

March 15, 2018
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session March 15, 2018 in the City Council Chambers. Vice Chairman King Coltrin called the meeting to order.

Roll Call - Present: King Coltrin (Vice-Chairman), Dee Ogilvy, Natalie Broekhoven, Joel Thomas, and Britton Jobe. Absent: David Shuler, Cameron Rose, Randall Doennig, 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 February 15, 2018 were approved.

COMMUNICATIONS:

Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

None

UNFINISHED BUSINESS:

Z-4-2018

1211 East Cherry Street

Applicant: A&M Pizza Real Estate, LLC

Mr. Hosmer asked Z-4-2018 be WITHDRAWN for consideration.

COMMISSION ACTION:

Ms. Broekhoven motioned to **WITHDRAW** Z-4-2018 (1211 East Cherry Street). Ms. Ogilvy seconded the motion. Ayes: Coltrin, Broekhoven, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Doennig, Cox, and Rose.

Planned Development 361 & UCD No. 2

1215-1223 East Cherry Street

Applicant: A&M Pizza Real Estate, LLC and Kirk A. Heyle Trust

Mr. Hosmer asked that this case be TABLED and presented at the Planning and Zoning Commission meeting on April 12, 2018.

COMMISSION ACTION:

Ms. Broekhoven motioned to **TABLE** Planned Development 361 & UCD No. 2 (1215-1223 East Cherry Street). Ms. Ogilvy seconded the motion. Ayes: Coltrin, Broekhoven, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Doennig, Cox, and Rose.

PUBLIC HEARINGS:

Z-7-2018

500 North National Avenue

Applicant: Calvary Chapel of Springfield

Mr. Hosmer stated that this is a request to rezone approximately 1.78 acre of property from Planned Development No. 293 to a GR, General Retail District located at 500 North National Avenue. The Comprehensive Plan recommends Medium Intensity Retail, Office or Housing uses. The Major Thoroughfare Plan classifies Tampa as a local roadway and National Avenue as a primary arterial roadway. The applicant, Calvary Chapel of Springfield, is proposing to use the property for a church which the Planned Development does not allow. A traffic study was not required. Stormwater buyout is an option. Staff recommends approval.

Mr. Coltrin opened the public hearing.

No Speakers (representative/owner did not speak), however was present at the meeting.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Mr. Thomas motioned to **approve** Z-7-2018 (500 North National Avenue). Ms. Broekhoven seconded the motion. Ayes: Coltrin, Broekhoven, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Doennig, Cox, and Rose.

Planned Development 365

225 East Cardinal Drive

Applicant: Reality Investments, LLC

Mr. Hosmer stated that this is a request to rezone approximately 1 acre of property generally located at 225 East Cardinal Drive from O-1, Office District to Planned Development No. 365. The Comprehensive Plan identifies this area as appropriate for Medium or High Density Housing and the Major Thoroughfare Plan classifies El Camino Alto and Cardinal Drive as collector roadways. The intent of the Planned Development is to develop 28 multi-family apartments. The request is consistent with the recommendations of the Revised Multi-Family Development Location and Design Guidelines which will limit the development to 28 dwelling units per acre and requires design guidelines. The subject property is classified as a “double-frontage” lot with frontage on both El Camino Alto and Cardinal Drive. The Zoning Ordinance does not allow residential parking lots be located in front of the buildings along street frontages. The proposed PD parking lot layout is consistent with other commercial parking uses along El Camino Alto. The proposed PD will also allow the trash dumpster to be in the front yard (double frontage) setback along Cardinal Drive, however the applicant will provide a bufferyard Type “B” in this area. There is a required bufferyard Type “B” along the eastside of the property adjacent to the residential (R-2) property in Greene County. All structures shall remain below a forty-five (45) degree bulk plane as measured from the adjacent residential district to the south. 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. 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. Staff recommends approval.

Mr. Coltrin opened the public hearing.

Aaron Hargrave, 2045 W. Woodland, representing the owner. Asking if there are any questions.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Mr. Thomas motioned to **approve** Planned Development 365 (225 East Cardinal Drive). Mr. Jobe seconded the motion. Ayes: Coltrin, Broekhoven, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Doennig, Cox, and Rose.

Preliminary Plat of Tarkio Street Place Subdivision
500 South Miller Avenue
Applicant: James Rogers

Mr. Hosmer stated that this is a request to approve an 18-lot plat generally located in the 500 block of South Miller Avenue. The Comprehensive Plan identifies this property as Low-Density Housing. The Major Thoroughfare Plan classifies Tarkio Street and a local roadway. Buyout in lieu of stormwater detention will be not be allowed and will be required onsite. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. The plat meets all the requirements of the Subdivision Regulations. Staff recommends approval.

Mr. Coltrin opened the public hearing.

Mr. Rick Wilson, 1835 S. Stewart, representing the owner. This is an 18-lot subdivision with connectivity to Miller and roads to the east.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Mr. Thomas motioned to **approve** Preliminary Plat of Tarkio Street Place Subdivision (500 South Miller Avenue). Ms. Broekhoven seconded the motion. Ayes: Coltrin, Broekhoven, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Doennig, Cox, and Rose.

Preliminary Plat of Sunshine Crossing Subdivision
3300 blk West Sunshine Street
Applicant: Sunshine Crossing, LLC

Mr. Hosmer stated that this is a request to approve a 4-lot plat generally located in the 3300 block of West Sunshine Street. The Comprehensive Plan identifies this area as appropriate for Medium-Intensity Retail, Office or Housing. The Major Thoroughfare Plan classifies Sunshine Street as an expressway and Moore Road as a collector roadway. The applicant is proposing a preliminary plat for a four-lot commercial subdivision with common area. The original preliminary plat of Sunshine Crossing was approved by City Council in 2014 and expired in 2016. Applicant is requesting two subdivision variances; Subdivision Regulations prohibits direct access from any property to an expressway unless no other direct access or indirect access is available. The location of the proposed driveway on Moore Road does not meet the minimum spacing requirements (250') from the intersection of Sunshine and Moore, a subdivision variance must be applied for to allow this driveway approach at (215'). These variances require P&Z approvals. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. The plat is otherwise consistent with the City's Subdivision Regulations. Staff recommends approval.

Mr. Joel Thomas asked why they do not move the proposed driveway further south to meet the minimum 250 feet from the intersection.

Mr. Coltrin opened the public hearing.

Mr. Will Hoey, 550 St. Louis Street, representing the owner. Response to Joel Thomas was due to off-sight water (approximately 80 acres) that goes down to a detention basin and existing pipe under Moore Road and want to keep it all in place.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Ms. Broekhoven motioned to **approve** Preliminary Plat of Sunshine Crossing Subdivision (3300 blk West Sunshine Street). Mr. Thomas seconded the motion. Ayes: Coltrin, Broekhoven, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Doennig, Cox, and Rose.

Preliminary Plat of Southland Subdivision
1630 West Republic Road
Applicant: Southland Christian Church

Mr. Hosmer stated that this is a request to approve a 3-lot plat generally located at 1630 West Republic Road. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. The plat meets all the requirements of the Subdivision Regulations. Staff recommends approval.

Mr. Coltrin opened the public hearing.

Mr. Dave Seiler, 5051 S. National Avenue, Suite 7A, working through the platting process to create the lots so the church can sell.

Mr. Joel Thomas asked if this is one or three separate properties? Mr. Seiler stated that it is one property, but the plat will split it into three different properties.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Ms. Broekhoven motioned to **approve** Preliminary Plat of Southland Subdivision (1630 West Republic Road). Ms. Ogilvy seconded the motion. Ayes: Broekhoven, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: Coltrin. Absent: Shuler, Doennig, Cox, and Rose.

Preliminary Plat of Catalpa Cottages Subdivision
2300 blk East Catalpa Street
Applicant: LK Building Group

Mr. Hosmer stated that this is a request to approve a 19-lot plat generally located in the 2300 block of Catalpa Street. The Comprehensive Plan identifies this as an appropriate for Low Density Housing. The Major Thoroughfare Plan classifies Catalpa Street as a collector roadway. The property will not have driveway access to Catalpa Street. Detention will be provided onsite.

If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. The plat meets all the requirements of the Subdivision Regulations. Staff recommends approval.

Mr. Coltrin opened the public hearing.

Aaron Hargrave, 2045 W. Woodland, representing the owner, here to answer any questions.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Preliminary Plat of Catalpa Cottages Subdivision (2300 blk East Catalpa Street). Mr. Thomas seconded the motion. Ayes: Coltrin, Broekhoven, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Doennig, Cox, and Rose.

OTHER BUSINESS:

2018 Capitol improvements Program
Citywide
Applicant: City of Springfield

Mr. Randall Whitman stated that this is a schedule and strategy for funding and planning the construction, maintenance and replacement of the City's infrastructure and public facilities for the next six-years.

Planned Capital Improvements- 2018	Planned Capital Improvements - 2019 to 2023	Completed Capital Improvements - 2017
116 Projects / Programs are proposed for funding in 2018. Estimated Cost: \$79,125,926 (Revisions) Reduction of 1 Project / \$1,226,000	148 Projects / Programs are proposed for between 2019 - 2023. Estimated Cost: \$395,228,035 (Revisions) Reduction of 2 Projects / \$949,622	22 Projects / Programs. Estimated Cost: \$41,635,760

Capital Improvement Defined:

- Cost \$100,000 or more.
- Are significant, permanent, or have a useful life of six years or more.
- Independent projects, such as: construction of new streets, parks, storm water and sanitary sewer facilities, improvements to the landfill, airport and public facilities, grounds and buildings including acquisition.
- Comprehensive programs that consolidate numerous smaller individual improvements that do not individually meet the \$100K threshold, such as: sidewalk, storm water and sewer repair, signal enhancement and neighborhood improvement programs.

* Does not include funding for equipment, services, supplies, personnel or dangerous building demolition

Mr. King Coltrin asked if the Planning and Zoning Commission is starting the process again after last years Capital Improvement Program (CIP).

Mr. Whitman stated that the Planning and Zoning Commission is part of the process to approve the Capital Improvement Program.

Ms. Natalie Broekhoven asked what being approved at this Planning and Zoning meeting.

Mr. Whitman said that the Commission is approving the 2018 CIP and the updated revisions.

Mr. Coltrin opened the public hearing.

Mr. Gary Gilmore, 1235 Meadowlark, has concerns regarding the widening of Fremont between Battlefield and Sunset. Would like them to be reconsidered.

Mr. Don Bracy, 2900 South Fremont, owner of the building where they are proposing to take away 14 parking spaces in the office space and has concerns that it will take away from leasing office space. We did have a meeting with the City and they are willing to work with us and our concerns.

Mr. Coltrin closed the public hearing.

Mr. Coltrin asked if for some reason that this is turned into a special use or conditional use situation because of the parking lot reductions from the South Fremont expansion, can City Council grant this building to rebuild regardless of parking to continue its use.

Mr. Rykowski stated that it would possibly become legal non-conforming and any value that may be reduced will come out in the negotiations and if 75% is destroyed then they cannot rebuild as a legal non-conforming.

Ms. Broekhoven asked if the projects have gone or will go through the public hearing process and the role of the Commission for the CIP.

Mr. Kirk Juranas, Public Works noted that they did have a meeting with surrounding property owners and discussed the project and option to the east and west of the expansion. The project timeline started many years ago, and put on the CIP list in 2011 and brought in front of the voters in April 2016 and the projects were publicized and did a citizen survey and the intersection was the 4th on the list.

Mr. Thomas asked when these cases come up, will they come before the Commission.

Mr. Juranas stated that if a settlement is not agreed upon then it would be addressed at that time by the City and/or City Council.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** 2018 Capitol improvements Program (Citywide). Ms. Ogilvy seconded the motion. Ayes: Coltrin, Broekhoven, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Doennig, Cox, and Rose.