Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: February 15th, 2018
Time: 6:30 p.m.

Members: Randall Doennig (Chair), King Coltrin (Vice-Chairman), Melissa Cox, David Shuler, Dee Ogilvy, Cameron Rose, Joel Thomas, and Natalie Broekhoven.

1. ROLL CALL

2. APPROVAL OF MINUTES

January 11th, 2018

Documents:

PZ MINUTES 1-11-2018.PDF

3. COMMUNICATIONS

City Council - January 16th, 2018

Documents:

NA01-16-2018.PDF

City Council - January 29th, 2018

Documents:

NA01-29-2018.PDF

4. CONSENT ITEMS

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

5. Relinquishment Of Easement 858

2240 North Alliance Avenue, KUMAC, LLC

Documents:

RE 858 SR.PDF

6. Relinquishment Of Easement 859

3623 East Sunshine Street, Kum & Go, L.C.

Documents:

RE 859 SR.PDF

7. UNFINISHED BUSINESS

8. Stream Buffer Zoning Flexibility Amendments

Citywide, City of Springfield - Public Works & Environmental Services

Documents:

PLANNING AND ZONING - STREAM BUFFER ZONING FLEXIBILITY AMENDMENTS FINAL CHANGES FEB 8 1.PDF

9. PUBLIC HEARINGS

10. Z-4-2018

1211 East Cherry Street, A&M Pizza Real Estate, LLC

Documents:

Z-4-2018 AND PD 361 TABLING MEMO.PDF

11. Z-5-2018 W/COD #145

3411 South Kansas Avenue, RED 81, LLC

Documents:

Z-5-2018 COD 145.PDF

12. Z-6-2018

1001 East Chestnut Expressway, Community College District of Central Southwest Missouri

Documents:

Z-6-2018 SR.PDF

13. Planned Development 361 & UCD No. 2

1215-1223 East Cherry Street, A&M Pizza Real Estate, LLC, Kirk A. Heyle Trust

Documents:

Z-4-2018 AND PD 361 TABLING MEMO.PDF

14. Planned Development 363

3811 South Weller Avenue, Weller Development, LLC

Documents:

PD 363 SR.PDF

15. Planned Development 364

1701 South Fort Avenue & 1401 West Elfindale Street, Vetter Senior Living

Documents:

PD 364 SR.PDF

16. OTHER BUSINESS

17. Initiate GI District Amendments

Citywide, City of Springfield

Documents:

INITIATE GI DISTRICT AMENDMENTS.PDF

18. Initiate Traffic Study Amendments

Citywide, City of Springfield - Public Works

Documents:

INITIATE TRAFFIC STUDY AMENDMENTS.PDF

19. Initiate Council Action Amendments

Citywide, City of Springfield

Documents:

INITIATE COUNCIL ACTION AMENDMENTS.PDF

20. ADJOURN

For items for which the public may speak, the Commission Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. **Please fill out a Speaker Card. When you address Commission, please step to the microphone at the podium and state your name and address.** All meetings are televised live and tape recorded. Please limit your remarks to five (5) minutes unless Commission allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 417-864-1443 at least three (3) days prior to the scheduled meeting.

January 11, 2018
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session January 11, 2018 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

Roll Call - Present: Randall Doennig (Chairman), David Shuler, Joel Thomas, Cameron Rose, Natalie Broekhoven and King Coltrin. Absent: Dee Ogilvy and Melissa Cox. Staff in attendance: Bob Hosmer, Principal Planner, Mary Lilly Smith, Planning Development Director, Tom Rykowski, Asst. City Attorney, Derrick Estell, Public Works Traffic Engineer, Julie Hawkins, Public Works Project Engineer.

MINUTES: The minutes of December 14, 2017 were approved.

COMMUNICATIONS :

Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Request to Dispose 522 (Fire Station #1)
235 North Kimbrough Avenue
Applicant: City of Springfield

Request to Dispose 523 (Fire Station #6)
1201 South Campbell Avenue
Applicant: City of Springfield

COMMISSION ACTION:
Ms. Broekhoven to **approve** Consent Agenda items - Request to Dispose 522-Fire Station #1 (235 North Kimbrough Avenue) and Request to Dispose 523-Fire Station #6 (1201 South Campbell Avenue). Mr. Cameron seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy

UNFINISHED BUSINESS:

Stream Buffer Zoning Flexibility Amendments
Citywide
Applicant: City of Springfield - Public Works & Environmental Services

Mr. Hosmer asked that this be TABLED and presented at the Planning and Zoning Commission meeting on February 15, 2018.

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

PUBLIC HEARINGS:

Z-1-2018
5389 West Sunshine Street
Applicant: CMH Homes, Inc.

Mr. Hosmer stated that this is a request to rezone approximately 12.72 acres of property generally located at 5389 West Sunshine Street from County M-1, Light Manufacturing to HC, Highway Commercial District and establishing Conditional Overlay District No 144. The Growth Management and Land Use Plan designates this area as appropriate for light industrial, office and office-warehouse, however, the request is also consistent with the West Sunshine/Highway 60 Corridor Study which identifies the subject property within a

Community Activity Center (shopping, recreation and employment). Since this is a MoDOT roadway, a traffic study will be required depending on development. Improvements may be required at the existing crossover (turn lanes) and/or drives. All accesses will need to come from Maple Leaf Lane. Existing drive to the east of Maple Leaf will need to be removed.
Water and sanitary sewer mains will need to be extended to the property. Stormwater detention will be required onsite. The property was annexed into the City 2005. GR zoning was proposed however, the property was removed from the rezoning by the applicant and the property remained zoned County M-1, Light Manufacturing. The Transportation Plan classifies West Sunshine Street as a primary arterial roadway. The Conditional Overlay District will require a traffic study at the time of development. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Geoff Butler, 319 N. Main, representing the owner and gave a short history of the property. Noted that the owners want the property zoned to sell it and the neighborhood was in favor of the rezoning due to the possible enhancement of their property values.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:
Ms. Broekhoven motioned to **approve** Z-1-2018 (5389 West Sunshine Street). Mr. Shuler seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy.

Z-2-2018 w/COD #142
2100 East Sunshine Street
Applicant: E Sunshine Land, LLC

Preliminary Plat - Linwood Heights Revenge
2100 East Sunshine Street
Applicant: E Sunshine Land, LLC

Mr. Hosmer stated that the applicant would like the cases to be considered together.

COMMISSION ACTION:
Mr. Coltrin motioned to **combine** Z-2-2018 w/COD #142 and Preliminary Plat - Linwood Heights Revenge (2100 East Sunshine Street). Mr. Rose seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy

Mr. Hosmer stated that this is a request to rezone approximately 0.12 acre of property generally located at 2104 East Sunshine from R-SF, Single-Family Residential District, to O-1, Office District, and establishing Conditional Overlay District No. 142. The Growth Management and Land Use Plan designates this area as appropriate for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The Major Thoroughfare Plan classifies Sunshine Street as a primary arterial roadway which supports the proposed land use. This rezoning will create a mixed zoned lot and the applicant will be required to place a bufferyard between the two different districts on their own property. A Type C will require at least a 15ft wide bufferyard between O-1 and R-SF zoning districts. Maximum height of 35 feet and no building shall be higher than a 45-degree bulk plane adjacent to R-SF Districts.

Mr. Hosmer also stated that this is a request to approve a 10-lot plat generally located in the 2300 block of West Sunset. The Plan identifies this as an appropriate area for Light Industrial, Office and Office warehouse. The 14 acres of property is zoned GM, General Manufacturing. All streets have been constructed. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of easements. An approved preliminary plat is active for two (2) years.

Staff recommends approval for both the zoning and the preliminary plat.

Mr. Doennig opened the public meeting

Mr. Jared Rasmussen, 550 St. Louis Street, representing the applicant. This is a spike strip and the insurance company next to it is planning to expand their parking lot. At the neighborhood meeting, the neighbors were pleased about the buffer and offered no negative comments.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:
Mr. Coltrin motioned to **approve** Z-2-2018 w/COD #142 (2100 East Sunshine Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy

COMMISSION ACTION:
Ms. Broekhoven motioned to **approve** Preliminary Plat - Linwood Heights Revenge (2100 East Sunshine Street). Mr. Coltrin seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy.

Z-3-2018 w/COD #143
1120-1130 & 1121-1131 East Latoka Street
Applicant: One Hundred Two Glenstone, Inc.

Mr. Hosmer stated that this is a to rezone approximately 0.82 acres of property generally located at 1120, 1121, 1126, 1127, 1130, 1143 East Latoka Street from a R-SF, Residential Single Family to a R-MD, Medium-density Multi-Family Residential District and establishing Conditional Overlay District No. 143. The Multi-Family Development Location and Design Guidelines assessed this site which resulted in a density of 20 dwelling units per acre. No traffic study was required however, a sidewalk is required to be constructed on at least one side of the street as a part of this rezoning. Onsite Stormwater detention will required and buyout in lieu of stormwater detention will not be allowed. A bufferyard adjacent to R-SF zoning will be 10 feet width with one understory tree, two evergreen and ten shrubs per 100 linear feet per code. A 45-degree bulk plane is required adjacent to the R-SF district. The bulk plan would be required on the east and south of the development (one to one ratio). A maximum density of 20 dwelling units per acre for a maximum of 16 dwelling units (8 dwelling units on the south-side of Latoka Street and 8 dwelling units on the north-side of Latoka Street). Staff recommends approval.

Mr. Doennig open the public hearing.

Mr. Derek Lee, 1200 E. Woodhurst, representing the owner. Currently there are 6-houses on the properties and will be replacing those with 16-one bedroom units, matching the approximate density now.

COMMISSION ACTION:
Mr. Rose motioned to **approve** Z-3-2018 w/COD #143 (1120-1130 & 1121-1131 East Latoka Street). Mr. Thomas seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy.

Planned Development 362
3745 South Cox Avenue
Applicant: Modern Tractor & Supply Company

Mr. Hosmer stated that this is a request to rezone property generally located at 3745 South Cox Avenue from Planned Development No. 141, 6th Amendment to Planned Development No. 362. The Growth

Management and Land Use Plan identifies this area as appropriate for High Intensity Retail, Office or Housing. The intent of the PD is to provide office uses and a television commercial studio however, studio and offices uses are not currently permitted in the PD. The City recognizes Cox Avenue as a public street and Westview and Butterfield as private streets. Cox Avenue is classified as collector roadway in the Transportation Plan. The existing PD allows eating and drinking establishments and antique/gift shops which are typically allowed in the General Retail District, but also allows uses such as day care centers and community centers which are typically allowed in the O-1, Office District.
The proposed changes will allow television commercial studios, catering services and office uses as permitted in the O-1, Office District, prohibiting these uses; Cemeteries, Water reservoirs, water standpipes and elevated and ground-level water storage tanks, Substance abuse treatment facilities for 50 or fewer residents, Telecommunication towers, Bowling alleys, Roller skating and ice skating arenas and Miniature golf. A traffic study is not required. Detention and water quality is already provided. Each structure on Lot 1 will be limited to the same foot print as the existing structures. Individual buildings can increase in square footage by adding a maximum of 20% in generally the same foot print. Lot 2 is limited to two new buildings, a 15,000-square foot maximum building area for studio uses and a 7,000-square foot maximum building area for an office building. Design requirements have been added for each lot. Maximum structure heights will remain at two (2) stories. Lot 1 shall have a 10 foot bufferyard installed along the north property line if an existing building is removed and replaced (existing driveway). Lot 2 shall have a 10 foot bufferyard/ landscaping installed along the West property line and south of the office building as shown on the site plan. There shall be a 15 foot bufferyard with at least three canopy trees and 6-foot wood privacy fence installed along the west property line between the office building and swimming pool as shown on the site plan. The Final Development Plan shall conform to the site plan. Staff recommends approval.

Mr. Thomas asked if this is currently two properties and Mr. Hosmer stated that it is not two properties, the applicant is proposing to subdivide the property. The property owner is going to build a studio and is retaining it as part of the existing family farm.

Mr. Doennig noted that Commission received a letter from the neighborhood regarding ingress/egress to the proposed parking lot (west of the new studio) which comes from Westview Street. If the zoning is approved, is the Commission requiring for the existence point of ingress/egress at Westview Street or can they can access from Cox Road (across the property) to the proposed parking area and not have access off Westview Street and the City will not require access?

Mr. Hosmer noted that they can provide for access easements from Cox Road which is a dedicated street. The City of Springfield recognizes the private streets in Chesterfield Village and there are no problems in getting access from the property to the private street that the City recognizes.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, 1200 E. Woodhurst, representing the applicant. It was requested that the access be off Westview because of the two lots being separated. The owners of the farm (historic farm) want to keep it preserved as it is and they wanted the drive to be separate. At the neighborhood meeting, there were several comments, such as screening between the pool and the proposed office building and we will be providing a 6-foot privacy fence and 3 canopy trees, dumpster location and we put in language about signs. Neighbors expressed concern about the large building on lot 2 not being attractive, so we added language that is in the multi-family design guidelines about architectural features and windows. The proposal was originally submitted with General Retail but was changed to limited Office (O-1) uses.

Mr. Gary McCurter, 2304 W. Westview Street, President of the Chesterfield Homeowners Association. Voiced concern over the (Chesterfield Village owns private Westview Street) use of their private street and does not give permission for vehicles/trucks accessing Westview Street from the proposed studio. He noted that he has sent documentation/letter (part of staff report) stating the details of their opposition.

Ms. Sarah Hitesman, 2308 W. Westview Street. Stated her reason for opposition is the esthetic view from her home, and purchased home for a residential, not an industrial area, concerned with the heavy traffic to

the studio and that Westview Street is a private street and any damage is the responsibility of Chesterfield Village. She also noted that there are two other streets with access into the property.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Mr. Rose motioned to **approve** Planned Development 362 (3745 South Cox Avenue). Mr. Coltrin seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy.

Conditional Use Permit 433
1518 East Dale Street
Applicant: Springfield Public Schools

Mr. Hosmer stated that this is a request to approve an adaptive use of a non-residential structure in a R-TH, Residential Townhouse District to convert a vacant elementary school (Pepperdine Elementary School) into professional and business offices for a non-profit organization located at 1518 East Dale Street. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Low Density Housing. Schools are allowed. Dale Street is classified as a collector roadway and Delaware Avenue is classified as a local roadway in the Transportation Plan. The applicant is requesting a Conditional Use Permit to allow a professional and business office use within the existing and vacant Pepperdine Elementary School in a R-TH, Residential Townhouse District. Adaptive use of a non-residential structure is allowed in a R-TH District with a conditional use permit. The planning and zoning commission and city council has authority to determine if the proposed use would or would not have significant adverse impacts on the surrounding neighborhood. If the building is damaged or destroyed more than 75% or if a conditional use is discontinued or abandoned for a period of 12 consecutive months it must conform to R-TH. No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council ordinance unless a building or occupancy permit is obtained.

The proposed conditional use permit requirements:
- Hours of operation until 9:00 p.m. Monday through Friday and Saturdays from 8:00 a.m. to 8:00 p.m. (extended hours would be for special events, demonstrations, training sessions and neighborhood or public meetings and events), normal hours would be from 7am to 6pm.
- Signage one free-standing sign with a maximum sign area of 20 square feet and wall signs with a maximum sign area of ten percent of the facade. Wall signs shall only be located on facades with street frontage. Signs shall not be internally lit or externally illuminated.
- Expansions not to exceed 20 percent of the existing floor area of the structure or 1,000 square feet, whichever is less.
- Parking, landscaping and screening will meet city standards.
- Must conform to the attached site plan.

Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Lindsay Reichert, 430 S. Glenstone Avenue, representing the owner. Community Partnership of the Ozarks (CPO) is wanting to relocate their Affordable Housing office and other organizations, noting that it only requires the addition of an elevator to make this workable and sees the addition of a community garden on location. She noted that there will be no over-night stays and housing on the premises and will work other partnerships to satisfy those situations.

Mr. Tommy Pike, 1602 E. Dale Street, lives across the street and would like the building torn down and made into a park and stated concerns of homeless people wandering around in his neighborhood. He also stated that he is worried about over-night lodging and the possibility of dingy homes being erected and that it

may cause the value of the homes to go down as well as expressing concern of having parking problems if they hold classes late at night.

Ms. Michelle Garand, 789 S. Jester Avenue. Works for Community Partnership of the Ozarks (CPO) as the director of Affordable Housing and Homeless Prevention. She noted that CPO has a long history with Springfield and is investing in the neighborhood and reducing barriers for people. She stated that CPO is a one-stop-center to help homelessness for veterans, youth, families and chronically homeless individuals and their hours will be from 8:00am to 9:00pm and the nearest bus stop is across the street.

Mr. Coltrin reaffirmed their hours of operation and no over-night lodging.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Mr. Rose motioned to **approve** Conditional Use Permit 433 (1518 East Dale Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy.

Preliminary Plat - Battlefield Business Center No. 13
2300-2400 West Sunset Street
Applicant: Battlefield Business Center II, LLC

Mr. Hosmer stated that this is a to approve a 10-lot plat generally located in the 2300 block of West Sunset. The Plan identifies this as an appropriate area for Light Industrial, Office and Office warehouse. The 14 acres of property is zoned GM, General Manufacturing. All streets have been constructed. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Rick Wilson, 1835 South Stewart, representing the owner. Noted that this is the last phase of an older industrial park and owner had allowed the plat to expire. Detention is place and each lot will have water quality.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Mr. Coltrin motioned to **approve** Battlefield Business Center No. 13 (2300-2400 West Sunset Street). Mr. Thomas seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy.

Preliminary Plat - ISSO Temple Subdivision
1411 West Kearney Street
Applicant: Gray & Associates, LLC

Mr. Hosmer stated that this is a request to approve a 2-lot Plat generally located at 1411 West Kearney Street. The Plan identifies this area as Medium-Intensity Retail, Office or Housing. This 3.93-acres of property is currently zoned HC, Highway Commercial.
Lot 2 will not have access to Fort Avenue unless the street and sidewalks are constructed per city standards. An access easement will be required to allow Lot 2 access to Kearney Street. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Michael Gray, 2548 N. State Hwy F, Ash Grove, representing of the applicant. Plan to use the access easement across the Dairy Queen lot to access the back part which was previously laser-tag/paint-ball/batting-cages business and do not plan to access Fort Avenue.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Mr. Coltrin motioned to **approve** Preliminary Plat - ISSO Temple Subdivision (1411 West Kearney Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy.

OTHER BUSINESS:

Short-Term Stay Rental Amendments
Citywide
Applicant: City of Springfield

Mr. Neal stated that this is a request to Clarify Home Occupation requirements in residential districts regarding renting of sleeping rooms. Renting sleeping rooms and serving meals to not more than two persons (and not exceeding three unrelated) not members of the family occupying the dwelling unit for more than 30 days provided on off-street parking space is provided for each person. Staff is proposing amendments that reflect language that is consistent with the City's bed and breakfast and other code requirements and utilizes other city's recent code proposals and amendments.

Short-term stay: The rental of an entire dwelling, or any portion thereof, for a period of not more than 30 days, where the owner is engaged in a contract for the rental of that specific dwelling, or any portion thereof. Short term stays are further categorized as Type 1, 2 or 3:

Short Term Stay Type 1
- Is rented for periods of less than 30 consecutive days; and
- Is located within a R-SF or R-TH zoning district; and
- Is owner-occupied primary residence and is not rented for more than 95 days in a calendar year.
- [No more than three unrelated persons in R-SF or R-TH, no exemptions for this use]

Short Term Stay Type 2
- Shall only be located in the primary structure.
- No exterior alterations that would change the single-family character.
- No residential structure shall be removed for parking or to expand.
- Shall not be rented solely for receptions, parties, weddings or any similar activities.
- The owner of a Short Term Stay Type 2 shall provide certain notifications.
- It shall be a violation of this section to advertise or promote a Short Term Stay Type 2 which is not in compliance with the provisions of this section.
- A certificate of occupancy and annual business license shall be obtained.

Short Term Stay Type 3
- No more than two (2), Short Term Stay Type 3's are allowed on a premise.
- Shall not be rented solely for receptions, parties, weddings or any similar activities.
- The owner of a Short Term Stay Type 3 shall provide certain notifications.
- It shall be a violation of this section to advertise or promote a Short Term Stay Type 3 which is not in compliance with the provisions of this section.
- A certificate of occupancy and annual business license shall be obtained.

Ms. Broekhoven asked how staff came up with the quantity in the separation requirements of 500-feet versus 300-feet and the 95-day rental.

Mr. Neal noted that the 500-foot separation requirement comes from the current Bed and Breakfast ordinance and a few other cities that were using the separation requirement and the 95-day rental derives from the Kansas City ordinance.

Mr. Coltrin asked various questions and voiced concerns regarding the proposed ordinance and believes that the City of Springfield may be over-regulating Short-Term Stay Rental Amendments. Main concerns were the 500-foot separation requirement and the 95-day rental limit and believes that these tend to be self-regulating and is encouraging staff to get more statistics from other cities to help with the development of the ordinance.

Mr. Neal noted that we are using information/data from various cities to develop the current amendments and noted that if we need to get more statistics from other city's we can certainly get that information.

Mr. Thomas asked for any specific problems that the City has had with Short-Term Stay Rentals and if the City must set-up new regulations and how long is the approval time, approximate cost and enforcement.

Mr. Neal noted that Short-Term Stays are not legal and if someone wants to set up (Type 1) they would need a business license/ service agent fee (approximate $25.00), certificate of occupancy (approximate $35.00) and making sure they are not within 500-feet of another Short-Term Stay Rental unit.

Ms. Smith stated that the City has received complaints about properties operating as Short-Term Stay Rentals and currently not allowed in our zoning ordinance. There have been concern looking at the separation as it is essentially operating a commercial activity in a single-family neighborhood. If there, for example a row of Short-Term Stay Rentals, then the character of the single-family neighbor is changed. The challenge is to balance the new business model with preserving single-family neighborhoods by addressing separation requirements and having the Type-1 (owner-occupied) opportunity.

Mr. Rose asked about the history of complaints and if they are a daily occurrence and what type of enforcement actions are being taken and by which department.

Ms. Smith noted that enforcement is the responsibility of Building Development Services (BDS) and they respond on a complaint basis and currently do not have a listing of complaints available tonight and noted that complaints do come in sporadically.

Mr. Doennig asked about the current count of Short-Term Stay Rentals and Mr. Neal said that the number is based on a count from last summer (2017) is 78 approximately and that there can only be one Short-Term Rental Stay within 500-feet along or across the street.

Ms. Broekhoven asked about current Short-Term Stay Rentals. Mr. Neal stated that would have to come into compliance.

Mr. Doennig opened the public hearing.

Mr. Jerry Reynolds, 2833 E. Normandy, voiced his concerns about the downside of the Short-Term Stay Rentals, noting drug-trafficking, brothels, and employers using for a group of employees (truckers/railroad, etc.) for a quick overnight. He stated that people get concerned over the devaluing of their property and saw a property today where it was being used for a group of 17 people.

Mr. Johnny Lively, 2002 S. Arcadia, wants short-term-rentals, but against any regulations and fees, noting that the money earned by local short-term-rental goes back to the City and not big operations and want to terminate the less than 30-day consecutive requirement.

Ms. Julia Blackmon, 1254 E. Meadowmere, supports the short-term rental community and does not see the any problem and asks why fix it.

Mr. John Horner, 1622 E. Walnut Street, supports short-term-rentals and currently has 3 units, two in the Rountree district and one in historic district. He stated that he takes care of his properties and believes that regulations are heavy handed and need less regulations as well as incentives to promote short-term-rentals. He also voiced his concern over the proposed 500-foot separation requirement.

Ms. Jenna Lively, 2002 S. Arcadia, supports short-term-rentals and has had only a good positive experience.

Mr. Blake Brewer, 2012 S. Arcadia, support short-term rentals, however opposed to the regulations as well as the cost associated with complying to obtain the appropriate licenses, etc.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Mr. Coltrin motioned to **approve** Short-Term Stay Rental Amendments (Citywide). Ms. Broekhoven seconded the motion. Ayes: Doennig and Coltrin. Nays: Shuler, Thomas, Rose, and Broekhoven. Abstain: None. Absent: Cox and Ogilvy.

Elections 2018 Chair and Vice Chair
Citywide

Mr. Doennig asked for the nominations for Chair. Mr. Rose nominated Randy Doennig as Chair.

Mr. Rose motioned to vote for Randy Doennig as Chair. Mr. Coltrin seconded the motion. The motion **carried** as follows: Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Abstain: None. Absent: Cox and Ogilvy.

Mr. Doennig asked for the nominations for Vice-Chair. Ms. Broekhoven nominated King Coltrin as Vice-Chair.

Ms. Broekhoven motioned to vote for King Coltrin as Vice-Chair. Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Abstain: None. Absent: Cox and Ogilvy.

Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers	**General Councilmembers**
Phyllis Ferguson, Zone 1	Jan Fisk, General A
Tom Prater, Zone 2	Craig Hosmer, General B
Mike Schilling, Zone 3	Kristi Fulnecky, General C
Craig Fishel, Zone 4	Richard Ollis, General D

Upcoming Council Meeting Agenda
January 16, 2018 - 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. December 11, 2017 City Council Meeting; December 19, 2017, January 5, 2018, and January 9, 2018 Special City Council Meetings.**

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

4. CEREMONIAL MATTERS.

Sworn In — Swear in **Mark Millsap** to the Board of Public Utilities.

Sworn In — Swear in **Donald Woody** to the Board of Public Utilities.

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

All meetings are recorded.

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

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

6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. Except Item No. 10. Council Bill 2017-294 will be held over until January 29, 2018.

6418 **7. Council Bill 2017-291. (Schilling)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.53 acres of property, generally located at 611 West Sunset Street from R-SF, Single-Family Residential District to R-MD, Medium-Density Multi-Family Residential District and establishing Conditional Overlay District No. 138, and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Coryell Enterprises, LLC / E&M Edgewood, LLC; 611 West Sunset Street; Z-33-2017 Conditional Overlay District No. 138.)

6419 **8. Council Bill 2017-292. (Fishel)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.2 acres of property, generally located at 1220 East Lark Street from Planned Development District No. 84 to Planned Development District No. 360; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommended approval). (By: State Bank of Southwest Missouri, Inc., 1220 East Lark Street; Planned Development 360.)

6420 **9. Council Bill 2017-293. (Ferguson)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5.1 acres of property, generally located at the 2300 block of North Kansas Expressway and North Bolivar Road and the 1500 block of West Kearney Street and Turner from HC, Highway Commercial District with Conditional Overlay District No. 24 and R-SF, Single-Family Residential District, to HC, Highway Commercial District and establishing Conditional Overlay District No. 137; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommended approval). (By: Kansas & Kearney Intersection CTR; 2300 blocks of North Kansas Expressway and North Bolivar Road and 1500 block of West Kearney Street; Z-32-2017 & Conditional Overlay District No. 137.)

Held Over Until January 29, 2018 City Council Meeting

10. Council Bill 2017-294. (Fishel, Fisk, and Hosmer) (Will be held over until the January 29, 2018 City Council Meeting per Councilman Hosmer's request pursuant to Section 2-53(e)(9) of the Springfield City Code)

A general ordinance amending Springfield City Code, Chapter 106 – 'Traffic and Vehicles,' Article V. – 'Operation,' Division 1. – 'Generally,' Section 106-199. – 'Seat belt regulations,' by removing the language prohibiting a violation of this section to be the basis for a vehicle stop by law enforcement officers. (Plans and Policies Committee recommends approval).

26986 **11. Council Bill 2017-296. (Prater)**

A special ordinance approving the plans and specifications for the National Avenue and Bennett Street Signal Replacement Project, generally referred to as Plan No. 2017PW0020T; accepting the bid of Ewing Signal Construction, LLC, in the amount of $102,324.70 for said project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

26987 **12. Council Bill 2017-297. (Fisk)**

A special ordinance establishing rates for future assessments of special tax bills to pay for the cost of the construction of Joint Sanitary Sewer District No. 171 of Section 11, located in the general vicinity of the 3100 Block of West Sunshine Street in Springfield, Missouri; and declaring that special tax bills will be levied and assessed in the future against all lots, blocks, and parcels of ground which are served by the sanitary sewers constructed in said Joint Sanitary Sewer District No. 171 of Section No. 11 when such properties are included in a sewer district.

6421 **13. Council Bill 2017-298. (Hosmer)**

A general ordinance amending the Springfield City Code, Chapter 2, ‘Administration,’ Article IV, ‘Boards, Commissions and Committees,’ Section 2-271. – ‘Powers and duties,’ by changing the frequency of reports by the Citizens’ Tax Oversight Committee.

26989 **14. Council Bill 2018-001. (Prater)**

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield as shown on the Preliminary Plat of Hickory Hills Subdivision, Phase II, generally located at the 3800 block of East Farm Road 132, 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).

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

10350 **16. Council Bill 2018-002. (Fisk)**

A resolution designating the former King Drug Company Building, located at 611 South Pickwick Avenue, as a Historic Site on the Springfield Historic Register.

10351 **17. Council Bill 2018-003. (Prater)**

A resolution granting a new liquor license to sell liquor by the drink, including Sunday sales, to Jai Ganesh Ji, LLC, d/b/a Zayka Indian Cuisine located at 311-313 South Jefferson, Springfield, Missouri, such license to include an enclosed sunroom and an outdoor patio.

10352

18. Council Bill 2018-004. (Fishel)

A resolution granting a new liquor license to sell retail liquor in the original package, including Sunday sales, to Park East Market LLC d/b/a Park Central Market, located at 331 Park Central East No. 100, Springfield, Missouri.

Motion to Divide the Question.

2018-016A is sections 1,3, and 4

2018-016A is Resolution 10353

2018-016B is section 2.

2018-016B was tabled

19. Council Bill 2018-016. (McClure)

A resolution directing City staff to pursue enhancements and stable funding for the Integrated Solid Waste Management System ("ISWMS") by enacting the necessary procedures to fully fund the ISWMS, up to and including "flow control" of some or all trash to the Springfield Landfill; and to issue a mandatory Request for Information ("RFI") to licensed Springfield trash hauling companies to obtain statutorily allowed information needed in order to evaluate options for residential trash collection efficiency, including a multi-hauler collection system, and a full response to the RFI within 30 days may be a condition precedent to submitting a proposal to any future residential trash collection efficiency efforts; that bidding on future trash collection efficiency efforts shall be restricted to licensed Springfield haulers; and to compile and present educational information to the citizens of Springfield regarding our community's options. (Staff recommends approval).

10354

20. Council Bill 2018-021. (Fisk)

A resolution electing the Honorable Wendy E. Garrison as a Springfield Municipal Court judge for a term of four years.

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

26990

22. Council Bill 2018-022. (Ollis)

A special ordinance authorizing the City Manager, or his designee, to accept a donation in the amount of $10,000.00 from The Hartford Financial Services Group, Inc., to be used by the Springfield Fire Department for fire safety education, equipment, and materials; and declaring an emergency.

23. PUBLIC IMPROVEMENTS.

24. GRANTS.

25. AMENDED BILLS.

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

27. Council Bill 2018-005. (Schilling)

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' by annexing approximately 1.42 acres of property into the City of Springfield, Missouri, generally located at 2759 West Republic Street, and generally referenced as Annexation A-4-17; and amending the Springfield City Code, Chapter 46, Section 46-1, 'Boundaries of wards, precincts and council zones,' by adding this property to the ward and precinct assigned them by the County Clerk.

28. Council Bill 2018-006. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.42 acres of property, generally located at 2759 West Republic Street from County C-2, General Commercial District to GR, General Retail District; and adopting an updated 'Official zoning map.' (Staff and Planning and Zoning Commission recommend approval). (By: Adolph A Uckele, Donald G. Bechtel, and James Norman Coats Trusts; 2759 W. Republic Street; Z-36-2017.)

29. Council Bill 2018-007. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.87 acres of property, generally located in the 2000 block of West Republic Street, from R-SF, Single Family Residential to GR, General Retail District and establishing Conditional Overlay District No. 140; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Leas Legacy Lands, LLC; 2000 block of West Republic Street; Z-37-2017 Conditional Overlay District No. 140.)

30. Council Bill 2018-008. (Ferguson)

A special ordinance authorizing the issuance of Conditional Use Permit No. 432 to allow a Wireless Telecommunication Tower within a HC, Highway Commercial District generally located at 1452 North Lafontaine Avenue. (Staff and Planning and Zoning Commission recommend approval).

31. Council Bill 2018-009. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.87 acres of property, generally located at 1850 South Blackman Road, from County district R-1, Suburban Residence, to O-1, Office District and establishing Conditional Overlay District No. 141; and adopting an updated 'Official zoning map.' (Staff and Planning and Zoning Commission recommend approval). (By: Christian Church Disciples of Christ; 1850 South Blackman Road; Z-38-2017 Conditional Overlay District No. 141.)

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

33. Council Bill 2018-010. (Fisk, Ferguson, and Ollis)

A general ordinance amending the Springfield City Code, Chapter 78, 'Offenses and Miscellaneous Provisions,' Section 78-4, 'Possession, sale or consumption of alcoholic beverages in public place,' to amend section (a) Generally, to remove parks from this restriction. The Community Involvement Committee recommends approval.

34. Council Bill 2018-011. (Hosmer)

A special ordinance amending the budget of the City of Springfield for Fiscal Year 2017-2018, in the amount of $500,000, to appropriate a portion of the Level of Property Tax-Debt Service Fund reserve appropriation to the new Level Property Tax-Operating Fund for infill and related expenses for the Mill and Lumber building.

35. Council Bill 2018-012. (Schilling, Hosmer, and Ollis)

A general ordinance amending the Fee Schedule for certain municipal services as provided in the Springfield City Code, by making such adjustments as provided in the attached "Evaluation of Charges for Municipal Services"; and adopting new fees for certain City services. (The Finance and Administration Committee recommends approval.)

36. Council Bill 2018-013. (Ollis)

A special ordinance authorizing the City of Springfield, Missouri, to enter into Schedule of Equipment No. 7, which will become a part of its existing Master Equipment Lease Purchase Agreement, the proceeds of which will be used to pay the costs of acquiring equipment for the City, to do all things necessary to carry out the lease-purchase transaction, including the execution of certain documents in connection therewith; and amending the budget of the City for Fiscal Year 2017-2018 in an amount not to exceed $593,000.

37. Council Bill 2018-014. (McClure)

A special ordinance authorizing the loan committee to use $492,000 from the Commercial Loan Program to supplement a loan to North Town, LLC; and granting an exception to the Comprehensive Housing Assistance Program rules to allow for the purchase of occupied housing.

Tabled until the January 29, 2018 City Council Meeting

38. Council Bill 2018-015. (Schilling and Ollis)

A general ordinance amending the Springfield City Code, Chapter 40, Article II, 'Chapter 353 – Urban Redevelopment,' by repealing Article II and enacting in lieu thereof a new Article II and Article III; amending Chapter 2, 'Administration,' Article IV, 'Boards, Commissions and Committees,' Division 5, 'Tax Abatement and Tax Increment Financing Advisory Commission,' by repealing Division 5 and enacting a new Division in lieu thereof; for the purpose of adopting, and updating, various code provisions related to tax abatement administration and to adopt a Workable Program for the City.

39. Council Bill 2018-017. (Fulnecky)

A special ordinance amending the budget of the City of Springfield for Fiscal Year 2017-2018 in the amount of $2,506,240 to allocate proceeds of the 2017F General Obligation Sewer Improvement Bonds and to appropriate funds for payment of interest and issuance costs of said bonds in the current fiscal year.

40. Council Bill 2018-018. (Prater)

A special ordinance approving the plans and specifications for the Grand Street Bridge Project, generally referred to as Plan No. 2016PW0031WTE; accepting the bid of Hartman and Company, Inc., in the amount of $2,915,569.60 for said project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

41. Council Bill 2018-019. (Schilling and Hosmer)

A general ordinance amending Springfield City Code, Chapter 106 – 'Traffic and Vehicles,' Article VII. – 'Pedestrians," by amending Section 106-452. – 'Rights and duties when crossing roadways,' subsection (a) 'Crossing at places other than crosswalks.'

42. Council Bill 2018-020. (McClure)

A special ordinance amending the budget of the City of Springfield for Fiscal Year 2017-2018, in the amount of $22,500, to accept a grant from the Greene County Senior Citizens' Services Fund and to allocate said funds to the Give 5 Program; and to authorize the application and acceptance of a similar grant request for the 2018 calendar year.

43. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Did Not Appear Mr. James Sharp wishes to address City Council.

Withdrew Ms. Sue Estes wishes to address City Council.

Did Not Appear Mr. Mike Turner wishes to address City Council.

44. NEW BUSINESS.

Recommended The City Manager recommends the following appointment to the Building Trades Examination and Certification Board: Greg Lewis with a term to expire October 1, 2019.

Recommended The City Manager recommends the following reappointments to the Building Trades Examination and Certification Board: Chad Drake, Rory Krueger, and James "Randy" Scott with terms to expire December 1, 2020.

Recommended The Mayor recommends the following appointments to the Mayor's Commission for Children: Jennifer McClure with a term to expire November 29, 2020 and Missy Riley with a term to expire November 29, 2019.

Recommended The Mayor recommends the following appointments to the Mayor's Commission on Human Rights and Community Relations: Francie Wolff with a term to expire October 1, 2020 and Steve Largent with a term to expire October 1, 2018.

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.

45. UNFINISHED BUSINESS.

46. MISCELLANEOUS.

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

48. Council Bill 2018-023. (Schilling)

A special ordinance approving the sale of real property at 1212 South Hillcrest Avenue to 737 Properties, LLC for $6,700.00; authorizing the issuance of a deed for same; and approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.

49. Council Bill 2018-024. (Ferguson)

A special ordinance approving the sale of real property at 2531 West State Street to Springfield Community Land Trust for $1,000.00 and authorizing the issuance of a deed for same.

50. Council Bill 2018-025. (Ferguson)

A special ordinance approving the sale of real property located at 2627 North Broadway Avenue to Christina Dicken and Jayme VanMeter in the amount of $1,000.00 and authorizing the issuance of a deed for same.

51. Council Bill 2018-026. (Schilling)

A special ordinance approving the sale of real property located at 831 South Newton Avenue to Peter Ottoson for $5,200.00; authorizing the issuance of a deed for same; and approving a budget adjustment to amend the Fiscal Year 217-2018 budget.

52. Council Bill 2018-027. (Fulnecky)

A special ordinance amending the budget for the City of Springfield, Missouri, for fiscal year 2017–2018 in the amount of $5,000.00 for the reimbursement of annual administrative expenses incurred by the City regarding the Springfield Plaza Tax Increment Financing Plan.

53. Council Bill 2018-028. (Hosmer)

A general ordinance amending Springfield City Code, Chapter 78, 'Offenses and Miscellaneous Provisions,' Article II, 'Offenses Against Public Administration,' Section 78 -35, 'Failure to Appear,' by removing the language authorizing the Springfield Police Department to collect a fee for the removal of a vehicle immobilization device.

54. Council Bill 2018-029. (Fishel)

A special ordinance authorizing the City Manager to submit a Registered Apprenticeship Academy grant application to the Missouri Department of Economic Development to support the training of individuals through registered apprenticeship training and to accept a grant from Missouri Department of Economic Development for this purpose.

55. Council Bill 2018-030. (Prater)

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

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

10355 **57. Council Bill 2018-031. (Fulnecky)**

A resolution authorizing the City Manager, or his designee, on behalf of the City of Springfield, Missouri, to apply for tax credits from the Missouri Development Finance Board for contributions to benefit the Community Partnership of the Ozarks.

10356 **58. Council Bill 2018-032. (McClure)**

A resolution approving the reappointment of Gregg Groves, Sarah Kerner, and Collin Quigley to the Convention and Entertainment Community Improvement District Board of Directors. (Staff recommends approval).

10357 **59. Council Bill 2018-033. (McClure)**

A resolution approving the reappointment of Paula Adams, Allen Kunkel, Doug Roller, and Mary Lilly Smith to serve on the Downtown Springfield Community Improvement District Board of Directors. (Staff and the Downtown Springfield Community Improvement District Board of Directors recommend approval).

10358 **60. Council Bill 2018-034. (Ollis)**

A resolution authorizing the solicitation of Requests for Proposals for the disposal of former Fire Station #1, located at 235 North Kimbrough Avenue and former Fire Station #6, located at 1201 South Campbell Avenue.

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

26988 **62. Council Bill 2017-301. (Schilling)**

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 Preliminary Plat of Coryell At Sunset subdivision, generally located at 611 West Sunset Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Planning and Zoning Commission recommends approval and staff

recommends that City Council accept the public streets and easements).

Confirmed

63. Confirm the following appointment to the Springfield Convention & Visitors Bureau, Inc: Joe Wadkins with a term to expire January 1, 2021.

Confirmed

Confirm the following reappointments to the Springfield Convention & Visitors Bureau, Inc: Daniel Reiter and Paul Sundy with terms to expire January 1, 2021

64. END OF CONSENT AGENDA.

65. ADJOURN.

Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers	**General Councilmembers**
Phyllis Ferguson, Zone 1	Jan Fisk, General A
Tom Prater, Zone 2	Craig Hosmer, General B
Mike Schilling, Zone 3	Kristi Fulnecky, General C
Craig Fishel, Zone 4	Richard Ollis, General D

Upcoming Council Meeting Agenda
January 29, 2018 - 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. January 16, 2018 City Council Meeting; January 16, 2018 and January 19, 2018 Special City Council Meetings.

Approved as Presented

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

4. CEREMONIAL MATTERS.

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

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

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

All meetings are recorded.

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

6422 **7. Council Bill 2017-294. (Fishel, Fisk, and Hosmer) Held over from the January 16, 2018 City Council Meeting per Councilman Hosmer's request pursuant to Section 2-53(e)(9) of the Springfield City Code)**

A general ordinance amending Springfield City Code, Chapter 106 – 'Traffic and Vehicles,' Article V. – 'Operation,' Division 1. – 'Generally,' Section 106-199. – 'Seat belt regulations,' by removing the language prohibiting a violation of this section to be the basis for a vehicle stop by law enforcement officers. (Plans and Policies Committee recommends approval).

6423 **8. Council Bill 2018-005. (Schilling)**

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' by annexing approximately 1.42 acres of property into the City of Springfield, Missouri, generally located at 2759 West Republic Street, and generally referenced as Annexation A-4-17; and amending the Springfield City Code, Chapter 46, Section 46-1, 'Boundaries of wards, precincts and council zones,' by adding this property to the ward and precinct assigned them by the County Clerk.

6424 **9. Council Bill 2018-006. (Schilling)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.42 acres of property, generally located at 2759 West Republic Street from County C-2, General Commercial District to GR, General Retail District; and adopting an updated 'Official zoning map.' (Staff and Planning and Zoning Commission recommend approval). (By: Adolph A Uckele, Donald G. Bechtel, and James Norman Coats Trusts; 2759 W. Republic Street; Z-36-2017.)

6425 **10. Council Bill 2018-007. (Schilling)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.87 acres of property, generally located in the 2000 block of West Republic Street, from R-SF, Single Family Residential to GR, General Retail District and establishing Conditional Overlay District No. 140; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Leas Legacy Lands, LLC; 2000 block of West Republic Street; Z-37-2017 Conditional Overlay District No. 140.)

Tabled to the June 4, 2018 City Council Meeting

11. Council Bill 2018-008. (Ferguson)

A special ordinance authorizing the issuance of Conditional Use Permit No. 432 to allow a Wireless Telecommunication Tower within a HC, Highway Commercial District generally located at 1452 North Lafontaine Avenue. (Staff and Planning and Zoning Commission recommend approval).

Amended. Held over to the February 12, 2017 City Council Meeting for public comment on the amendment only.

12. Council Bill 2018-009. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.87 acres of property, generally located at 1850 South Blackman Road, from County district R-1, Suburban Residence, to O-1, Office District and establishing Conditional Overlay District No. 141; and adopting an updated 'Official zoning map.' (Staff and Planning and Zoning Commission recommend approval). (By: Christian Church Disciples of Christ; 1850 South Blackman Road; Z-38-2017 Conditional Overlay District No. 141.)

6426 **13. Council Bill 2018-010. (Fisk, Ferguson, and Ollis)**

A general ordinance amending the Springfield City Code, Chapter 78, 'Offenses and Miscellaneous Provisions,' Section 78-4, 'Possession, sale or consumption of alcoholic beverages in public place,' to amend section (a) Generally, to remove parks from this restriction. (The Community Involvement Committee recommends approval.)

26991 **14. Council Bill 2018-011. (Hosmer)**

A special ordinance amending the budget of the City of Springfield for Fiscal Year 2017-2018, in the amount of $500,000, to appropriate a portion of the Level of Property Tax-Debt Service Fund reserve appropriation to the new Level Property Tax-Operating Fund for infill and related expenses for the Mill and Lumber building.

6427 **15. Council Bill 2018-012. (Schilling, Hosmer, and Ollis)**

A general ordinance amending the Fee Schedule for certain municipal services as provided in the Springfield City Code, by making such adjustments as provided in the attached "Evaluation of Charges for Municipal Services"; and adopting new fees for certain City services. (The Finance and Administration Committee recommends approval.)

26992 **16. Council Bill 2018-013. (Ollis)**

A special ordinance authorizing the City of Springfield, Missouri, to enter into Schedule of Equipment No. 7, which will become a part of its existing Master Equipment Lease Purchase Agreement, the proceeds of which will be used to pay the costs of acquiring equipment for the City, to do all things necessary to carry out the lease-purchase transaction, including the execution of certain documents in connection therewith; and amending the budget of the City for Fiscal Year 2017-2018 in an amount not to exceed $593,000.

26993 **17. Council Bill 2018-014. (McClure)**

A special ordinance authorizing the loan committee to use $492,000 from the Commercial Loan Program to supplement a loan to North Town, LLC; and granting an exception to the Comprehensive Housing Assistance Program rules to allow for the purchase of occupied housing.

26994 **18. Council Bill 2018-017. (Fulnecky)**

A special ordinance amending the budget of the City of Springfield for Fiscal Year 2017-2018 in the amount of $2,506,240 to allocate proceeds of the 2017F General Obligation Sewer Improvement Bonds and to appropriate funds for payment of interest and issuance costs of said bonds in the current fiscal year.

26995 **19. Council Bill 2018-018. (Prater)**

A special ordinance approving the plans and specifications for the Grand Street Bridge Project, generally referred to as Plan No. 2016PW0031WTE; accepting the bid of Hartman and Company, Inc., in the amount of $2,915,569.60 for said project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

6428 **20. Council Bill 2018-019. (Schilling and Hosmer)**

A general ordinance amending Springfield City Code, Chapter 106 – 'Traffic and Vehicles,' Article VII. – 'Pedestrians," by amending Section 106-452. – 'Rights and duties when crossing roadways,' subsection (a) 'Crossing at places other than crosswalks.'

26996 **21. Council Bill 2018-020. (McClure)**

A special ordinance amending the budget of the City of Springfield for Fiscal Year 2017-2018, in the amount of $22,500, to accept a grant from the Greene County Senior Citizens' Services Fund and to allocate said funds to the Give 5 Program; and to authorize the application and acceptance of a similar grant request for the 2018 calendar year.

6429 **22. Council Bill 2018-028. (Hosmer)**

A general ordinance amending Springfield City Code, Chapter 78, 'Offenses and Miscellaneous Provisions,' Article II, 'Offenses Against Public Administration,' Section 78 - 35, 'Failure to Appear,' by removing the language authorizing the Springfield Police Department to collect a fee for the removal of a vehicle immobilization device.

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

Tabled to the February 12, 2018 City Council Meeting.

24. Council Bill 2018-035. (Fulnecky)

A resolution adopting the 2018 Capital Improvements Program document, which provides a schedule of public improvements for 2018 through 2023. (Planning and Zoning Commission and City staff recommend approval).

Added and Approved

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

10359

Council Bill 2018-045. (Fishel, Ferguson)

A resolution directing City staff to continue to pursue enhancements and stable funding for the Integrated Solid Waste Management System ("Solid Waste Management System" or "system") by enacting the necessary procedures to fully fund the system, up to and including the direction of some or all trash to the Springfield Landfill; to cease efforts related to the collection of information from licensed Springfield trash hauling companies for the purpose of evaluating residential trash collection options; and to cease activities related to the compilation and presentation of educational information to the citizens of Springfield regarding reorganization of residential trash collection.

25. EMERGENCY BILLS.

26. PUBLIC IMPROVEMENTS.

27. GRANTS.

28. AMENDED BILLS.

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

30. Council Bill 2018-036. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 12.72 acres of property, generally located at 5389 West Sunshine Street, from a County M-1, Light manufacturing district, to HC, Highway commercial district, and establishing Conditional Overlay District No. 144. (Staff and Planning and Zoning Commission recommend approval) (By CMH Homes, Inc; 5389 West Sunshine Street, Z-1-2018).

31. Council Bill 2018-037. (Fisk)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.12 acres of property, generally located at the 2100 block of East Sunshine Street, from R-SF, Single-family residential district, to O-1, Office districts, and establishing Conditional Overlay District No. 142. (Staff and Planning and Zoning Commission recommend approval). (By E Sunshine Land, LLC; 2100 East Sunshine Street; Z-2-2018 w/COD #142)

32. Council Bill 2018-038. (Fisk)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.82 acres of property generally located at 1120, 1121, 1126, 1127, 1130, and 1143 East Latoka Street from R-SF, Single-family residential district, to R-MD, Medium-density multifamily residential district, and establishing Conditional Overlay District No. 143; and adopting an updated Official zoning map. (Staff and Planning and Zoning Commission both recommend approval). (By: One Hundred Two Glenstone, Inc.; 1120-1130 & 1121 – 1131 East Lakota Street; Z-3-2018 w/COD #143)

33. Council Bill 2018-039. (Prater)

A special ordinance authorizing the issuance of Conditional Use Permit No. 433 to allow professional and business offices in the R-TH, Residential Townhouse District, generally located at 1518 East Dale Street. (Staff and Planning and Zoning Commission both recommend approval). (By: Springfield Public Schools; 1518 East Dale Street; Conditional Use Permit #433)

34. Council Bill 2018-040. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.4 acres of property, generally located at 3745 South Cox Avenue from Planned Development District No. 141, 6th Amendment, to Planned Development District No. 362; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Modern Tractor & Supply Company; 3745 South Cox Avenue, Planned Development #362)

35. Council Bill 2018-041. (Ollis)

A general ordinance amending Springfield City Code, Chapter 36, 'Land Development Code,' Article III.- 'Zoning Regulations,' Division 2.- 'Rules of Interpretation and Definitions,' Section 36-321.- 'Definitions'; and Division 4.- 'District Regulations,'; and Division 5.- 'Supplemental District Regulations'; Section 36-451.- 'Home Occupations'; and adding a new Section 36-472; for the purpose of establishing rules and regulations regarding the operation of Short-Term Stay Rentals; and designating an effective date for said amendments.

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

Tabled to the February 12, 2018 City Council Meeting.

37. Council Bill 2018-015. (Schilling and Ollis)

A general ordinance amending the Springfield City Code, Chapter 40, Article II, 'Chapter 353 – Urban Redevelopment,' by repealing Article II and enacting in lieu thereof a new Article II and Article III; amending Chapter 2, 'Administration,' Article IV, 'Boards, Commissions and Committees,' Division 5, 'Tax Abatement and Tax Increment Financing Advisory Commission,' by repealing Division 5 and enacting a new Division in lieu thereof; for the purpose of adopting, and updating, various code provisions related to tax abatement administration and to adopt a Workable Program for the City.

38. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Did Not Appear Mr. Eric Konnerup wishes to address City Council.

Did Not Appear Mr. Robert A. Mondy wishes to address City Council.

Withdrew Mr. Greg Hays wishes to address City Council.

Appeared Mr. Tim Havens wishes to address City Council.

39. NEW BUSINESS.

Referred Refer the issue of quorum and voting requirements for City Boards, Commissions, and City Council Committees, to the Plans and Polices Committee for review.

Referred Refer consideration of public safety regulations pertaining to distracted driving to the Plans and Policies Committee for review.

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

40. UNFINISHED BUSINESS.

41. MISCELLANEOUS.

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

43. Council Bill 2018-042. (Schilling)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield as shown on the Preliminary Plat of Battlefield Business Center No. 13, said subdivision being generally located at 2300 West Sunset Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Planning and Zoning Commission recommends approval and staff recommends that City Council accept the public streets and easements).(By: Battlefield Business Center; 2300 – 2400 West Sunset Street)

44. Council Bill 2018-043. (Fisk)

A special ordinance authorizing the Director of Planning and Development to accept the dedication to the City of Springfield of public streets and easements shown on the Preliminary Plat of Linwood Heights Revenge, said subdivision being generally located at 2100 East Sunshine Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Planning and Zoning Commission recommends approval and staff recommends that City Council accept the public streets and easements). (By: E Sunshine Land, LLC; 2100 East Sunshine Street; Z-2-2018 w/COD #142)

45. Council Bill 2018-044. (Ferguson)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield as shown on the Preliminary Plat of ISSO Temple, said subdivision being generally located at 1411 West Kearney Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Planning and Zoning Commission recommends approval and staff recommends that City Council accept the public streets and easements). (By: Gray & Associates, LLC; 1411 West Kearney Street)

46. CONSENT AGENDA – ONE READING BILLS.

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

26997 **48. Council Bill 2018-023. (Schilling)**

A special ordinance approving the sale of real property at 1212 South Hillcrest Avenue to 737 Properties, LLC for $6,700.00; authorizing the issuance of a deed for same; and approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.

26998 **49. Council Bill 2018-024. (Ferguson)**

A special ordinance approving the sale of real property at 2531 West State Street to Springfield Community Land Trust for $1,000.00 and authorizing the issuance of a deed for same.

26999 **50. Council Bill 2018-025. (Ferguson)**

A special ordinance approving the sale of real property located at 2627 North Broadway Avenue to Christina Dicken and Jayme VanMeter in the amount of $1,000.00 and authorizing the issuance of a deed for same.

27000 **51. Council Bill 2018-026. (Schilling)**

A special ordinance approving the sale of real property located at 831 South Newton Avenue to Peter Ottoson for $5,200.00; authorizing the issuance of a deed for same; and approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.

27001 **52. Council Bill 2018-027. (Fulnecky)**

A special ordinance amending the budget for the City of Springfield, Missouri, for fiscal year 2017–2018 in the amount of $5,000.00 for the reimbursement of annual administrative expenses incurred by the City regarding the Springfield Plaza Tax Increment Financing Plan.

27002 **53. Council Bill 2018-029. (Fishel)**

A special ordinance authorizing the City Manager to submit a Registered Apprenticeship Academy grant application to the Missouri Department of Economic Development to support the training of individuals through registered apprenticeship training and to accept a grant from Missouri Department of Economic Development for this purpose.

27003 **54. Council Bill 2018-030. (Prater)**

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

Confirmed Confirm the following appointment to the Building Trades Examination and Certification Board: Greg Lewis with a term to expire October 1, 2019.

Confirmed Confirm the following reappointments to the Building Trades Examination and Certification Board: Chad Drake, Rory Krueger, and James “Randy” Scott with terms to expire December 1, 2020.

Confirmed Confirm the following appointments to the Mayor’s Commission for Children: Jennifer McClure with a term to expire November 29, 2020 and Missy Riley with a term to expire November 29, 2019.

Confirmed Confirm the following appointments to the Mayor’s Commission on Human Rights and Community Relations: Francie Wolff with a term to expire October 1, 2020 and Steve Largent with a term to expire October 1, 2018.

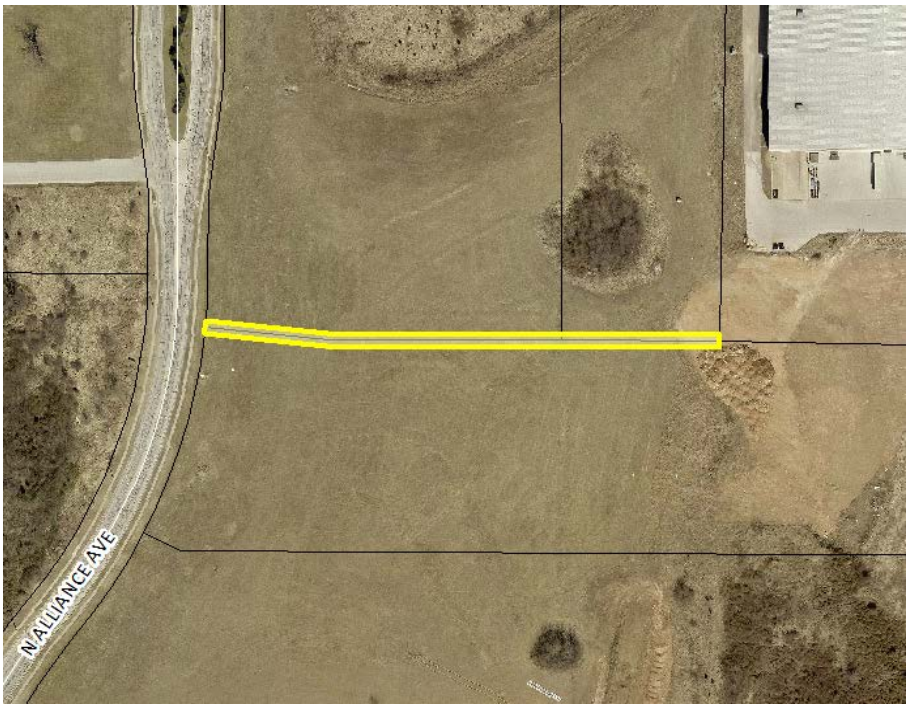
55. END OF CONSENT AGENDA.

56. ADJOURN.

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING: FEBRURAY 15, 2018

CITY COUNCIL PUBLIC HEARING: N/A



CASE NUMBER:
Request to Relinquish Easement No. 858

LOCATION: 2240 North Alliance Avenue

ACRES: N/A

EXISTING LAND USE: Vacant

APPLICANT: KUMAC LLC

STAFF: Jared Follin, 864-1612

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve Relinquish Easement No. 858

SUMMARY OF APPLICANTS REQUEST:

The applicant, KUMAC LLC, is requesting to relinquish a utility easement in order to facilitate development of the property. The existing easement is no longer needed and construction of utility improvements at a separate location are being coordinated with Springfield City Utilities per new site development plans. Dedication of a new public utility easement is not required.

STAFF COMMENTS:

PLANNING AND DEVELOPMENT COMMENTS:

1. The applicant is requesting to relinquish a utility easement in order to facilitate development on the property.
2. Lots 1, 2 & 4 adjacent to the utility easement have been combined, administratively.
3. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
4. No one has objected to this request to date.

CITY UTILITES COMMENTS:

City utilities does not have a need for this easement. We recommend it be relinquished.

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:

Development Review Staff Report

FINDINGS FOR STAFF RECOMMENDATION:

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

APPROVAL CRITERIA	STAFF RESPONSE:
1. No one has objected to the relinquishment of this easement.	No one has objected to the relinquishment of this easement.
2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. A replacement easement is not required.
3. That the retention of the easement no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. A replacement easement is not required.

Development Review Staff Report

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF UTILITY EASEMENT:

BEING ALL OF THE SOUTHERLY 10' OF LOTS 1 AND 2 EXCEPT THE WESTERLY 15' OF SAID LOT 1 OF THE ABOVE BAYLESS INDUSTRIAL PARK PHASE 3, A RECORDED SUBDIVISION IN PLAT BOOK ZZ PAGE 162 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2 THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 2 THE FOLLOWING THREE (3) COURSES:

1.) N 88°27'30" W A DISTANCE OF 209.32';

2.) N 88°27'30" W A DISTANCE OF 310.00';

3.) N 83°02'10" W A DISTANCE OF 146.96' TO A POINT LYING ON THE EASTERLY SIDE OF A 15' WIDE UTILITY EASEMENT LYING ON THE EASTERLY RIGHT-OF-WAY OF ALLIANCE AVE. (80') AS IT NOW EXISTS;

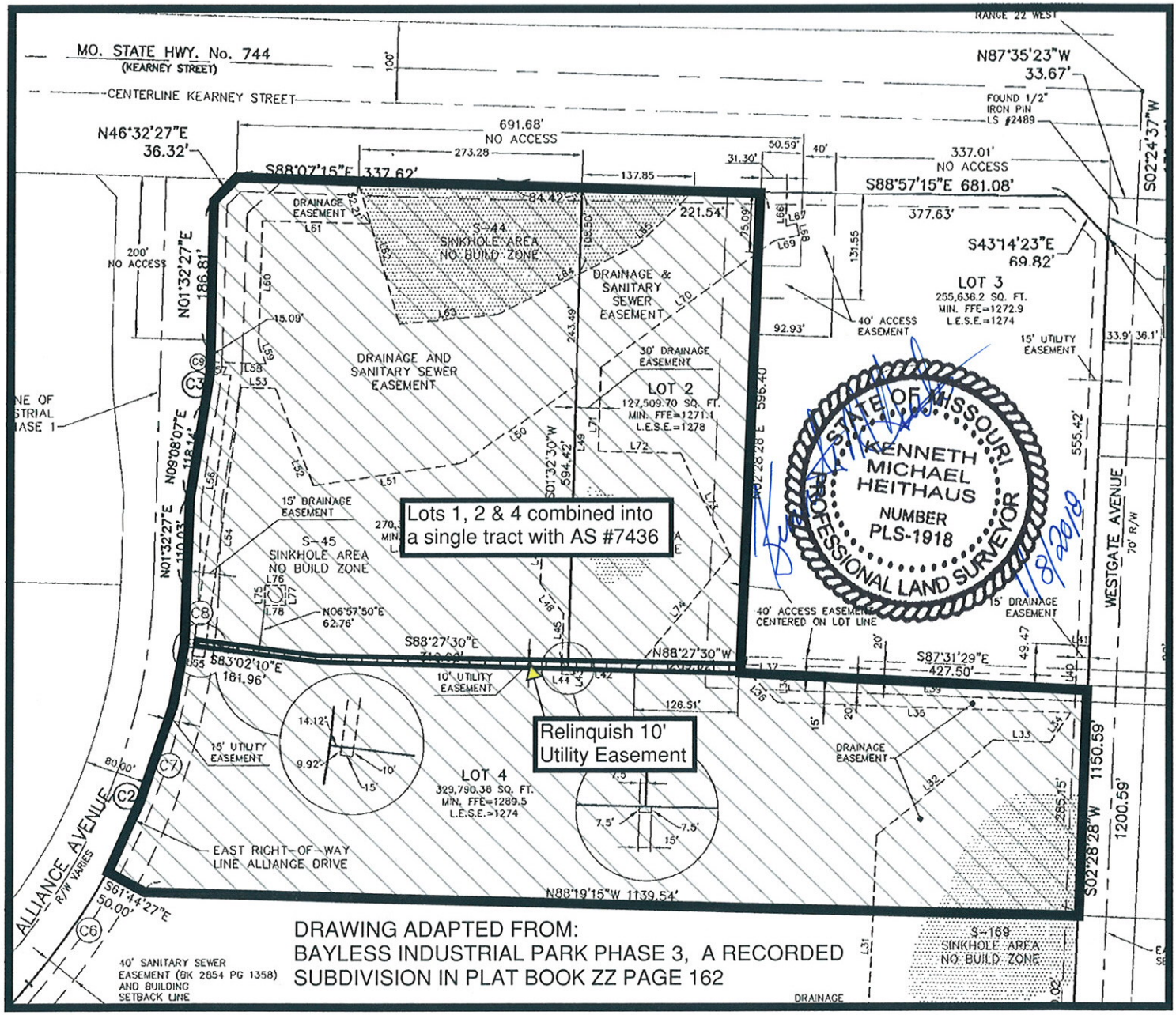
THENCE ALONG SAID 15' EASEMENT WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.00', WITH A RADIUS OF 805.00', WITH A CHORD BEARING OF N 06°37'52" E, WITH A CHORD LENGTH OF 10.00';

THENCE LEAVING SAID 15' EASEMENT EASTERLY S 83°02'10" E A DISTANCE OF 146.54';

THENCE S 88°27'30" E A DISTANCE OF 309.53';

THENCE S 88°27'30" E A DISTANCE OF 209.42' TO THE EASTERLY LINE OF SAID LOT 2;

THENCE ALONG SAID EASTERLY LINE S 02°05'45" W A DISTANCE OF 10.00' TO SAID POINT OF BEGINNING, HAVING AN AREA OF 6,658.71 SQUARE FEET, 0.153 ACRES



DRAWING ADAPTED FROM:
BAYLESS INDUSTRIAL PARK PHASE 3, A RECORDED SUBDIVISION IN PLAT BOOK ZZ PAGE 162

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING: FEBRURAY 15, 2018

CITY COUNCIL PUBLIC HEARING: N/A

CASE NUMBER:
Request to Relinquish Easement No. 859

LOCATION: 3623 East Sunshine Street

ACRES: N/A

EXISTING LAND USE: Convenience Store

APPLICANT: KUM & GO, L.C.

STAFF: Jared Follin, 864-1612

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve Relinquish Easement No. 859

SUMMARY OF APPLICANTS REQUEST:

Kum and Go, L.C., is requesting to relinquish multiple easements in order to facilitate development of the property, including an access easement, a sanitary sewer easement, a drainage easement, and two utility easements. The access easement and the utility easements are to be replaced.

STAFF COMMENTS:

PLANNING AND DEVELOPMENT:

1. The applicant is requesting to relinquish several easements in order to facilitate development on the property. The existing easements would be in conflict with the proposed development.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

PUBLIC WORKS - STORM WATER:

Previous detention was in an easement but detention will be moved and only serves adjacent property therefore no new drainage easements will be required

Development Review Staff Report

PUBLIC WORKS – TRAFFIC:

Traffic has no issues with the relinquishment of the existing cross-access easements and replacing with the new proposed cross-access easements.

ENVIRONMENTAL SERVICES - CLEAN WATER SERVICES:

No public sewer within the proposed sewer easement vacation. The public sewer within the utility easement is covered by a separate easement.

CITY UTILITES COMMENTS:

The applicant has removed the relinquishment of the 30 foot by 84-foot easement running parallel to Sunshine. The only two remaining easements to be relinquished are the ones running north-south through the property.

CU plans to relocate the gas main to Eastgate so the easements aren't necessary anymore. It should be noted that the replacement easement submitted will not be required. This is due to the new gas main being relocated within the ROW of Eastgate.

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:

Development Review Staff Report

FINDINGS FOR STAFF RECOMMENDATION:

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

APPROVAL CRITERIA	STAFF RESPONSE:
1. No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easements.
2. The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easements. The applicant is providing replacement easements for the access easement and the utility easements.
3. That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easements no longer serves a public purpose. The applicant is providing replacement easements for the access easement and the utility easements.

Development Review Staff Report

LEGAL DESCRIPTIONS:

ACCESS EASEMENT (INGRESS-EGRESS EASEMENT) TO RELINQUISH:

A 36.0' WIDE INGRESS-EGRESS EASEMENT RECORDED IN PLAT BOOK ZZ, AT PAGE 244 TO BE RELINQUISHED:

All that part of Lots 1 and 3, of Eastwood Hills South, a subdivision recorded in Plat Book MM at Page 32, and Lot 1 of The Gardens at Eastwood Hills, a subdivision recorded in Plat Book ZZ at Page 244, both recorded in the Greene County, Missouri Recorder's Office, being a part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 27, Township 29 North, Range 21 West, in the City of Springfield, Greene County, Missouri, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 2, of said Eastwood Hills South; thence S01°51'40"W, along the West line of said Lot 2, a distance of 194.68 feet (195 feet Deed) to a point on the North Right-of-Way line of Sunshine Street, as it now exists; thence N87°11'49"W, along said North Right-of-Way line, a distance of 216.97 feet for a POINT OF BEGINNING; thence continuing along said North Right-of-Way line the following three (3) courses: 1) N87°11'49"W, a distance of 27.02 feet; 2) N00°51'25"E, a distance of 5.00 feet; 3) N87°11'49"W, a distance of 9.00 feet to a point on West line of an existing 36.0' Ingress-Egress Easement; thence N00°51'25"E, along said West line of easement, a distance of 195.18 feet; thence N87°27'41"W, along the South line of said easement, a distance of 136.63 feet to a point on the West line of a tract of land recorded in Deed Book 2011 at Page 31706-11; thence N43°33'26"E, along said West line, a distance of 47.71 feet to a point on the North line of said easement; thence S87°27'41"E, along said North line, a distance of 140.27 feet; thence S00°51'25"W, along the East line of said easement, a distance of 236.36 feet to the POINT OF BEGINNING.

Containing 12,797 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

SANITARY SEWER EASEMENT TO RELINQUISH:

A 15.0' WIDE SANITARY SEWER EASEMENT RECORDED IN BOOK 2317, AT PAGE 1171 TO BE RELINQUISHED:

All that part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 27, Township 29 North, Range 21 West, in the City of Springfield, Greene County, Missouri, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 2, of Eastwood Hills South, a subdivision recorded in Plat Book MM at Page 32, in the Greene County, Missouri Recorder's Office; thence S01°51'40"W, along the West line of said Lot 2, a distance of 194.68 feet (195 feet Deed) to a point on the North Right-of-Way line of Sunshine Street, as it now exists; thence N87°11'49"W, along said North Right-of-Way line and its extension, a distance of 253.47 feet; thence N87°24'41"W, along said North Right-of-Way line, a distance of 106.44 feet; thence N02°35'19"E, a distance of 54.44 feet to the Southeast corner of an existing 15.0' Sanitary Sewer Easement for a POINT OF BEGINNING; thence N87°22'16"W, along the South line of said easement, a distance of 62.57 feet to a point on the East Right-of-Way line of Eastgate Avenue, as it now exists; thence N00°53'09"E, leaving said South line of easement and along said East Right-of-Way line, a distance of 15.00 feet, to a point on the North line of said easement; thence S87°22'16"E, along the North line of said easement, a distance of 63.07 feet; thence S02°49'14"W, along the East line of said easement, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 942 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

STORM WATER EASEMENT TO RELINQUISH:

A PORTION OF A STORMWATER & DETENTION AREA EASEMENT RECORDED IN BOOK 2658, AT PAGE 2161 TO BE RELINQUISHED:

All that part of Lot 1, of Eastwood Hills South, a subdivision recorded in Plat Book MM at Page 32, in the Greene County, Missouri Recorder's Office, and that part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 27,

Township 29 North, Range 21 West, in the City of Springfield, Greene County, Missouri, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 2, of said Eastwood Hills South; thence S01°51’40”W, along the West line of said Lot 2, a distance of 194.68 feet (195 feet Deed) to a point on the North Right-of-Way line of Sunshine Street, as it now exists; thence N87°11’49”W, along said North Right-of-Way line, a distance of 151.25 feet for a POINT OF BEGINNING; thence along said North Right-of-Way line the following seven (7) courses: 1) N87°11’49”W, a distance of 92.73 feet; 2) N00°48’23"E, a distance of 5.00 feet; 3) N87°11’49”W, 9.00 feet; 4) S00°50’52"W, a distance of 5.00 feet; 5) N87°11’49”W, a distance of 0.48 feet; 6) N87°24’41”W, a distance of 140.13 feet; 7) N85°38’23"W, a distance of 27.27 feet to a point on the East Right-of-Way line of Eastgate Avenue, as it now exists; thence N00°53’09"E, along said East Right-of-Way line, a distance of 20.04 feet; thence S85°12’13"E, leaving said East right-of-way line, a distance of 27.43 feet; thence S87°24’41"E, a distance of 140.46 feet; thence N00°51’25"E, a distance of 29.97 feet; thence S87°12’22"E, a distance of 60.03 feet; thence S00°51’24"W, a distance of 39.99 feet; thence S87°10'46"E, a distance of 42.00 feet; thence S02°35’43"W, a distance of 9.79 feet to the POINT OF BEGINNING.

Containing 6,681 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

UTILITY EASEMENT 1 (9 FOOT WIDE) TO RELINQUISH:

A PORTION OF A 9.0’ WIDE UTILITY EASEMENT RECORDED IN PLAT BOOK MM, AT PAGE 32 AND BOOK 2658, AT PAGE 2161 TO BE RELINQUISHED:

All that part of Lots 1 and 3, of Eastwood Hills South, a subdivision recorded in Plat Book MM at Page 32, in the Greene County, Missouri Recorder’s Office, in the City of Springfield, Greene County, Missouri, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 2, of said Eastwood Hills South; thence S01°51’40”W, along the West line of said Lot 2, a distance of 194.68 feet (195 feet Deed) to a point on the North Right-of-Way line of Sunshine Street, as it now exists; thence N87°11’49”W, along said North Right-of-Way line, a distance of 244.00 feet; thence N00°51’25"E, along said North Right-of-Way line, a distance of 5.00 feet to a point on the East line of an existing 9.0’ Utility Easement for a POINT OF BEGINNING; thence N87°11’49”W continuing along said North right-of-way line, a distance of 9.00 feet to a point on the West line of said easement; thence N00°51’25"E, leaving said North right-of-way line and along said West line, a distance of 193.27 feet; thence S87°17’44"E, a distance of 9.00 feet, to a point on the East line of said easement; thence S00°51’25"W, along the East line of said easement, a distance of 193.29 to the POINT OF BEGINNING.

Containing 1,740 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

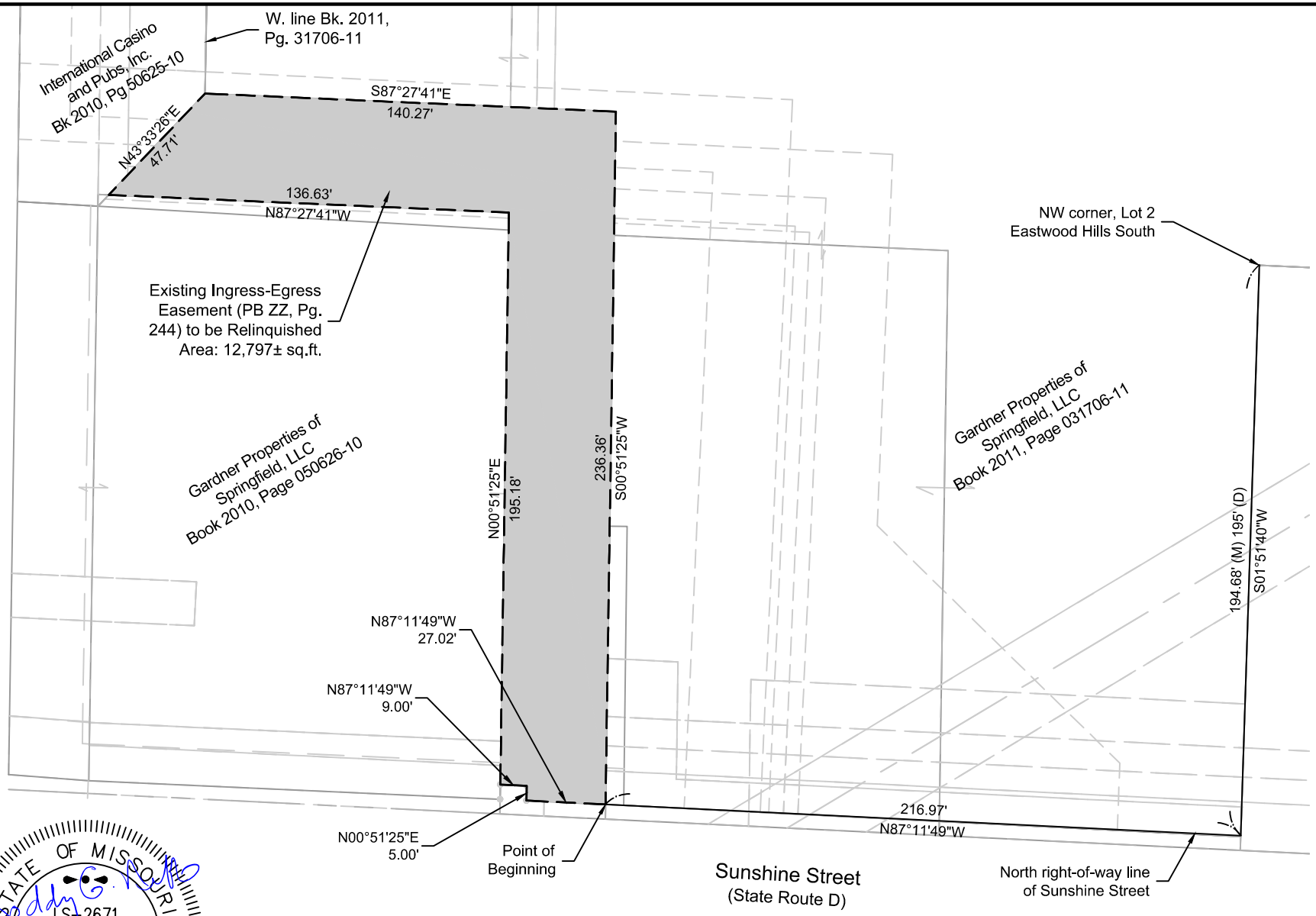
UTILITY EASEMENT 2 (15 FOOT WIDE) TO RELINQUISH:

A 15.0’ WIDE UTILITY EASEMENT TO BE RELINQUISHED:

All that part of Lots 1 and 3, of Eastwood Hills South, a subdivision recorded in Plat Book MM at Page 32, in the Greene County, Missouri Recorder’s Office, in the City of Springfield, Greene County, Missouri, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 2, of said Eastwood Hills South; thence S01°51’40”W, along the West line of said Lot 2, a distance of 194.68 feet (195 feet Deed) to a point on the North Right-of-Way line of Sunshine Street, as it now exists; thence N87°11’49”W, along said North Right-of-Way line, a distance of 237.98 feet to a point on the East line of an existing 15.0’ Utility Easement for a POINT OF BEGINNING; thence continuing N87°11’49”W, along said right-of-way line, a distance of 6.00 feet; thence N00°51’25"E, along said right-of-way line, a distance of 5.00 feet; thence N87°11’49”W, along said right-of-way line, a distance of 9.00 feet; thence N00°51’25"E, leaving said right-of-way line and along the West line of said easement, a distance of 193.27 feet; thence S87°17’44"E, leaving said West line, a distance of 15.00 feet, to a point on the East line of said easement; thence S00°51’25"W, along the East line of said easement, a distance of 198.30 feet to the POINT OF BEGINNING.

Containing 2,929 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.



DWG: F:\2017\0001-0500\017-0496\40-Design\Survey\SRVY\Sheets\V_ESM_Vacate Access_Gardner_70496.dwg USER: ddrumm
DATE: Jan 03, 2018 1:01pm XREFS: V_ESMT_70496 1481-ALTA-FINAL-03.14.17 V_XBOU_70496

STATE OF MISSOURI
LS-2671
RODDY G.
NEFF
REGISTERED LAND SURVEYOR

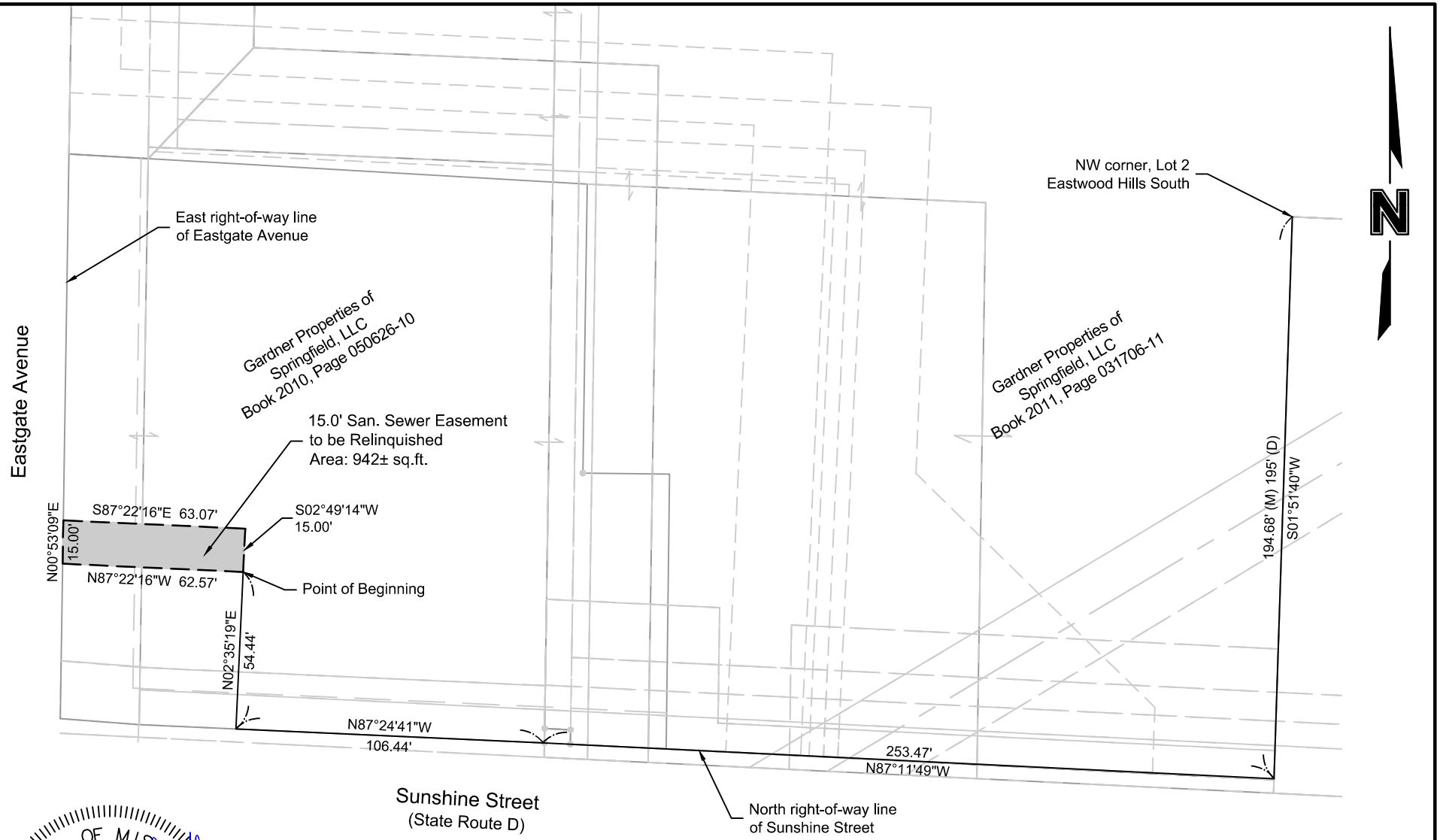
Roddy G. Neff
1-8-18

Digitally signed by Roddy G. Neff
Date: 2018.01.08 15:54:05-06'00'

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

0' 25' 50' 100'
SCALE IN FEET

PROJECT NO: 017-0496	INGRESS-EGRESS EASEMENT RELINQUISHMENT	OLSSON ASSOCIATES	EXHIBIT
DRAWN BY: CDA		550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	B
DATE: 12.29.17			



STATE OF MISSOURI
LS-2671
RODDY G.
NEFF
REGISTERED LAND SURVEYOR

Digitally signed by Roddy G. Neff
Date: 2018.01.08 16:00:05-06'00'

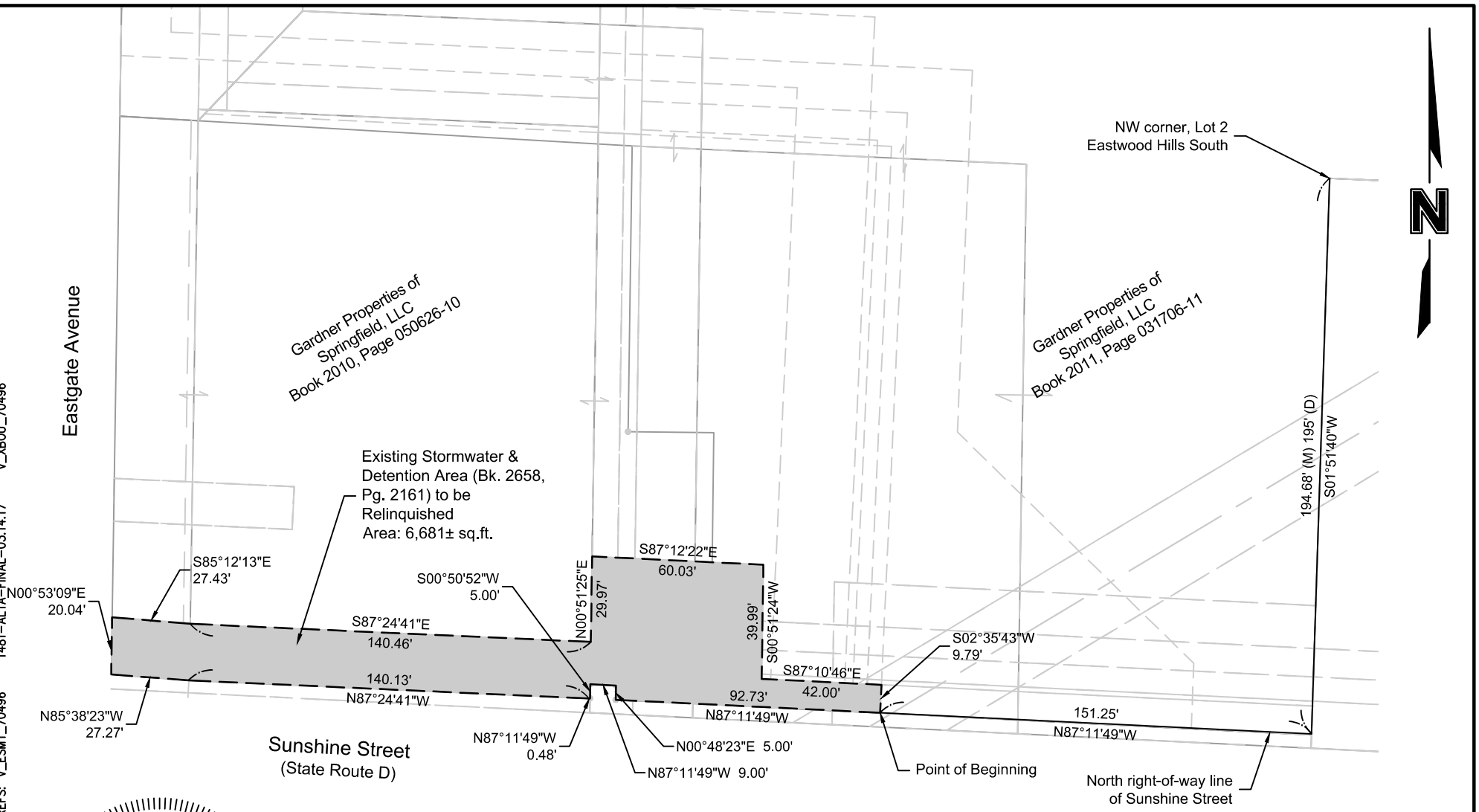
1-8-18

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

0' 25' 50' 100'
SCALE IN FEET

DWG: F:\2017\0001-0500\017-0496\40-Design\Survey\SRVY\Sheets\V_ESM_Vacate Sanitary_70496.dwg USER: ddrumm
DATE: Jan 03, 2018 2:05pm XREFS: V_ESMT_70496 1481-ALTA-FINAL-03.14.17 V_XBOU_70496

PROJECT NO: 017-0496	SANITARY SEWER EASEMENT RELINQUISHMENT	OLSSON ASSOCIATES	EXHIBIT
DRAWN BY: CDA		550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	B
DATE: 12.29.17			



DWG: F:\2017\0001-0500\017-0496\40-Design\Survey\SRVY\Sheets\V_ESM_Vacate Stormwater_70496.dwg USER: ddrumm
DATE: Jan 03, 2018 2:00pm XREFS: V_ESMT_70496 1481-ALTA-FINAL-03.14.17 V_XBOU_70496

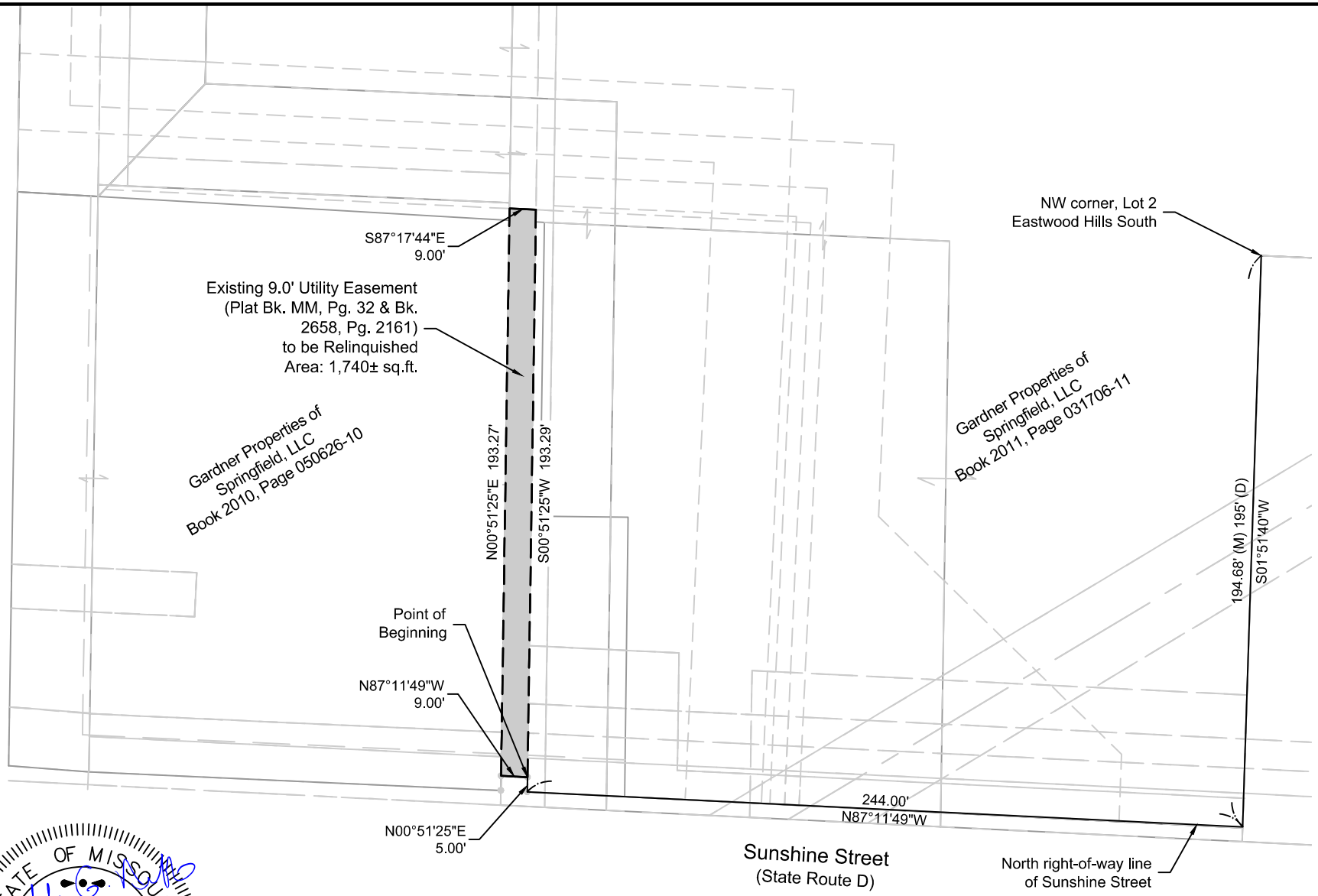
STATE OF MISSOURI
LS-2671
RODDY G. NEFF
REGISTERED LAND SURVEYOR

1-8-18

Digitally signed by Roddy G. Neff
Date: 2018.01.08 16:10:25-06'00'

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

PROJECT NO: 017-0496	STORMWATER & DETENTION AREA EASEMENT RELINQUISHMENT	OLSSON ASSOCIATES	EXHIBIT
DRAWN BY: CDA		550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	B
DATE: 12.29.17			



DWG: F:\2017\0001-0500\017-0496\40-Design\Survey\SRVY\Sheets\V_ESM_Vacate Utility2_70496.dwg USER: ddrumm
DATE: Jan 03, 2018 1:41pm XREFS: V_ESMT_70496 1481-ALTA-FINAL-03.14.17 V_XBOU_70496

STATE OF MISSOURI
LS-2671
RODDY G.
NEFF
REGISTERED LAND SURVEYOR

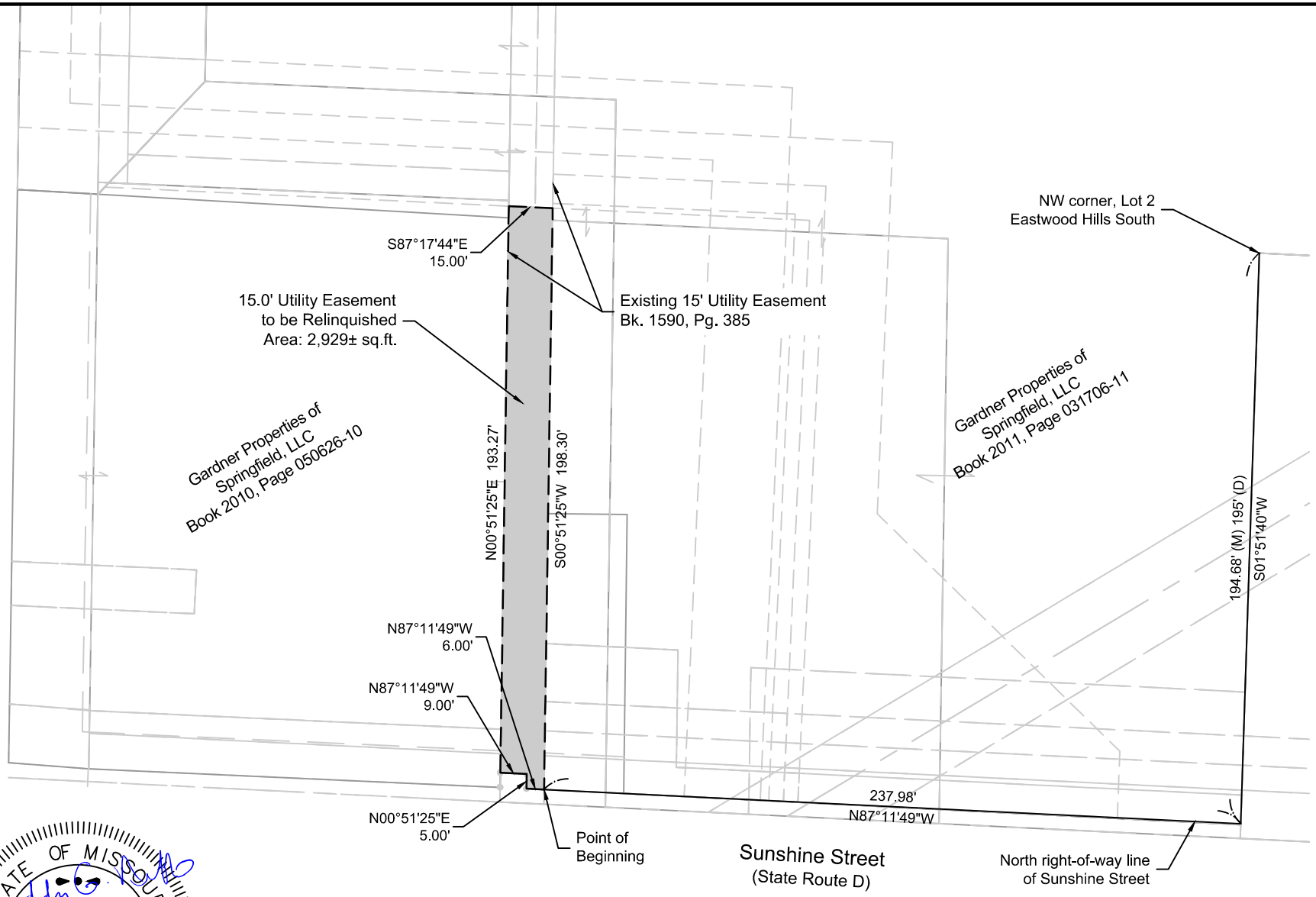
Digitally signed by Roddy G. Neff
Date: 2018.01.08 16:13:25-06'00'

1-8-18

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

0' 25' 50' 100'
SCALE IN FEET

PROJECT NO: 017-0496	UTILITY EASEMENT RELINQUISHMENT	OLSSON ASSOCIATES	EXHIBIT
DRAWN BY: CDA		550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	B
DATE: 12.29.17			



DWG: F:\2017\0001-0500\017-0496\40-Design\Survey\SRVY\Sheets\V_ESM_Vacate Utility_70496.dwg USER: ddrumm
DATE: Jan 03, 2018 1:46pm XREFS: V_ESMT_70496 1481-ALTA-FINAL-03.14.17 V_XBOU_70496

STATE OF MISSOURI
LS-2671
RODDY G. NEFF
REGISTERED LAND SURVEYOR

Roddy G. Neff
1-8-18

Digitally signed by Roddy G. Neff
Date: 2018.01.08 16:15:19-06'00'

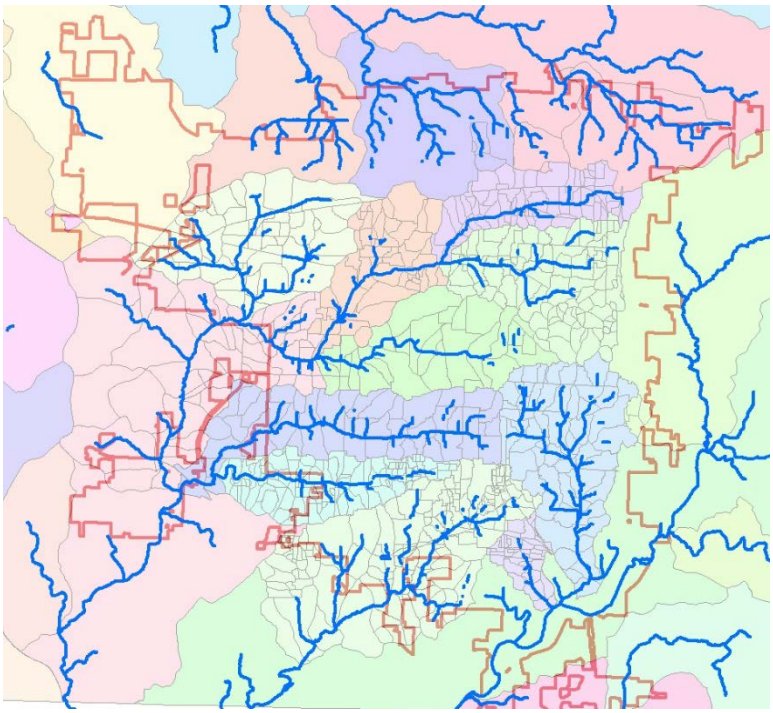
This sketch is not a boundary survey. It is intended to show the configuration of a proposed easement. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

0' 25' 50' 100'
SCALE IN FEET

PROJECT NO: 017-0496	UTILITY EASEMENT RELINQUISHMENT	OLSSON ASSOCIATES	EXHIBIT
DRAWN BY: CDA		550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	B
DATE: 12.29.17			

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	FEBRUARY 15, 2018
CITY COUNCIL PUBLIC HEARING:	MARCH 12, 2018



CASE:
Stream Buffer Zoning Flexibility Amendments

STAFF:
Chris Dunnaway, 864-1876
Carrie Lamb, 864-1996

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the proposed amendments to the Subdivision Regulations and the Zoning Ordinance as submitted in the staff report

SUMMARY OF REQUEST:

1. To amend Division 4 of the Subdivision Regulations by adding Section 36-253 for designating stream buffers on a plat.
2. To amend Division 5 of the Zoning Ordinance by adding Section 36-472 to provide additional flexibilities for meeting stream buffer or water quality standards.

FINDINGS FOR STAFF RECOMMENDATION:

1. 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 a new requirement as part of the recently adopted *Flood Control and Water Quality Protection Manual* and must be recorded in a stream buffer easement or designated on a final plat.
2. In certain instances, preserving stream buffers may make it difficult to develop a property. Several mitigation options are presented in the *Flood Control and Water Quality Protection Manual* such as buffer width averaging, buffer reforestation in exchange for buffer encroachment, and a fee-in-lieu of the stream buffer. The proposed Zoning Ordinance and Subdivision text amendments will provide more tools to assist the property owner in developing the property while still preserving stream buffers by allowing them to propose and seek ARC approval to increase building height, decrease parking, and/or utilize the stream buffer as open space or a bufferyard.

Development Review Staff Report

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The need to protect streams and riparian corridors is consistent with the Parks, Open Space, and Greenways Plan Element of the City's *Comprehensive Plan* and is identified in chapters 8 and 13 in the City's *Field Guide 2030*. Preserving stream corridors protects water quality which is important for the local tourism-based economy and attraction of businesses and professionals. Preservation of streams and riparian corridors as greenways has also been shown to increase property values. Stream buffer requirements are a water quality protection strategy included in the City's federally-mandated Municipal Separate Storm Sewer System (MS4) permit. In addition, several of the streams within the city are listed as impaired for not meeting the state's water quality standards. Through its Integrated Plan for the Environment, the City is working with the state to address these impairments and has identified preservation of riparian corridors as part of the strategy to address these impairments.

SUMMARY OF PROPOSED TEXT AMMENDMENT:

1. Staff is requesting amendments to the Subdivision Regulations to add a new subsection for consistency with the *Flood Control and Water Quality Protection Manual* to require stream buffers to be shown on plats.

2. Staff is also requesting amendments to the Zoning Ordinance to add a new subsection that will provide flexibility, if needed, in meeting zoning requirements for parking, building heights, and bufferyards when there are stream buffer and water quality requirements. Requests for flexibility in meeting these zoning requirements would be subject to the approval of the Administrative Review Committee (ARC). The new subsection requested for initiation is one of several flexibilities and options being proposed in the stream buffer requirements to minimize potential adverse impacts on the development yield of the property.

STAFF COMMENTS:

City staff has worked for over two years educating and soliciting feedback from members of the development community to update and adopt the *Flood Control and Water Quality Protection Manual*. Representatives from Development Issues Input Group (DIIG), Springfield Contractor's Association (SCA), Missouri Society of Professional Engineers (MSPE), Professional Engineers in Private Practice (PEPP), Watershed Committee of the Ozarks (WCO), James River Basin Partnership (JRBP), City Utilities, Greene County, and the Environmental Advisory Board (EAB) attended the various meetings and provided feedback.

Once all concerns were addressed, staff went before the Plans and Policies Committee meeting in August, where Deputy City Manager Tim Smith spoke briefly about the importance of stormwater management for our community. City Council adopted The *Flood Control and Water Quality Protection Manual* in December 2017.

Staff requests that Commission approve amendments to the Subdivision Regulations and Zoning Ordinance of the city code as specified.

PUBLIC COMMENTS:

The Development Issues Input Group (DIIG) and Springfield Contractor's Association (SCA) were notified of these amendments and public hearing dates.

Development Review Staff Report

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CLEAN WATER SERVICES COMMENTS:

No impact on public sewer.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic would like to be included/weigh-in on any ARC rulings that pertain to this zoning text amendment.

PUBLIC WORKS STORMWATER COMMENTS:

Stormwater supports the amendment.

SEDIMENT AND EROSION CONTROL COMMENTS:

Water Quality supports the amendment.

PLANNING AND ZONING COMMENTS:

No comments.

Development Review Staff Report

REQUIREMENTS FOR APPROVAL:

Attachment 2

Note: Language to be added is underlined, language to be deleted is ~~stricken~~.

Chapter 36, Article II., Subdivision Regulations

Sec. 36-253. – Stream Buffers.

(1) A Stream Buffer Area shall be designated on any replat, preliminary plat or final plat in accordance with Chapter 96, Article 1, Division 4.

Chapter 36, Article III., Zoning Ordinance

Sec. 36-472. – Stream Buffers.

(1) In the event the minimum requirements of the Chapter 96 stream buffer or water quality standards are infeasible on a proposed site plan without reducing parking below the minimum requirement or increasing maximum building height, the lot will be considered conforming if approved by the Administrative Review Committee (ARC) using the following design requirements. Stream buffers may be used or substituted for open space and/or bufferyards when they exist in the same location as approved by ARC and in conformity with Chapter 96 stream buffer standards.

(a) *Design requirements.*

1. The height of buildings may be increased above maximum height restrictions for the district provided it does not exceed any required bulk plane restriction. The height may be increased in direct proportion to the area that is being used for the stream buffer.
2. An off-street parking requirement reduction may be allowed up to 20 percent. The off-street parking can be decreased in direct proportion to the area that is being used for the stream buffer.

PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM

DATE: February 7, 2018

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

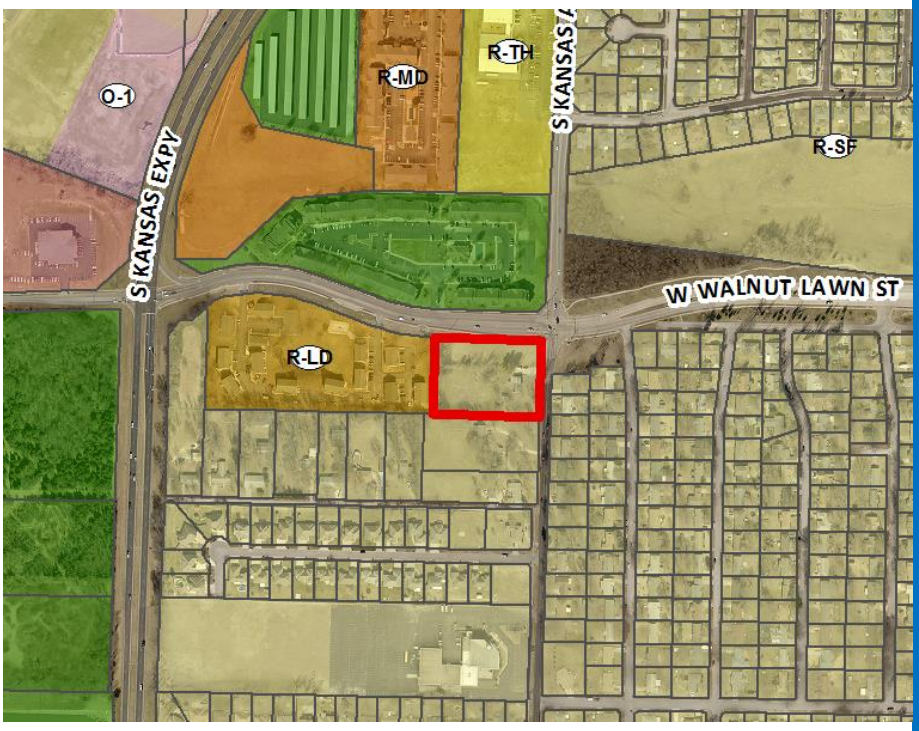
SUBJECT: Z-4-2018 and Planned Development No. 361 & UCD No. 2

The applicant's representative is requesting that both rezoning cases be tabled to the next Planning and Zoning Commission meeting on March 15th.

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING: JANUARY 11, 2018

CITY COUNCIL PUBLIC HEARING: JANUARY 29, 2018



CASE NUMBER:
Z-5-2018 with Conditional Overlay No. 145

PROJECT LOCATION: 3411 South Kansas Avenue

ACRES: 2.27 acres

EXISTING LAND USE: Single-family Residence

APPLICATION: Red 81, LLC

STAFF:
Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve Z-5-2018 with Conditional Overlay District No. 145 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 2.27 acres of property generally located at 3411 South Kansas Avenue from a R-SF, Residential Single Family to a R-LD, Medium-density Multi-Family Residential District and establishing Conditional Overlay District No. 145.

FINDINGS FOR STAFF RECOMMENDATION:

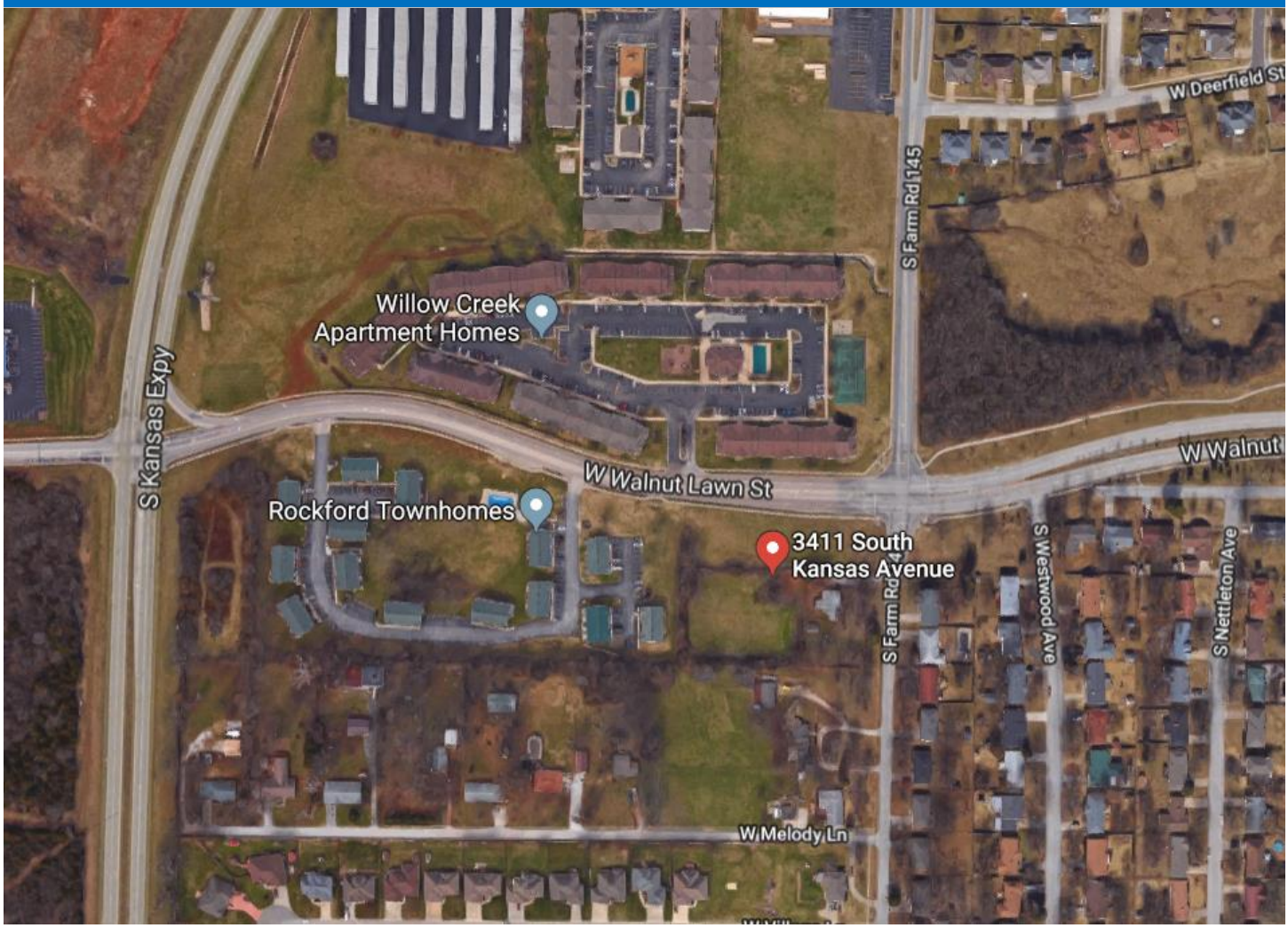
1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing. The *Plan* encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities within existing neighborhoods. The *Plan* also states that "the land use plan map should not be taken too literally but should be used in conjunction with…policies of this plan and good judgement."

2. This application meets the intent of the R-LD district which serves to accommodate multifamily developments at densities up to approximately 18 units per acre and is intended to serve as a transition between lower density and higher density residential districts. This district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. In response to public comments and concerns during a past rezoning, access to Kansas Avenue will be prohibited. The proposed R-LD district meets this criteria of being a transition between lower density housing to the south and east and higher density housing to the north and west of the subject property.

3. The request is consistent with the recommendations of the *Revised Multi-Family Development Location and Design Guidelines* which will limit the development to 18 dwelling units per acre and requires specific design guidelines.

SURROUNDING ZONING AND LAND USES:				
	NORTH	**SOUTH**	**EAST**	**WEST**
ZONING	PD 157	R-SF	R-SF	R-LD
LAND USE	Multi-family uses	Single-family Residence	Single-family Residence	Multi-family uses

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

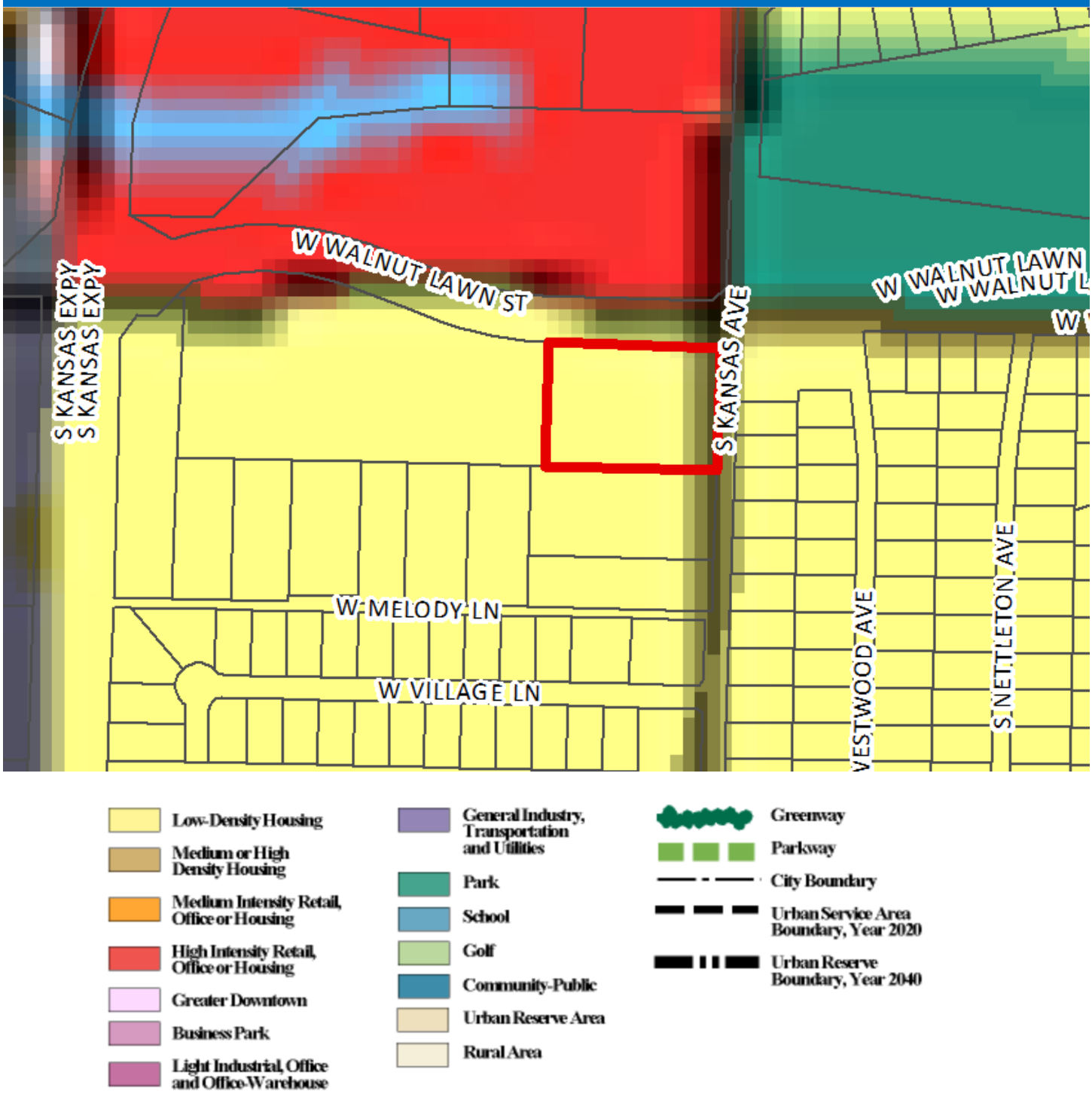


Development Review Staff Report

GOOGLE MAPS STREET VIEW:

Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report

PROPERTY HISTORY:

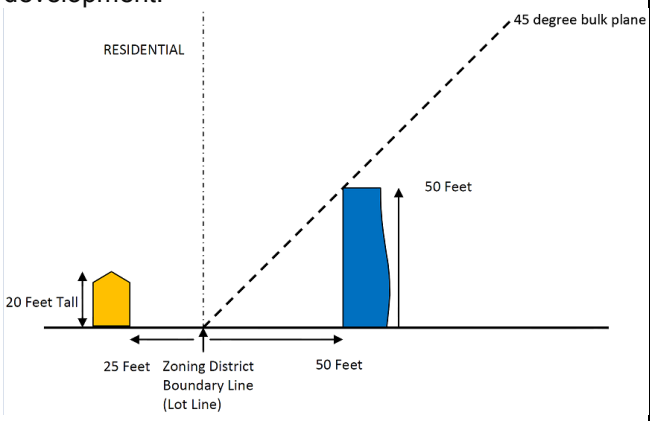
The subject property was zoned to R-SF in a community-wide rezoning to the current Zoning Ordinance regulations in March 1995 (G.O. 4494).

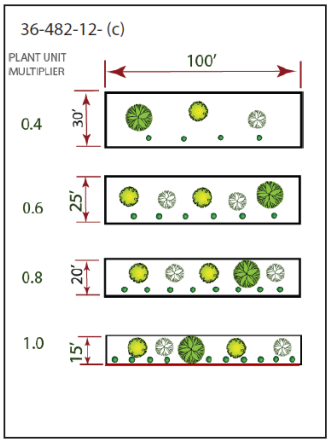
A request to rezone the subject property to R-MD, Medium-Density Multi-family Residential was denied by City Council on April 11, 2017.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-LD
Maximum Structure Height	Two (2) stories as restricted by Site Plan. Ordinance normally allows 45 feet or three (3) stories.
Minimum open space	Not less than 20 percent
Maximum impervious area	Shall not exceed 80 percent of total lot area
Building Setbacks	25 feet from Kansas Avenue

BULK PLANE	BUFFERYARD AND LANDSCAPING
45 degree where property adjoins an R-SF district. This bulk plan would be required on the south of the development.	Type "C" bufferyard is required along south property line.





COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing. The *Plan* encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities within existing neighborhoods. The *Plan* also states that "the land use plan map should not be taken too literally but should be used in conjunction with…policies of this plan and good judgement."

The property is located at the intersection of Walnut Lawn Street and Kansas Avenue. The Transportation Plan classifies Walnut Lawn as a secondary arterial roadway and Kansas Avenue is classified as collector roadway. Secondary arterial and collector roadways both support the proposed land use.

STAFF COMMENTS:

1. The applicant is proposing to rezone from a R-SF, Residential Single-family District to an R-LD, Low-Density Multi-Family Residential District and establishing Conditional Overlay No. 145. The proposed rezoning will facilitate the development for a multi-family apartment complex. The Conditional Overlay District will limit the density to 18 dwelling units per acre and require the development to conform to the approved site plan (Attachment 5). The conditional overlay district restricts the development from accessing Kansas Avenue. The development will have an access onto Walnut Lawn Street.

2. A request to rezone the subject property to R-MD, Medium-Density Multi-Family Residential was denied by City Council on April 11, 2017. In response to the public comments and concerns about access to Kansas Avenue, the applicant has proposed that the development will not access Kansas Avenue. The development will have access to Walnut Lawn Street which is classified as a secondary arterial. This access limitation will mitigate vehicular traffic from traversing the residential neighborhood to the south.

3. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing. The *Plan* encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities within existing neighborhoods. The *Plan* also states that "the land use plan map should not be taken too literally but should be used in conjunction with…policies of this plan and good judgement."

4. The R-LD District is intended to accommodate multi-family developments at densities up to approximately eighteen (18) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the *Revised Multi-Family Development Location and Design Guidelines*. That assessment indicated an appropriate density of 20 dwelling units per acre. Further analysis of the proposed development under the *Revised Multi-Family Development Location and Design Guidelines* is attached (Attachment 3). The development must be in substantial conformance to the attached site plan (Attachment 5).

5. The R-LD district is intended to accommodate multifamily developments at densities up to approximately 18 units per acre and is intended to serve as a transition between lower density and higher density residential districts. This district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. The property is located at the intersection of Walnut Lawn Street and Kansas Avenue. The Transportation Plan classifies Walnut Lawn as a secondary arterial roadway and Kansas Avenue is classified as collector roadway. Secondary arterial and collector roadways both support the proposed land use. The proposed R-LD district meets this criteria of being a transition between lower density housing and higher density housing which are to the north and west of the subject property.

6. Approval of this application will allow for development of this property and promote infill development where investments have already been made in public services and infrastructure.

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

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on January 12, 2018 regarding the rezoning request. A summary of the meeting is attached (Attachment 4).

PUBLIC NOTIFICATION:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 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: Mailed: 14 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

CITY UTILITIES COMMENTS:

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

CLEAN WATER SERVICES COMMENTS:

No objection to the rezoning however we have the following comments;

1. Public sewer and service laterals are available, however, the laterals are probably 4 inch. If bigger laterals are required, the main could be tapped.
2. When building plans are submitted, provide the peak and average daily sewer flows on the code summary sheet.
3. A sewer impact permit fee will be required before obtaining a building permit. This fee is based on the size of the proposed water meter(s) according to city code no. 120.246.
4. A City Land Disturbance Permit and fees will be required if land disturbance activities (demolition, grading, construction, etc.) disturb 1 acre or greater during the life of the project.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies W. Walnut Lawn Street as a Secondary Arterial roadway and S. Kansas Avenue as a Collector roadway. The standard right-of-way width for W. Walnut Lawn Street is 35 feet from the centerline. The standard right-of-way width for S. Kansas Avenue is 30 feet from the centerline. It appears additional right-of-way is not needed along W. Walnut Lawn Street. It appears approximately 14 feet of additional right-of-way is needed along S. Kansas Avenue. In addition, a 10 foot by 10 foot right-of-way sight triangle is needed at the intersection of W. Walnut Lawn Street and S. Kansas Avenue. A survey is recommended to determine the exact amount of existing right of way. W. Walnut Lawn Street and S. Kansas Avenue are both city maintained streets. The most recent traffic count on W. Walnut Lawn Street east of S. Kansas Expressway is 10,281 vehicles per day. The most recent traffic count on S. Kansas Avenue south of W. Walnut Lawn Street is 4,312 vehicles per day. There is currently one driveway access point onto the property from S. Kansas Avenue that will need to be closed. Any new proposed driveway approaches must meet the minimum spacing requirements (150' Approach/100' Exit). There is existing sidewalk along the property frontage of W. Walnut Lawn Street. The existing infrastructure meets current city standards. There is not currently sidewalk along the property frontage of S. Kansas Avenue. Sidewalk is required to be constructed along S. Kansas Avenue to current City Standards as a part of this development/rezoning. On-street parking is not allowed along W. Walnut Lawn Street or S. Kansas Avenue. There are a few Greenway Trails in the area surrounding the property pertaining to this zoning. There are bus stops along W. Walnut Lawn Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. The City of Springfield has plans to widen S. Kansas Avenue to at least a three-lane section in the future. There is not currently a timeline for when these street improvements will take place. In addition, at 3581 S. Kansas Avenue, a northbound left-turn lane is being added to S. Kansas Avenue, into the property.

*A traffic study was not required. A change in zoning from R-SF to R-LD does not exceed 100 additional trip ends in the AM or PM peaks, nor does it exceed 1,000 additional trip-ends daily. Therefore, the rezoning does not trigger the requirements of a traffic study.

Public Works Traffic Division	Response

Street classification	W. Walnut Lawn Street – Secondary Arterial S. Kansas Avenue – Collector
On-street parking along streets	W. Walnut Lawn Street – No S. Kansas Avenue – No
Trips generated - Peak Hour	13.60 vehicles (R-SF) 29.92 vehicles (R-LD)
Additional Trips generated with zoning change - Peak Hour	16.32 vehicles
Existing street right of way widths	W. Walnut Lawn Street – 54 ft from the centerline S. Kansas Avenue – 16 ft from the centerline
Standard right of way widths	W. Walnut Lawn Street - 35 ft from the centerline S. Kansas Avenue – 30 ft from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Inman Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention will not be allowed for this site – detention will be required. Since the project will be disturbing more than one (1) acre there will be a land distubance permit required. There is an area that may no longer look like a sinkhole but the underground strata may still function as a sinkhole. As long as you are not disturbing any land in the sinkhole indicated area then a detailed sinkhole report is not required.

This property drains to the west and detention will be required as to not negatively impact adjacent properties to the west. If the land around sinkhole indicated area is not disturbed then a detailed sinkhole report by a geological engineer will not be required.
Please note that development of the property will be subject to the following conditions at the time of development:

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

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

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE ASSESSMENT
ZONING CASE Z-5-2018 & CONDITIONAL OVERLAY DISTRICT NO. 145

The applicant is requesting approval of multi-family apartments on 2.27 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 11 points, which would allow up to 20 dwelling units per acre. The applicant has requested a density of 18 dwelling units per acre. Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (1/3 points)
One point was given for land use accessibility. There is neighborhood retail mix within a ¼ mile and a supermarket located within a ½ mile.

B. Connectivity Analysis (2/5 points)
Two out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit routes.

C. Road Network Evaluation (2/2 points)
Two points were given for the road network evaluation.

D. Design Guidelines (6/6 points)
A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development. Lighting sources or luminaries that have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.

2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations.

3. Building Orientation and Interior Landscaping – All building orientations will address Kansas Avenue and Walnut Lawn Street to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.

4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations

5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system.

6. Useable Recreational Area/Facility – A minimum of 20% usable open space is required.

7. Amenities – The development will have a resident clubhouse and swimming pool.

8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

DENSITY: The assessment criteria resulted in a total of 11 points for a maximum density of 20 dwelling units per acre. The applicant has requested a total density of 18 dwelling units per acre.

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-5-2018 & CONDITIONAL OVERLAY DISTRICT NO. 145

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

1. The development shall have a maximum density of 18 dwelling units per acre for a total of 40 units.

2. The development shall have no access to Kansas Avenue as shown in the attached site plan (Attachment 5).

3. The development of the subject property shall be in substantial conformance to the Multi-Family Location and Design Guidelines and the attached site plan (Attachment 5).

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF (existing zoning) to R-LD (proposed zoning)
2. Meeting Date & Time: 1-12-18 4pm to 6:30 pm
3. Meeting Location: McCallister's Deli @ Kansas Expwy & Battlefield
4. Number of invitations that were sent: per city list
5. How was the mailing list generated: By the City
6. Number of neighbors in attendance (attach a sign-in sheet): 16
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

There was concern about traffic on Kansas so they appreciated the drive only being off walnut lawn. We reviewed the design — no real opposition or specific items were stated.

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

N/a

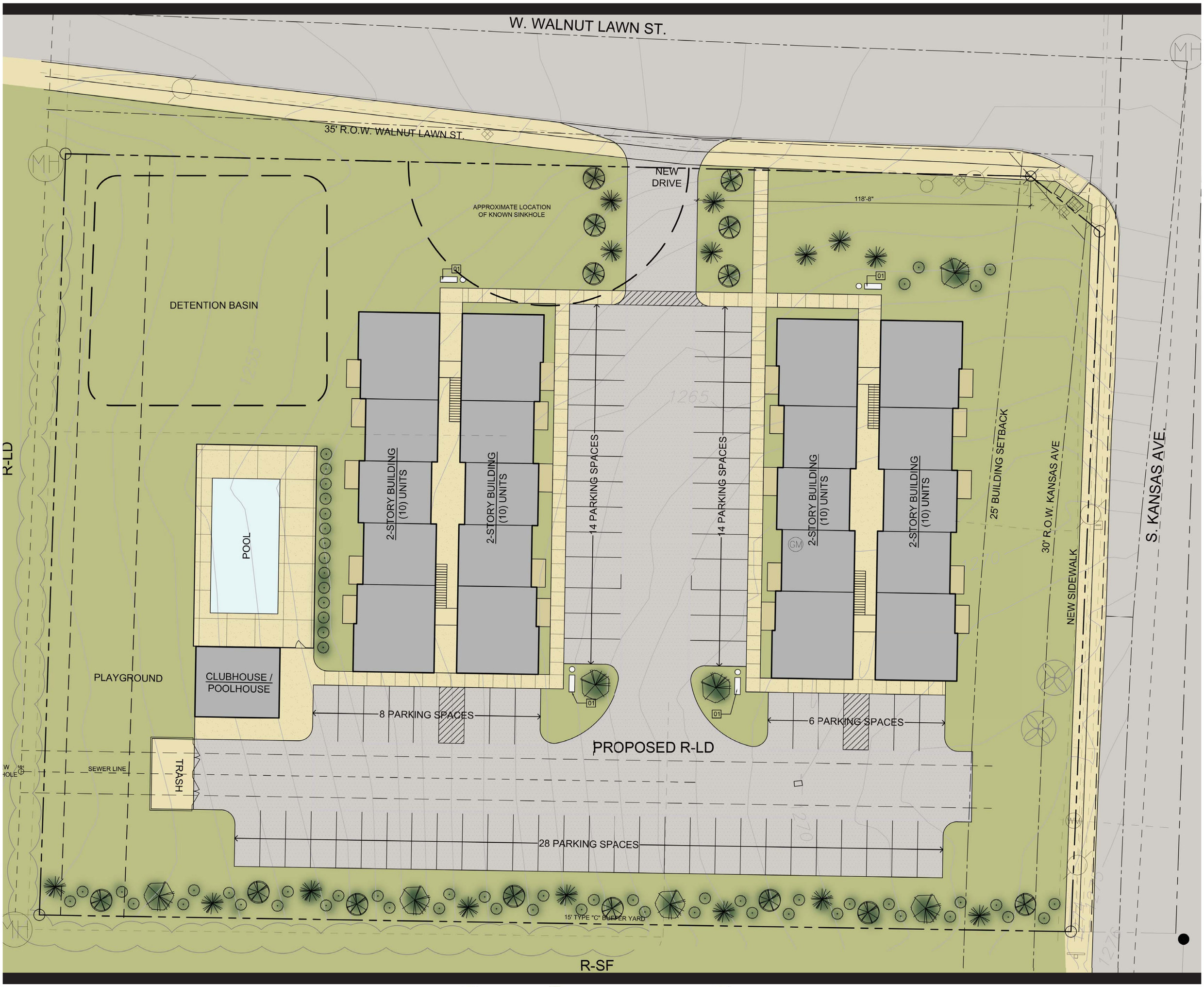
I, J. Christopher Ball (*print name*), attest that the neighborhood meeting was held on 1-12-18 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Signature of person completing affidavit

Jack Christopher Ball
Printed name of person completing affidavit

W

NAME	ADDRESS	PHONE
Judy Lenton	1233 W. Riverside	883-5600
Murielle Reed	1141 W. Maplewood	844-7002
Ann Snider	1615 W. Katella	881-7950
Evelyn Heitsch	1420 W. Maplewood	881-1776
Carol McCarthy	1249 W. La Salle	877-9441
Judy Wyrick	704 W. Primrose	883-0706
Sandra Range	714 W Primrose	887-3045
Jo Allen Stokes	1725 W. Primrose	887-4523
Louise C Maloney	801 W. Deerfield St	881-4687
J R Redding	629 W. Swan ST	883-5200
Anita Falls	3566 S. Primrose Ct	883-1420
Jan Wiggins	652 W. Primrose	881-3462
Carl Boswell	1222 W. WESTVIEW	881-0121
Jozida Boswell	1222 W. Westview	881-0121
Julie Huyck	1640 W. LaSalle	~~[illegible]~~ 881-9234
Emily Buckmaster	3560 S. Westwood	872 9383



BALL ARCHITECTS

Proposed Low Density Re-Zoning

UNIT / PARKING TABULATION

UNIT MIX	PARKING REQUIREMENTS
1-BEDROOM UNITS 24	24 X 1.5 36 SPACES
2-BEDROOM UNITS 16	16 X 2 32 SPACES
TOTAL 40 UNITS	SUB TOTAL 68 SPACES

SUB-TOTAL PARKING SPACES 68 SPACES
TOTAL PARKING SPACES REQUIRED 68 SPACES
TOTAL PARKING SPACES PROVIDED 70 SPACES

MULTI-FAMILY DEV. MATRIX

THE FOLLOWING POINTS HAVE BEEN DETERMINED BY STAFF THROUGH THE ADMINISTRATIVE PROCESS.

5.3: LAND USE ACCESSIBILITY 1 POINT
5.4: CONNECTIVITY ANALYSIS 2 POINTS
5.5: ROAD NETWORK EVALUATION 2 POINTS
5.7: DESIGN GUIDELINES 6 POINTS

TOTAL POINTS AWARDED 11 POINTS
ALLOWS 18-20 UNITS PER ACRE

BUILDING USE GROUP R-2 MULTI FAMILY DWELLINGS

LAND AREA 2.27 ACRES

TOTAL UNITS ALLOWED 20 X 2.27 ACRES = 45 ALLOWED

TOTAL UNITS PROPOSED 40 UNITS PROPOSED

DESIGN GUIDELINES

THIS DESIGN IS AN ATTEMPT TO OBTAIN 6 POINTS IN THE DESIGN GUIDELINE CATEGORY, BELOW IS THE SUMMATION:

DESIGN TO ENCOURAGE PEDESTRIAN ACTIVITY:

1.	PEDESTRIAN AMENITIES	COMPLIANT
2.	BUILDING SCALE & ARTICULATION	COMPLIANT
3.	BUILDING ORIENTATION & INT. LANDSCAPING	COMPLIANT
4.	AVOIDANCE OF BLANK WALLS	COMPLIANT
5.	HISTORIC DECONSTRUCTION	NOT APPLICABLE
6.	ON-STREET PARALLEL PARKING	NOT APPLICABLE

PROVIDE A GOOD CIRCULATION SYSTEM:

1.	EXTERNAL CONNECTIVITY	COMPLIANT
2.	INTERNAL CONNECTIVITY	COMPLIANT
3.	TRAIL CONNECTIONS	NOT APPLICABLE
4.	SHARED DRIVEWAYS	NOT APPLICABLE
5.	STREET ALIGNMENT	COMPLIANT
6.	INTERNAL STREETS	NOT APPLICABLE

RESPECT THE NATURAL ENVIROMENT:

1.	USEABLE RECREATIONAL AREA/FACILITY	COMPLIANT
2.	AMENITY CALCULATION	COMPLIANT - 2 AMENITIES REQUIRED RESIDENT CLUBHOUSE & POOL
3.	PRESERVATION OF TREES	COMPLIANT

TREE PRESERVATION REQUIREMENTS : A TREE SIX INCHES OR GREATER IN DIAMETER MEASURED 4-1/2 FEET ABOVE GROUND MUST BE PRESERVED OR REPLACED WITH A TREE OF AT LEAST TWO INCHES (2") IN DIAMETER FOR A MAXIMUM TOTAL OF 7 TREES PER ACRE. TREES MEETING THE LANDSCAPE REQUIREMENTS IN THE ZONING ORDINANCE MAY BE COUNTED TOWARD THIS REQUIREMENT. A TREE SURVEY SITE PLAN MUST BE SUBMITTED WITH A ZONING APPLICATION IN ORDER TO ASSESS THIS REQUIREMENT. THE LIFE OF ALL PLANTED OR SAVED TREES SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF 5 YEARS OR SHALL BE REPLACED WITH AN EQUAL DIAMETER. IF THIS IS NOT POSSIBLE, THEN THE TOTAL DIAMETER OF TREES AT THE TIME THEY ARE LOST SHALL BE REPLACED WITH AN EQUAL DIAMETER TREE AMOUNT OF TREES WITH NO LESS THAN 2" IN DIAMETER THROUGHOUT THE PROJECT AREA.

KEYNOTES

01 PERMANENT PARK BENCH & TRASH CAN LOCATION

GENERAL NOTES

1. ON SITE LIGHTING: LIGHTING SOURCES OR LUMINARIES THAT DO NOT HAVE A CUTOFF AND ARE USED IN PARKING LOTS AND PEDESTRIAN WAYS SHALL NOT EXCEED A MAXIMUM OF 15 FEET IN HEIGHT. LIGHTING SOURCES OR LUMINAIRES THAT DO HAVE A CUTOFF SHALL NOT EXCEED A MAXIMUM OF 30 FEET IN HEIGHT. ALL LIGHTING SHALL BE GLARE-FREE AND SHIELDED FROM THE SKY AND ADJACENT RESIDENTIAL PROPERTIES AND STRUCTURES, EITHER THROUGH EXTERIOR SHIELDS OR THROUGH OPTICS WITHIN THE FIXTURE.

LANDSCAPING/SCREENING SCHEDULE:

INTERIOR LANDSCAPING: PROVIDE MINIMUM OF 5% OF AREA DEVOTED TO PARKING TO BE COVERED BY LIVING LANDSCAPING COMPRISED OF GRASS, GROUND COVER, PLANTS, SHRUBS AND/OR TREES.

BUFFERYARD: ALONG A PORTION OF THE **SOUTH** SIDE OF THE PROPERTY LINE ADJACENT TO THE **R-SF** ZONING, A 15 FEET WIDE BUFFERYARD TYPE C IS REQUIRED CONSISTING OF THE FOLLOWING PLANTINGS PER 100 LINEAR FEET:

(1) CANOPY TREE
(2) UNDERSTORY TREE
(2) EVERGREEN TREE
(10) SHRUBS

SCREENING: TRASH ENCLOSURE TO BE CONSTRUCTED WITH SOLID 6'-0" HIGH WOOD FENCE.

SITE LEGEND

3" ASPHALT OVER 5" GRAVEL BASE OVER PREPARED COMPACTED FILL

CONCRETE SIDEWALK OR PAVEMENT. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX AND EXPANSION JOINTS @ 25'-0" O.C. MAX

ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED AND STRAW)

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.

SKETCH PLAN

SCALE: 1" = 20'-0"

FINAL DESIGN SHALL PROVIDE COMPLIANCE WITH THE FOLLOWING DESIGN REQUIREMENTS:
1. STREET FACING WALLS THAT ARE GREATER THAN 50 FEET IN LENGTH MUST BE ARTICULATED AT LEAST EACH 25 FEET WITH BAYS, PROJECTIONS, OR RECESSES. ARTICULATION MEANS A DIFFERENCE IN THE VERTICAL PLANE OF THE BUILDING OF AT LEAST 18 INCHES OR MORE.
2. FACADES THAT FACE STREETS OR CONNECTING PEDESTRIAN FRONTAGE THAT ARE GREATER THAN 25 FEET IN LENGTH SHALL BE SUBDIVIDED AND PROPORTIONED USING AT LEAST ONE OR MORE OF THE FOLLOWING FEATURES: WINDOWS, ENTRANCES, ARCADES, ARBORS, AWNINGS (OVER WINDOWS OR DOORS), DISTRIBUTED ALONG THE FACADE AT LEAST ONCE EVERY 25 FEET.

BALL ARCHITECTS PC
ARCHITECTS
WWW.JBAPC.COM
444. S. CAMPBELL AVE
SPRINGFIELD, MO 65806
P: 417.866.1904 F: 417.866.3695
C. of A. serial no. A-2005007041-D

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

- ORIGINAL PRINTS
- REVISIONS

COPYRIGHT 2017

NOTICE TO PLAN HOLDER:
ARCHITECT AND ARCHITECT'S CONSULTANTS ARE DEEMED AUTHORS OF ALL DRAWINGS, SPECIFICATIONS, AND OTHER INSTRUMENTS OF SERVICE AND WILL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, IN ADDITION TO ALL COPYRIGHTS. AS PER GENERAL PROVISIONS FOUND IN AIA DOCUMENT A-201 PARAGRAPH 1.6.1 ANY UNAUTHORIZED DUPLICATION IS NOT ALLOWED. CALL ARCHITECT TO CONFIRM PERMISSION PRIOR TO DUPLICATION.

QUALITY CONTROL

PHASE	CHK'D BY	DATE
15%		
30%		
60%		
90%		

SKETCH PLAN STUDY FOR:
3411 S. KANSAS AVE.
SPRINGFIELD, MISSOURI

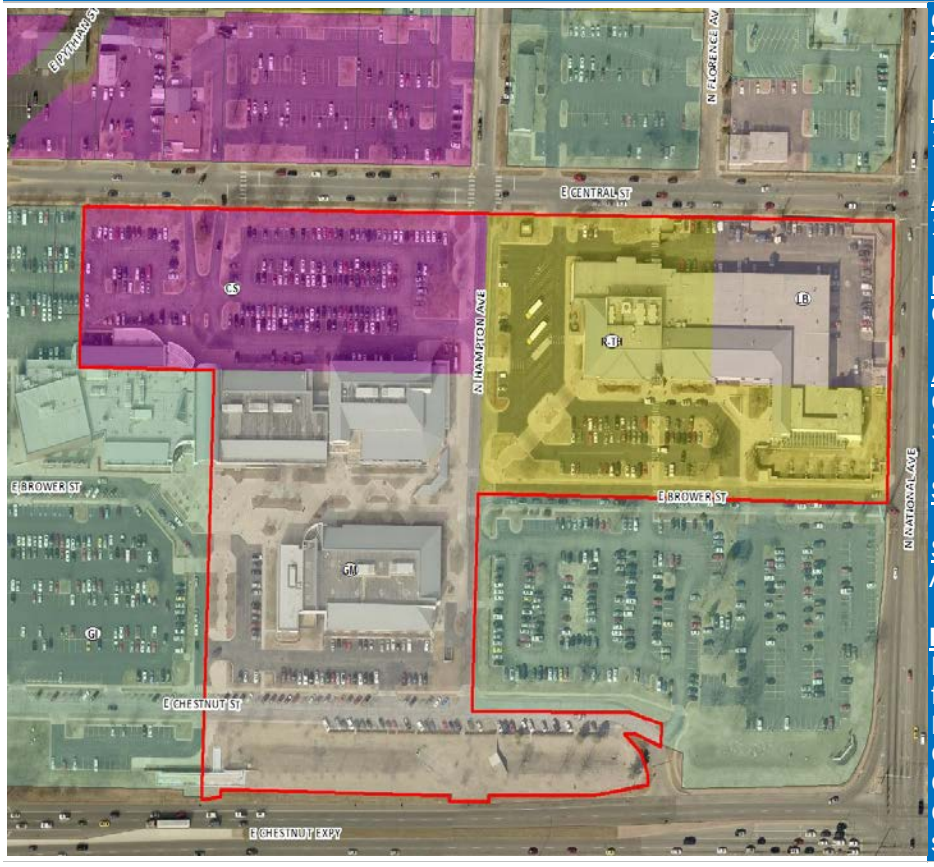
DATE 11/30/17

COMM. NO. 1326-16

SHEET C1.0 OF 1

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	FEBRUARY 15, 2018
CITY COUNCIL PUBLIC HEARING:	MARCH 12, 2018



CASE NUMBER:
Z-6-2018

LOCATION:
1001 E. Chestnut Expressway

ACRES:
16 acres

EXISTING LAND USE:
Ozarks Technical Community College

APPLICANT:
Community College District of Central Southwest Missouri

STAFF: Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the request to rezone from R-TH, Residential Townhouse District, LB, Limited Business District, CS, Commercial Services District and GM, General Manufacturing District, to GI, Government Institutional District, as submitted in the staff report

SUMMARY OF REQUEST:

Request to rezone approximately 16 acres of property from R-TH, Residential Townhouse District, LB, Limited Business District, CS, Commercial Services District and GM, General Manufacturing District to GI, Government Institutional District

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The Major Thoroughfare Plan classifies National Avenue as a primary arterial roadway and Chestnut Expressway as an expressway which supports the proposed land use. There is also a portion of Low-Density Housing; however, this area has been developed as a part of the main OTC campus and no longer serves a residential purpose.

2. This will consolidate majority of the OTC campus south of vacated Central Street into one consistent zoning district which will allow for continued development of the campus.

3. The proposed rezoning is recommended by OTC's 2010 Springfield Campus Master Plan as part of the Zoning and Land Use element.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GI and CS	HM	R-SF	GI
LAND USE	OTC parking and uses	Chestnut Exp. and heavy manufacturing uses	Single-family uses	OTC uses and parking

Development Review Staff Report

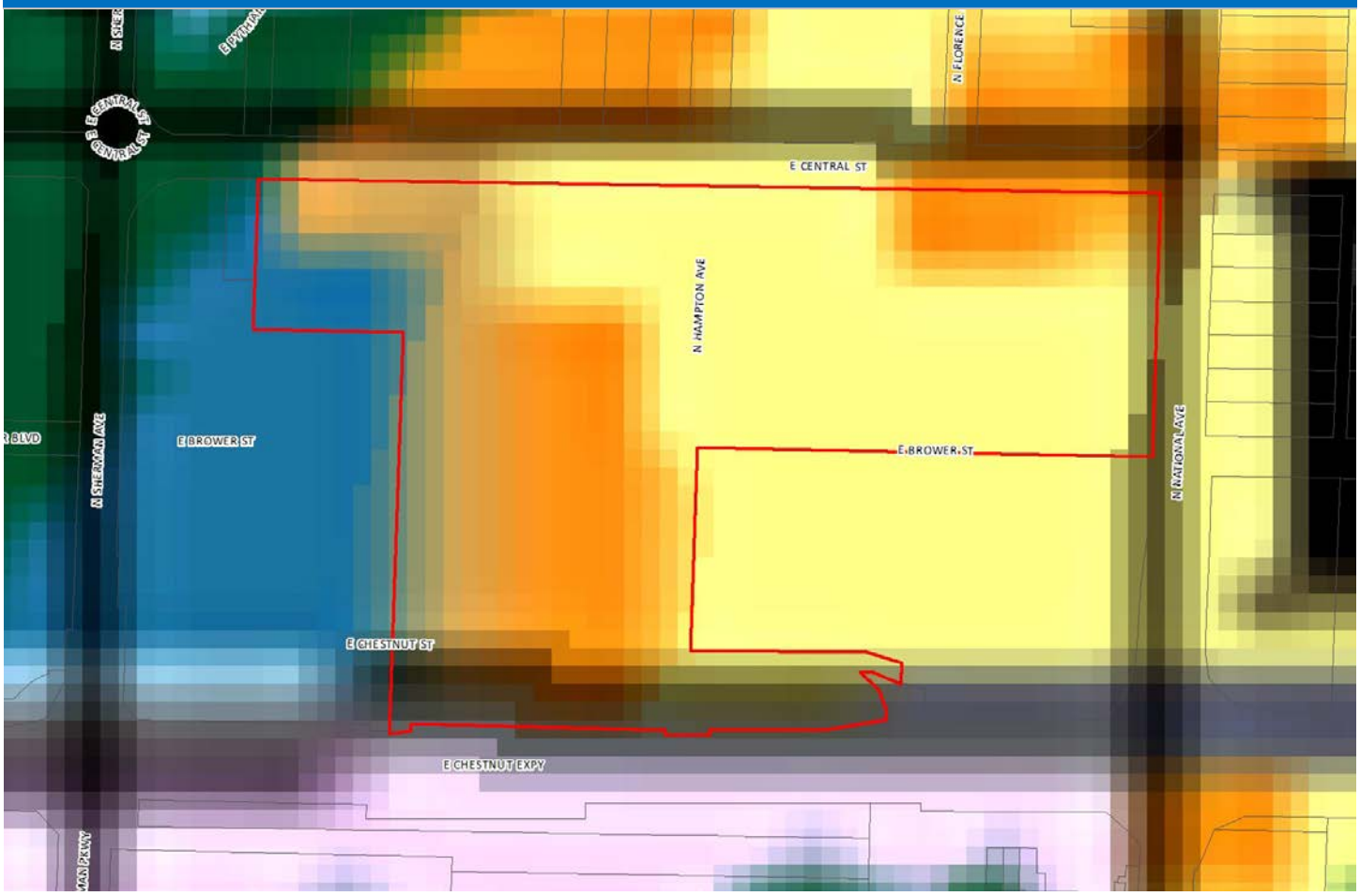
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

Development Review Staff Report

GOOGLE MAPS STREET VIEW:

Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

Development Review Staff Report

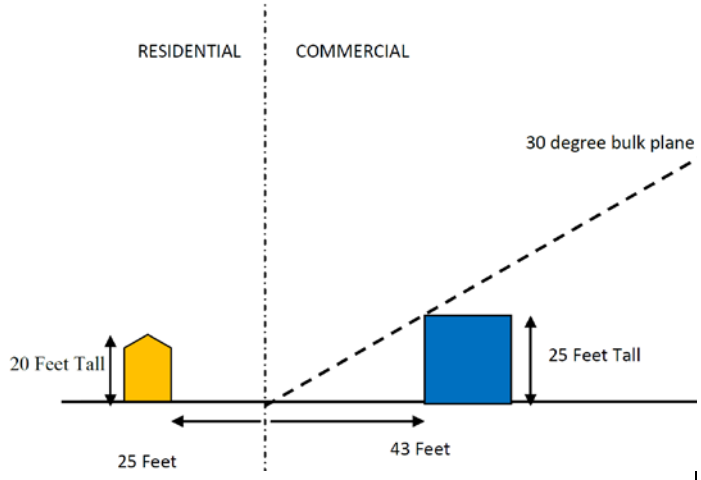
PROPERTY HISTORY:

The subject property was originally zoned R-SF, Single-family residential in 1995 during the citywide re-mapping.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR GI
Use Limitations	N/A
Maximum Structure Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district
Front Yard Setback	None
Side and Rear Setbacks	None
Open Space Requirement	20%
Design Requirements	Standard per code

BULK PLANE



LANDSCAPING

N/A

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The Major Thoroughfare Plan classifies National Avenue as a primary arterial roadway and Chestnut Expressway as an expressway which supports the proposed land use. There is also a portion of Low-Density Housing; however, this area has been developed as a part of the main OTC campus and no longer serves a residential purpose.

The OTC Zoning and Land Use element of their 2010 Master Plan recommends that existing properties owned by OTC for college uses and properties in areas acquired and planned for college uses should be rezoned to GI-Government and Institutional Use District.

STAFF COMMENTS:

1. The applicant, Ozark Technical Community College, is proposing to rezone the property located at the 1001 E. Chestnut Expressway from R-TH, Residential Townhouse District, LB, Limited Business District, CS, Commercial Services District and GM, General Manufacturing District to GI, Government Institutional District. The applicant is proposing to construct a new addition to the diesel mechanics building.

Development Review Staff Report

2. The proposed zoning will consolidate the OTC campus south of vacated Central Avenue into one consistent zoning district which is consistent with their Master Plan. This will allow the subject property to be developed similarly to other large institutions in the City.

3. A traffic study is required at the time of completion of OTC's new Master Plan or if they rezone any additional large undeveloped or low-density areas. In addition to the traffic study, the new Master Plan must also be reviewed by the City of Springfield – Traffic. There are existing non-conforming uses (GI uses) in various zonings throughout the OTC campus. Therefore, a change in trip generation can not be determined as a part of the rezoning. Although this is the case, the proposed GI zoning is a more intense use than some of the existing zonings.

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

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on January 25, 2018 regarding the request for rezoning. The neighborhood meeting letters were sent out 9 day prior to the meeting due to a national holiday when both the City and post office were closed. A summary of the meeting is attached (Attachment 2).

PUBLIC NOTIFICATION:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 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: Mailed: 12 Returned: 0

Development Review Staff Report

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections.

CITY UTILITIES:

No objection to rezoning. All utilities are available.

CLEAN WATER SERVICES COMMENTS:

No objections to the rezoning.

FIRE DEPARTMENT COMMENTS:

No comments.

MODOT COMMENTS:

No comments.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies N. National Avenue as a Primary Arterial roadway, E. Chestnut Expressway as an Expressway, and N. Sherman Avenue as a Collector roadway. The standard right-of-way widths for N. National Avenue, E. Chestnut Expressway, and N. Sherman Avenue are 50 feet, 65 feet, and 30 feet from the centerline, respectively. It appears approximately 10 feet of additional right-of-way needs to be acquired along the northern half of the property frontage on N. National Avenue. It appears approximately 8 feet of additional right-of-way needs to be acquired along the property frontage of E. Chestnut Expressway. It appears additional right-of-way is not needed along the property frontage of N. Sherman Avenue. A survey is recommended to determine the exact amount of existing right of way. N. National Avenue and N. Sherman Avenue are city maintained streets. E. Chestnut Expressway is under MODOT jurisdiction. Defer all comments regarding E. Chestnut Expressway to MODOT. The most recent traffic count on N. National Avenue north of E. Chestnut Expressway is 21,489 vehicles per day. The most recent traffic count on E. Chestnut Expressway west of N. National Avenue is 28,897 vehicles per day. The most recent traffic count on N. Sherman Avenue south of E. Central Avenue is 2,394 vehicles per day. There are two private streets that access N. National Avenue (E. Central Street & E. Brower Street) as well as one driveway access point between these two private streets. Traffic recommends closure of this private driveway approach, as it does not meet the minimum spacing requirement from the two private streets. There is one private street that accesses E. Chestnut Expressway (E. Chestnut Street). There are three private streets that access N. Sherman Avenue (E. Chestnut Street, E. Brower Street, & E. Central Street at the roundabout). There is also one driveway approach that accesses N. Sherman Avenue just south of the roundabout. There is sidewalk along the property frontage of all the public street frontage of the property pertaining to this rezoning. The existing infrastructure meets current city standards. On-street parking is not allowed along N. National Avenue, E. Chestnut Expressway or N. Sherman Avenue. There is a Greenway Trail the extends through the western portion of the OTC campus that connects to the north as well as to the south (which crosses under Chestnut Expressway). There are bus stops along E. Central Street and E. Pythian Avenue near the OTC campus. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. Street improvement requirements are governed by the requirements spelled out in the Traffic Study that must be submitted as a part of the rezoning. The City has no planned improvements to any of the abutting streets surrounding the OTC

campus. E. Central Street/E. Pythian Avenue have recently been rerouted (along with a roundabout), as well as the vacation of several streets throughout OTC's campus.

Public Works Traffic Division	Response
Street classification	N. National Avenue – Primary Arterial E. Chestnut Expressway – Expressway N. Sherman Avenue – Collector
On-street parking along streets	N. National Avenue – No E. Chestnut Expressway – No N. Sherman Avenue – No
Trips generated - Peak Hour	N/A vehicles (GM, CS, R-TH, LB) N/A vehicles (GI)
Additional Trips generated with zoning change - Peak Hour	N/A vehicles
Existing street right of way widths	N. National Avenue – 40 ft. from the centerline E. Chestnut Expressway – 57 ft. from the centerline N. Sherman Avenue – 32 feet from the centerline
Standard right of way widths	N. National Avenue – 50 ft. from the centerline E. Chestnut Expressway – 65 ft. from the centerline N. Sherman Avenue – 30 feet from the centerline
Traffic study submitted	Required*
Proposed street improvements	To be determined

*A traffic study is required at the time of completion of OTC's new Master Plan or if they rezone any additional large undeveloped or low-density areas. In addition to the traffic study, the new Master Plan must also be reviewed by the City of Springfield – Traffic. There are existing non-conforming uses (GI uses) in various zonings throughout the OTC campus. Therefore, a change in trip generation can not be determined as a part of the rezoning. Although this is the case, the proposed GI zoning is a more intense use than some of the existing zonings.

STORMWATER COMMENTS:

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

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

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

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek South
Is property located in Floodplain	No
Is property located on a sinkhole	No

Development Review Staff Report

Is stormwater buyout an option	N/A

Attachment 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: CS, GM, R-TH, LB to GI
   (existing zoning) *(proposed zoning)*
2. Meeting Date & Time: January 25, 2018 from 4:00pm to 6:30pm
3. Meeting Location: Ozarks Technical Community College, Lincoln Hall, Room 211
4. Number of invitations that were sent: 136
5. How the mailing list was generated: Via City of Springfield Planning Services
6. Number of neighbors in attendance (attach a sign-in sheet): 2
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.)

   There was no concern expressed over the rezoning. A neighbor did mention that they were interested in the community college preserving the history of the area, but there were no direct complaints on the specific zoning changes proposed.

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

   No written comments were received.

I, Jonathan Staats (*print name*), attest that the neighborhood meeting was held on January / 25 / 2018 (*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

Jonathan Staats

Printed name of person completing affidavit

OTC Main Campus Rezoning

SIGN-IN SHEET - January 25, 2018

	Name	Address or Company	Phone	E-mail
1	Rick Taylor	OTC	447-4802	taylorrdat otc.edu
2	Kenneth H. Kramer	1317 N. Jessica	869-2279	
3	DAVE SEELOW	CJW	889-3400	dseelow@gocjw.com
4	Marie Wood	1318 N. Washington	417-496-8539	3mwood@gmail.com
5	ROB RECTOR	OTC	447-4852	rectorr@otc.edu
6	JONATHAN STAATS	CJW	889-3400	jstaats@gocjw.com
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM

DATE: February 7, 2018

TO: Planning and Zoning Commission

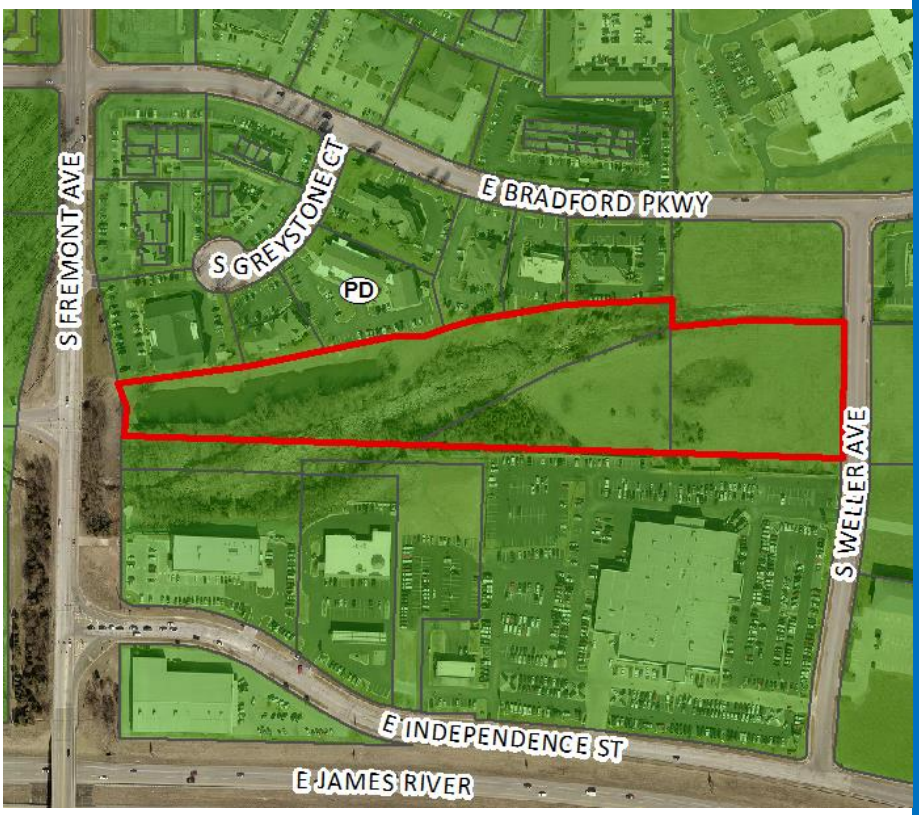
FROM: Daniel Neal
Senior Planner

SUBJECT: Z-4-2018 and Planned Development No. 361 & UCD No. 2

The applicant's representative is requesting that both rezoning cases be tabled to the next Planning and Zoning Commission meeting on March 15th.

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	FEBRUARY 15, 2018
CITY COUNCIL PUBLIC HEARING:	MARCH 12, 2018



CASE NUMBER:
Planned Development No. 363

LOCATION:
3811 South Weller Avenue

ACRES:
8.44 acres

EXISTING LAND USE:
Undeveloped Land & regional detention basin

APPLICANT:
Weller Development LLC

STAFF: Michael Sparlin, 864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve rezoning the subject property to Planned Development No. 363

SUMMARY OF REQUEST:

Request to rezone approximately 8.44 acres generally located at 3811 South Weller Street from Planned Development No. 117 4th and 5th Amendment to Planned Development No. 363.

FINDINGS FOR STAFF RECOMMENDATION:

1. The request is consistent which the *Growth Management and Land Use Plan* of the *Comprehensive Plan* which identifies this property as an appropriate area for High Intensity Retail, Office or Housing. The requested Planned Development No. 363 is consistent with the *Plan's* recommendation to generally increase the compactness of urban development and housing may be combined in the same building or closely integrated on the same site with retail or office space. Further, the *Plan* promotes the development of well-designed moderate-density housing adjacent to amenities such as shopping, recreational or cultural facilities and employment centers.

2. The request is consistent with the recommendations of the Revised Multi-Family Development Location and Design Guidelines which will limit the development to 15 dwelling units per acre and requires specific design guidelines.

3. Approval of this application will facilitate redevelopment of this property and promote infill development where investments have already been made in public services and infrastructure.

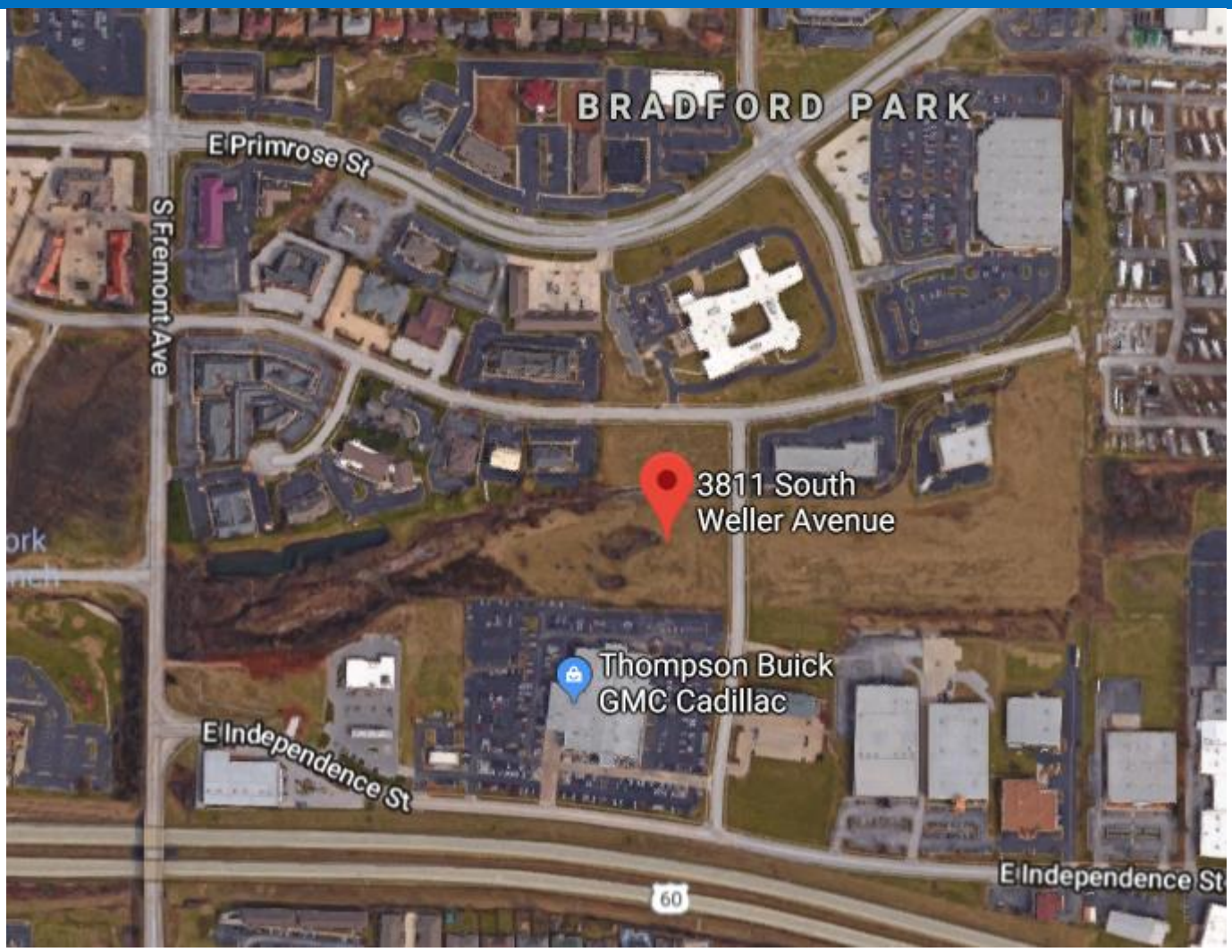
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 117 amd. 4 & 5	PD 117 amd. 4 & 5	PD 117 amd. 5	PD 117 amd. 5
LAND USE	Office uses, undeveloped land	Car sales, commercial uses	Undeveloped land	Medical uses

Development Review Staff Report

CITY OF Springfield

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

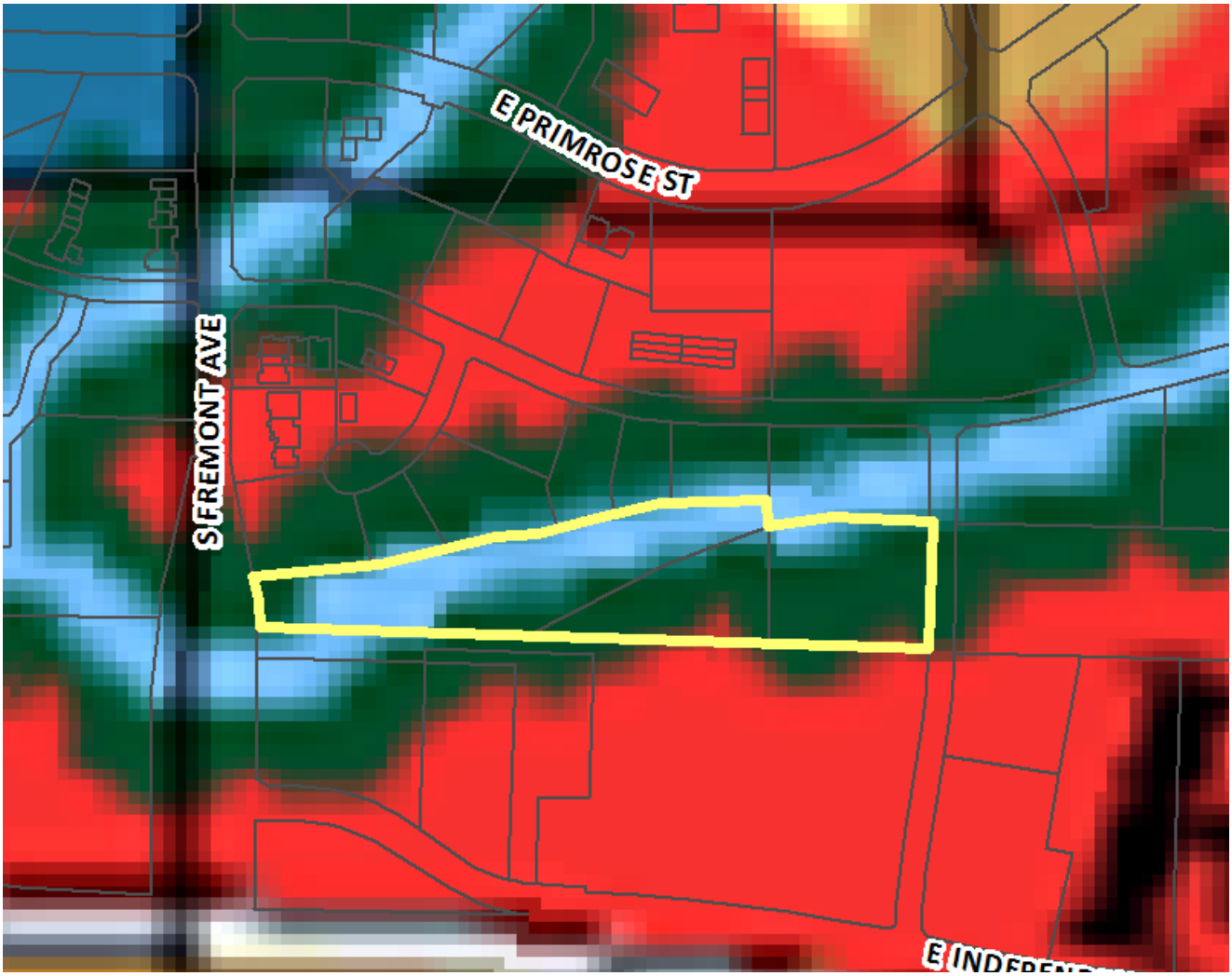


Development Review Staff Report

GOOGLE MAPS STREET VIEW:

Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

Development Review Staff Report

PROPERTY HISTORY:

This property was originally zoned from R-1 to Planned Development 117 in 1992. Since the citywide rezoning in 1995, this area has been amended twice. It was amended to Planned Development No. 117, 2nd Amendment in 1997 and the latest amendment occurred in 2001 when it was amended to Planned Development No. 117, 6th Amendment.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR PD 363
Use Limitations	Non-residential uses on first floor and shall not exceed 10,000 square feet
Maximum Structure Height	Five stories
Front Yard Setback	25 feet along Weller Street
Side and Rear Setbacks	None, use limitations, design requirements and bufferyards will dictate
Open Space Requirement	20% (same as existing)
Design Requirements	See Exhibit 1 for details
BULK PLANE	**LANDSCAPING**
None, the surrounding properties allowed office and commercial uses	See Exhibit 2, Site Plan for details

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for High Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid- or high-density housing may be appropriate at major intersections or along certain roadway corridors.

The *Plan* also identifies a greenway in this location. Greenways are intended to be linear public open spaces often containing pedestrian and/or bicyclist paths. They are usually to be located along the major creeks or rivers and connect parks. The subject property is not public nor is it located near public parks or greenways. The site plan shows a walking trail to be provided for the residents.

The *Plan* also promotes a policy of generally increasing the compactness of urban development and housing may be combined in the same building or closely integrated on the same site with retail or office space. Further, the *Plan* promotes the development of well-designed moderate-density housing adjacent to amenities such as shopping, recreational or cultural facilities and employment centers.

STAFF COMMENTS:

1. The applicant is proposing to rezone this property from Planned Development No. 117, 4th & 5th Amendment to Planned Development No. 363. The applicant has proposed the Planned Development with the intend of developing a mixed-use development with multi-family residential and office and personal service uses. The subject property is two lots and both have a different zoning. The East property is zoned PD 117 5th amendment and allows, among other uses, multi-family residential with densities up to twenty (20) dwelling units per acre. The western property does not allow multi-family residential but does allow office uses. This request is to have a maximum of fifteen (15) dwelling units per acre and a maximum of 10,000 square feet for first-floor general office and personal services uses.

2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for High Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The *Plan* also promotes policy of generally increasing the compactness of urban development and housing may be combined in the same building or closely integrated on the same site with retail or office space. Further, the *Plan* promotes the development of well-designed moderate-density housing adjacent to amenities such as shopping, recreational or cultural facilities and employment centers. The proximity of the proposed development to the Battlefield-Glenstone-James River Freeway will place residents in an area that has many amenities such as shopping, and employment centers. Staff believes that the proposed PD 363 is appropriate for this area.

3. The applicant is requesting a maximum residential density of 15 dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the Revised Multi-Family Development Location and Design Guidelines. That assessment resulted in a density of 14 dwelling units per acre. The developer is proposing a multi-family development with a density of 15 dwelling units per acre and allow the additional density under the Opportunity and Constraints section. Staff can support an increase in density based on the *Comprehensive* Plan identifying this area appropriate from High-Intensity Retail, Office, or Housing. Further analysis of the proposed development under the Revised Multi-Family Development Location and Design Guidelines is attached (Attachment 2). The development must be in substantial conformance to the attached site plan (Exhibit 2).

4. The existing PD 117 4th & 5th amendment allows many of the same uses as the proposed PD. The 4th amendment, which is the western portion of the subject property, does not allows multi-family residential, however it allows office and eating and drinking establishments. The 5th amendment, which is the eastern portion of the property, allows both office, retail/commercial uses and multi-family residential. The proposed PD in effect takes provisions of the existing zoning and applies it to both properties involved in the rezoning area and allows for the mixed-use development. The proposed PD allows multi-family residential at a maximum of 15 (fifteen) dwelling units per acre. The general office and personal services uses will be required to be located on the first floor and not exceed a total of 10,000 square feet.

5. Approval of this application will facilitate redevelopment of this property and promote infill development where investments have already been made in public services and infrastructure.

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

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 18, 2017. A summary of the meeting and sign-in sheet is attached (Attachment 2).

PUBLIC NOTIFICATION:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 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: Mailed: 14 Returned: 0

Development Review Staff Report

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 363

BUILDING DEVELOPMENT SERVICES COMMENTS:

No Objections to planned development

TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies S. Weller Avenue as a Local roadway. The standard right-of-way width for S. Weller Avenue is 30 feet from the centerline. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. S. Weller Avenue is a city maintained street. There are no traffic counts for the section of Weller Avenue located between E. Bradford Parkway and E. Independence Street. One access driveway point is permitted onto S. Weller Avenue. There is sidewalk along the property frontage of S. Weller Avenue. The existing infrastructure meets current city standards. On-street parking is not allowed along S. Weller Avenue. There is a Greenway Trail just west of the proposed rezoning area (near National Avenue). There are bus stops in the area pertaining to this rezoning. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. The City has no planned improvements in the right-of-way in the area pertaining to this zoning. No street improvements are required as a part of this rezoning.

*A traffic study was not required. The uses permitted in the current PD 117 – Amendments 4 & 5 are similar to that of the proposed use and uses permitted in PD 363. No additional trips generated are anticipated based on the change in zoning from PD 117 to PD 363.

Public Works Traffic Division	Response
Street classification	S. Weller Avenue – Local
On-street parking along streets	S. Weller Avenue – No
Trips generated - Peak Hour	N/A vehicles (PD 117) N/A vehicles (PD 363)
Additional Trips generated with zoning change - Peak Hour	0 vehicles
Existing street right of way widths	S. Weller Avenue - 30 ft from the centerline
Standard right of way widths	S. Weller Avenue - 30 ft from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

FIRE COMMENTS:

No Objections to planned development

STORMWATER COMMENTS:

The property is located in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. If the project increases the

amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of stormwater detention is not applicable as it is already provided as part of 2PW03553. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

Since this site will be adding more than an acre of impervious water quality will need to be included. This can be done by providing your own private water quality on site or modifying existing detention to include water quality, which will need to be done on public improvement plans.

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

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

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

CLEAN WATER SERVICES COMMENTS:

No Objections to planned development

CITY UTILITIES COMMENTS:

No objection to rezoning. All utilities are available to provide service.

Development Review Staff Report

CITY OF Springfield

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE ASSESSMENT
PLANNED DEVELOPMENT 363

The applicant is requesting approval of multi-family apartments on 8.44 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 9 points, which would allow up to 14 dwelling units per acre. The applicant has requested a density of 15 dwelling units per acre. The additional 1 dwelling unit per acre was determined to be allowed under the Opportunity and Constraints sections. Below is an analysis of the five categories used to calculate the Matrix score.

A. Land Use Accessibility (2/3 points)
   Two points were given for land use accessibility. There is a high employment concentration and medical/dental uses within a ¼ mile and a neighbor retail mixture within a ½ mile.

B. Connectivity Analysis (1/5 points)
   One out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit routes.

C. Road Network Evaluation (0/2 points)
   Zero points were given for the road network evaluation.

D. Design Guidelines (6/6 points)
   A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.

   1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.

   2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations.

   3. Building Orientation and Interior Landscaping – All building orientations will address Weller Avenue to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.

   4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be

subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations

5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system.

6. Useable Recreational Area/Facility – A minimum of 20% usable open space is required.

7. Amenities – The development will have a resident clubhouse and swimming pool.

8. Preservation of Trees –All existing trees of 6" caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

E. Opportunities and Constraints

The opportunities and constraints listed in this document must be considered in evaluating a site for higher residential density.

1. How much higher density exists or is planned or approved for the area?

   If the Vision 20/20 Comprehensive Plan or other adopted plans or studies recommend a lower or higher density than that determined by the matrix calculation, staff may consider recommendation of a density more consistent with approved plans.

   The *Growth Management and Land Use Plan* recommended higher intensity at this location. The *Plan* recommended High Intensity Retail, Office or Housing. Staff supports the requested additional one dwelling unit/acre in this Planned Development for apartments and office and personal service uses which would complement the surrounding area that has higher intensity retail sales and offices uses.

DENSITY: The assessment criteria resulted in a total of a maximum density of 14 dwelling units per acre. The applicant has requested a total density of 15 dwelling units per acre which the additional density awarded under the Opportunity and Constraints section.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Planned District 117 *(existing zoning)* to New Planned District *(proposed zoning)*
2. Meeting Date & Time: January 18, 2018; 4:00 PM-6:30 PM
3. Meeting Location: 1531 E Bradford Pkwy #305, Springfield, MO 65804
4. Number of invitations that were sent: 82 (lists attached)
5. How the mailing list was generated: Prepared by City (Mr. Jared Follin)
6. Number of neighbors in attendance (attach a sign-in sheet): 4
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

   See attached.

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

   No written comments received.

I, Adlai Groves *(print name)*, attest that the neighborhood meeting was held on January 18, 2017 *(month/date/year)*, and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Signature of person completing affidavit

ADLAI GROVES

Printed name of person completing affidavit

NEIGHBORHOOD MEETING
3811 S. Weller Ave., Springfield, Missouri 65804
January 18, 2018

Name (please print)	Address	E-mail Address (optional)
Drs Cel + Kathy LeMon	Castle Gate Office Condo's 1448 Bradford Pkwy 3757 S. Graystone Ct	drklemon@mchsi.com
Janet Wall	1615 E. Walnut Lawn	
Michael Sapp	3150 S. Fremont	sapp@sdaarchitects.

Verbal Comments Received at Neighborhood Meeting (January 18, 2018)

1. Neighbor Janet Wall expressed her concern of the four-story structures, and believes that the project will cause an "eyesore" to the surrounding landscape.

   Response: The height of the buildings is commensurate with neighboring structures (e.g., Bradford Place). Owner does not believe this issue needs to be addressed.

2. Neighbors Drs. Cal and Kathy Lemon expressed their concerns of (a) increased traffic along Fremont Ave., and (2) parking issues near S. Greystone Ct.

   Response: Neighbors were informed that the entrance to the development would be located at Weller Ave., which seemed to ease their concerns over traffic on Fremont Ave. The apartment complex will contain sufficient parking for tenants and guests, and therefore Owner does not belive that the parking issue needs to be addressed.

3. Neighbor Michael Sapp did not express any concerns with respect to project.

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

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

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

DATE:	1-29-18	**Telephone No.**	417-840-5535
YOUR NAME:	Steve Thother.		
YOUR ADDRESS:	~~[illegible]~~ 3810 S. Weller Ave, Springfield		
PROJECT ADDRESS:	3811 S. Weller Ave. Springfield		

COMMENTS: We purchased the 6.15 Acre tract across the street from property trying for re-zoning. ~~Some reasons~~ We do not think the tract at 3811 S. Weller should be re zoned. We plan on building 127 apartments on our site across the street. The PUD for our site allowed apartment on entire site. Other tracks did not. PUD should not be changed.

Sincerely Steve Thother

417-840-5535

EXHIBIT 1
Requirements and Standards Applicable
To Planned Development District No. 363

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:

Mixed-use development with multifamily residential, office and personal service uses.

C. DEFINITIONS:

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

D. USES PERMITTED:

1. Residential uses:
   a. Multifamily dwellings;
   b. Clubhouses associated with any permitted use;
   c. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of section 36-467, noncommercial not-for-profit neighborhood facilities.
2. Non-Residential uses:
   a. General office use group, excluding banks and financial institutions with automatic teller machines and drive-thru facilities;
   b. Personal service use group
3. Other uses:
   a. Accessory uses, as permitted by section 36-450, accessory structures and uses;
   b. Temporary uses, as permitted by section 36-452, temporary uses.
   c. Tier I and II wireless facilities in accordance with section 36-466, telecommunication towers.

E. USE LIMITATIONS:

1. Location of Non-Residential Uses. All non-residential uses shall be located on the first floor of a building. The non-residential uses shall not exceed 10,000 square feet of floor area.
2. Noise Standards. All uses shall operate in accordance with the noise standards contained in Section 36-485 of the Springfield Zoning Ordinance.
3. Nuisance. No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.

F. INTENSITY OF DEVELOPMENT:

Development shall adhere to the following standards.

1. Residential Density: The maximum residential gross density shall not exceed fifteen (15) units per acre.

G. BULK, AREA AND HEIGHT REQUIREMENTS:

Development shall adhere to the following standards.

1. Maximum structure height: Five (5) stories.

H. DESIGN STANDARDS:

The design requirements shall adhere to the following standards:

Design to Encourage Pedestrian Activity

1. Provide pedestrian amenities such as pedestrian scale lighting and non right-of- way street furniture to enhance the pedestrian environment. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum 30 feet in height. Parking lot lighting and pedestrian lighting should be appropriate to create adequate visibility at night and evenly distributed to increase security. Street furniture may include but is not limited to benches; shelters; and decorative trash bins. There shall be one (1) street/park bench provided within each multi-family development, thereafter, one (1) park/street bench for every 50 dwelling units.

2. The project will blend the building scale and set back with existing developments that are consistent with these guidelines. Street facing walls that are greater than 50 feet in length must be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building of at least 18 inches or more.

3. Buildings adjacent to the street will be situated on the site to provide pedestrian access to the street. Additional interior lot buildings may be oriented toward parking lots or public/common open space. Buildings adjacent to the street shall not have parking lots located between the building and the street. Corner lots may have parking on one street face. Interior areas of parking and vehicular use areas shall contain planting islands every 20 contiguous parking spaces whether double staked or linear. The size of the planting island shall be the equivalent area of one parking space. This shall be used toward satisfying the 5% interior landscaping requirements.

4. Avoid blank walls along pedestrian circulation areas. Facades that face streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features; windows, entrances, arcades, arbors, awnings (over windows or doors), distributed along the façade at least once every 25 feet.

Provide a Good Circulation System

1. Provide connectivity by including direct vehicular or access easements, pedestrian and bicycle connections between abutting or adjacent developments, including retail centers and bus stops, wherever possible.

2. Buildings shall connect building entrances to one another and to sidewalks on adjacent public and/or private streets via a minimum four (4) foot wide sidewalk separated from vehicular traffic by a four foot wide planting strip (the 4 foot planting strip does not apply to parking lots where the sidewalk is intended to provide access to the parking lot). Public sidewalks may be considered part of the walkway system if they provide convenient movement between structures. Fences, landscaping and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation. On-site sidewalks shall be designed to connect to off-site sidewalks on adjoining properties and public and/or private streets. Sidewalks shall connect parking areas or parking structures that serve the

principal multi-family building; community amenities, such as swimming pools, community centers, other recreational facilities, or common open space.

3. Provide shared driveways, cross access driveways and/or other forms of connectivity and secondary access to existing or future adjacent developments.

Respect the Natural Environment

1. The development shall include at least 15% of the total site or premise as a usable recreational area and/or facility. Usable recreational area/facility is defined as an open recreational area or recreational facility which are designed and intended to be used for outdoor living and/or recreation, and/or amenity. Usable open recreational areas shall not include land occupied by buildings, structures, streets, sidewalks, driveways, or parking areas but may include outdoor recreational facilities such as walkways used solely for recreational purposes/connections, swimming pools, sports courts, clubhouse, community center, exercise room or other amenities as defined in these guidelines. The 15% usable recreational area or facility does not reduce the required 20% open space. All common open recreational areas on the site, including recreational facilities, shall be readily accessible to all occupants and should, wherever possible, be physically connected to other common open space areas on and off the site. Generally, usable open recreational areas should have a minimum dimension of thirty (30) feet in any direction and minimum area of nine hundred (900) square feet; however, it is recognized that open recreational areas can be of a smaller minimum dimension or area provided it meets the definition.

2. Incorporate three (3) functional amenities. There must be at least two (2) different amenities used for Multi-family development sites with more than 100 units. Allowable recreational amenities:
    a. Swimming pool;
    b. Golf course;
    c. Resident clubhouse.
    d. One tot lot with a minimum size of nine hundred square feet (900') per tot lot area;
    e. Basketball, volleyball, tennis court, handball court or other sports court.
    f. One (1) picnic area, with a minimum size of nine-hundred square feet (900') per area, and including a minimum of one (1) picnic table and one (1) barbeque grill/pits per picnic area;
    g. Community center (meeting room, assembly hall, etc.);
    h. Exercise room and/or recreation building

3. A tree six inches or greater in diameter measured 4 1/2 feet above ground must be preserved or replaced with a tree of at least two inches (2) in diameter—for a maximum total of 7 trees per acre. Trees meeting the landscape requirements in the zoning ordinance may be counted toward this requirement. If this is not possible then the total diameter of trees at the time they are lost shall be replaced with an equal diameter amount of trees with no less than 2 in diameter throughout the project area.

1. Service and Loading Areas. Off-street loading shall be regulated in accordance with *Sections 36-456 and 36-483* of the *Springfield Zoning Ordinance*. The following requirements are supplementary.
    (1) All service and loading areas shall be located in the side or rear yard of buildings.
    (2) Service and loading areas shall be designed so that the entire service and loading operations are conducted on the building site. The visibility of service and loading from public streets shall be minimized.

I. OPEN SPACE, LANDSCAPING & SCREENING:

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

1. Open Space Requirements.
   a. 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.
   b. 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. There shall be no required bufferyards.
3. Vehicular use area open space.
   a. Perimeter. The requirements and standards of Section 36-482(9) of the Springfield Zoning Ordinance, in effect at the time of development shall apply.
   b. Interior. The requirements and standards of Section 36-482(9) of the Springfield Zoning Ordinance, in effect at the time of development shall apply.
4. Open Space Landscaping. Except as otherwise set forth herein, provided the Development complies with the design requirements set forth in Section VII.B hereof, no additional open space landscaping shall be required.
5. Screening.
   a. Screening types. An opaque barrier at least six (6) feet in height shall be provided which visually screens the potentially offensive feature from less-intensive uses or districts as follows:
      (1) A solid wood and/or masonry fence or wall at least six (6) feet in height.
      (2) A hedge-like screen or a random or informal screen of evergreen or approved deciduous plant material, capable of providing a substantially opaque barrier and attaining a minimum height of six (6) feet within three (3) years of planting.
      (3) A landscaped earth berm with a maximum slope of three (3) to one (1), rising no less than six (6) feet above the existing grade of the lot line of the less-intensive use or district.
      (4) Any combination of these methods that achieves a cumulative six-foot-high screen.
6. Screening Locations. 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.
7. Screening Standards. Screening shall not adversely affect surface water drainage.

J. EXTERIOR LIGHTING:

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

K. ACCESS TO PUBLIC THOROUGHFARES:

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

L. 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; provided that parking requirements shall be determined using the net usable floor area of the total area.

M. SIGNS:

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

N. REQUIRED IMPROVEMENTS.

1. Public improvements to be completed. 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.
2. Building Permits. Prior to building permits being issued to the applicant, the applicant shall consolidate the two lots comprising the District into one lot by filing an approved subdivision plat in accordance with the Subdivision Regulations.
3. Improvement Standards. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES.

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

P. FINAL DEVELOPMENT PLAN

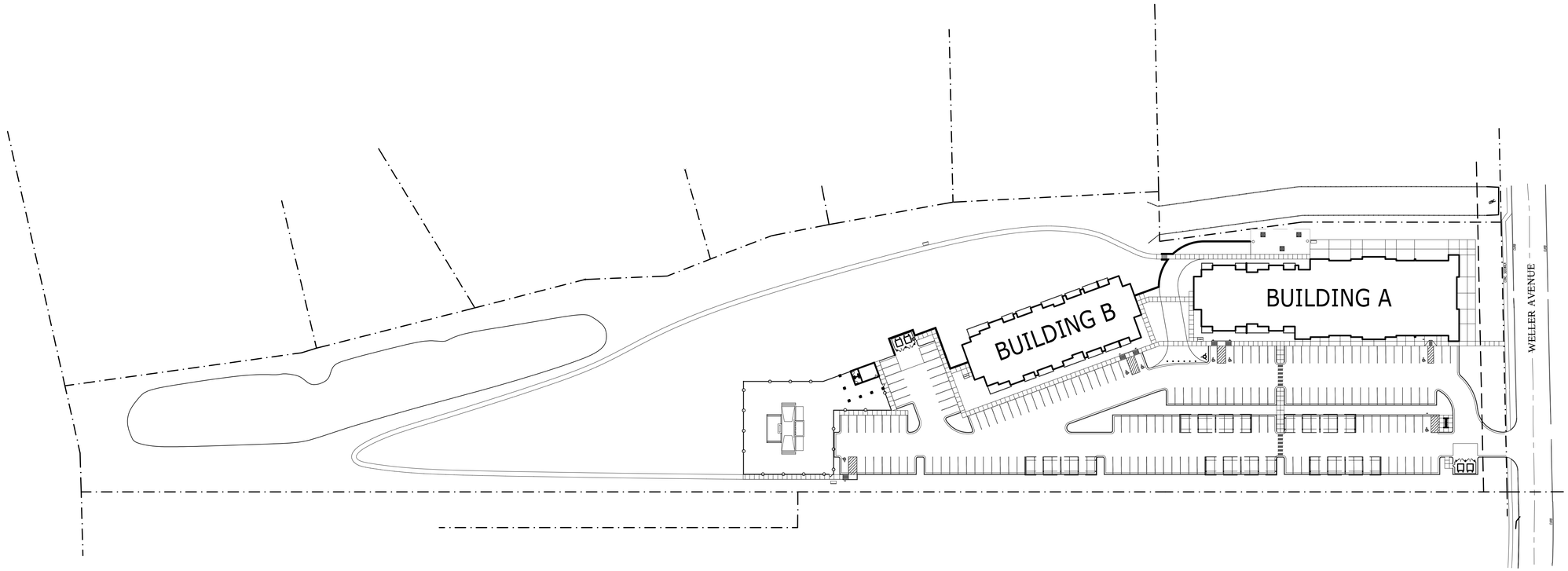
A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements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



3A
C1.1

OVERALL SITE PLAN LAYOUT

scale: 1" = 60'-0"

N

MULTI-FAMILY DEVELOPMENT MATRIX

PLEASE NOTE THAT THE POINTS INCLUDED IN THE INFORMATION BELOW WERE PROVIDED BY CITY STAFF FOR SECTIONS 5.4, 5.5, AND 5.6. SECTIONS 5.7 AND 5.8 ARE DEPENDANT UPON THE SITE DESIGN LAYOUT AS HEREBY PROVIDED. WE HAVE INDICATED THE ANTICIPATED POINTS THAT WOULD BE AWARDED TO COMPLY WITH THE DENSITY PROPOSED.

5.4: LAND USE ACCESSIBILITY _____ 2 POINTS
AS DETERMINED BY STAFF CALCULATIONS

5.5: CONNECTIVITY ANALYSIS _____ 1 POINTS
AS DETERMINED BY STAFF CALCULATIONS

5.6: ROAD NETWORK EVALUATION _____ 0 POINTS
AS DETERMINED BY STAFF CALCULATIONS

5.7: DESIGN GUIDELINES _____ 6 POINTS

A. DESIGN TO ENCOURAGE PEDESTRIAN ACTIVITY
1. PEDESTRIAN AMENITIES _____ PROVIDED
2. BUILDING SCALE & ARTICULATION _____ PROVIDED
3. BUILDING ORIENTATION & INT. LANDSCAPING _____ PROVIDED
4. AVOIDANCE OF BLANK WALLS _____ PROVIDED
5. HISTORIC DECONSTRUCTION _____ NOT APPLICABLE
6. ON-STREET PARALLEL PARKING _____ NOT APPLICABLE

B. PROVIDE A GOOD CIRCULATION SYSTEM
1. EXTERNAL CONNECTIVITY _____ PROVIDED
2. INTERNAL CONNECTIVITY _____ PROVIDED
3. TRAIL CONNECTIONS _____ NOT APPLICABLE
4. SHARED DRIVEWAYS _____ PROVIDED
5. STREET ALLIGNMENT _____ PROVIDED
6. INTERNAL STREETS _____ NOT APPLICABLE

C. RESPECT THE NATURAL ENVIRONMENT
1. USEABLE RECREATIONAL AREA/FACILITY _____ EXISTING CLUBHOUSE & POOL AREA.
2. AMENITY CALCULATION _____ A. SWIMMING POOL
C. RESIDENT CLUBHOUSE
F. PICNIC AREA
G. COMMUNITY CENTER
H. EXCERCISE ROOM
3. PRESERVATION OF STEEP SLOPES _____ APPLICABLE
4. PRESERVATION OF TREES _____ PROVIDED

5.8: OPPORTUNITIES AND CONSTRAINTS _____ 1 POINT
A. TO BE DETERMINED

TOTAL SUB-TOTAL OF POINTS _____ 10 POINTS

10 POINTS THROUGH BASE CALCULATIONS ALLOWS 15 UNITS PER ACRE. 8.44 ACRES X 15 UNITS PER ACRE EQUALS 127 UNITS. DEVELOPMENT PLAN PROPOSES 127 UNITS.

BUILDING A

UNIT MIX		PARKING REQUIREMENTS	
MICRO-STUDIO	11	11 x 1	11 SPACES
STUDIO	12	12 x 1.5	18 SPACES
1 BEDROOM	34	28 x 1.5	51 SPACES
2 BEDROOM	14	14 x 2	28 SPACES
TOTAL	71 UNITS	SUB-TOTAL	108 SPACES

BUILDING B

UNIT MIX		PARKING REQUIREMENTS	
MICRO-STUDIO	8	8 x 1	8 SPACES
STUDIO	24	24 x 1.5	36 SPACES
1 BEDROOM	8	8 x 1.5	12 SPACES
2 BEDROOM	16	16 x 2	32 SPACES
TOTAL	56 UNITS	SUB-TOTAL	88 SPACES

COMMERCIAL SPACE - BDLG A

UNIT MIX	S.F.	PARKING REQUIREMENTS	
TENANT 101	3,615 S.F.	1 PER 350 S.F.	11 SPACES
TENANT 102	5,725 S.F.	1 PER 350 S.F.	17 SPACES
		SUB-TOTAL	28 SPACES

PARKING CALCS

SUB-TOTAL PARKING SPACES	224 SPACES
10% BICYCLE REDUCTION ALLOWED	-22 SPACES
TOTAL PARKING SPACES REQUIRED	202 SPACES
TOTAL PARKING SPACES PROVIDED	204 SPACES

PD #117 REQUIREMENTS

AREA OF SITE	367,485 S.F. = 8.44 ACRES
PERMITTED USE	MAXIMUM 20 DWELLING UNITS PER ACRE
INTENSITY OF DEVELOPMENT	25' BLDG SETBACK FROM WELLER AVE.
BULK, AREA & HEIGHT	NO STRUCTURE SHALL EXCEED A HEIGHT GREATER THAN A 45 DEGREE BULK PLANE FROM ANY RESIDENTIAL BOUNDARY LINE.
IMPERVIOUS SURFACE RATIO MAX OF 0.80	IMPERVIOUS SURFACE CALCULATION: 240,688 / 367,485 = 0.65
OPEN SPACE - MINIMUM OF 0.20	OPEN SPACE CALCULATION: 126,931 / 367485 = 0.35
OFF-STREET PARKING	PER SECTION 5-1500, REFER TO PARKING CALCS.

hdesigngroup
architecture + design

5039 S National Avenue I Springfield, MO 65810 I 417.887.6595

OWNER

CORYELL ENTERPRISES INC.
1531 EAST BRADFORD PARKWAY, SUITE 305
SPRINGFIELD, MO 65804
417.869.1118

PROJECT TEAM

CIVIL ENGINEER
ANDERSON ENGINEERING
2045 WEST WOODLAND STREET
SPRINGFIELD, MO 65807
417.866.2741

STRUCTURAL ENGINEER
METTEMEYER ENGINEERING
2101 WEST CHESTERFIELD BLVD., SUITE B105
SPRINGFIELD, MO 65807
417.890.8002

MEP ENGINEER
CDJ ENGINEERING
2101 WEST CHESTERFIELD BLVD., SUITE B105A
SPRINGFIELD, MO 658105A
417.877.1700

PROFESSIONAL SEAL

MATTHEW A. CAPEN, AIA
PROFESSIONAL TITLE: ARCHITECT
MO# A-2011006167

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

© 2017 H DESIGN GROUP, LLC

THIS DRAWING AND THE ARCHITECTURAL WORK REPRESENTED ARE OWNED BY H DESIGN GROUP, LLC. COPYRIGHT INCLUDES THIS DRAWING, AS WELL AS, ALL COMPONENTS OF THE CONCEPTUAL DESIGN. REPRODUCTION OF ANY KIND IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF H DESIGN GROUP, LLC.

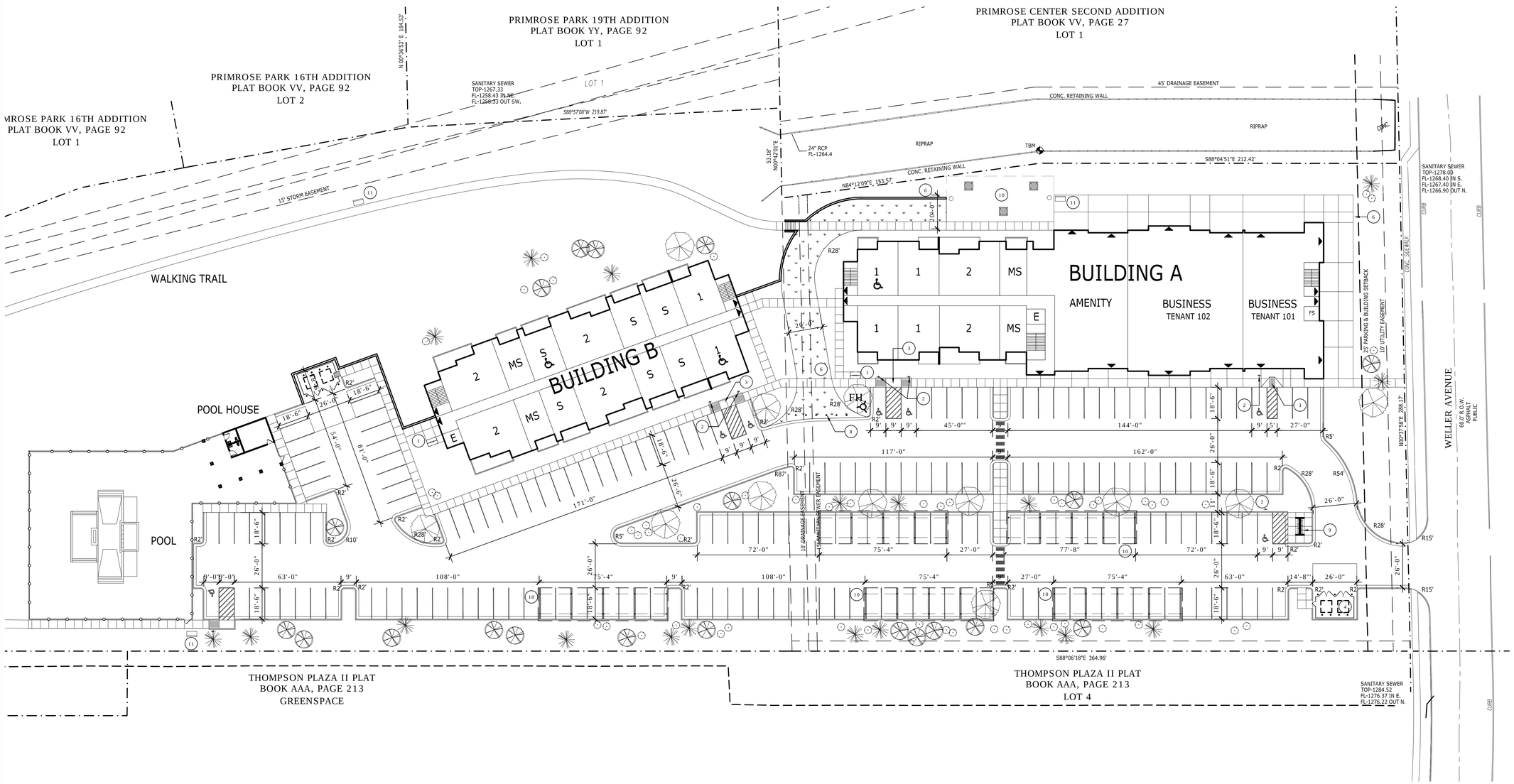
PROJECT TITLE
CORYELL WELLER APARTMENTS

PROJECT ADDRESS:
3811 SOUTH WELLER AVE.
SPRINGFIELD, MISSOURI 65804

Overall Site Plan Layout

PROJECT NO.: 17-020
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 12.13.2017

SHEET
C1.1



3A / C1.2 ENLARGED SITE PLAN LAYOUT

scale: 1" = 30'-0"

N

BUILDING A

UNIT MIX		PARKING REQUIREMENTS	
MICRO-STUDIO	11	11 x 1	11 SPACES
STUDIO	12	12 x 1.5	18 SPACES
1 BEDROOM	34	28 x 1.5	51 SPACES
2 BEDROOM	14	14 x 2	28 SPACES
TOTAL	71 UNITS	SUB-TOTAL	108 SPACES

BUILDING B

UNIT MIX		PARKING REQUIREMENTS	
MICRO-STUDIO	8	8 x 1	8 SPACES
STUDIO	24	24 x 1.5	36 SPACES
1 BEDROOM	8	8 x 1.5	12 SPACES
2 BEDROOM	16	16 x 2	32 SPACES
TOTAL	56 UNITS	SUB-TOTAL	88 SPACES

COMMERCIAL SPACE - BDLG A

UNIT MIX	S.F.	PARKING REQUIREMENTS
TENANT 101	3,615 S.F.	1 PER 350 S.F. 11 SPACES
TENANT 102	5,725 S.F.	1 PER 350 S.F. 17 SPACES
		SUB-TOTAL 28 SPACES

PARKING CALCS

SUB-TOTAL PARKING SPACES	224 SPACES
10% BICYCLE REDUCTION ALLOWED	-22 SPACES
TOTAL PARKING SPACES REQUIRED	202 SPACES
TOTAL PARKING SPACES PROVIDED	204 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.

ASPHALT OVER GRAVEL BASE OVER PREPARED COMPACTED FILL PER CIVIL

CONCRETE SIDEWALK OR PAVEMENT AS DETAILED ON SHEET C1.2. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 25'-0" O.C. MAX.

ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED & STRAW)

GENERAL LANDSCAPING NOTES

INTERIOR LANDSCAPING: 5% PROVIDED. MIN. OF 2 UNDERSTORY AND 1 CANOPY TREE PLANTED FOR EACH 30 PARKING SPACES.

PERIMETER LANDSCAPING: ALONG WELLER AVE. ADJACENT TO PARKING LOT. LANDSCAPING SHALL BE PROVIDED CONSISTING OF (1) CANOPY TREE, (1) UNDERSTORY TREE, AND (4) SHRUBS.

ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER CITY OF SPRINGFIELD LANDSCAPING ORDINANCE. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IN THEIR BID TO PROVIDE A DETAILED LANDSCAPE PLAN INDICATING SPECIFIC PLANTINGS AND TREES TO REVIEW FINAL SELECTIONS WITH OWNER. ALL SUBSTITUTION SHALL BE APPROVED BY OWNER/ARCHITECT.

LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

ALL TREE SAUCERS AND SHRUB PLANTINGS ARE TO BE MULCHED WITH A MINIMUM OF 2" DEEP OF SHREDDED CYPRESS MULCH.

ALL PROPOSED PLANTINGS SHALL BE EXCAVATED TO A DEPTH TO ALLOW THE PLANTING OF A 2.5" BB TREE. ALL ROCK, TRACES OF SOIL STABILIZATION MATERIAL, ROCK SUB-BASE, AND COMPACTED SOIL SHOULD BE REMOVED TO CREATE A PLANT PIT.

THE PLANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUNDCOVER IS TO BE TOPSOIL.

THE FINISHED GRADE AT ALL SIDEWALKS & CURBS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2" BELOW THE TOP OF THE CURB OR PAVEMENT.

VERIFY ALL EASEMENT LOCATIONS AND REQUIREMENTS. CONSULT ARCHITECT FOR ANY CONFLICTS WITH EASMENTS OR UNDERGROUND UTILITIES PRIOR TO INSTALLING ANY PLANT MATERIALS.

KEYNOTES

1. BICYCLE PARKING RACK
2. PROVIDE ACCESSIBLE PARKING SIGNAGE (POLE MOUNTED) AT EACH ACCESSIBLE PARKING SPOT
3. PROVIDE ACCESSIBLE CURB RAMP
4. TRASH ENCLOSURE.
5. CONCRETE STAIR PER CIVIL.
6. CONCRETE RETAINING WALL PER CIVIL
7. 4' HIGH FENCE ENCLOSURE
8. REMOVABLE BOLLARDS
9. MAILBOX PAVILION - REFER TO SHEET C1.3 FOR DETAILS
10. PICNIC AREA WITH (3) TABLES, (2) GRILLS AND (2) TRASH BINS
11. PARK BENCH

hdesigngroup
architecture + design
5039 S National Avenue I Springfield, MO 65810 I 417.887.6595

OWNER

CORYELL ENTERPRISES INC.
1531 EAST BRADFORD PARKWAY, SUITE 305
SPRINGFIELD, MO 65804
417.869.1118

PROJECT TEAM

CIVIL ENGINEER
ANDERSON ENGINEERING
2045 WEST WOODLAND STREET
SPRINGFIELD, MO 65807
417.866.2741

STRUCTURAL ENGINEER
METTEMEYER ENGINEERING
2101 WEST CHESTERFIELD BLVD., SUITE B105
SPRINGFIELD, MO 65807
417.890.8002

MEP ENGINEER
CDJ ENGINEERING
2101 WEST CHESTERFIELD BLVD., SUITE B105A
SPRINGFIELD, MO 658105A
417.877.1700

PROFESSIONAL SEAL

MATTHEW A. CAPEN, AIA
PROFESSIONAL TITLE: ARCHITECT
MO# A-2011006167

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

© 2017 H DESIGN GROUP, LLC
THIS DRAWING AND THE ARCHITECTURAL WORK REPRESENTED ARE OWNED BY H DESIGN GROUP, LLC. COPYRIGHT INCLUDES THIS DRAWING, AS WELL AS, ALL COMPONENTS OF THE CONCEPTUAL DESIGN. REPRODUCTION OF ANY KIND IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF H DESIGN GROUP, LLC.

PROJECT TITLE
CORYELL WELLER APARTMENTS

PROJECT ADDRESS:
3811 SOUTH WELLER AVE.
SPRINGFIELD, MISSOURI 65804

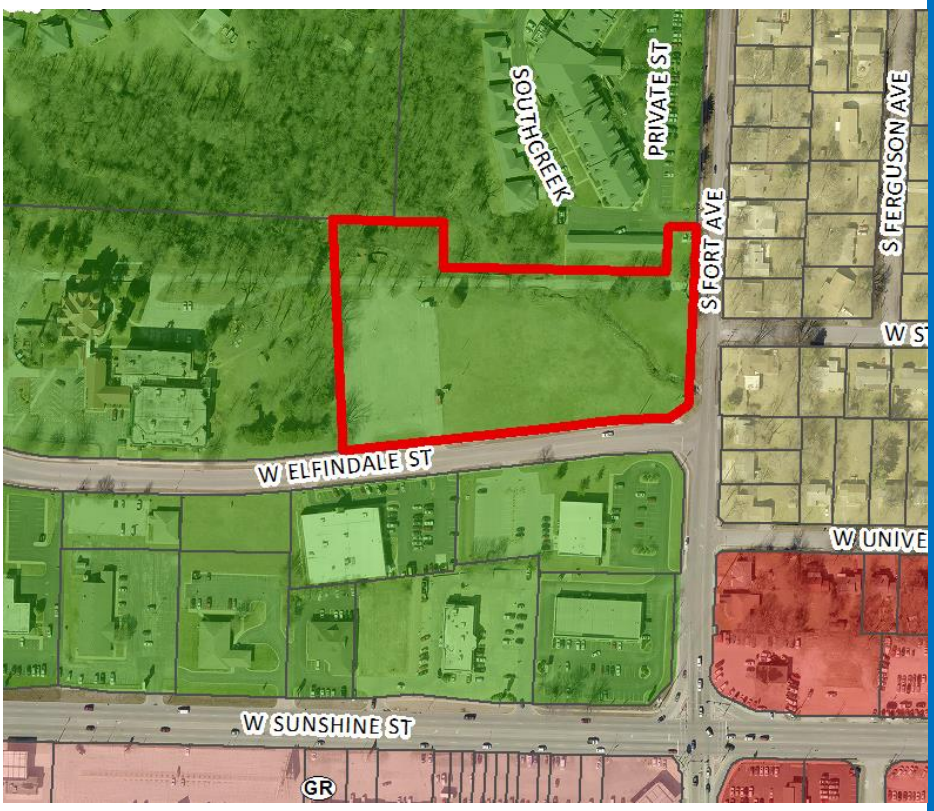
Enlarged Site Plan Layout

PROJECT NO.: 17-020
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 12.13.2017

SHEET
C1.2

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	FEBRUARY 15, 2018
CITY COUNCIL PUBLIC HEARING:	MARCH 12, 2018



CASE NUMBER:
Planned Development No. 364

LOCATION:
1701 South Fort Avenue /1401 West Elfindale Street

ACRES:
4.74 acres

EXISTING LAND USE:
Undeveloped Land

APPLICANT:
VSL Springfield Creekside LLC

STAFF: Michael Sparlin, 864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve rezoning the subject property to Planned Development No. 364

SUMMARY OF REQUEST:

To rezone approximately 4.74 acres of property generally located at 1701 South Fort Avenue and 1401 West Elfindale Street from Planned Development No. 46 Amendment 2 to Planned Development No. 364.

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the west portion of this property as appropriate for "Community-Public". The Elfindale Mansion property, located to the west of the subject property and being used as Church services at that time and is the reason the property was designated as "Community-Public." The Elfindale Mansion is now used as a Bed and Breakfast. The East portion of the subject property is identified as being appropriate for low-density housing. However, the current zoning has established commercial uses as being appropriate in this location. The subject property is adjacent to areas that are identified as appropriate for medium-intensity retail, office or housing.

2. This application continues the conservation of the historic resources located this property associated with the Elfindale Mansion. While the historic mansion is not located on this property, the historic gatehouse and carriage house are located at the north edge of the subject property. The Landmarks Board approved the proposed building on December 13, 2017.

3. 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.

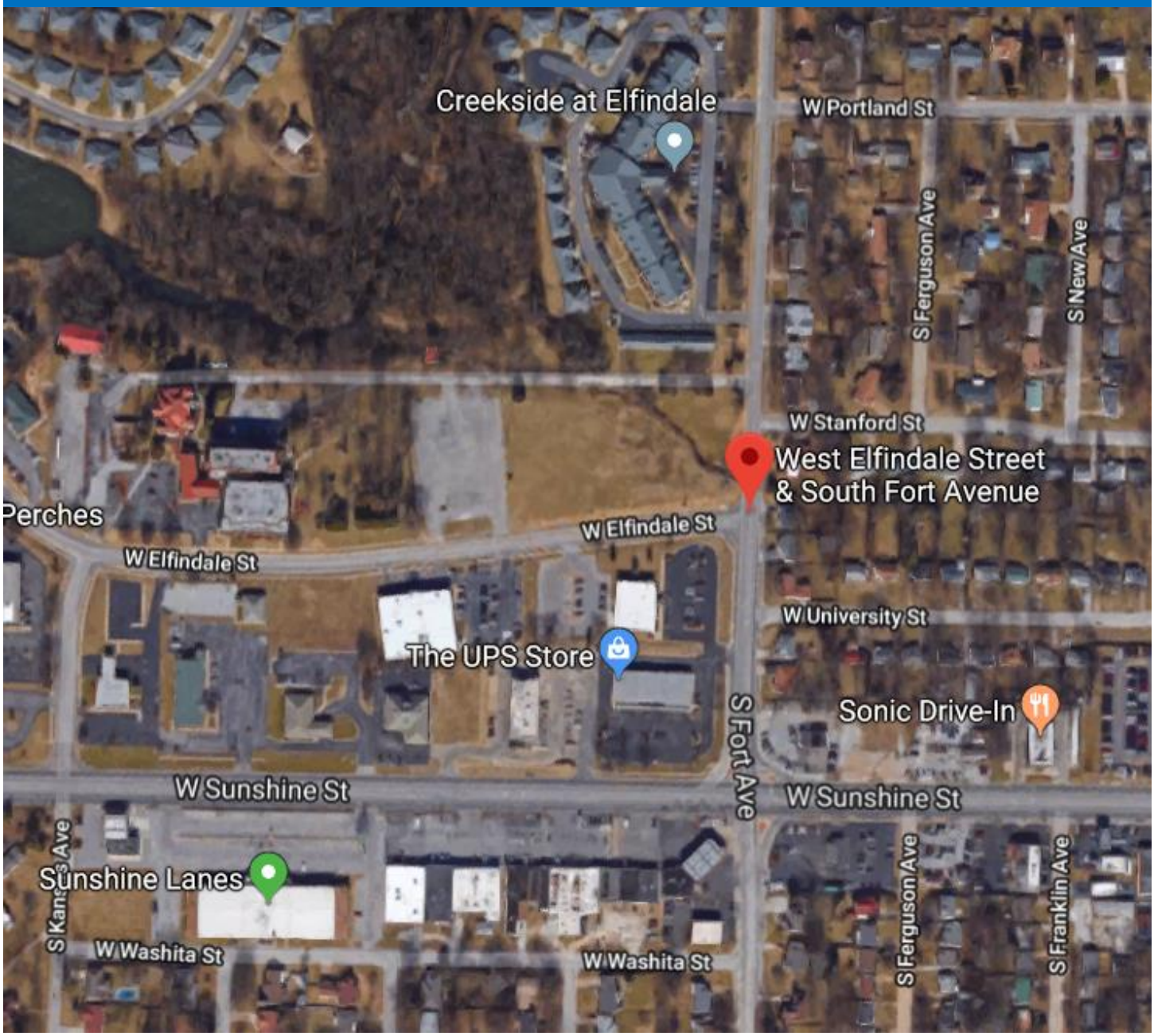
SURROUNDING ZONING AND LAND USES:

Development Review Staff Report

	NORTH	SOUTH	EAST	WEST
ZONING	PD 46	PD 46	R-SF	PD 46 and. 2
LAND USE	Assisted Living Facility	Office and Commercial Uses	Single-Family residence	Elfindale Mansion, Bed & Breakfast, Church

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



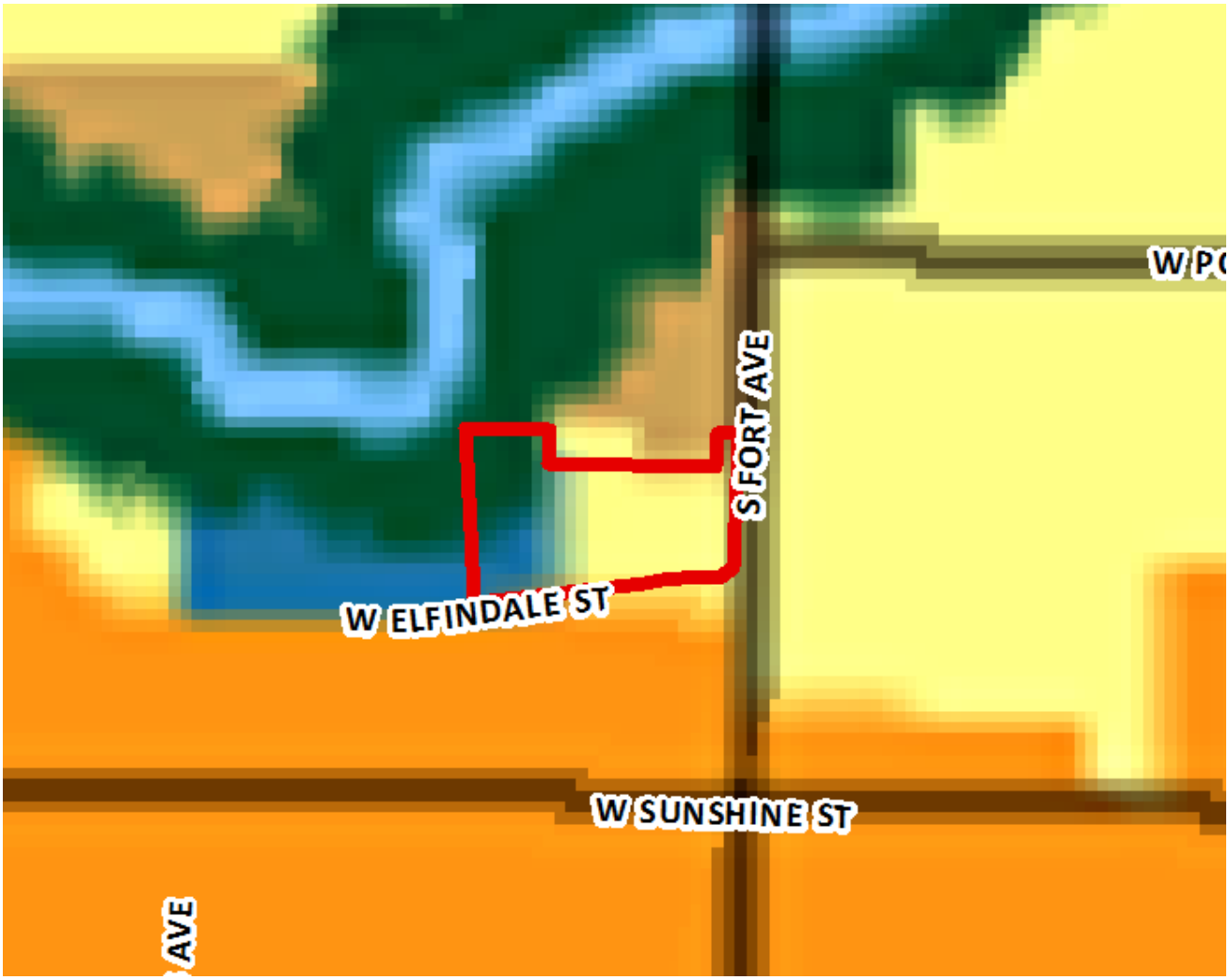
Development Review Staff Report

GOOGLE MAPS STREET VIEW:

Development Review Staff Report

CITY OF Springfield

GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

Development Review Staff Report

PROPERTY HISTORY:

This property was a portion of a larger area that was originally zoned from R-1 to Planned Development 46 in 1985. Since then, the Planned Development has been amended twice. It was amended to Planned Development No. 46, 1st Amendment in 1986 and the 2nd amendment occurred in 1988.

The subject property has been subdivided from the same lot as the Elfindale Mansion with an administrative replat. The Elfindale Mansion is registered as Local Historic Site and that property and this proposal retain historic preservation provisions to help preserve the historic qualities of this property while also allowing compatible development. The Landmarks Board reviewed and approved this proposed building at their meeting on December 13, 2017.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR PD 364
Use Limitations	Additional permitted use of Assisted Living Facility, removes retail uses, otherwise remains the same as existing.
Open Space Requirement	20% (same as existing)
Design Requirements	Requires Landmarks Board review, see Exhibit 1 for details
BULK PLANE	**LANDSCAPING**
N/A	See Exhibit 1, “Perimeter Treatment” for details

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the west portion of this property as appropriate for “Community-Public”. The Elfindale Mansion property, located to the west of the subject property and being used as Church services at that time and is the reason the property was designated as “Community-Public.” The Elfindale Mansion is now used as a Bed and Breakfast. The East portion of the subject property is identified as being appropriate for low-density housing. However, the current zoning has established commercial uses as being appropriate in this location. The subject property is adjacent to areas that are identified as appropriate for medium-intensity retail, office or housing.

The *Plan* further recommends commercial areas of different intensities throughout the community. Commercial areas should be sited in areas that are well served by transportation facilities and sited and designed to have a minimal effect on the adjacent lower-intensity development.

STAFF COMMENTS:

1. The applicant is proposing to rezone this property from Planned Development No. 46, 2nd Amendment to Planned Development No. 364. The intent is to construct an assisted living facility on the undeveloped property. The provisions of the current Planned Development will be retained with the new Planned Development and will add the assisted living facility as a permitted use. The applicant has removed retail uses, a higher intensity use, from the proposed Planned Development making this application less intense that what is currently allowed.

2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the west portion of this property as appropriate for “Community-Public”. The East portion of the subject property is identified as being appropriate for low-density housing. However, the current zoning has established commercial uses as being appropriate in this location. The subject property is adjacent to areas that are identified as appropriate for medium-intensity retail, office or housing.

3. The subject property has been subdivided from the same lot as the Elfindale Mansion with an administrative replat. The Elfindale Mansion and the surrounding property is registered as a Local Historic Site. The subject property is a portion of the historically designated property and the current PD has language concerning the preservation of the structures bearing historic significance. The proposal PD retains the same controls for the historic preservation. The applicant obtained approval of their proposed building from the Landmarks Board on December 13, 2017. While the historic mansion is not located on this property, the historic gatehouse and carriage house are located at the north edge of the subject property. The proposed site plan indicates that no changes to these structures are planned. If exterior alterations to these structures are proposed, the Landmarks Board will need to review and approve these alterations. This requirement of historic preservation is retained with the proposed PD.

4. The *Plan* further recommends commercial areas of different intensities throughout the community. Commercial areas should be sited in areas that are well served by transportation facilities and sited and designed to have a minimal effect on the adjacent lower-intensity development. As shown on the proposed site plan (attachment 4), the building will be located further away from Fort Avenue, across from single-family houses, due to a natural stream running close to Fort Avenue. This will give a larger separation from the facility to the single-family houses.

5. Approval of this application will allow for development of this property and promote infill development where investments have already been made in public services and infrastructure.

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

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on January 24th. A summary of the meeting and sign-in sheet is attached (Attachment 2).

PUBLIC NOTIFICATION:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 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: Mailed: 13 Returned: 0

Development Review Staff Report

CITY OF Springfield

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 364

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections

TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies S. Fort Avenue and W. Elfindale Street as a Collector roadways. The standard right-of-way width for S. Fort Avenue and W. Elfindale Street are 30 feet from the centerline. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. S. Fort Avenue and W. Elfindale Street are city maintained streets. The most recent traffic count on S. Fort Avenue north of W. Sunshine Street is 6,745 vehicles per day. The most recent traffic count on W. Elfindale Street east of Kansas Expressway is 2,155 vehicles per day. There are currently three driveway access points to the property pertaining to this Planned Development – one access to Fort Avenue on the northeastern side of the property, and two access points to W. Elfindale Street on the southwestern side of the property. There is existing sidewalk along the property frontage of W. Elfindale Street, but none along the property frontage on S. Fort Avenue. Sidewalk will be required at the time of development along the property frontage on S. Fort Avenue, or a fee paid in-lieu-of sidewalk construction. The existing sidewalk along Elfindale Street meets current city standards. On-street parking is not allowed along S. Fort Avenue and is not allowed along W. Elfindale Street in the area pertaining to the Planned Development due to the street being a three-lane section in this area. There is not a Greenway Trail in the area pertaining to this zoning. There are bus stops along S. Fort Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no required improvements of the development to the public right-of-way. There are no planned improvements in the near future to the public right-of-way in the area pertaining to this rezoning.

Public Works Traffic Division	Response
Street classification	S. Fort Avenue – Collector W. Elfindale Street – Collector
On-street parking along streets	S. Fort Avenue – No W. Elfindale Street – No
Trips generated - Peak Hour	318 vehicles (PD-46 [2A]) 19.8 vehicles (PD-364 [Proposed Use])
Additional Trips generated with zoning change - Peak Hour	-298.2 vehicles
Existing street right of way widths	S. Fort Avenue – 31 ft from the centerline W. Elfindale Street – 32 ft from the centerline
Standard right of way widths	S. Fort Avenue – 30 ft from the centerline W. Elfindale Street – 30 ft from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

*A traffic study was not required. The proposed use of the property in PD-364 produces nearly 300 less trip-ends than uses permitted in the existing PD-46. There are no additional trips anticipated as a part of the new proposed Planned Development.

FIRE COMMENTS:

No issues noted on site plan

STORMWATER COMMENTS:

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

Detention is already provided as part of 5PW002624 but if you add more than an acre of impervious water quality will still be required. A buffer yard of 30 ft on each side of the natural channel running through this property will be required per the adopted stormwater manual and there are also alternatives to this listed as well.

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

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

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

CLEAN WATER SERVICES COMMENTS:

No objections

CITY UTILITIES COMMENTS:

No objections. All utilities are available on Elfindale. Domestic and Fire Services will be installed at estimated cost. The fire hydrants on the property will be private with backflow prevention required as per DNR regulations.

Gas service and meter locations will be coordinated with architect or general contractor.

Three phase electric is on the south side of Elfindale but conduits for 3 phase may have been installed

under Elfindale when the street was built. The electric service to the building will be subject to CU's economic feasibility analysis.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD 46 Amendment 2 to PD to allow assisted living
   (existing zoning) *(proposed zoning)*
2. Meeting Date & Time: January ~~17~~ 24th 2018, 4:00 to 6:30 pm
3. Meeting Location: Creekside at Elfindale community room
4. Number of invitations that were sent: 87
5. How the mailing list was generated: By the City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 3
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.)

   SUPPORTIVE COMMENTS BY ALL ATTENDEES

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

   SEE ATTACHED

I, John Sohl *(print name)*, attest that the neighborhood meeting was held on 1/~~17~~ 24/2018 *(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

John Sohl

Printed name of person completing affidavit

1-24

NEIGHBORHOOD MEETING CREEKSIDE ASSISTED LIVING COMMUNITY.

NAME.	ADDRESS	TELEPHONE #
Cynthia Miller	1200 W University St	417-368-7612
ALEX COBB	1735 S FORT	417-868-9520
Teresa E Blair	1414W Elfindale	417-520.0287

PHOENIX
HOME CARE & HOSPICE
New Beginnings and Dignity in Life's Journey...

Phil Melugin
3033 S. Kansas Expy.
Springfield, MO 65807
June 2, 2017

Missouri Department of Health & Senior Services

To Whom it May Concern:

As the owner of Phoenix Home Care & Hospice, I am writing to show my support of the proposed expansion of Assisted Living provided by Vetter Health Services-Creekside at Elfindale. Our mission at Phoenix Home Care is enhanced by our partnership with Creekside at Elfindale in the mutual effort to meet the needs of the current residents we share at Creekside's ILF.

Phoenix Home Care & Hospice currently services 61 clients within Creekside at Elfindale, providing over 110 hours per week and staffing five Phoenix caregivers and one Phoenix nurse. During the three years that Phoenix has been associated with Creekside, they have exceeded our expectations in the day-to-day activities they do to remain oriented and focused on their residents. Creekside provides opportunities that assists residents by keeping them engaged in life activities. Some of these include Yoga, exercise, Bible Study, Bingo, seasonal functions and so much more.

I eagerly await the conclusion of this project. Assisted Living provided by Creekside at Elfindale will advance the important mission of Creekside at Elfindale which Phoenix believes in. Like Phoenix, Creekside has a reputation for quality and excellence, reflected in Creekside's mission, *Dignity in Life*.

If you have any further questions, please feel free to contact me at any time via email at pmelugin@phoenixhomehc.com, or phone at 417-881-7442.

Sincerely,

Phil Melugin
President/CEO of Phoenix Home Care

BILLY LONG
7TH DISTRICT, MISSOURI

COMMITTEE ON
ENERGY AND COMMERCE
SUBCOMMITTEE ON
COMMUNICATIONS AND TECHNOLOGY

SUBCOMMITTEE ON ENERGY

SUBCOMMITTEE ON
HEALTH

2454 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(PHONE) (202) 225-6536
(FAX) (202) 225-5604

Congress of the United States
House of Representatives
Washington, DC 20515–2507

June 2, 2017

Certificate of Need Program
Department of Health and Senior Services
3418 Knipp Drive, P.O. Box 570
Jefferson City, Missouri 65102

Dear Staff and Committee:

This letter comes in support of the construction of an assisted living facility, Creekside at Elfindale Assisted Living, in Springfield, Missouri.

This new development will be a benefit for area senior citizens, offering a continuum of care through all stages of the aging process. Vetter Health Services is the owner of this new project, and they already operate Creekside 55+ Independent living and the Manor at Elfindale, both located in Springfield. These facilities have a well-deserved reputation for excellence, and are recognized as premier institutions in the Springfield community.

I know the development and management team is committed to quality, dignified care for area seniors. They are known for their innovative, hands-on approach and I am confident in their ability to bring high quality care to seniors, their families, employees and the Springfield area by meeting this important healthcare need.

Again, I support the plan for the construction of an assisted living facility by Vetter Health Services, Creekside at Elfindale Assisted Living, in Springfield, Missouri. I trust that you will give their application your utmost consideration.

Sincerely,

Billy Long

3232 EAST RIDGEVIEW STREET
SPRINGFIELD, MO 65804
(PHONE) (417) 889-1800
(FAX) (417) 889-4915

http://Long.house.gov

2727 EAST 32ND STREET, SUITE 2
JOPLIN, MO 64804
(PHONE) (417) 781-1041
(FAX) (417) 781-2832

SeniorAge
AREA AGENCY ON AGING

June 6, 2017

RE: Certificate of Need for Vetter Health Services
Springfield, Missouri (Elfindale Campus)

SeniorAge has been the Area Agency on Aging for 17 counties in Southwest Missouri since 1974, mandated to lead community partners in collaboratively filling identified gaps in service for those 60 and over within our planning and service area. Vetter Health Services has been a long-standing excellent partner in identifying and helping provide this outreach in senior services.

Particularly in recent years we have seen an escalated need, with increasing unmet demand, for quality assisted living facilities. Almost daily our Care Coordinators field questions and help conduct searches for caregivers who are desperately looking for facilities that can provide assisted living for their loved ones, as well as for seniors themselves who are increasingly anxious to find dependable accommodations that will provide for their increasing needs.

SeniorAge can attest to the quality and integrity of service consistently sustained within the Vetter community campus of independent and skilled care. Their present campus has an outstanding reputation throughout our planning and service area. The addition of assisted living to their continuum of care is a much needed next step. It would benefit both those currently in independent living on the campus, as well as a wide community of seniors on waiting lists for such accommodation.

If there is anything further I can do to support this facility addition to our local area, please feel free to contact me at any time. We fully support this endeavor and wish to expedite the expansion of options in our area.

Sincerely,

Starr Kohler

Starr Kohler
CEO

Formerly Southwest Missouri Office on Aging

1735 S. Fort Ave. • Springfield, MO 65807
Phone: (417) 862-0762 • 1-800-497-0822 • Fax: (417) 865-2683 • www.senioragemo.org

Law Office of
Sativa Boatman-Sloan, LLC
& 417 ELDER LAW

June 8, 2017

Re: Letter of Support for Creekside at Elfindale

To Whom It May Concern:

As a local attorney and owner of a law firm with a practice including Elder Law, I see a need for another Assisted Living facility in our community. Many of the current facilities have waiting lists and our population continues to age. Additionally, I have worked with Creekside at Elfindale when my clients have resided at one of their current facilities and also when we both volunteer in the community. They have courteous and professional staff. Creekside at Elfindale is a respected organization and would provide quality care for their Assisted Living residents.

In affirmation of their request to build, as a business owner and someone intimately familiar with the needs of seniors, I would support the need for an Assisted Living facility operated by Vetter Health Services – Creekside at Elfindale. They have an impeccable reputation and would well serve the members of our community.

Sincerely,

Sativa Boatman-Sloan

Sativa Boatman-Sloan
Attorney at Law

www.417lawfirm.com | www.417elderlaw.com
417.887.4170 | Fax: 417.887.4172 | 4650 South National, Bldg C4 | Springfield, MO 65810

DATE:	1-18-18	Telephone No.	417-862-3194
YOUR NAME:	Jack Pettijohn		
YOUR ADDRESS:	1138 W. Portland, Spfd, Mo. 65807		
PROJECT ADDRESS:	1401 W. Elfindale Street — Spfd Mo.		

COMMENTS:

I'm for the zoning change to allow assisted living up to 60 beds —
At my age may need one. Ha

Jack W. Pettijohn

Development Review Staff Report

CITY OF Springfield

REQUIREMENTS FOR APPROVAL:

EXHIBIT 1
Requirements and Standards Applicable to Planned Development District No. 364

No building or other permits may 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.

DEVELOPER'S CONCEPT:

The site is currently zoned under Planned Development 46, 2nd Amendment. This request will allow the developer to construct a two-story licensed assisted living facility which will use concrete stucco siding with cultured stone wainscot and have an appearance that is designed to blend with the historic features of the neighborhood. The structure will be detailed and furnished to achieve a high quality inviting appearance. Materials used will complement the surrounding buildings and preserve the historic features of the site. The existing parking lot will be reconfigured and resurfaced to better serve the facility. The "caretaker's cottage" is being considered for administrative and real estate management use while maintaining its historic appearance. Landscaping and bufferyards will be incorporated to achieve the quiet and peaceful scene.

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

Impervious Surface: Any part of a lot that is covered by buildings, structures, parking areas, driveways and any other surfaces which reduce or prevent absorption of storm water.

Impervious Surface Ratio (ISR): The proportion of the site covered by impervious surfaces, and shall be determined as follows:

ISR= Area covered by impervious surfaces
Total site area

Open Space: Any occupied space on a lot that is unobstructed to the sky except for the ordinary projection of cornices and eaves. Open space shall not include areas covered by structures, decks, porches, parking areas, driveways, internal streets and other forms of impervious surface.

Open Space Ratio (OSR): The proportion of a site covered by open space which shall be determined as follows:

OSR = Area covered by open space Total site area

Vehicular Use Area: That portion of a lot that is used by vehicles for access, circulation, parking and loading and unloading. It comprises the total of circulation areas, loading and unloading areas, and parking areas.

USES PERMITTED: The following uses shall be permitted:

1. Assisted Living Residence. An assisted living residence is a long-term care option that provides personal care support services such as meals, medication management, bathing, dressing and transportation.

2. Administrative and Professional Offices. Offices of firms or organizations providing professional, management or administrative services. Typical uses include abstract services, advertising agencies, data processing services, travel agencies, law offices, architectural and engineering offices, and general business and photographic studios.

3. Finance, Insurance and Real Estate Services. Establishments primarily engaged in the provision of financial, insurance, real estate, security brokerage and other similar activities. Drive-thru facilities designed to expedite customer service are not permitted. Typical uses include banks, insurance agencies. Real estate firms, securities brokerage establishments, and other similar uses

4. Medical Offices and Medical Support Activities. Offices for doctors, dentists and medical laboratories with incidental administrative activities.

5. Community Service Facilities. Day care centers, community centers, museums and libraries.

6. Churches and other places for religious worship.

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

1. All structures, vehicular use areas, open space and pedestrian facilities shall be situated in conformance with Exhibit A.

2. No structure shall exceed the height of two stories above grade.

3. The maximum impervious surface ratio shall not exceed 0.80.

4. The minimum open space ratio shall be at least 0.20.

REQUIRED IMPROVEMENTS: Public and private improvements are necessary to adequately accommodate the intensity of development proposed in this District. The improvements 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. The applicant or subsequent owners shall include with the Final Development Plan(s) a schedule for completion of the required improvements.

Prior to building permits being issued to the applicant, or subsequent owners:

A. The required improvements shall be constructed; or

B. Assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.

No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

A. The required improvements are completed prior to occupancy of the structures; or

B. The Director of Public Works has determined that such required improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the control of the contractor, i.e., strikes, weather, etc., have delayed the completion of the improvements.

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

Improvements necessary to adequately accommodate the intensity of development proposed in this District include the following:

1. All streets, drives, parking areas, and pedestrian circulation facilities;

2. Sanitary sewer facilities;

3. Storm water management and drainage improvements;

4. Development shall comply with the City's Water Quality Protection Policy.

CONSERVATION OF HISTORIC SIGNIFICANCE. Due to the uniqueness of the structures and grounds, the following requirements shall be adhered to:

1. Certificate of Appropriateness - When Required

   A person shall be required to secure a Certificate of Appropriateness in the following instances before the commencement of exterior work upon any new or existing structure, or outside work on any site or parcel in Tract I of Planned Development No 46, except for ordinary maintenance and repair.

   a. Any construction, alteration or removal affecting the exterior of a structure that requires a building, sign or demolition permit from the City of Springfield including, but not limited to, the construction of new buildings.

   b. A material change to the exterior appearance of existing structures including, but not limited to, additions, reconstruction, or alterations, which effects a significant exterior architectural feature of a structure within the tract.

   c. Any action resulting in the application of paint to a previously unpainted brick or masonry exterior surface or the application of stucco or siding.

   d. The construction or enlargement of a driveway or parking area or erection of fencing.

2. Administrative Review

   Applications for Certificates of Appropriateness shall be submitted to the Director of Building Regulations, hereinafter referred to as Director. If the application is for work that will have not effect on exterior architectural details or is one of any number of items that the Landmarks Board (hereinafter called the Board) has designated for action, then the Director may review the application and issue or deny a Certificate of Appropriateness. Such certification shall be in addition to all other permits required by the City. If the request is within the Director's jurisdiction and is denied by the Director, the applicant may appeal such decision to the Landmarks Board. Permits required by the City involving items requiring a

Certificate of Appropriateness shall not be issued by the City until the City has issued said Certificate, has issued a Certificate of Economic Hardship, or in the event of demolition being refused, the requisite time period has expired. If the Director determines that the application is for action not designated for administrative review, then the Director shall submit the application to the Board. The Director may require as a condition of processing the application, that the applicant submit information as determined by the Director.

3. Board Review and Action on Certificate of Appropriateness.

The Board shall meet within fifteen (15) working days of notification that the Director has received an application for a certificate, and approve, approve subject to specific conditions, or disapprove the certificate based on the guidelines set forth in this ordinance. If the certificate is denied, no permit for the work shall be issued and the applicant shall not proceed with the work. The Board shall state the reasons for denial in writing to the applicant and shall also make suggestions in regard to appropriate changes.

4. Review Criteria.

The Board, in considering whether or not to issue a Certificate of Appropriateness, shall be guided by the general purpose of this ordinance and the following:

a. The Secretary of interior's Standards for Historic Preservation Projects.

b. For new construction, the Board shall also consider the extent to which the building or structure would be harmonious with or incongruous to the old and historic aspects of the surroundings including existing buildings and the site itself. It is not the intent of this ordinance to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility shall be evaluated in terms of the appropriateness of materials, scale size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the setting thereof.

In the event the Board concludes that the request, if granted, will have a detrimental effect upon the old historic aspects, or any adverse effect on a historical or architectural resource on the Tract, then the Board shall deny the request for a certificate.

5. Work Required to Conform with Certificate of Appropriateness

Work performed pursuant to the issuance of a Certificate shall conform to the requirements of such certificate, if any. The Director shall inspect from time to time any work performed pursuant to a certificate to assure such compliance. In the event that such work is not in compliance, the Director shall issue a stop work order. A certificate shall become void unless construction is commenced within six (6) months if date if issue. All City licenses shall be issued on the condition that the person owning or occupying the premises will comply with conditions, if any, in the certificate.

6. Applicant's Action if Application is Denied.

In the event that a certificate is denied, the applicant ma:

a. Produce new evidence supporting his proposal and resubmit the application within ten (10) working days of denial by the Board.

b. Wait six (6) months and resubmit the application.

c. Apply of a Certificate of Economic Hardship.

d. If the request is for a demolition permit, the applicant may also wait 180 days, at which time said demolition permit shall be issued unless the City Council has extended the time for demolition. The Board may request that the demolition be delayed for an additional 120 fays by action of the City Council. The City Council may, after receipt of such request, hold a public hearing and delay the demolition for an additional 120 days.

7. Certificate of Economic Hardship - Application Procedure.

Application for Certificate of Economic Hardship shall be made on a form prepared by the Board and submitted to the Director. The Board shall meet within fifteen (15) working days of notification that the Director has received a completed application for a Certificate of Economic Hardship.

a. Review Criteria.

(1) Estimate of the cost of the proposed construction, alteration, demolition or removal and estimate of any additional cost that would be incurred to comply with the recommendations of the Landmarks Board for changes necessary for the issuance of a Certificate of Appropriateness.

(2) A report from a licensed engineer or architect with experience in rehabilitations as to the structural soundness of any structures on the property and their suitability for rehabilitation.

(3) Estimated market value of the property in its current condition, after completion of the proposed construction, alteration, demolition or removal, after any changes recommended by the Board and, in the case of a proposed demolition, after renovation of the existing property for continued use.

(4) In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation or reuse of the existing structure on the property.

(5) If the property is income-producing, the annual gross income from the property for the previous two years, itemized operation and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

(6) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.

(7) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.

(8) Assessed value of the property according to the two most recent assessments.

(9) Real estate taxes for the previous two years.

(10) Form of ownership or operation of the property, whether sole proprietorship, for profit or not for profit corporation, limited partnership, joint venture, or other.

(11) Any other information considered necessary by the Board to a determination as to whether the property does yield or may yield a reasonable return to the owners.

b. Board Review and Action.

A Certificate of Economic Hardship shall be issued when the structure or part thereof has degenerated beyond feasible limits for rehabilitation or rehabilitation is impracticable and there is an economic hardship.

If approved, the Director of the Department of Building Regulations will be instructed to issue a building or demolition permit as requested, for the proposed work. If denied, the applicant shall have the right to appeal the decision to the Board of Adjustment. The Board of Adjustment shall conduct a full and impartial hearing on the matter before rendering a decision. The same standards shall be applied by the Board of Adjustment as established herein. The Board of Adjustment may affirm, reverse, or modify the decision of the Board in whole or in part.

8. Enforcement and Penalty.

Enforcement and penalties shall be as required by Section 36-335, Zoning Enforcement, of the Zoning Ordinance.

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

1. Access to the adjoining public thoroughfares shall be situated in substantial conformance with Exhibit A.

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

1. The City's off-street parking requirements, off-street loading requirements as well as the off-street parking and loading area design standards, Sections 36-455, 36-456 and 36-483 from the Springfield Zoning Ordinance in effect at the time of development shall apply.

SIGNS: Development shall adhere to the following:

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

2. Off-premise signs, as defined by the City sign code, are prohibited.

PERIMETER TREATMENT: Development shall adhere to the following:

1. Bufferyard F (Exhibit B), is required adjacent to this tract's eastern boundary.

2. No structures, parking lots or drives (except those required to provide access to adjoining public thoroughfares) are permitted within these bufferyards. The surface of these bufferyards, or other required landscaped areas, shall be maintained with a living ground cover.

3. All other areas not shown as buildings or other form of impervious surface on Exhibit A and which are not designated as a bufferyard shall be required to be maintained with a living ground cover.

4. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided.

5. A landscaping plan, showing conformance with these requirements, shall be submitted with he final development plan.

EXTERIOR LIGHTING: Development shall adhere to the following:

The purpose of this section is to regulate the spillover and glare on operators of motor vehicles, pedestrian and land uses in the proximity of the light source. With respect to motor vehicles in particular, safety considerations form the basis of the regulations contained herein. In other cases, both the nuisance and hazard aspects of glare are regulated. This section is not intended to apply to public street lighting, signs or seasonal displays.

1. The light source or luminaire for all exterior lighting shall have a cutoff so that the bare light bulb, lamp or light source is completely shielded from the direct view of an observer at ground level at a property line adjacent to a public right-of-way or adjacent property zoned residential or, if a bufferyard is required, at the interior bufferyard line. In addition, all exterior lighting shall be limited in intensity to a maximum of 0.5 footcandle when measured at the planned development district boundaries.

2. No flickering or flashing lights shall be permitted.

3. Light sources or luminaries shall not be located within bufferyard areas except on pedestrian walkways.

4. The developer(s) shall submit a lighting plan with the final development plan demonstrating compliance with this section.

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

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

PHASING: Development shall adhere to the following:

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

FINAL DEVELOPMENT PLAN. 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 Administrative Review Committee is hereby authorized to, acting jointly, approve the final development plan(s) provided such plan substantially conforms to the provisions of the ordinance.

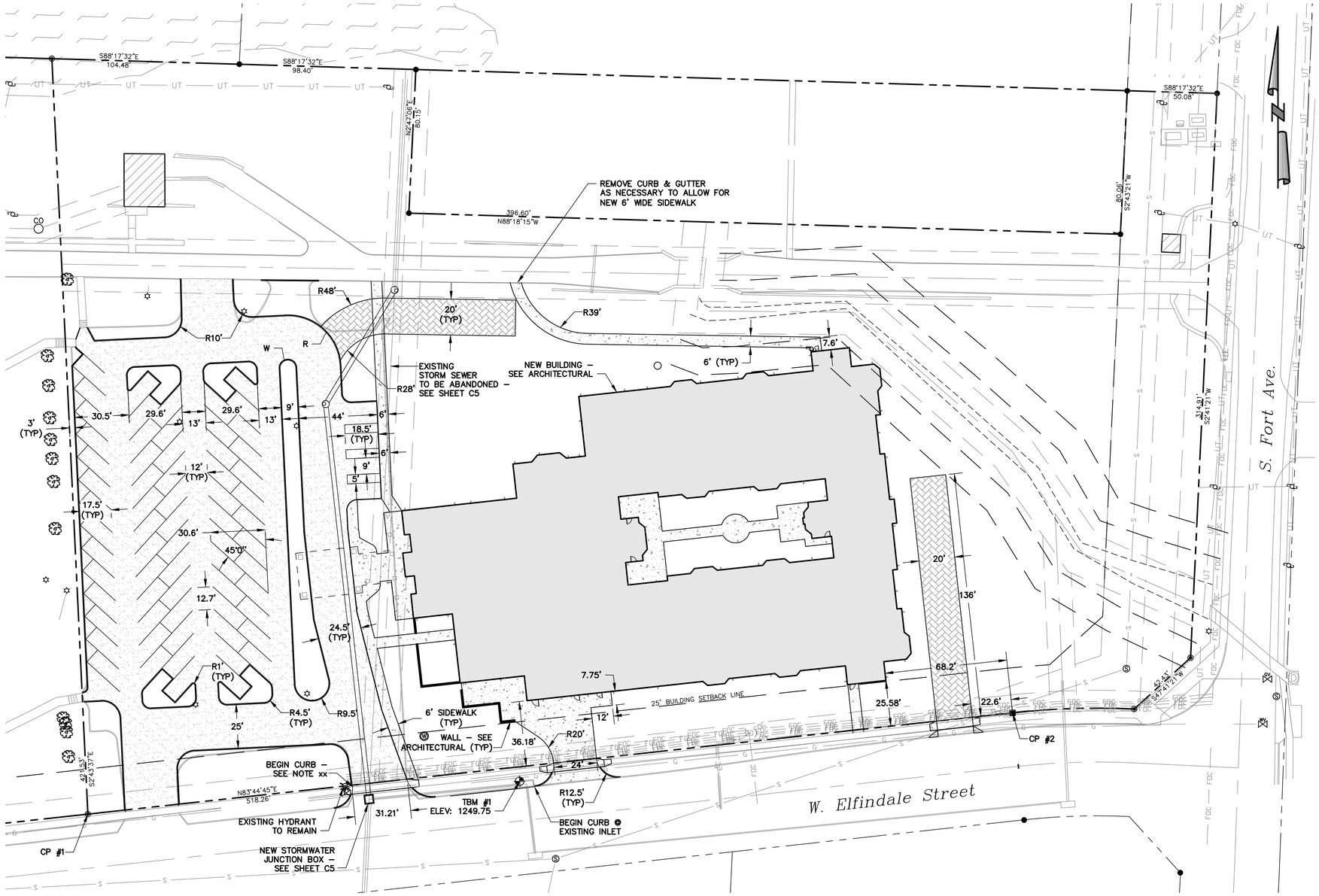
   The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

   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.

   c. Any deviation from the height and setback standards prescribed by the ordinance.

   d. Any reduction in the required parking prescribed by the ordinance.



A / C3 ***Site Plan***

SCALE: 1" = 30'

LAYOUT NOTES

1. NOTES ON SHEET C1.0 APPLY TO THIS SHEET.

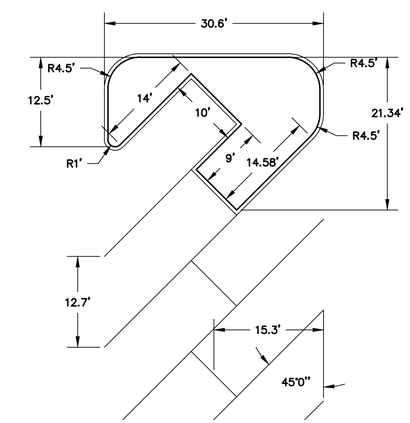
2. DIMENSIONS TO SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WEST PROPERTY LINE, UNLESS NOTED OTHERWISE.

3. BUILDING IS PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE AS INDICATED BY CP's 1 & 2. SEE ARCHITECTURAL SHEETS FOR BUILDING DETAILS.

4. PAINT DIMENSIONS ARE TO FACE OF CURB.

5. PARKING LAYOUT SHALL BE IN COMPLIANCE WITH COS STANDARD DRAWING ST–6, "PARKING STALL LAYOUT ELEMENTS". PARKING LAYOUT SHALL BE 9FT WIDE STALLS AT 45° ANGLES.

6. CONSTRUCT DRIVEWAY IN COMPLIANCE WITH COS STANDARD DRAWING ST–9, "TYPICAL COMMERCIAL DRIVEWAY AND SIDEWALK." PROVIDE 8" MIN CLASS A CONCRETE ON 4" TYPE 1 COMPACTED STONE BASE.



B / C3 ***Curb & Parking Layout***

SCALE: NTS Curb & Parking Layout

PRINTS ISSUED	DATE

ISSUED FOR CONSTRUCTION
DATE: _____

REVISION DATE	MK.

WILSON SURVEYING CO. INC.
Surveying / Engineering / Land Planning
1835 S. STEWART AVENUE Ste. 124
SPRINGFIELD, MO. 65804
TELE. 417-522-7870 FAX 417-522-7874

SITE PLAN

VETTER HEALTH SERVICES - CREEKSIDE

1701 S FORT AVE. SPRINGFIELD, MISSOURI

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

MARK C. YOUNG
REG. PROFESSIONAL ENGINEER
MISSOURI PE #19126

C3

PRELIMINARY

NOT FOR CONSTRUCTION
WITH NO SIGNATURE THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT

DRAWN BY	CLD
DESIGNED BY	MCY
CHECKED	MCY
DATE	XX/XX/2018
SCALE	1" = 30'
JOB NO.	17128
DRAWING NO.	WD-105-286
SHEET	C3 OF X SHEETS

PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM

DATE: February 2, 2018

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Initiate amendments to the Government and Institutional District

---

Staff is requesting amendments to the Zoning Ordinance to modify the Government and Institutional District permitted uses section to clarify that certain permitted uses in this district are only allowed when accessory to college or university uses.

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.

City of Springfield –
Public Works

Memo

To: Mary Lilly Smith
Director of Planning

From: Dan Smith, P.E.
Public Works Director

cc: Eric Claussen, P.E., PTOE
Traffic Engineer

Date: February 1, 2018

Re: Zoning Ordinance Text Amendment

The Department of Public Works requests to initiate a change to Section 36-360 – Site Plan review. The intent of this change is to clarify language regarding Traffic Study requirements at the time of a site plan review by adding language to Section 36-360(5) as reflected in item (u) attached.

This is not a new requirement, but a clarification. The language that currently exists in Section 36-360 requires site plans to meet all applicable requirements and standards, which includes. Public Works Design Standards. Chapter 9 was added to the Public Works Design Standards in 2015 and states "The Director of Public Works may require a TIS (Traffic Impact Study) for any project when the change in number of trips exceeds 50 for any peak hour, or 500 for the day, and the City Traffic Engineer has determined that the adjacent street meets any of the following conditions:

- Does not meet design for its classification,
- Has an existing traffic volume with a level of service of D or lower,
- Has identified safety deficiencies of concerns, or
- Has other identified conditions requiring improvements."

This change clarifies that a TIS can be required for any development that meets the 50 peak hour or 500 daily trip generation and meets one of the conditions set forth by the City Traffic Engineer.

Sec. 36-360. - Site plan review.

(1) *Applicability.* Site plans, prepared and approved in accordance with the provisions of this section, shall be required to assist city administrative officials in the review of applications for building permits and to assure compliance with all applicable requirements and standards of this article in such instances as may be required by the terms of this article. Site plans, when required, shall be submitted with applications for building permits. Whenever a site plan is required by this section, or any other provision of this article, the city shall not issue any building permit until a site plan, which is in compliance with the applicable zoning district regulations, is approved.

(2) *Authority.*

(a) The department of building development services, in consultation with the department of planning and development, department of public works and other appropriate city departments, shall, subject to the procedures, standards and limitations hereinafter set forth, review, and approve site plans for those uses listed under subsection (3).

(b) Any site plan that is required by subsection (3) of this article shall not be approved until all appropriate city departments have reviewed the site plan and made a determination with respect to whether the plan complies with all codes and ordinances of the city.

(c) Any applicant, owner of property within 185 feet of the subject site or other person, who is aggrieved by a decision of the department of building development services with respect to a site plan may, within 15 days of such decision, appeal to and have a determination made on the matters in dispute by the planning and zoning commission by submitting to the director of building development services a written statement setting forth the statute, ordinance, standard or other requirement alleged to have been violated or improperly applied by the decision of the director of building development services.

(d) During the period of appeal, no building permit shall be issued.

(3) *Developments and uses requiring a site plan.* Site plan review and approval shall be required for any permitted, accessory, or conditional use in any zoning district or for any development for which a development plan has been approved pursuant to section 36-405, planned development district, in accordance with the provisions of this section, unless exempted by subsection (4).

(4) *Exempt development.* Notwithstanding any other provision of this article, the following activities and uses shall not require compliance with this section.

(a) Construction of or additions to a single-family-detached or duplex dwelling on a lot of record.

(b) Construction of or addition to any permitted accessory use to a single-family-detached or duplex dwelling on a lot of record.

(c) Deposit and contouring of fill on land, provided all other regulations of the City of Springfield are met.

(d) Remodeling of a building or structure if no enlargement or expansion is involved.

(e) Any temporary use permitted by this article.

(5) *Contents of site plan application.* Whenever a site plan is required under subsection (3) above, the application for site plan approval shall include the following information and material:

(a) The applicant's name and address and his legal interest in the subject property.

(b) The owner's name and address, including trustees, and, if different than the applicant, the owner's signed consent to the filing of the application and authorization for the applicant to act in his behalf.

(c) The street address (or common description) of the property.

(d) A legal description and a survey, certified by a registered land surveyor, showing property boundary lines and dimensions; and all easements, roadways, rail lines and public rights-of-

way, any part of which, cross or are adjacent to, and affect, the subject property; and that all necessary easements can be obtained.

(e) A location sketch showing sufficient area and detail to locate the property within the city.

(f) The zoning classification and present use of the subject property.

(g) The proposed use or uses and a general description of the proposed development.

(h) Any proposed grading or regrading of the subject property; any significant natural, topographical or physical features of the property, including, at least, water courses, marshes, rock outcroppings and existing contours in excess of two feet in 100 feet.

(i) Location, size, use and arrangement of all proposed buildings and computations showing height in stories and feet, floor area ratio, total floor area, total square feet of ground area coverage of proposed and existing buildings which will remain, if any, and number and size of dwelling units and number of bedrooms, in residential uses, and building separations.

(j) The minimum yard dimensions and, where relevant, relation of yard dimensions to the height of any building or structure.

(k) The location, dimensions and number of all vehicular and pedestrian circulation elements, including streets, and roadways, driveways, entrances, curbs, curb cuts, parking stalls, loading spaces and access aisles; sidewalks, walkways and pathways, including slope and gradient of vehicular elements; refuse storage locations; and total lot coverage of all circulation elements, divided between vehicular and pedestrian ways.

(l) The location and size of existing and proposed water and sewer public utilities on and adjacent to the site and fire hydrant locations.

(m) All existing and proposed surface and subsurface drainage facilities, including culverts, drains, and detention areas, showing size and dimensions of flow.

(n) The location, size, and arrangement of all proposed outdoor signs.

(o) The location, height and elevation drawings of proposed fences or screen or buffer plantings and the type or kind of building materials or plantings to be used for fencing or screening.

(p) The location, designation, and total area of all usable open space.

(q) A landscaping plan in accordance with section 36-482, landscaping and bufferyards.

(r) An existing trees protection plan in accordance with section 36-483, landscaping and bufferyards.

(s) A soil erosion control plan for the period during which construction will be taking place and after construction is complete.

(t) An exterior lighting plan in accordance with section 36-484, lighting standards.

(u) A Traffic Study if required in accordance with Section 9 of the Public Works Design Standards and Specifications.

~~(u)~~(v) In the case of any use for which a conditional use permit has been granted, any information necessary to demonstrate compliance with all conditions imposed by the conditional use permit.

(~~v~~w) Any other information that may be required by the director of building development services to determine that the application is in compliance with the codes and ordinances of the city and which the director deems to be necessary or appropriate to a full and proper consideration and disposition of the particular application.

(6) *Procedures for processing site plans.* The following procedures shall govern the processing and approval of site plan applications:

PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM

DATE: February 2, 2018

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Initiate amendments to the Zoning Ordinance Section 36-367 Action of City Council

---

Staff is requesting amendments to the Zoning Ordinance to clarify when a zoning map amendment is remanded back to planning and zoning commission.

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.