



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: September 7th, 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

August 10, 2017

Documents:

[PZ MINUTES 8-10-2017.PDF](#)

3. COMMUNICATIONS

City Council - August 7th, 2017

Documents:

[NA08-07-17.PDF](#)

City Council - August 21st, 2017

Documents:

[NA08-21-17.PDF](#)

4. CONSENT ITEMS

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

5. Request To Acquire 521

3116 West College Street, Springfield Public Schools

Documents:

[ACQUIRE521.PDF](#)

6. UNFINISHED BUSINESS

7. PUBLIC HEARINGS

8. Planned Development 359

806, 810, & 816 South Kimbrough Avenue and 614 & 616 East Madison Street, Magers Properties III, LLC

Documents:

[PD 359 SR.PDF](#)

9. Final Development Plan PD 271

565 West Bryant Street, Veranda Vistas, LLC

Documents:

[PD 271 AMENDED FDP SR.PDF](#)

10. OTHER BUSINESS

11. Initiate Disability Amendments

Citywide, City of Springfield - Public Works

Documents:

[INITIATE DISABILITY AMENDMENTS.PDF](#)

12. Zero-Lot-Line Construction Review Amendments

Citywide, City of Springfield

Documents:

[ZEROLOTLINECONSTRUCTIONAMENDMENTS TABLINGMEMO.PDF](#)

13. Stream Buffer Zoning Flexibility Amendments

Citywide, City of Springfield - Public Works & Environmental Services

Documents:

[STREAMBUFFERAMENDMENTS TABLINGMEMO.PDF](#)

14. 2017 Capital Improvements Program Amendments

Citywide, City of Springfield

Documents:

[2017 CAPITAL IMPROVEMENTS PROGRAM AMENDMENTS.PDF](#)

15. 600-610 E. Harrison Redevelopment Plan

600 & 610 East Harrison Street, Roza Capital Group, LLC

Documents:

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.

August 10, 2017
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session August 10, 2017 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

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

Staff in attendance: Bob Hosmer, Principal Planner, Tom Rykowski, Asst. City Attorney, Dawne Gardner, Public Works Traffic Engineer, Julie Hawkins, Public Works Project Engineer.

MINUTES: The minutes of July 13, 2017 were approved.

COMMUNICATIONS :

Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 852
1000 blk North Airport Boulevard
Applicant: Springfield Underground, Inc

Relinquishment of Easement 853
3416 South National Avenue
Applicant: Sooner Investments, LLC and HRP & Associates, LLC

COMMISSION ACTION:

Mr. Cline motioned to **approve** Consent Agenda items - Relinquishment of Easement 852 (1000 blk North Airport Boulevard) and Relinquishment of Easement 853 (3416 South National Avenue). Mr. Rose seconded the motion. Ayes: Doennig, Cline, Rose, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, Broekhoven, and Thomas.

UNFINISHED BUSINESS:

Vacation 791
2100 North Eldon Avenue
Applicant: Pioneer Advertising Company, Inc.

Mr. Hosmer stated that this is a request to vacate right of way located at 2100 North Eldon Avenue.

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. The applicant held a neighborhood meeting on January 24, 2017. All interested departments have responded and necessary easements have been provided by the applicant. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Rick Wilson, 1835 South Stewart, Wilson Surveying Company, Inc., representing the applicant. This is a piece of street that has become a nuisance, there is dumping and people camping. They would like to close it to public access.

Ms. Cox asked if they are planning on demolishing the street.

Mr. Wilson stated that they would like to put a gate across it.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

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

Vacation 792

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

Applicant: Ozarks Technical Community College

Mr. Hosmer stated that this is a request to vacate right of way located in the 900-1200 block of East Central Street, also parts of Florence, Hampton, Bob Barker, Clay, and Chestnut Streets.

The applicant held a neighborhood meeting on March 16, 2017. 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 (31 owners). All necessary easements to accommodate existing facilities within the subject rights-of-way will be retained as part of this vacation. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Jonathan Staats, 2707 W. Executive Circle, Ozark, MO. With the realignment of Pythian Street, there is no longer requirements for the streets to be open for City access and maintenance.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

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

PUBLIC HEARINGS:

Transportation Plan Amendments

Citywide

Applicant: City of Springfield - Public Works

Mr. Hosmer stated that this a request for a reclassification of Grant Avenue.

The applicant (City) is requesting 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. The Major Thoroughfare Plan represents future roadway functions. It identifies locations of future major transportation corridors and serves as a general guide for securing rights-of-ways. 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. Staff recommends approval.

Mr. Doennig opened the public meeting.

No speakers.

Mr. Doennig closed the public meeting

COMMISSION ACTION:

Ms. Cox motioned to **approve** Transportation Plan Amendments (Citywide). Ms. Ogilvy seconded the motion. Ayes: Doennig, Cline, Rose, Broekhoven, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, and Thomas.

Preliminary Plat Coach House Subdivision
2535 North Glenstone Avenue

Applicant: Coach House Properties, LLC

Mr. Hosmer stated that this is a request to approve a Preliminary Plat for Coach House Subdivision on approximately on approximately 6.47 acres into a two-lot commercial subdivision.

The Growth Management and Land Use 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. The property is currently zoned HC, Highway Commercial District, and currently has motel and restaurant businesses on it. 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. Rick Wilson, 1835 South Stewart, Wilson Surveying Company, Inc. Sixty years ago, this was a motor lodge and has been somewhat upgraded, but would like to demolish part of it and build a new hotel to keep a competitive edge.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Preliminary Plat Coach House Subdivision (2535 North Glenstone Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Cline, Rose, Broekhoven, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, and Thomas.

Z-27-2017 w/COD #134

202 East Walnut Lawn Street

Applicant: Westport Management, LLC

Mr. Hosmer stated that this is a request 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.

Staff is requesting a change to the COD:

1. A traffic study is required at the time of development based on the actual use of the property and must be submitted and approved prior to the issuance of a building permit.
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.

Staff recommends approval.

Mr. Doennig asked about the requirement for the Traffic Study and what prompted its requirement.

Mr. Hosmer stated that because it is a proposed school and schools generate more traffic.

Ms. Cox why a Traffic Study would not be required if this was not a proposed school because the intersection is very busy and congested.

Ms. Gardner, Public Works noted that the Traffic Study requirement is based on trips generated with the rezoning. They are going from Highway Commercial to Office and the difference is significant in the A.M. peak. Significant A.M. and P.M. peak is over 100 cars and based on the zoning. They will turn in a Traffic Study on the actual use because the intersection is already a problem, and that is on a City list design improvement.

Mr. Doennig opened the public meeting.

Mr. Billy Kimmons, 400 South Avenue, Suite 300 representing the applicant. It is a small private school and believes that the traffic impact will be less than the previous occupant (Mercy's Fitness Center). The school is only buying a portion of the site, what is carved off will remain part of the Highway Commercial. At the recent rezoning (last year) of the property there were a lot of items that were lined-out per the neighbors, we are going to a lesser zoning district, which fits in nicely with the church property next to the proposed school. At the neighborhood meeting only two people showed up and had no concerns.

Mr. Robert Gronniger, 1530 E. Erie, representing the school. The age of the students will be from pre-school to high school with approximately 150 students. We anticipate approximately 90 cars in the A.M., but should decline in the P.M.

Ms. Ogilvy asked if the entire school will be relocating to the new proposed site.

Mr. Gronniger stated that the entire school will move to the new proposed site.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-27-2017 w/COD #134 with the revised attachment #3 (202 East Walnut Lawn Street). Mr. Cline seconded the motion. Ayes: Doennig, Cline, Rose, Broekhoven, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, and Thomas.

OTHER BUSINESS:

Initiate Stream Buffer Zoning Flexibility Amendments

Citywide

Applicant: City of Springfield - Public Works

Mr. Hosmer stated that this is a request to Initiate amendments to add a new subsection; 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, buffer-yards, and setbacks if needed, to meet stream buffer requirements that will be proposed for adoption by City Council this fall. 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. Stream buffers are being proposed for consideration to ensure compliance with Federal and State mandated Municipal Separate Storm Sewer System (MS4) permit. 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.

Several commission members asked about the “Flexibility” word and wanted clarification.

Mr. Hosmer stated that the zoning can be flexible regarding, i.e., parking, etc., not the actual stream buffer and that the City currently does not have a stream buffer ordinance. He also stated that if a potential piece of property cannot meet the requirements then a possible alternative could be utilized.

Mr. Doennig opened the public meeting.

No speakers.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Initiate Stream Buffer Zoning Flexibility Amendments (Citywide). Mr. Cline seconded the motion. Ayes: Doennig, Cline, Rose, Broekhoven, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, and Thomas.



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 August 7, 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. July 24, 2017 |
| 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 MEETING. |
| | 6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. |
| 26934 | 7. 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

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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.

26935

8. 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.

26936

9. 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.

10. RESOLUTIONS.

11. EMERGENCY BILLS. Citizens May Speak. May Be Voted On.

26938

12. Council Bill 2017-198. (Fishel)

A special ordinance approving the plans and specifications for the Galloway Creek Trunk Sewer Relocation at the Lone Pine Recycling Center generally located at Lone Pine Avenue and Battlefield Road; accepting the bid of Flat Creek Excavating, LLC, for the project in the amount of \$165,754.00 which includes a ten percent contingency; authorizing the City Manager, or his designee, to enter into a contract for said improvement; and declaring an emergency.

13. PUBLIC IMPROVEMENTS.

14. GRANTS.

15. AMENDED BILLS.

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

17. Council Bill 2017-199. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.17 acre of property, generally located at 1102

and 1106 East Elm Street from a GI, Government Institutional District, to a R-HD, High-Density Multifamily Residential District and UN, University Combining District and establishing Conditional Overlay District No. 133 (Staff and Planning and Zoning Commission recommend approval). (By Lantz Enterprises; 1106 East Elm Street; Z-26-2017 w/COD #133)

18. Council Bill 2017-200. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.82 acres of property, generally located at 3220 South Delaware Avenue from an O-1, Office District, to a HC, Highway Commercial District; establishing Conditional Overlay District No. 132; and adopting an updated Official Zoning Map. (Staff recommends denial and Planning and Zoning Commission recommends approval). (By: HMR Properties, LLP; 3220 South Delaware Avenue; Z-25-2017 w/COD #132)

19. Council Bill 2017-201. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.68 acres of property, generally located at 554 West Walnut Lawn Street and 3505 South Campbell Avenue from R-TH, Residential Townhouse District, to R-MD, Medium-Density Multifamily Residential District, and establishing Conditional Overlay District No. 131; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval). (By: Walnut Lawn Church of God & Westport Management, LLC; 554 West Walnut Lawn Street; Z-24-2017 w/COD #131)

20. Council Bill 2017-202. (Schilling)

A special ordinance approving an amendment to the Redevelopment Plan and Agreement submitted by the Beverly Lofts Redevelopment Corporation for the redevelopment of an area generally located along the North side of East Cherry Street near the intersection of Cherry Street and Kimbrough Avenue; 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).

21. Council Bill 2017-203. (Prater)

A special ordinance adopting the Redevelopment Plan and Blight Report for the 1325 - 1329 East Cherry Redevelopment Area generally located along the north side of East Cherry Street between South Fremont Avenue and South Kickapoo Avenue and declaring the 1325 - 1329 East Cherry 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 City Staff recommend approval).

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

23. Council Bill 2017-204. (Ferguson)

A special ordinance approving the specifications for the College Street Streetscape project, identified as Plan No. 2017PW0064T; accepting the bid of Woody's Express Trucking, LLC, for construction of the Streetscape project in the amount of \$1,125,686.06 to be funded by the City in the amount of \$715,570.06 from the Community Development Block Grant Commercial Loan Program and \$410,116.00 from City Utilities; authorizing the entry into a contract with said bidder; and amending the City's 2017-2022 Capital Improvement Program.

24. Council Bill 2017-205. (Ollis)

A special ordinance amending the budget of the City of Springfield, Missouri, for the Planning and Development Department for Fiscal Year 2016-2017 in the amount of \$714,544.45 to facilitate disbursement of tax credits from the Missouri Development Finance Board to the History Museum of Springfield-Greene County; to accept said funds and disburse same in accordance with the Tax Credit Agreement entered into on February 8, 2011, pursuant to Special Ordinance No. 25871. (Staff recommends approval).

Removed from
Consent
Agenda First
Reading.
Originally Item
#30

24.5 Council Bill 2017-206. (Hosmer)

A general ordinance amending the Springfield City Code, Chapter 2, 'Administration,' Article I, 'In General,' by repealing Section 2-8, 'Disclosure of certain transactions,' pertaining to the disclosure of financial transactions by candidates for City Council, City Council members, and certain City employees, and enacting, in lieu thereof, a new Section 2-8.

25. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Appeared

Mr. Todd Thomas, Chair, Mayor's Commission on Human Rights and Community Relations, wishes to address City Council.

Appeared

Mr. Robert A. Mondy wishes to address City Council.

Appeared

Mr. Tim Havens wishes to address City Council.

26. NEW BUSINESS.

Recommended

The Public Involvement Committee recommends the following appointment to the Citizens Advisory Committee for Community Development: Christina Dicken to fill the unexpired term of Nancy Fazzino. Ms. Dicken's term will expire May 1, 2018.

Recommended

The Public Involvement Committee recommends the following appointments to the Personnel Board: Stephanie Appleby and Diana Day with terms to expire March 1, 2020; and Brent Sweet with a term to expire March 1, 2019.

Recommended

The Public Involvement Committee recommends the following appointment to the Public Building Corporation: Jane Patterson with a term to expire September 1, 2023.

Recommended	The Public Involvement Committee recommends the following reappointments to the Public Building Corporation: Sheila Collins and Patrick Roberts with terms to expire September 1, 2023.
Recommended	The Committee of the Whole recommends the following appointments to the Board of Public Utilities: Jennifer Wilson to fill the unexpired term of Cynthia Hyde. Ms. Wilson's term will expire December 1, 2019; and Lynn Rowe to fill the unexpired term of Teresa Cohan. Mr. Rowe's term will expire December 1, 2018.
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.
27.	UNFINISHED BUSINESS.
28.	MISCELLANEOUS.
29.	CONSENT AGENDA – FIRST READING BILLS. See Item #3
Moved to First Reading Bills. Became Item #24.5	30. Council Bill 2017-206. (Hosmer) A general ordinance amending the Springfield City Code, Chapter 2, 'Administration,' Article I, 'In General,' by repealing Section 2-8, 'Disclosure of certain transactions,' pertaining to the disclosure of financial transactions by candidates for City Council, City Council members, and certain City employees, and enacting, in lieu thereof, a new Section 2-8. 31. Council Bill 2017-207. (Ferguson) A special ordinance authorizing the Director of Planning and Development to accept dedication of the public streets and easements to the City of Springfield as shown on the renewal of the Preliminary Plat of Roberts Industrial Park, generally located in the 1000-1200 blocks of North Westgate Avenue, also known as Farm Road 123, 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 all the terms of this Ordinance. (Planning and Zoning Commission recommends approval and staff recommends that City Council accept the public streets and easements). 32. Council Bill 2017-208. (Fisk) A special ordinance authorizing the City Manager to make application for and accept a Historic Preservation Fund grant with the Missouri Department of Natural Resources in the amount of \$12,000, and amending the budget of the Department of Planning and Development for Fiscal Year 2017-2018 in the same amount. (Staff and Landmarks Board recommend approval). 33. CONSENT AGENDA – ONE READING BILLS. 34. CONSENT AGENDA – SECOND READING BILLS. Citizens Have Spoken. May Be Voted On.

35. 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.

36. END OF CONSENT AGENDA.**37. ADJOURN.**



Noted Agenda City Council Meeting

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

Ken McClure, Mayor

Zone Councilmembers

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

General Councilmembers

Jan Fisk, General A
Craig Hosmer, General B
Kristi Fulnecky, General C
Richard Ollis, General D

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

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

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- 1. ROLL CALL.**
- 2. APPROVAL OF MINUTES. August 7, 2017**
- 3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.**
- 4. CEREMONIAL MATTERS.**
- 5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.**
- 6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.**
- 7. Council Bill 2017-199. (Schilling)**

Approved as
Presented

Approved as
Presented

6389

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.17 acre of property, generally located at 1102 and 1106 East Elm Street from a GI, Government Institutional District, to a R-HD, High-Density Multifamily Residential District

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and UN, University Combining District and establishing Conditional Overlay District No. 133 (Staff and Planning and Zoning Commission recommend approval). (By Lantz Enterprises LLC; 1106 East Elm Street; Z-26-2017 w/COD #133)

6390

8. Council Bill 2017-200. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.82 acres of property, generally located at 3220 South Delaware Avenue from an O-1, Office District, to a HC, Highway Commercial District; establishing Conditional Overlay District No. 132; and adopting an updated Official Zoning Map. (Staff recommends denial and Planning and Zoning Commission recommends approval). (By: HMR Properties, LLP; 3220 South Delaware Avenue; Z-25-2017 w/COD #132)

Tabled until
the September
5, 2017 City
Council
Meeting

9. Council Bill 2017-201. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.68 acres of property, generally located at 554 West Walnut Lawn Street and 3505 South Campbell Avenue from R-TH, Residential Townhouse District, to R-MD, Medium-Density Multifamily Residential District, and establishing Conditional Overlay District No. 131; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval). (By: Walnut Lawn Church of God & Westport Management, LLC; 554 West Walnut Lawn Street; Z-24-2017 w/COD #131)

26939

10. Council Bill 2017-202. (Schilling)

A special ordinance approving an amendment to the Redevelopment Plan and Agreement submitted by the Beverly Lofts Redevelopment Corporation for the redevelopment of an area generally located along the North side of East Cherry Street near the intersection of Cherry Street and Kimbrough Avenue; 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).

26940

11. Council Bill 2017-203. (Prater)

A special ordinance adopting the Redevelopment Plan and Blight Report for the 1325 - 1329 East Cherry Redevelopment Area generally located along the north side of East Cherry Street between South Fremont Avenue and South Kickapoo Avenue and declaring the 1325 - 1329 East Cherry 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 City Staff recommend approval).

26941

12. Council Bill 2017-204. (Ferguson)

A special ordinance approving the specifications for the College Street Streetscape project, identified as Plan No. 2017PW0064T; accepting the bid of Woody's Express Trucking, LLC, for construction of the Streetscape project in the amount of \$1,125,686.06 to be funded by the City in the amount of \$715,570.06 from the Community Development Block Grant Commercial Loan Program and \$410,116.00 from City Utilities; authorizing the entry into a contract with said bidder; and amending the City's 2017-2022 Capital Improvement Program.

26942

13. Council Bill 2017-205. (Ollis)

A special ordinance amending the budget of the City of Springfield, Missouri, for the Planning and Development Department for Fiscal Year 2016-2017 in the amount of \$714,544.45 to facilitate disbursement of tax credits from the Missouri Development Finance Board to the History Museum of Springfield-Greene County; to accept said funds and disburse same in accordance with the Tax Credit Agreement entered into on February 8, 2011, pursuant to Special Ordinance No. 25871. (Staff recommends approval).

6391

14. Council Bill 2017-206. (Hosmer)

A general ordinance amending the Springfield City Code, Chapter 2, 'Administration,' Article I, 'In General,' by repealing Section 2-8, 'Disclosure of certain transactions,' pertaining to the disclosure of financial transactions by candidates for City Council, City Council members, and certain City employees, and enacting, in lieu thereof, a new Section 2-8.

15. RESOLUTIONS.**16. EMERGENCY BILLS.****17. PUBLIC IMPROVEMENTS.****18. GRANTS.****19. AMENDED BILLS.****20. PUBLIC HEARING.****21. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.****22. Council Bill 2017-209. (Fulnecky)**

A special ordinance approving the plans and bid specifications; accepting the bid of Crossland Heavy Contractors, Inc., for a Filter Retrofit Project at the Southwest Wastewater Treatment Plant; authorizing the City Manager, or his designee, to enter into a contract for said project with such bidder; and approving a budget adjustment to amend the Fiscal Year 2017-2018 budget of the Department of Environmental Services in the amount of \$2,500,000 by appropriating fund balance reserves from the Clean Water Enterprise Fund for this project.

23. Council Bill 2017-210. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to accept a grant in the amount of \$6,500.00 from the Springfield Police Foundation to fund the purchase of one police service dog.

24. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Did Not
Appear

Ms. Julie Gariepy wishes to address City Council.

25. NEW BUSINESS.

Recommended

The Mayor recommends the following appointment to the Mayor's Commission on Human Rights and Community Relations: Bob Roberts, to fill the unexpired term of David Frost. Mr. Robert's term will expire October 1, 2018.

26. UNFINISHED BUSINESS.**27. MISCELLANEOUS.****28. CONSENT AGENDA – FIRST READING BILLS. See Item #3****29. Council Bill 2017-211. (Schilling)**

A special ordinance authorizing the City Manager, or his designee, to enter into a developer's agreement with Triple S Properties, LLC, for recovery of proportional square foot costs of the construction of a trunk sewer to serve the Western Meadows subdivision and a sewer basin in the Lower Wilson Creek drainage area, and to establish a per square foot connection fee to reimburse the developer for proportional costs of construction of the trunk sewer. (Environmental Services staff recommends approval.)

30. CONSENT AGENDA – ONE READING BILLS.**31. CONSENT AGENDA – SECOND READING BILLS. Citizens Have Spoken. May Be Voted On.**

26943

32. Council Bill 2017-207. (Ferguson)

A special ordinance authorizing the Director of Planning and Development to accept dedication of the public streets and easements to the City of Springfield as shown on the renewal of the Preliminary Plat of Roberts Industrial Park, generally located in the 1000-1200 blocks of North Westgate Avenue, also known as Farm Road 123, 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 all the terms of this Ordinance. (Planning and Zoning Commission recommends approval and staff recommends that City Council accept the public streets and easements).

26944

33. Council Bill 2017-208. (Fisk)

A special ordinance authorizing the City Manager to make application for and accept a Historic Preservation Fund grant with the Missouri Department of Natural Resources in the amount of \$12,000, and amending the budget of the Department of Planning and Development for Fiscal Year 2017-2018 in the same amount. (Staff and Landmarks Board recommend approval).

Confirmed

Confirm the following appointment to the Citizens Advisory Committee for Community Development: Christina Dicken, to fill the unexpired term of Nancy Fazzino. Ms. Dicken's term will expire May 1, 2018.

Confirmed

Confirm the following appointment to the Personnel Board: Stephanie Appleby and Diana Day, with terms to expire March 1, 2020; and Brent Sweet, with a term to expire March 1, 2019.

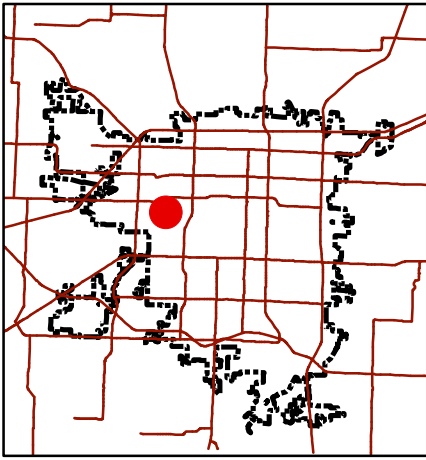
Confirmed

Confirm the following appointment to the Public Building Corporation: Jane Patterson, with a term to expire September 1, 2023.

- Confirmed** Confirm the following reappointments to the Public Building Corporation: Sheila Collins and Patrick Roberts, with terms to expire September 1, 2023.
- Confirmed** Confirm the following appointments to the Board of Public Utilities: Jennifer Wilson, to fill the unexpired term of Cynthia Hyde. Ms. Wilson's term will expire December 1, 2019; and Lynn Rowe, to fill the unexpired term of Teresa Cohan. Mr. Rowe's term will expire December 1, 2018.

34. END OF CONSENT AGENDA.

35. ADJOURN.



Development Review Staff Report

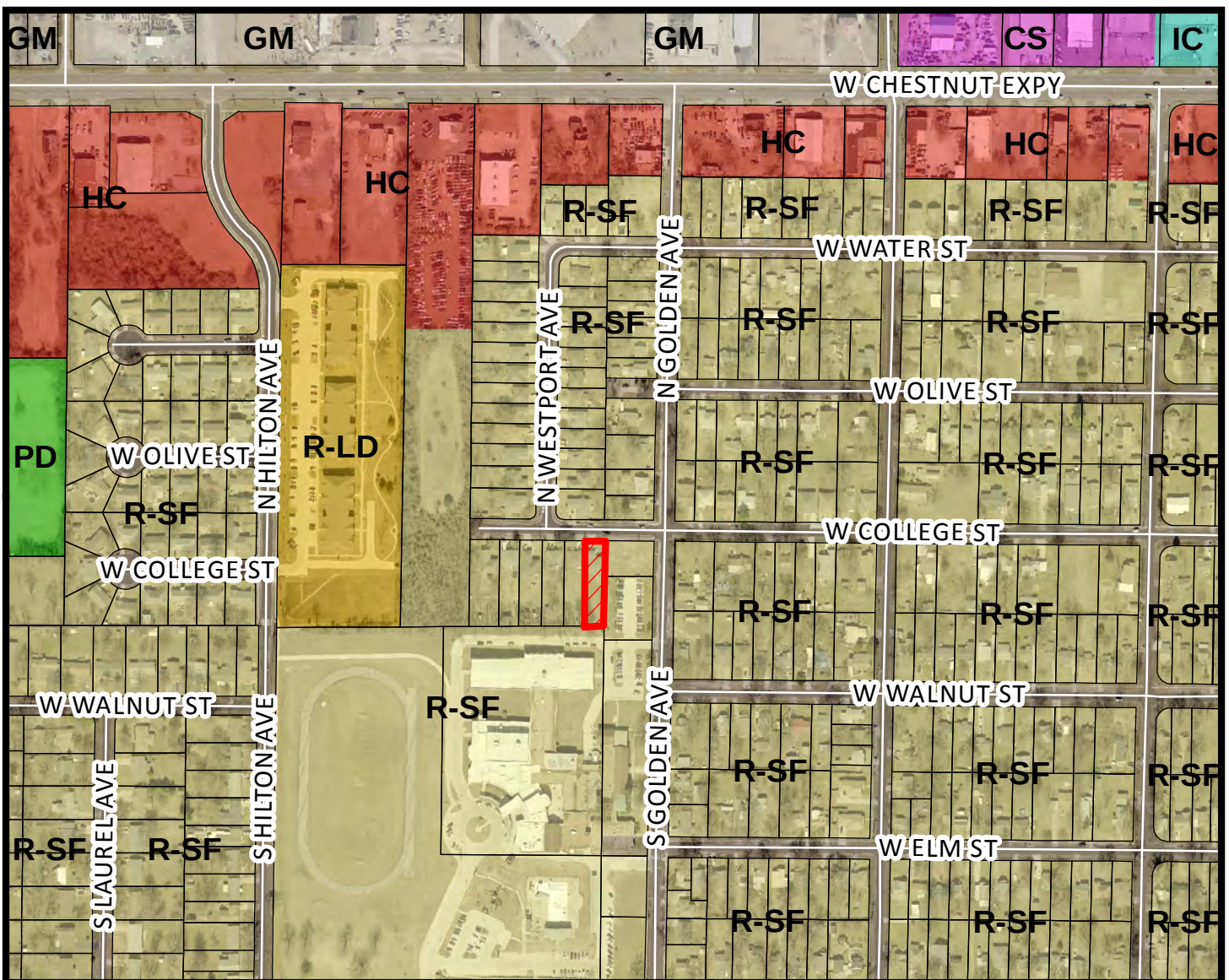
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Request to Acquire 521

LOCATION: 3116 W. College Street

CURRENT ZONE: R-SF, Single-Family Residential

LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO ACQUIRE NO. 521

DATE: August 23, 2017
LOCATION: 3116 W. College St.
APPLICANT: Springfield Public Schools
EXISTING USES: Single-family residential
RECOMMENDATION: This request be **approved**.

FINDINGS:

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

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

ATTACHMENT 1
BACKGROUND REPORT
REQUEST TO ACQUIRE NUMBER 521

APPLICANT'S PROPOSAL:

Springfield Public Schools is proposing to acquire a property located at 3116 West College Street which is immediately adjacent to the Westport Elementary and Middle School on South Golden Avenue. The purpose of the proposed acquisition is for green space; however, they may expand additional parking into this area in the future. The existing single-family house will be razed.

PLANNING AND ZONING COMMISSION REVIEW:

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

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area appropriate for Low-Density Housing and School uses and recommends to plan for the eventual development of urban public facilities and acquire land needed to accommodate these facilities. The proposed use is consistent with the *Comprehensive Plan*.

STAFF COMMENTS:

1. Approval of this request is consistent with the *Growth Management and Land Use Plan* of the *Comprehensive Plan* which identifies this as an appropriate area to plan for Low-Density Housing and School uses.
2. Staff has sent this request out for review to City Utilities, Public Works and Environmental Services. There have not been any issues raised by these departments.
3. Approval will allow for additional green space and the future expansion of the Springfield Public Schools parking lot.
4. The following language from Article XI, Section 11.7.3, of the City Charter sets forth the Planning and Zoning Commission's function regarding the acquisition of property and the process for appeal of such decision:

"In reviewing and approving all such proposals, the function of the planning and

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

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

In the event of disapproval, the submitting agency by a vote of not less than two-thirds of its entire membership may overrule the decision by planning and zoning commission.

ATTACHMENT 2
REQUEST TO ACQUIRE NUMBER 521
LAND ACQUISITION POLICY

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

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

RESPONSE:

It is our understanding the subject property is "generally consistent with the Master Plan of the City."

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

RESPONSE:

The basic use of the subject property will change from residential to green space. It is possible in the future the District may consider expanding the current parking next to the subject property. There are no current plans at this time.

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

RESPONSE:

It is our intent the subject property be used for additional green space.

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

ordinances including the City Purchasing Manual.

RESPONSE:

The current structure would be razed. It is not listed on the Historic Registry. The residence was constructed in 1997.

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

RESPONSE:

The current plan would be to raze the structure. The District will review options to determine if there is any interest for the previous owner or public for moving and reuse at another location.

ATTACHMENT 3
REQUEST TO ACQUIRE NUMBER 521
LEGAL DESCRIPTION & LOCATION MAP

Lot 16 of Westport Cove Subdivision in Springfield, Greene County, Missouri.



Overview



Legend

Parcel Lines

- <all other values>
- - DASHROW
- - MUNIRWD
- - PROPDASH
- - PROPLINE
- - RRROW
- - ZONING

Section Lines

- - Quarter Section Lines
- - Section Lines

Streets

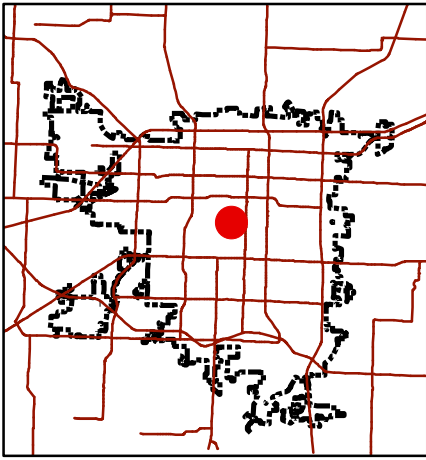
- - <all other values>
- - 8
- - County Boundary
- Assessor's Parcels
- Floodplains
- City Limits

Parcel ID 881321201043
 Sec/Twp/Rng 21-29N-22W
 Property Address 3116 W COLLEGE ST
 SPRINGFIELD

Alternate ID n/a
 Class R
 Acreage 0.241

Owner Address SWEENEY, KRISTINE E
 3116 W COLLEGE ST
 SPRINGFIELD MO 65802

District 105
 Brief Tax Description WESTPORT COVE SUB DIV LOT 16
 (Note: Not to be used on legal documents)



Development Review Staff Report

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

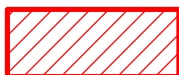
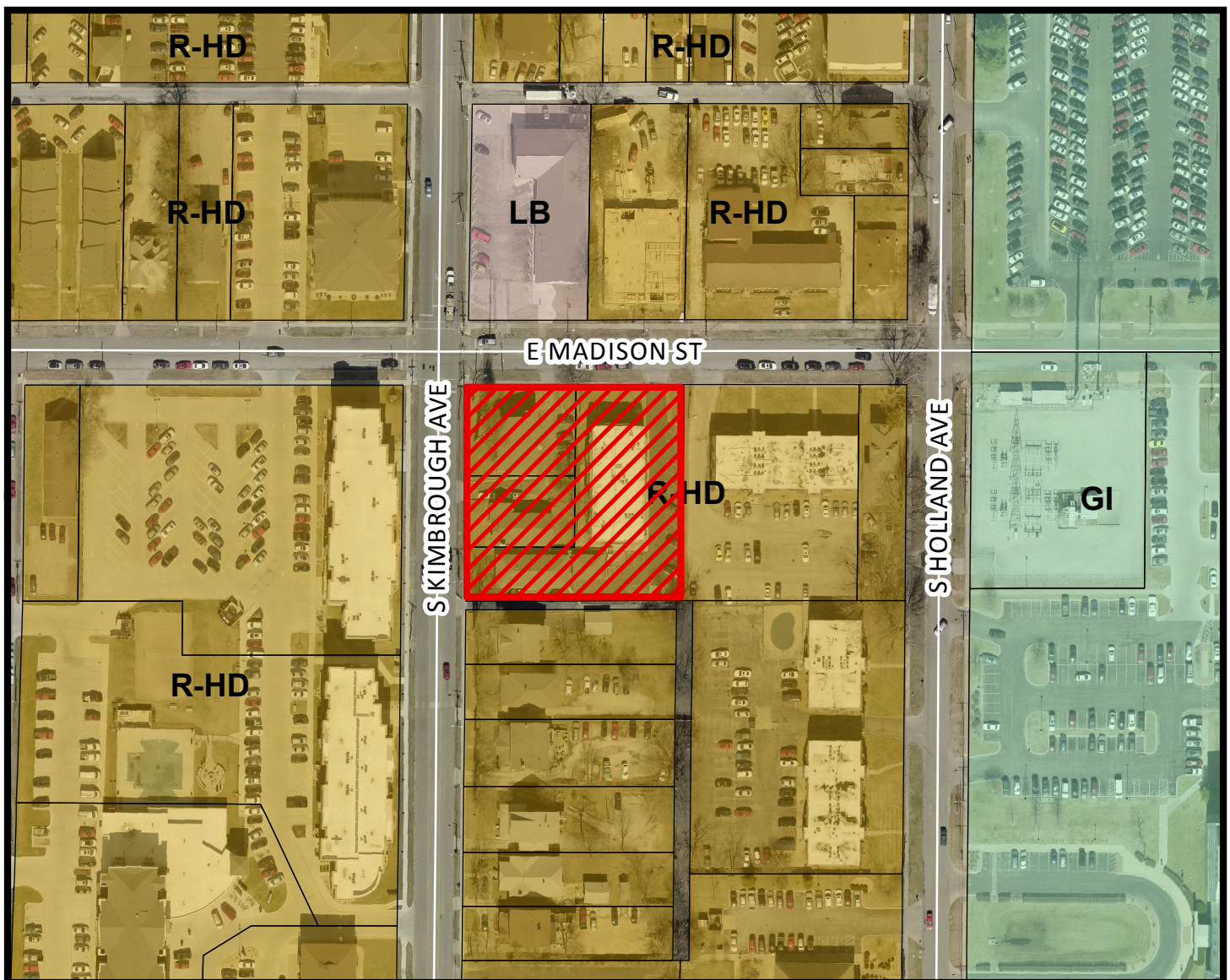
Planned Development 359

LOCATION: 806, 810, 816 South Kimbrough Avenue & 616, 614 East Madison Street

CURRENT ZONE: R-HD, High-Density Multi-Family Residential District and UN, University Combining Overlay District

PROPOSED ZONE: Planned Development 359

LOCATION SKETCH



- Area of Proposal

0 50 100 200
Feet

1 inch = 150 feet

DEVELOPMENT REVIEW STAFF REPORT
PLANNED DEVELOPMENT 359

PURPOSE: To rezone approximately 0.91 acres of property generally located at 806, 810, 816 South Kimbrough Avenue and 614, 616 East Madison Street from R-HD, High-Density Multi-Family Residential District and UN, University Combining District to a Planned Development District No. 359.

DATE: August 25, 2017

LOCATION: 806, 810, 816 South Kimbrough Avenue and 614, 616 East Madison Street

APPLICANT: Magers Properties III, LLC

TRACT SIZE: Approximately 0.91 acres

EXISTING USE: Multi-family uses

PROPOSED USE: Commercial and Multi-family mixed-use development

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium or High Density Housing. The plan 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 *Growth Management and Land Use Plan* also encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents.
2. This application is consistent with the *Plan* which identifies Center City and Missouri State University and surrounding area as a major Activity Center, which is to be a location of employment, housing, business and entertainment. These two activity centers are becoming more closely intertwined as development continues in the Greater Downtown area. The MSU campus is a significant location of employment, housing, business and entertainment. Activity Centers are identified as areas of significant business and high-density housing. It is intended that additional development be concentrated in and around these activity centers to optimize transportation investments, citizen convenience, investor confidence and a compact growth pattern. Properties within Activity Centers are to be intensively and efficiently used. The subject property would fit within these criteria.

3. Approval of this application will allow a mixed-use development that incorporates a small-scale commercial development that is intended to serve an area that has experienced increased multi-family development. The proposal will increase citizen convenience by providing close access to good and services of the retail establishments. This is consistent with the retail activity located immediately north of the subject site.
4. The subject property is located west of the MSU campus which is an area that has been the focus of redevelopment for student housing and is a logical area for continued redevelopment as MSU continues to grow and expand. The subject property is in close proximity to the MSU campus and has good pedestrian accessibility to the east with existing sidewalks on Madison Street and is in close proximity and has good access to other goods and services in the downtown area.

RECOMMENDATION:

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	LB & R-HD w/ UN overlay	Commercial uses & Multi-family residential uses
East	PD 359	Multi-family uses / future MSU Dorm site
South	R-HD w/ UN overlay	Multi-family residential uses
West	R-HD w/ UN overlay	Multi-family residential uses

HISTORY:

The subject properties were zoned to R-HD and UN district in a community-wide rezoning in March 1995 (G.O. 4494).

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium or High Density Housing. The *Plan* 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 *Plan* also identifies Center City and Missouri State University and surrounding area as a major Activity Center, which is to be a location of employment, housing, business and entertainment. These two activity centers are becoming more closely intertwined as development continues in the Greater Downtown area.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 0.91 acres from R-HD, High-Density Multi-Family Residential District and UN, University Combining District to a Planned Development District No. 359. The applicant is requesting the Planned Development for construction and use of a mixed-use development that would allow retail on the first floor and micro-efficiency apartments on the second floor. The development would allow GR, General Retail uses, except for four uses that are considered more intense, with a maximum of 8,000 square feet. The maximum residential density shall be 22 dwelling units per acre for a total of twenty (20) dwelling units. The development would allow a setback of ten (10) feet from all property lines for the first floor and five (5) feet for the second floor.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium or High Density Housing. The plan recommends multi-family apartment buildings in this category, which are located where there is good traffic access, located between low-density housing and non-residential land uses, and at high-amenity locations. The Major Thoroughfare Plan classifies Kimbrough Avenue as a secondary arterial roadway which supports the proposed land use. The *Growth Management and Land Use Plan* also encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents.
3. The *Plan* also identifies Center City and Missouri State University and surrounding area as a major Activity Center, which is to be a location of employment, housing, business and entertainment. These two activity centers are becoming more closely intertwined as development continues in the Greater Downtown area. The MSU campus is a significant location of employment, housing, business and entertainment. Activity Centers are identified as areas of significant business and high-density housing. It is intended that additional development be concentrated in and around these activity centers to optimize transportation investments, citizen convenience, investor confidence and a compact growth pattern. Properties within Activity Centers are to be intensively and efficiently used. The subject property would fit within these criteria.
4. Approval of this application will allow a mixed-use development that incorporates a small-scale commercial development that is intended to serve an area that has experienced increased multi-family development. The proposal will increase citizen convenience by providing close access to good and services of the retail establishments. The property to the North of the development is zoned LB, Limited Business.
5. The subject property is located west of the MSU campus which is an area that has been the focus of redevelopment for student housing and is a logical area for continued redevelopment as MSU continues to grow and expand. The subject

property is in close proximity to the MSU campus and has good pedestrian accessibility to the east with existing sidewalks on Madison Street and is in close proximity and has good access to other goods and services in the downtown area.

6. The development will be required to be in substantial conformance with the submitted site plan in Exhibit 2. The development would allow GR, General Retail uses except drive-in pick-up, windows and drive-thrus, commercial gardens and or farmers markets, funeral homes, crematoriums and mortuaries, and telecommunication towers. Additionally, a ten (10) foot bufferyard with one canopy tree, one understory tree and three shrubs are required per 100 linear feet along the south property line, east of the existing driveway on the property to the south.
7. The development is required to meet the twenty (20) percent open space requirement that is also required by the surrounding zoning districts.
8. Approval of this application will facilitate development of this property and promote infill development where investments have already been made in public services and infrastructure.
9. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on May 25, 2017. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENT:

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

Notices sent to property owners within 185 feet	12
Notices returned as undeliverable	1

CITY COUNCIL MEETING:

October 2, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 359

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to Planned Development.

TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies S. Kimbrough Avenue as a Secondary Arterial roadway. The standard right-of-way width for S. Kimbrough Avenue is 35 feet from the centerline. *It appears an additional 9 feet of right-of-way needs to be acquired along S. Kimbrough Avenue, but based on an evaluation by the Traffic Operations department, it has been determined that additional right-of-way is not needed. City's Transportation Plan classifies E. Madison Street as a Local Street. The standard right-of-way width for E. Madison Street is 30 feet from the centerline. It appears additional right-of-way is not needed along E. Madison Street. Although right-of-way is not required along either S. Kimbrough Avenue or E. Madison Street, a 10-foot by 10-foot right-of-way sight triangle is required at the corner of Kimbrough and Madison to allow adequate space for future improvements to the intersection. A survey is recommended to determine the exact amount of existing right of way. South Kimbrough Avenue and East Madison Street are city maintained streets. The most recent traffic count on S. Kimbrough Avenue north of Grand Street is 12,015 vehicles per day. The most recent traffic count on E. Madison Street east of Kimbrough Avenue is 2,038 vehicles per day. There is currently 2 driveway access points along E. Madison Street, 1 driveway access point along Kimbrough Avenue and 1 shared driveway access point along Kimbrough Avenue pertaining to the properties in this zoning. There is sidewalk along the property frontage of both S. Kimbrough Avenue and E. Madison Street. The existing infrastructure meets current city standards. On-street parking is not allowed along S. Kimbrough Avenue in the area pertaining to this zoning but is allowed along E. Madison Street. There are not bus stops along S. Kimbrough Avenue or E. Madison Street in the immediate vicinity of the property pertaining to this zoning, but there are several bus stops in the area. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. Future improvements are planned for the intersection of Kimbrough and Madison, but the extent of these improvements and a timeframe of when they will take place is not known at this time.

Traffic Operations has evaluated these portions of South Kimbrough Avenue and East Madison Street and determined that additional right-of-way is not needed. There are no future plans to widen these portions of S. Kimbrough Avenue or E. Madison Street and adequate right-of-way currently exists for the existing sidewalk/future 5 foot sidewalk. However, there are future plans to improve the intersection of Kimbrough and Madison, therefore Traffic still requires the 10 foot by 10 foot right-of-way sight triangle on the corner of Kimbrough and Madison.

A traffic study was not required. The current use of the properties in the R-HD zoning is similar to that of the proposed uses in the PD-359 zoning. No additional trips generated are anticipated based on the change in zoning from R-HD to PD-359.

Public Works Traffic Division	Response
Street classification	Kimbrough Avenue – Secondary Arterial Madison Street – Non-Residential Local
On-street parking along streets	Kimbrough Avenue – No Madison Street - Yes
Trips generated - Peak Hour	22 vehicles (R-HD) 22 vehicles (PD-359)
Additional Trips generated with zoning change - Peak Hour	0 vehicles
Existing street right of way widths	Kimbrough Avenue – 26 ft from the centerline Madison Street – 31 ft from the centerline
*Standard right of way widths	*Kimbrough Avenue - 35 ft from the centerline Madison Street – 30 ft from the centerline
Traffic study submitted	Not required**
Proposed street improvements	None required

FIRE COMMENTS:

No issues with rezoning

STORMWATER COMMENTS:

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

Preliminary plans show detention under the parking lot. Underground detention will require a letter from the consultant verifying correct installation.

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.
2. Concentrated points of discharged from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement. These sites drain north towards Madison Ave.

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

CLEAN WATER SERVICES COMMENTS:

No objections to the rezoning. This development may tie into the existing sewer if proposed sewer flows can be shown to be less than or equal to existing sewer flows for all existing buildings on this site. Calculations need to be submitted for the existing and proposed average and peak flow rates to evaluate this.

CITY UTILITIES COMMENTS:

There is an existing 3-phase primary line running along the east ROW of Kimbrough. Keep in mind NESC clearance requirements as the PD Language shows 5 foot setback for 2nd story. The NESC clearance may impact this setback.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-HD to PD359
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 8/10/2017
3. Meeting Location: 816C South Kimbrough Ave, Springfield MO
4. Number of invitations that were sent: 30
5. How the mailing list was generated: City of Springfield
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:
(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.)

Nobody came to the meeting.

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

Nobody came to the meeting

I, Derek Lee (print name), attest that the neighborhood meeting was held on 8/10/2017 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Derek Lee

Printed name of person completing affidavit

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 359

A. APPLICATION

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

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

B. INTENT

The intent of this planned development is to provide a pedestrian friendly mixed use development with retail on the first floor and residential housing in the form of a micro-efficiency apartments on the second floor.

C. DEFINITIONS

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

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

D. USES PERMITTED

1. All uses listed as permitted uses in the General Retail District of the Zoning Ordinance (Section 36-421) except those listed below:
2. Uses not permitted:
 - a. Drive-in pick-up windows and drive-thrus;
 - b. Commercial gardens and or farmers markets;
 - c. Funeral homes, crematoriums and mortuaries;
 - d. Telecommunication towers.

E. USE LIMITATIO

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

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. The maximum area allotted to GR uses shall be 8,000 SF.
2. Maximum residential density shall be 22 dwelling units per acre.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to Exhibit 2 and the following standards.

1. Maximum structure height: Two (2) stories.
2. Setback from all property lines: 10' first floor – 5' second floor

H. DESIGN REQUIREMENTS

The design requirements shall generally adhere to the standards shown on Exhibit 2. Since the residential uses are micro efficiency units and density is less than what is allowed now, under current R-HD zoning the multi-family design guidelines are not required for this site.

I. OPEN SPACE, LANDSCAPING & SCREENING

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

1. Open space requirements

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

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

2. Bufferyards.

A 10' bufferyard is required along the south lot line. There is an existing driveway that serves the south property that must remain. A 6' privacy fence is required on the south property east of the existing driveway that serves the south lot. One canopy tree, one understory tree and three shrubs are required per 100 linear feet along the south property line. The plantings shall be placed east of the existing driveway that serves the south lot.

3. Vehicular use area open space.

- a. Interior: Five (5) percent minimum open space.

4. Open space landscaping.

Perimeter landscaping and interior landscaping is required in accordance with the zoning ordinance for GR district zoning.

5. Screening.

The site is surrounded by residential high density zoning. Therefore, no screening is required other than the privacy fence mentioned in the bufferyard section.

J. EXTERIOR LIGHTING

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

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification.

L. OFF-STREET PARKING

The site is currently located within a university combining district that allows a 20% reduction in the City's standard parking. Mixed uses typically reduce the parking demand for developments. *Off-street Parking Sections 36-455, 36-456 and 36-483 of the Springfield Zoning Ordinance* in effect at the time of development shall apply with the exception listed below.

- a. The total parking requirements for the site may be reduced by 20% from what is required above.

M. SIGNS

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

N. REQUIRED IMPROVEMENTS

1. A 10' by 10' sight triangle is required at the southeast corner of Kimbrough Avenue and Madison Street.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

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

P. PHASING

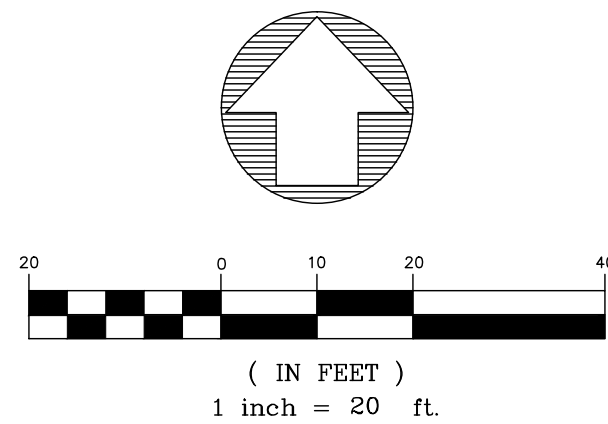
Development may be phased provided that all public improvements directly related to each

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

Q. FINAL DEVELOPMENT PLAN

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

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



DESCRIPTION:
LOTS 38, 39, 40 OF SOUTHERN ADDITION

BUILDING SETBACKS:
FRONT FIRST FLOOR 10' (KIMBROUGH AVENUE)
REAR FIRST FLOOR 10'
SIDE YARD FIRST FLOOR 10'

SECOND FLOOR SETBACK SHALL BE 5' FROM EACH PROPERTY LINE. THE INTENT IS TO PROVIDE RESIDENTIAL BALCONIES THAT OVERHANG THE FIRST FLOOR BY APPROXIMATELY 5'.

NOTES:

ALL UTILITIES TO BE PROVIDED BY:
CITY UTILITIES OF SPRINGFIELD
301 E. CENTRAL
SPRINGFIELD, MO 65802
(417)863-9000

TOTAL AREA OF PROPERTY: 0.93 ACRES (40,311 SF)
MINIMUM OPEN SPACE REQUIRED: 20%
MAXIMUM IMPERVIOUS SURFACE ALLOWED: 80%
MINIMUM INTERIOR OPEN SPACE: 5%

PARKING REQUIREMENTS PER ZONING ORDINANCE
MINUS A 20% REDUCTION ALLOWED BY THE PD

INTENSITY OF DEVELOPMENT

THE MAXIMUM AREA ALLOTTED TO GR USES SHALL BE 8,000 SF.
THE MAXIMUM RESIDENTIAL DENSITY SHALL BE 22 DWELLING UNITS PER ACRE.
BUILDING HEIGHT: MAXIMUM - 2 STORY

PARKING:		
6,000 SF RETAIL	1 SP/250 SF	= 24
1,500 SF RESTAURANT	1 SP/80 SF	= 19
20 MICRO EFF.	1 SP/UNIT	= 20
TOTAL		= 63
LESS 20% ALLOWED REDUCTION		= -13
REQUIRED		= 50
53 PARKING SPACES PROPOSED		

GENERAL NOTES:

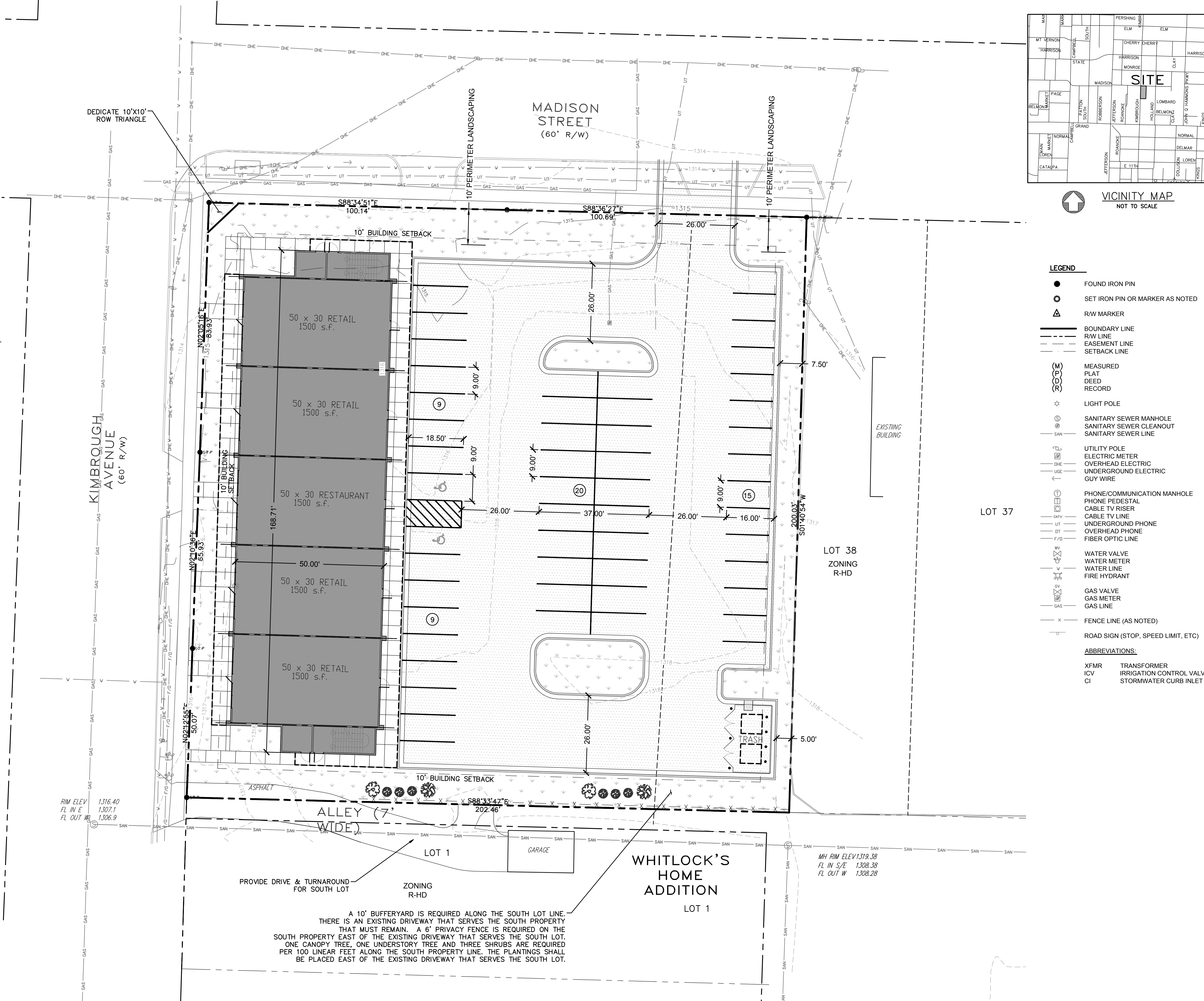
THIS SKETCH PLAN IS FOR EXHIBIT PURPOSES
ONLY. FUTURE STRUCTURES NEED NOT BE BUILT
AND/OR NEED NOT BE BUILT AS SHOWN.

WATER QUALITY NOTES:

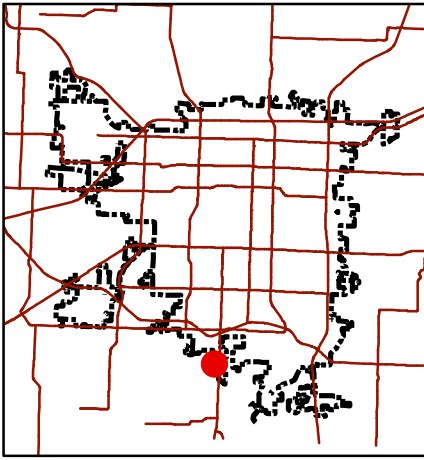
WATER QUALITY IS NOT REQUIRED.

DETENTION NOTES:

DETENTION SHALL BE PROVIDED UNDER THE PARKING LOT.



DATE:		BY:	
REVISIONS:			
SCALE: 1" = 20'		FIELD BY: TS, JS	
		DRAWN BY: RRS	
		CHECKED BY: LEE	
PLANNED DEVELOPMENT SKETCH PLAN - EXHIBIT 2 MIXED RETAIL/STUDENT HOUSING DEVELOPMENT 810 S KIMBROUGH AVENUE SPRINGFIELD, GREENE COUNTY, MISSOURI			
Missouri State Certificate of Authority Engineering #2005015504 Land Surveying #2009028050			
LEE Engineering & Associates, L.L.C. 1200 E. Woodhurst Dr., Suite D200 Springfield, Missouri 65807 417-886-9100 (phone) 417-886-9336 (fax) lee@leeengineering.biz			
"Engineering with Integrity"			
DATE: 2017-09-07			
SHEET: 1 OF 1			
PROJECT: 112			
FILE: Kimbrough Sketch Plan.dwg			



Development Review Staff Report

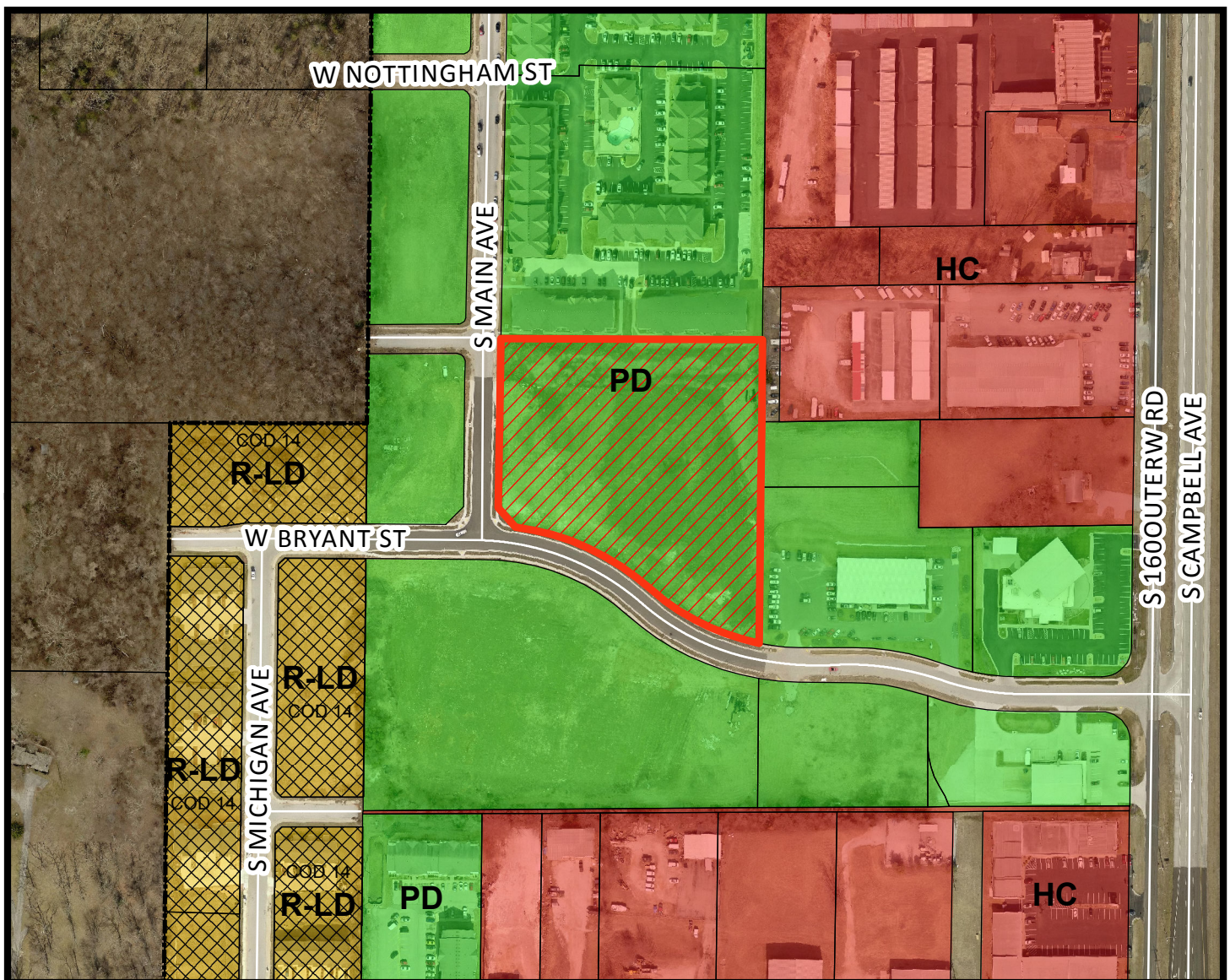
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Final Development Plan - PD 271 Amendment 1

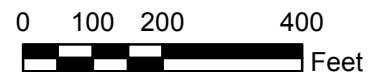
LOCATION: 565 West Bryant Street

CURRENT ZONING: Planned Development 271 Amd 1

LOCATION SKETCH



- Area of Proposal



1 inch = 275 feet

DEVELOPMENT REVIEW STAFF REPORT
FINAL DEVELOPMENT PLAN - PLANNED DEVELOPMENT 271 AMENDED

PURPOSE: To approve the Final Development Plan for Planned Development 271 Amended, on approximately 4.12 acres of property generally located at 565 West Bryant Street for a 120 multi-family unit elderly housing facility.

DATE: August 20, 2017

LOCATION: 565 West Bryant Street

APPLICANT: Veranda Vistas LLC

TRACT SIZE: Approximately 4.12 acres

EXISTING USE: Vacant Property

PROPOSED USE: N/A

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing land uses.
2. The Planned Development 271 Amended allows for elderly housing, but requires the final development plan approval by the Planning and Zoning Commission.
3. The Administrative Review Committee has reviewed the proposed Final Development Plan (Exhibit 2 for 565 West Bryant) and found that it meets the requirements of Planned Development 271 Amended.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 271 Amd	Multi-Family Development
East	PD 271 Amd	Cambridge Motorsports
South	PD 271 Amd	Undeveloped land
West	PD 271 Amd	Undeveloped land

HISTORY:

Planned Development 271 Amended was approved by City Council on October 12, 2009. The requirements and standards for Planned Development 271 Amended are attached (Exhibit 1 & 2). The ordinance requires that the final development plan be reviewed and approved by Planning and Zoning Commission.

ZONING ORDINANCE:

Section 36-405 Planned Development District

(9) Final Development Plan

- (c) Substantial conformity defined. *A final development plan shall be deemed not to be in substantial conformity with an approved preliminary development plan if it:*
- 1. Increases by more than five percent from the maximum density, approved in the preliminary development plan, except that in no event shall the maximum density exceed the density permitted for the underlying district by subsection (4)(b);*
 - 2. Increases by more than five percent the maximum floor area to be devoted to any residential or nonresidential use;*
 - 3. Increases height by more than five percent;*
 - 4. Decreases by more than five percent the area approved for public and private open space or changes the general location of such areas;*
 - 5. Relocates approved circulation elements to any extent that would decrease the ability of such elements to function efficiently, adversely affect their relation to surrounding lands and circulation elements, or would reduce their effectiveness as buffers or amenities;*
 - 6. Significantly alters the arrangement of land uses within the planned development;*
 - 7. Violates any provision of the codes and ordinances applicable to the proposed planned development; or*
 - 8. Departs from the preliminary development plan in any other manner which the planning and zoning commission or city council shall, based on stated findings and conclusions, find to materially alter the plan or concept for the proposed planned development.*
- (d) **Action by Administrative Review Committee.** *If the Administrative Review Committee shall find that the Final Development Plan lacks substantial conformity to the Preliminary Development Plan, but merits approval notwithstanding such lack of conformity, it shall transmit such plan to the Planning and Zoning Commission together with its recommendation that the Final Development Plan be approved.*
- (e) **Action by Planning and Zoning Commission.** *If the planning and zoning commission finds that there is substantial conformity between such plans and shall further find the final development plan to be in all other respects complete*

and in compliance with any conditions imposed by approval of the preliminary development plan, and with the provisions of this article and all other applicable, federal, state and city codes, ordinances and regulations, it shall approve the final development plan. Planning and zoning commission action shall constitute final approval of the final development plan.

If the planning and zoning commission shall find that the final development plan lacks substantial conformity to the preliminary development plan but merits approval notwithstanding such lack of conformity, it shall transmit such plan to the city council together with its recommendation that the final development plan be approved.

In any case, where the planning and zoning commission finds that the final development plan lacks substantial conformity to the preliminary development plan and does not merit approval, it shall transmit such plan to the city council, together with its recommendation that the final development plan not be approved. The failure of the commission to act within the aforesaid time-period shall be deemed a recommendation to the city council to deny the final development plan as submitted.

COMPREHENSIVE PLAN:

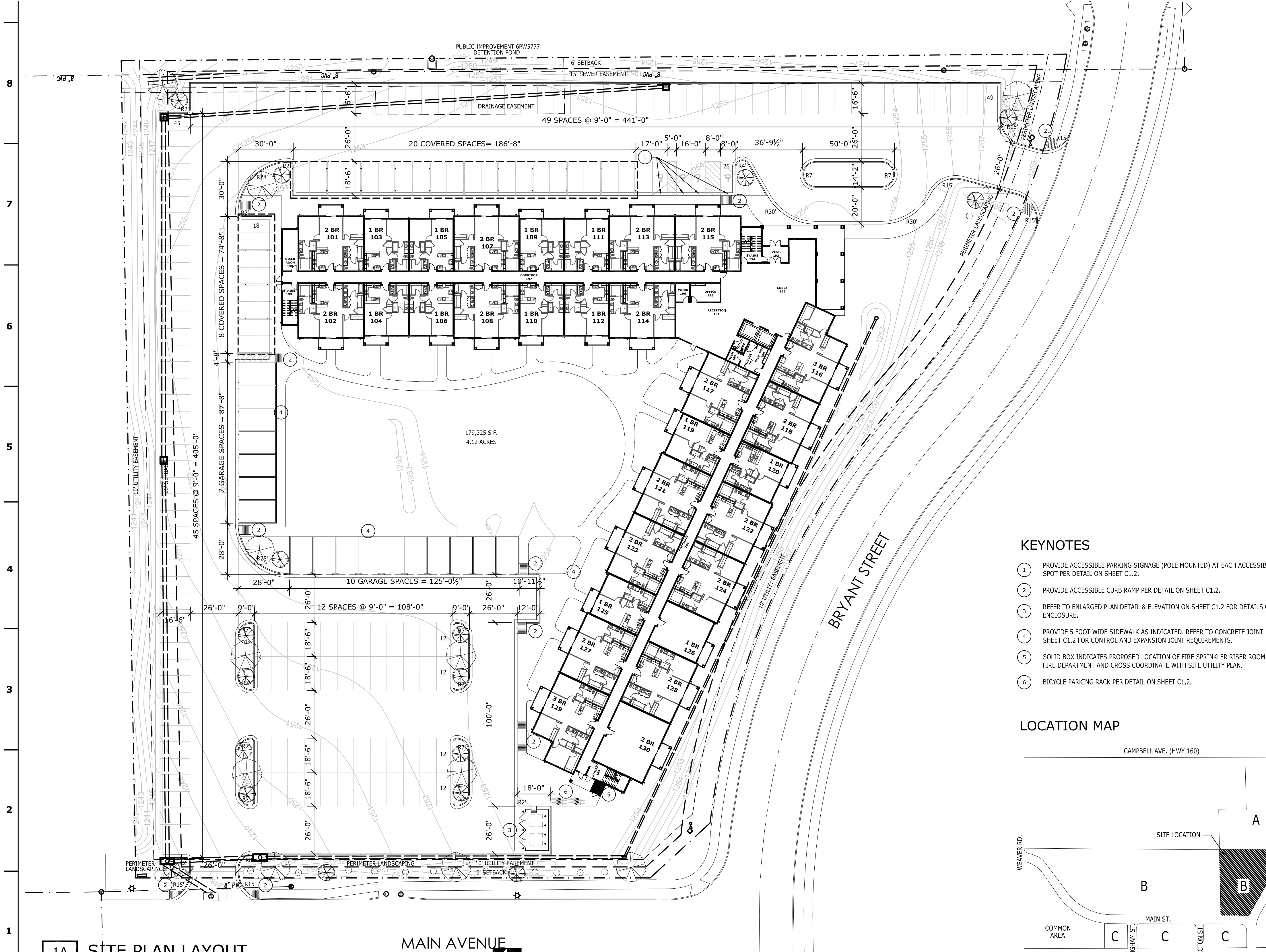
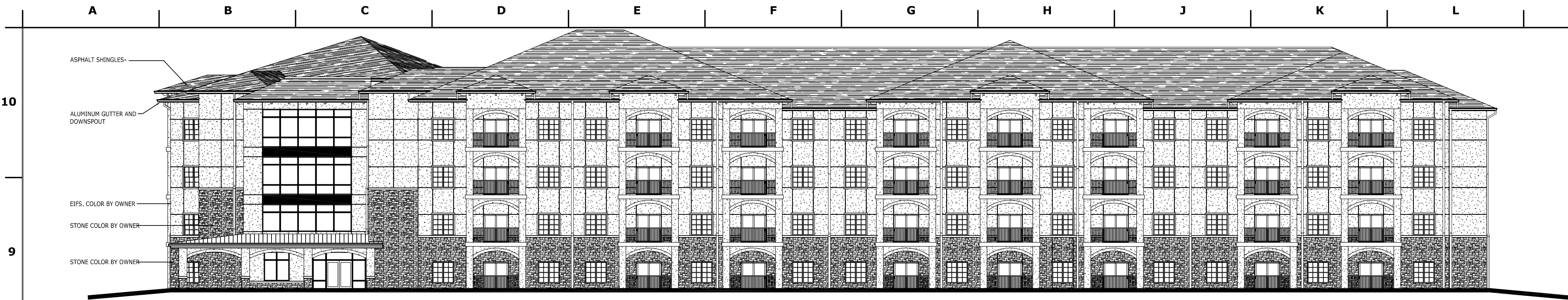
The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing land uses.

STAFF COMMENTS:

1. The Final Development Plan (Exhibit 2 for 565 West Bryant) is required to be approved by the Planning and Zoning Commission provided it is in substantial conformance with the approved Planned Development 271 Amended Ordinance.
2. The applicant has requested an alternative to the perimeter landscaping requirements that would be comparable to PD 271 Amended design requirements and other properties that have developed in the district. ARC was supportive of a berm with landscaping as shown and described on Exhibit 2, rather than the prescribed decorative wall or fence as described in the PD.
3. The Administrative Review Committee has reviewed the proposed Final Development Plan (Exhibit 2 for 565 West Bryant) and found that it met the requirements of Planned Development 271 Amended.
4. The proposed final development plan was reviewed and approved by all relevant City departments.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834



1A SITE PLAN LAYOUT
C1.1 scale: 1" = 30'-0"

UNIT / PARKING TABULATION

UNIT MIX		PARKING REQUIREMENTS	
1 BEDROOM UNITS	48	48 x 1.5	72 SPACES
2 BEDROOM UNITS	64	64 x 2	128 SPACES
3 BEDROOM UNITS	08	08 x 2	16 SPACES
TOTAL	120 UNITS	SUB-TOTAL	216 SPACES

15% MULTI-FAMILY PARKING REDUCTION ALLOWED _____ -32 SPACES
TOTAL PARKING SPACES REQUIRED _____ 184 SPACES
TOTAL PARKING SPACES PROVIDED _____ 188 SPACES
(INCLUDING 4 HANDICAP, 17 GARAGE & 28 COVERED SPACES)
BICYCLE PARKING REQUIRED _____ 5 SPACES

PD #271 AMENDED REQUIREMENTS

AREA B
PERMITTED USE _____ MULTIFAMILY ELDERLY HOUSING FACILITY
INTENSITY OF DEVELOPMENT _____ MAXIMUM 29 DWELLING UNITS PER ACRE
179,325 S.F. = 4.12 ACRES = 120 DWELLING UNITS
BULK, AREA & HEIGHT
SETBACKS _____ 10' BUILDING SETBACK FROM ABUTTING STREETS' RIGHT OF WAY.
MAXIMUM HEIGHT _____ NO STRUCTURE SHALL EXCEED THE HEIGHT OF FOUR (4) STORIES ABOVE GRADE
IMPERVIOUS SURFACE RATIO _____ MAX 80%
OPEN SPACE RATIO _____ MIN 20%
PERIMETER TREATMENT _____ REFER TO LANDSCAPING/ SCREENING.
DUMPSTER UNITS SHALL BE ENCLOSED WITH SIGHT-PROOF FENCE.
EXTERIOR LIGHTING _____ EXTERIOR LIGHTING WILL BE DESIGNED PER SECTION 6-1400 OF THE CITY OF SPRINGFIELD ORDINANCE.
DETENTION _____ DETENTION & WATER QUALITY HAS BEEN PROVIDED FOR PROPERTY PER PUBLIC IMPROVEMENT PLAN 6PW5777.
OFF-STREET PARKING _____ PER SECTION 5-1500: (1.5) ONE AND A HALF PARKING SPACES REQUIRED FOR EACH (1) BEDROOM DWELLING UNIT, (2) TWO PARKING SPACES FOR EACH (2) TWO AND (3) BEDROOM DWELLING UNIT.
195 SPACES REQUIRED
197 SPACES PROVIDED

LANDSCAPING/SCREENING

PERIMETER LANDSCAPING: ALONG A PORTION OF BRYANT ST. & MAIN AVE. ADJACENT TO PARKING LOT AND ACCESS DRIVES. A LANDSCAPING BERM OF AT LEAST 30 INCHES AND NO MORE THAN 42 INCHES IN HEIGHT WITH LANDSCAPING CONSISTING OF THE FOLLOWING PER 100 LINEAR FEET:
(1) CANOPY TREES
(1) UNDERSTORY TREES
(4) SHRUBS
INTERIOR LANDSCAPING: 5% TO BE PROVIDED. MIN. OF 2 UNDERSTORY AND 1 CANOPY TREE PLANTED FOR EACH 30 PARKING SPACES.

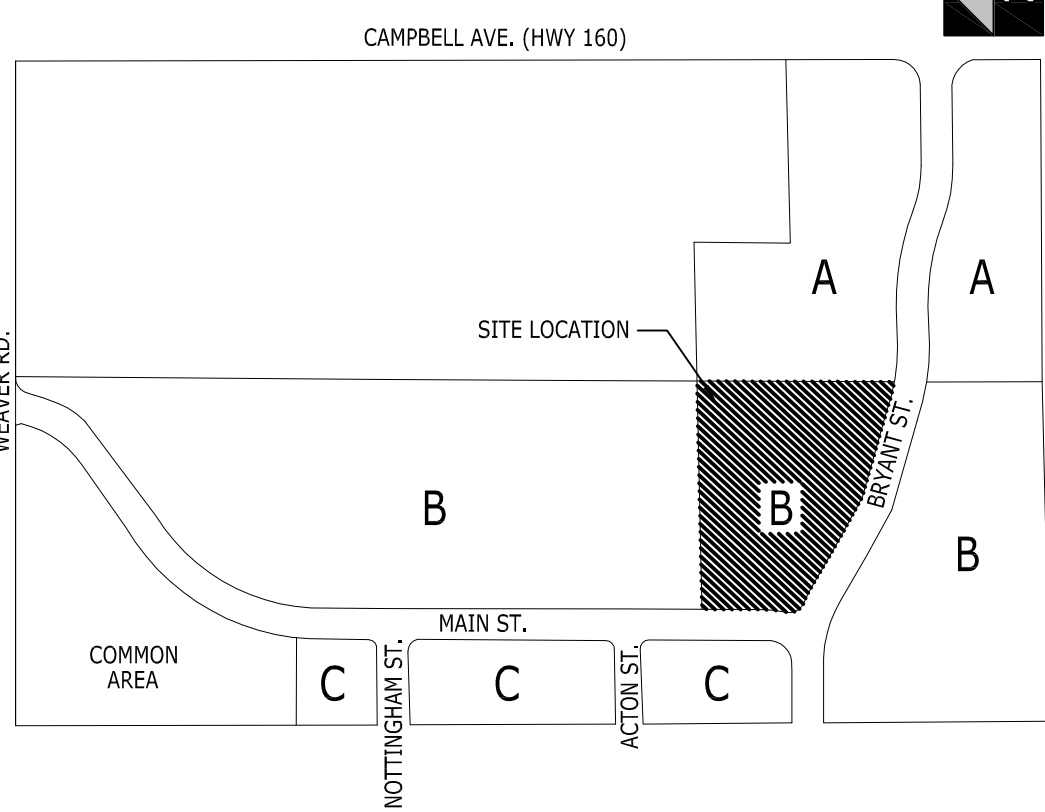
SITE LEGEND

- DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL.
- DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL.
- EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL.
- DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 3'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL.

KEYNOTES

- PROVIDE ACCESSIBLE PARKING SIGNAGE (POLE MOUNTED) AT EACH ACCESSIBLE PARKING SPOT PER DETAIL ON SHEET C1.2.
- PROVIDE ACCESSIBLE CURB RAMP PER DETAIL ON SHEET C1.2.
- REFER TO ENLARGED PLAN DETAIL & ELEVATION ON SHEET C1.2 FOR DETAILS OF TRASH ENCLOSURE.
- PROVIDE 5 FOOT WIDE SIDEWALK AS INDICATED. REFER TO CONCRETE JOINT DETAILS ON SHEET C1.2 FOR CONTROL AND EXPANSION JOINT REQUIREMENTS.
- SOLID BOX INDICATES PROPOSED LOCATION OF FIRE SPRINKLER RISER ROOM. VERIFY WITH FIRE DEPARTMENT AND CROSS COORDINATE WITH SITE UTILITY PLAN.
- BICYCLE PARKING RACK PER DETAIL ON SHEET C1.2.

LOCATION MAP



BUILDING CODE DATA

BUILDING USE GROUP _____ R-2 APARTMENT HOUSES
CONSTRUCTION TYPE _____ 5A
TOTAL AREA _____ 138,700 S.F. (34,675 SF PER FLOOR)
ALLOWABLE BUILDING AREA _____ 12,000 S.F. PER STORY (R-2)
AREA INCREASE FOR OPEN PERIMETER _____ 9,000 S.F.
STRUCTURAL FRAME _____ 1 HOUR
BEARING WALLS: INT. & EXT. _____ 1 HOUR
NON-BEARING INT. WALLS _____ 0 HOUR
FLOOR CONSTRUCTION _____ 1 HOUR
ROOF CONSTRUCTION _____ 1 HOUR
FIRE SUPPRESSION _____ FULL NFPA 13 SUPPRESSION SYSTEM
DESIGNED BUILDING HEIGHT _____ 4 STORY OR 60 FEET
ALLOWABLE HEIGHT _____ 3 STORY & 50 FEET
SPRINKLER INCREASE _____ 1 STORY & 20 FEET
PROPOSED HEIGHT _____ 4 STORY & 53 MAX FT

hdesigngroup
5051 S National Ave Ste 7a
Springfield, Missouri 65810
417 887 6595 p
hdesigngroup.com

Client

TLC Properties
1531 E. Bradford Pkwy, STE 305
Springfield, MO 65804
(417) 616-6212 ph

Consultants

Civil Engineer:
Anderson Engineering
2045 West Woodland St.
Springfield, MO 65807
(417) 886-2741 ph
(417) 866-2778 fx

Structural Engineer:
Mettemeyer Engineering
2101 West Chesterfield Blvd. Suite B105
Springfield, MO 65807
(417) 890-8002 ph
(417) 890-8003 fx

MEP Engineer:
Colvin Jones Davis
2101 West Chesterfield Blvd. Suite B105A
Springfield, MO 65807
(417) 877-1700 ph
(417) 877-1801 fx

Professional Seal

Brent M. Stevens AIA - Architect
MO# A-2000151419



Revisions	

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New Facility for:
Veranda Vistas 55+
Address
Springfield Mo.

FINAL DEVELOPMENT SITE PLAN

Project No: 17-xxx
Drawn By: 000
Reviewed By: 000
Date: 03-24-2017

Sheet
C1.1

Pub. Imp. _____
Govt. Grnt. _____
Emer. _____
P.Hrngs. 9-21-09
Pgs. 27
Filed: 9-15-09

Sponsored by: Compton

First Reading: September 21, 2009

Second Reading: October 12, 2009

COUNCIL BILL NO. 2009- 237

GENERAL ORDINANCE NO. 5839

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 1-1600, Zoning Maps, by
2 rezoning approximately 38.9 acres of property generally located on the
3 south side 600 block West Weaver Road from Planned Development
4 District No. 271 to Planned Development District No. 271 Amended. (Both
5 Planning and Zoning Commission and Staff recommend approval.)
6
7
8
9

10 WHEREAS, application has been filed for a zoning change of the following
11 described tract of land from Planned Development District No. 271 to Planned
12 Development District No. 271 Amended; and
13

14 WHEREAS, following proper notice, a public hearing was held before the
15 Planning and Zoning Commission, and the said Commission has made its
16 recommendation; and
17

18 WHEREAS, proper notice was given of a public hearing before the City Council,
19 and that said hearing was held in accordance with the law.
20

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 Section 1 - The property described on Exhibit "A" to this Ordinance be, and the
25 same hereby is, rezoned from Planned Development District No. 271, or such zoning
26 district as is designated on the Official Zoning Map adopted by the City Council, to
27 Planned Development District No. 271 Amended, and the Springfield Land
28 Development Code, Section 1-1600 thereof, Zoning Maps, is hereby amended,
29 changed and modified accordingly; which district shall be subject to regulations set forth
30 in the Springfield Land Development Code, Division IV, Section 4-2500, Planned

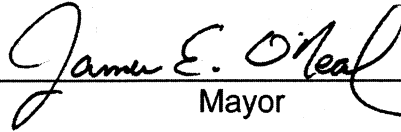
31 Development Districts, and the regulations set forth in Section 2 of this ordinance.

32
33 Section 2 -The regulations attached to the Explanation, marked as Exhibit "1"
34 and incorporated herein by reference, shall govern and control the use and
35 development of land in Planned Development District No. 271 Amended.

36
37 Section 3 - A copy of this ordinance, as well as such documents as the Director
38 of Planning deems appropriate, may be recorded in the Greene County Land Records.

39
40 Section 4 -This ordinance shall be in full force and effect from and after passage.

41
42
43 Passed at meeting: October 12, 2009

44
45 
46
47 Mayor

48
49
50 Attest: Brenda M. Cinto, City Clerk

51
52
53 Filed as Ordinance: October 12, 2009

54
55
56
57 Approved as to form: Mary K. Mendes Assistant City Attorney

58
59
60 Approved for Council Action: Greg B. Smith City Manager

61
62
63
64
65 N:\SHARE\CBILLS\2009\9-21-09\PD271AMENDED_ORD_NKY

Affected Agency Notified: Yes
Emergency Required: No
Budget Adjust. Required: No
Board Rec. Required: Yes
Public Hearing: September 21, 2009
Sponsor: Compton
Date: August 24, 2009

EXPLANATION TO COUNCIL BILL NO. 2009 - 237

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend the existing planned development district on approximately 38.9 acres of property generally located on the south side 600 block West Weaver Road from Planned Development District No. 271 to Planned Development District No. 271 Amended.

PLANNED DEVELOPMENT DISTRICT NO. 271 AMENDED

BACKGROUND INFORMATION:

The applicant is proposing to amend the existing Planned Development District No. 271 on approximately 38.9 acres to Planned Development District No. 271 Amended to allow multiple changes to district including the elimination of existing Area B, changes to the maximum setbacks within the district, elimination of the required roundabout and change to the approval process for final development plans.

At the September 3 Commission meeting, the applicant made a change to the original proposal by changing a small area along the western property line from multi-family use to an area to be used for R-TH, Residential Townhouse uses. The applicant indicated it was mislabeled on the original plan and was not intended to be labeled for multi-family use. The attached site plan depicts this correction.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on September 3, 2009, and recommended approval, by a vote of 5 to 0, of the proposed zoning on the tracts of land described on the attached sheet (see the attached Record of Proceedings).

The Planning and Development staff recommends **approval** of the proposed planned development amendment (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. This application meets the intent of the existing Planned Development ordinance by retaining the step-down concept of land uses from commercial uses fronting on Campbell Avenue to multi-family and then to residential townhouse uses.

2. The changes proposed as part of this amendment are generally internal to the development and are not expected to have any adverse impact on the surrounding properties or infrastructure.
3. All other requirements of the existing Planned Development other than the changes specifically listed in this staff report will remain the same as part of this amendment including the height and design requirements for buildings, bufferyards, intensity of use, open space, signage and area of no disturbance around the Ward Branch Creek.

Submitted by:

Michael K Macpherson
Planning and Development

Approved by:

[Signature]
City Manager

EXHIBITS:

Exhibit A, Legal Description
Exhibit B, Record of Proceedings
Exhibit C, Location Map

ATTACHMENTS:

Attachment 1, Background Report
Attachment 2, Neighborhood Meeting Summary

EXHIBITS:

Exhibit 1, Planned Development Ordinance Text
Exhibit 2, Preliminary Development Sketch

EXHIBIT A
LEGAL DESCRIPTION
PLANNED DEVELOPMENT 271 AMENDED

All of Walnut Creek Phase One, a subdivision in the City of Springfield, Greene County, Missouri, duly filed in the Greene County Recorder's Office in Plat Book ZZ, at Page 301.

TOGETHER WITH,

All of Walnut Creek Phase II, a subdivision in the City of Springfield, Greene County, Missouri, duly filed in the Greene County Recorder's Office in Plat Book AAA, Page 35

TOGETHER WITH,

All of Walnut Creek Phase IV, a subdivision in the City of Springfield, Greene County, Missouri, duly filed in the Greene County Recorder's Office in Plat Book AAA, Page 39

TOGETHER WITH,

All that part of the Northeast Quarter of Section 23, Township 28 North, Range 22 West in the City of Springfield, Greene County, Missouri, and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 23, Township 28 North, Range 22 West, in the City of Springfield, Greene County, Missouri; thence North 02 Degrees 00 Minutes 44 Seconds East along the West line of said Quarter Quarter, a distance of 114.22 feet to a point in the same, said point being in the South Right-of-Way line of Acton Street, as now established; thence South 88 Degrees 38 Minutes 38 Seconds East along said South Right-of-Way line, a distance of 147.60 feet to a point of curvature in the same; thence continuing along said South Right-of-Way line along a curve to the right, having a Radius of 15.00 feet and an Included Angle of 91 Degrees 02 Minutes 39 Seconds, a distance of 23.84 feet to a point of tangency, said point being in the West Right-of-Way line of Main Avenue, as now established; thence South 02 Degrees 24 Minutes 01 Seconds West along said West Right-of-Way line, a distance of 26.17 feet to a point in the same; thence departing said West Right-of-Way line South 87 Degrees 35 Minutes 59 Seconds East, a distance of 60.00 feet to a point in the East line of said Main Avenue; thence North 02 Degrees 24 Minutes 01 Seconds East along said East Right-of-Way line, a distance of 67.54 feet to a point in the same, said point being the Southwest corner of Lot 1 of Walnut Creek Phase II, a subdivision in the City of Springfield, Greene County, Missouri as duly recorded in the Greene County Recorder's Office in Plat Book AAA at Page 35, thence South 88 Degrees 38 Minutes 38 Seconds East along the South line of said Lot 1, a distance of 438.87 feet to the Southeast corner thereof, said point being in the West line of an existing Right-of-Way Easement as shown on the Final Plat of Skateland Addition, a subdivision in the City of Springfield, Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book ZZ at Page 27; thence South 02 Degrees 30 Minutes 42 Seconds West along said West line, and beyond, along the West line of Walnut Creek Phase IV, a subdivision in the City of Springfield, Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book AAA at Page 39, a distance of 800.15 feet to the Southwest corner thereof, said point being in the North line of the South Half of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North 88 Degrees 38 Minutes 40 Seconds West along said North line, a distance of 655.65 feet to the Northwest corner of said South Half; thence North 02 Degrees 04 Minutes 24

Seconds East along the East line of the Southwest Quarter of the Northeast Quarter of said Section 23, a distance of 660.83 feet to the POINT OF BEGINNING, and containing 518,828 square feet or 11.911 acres, more or less, EXCEPT any part thereof taken, deeded or used for road or highway purposes.

Subject to any easements or restrictions of record.

Zoning & Subdivision Report

Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

Planned Development 271 Amended

Location: south side 600 block West Weaver

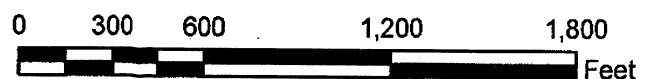
Current Zoning: Planned Development 271

Proposed Zoning: Planned Development 271 Amended

LOCATION SKETCH



- Area of Proposal



1 inch = 600 feet

**ATTACHMENT 1
BACKGROUND REPORT
PLANNED DEVELOPMENT 271 AMENDED**

DATE: August 24, 2009

LOCATION: south side 600 block West Weaver Road

APPLICANT: Griswald Enterprises LLC; Weaver Creek Investment LLC and Landmark Building and Development Co LLC

TRACT SIZE: Approximately 38.9 acres

EXISTING USE: Retail, multi-family and residential townhouse uses

PROPOSED USE: Retail, multi-family and residential townhouse uses

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF & O-1	Undeveloped land and single family homes
East	HC	Commercial and warehousing uses
South	HC & PD 275	Commercial and warehousing uses, multi-family
West	R-LD & County R-1	Undeveloped land and single family homes

TRAFFIC DIVISION COMMENTS:

1. The request is to change zoning by amending PD 271.
2. Traffic Engineering supports deleting the use category of Area B and changing the use of Area B to those permitted Area C. This change results in a lower trip generation for the development.
3. Traffic Engineering supports eliminating the requirement for a roundabout.
4. Traffic Engineering does not support the change in language regarding the linear park trail without specifying that a linear park trail meeting the location and design standards for the Ward Branch trail on the Open Space and Greenways Plan and a connecting trail from the subdivision is required.
5. Decorative walls and approval process are of no direct concern to Traffic Engineering.

6. The intersection layout to Bryant Street and Main Avenue would be acceptable only with multi-way stop control. The applicant has provided traffic volume projections for ultimate development to determine appropriate traffic control as part of the preliminary plat application.

STORMWATER COMMENTS:

1. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.
2. Any increase in impervious area from 1983 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1983 and in currently in good condition can be credited as existing impervious surface.
3. Concentrated points of discharge from these improvements will be required to drain into a natural channel, public right-of-way, or a drainage easement.
4. Any redevelopment is required to meet the current requirements of the Stormwater Design Criteria Manual at time of development.
5. Provide a sediment and erosion control plan at time of development.
6. Provide MDNR and City Land Disturbance Permit at time of development, if disturbing one acre or more.

SANITARY SERVICES COMMENTS:

No issues regarding sanitary sewer.

ADJACENT PROPERTY OWNER COMMENTS:

Twenty-seven (27) property owners are within 185 feet of the subject property and were notified by mail of this request. No one has objected to date.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on August 10, 2009. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The existing Planned Development, approved in July 2004, divides the property into five different "levels" or intensity of use areas and provides for a step-down concept of land uses whereby the intensity of use and development decreases as the property is developed away from Campbell and Weaver and adjacent to low density, large lot residential

development. This request retains the intent of the existing Planned Development with modifications proposed to the uses and development requirements on the interior portion of the subject property.

2. Below is a summary of the differences between the existing Planned Development and this application:
 - A. The existing Planned Development identifies five use areas including Area A in the eastern portion of the development near the Campbell Avenue outer road which permits Highway Commercial type uses, Area B on the interior of the development which permits a mix of limited business/office and loft apartments, Area C along Weaver and a portion of the west property line which permits multi-family uses and Areas D and E along the west property line which permit townhomes and duplexes. A bed and breakfast is also permitted at the north end of the development near Weaver Road in Area E. This application proposes to eliminate the existing Area B uses. The use area classifications would shift except for Area A which would remain the same. The proposed Area B would include the existing Areas B and C and would permit multi-family uses. Proposed Area C would become the existing Area D and E. The uses currently permitted in these areas are not proposed to change except that a Bed and Breakfast would no longer be a permitted use.
 - B. The existing Planned Development requires that all buildings within the development have a maximum setback of fifteen (15) feet from abutting streets' right-of-way except for garage doors for residential development which shall be setback at least twenty (20) feet from the right-of-way. The intent of this requirement is to move the buildings up to the street with the parking placed to the side and rear to define the street edge, encourage pedestrian activity, provide a greater sense of safety and security and promote interaction among residents. Meeting this requirement is sometimes difficult because of the shape of the lot and the number of buildings to be placed on the lot. This proposal would change the setback to a minimum setback of ten (10) feet to provide the developer the option of placing the buildings up to the street or to set the buildings further back on the lot. If the buildings are set back on the lot with the parking up to the street, a decorative wall or fence at least thirty (30) inches high must be placed along the street right-of-way in addition to the required perimeter landscaping.
 - C. The existing Planned Development requires a modern roundabout to be constructed as part of the street system within the development. One of the reasons for the roundabout was to slow traffic down through the development. This proposed amendment eliminates the requirement for a roundabout and proposes an intersection at Main and Bryant with multi-way stop control. The intersection will also serve to slow traffic traveling through the development.
 - D. A pedestrian trail connection is to be provided by the developer from the internal street system to the Ward Branch Greenway Trail as part of the existing Planned Development. An illustrative connection was shown on the preliminary development plan and the actual connection was to be placed in accordance with the connection shown on the plan. However, the location shown on the existing preliminary development plan will not work. As part of this amendment, the applicant is

proposing to remove the requirement that the trail connection be placed in conformance with what was shown on the preliminary development plan and construct the trail connection in a location that is more feasible. The location of the trail connection is required to be approved by the Springfield-Greene County Parks Department and Ozark Greenways. The developer has already granted an easement through the subject property for the future Greenway Trail.

- E. The existing Planned Development requires the final development plans for Areas A through Area C to be submitted to the Planning and Zoning Commission for review and recommendation to City Council for final approval. Subdivision approval can serve as the final development plan for Areas D and E. If this amendment is approved, the final development plans for Areas A and B will be required to be submitted to the Planning and Zoning Commission for review and final approval. Subdivision approval will serve as the final development plan for Area C.
3. All other requirements of the existing Planned Development other than the changes listed above will remain the same as part of this amendment including the height and design requirements for buildings, bufferyards, intensity of use, open space and signage. The existing requirement for a one-hundred (100) foot wide area of no disturbance from the centerline of the Ward Branch Creek will also remain. The proposed changes do not alter the overall intent of the Planned Development and are not expected to have any adverse impacts on surrounding properties or infrastructure.

FINDINGS FOR STAFF RECOMMENDATION:

1. This application meets the intent of the existing Planned Development ordinance by retaining the step-down concept of land uses from commercial uses fronting on Campbell Avenue to multi-family and then to residential townhouse uses.
2. The changes proposed as part of this amendment are generally internal to the development and are not expected to have any adverse impact on the surrounding properties or infrastructure.
3. All other requirements of the existing Planned Development other than the changes specifically listed in this staff report will remain the same as part of this amendment including the height and design requirements for buildings, bufferyards, intensity of use, open space, signage and area of no disturbance around the Ward Branch Creek.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

None.

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner

ATTACHMENT 2
NEIGHBORHOOD MEETING SUMMARY
PLANNED DEVELOPMENT 271 AMENDED



August 11, 2009

Ms. Alana Owen
City of Springfield
Planning and Development
840 Boonville Avenue
Springfield, MO 65801

Re: Neighborhood Meeting – Walnut Creek rezoning

Dear Ms. Owen:

We held our neighborhood meeting for the above rezoning on Monday night, August 10, 2009 in the auditorium of the South Campbell Library Center. Approximately ten people attended the meeting.

The major issue is the neighborhood is still upset with the zoning that was done the first time and don't want to be bothered with more changes. The amount of traffic was the focal point of the meeting. We showed them the proposed plan and told them that this change in the PD would result in less traffic by replacing the existing commercial areas in the PD with multifamily. This project will also allow the streets of Bryant and Main to be extended to allow outlets on Weaver, Plainview, and the Campbell outer road.

Attached is the sign in sheet posted at the meeting. If you have any questions, please feel free to contact me at (417) 890-8802.

Sincerely

A handwritten signature in black ink, appearing to read 'Kevin Lowe'.

Kevin Lowe, P.E.
Olsson Associates

2

Sign In Sheet

12
15 of 27

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 271 Amended

A. APPLICATION

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

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

B. INTENT

This planned development will allow for a mixed used residential and commercial development, providing a unified architectural theme throughout, and providing for appropriate bufferyards to adjoining neighbors to enhance property values.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance.

D. USES PERMITTED

The following uses shall be permitted in Area A:

The following uses as permitted in the HC, Highway Commercial District:

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Ambulance services.
- C. Art galleries, libraries and museums.
- D. Athletic clubs, fitness centers and indoor sports facilities.
- E. Auction sales and flea markets entirely within enclosed buildings.
- F. Automobile parts and accessory stores, including sales, service, installation and repair.
- G. Automobile service garages.

- H. Automobile service stations.
- I. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
- J. Automotive sales, service (including body and fender repair and paint shops as accessory uses) and rental of new or used cars and trucks.
- K. Awning and canvas sales and rental.
- L. Banks and financial institutions, including automatic teller machines and drive-thru facilities.
- M. Bed and breakfasts.
- N. Boarding, rooming and lodging houses.
- O. Boat and marine sales and service.
- P. Building materials supply stores with outdoor storage provided it is screened from view, in accordance with *Section 6-1000*.
- Q. Bus stations.
- R. Camper sales and camper trailer sales and service, lease and rental.
- S. Campgrounds and recreational vehicle parks.
- T. Cemeteries.
- U. Churches and other places of worship, including parish houses, Sunday schools and emergency shelters. (G.O. 4852, 11/23/98)
- V. Civic, convention and cultural centers.
- W. Commercial amusements, including bowling alleys, dance halls, video game arcades, billiard parlors, roller skating and ice skating arenas, and movie theaters, including drive-in theaters.
- X. Commercial off-street parking lots and structures.
- Y. Convenience stores with or without gas pumps.
- Z. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.

- AA. Fairgrounds.
- BB. Furniture and appliance stores.
- CC. Governmental buildings and uses.
- DD. Hardware and home improvement stores.
- EE. Home and general equipment rental agencies except heavy equipment.
- FF. Hotels, motels and inns.
- GG. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000*.
- HH. Locksmiths.
- II. Manufactured housing (mobile home) and trailer sales, leasing and service with no storage.
- JJ. Nurseries, greenhouses and garden stores.
- KK. Offices, administrative, business, finance and professional.
- LL. Offices, medical and dental.
- MM. Outdoor commercial amusements such as athletic fields, drive-in movie theaters, golf driving ranges, miniature golf courses and archery ranges, but not including go-cart tracks.
- NN. Bed and Breakfast. (G.O. 5127, 10/29/01)
- OO. Package liquor stores.
- PP. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick-up, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops.
- QQ. Pet stores and pet grooming.
- RR. Photo processing, including drive-thru facilities.
- SS. Police and fire stations.

- TT. Private clubs and lodges.
- UU. Public and private parks, playgrounds and golf courses, including miniature golf courses and driving ranges.
- VV. Public or private vehicle and boat storage garages, yards or lots.
- WW. Public service and public utility uses, as follow: (G.O.5094, 7/9/2001)
1. Tier I wireless facilities in accordance with *Section 5-2600*.
 2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
 3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.
 4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- XX. Recording studios.
- YY. Restaurants, including drive-in, pick-up and drive-thru facilities.
- ZZ. Restricted production and repair establishments (for retail sale on the premises only), including the following types of activities: Custom tailoring and alteration of clothing, jewelry from precious metals, watches, dentures and optical lenses.
- AAA. Retail establishments for the following types of uses: bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco, and video rental.
- BBB. Schools and studios for art, dancing, drama, music, photography, interior decorating or similar courses of study.
- CCC. Schools or development centers for persons with handicaps or development disabilities.
- DDD. Self-service storage facilities.

EEE. Swimming pool sales and displays.

FFF. Taverns and cocktail lounges.

GGG. Taxi dispatch yards and offices.

HHH. Taxidermists.

III. Television and radio studios.

JJJ. Temporary uses, as permitted by *Section 5-1200*.

KKK. Upholstery shops.

LLL. Veterinary clinics, animal hospitals and kennels, with no outside activities.

MMM. Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O.5127, 10/29/01)

NNN. Transitional Service Shelters provided that no transitional service shelter shall locate within a two thousand (2000) foot radius of another transitional service shelter, soup kitchen or emergency shelter. (G.O. 4763, 12/15/97)

OOO. Temporary vendors as permitted under *Section 5-1203.B.2*. (G.O. 4925, 9/27/99)

PPP. Other towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 7/9/2001)

QQQ. Construction equipment storage yards. (G.O. 5127, 10/29/01)

The following uses shall be permitted in Area B:

A. Multifamily dwellings

B. Multifamily elderly housing facilities: Living facilities for the elderly designed as a multifamily dwelling in which the living units may or may not contain kitchen facilities. Other uses which may be permitted if they are clearly incidental to such facilities may include central dining rooms, activities centers, commissary, nursing care, beauty and barber shops, and other similar uses. Typical uses include retirement homes.

- C. Accessory uses incidental to residential development designed for and available to residents but not open to the public on a common basis. Typical uses include administrative offices for project management not exceeding one thousand (1000) square feet, model units, carports, garages, maintenance buildings, and gate houses.
- D. Community and recreational facilities incidental to residential development designed for and available to residents but not open to the public on a commercial basis. Typical uses include community centers, swimming pools, tennis and basketball courts, health clubs, etc.

The following uses shall be permitted in Area C:

- 1. Residential uses
 - 1. Semidetached dwellings, such as patio homes
 - 2. Two family dwellings, such as duplexes
 - 3. Attached dwellings such as townhouses

E. USE LIMITATIONS

- 1. No dust, particulate matter or noxious or toxic matter of any sort shall be emitted or discharged at any time.
- 2. All uses shall operate in accordance with the noise standards contained in *Section 6-1500 of the Springfield Zoning Ordinance*.
- 3. In Areas B and C all activities and permitted uses, except off-street parking/ loading facilities, swimming pools, and volleyball courts, shall be conducted wholly inside a building, or buildings.
- 4. Screening and fencing shall be provided in accordance with Section 6-1000 of the *Springfield Zoning Ordinance*.
- 5. No soil disturbance shall occur as a part of this development within one hundred (100) feet of the Ward Branch Creek as measured from the centerline without written permission from the Director of Public Works.

2. INTENSITY OF DEVELOPMENT

- 1. The maximum floor area ratio for development within Area A shall not exceed 1.0.
- 2. The maximum gross residential density for development within Area B is twenty-nine (29) dwelling units an acre.

3. The maximum gross residential density for development within Area C is eleven (11) dwelling units an acre.

3. BULK, AREA AND HEIGHT REQUIREMENTS

1. All buildings shall have a minimum setback of ten (10) feet from abutting streets' rights-of-way. Garage doors for residential development shall be at least twenty (20) feet from these rights-of-way.
2. No structure shall exceed a height of three (3) stories above grade.
3. The maximum impervious surface ratio shall not exceed 0.80 for each buildable lot with Areas A, B, and C.
4. The minimum open space ratio shall be at least 0.20 for each buildable lot within Areas A, B, and C.

H. DESIGN REQUIREMENTS

1. Structures within this planned development for non-residential uses shall display a similar level of quality on all building facades. Entry doors shall be provided from both the street and the parking lots to the businesses and multifamily dwellings. These entryways shall be differentiated from the rest of the building to define the entry and avoid a hole in the flat face of the building.
2. Building elevations, showing compliance with these requirements and detailing the architectural elements, shall be submitted with the final development plan.

I. OPEN SPACE, LANDSCAPING & SCREENING

1. The landscape and bufferyard provisions of Section 6-1200 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply for different types and intensities of development within the planned development as well as adjacent to surrounding properties outside of the planned development.
2. An area of no soil disturbance shall be provided one hundred (100) feet from the centerline of Ward Branch Creek in conformance with Section 6-1200 of the *Springfield Zoning Ordinance* unless written permission from the Director of Public Works is provided otherwise.
3. Screening and fencing, and landscaping requirements for off-street parking and vehicular use areas is required in accordance with Sections 6-1000 and 6-1200 of the *Springfield Zoning Ordinance* in effect at the time of development. Where perimeter landscaping is

required, the following is required in addition to the required plantings to create an edge along street rights-of-way:

A decorative wall or fence at least thirty (30) inches high. Solid decorative walls shall not exceed a height of forty-two (42) inches, although railings and decorative elements are permitted above the solid wall or fence provided they contain at least fifty (50) percent open voids and the overall height does not exceed seven (7) feet. Walls and fences shall also be designed and constructed to ensure adequate visibility of pedestrian and vehicular traffic at all driveways.

4. No structures, signs, mechanical equipment, vehicular use areas (except those drives required to provide access to adjoining public thoroughfares and the pedestrian connection to the greenway trail) are permitted within these bufferyards. The surface of these bufferyards, or other required landscaped areas, shall be maintained with a living ground cover.
5. All other areas not shown as buildings or other form of impervious surface on Exhibit 2 and which are not designated as a bufferyard shall be required to be maintained with a living ground cover.
6. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided. These devices may not occupy parking spaces required by this exhibit.
7. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.

J. EXTERIOR LIGHTING

The requirements and standards of *Section 6-1400* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

1. Access to Weaver Road shall be in conformance with the requirements in the *Springfield Subdivision Regulations* for secondary arterials.
2. Access to the Campbell Avenue outer road shall conform to the requirements in the *Springfield Subdivision Regulations* for collector streets.
3. All access to the internal collector streets shall be in conformance with the requirements in the *Springfield Subdivision Regulations* for a collector street classification.

L. OFF-STREET PARKING

Sections 5-1500, 5-1600 and 6-1300 of the Springfield Zoning Ordinance in effect at the time of development shall apply.

M. SIGNS

1. All signage within the Planned Development shall be monument type signs.
2. Off-premise signs, as defined by the City sign code, are prohibited.
3. All other requirements and standards of *Section 5-1400 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:
 - a. construct the required improvements; or
 - b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.
2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
 - a. the required improvements are completed prior to occupancy of the structures; or
 - b. the Director of Public Works has determined that:
 - (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
 - (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

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

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
 1. Sixty (60) feet of right-of-way shall be dedicated for the collector streets shown on Exhibit 2. The developer shall construct the street to collector street standards installed as generally shown on Exhibit 2. Other streets to the west will be required to provide access for future residential development and shall generally be located as shown on Exhibit 2.
 2. Four (4) foot sidewalks shall be constructed on both sides of the internal roadway. Internal sidewalks or clearly identified pedestrian ways shall connect the permitted uses to the public sidewalks wherever possible to provide for safe pedestrian access within this development.
 3. Other public streets or vehicular access easements will be required to adjoining properties to provide cross access between this property and the others.
 4. A pedestrian trail connection shall be provided by the developer from near the intersection of Main Avenue and Weaver Road generally following the north and west toe of the slope of the existing detention basin to a point where it would turn west and cross the existing thirty foot access easement, enter the stream buffer and intersect the existing greenway trail easement. The exact location shall be approved by the Springfield-Greene County Parks Department and Ozark Greenways, Inc.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

P. PHASING

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

Q. FINAL DEVELOPMENT PLAN

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

prepared in accordance with the requirements, standards, and intent of this Exhibit. Development of this District shall be in accordance with the approved final development plan.

1. The final development plan shall be submitted to the Planning and Zoning Commission for review and final action, either as a whole or in phases. The Planning and Zoning Commission is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 - A. Any uses within the District other than those specifically prescribed by the ordinance.
 - B. Any increase in the intensity of use permitted within the District.
2. Subdivision approval may constitute the final development plan(s) for residential development in Area C. The Planning and Zoning Commission is hereby authorized to accept the preliminary plat provided all provisions of this ordinance are satisfied and that all requirements of the Subdivision Regulations not specifically modified by this ordinance are met. The Planning and Zoning Commission is hereby authorized at their discretion to approve minor adjustments and modifications to the site plan(s). Such authority shall not, however, be construed to permit:
 - a. Any uses within this tract other than those specifically prescribed by ordinance.
 - b. Any increase in the intensity of use permitted within this tract.
 - c. Any deviation from provisions specifically prescribed by this ordinance.

Weaver Road

Ward Branch

Common Area

N

NOT TO SCALE

Nottingham Street

Greene County
City of Springfield

Main Avenue (Collector)

Acton Street

Greene County
City of Springfield

Campbell Avenue (U.S. 160)

Bryant Street
(Collector)

LEGEND

--- Zone Boundary
[B] Zone Classification
--- Section Line

PD271AMENDED
EXHIBIT 2

drawn by: DRM
surveyed by: KAO
checked by: NSS
approved by: KAO
project no.: 009-0230
file name: 90230_Sketch

DATE	REVISION	BY
	27 of 27	
09.22.09	Original Preparation	DRM

MOLSSON
ASSOCIATES

1525 East Republic Road, Building B,
Suite 100
Springfield, MO 65804

TEL 417.890.8802
FAX 417.890.8805 www.oaconsulting.com

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: June 26, 2017

TO: Planning and Zoning Commission

FROM: Dawne Gardner
Transportation Planner, Public Works – Traffic Division

SUBJECT: Initiate disability amendments to multiple sections of the Zoning Ordinance

Staff is requesting amendments to various sections of the zoning ordinance that reference the term “handicapped” and replace it with the term “disabilities.” The two terms are no longer used interchangeably and have different definitions. The term “disability” is considered the proper term and also aligns with the protections offered under the Americans with Disabilities Act of 1990.

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

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

DATE: August 29, 2017

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Zero-Lot-Line Construction Amendments

Staff requests that this case be tabled and placed on the Planning and Zoning Commission meeting on October 5th.

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

DATE: August 25, 2017

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Stream Buffer Zoning Flexibility Amendments

Environmental Services and Public Works staff request that this case be tabled and placed on the Planning and Zoning Commission meeting on October 5th.



MEMORANDUM

DATE: August 28, 2017

TO: Planning and Zoning Commission

FROM: Randall Whitman, Principal Planner

SUBJECT: 2017 Capital Improvements Program Amendments

Staff requests the Planning and Zoning Commission review and recommend approval of six new projects to be added to the 2017 Capital Improvements Program (CIP).

The City's Charter requires the City Manager to "...secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years." The Charter also outlines the role the Planning and Zoning Commission has in the process "Review and recommend proposed capital improvements which in the opinion of the commission are necessary or desirable to be constructed."

On June 12, 2017, as part of an amendment to the 2017 HUD Annual Action Plan, City Council approved the following six projects for funding. Prior to moving forward with each of these projects, the 2017 CIP must also be amended to include each project. Attached (Exhibit A) are the project details for each of the six projects. The three playground improvement projects were entered into the CIP database as one, because they will be designed, bid and constructed together. The six projects that Staff suggests be added to the 2017 CIP are:

- College Street Corridor Project
- Jordan Creek storm water improvements
- Tom Watkins Park restrooms and support facility
- Meador Park playground improvements
- Nichols Park playground improvements
- Cooper Park playground improvements

From a planning standpoint, the CIP serves as a link between planning and the construction of public improvements, many of which the City has committed to funding with the April 2016 renewal of the 1/4 Cent Capital Improvement and 1/8 Cent Transportation Sales Taxes. The CIP identifies and provides cost estimates for all capital projects, including those which receive financial support from county, state and federal sources.

Staff recommends the Planning and Zoning Commission approve the addition of these six projects to the 2017 Capital Improvements Program.

COLLEGE STREET STREETSCAPE GRANT TO MARKET**Project Number: 17-0175****Department:** Public Works**Estimated Remaining Cost and Yearly Spending Plan:** \$776,000

2017	2018	2019	2020	2021	2022	Beyond
\$ 776,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Construction of College Street Streetscape from Grant to Market. This project will include the construction of ADA compliant sidewalks, new storm sewer, new roadway improvements, tree wells, lighting enhancements and upgrade City Utilities Gas & Water.

Proposed Funding Sources:

Community Development Block Grant (CDBG)	\$ 716,000
1/4-cent Capital Improvement Sales Tax	\$ 60,000

Comments:

Project expenditures are estimated to be \$65,000 through 2016. Project design began in 2016.

JORDAN CREEK RENEWAL PHASE 1**Project Number: 17-0176****Department:** Public Works**Estimated Remaining Cost and Yearly Spending Plan:** \$1,577,000

2017	2018	2019	2020	2021	2022	Beyond
\$ 1,577,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, ROW acquisition, and construction of stormwater improvements in Jordan Creek to increase surface flow, intercept ground water and existing box culvert flow south of the creek, with a focus on creating an added amenity to the area.

Proposed Funding Sources:

Community Development Block Grant (CDBG)	\$ 1,500,000
1/4-cent Capital Improvement Sales Tax	\$ 77,000

Comments:

This project is part of a larger project to daylight Jordan Creek through downtown which will improve water quality, spur economic development, and ultimately reduce flooding through this heavily developed area. Design will further determine the extent of the project. Construction is anticipated to extend into 2019.

PARK PLAYGROUND IMPROVEMENTS**Project Number: 17-0180****Department:** Parks / Planning**Estimated Remaining Cost and Yearly Spending Plan:** \$525,000

2017	2018	2019	2020	2021	2022	Beyond
\$ 525,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Installation of new accessible playground equipment to replace dated playground equipment. The new playground designs provide opportunities for inclusive play and incorporates educational components into the playground designs.

Meador Park Playground Improvements - \$130,000

Nichols Park Playground Improvements - \$295,000

Cooper Park Playground Improvements - \$100,000

Proposed Funding Sources:

Community Development Block Grant (CDBG)	\$ 525,000
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Comments:

The three new playgrounds can be designed and ready for the bidding phase very quickly.

TOM WATKINS PARK NEW RESTROOM AND SUPPORT FACILITY**Project Number: 17-0179****Department:** Parks / Planning**Estimated Remaining Cost and Yearly Spending Plan:** \$200,000

2017	2018	2019	2020	2021	2022	Beyond
\$ 200,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and construct a restroom and support facility.

Proposed Funding Sources:

Community Development Block Grant (CDBG)	\$ 200,000
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Comments:

The new restroom facility will be constructed to abut the existing picnic shelter located at Tom Watkins Park.

DEVELOPMENT REVIEW STAFF REPORT
Redevelopment Plan for the 600-610 E. Harrison Redevelopment Area

DATE: August 29, 2017

PURPOSE: To approve the Redevelopment Plan for the 600-610 E. Harrison Redevelopment Area.

LOCATION: Southeast corner of the intersection of South Kimbrough Avenue and East Harrison Street (600 and 610 East Harrison Street).

APPLICANT: Roza Capital Group, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the 600-610 E. Harrison Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the 600-610 E. Harrison Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*, which identifies this area as an appropriate location for medium- or high-density housing.

STAFF CONTACT:

Matt D. Schaefer, AICP
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report
Exhibit I: Legal Description
Exhibit II: Location Map
Exhibit III: Blighted Area Map
Exhibit IV: Redevelopment Plan

ATTACHMENT A
Background Report
Redevelopment Plan for the 600-610 E. Harrison Redevelopment Area

Applicant's Proposal:

Roza Capital Group, LLC has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority (LCRA) Law, for a redevelopment project generally located at the southeast corner of the intersection of South Kimbrough Avenue and East Harrison Street (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit IV*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the 600-610 E. Harrison Redevelopment Area is to remove blight and redevelop the area for multi-family residential use. The Redevelopment Area consists of two parcels of land (0.54 acres) that are currently zoned R-HD, High-Density Multi-Family Residential District with the UN, University Combining District Overlay. They currently occupied by a multi-family dwelling (600 E Harrison St) that was constructed in 1922 for single family occupancy and later converted into apartments, as well as a single family detached dwelling (610 East Harrison St) that was constructed in 1928. Both structures, are currently vacant and dilapidated. The Plan proposes to demolish the existing structures within the Redevelopment Area and construct a new four-story multi-family residential apartment building that will contain 17 dwelling units. The redevelopment will be constructed in accordance with the requirements of the R-HD district.

Comprehensive Plan:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates the land located in and around the Redevelopment Area for Medium- or High-Density Residential Housing. This land use designation includes all types of multi-family residential housing with densities greater than six dwelling units per acre. The Plan recommends this type of land use be located where there is good traffic access, preferably along arterials and collectors. It also recommends that it be located between low-density housing and non-residential land uses, as well as near high-amenity areas. The Redevelopment Plan satisfies these recommendations by proposing new multi-family residential housing at the southeast corner of the intersection of East Harrison Street (local street) and South Kimbrough Avenue (secondary arterial). Furthermore, the Redevelopment Area is in a high-amenity area, given its location adjacent to the Missouri State University Campus, as well as its proximity to Downtown and nearby commercial uses, churches, parks, and transit services.

2. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* also targets the Missouri State University Campus and surrounding area as a Major Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by providing new housing adjacent to the Missouri State University campus.
3. The Redevelopment Area is located within the area included in the *Center City Plan Element of the Springfield –Greene County Comprehensive Plan*. The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and redevelop the area into a new multi-family residential development.

Staff Comments:

1. The proposed Redevelopment Plan is one component of the applicant's request to obtain partial real property tax abatement pursuant to the Land Clearance for Redevelopment Law ("Chapter 99, RSMo"). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

The applicant is required to submit an application that includes a redevelopment plan as well as a blight report if the redevelopment area is not currently declared a blighted area. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The Redevelopment Area is in both the South Central "A" Urban Renewal Area and the former Southwest Missouri State College Urban Renewal Area (Exhibit III). City Council declared the South Central "A" Urban Renewal Area a blighted Area in 1964 (Resolution No.4282). This designation remains in effect. The former Southwest Missouri State College Urban Renewal Area was subsequently declared a blighted area in 1965 (Resolution No 4513). In 2015, City Council, declared a portion of the former Urban Renewal Area located east of South Holland Avenue to be free of blight. However, the portion located west of South Holland Avenue, which includes the 600-610 E. Harrison Redevelopment Area, remains blighted.

3. Although not required, the applicant has prepared a blight report that demonstrates the Redevelopment Area currently meets the definition of a blighted area. Both structures in the Redevelopment Area are dilapidated. This is especially the case for the multi-family dwelling at 600 East Harrison Street, which was damaged by a structure fire in April 2017, and has been deemed uninhabitable.
4. The Redevelopment Plan is consistent with City policy, which encourages off-campus student housing be constructed near college and university campuses. This may help reduce vehicular traffic by allowing more students to walk and bike to class, as opposed to driving.
5. The location of the proposed multi-family residential development will offer its tenants convenient access to public transit and pedestrian facilities. The Redevelopment Area is located within one block of a City Utilities bus stop and a Missouri State University Bear Line Shuttle stop. The Redevelopment Area is also served by sidewalks and is located immediately adjacent to the Missouri State University campus.

EXHIBIT I
Legal Description
Redevelopment Plan for the 600-610 E. Harrison Redevelopment Area

THE NORTH ONE HUNDRED FIFTY (150) FEET OF LOT SIXTY (60) IN SOUTHERN ADDITION, AS PER RECORDED PLAT THEREOF, GREENE COUNTY, MISSOURI.

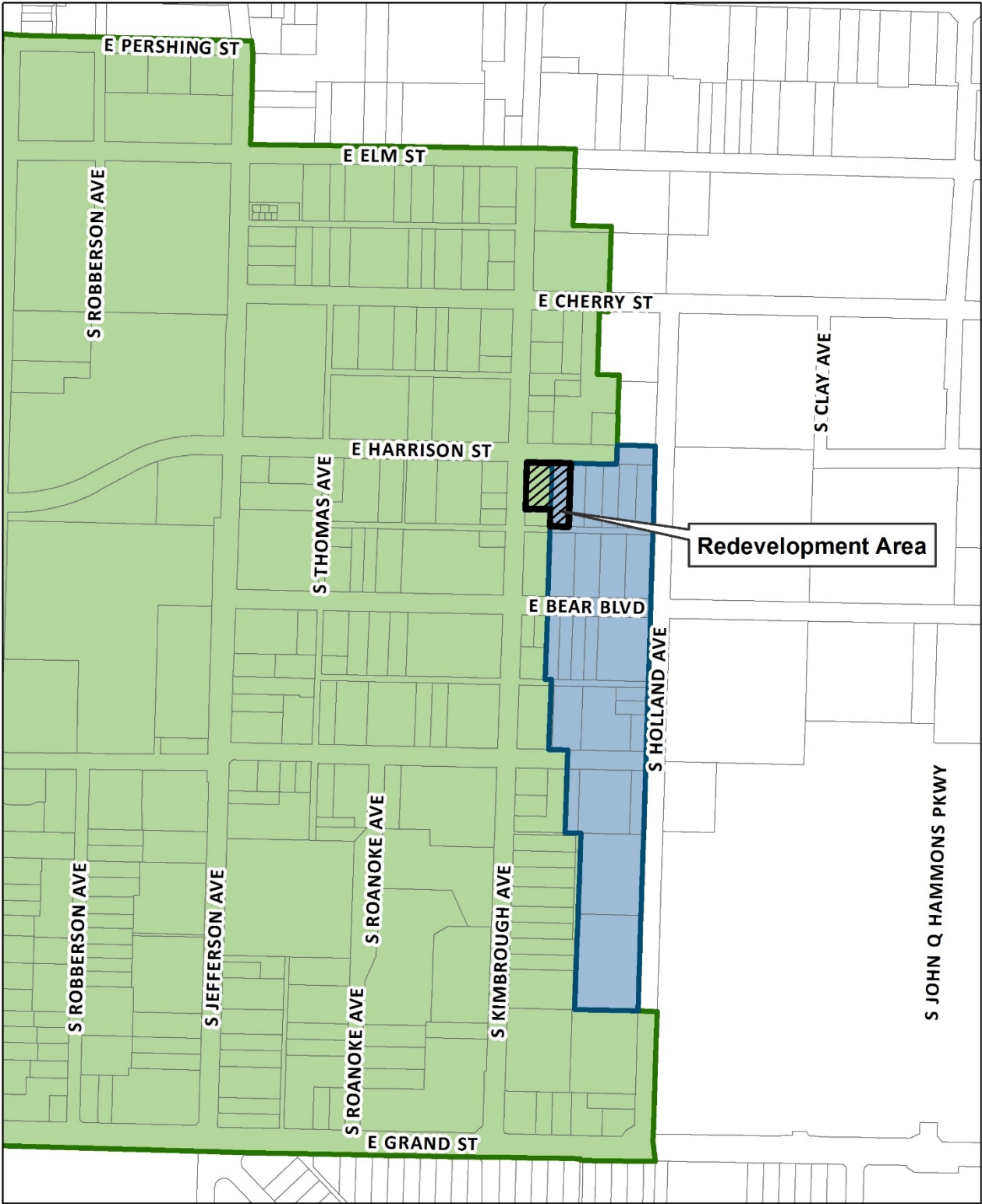
AND

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

EXHIBIT II
Location Map
Redevelopment Plan for the 600-610 E. Harrison Redevelopment Area



EXHIBIT III
Blighted Area Map
Redevelopment Plan for the 600-610 E. Harrison Redevelopment Area



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

0 200 400 800
↑ Feet

EXHIBIT IV

Redevelopment Plan

600-610 E. Harrison Redevelopment Area

VI. Introduction

Roza Capital Group LLC, a Missouri Limited Liability Company (the “Developer”), has prepared the following plan for the redevelopment of approximately .5377 acres into multi-family residential apartments. The Developer’s propose is to demolish the existing deteriorated and dysfunctional structures and construct 17 units multi-family residential apartment building. The dwelling units will be leased by the unit, and the building will contain 17 dwelling units (ten two-bedroom units and seven four bedroom units). Additionally, one of the purposes of this plan is enable to utilize partial real property tax abatement pursuant to the Land Clearance for Redevelopment Authority Law to facilitate redevelopment.

VII. Background

The Developer purchased the property at 610 E. Harrison in January 2017. The existing structure is approximately 88 years of age two story old style brick home with a detached garage that is 600 square feet. The property is zoned High–Density Multi-Family Residential. Due to the deterioration and sewer damage and flooded basement of the structure there were no residents in the home at the time the Developer purchased the property.

According to the Greene County Assessor's website, the structure is 2,310 square feet. Its appraised value in 2017 is \$109,800 and its assessed value is \$20,870. The real property taxes on this property were \$1,143.79 in 2016.

The Developer contracted the purchase of the property at 600 E. Harrison in July 2017. The existing structure is approximately 95 years of age two story home with a detached garage that is 560 square feet. The property is zoned High–Density Multi-Family Residential. Due to a large fire inside the property, in April 2017, the property has no residents.

According to the Greene County Assessor's website, the structure is 3,258 square feet. Its appraised value in 2017 is \$61,700 and its assessed value is \$11,720. The real property taxes on this property were \$1,293.40 in 2016.

These two lots will be combined for this development.

VIII. Description of the Project

Boundaries of the Redevelopment Area

The Redevelopment Area is located at the south east corner of the intersection of East Harrison Street and South Kimbrough Avenue. This street block is almost entirely made up of older multi-family properties and several of the properties are suffering from a lack of capital improvements. The redevelopment area is zone R-HD, High-Density Multi-Family Residential District with the UN, University Combining District Overlay. The legal description is attached in Exhibit A. These two lots will be combined for this development.

The Redevelopment

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

The Redevelopment Area is over a half of an acre at .5377 acres (23,425 square feet), and exceeds the High-Density Multi-Family Residential District of 15,000 square feet.

These two lots will be combined for this development. The Developer's propose is to construct 17 units multi-family residential apartment building. The dwelling units will be leased by the unit, and the building will contain 17 dwelling units (ten two-bedroom units and seven four bedroom units).

IX. Need for Redevelopment

Blighted Areas And Conditions of Property

The Redevelopment Area is located within two separate blighted areas:

600 East Harrison: The redevelopment area is located within the **South Central "A" Urban Renewal Area**. This area was declared a blighted area in 1964 then reaffirmed in 1967. It remains blighted today. Further, the Redevelopment Area itself exhibits a predominance of blighting conditions that render the current structure a menace to public health and safety and an economic and social liability.

The redevelopment area is in great need of redevelopment due to its location within the South Central "A" Urban Renewal Area as well as the predominance of blighting factors it exhibits. The structure does not present a reasonably safe environment to be used as a residence in its current condition, due to a large fire in April 2017. For this reason the property is vacant when the developer purchases it. Correcting the blighting factors without demolishing the structure simply wouldn't be a feasible investment. Removing the structure and replacing it with multifamily units is likely the highest and best use and most closely aligns with the objectives of the Vision 20/20 Springfield- Greene County Comprehensive Plan adopted in November 2001.

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

The Redevelopment Area is in great need of redevelopment due to its location within the (former) Southwest Missouri State College Urban Renewal Area as well as the predominance of blighting factors it exhibits. The structure does not present a reasonably safe environment to be used as a residence in its current condition. For this reason the property was vacant when the Developer purchased it in January 2017. Correcting the blighting factors without demolishing the structure simply wouldn't be a feasible investment. Removing the structure and replacing it with multi-family residential dwelling units is likely

the highest and best use and most closely aligns with the objectives of the Vision 20/20 Springfield-Greene County Comprehensive Plan adopted in November 2001.

See Exhibit E for a map showing the Redevelopment Area within South Central “A” Urban Renewal Area and the (former) Southwest Missouri State College Urban Renewal Area.

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

The Redevelopment will closely align with many of the objectives of the City of Springfield's Growth Management and Land Use Plan (GMLUP), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.

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

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

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

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

Objective 9 (28, GMLUP): "Springfield and Greene County should target several locations as Activity Centers. In those locations, plans, regulations and public investments should promote additional or new employment, intensified retail business, higher density housing and convenient transit service.

The Redevelopment will be removing uninhabitable and dysfunctional house(s), which is currently no choice at all for safe housing, in favor of 17 new multi-family residential dwelling units, increasing by 13 dwelling units. The Redevelopment Area is located within the MSU (SMSU) Activity Center.

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

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

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

The Redevelopment Area is located on Harrison Street which is a Local Street and adjacent to Kimbrough Street which is a Secondary Arterial providing good traffic access. The Redevelopment area may also be accessed by an alley. It is also located within a few hundred feet of several commercial properties along Kimbrough and a few hundred yards near a park on Cherry St. and church along Harrison. Furthermore,

Downtown, Restaurants, Missouri State University, Bear Line Bus Services, and Transit Services are within a short walk.

The Redevelopment will consist of 17 dwelling units on a 0.54 acre site, which equates to a density of thirty-three (33) dwelling units per acre.

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

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

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

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

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

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

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

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

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

The Redevelopment will create "better integration of peripheral housing (that) could support the businesses". The project provides better integration of the housing that supports area businesses due to businesses located within only a few hundred feet of the Redevelopment area.

The Redevelopment will also help strengthen the connection between MSU and Greater Downtown by removing antiquated housing and replacing it with new housing that will fully conform to current building and zoning requirements and will have improved landscaping, lighting, and building placement.

X. Redevelopment Plan Objectives and Strategies

There are two primary objectives of the Redevelopment;

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

Land Use Plan

A.) Former and Existing Land Use

The Redevelopment Area currently consists of two, two story, originally constructed as single-family dwellings, and later partitioned into multi-family residential apartments that are approximately 88 years old and 95 years old, and in unlivable condition and currently vacant. There are also two secondary structures, both are shed/garages.

B.) Proposed Land Use

The proposed land use is for seventeen (17) multi-family residential dwelling units, which will be a single building, four stories tall, reliant on building code allowances. The property will be leased and there will be 48 total occupants. The Redevelopment will substantially conform to the attached Site Plan in Exhibit C.

C.) Financing

The Developer is utilizing conventional financing to finance this project.

D.) Disposition of the Property

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

E.) Plan for Relocation Assistance

The two buildings are currently vacant, and they will remain so until they are demolished.

F.) Redevelopment Schedule and Estimated Date of Completion

- Plans finalized and approved by September 2017
- Demolition of existing structures and site prep by October 2017
- Construction to begin by October 2017
- Completion of project by September 2018

G.) Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

Regarding Property Tax Revenue- There is no cost or loss to the City of Springfield with this redevelopment plan. The current tax value assessed is still received by the City of Springfield for the tax abatement period of 10 years.

These two properties are declared blighted under the City Ordinances of the City of Springfield. We feel confident that it meets all the criteria for the abatement, therefore the LCRA, Planning and Zoning, and City Council can abate the property taxes on the property for ten years in order to incentivize the redevelopment of the property.

Redevelopment of the property will bring new affordable housing units into the neighborhood and will utilize existing community infrastructure which is a good thing.

There are currently two very old dilapidated and uninhabitable houses on this property. It is zoned Residential High Density which would allow for the construction of 17 housing units in the site.

However, this is truly a case where the project will not be built **but for** the tax abatement. **If it isn't built the property will stay undeveloped for the foreseeable future.**

However, if the project is built, you will have 17 more housing units added to the community and 48 new residents to the neighborhood, they all would provide economic stimulus to the area.

So, the City and Greene County would get a big bump in sales tax revenue during the project's construction and then ongoing sales tax revenue thereafter for many years.

This is an opportunity to promote much needed development that otherwise wouldn't happen, **at no cost to the city**, and with the added benefit of greatly increasing the city's sales tax revenue now, and property tax revenue for in the future.

Furthermore, we will perform a public improvement on that alley, to pave along this properties frontage. Everyone using this alley will get that benefit.

The tax abatement issue helps you to appreciate all the benefits that your current incentives to development are providing the community.

H.) Covenants

The Redevelopment Plan shall run with the land for a period of twenty years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop and use the real property within the Redevelopment Area in accordance with the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

Other Provisions

A.) Compliance with General Plans

As described herein, the Redevelopment Plan complies with the objectives of the Springfield-Greene County Comprehensive Plan.

B.) Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

C.) Population Density

The Redevelopment will provide seventeen (17) multi-family residential dwelling units located within the Redevelopment Area of approximately .5377 acres (23,425 square feet) for a density of no more than 33 multi-family residential dwelling units per acre. The High-Density Multi-Family Residential District (R-HD) zoning allows a maximum of forty (40) units per acre.

D.) Public Facilities

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

E.) Codes, Ordinances, and Zoning

There are no anticipated changes to zoning ordinances or maps, street layouts, street levels or grades, building codes, or ordinances associated with this redevelopment plan. This Plan proposes to redevelop the Area in accordance with all applicable codes and ordinances.

XI. Procedure and Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

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EXHIBIT A
LEGAL DESCRIPTION

(Note: These two lots will be combined for this development)

600 E Harrison

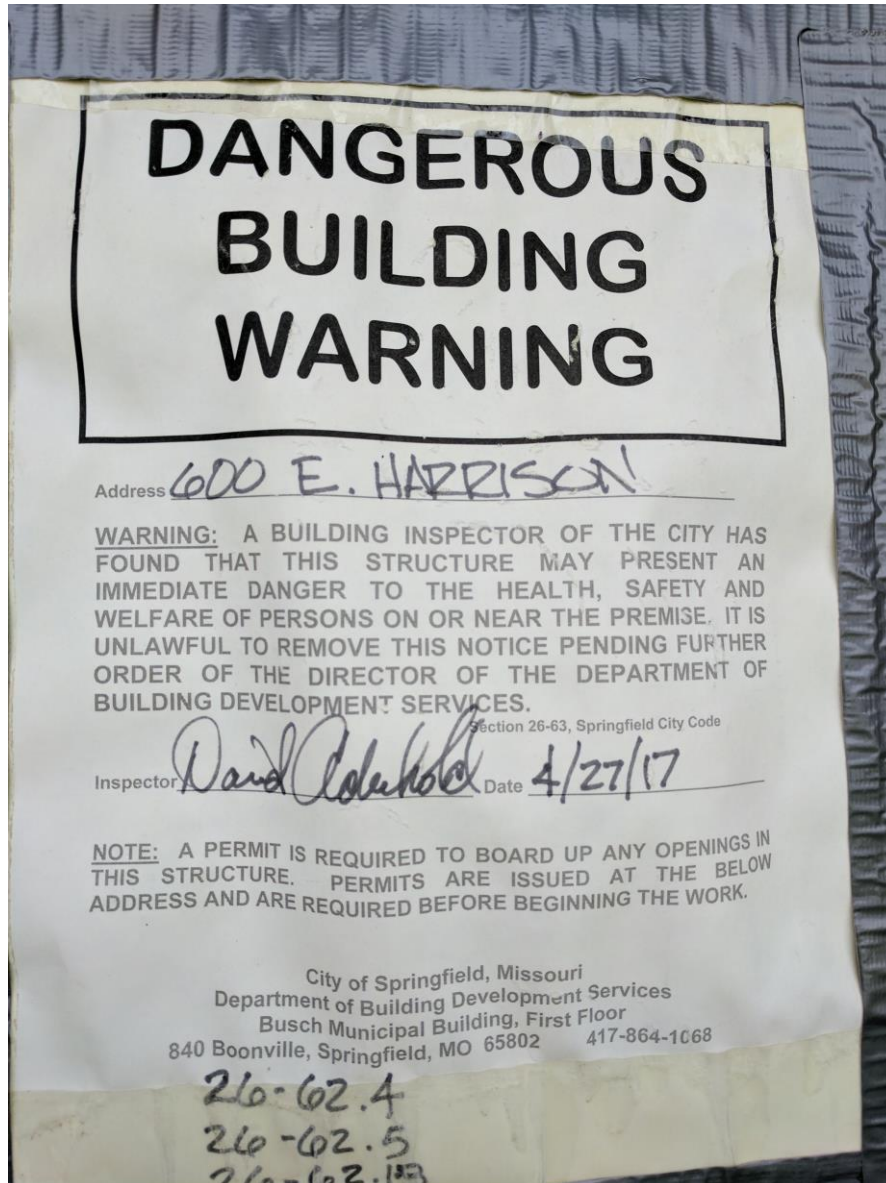
The North One Hundred Fifty (150) feet of Lot Sixty (60) in Southern Addition, as per recorded plat thereof, Greene County, Missouri.

610 E Harrison

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

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

EXHIBIT B
PICTURES OF THE BLIGHTING CONDITIONS
600 E Harrison-



B-1.1) City Director of Building Due to Extensive Fire Damage the house is now been boarded up, *per city code.*

Interior photos are unavailable due to the fire causing safety issues for entry to structure.



B-1.2) Extensive Fire Damage the property is non-repairable for a structural and financial point.



B-1.3) Massive Fire Damage- the structure shall be removed to cure the Blighted Conditions

Blight- Mold is throughout the 1st floor due to water damage on the entire 1st floor.



B-1.4) Fire damage throughout the entire 2nd floor, ceiling, roofing-

Blight- The Electrical, plumbing, and Heating and Air systems have all been compromised and must be 100% replaced.



B-1.5) Due to Extensive Fire Damage-

Blight- Dangerous Conditions stemming directly from a Massive Fire throughout the structure.



B-1.6) Due to Extensive Fire Damage-
Blight- Director of Building Development
Required the house to be boarded up, *per*
city code.



B-1.7) Trespassers' Present on Property
Blight-
Dangerous situations typically arise
when Vagrants and Trespasser's have
started 'Squatting'.

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610 E Harrison



B-2.1) Blight-

Vegetation is overgrowing, which has attracted vagrants.



B-2.2) Blight-

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



B-2.3) Blight-

Signs for Mildew and Mold are appearing on window sills and can cause health hazards.



B-2.4) Blight-

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



B-2.5) Blight-

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



B-2.6) Blight-

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



B-2.7) Blight-

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



B-2.8) Blight-

Fungi growth is prevalent on flooring joist in basement.



B-2.9) Blight-

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



B-2.10) Electrical outlet has no grounding plug and appears to have been melted due to improper wiring throughout the house.



B-2.11) Electrical Fuse Box is outdated and is at High Risk of causing a fire.



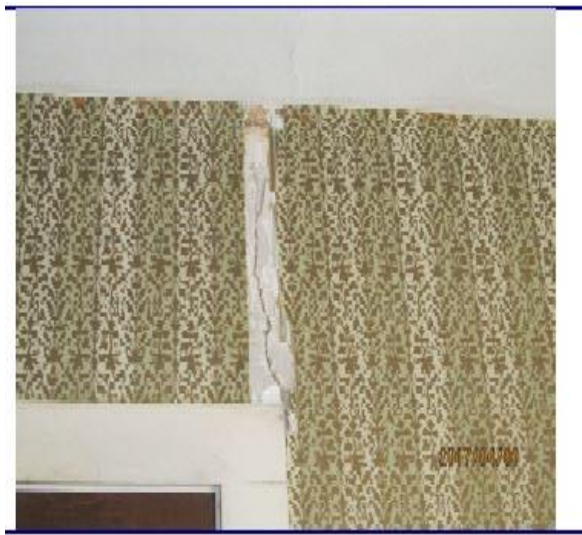
B-2.12) Sewer and Plumbing is obsolete and does not connect to city sanitation services due to a broken



B-2.13) Metal Gas piping is corrosive and may be leaking gas into the house.



B-2.14) Structural cracks and structural issues are seen throughout the house.



B-2.15) Structural cracks and structural issues are seen throughout the house.



B-2.16) Unwarranted vegetation and overgrow can cause critters, snakes, and other species to populate the yard.



B-2.17) Overgrowth of vegetation and unmaintained tree growth can cause major harm to property and human life, as limbs continually break and fall.

EXHIBIT C

PROPOSED SITE PLAN

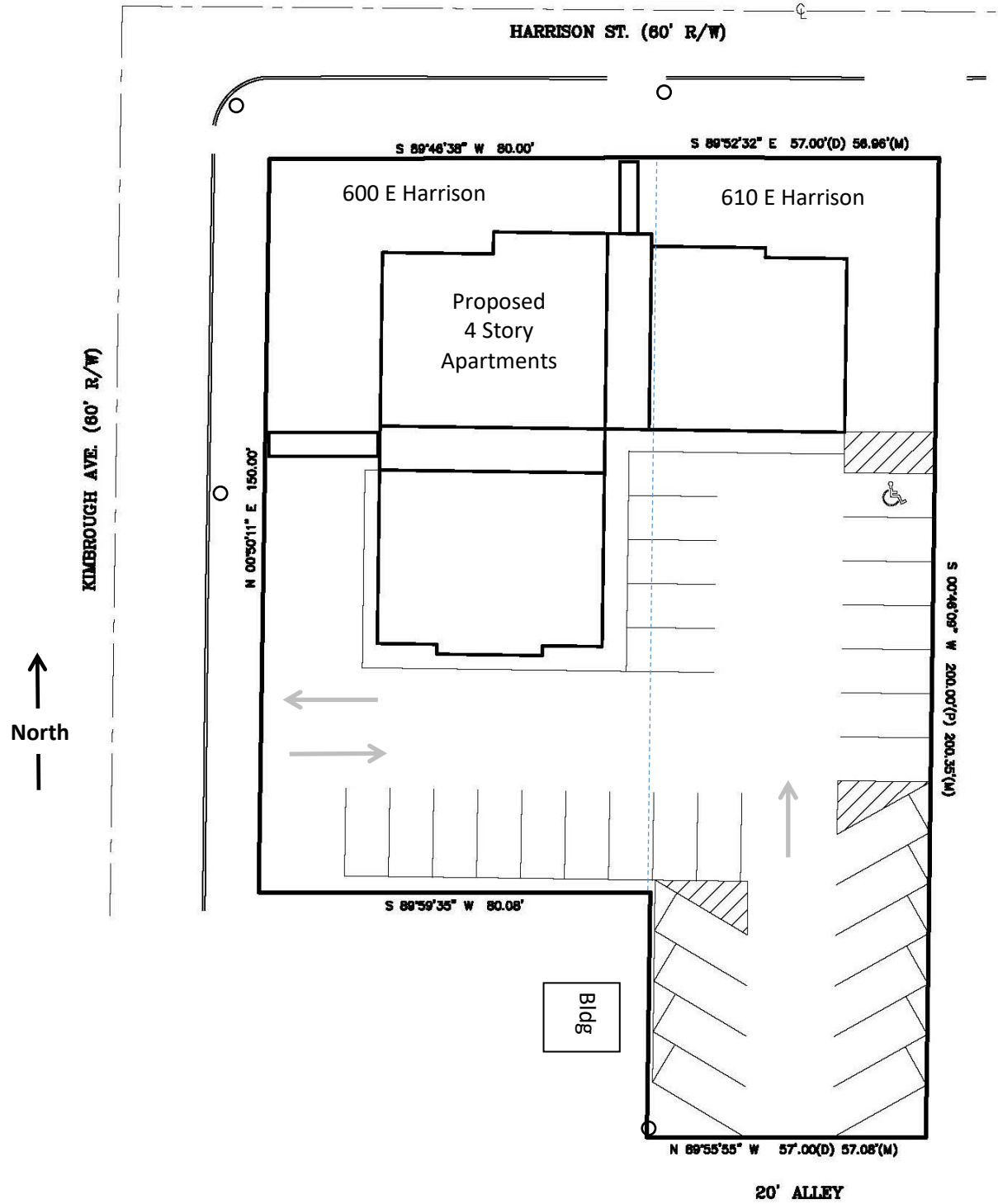


EXHIBIT D
EXISTING SITE MAP



EXHIBIT E
PROPOSED RENDERING



EXHIBIT F

Redevelopment Area within South Central “A” Urban Renewal Area and the (former) Southwest Missouri State College Urban Renewal Area.

