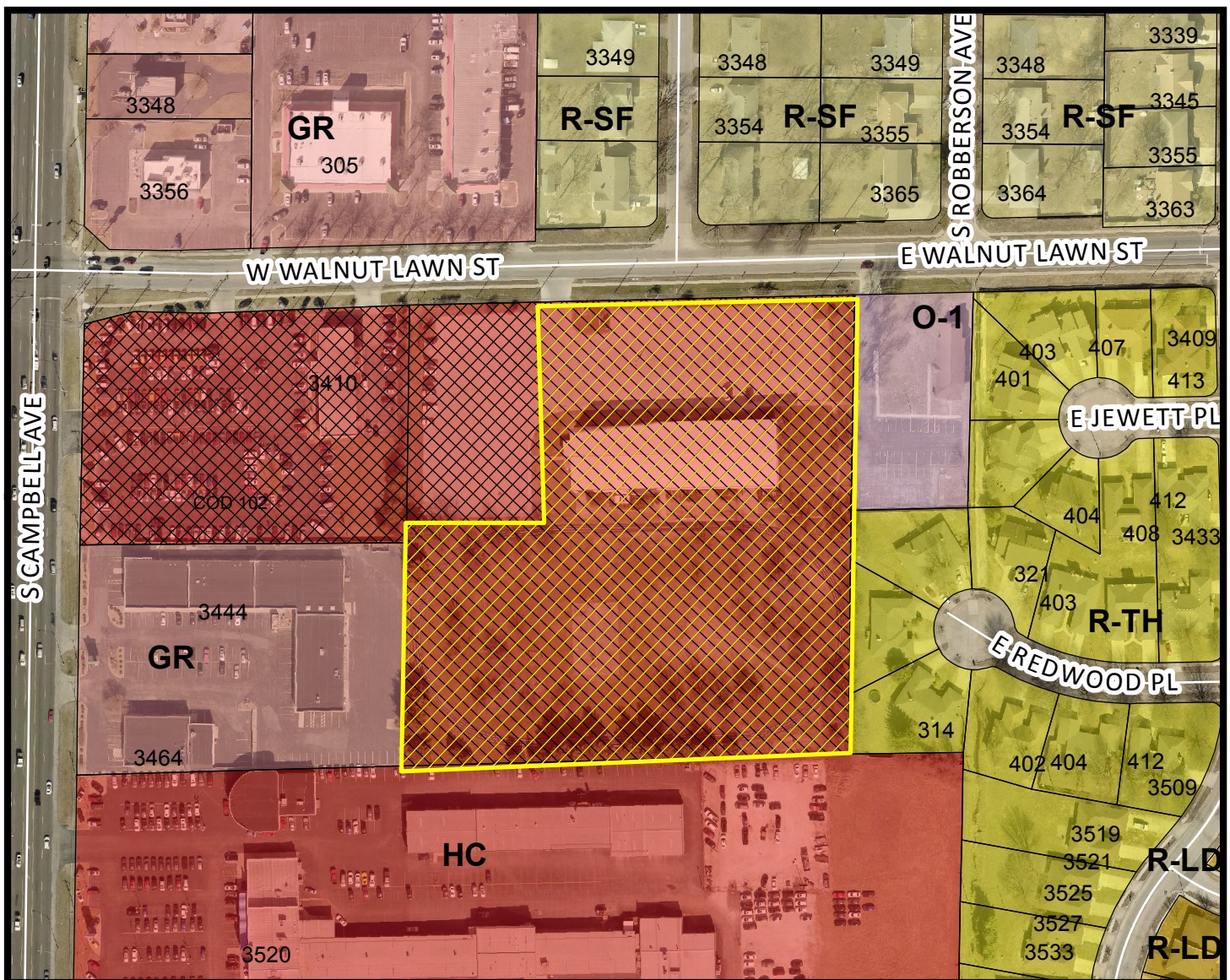
Z-27-2017 and Conditional Overlay District No. 134

LOCATION: 202 E. Walnut Lawn Street

CURRENT ZONE: HC, Highway Commercial/COD #102

PROPOSED ZONE: O-1, Office/COD #134

LOCATION SKETCH



- Area of Proposal

0 75 150 300 450 600 Feet

1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-27-2017 & CONDITIONAL OVERLAY DISTRICT NO. 134

PURPOSE: To rezone approximately 6.2 acres of property generally located at 202 East Walnut Lawn Street from a HC, Highway Commercial Conditional Overlay District No. 102 to a O-1, Office District and establishing Conditional Overlay No. 134.

REPORT DATE: July 20, 2017

LOCATION: 202 East Walnut Lawn Street

APPLICANT: Westport Management, LLC

TRACT SIZE: Approximately 6.2 acres

EXISTING USE: Vacant building, parking lot and exercise track

PROPOSED USE: School/offices uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Element* of the Comprehensive Plan recommends this area as appropriate for Medium Intensity Retail, Office or Housing land uses. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourages the use of office developments as transitions and buffers between commercial and residential areas.
2. Walnut Lawn is classified as a collector roadway in the Transportation Plan which is an appropriate location for office uses.
3. The standard development requirements in the O-1, Office District, along with those required as part of the proposed Conditional Overlay District No. 134 are adequate for mitigating any potential impacts on the redevelopment of this property on any nearby properties.
4. Approval of this application will allow for the redevelopment of this property and promote infill development where investments have already been made in public services and infrastructure.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single family homes
East	R-TH	Townhouse homes
South	HC	Commercial uses
West	GR and HC	Commercial uses

HISTORY:

The subject property was zoned to Planned Development 30, 1st Amendment on January 10, 2000. The Planned Development allowed for a participatory recreational facility and associated outdoor accessory uses such as tennis courts, swimming pools, golf courses and other similar uses. On January 25, 2016, the property was rezoned from PD 30, 1st Amendment to a HC, Highway Commercial with a Conditional Overlay District No. 102. This rezoning prohibited certain HC uses on the east side of this tract and allowed all HC uses on the west side of the tract.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Element* of the Comprehensive Plan recommends this area as appropriate for Medium Intensity Retail, Office or Housing land uses. Approval of this application is consistent with the Office Land Use Guidelines of the Comprehensive Plan which encourages the use of location, design and landscaping of office uses to screen and buffer neighborhood from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The request is consistent with the recommendations of the *Growth Management and Land Use Plan* and other elements of the Comprehensive Plan which encourages the use of office developments as transitions and buffers between commercial and residential areas. The proposed rezoning would be consistent with the existing commercial/office land uses surrounding at this location and would serve as a transition between these commercial/office uses to the west and the residential development to the north and east. Walnut Lawn is classified as a collector roadway in the Transportation Plan.

STAFF COMMENTS:

1. The applicant is proposing to rezone from a HC, Highway Commercial Conditional Overlay District No. 102 to a O-1, Office District and establishing Conditional Overlay No.134. The subject property is on the former site of the Mercy Fitness Center.
2. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourages the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors

incompatible or conflicting with adjacent land uses. The *Plan* encourages the use of office developments as transitions and buffers between commercial and residential areas. The existing zoning of the surrounding properties at this location includes GR, General Retail, Office and residential uses. The proposed rezoning would be consistent with the existing non-residential land uses at this location and would serve as a transition between the other commercial/office uses located to the north and the residential uses to the south.

3. The proposed Conditional Overlay District will require a traffic study at the time of development based on the actual use of the property. No improvements will be required if the development does not exceed the traffic which would be generated by the existing 121,000 square feet of fitness center use on the property. If it exceeds the 121,000 square feet; then public improvements may be required. The COD will require that the tract be subdivided following the City's Subdivision Regulations to remove the west parking lot from the subject property.
4. Approval of this application will allow for the redevelopment of this property and promote infill development where investments have already been made in public services and infrastructure.
5. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on July 18, 2017 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

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

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

CITY COUNCIL MEETING:

September 5, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner 864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-27-2017 & CONDITIONAL OVERLAY DISTRICT NO. 134

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection with rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies East Walnut Lawn Street as a Collector Roadway. The standard right-of-way width for East Walnut Lawn 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. East Walnut Lawn Street is a city maintained street. The most recent traffic count on East Walnut Lawn Street east of South Campbell Avenue is 10,857 vehicles per day. There is one access driveway point along East Walnut Lawn Street pertaining to the property in this zoning. There is sidewalk along the property frontage of East Walnut Lawn Street. The existing infrastructure meets current city standards. On-street parking is not allowed along East Walnut Lawn Street. There is not a Greenway Trail in the area pertaining to this zoning. There are bus stops along East Walnut Lawn Street. 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	E. Walnut Lawn Street – Collector
On-street parking along streets	E. Walnut Lawn Street – No
Trips generated - Peak Hour	126.08 vehicles (HC) 267.92 vehicles (O-1)
Additional Trips generated with zoning change - Peak Hour	141.84 vehicles
Existing street right of way widths	E. Walnut Lawn St. - 45 ft. from the centerline
Standard right of way widths	E. Walnut Lawn St. - 30 ft. from the centerline
Traffic study submitted	Required*
Proposed street improvements	To be determined

*A Traffic Study is required as part of the COD and must be submitted and approved prior to the issuance of a building permit. Traffic studies or public improvements are not required by the developer if the traffic increase from the proposed development does not exceed the traffic which would be generated by 121,000 square feet of fitness center use. Any improvements required by the Traffic Study must be constructed or escrowed prior to approval of the building permit.

STORMWATER COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of 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 but might need to be modified. 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. Payment in lieu of construction of detention facilities is not an option for this site due to existing downstream flooding problems. If detention/water quality basin was previously constructed to serve the development, it must be shown that any new development proposed is in conformance with the original design of the basin. If runoff from the proposed development exceeds the original design criteria, additional detention and water quality must be provided based on current requirements.

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

CLEAN WATER SERVICES COMMENTS:

No objection to the rezoning. See the following review comments;

1. Public sewer is currently available however there are no apparent service laterals. If the property is currently connected, the existing lateral could be used, if adequately sized, or the main could be tapped in a new location. Locating the existing lateral will be the property owner's responsibility.
2. Show the peak and average sewer flow rates on the code summary sheet of the building plans.
3. We have no sewer permit on record for this address. A new permit would be required. If there is no increase in water meter size, there would be no fee for the permit. If there is an increase in meter size or number of meters, the difference in impact fees would be required per City Code no. 120.246.

4. A SWPPP and Land Disturbance Permit (LDP) application must be filed for any development if it is one acre or greater, or if it is within twenty-five feet or less from the boundary of a spring, rim of a sinkhole, cave entrance, wetland, watercourse, stream buffer or one hundred-year floodplain, or if it is a platted project.
5. If a restaurant or commercial kitchen is being planned for the development, a grease interceptor and sampling manhole will be required.

FIRE DEPARTMENT COMMENTS:

No objection with rezoning

CITY UTILITIES:

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

Neighborhood Meeting Notice

Date of Letter:

June 30, 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:

Billy Kimmons

Address:

400 South Avenue, Suite 300

City, State and Zip:

Springfield, MO 65806

Phone Number:

(417) 862-4483

E-mail:

bkimmons@hoodrich.com

PROJECT LOCATION:

202 E. Walnut Lawn

PROPOSED CHANGES:

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

The buyers of this property would like to rezone from Highway Commercial (HC) to Office (O-1) in order to use the property for a private K-12 school.

PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting:

July 18, 2017

Location of Meeting:

202 E. Walnut Lawn

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 with Comment Card attached to this letter

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: HC and COD #102 to O-1 with COD
(existing zoning) *(proposed zoning)*
2. Meeting Date & Time: July 18, 2017 from 4:00pm to 6:30pm
3. Meeting Location: 202 E. Walnut Lawn Street
4. Number of invitations that were sent: 96
5. How the mailing list was generated: city P&Z staff
6. Number of neighbors in attendance (attach a sign-in sheet): 2 (see attached)
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.)

We had two neighbors attend the meeting and there were no comments brought to our attention. Both ladies who showed up just wanted to know what was going on and we informed them of our plans.

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

No comments.

I, Billy Kimmons (*print name*), attest that the neighborhood meeting was held on July 18, 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."

Billy Kimmons

Digitally signed by Billy Kimmons
 Date: 2017.07.28 12:44:00 -05'00'

Signature of person completing affidavit

Billy Kimmons

Printed name of person completing affidavit

hood-rich architecture

Public Meeting – Re-zoning case PLN2017-00225 (202 E. Walnut Lawn)

[illegible]

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-27-2017 & CONDITIONAL OVERLAY DISTRICT NO. 134

The requirements of *Section 36-400. Office District.* of the *Springfield Zoning Ordinance*, shall be as modified herein for development within this district.

1. Traffic Study: The following modifications apply to property located at 202 East Walnut Lawn Street (subject property less the west parking lot with the condition that it be subdivided as a separate tract of land).

A traffic study is required at the time of development based on the actual use of the property with the guidelines listed below;

The current zoning allows 121,000 square feet of fitness center use on 202 East Walnut Lawn Street. Traffic studies or public improvements are not required by the developer if the traffic increase from the proposed development does not exceed the traffic which would be generated by 121,000 square feet of fitness center use.

2. The subject property shall be subdivided following the City's Subdivision Regulations to remove the west parking lot.
3. A public access easement shall be provided from the existing driveway or an approved driveway on Walnut Lawn Street through the subject property to the lot to the west as approved by Public Works Traffic Division.

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: August 2, 2017

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Initiate amendments to add Stream Buffer Zoning Flexibilities

Staff is requesting amendments to the Zoning Ordinance to add a new subsection that will provide flexibility in meeting zoning requirements for parking, landscaping, bufferyards, and setbacks if needed, to meet stream buffer requirements that will be proposed for adoption by City Council this fall. Requests for flexibility in meeting these zoning requirements would be subject to the approval of the Administrative Review Committee (ARC). Stream buffers are vegetated areas along streams that protect water quality, provide flood control, reduce drainage problems, protect adjacent properties from erosion, and provide connected open space for trails and wildlife habitat. In addition to providing a range of local benefits, stream buffers are being proposed for consideration to ensure compliance with the City's federal and state mandated Municipal Separate Storm Sewer System (MS4) permit. The new subsection requested for initiation is one of several flexibilities and options being proposed in the stream buffer requirements to minimize potential adverse impacts on the development yield of the property.

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.