

May 10, 2018
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session May 10, 2018 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

Roll Call - Present: Randall Doennig (Chairman), King Coltrin (Vice-Chairman), Dee Ogilvy, Joel Thomas, Britton Jobe, Melissa Cox, and Cameron Rose. Absent: David Shuler and Natalie Broekhoven. Staff in attendance: Bob Hosmer, Principal Planner, Mary Lilly Smith, Planning Development Director, Thomas Rykowski, Asst. City Attorney.

MINUTES: The minutes of April 12, 2018 were approved.

COMMUNICATIONS:

Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 860 3344 East Cherry Street Applicant: HMR Properties, LLP	Relinquishment of Easement 861 3600 blk South Avenue Applicant: TDC Investments 2, LLC	Acquire 522 (Fire Station #13) 1900-1904 West College Street Applicant: City of Springfield
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COMMISSION ACTION:

Ms. Cox motioned to **approve** Relinquishment of Easement 860 (3344 East Cherry Street) and Relinquishment of Easement 861 (3600 blk South Avenue) and Acquire 522 (1900-1904 West College Street). Mr. Rose seconded the motion. Ayes: Doennig, Cox, Coltrin, Rose, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Broekhoven and Shuler.

UNFINISHED BUSINESS:

Conditional Use Permit 434
2330 West Grand Street
Applicant: Scripps Media, Inc.

Mr. Hosmer asked that this case be TABLED and presented at the Planning and Zoning Commission meeting on June 7, 2018.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** Conditional Use Permit 434 (2330 West Grand Street). Mr. Thomas seconded the motion. Ayes: Doennig, Cox, Coltrin, Rose, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Broekhoven and Shuler.

PUBLIC HEARINGS:

Z-8-2018 w/COD #146
2960 East Allen Place
Applicant: Greenway Studios, LLC

Conditional Use Permit 435
2960 East Allen Place
Applicant: Greenway Studios, LLC

Joel Thomas recused himself.

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

Mr. Hosmer stated that this is a request to rezone approximately 0.55 acre of property located at 2930 East Allen Place from R-SF, Single-Family Residential District, to GR, General Retail District, and establishing Conditional Overlay District No. 146. The Growth Management and Land Use Plan recommends Low-Density Housing; however, the mixed use Planned Development to the south allows self-service storage facilities. The Major Thoroughfare Plan classifies Allen Place as a local and Lone Pine as a secondary arterial roadway. A traffic study was not required. The COD will require a sidewalk and improvements to Allen which includes a turnaround. The proposed GR/COD zoning will only allow self-service storage facilities as a conditional use permit and commercial off-street parking. All other GR uses will be prohibited. Self storage facilities are allowed in the GR, District with a conditional use permit. There is a request for a CUP. Buyout in-lieu of stormwater detention is an option. Staff recommends approval.

Mr. Hosmer stated that this is a request to approve a self-service storage facility use in a GR, General Retail District located at 2930 East Allen Place. The Growth Management and Land Use Plan recommends Low-Density Housing; however, there is a mixed use Planned Development which allows self-storage facilities. The Major Thoroughfare Plan classifies Allen Place as a local and Lone Pine as a secondary arterial roadway. Self-service storage facilities are only allowed with a conditional use permit. 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. If CUP is discontinued for one year it is considered invalid. CUP can be transferred or sold. A traffic study was not required. The attached site plan will require 10 ft. bufferyard on all sides, a perimeter landscape, sidewalks and a turnaround at the end of Allen Place. The storage office will be located at 3938 Lone Pine. Nineteen (19) of the twenty-two (22) parking space will be for employee parking through a cooperative parking agreement with the property owners at 3938 Lone Pine. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Greg Whitlock, 9648 E. Northview, representing the developer. This is a self storage facility with shared parking. At the neighborhood meeting five (5) people showed up and had no opposition.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-8-2018 w/COD #146 (2960 East Allen Place). Ms. Ogilvy seconded the motion. Ayes: Doennig, Cox, Coltrin, Rose, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Broekhoven and Shuler. Joel Thomas recused himself.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Conditional Use Permit 435 (2960 East Allen Place). Ms. Cox seconded the motion. Ayes: Doennig, Cox, Coltrin, Rose, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Broekhoven and Shuler. Joel Thomas recused himself.

Z-9-2018 (Fire Station #6)
1201 South Campbell Avenue
Applicant: City of Springfield

Mr. Hosmer stated that this is a request to rezone approximately 0.89 acres of property generally located at 1201 South Campbell Avenue from a R-SF, Residential Single Family to a O-1, Office District. The Growth Management and Land Use Plan identifies the subject property as a Low-Density Housing. Major Thoroughfare Plan classifies Campbell Avenue as a primary arterial roadway and

Catalpa Street, classified as a Local roadway. The property is the site of former Fire Station #6, which was active from 1964 until 2002. The O-1 district is designed to be adjacent to any of the residential districts, with appropriate buffers and landscaping. The office district will allow the existing non-residential structures to be used for office purposes. A 15 foot bufferyard "Type C", with required plantings, is required along the west and south property line adjacent to R-SF zoned property. A 15 foot bufferyard "Type S1", with required plantings, is required along the north property line. The existing tower located on the property exceeds the 35 feet limit of the O-1, Office District. The tower would be considered a non-conforming structure and allowed to remain. Staff recommends approval

Mr. Doennig opened the public hearing.

Mr. Tanner Dowling, 10811 N. Farm Road 225, owner. This will be an engineering office for Interpres Building Solutions and at the neighborhood meeting three (3) people showed up and had no concerns.

Mr. Doennig closed the public hearing.

Ms. Cox commented that she is glad that the tower is staying as part of the property and see this property being utilized.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-9-2018 (1201 South Campbell Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Cox, Coltrin, Rose, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Broekhoven and Shuler.

Z-10-2018 w/COD #148

3344 East Cherry Street

Applicant: HMR Properties, LLP

Mr. Hosmer states that this is a request to rezone approximately 5 acres of property located at 3344 East Cherry from GM, General Manufacturing District to HC, Highway Commercial District, and establishing Conditional Overlay District No. 148. The Growth Management and Land Use Plan identifies this as an appropriate area for Low-Density Housing, however this property and other surrounding property is zoned GM and Highway Commercial to the north. The Major Thoroughfare Plan classifies U.S. 65 Highway as a freeway roadway and Cherry Street as a secondary arterial roadway which supports the proposed land use. The street to the immediate south and west of this property is considered a private street/common area. The proposed use is for auto sales which requires HC zoning. A Traffic Study is required if the site redevelops as anything more intense than the proposed automobile sales use. Buyout in-lieu of stormwater detention is not allowed since water quality is already provided. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Greg Saia, 355 S. Union Blvd, representing CarMax. If required, there is a CarMax presentation.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Thomas motioned to **approve** Z-10-2018 w/COD #148 (3344 East Cherry Street). Mr. Jobe seconded the motion. Ayes: Doennig, Cox, Coltrin, Rose, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Broekhoven and Shuler.

Z-11-2018 w/COD #149

601, 615, & 645 North West Bypass and 3511 West Waddill Street

Applicant: Richard K. Wilson Irrevocable Trust

Mr. Britton Jobe recused himself.

Mr. Hosmer states that this is a request to rezone approximately 3.35 acres of property generally located at 601, 615, 645 North West Bypass and 3511 West Waddill Street from a GM, General Manufacturing District to a HC, Highway Commercial and establishing Conditional Overlay District No. 149. The Growth Management and Land Use Plan identifies this as an appropriate area for Medium Intensity Retail, Office or Housing. The Major Thoroughfare Plan classify West Bypass as an expressway and Waddill Street is classified as a local roadway. A traffic study and a 30-foot by 30-foot right-of-way sight triangle will be required at time of development. Buyout in lieu of stormwater detention will be allowed. No bufferyards are required. Perimeter landscape will be required for redevelopment. Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Laura McCaskill, 2066 S. Emerald Place, owner. We are cleaning up the property and have no intent to develop currently. At the neighborhood meeting one (1) person showed up and had no opposition.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-11-2018 w/COD #149 (601, 615, & 645 North West Bypass and 3511 West Waddill Street). Mr. Rose seconded the motion. Ayes: Doennig, Cox, Coltrin, Rose, Thomas, and Ogilvy. Nays: None. Abstain: None. Absent: Broekhoven and Shuler. Mr. Britton Jobe recused himself.

Z-12-2018 w/COD #147

3661 West Sunshine Street

Applicant: Michael & Victor Paulik

Mr. Hosmer states that this is a request to rezone approximately 1.3 acres of property located at 3661 West Sunshine Street from County C-2, General Commercial District, to GR, General Retail District, and establishing Conditional Overlay District No. 147. The Growth Management and Land Use Plan identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. The Major Thoroughfare Plan classifies Sunshine Street as an expressway roadway and Zimmer Avenue as a collector roadway which supports the proposed land use. The applicant is proposing to construct a new convenience store and fueling station. The property is concurrently being processed for annexation and will have a public hearing at the City Council meeting on June 4th. Buyout in lieu of stormwater detention will not be allowed and detention will be required. The proposed Conditional Overlay District will require a lot combination between the subject properties, dedication of right-of-way, driveway closures and improvements to Zimmer Avenue. MoDOT may require a traffic study and intersection improvements as well. Staff recommends approval.

Ms. Cox asked if the improvements are due to rezoning as a condition being annexed into the City.

Mr. Hosmer stated that public improvements are required as part of the rezoning.

Mr. Doennig opened the public hearing.

Mr. David Lundstrom, 205 Park Central East, representing the developer, Casey's General Store. We are combing two lots into one and annexing into the City and cleaning up the corner. At the neighborhood meeting we had one couple and they asked if this would affect their property value.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Rose motioned to approve Z-12-2018 w/COD #147 (3661 West Sunshine Street). Ms. Cox seconded the motion. Ayes: Doennig, Cox, Coltrin, Rose, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Broekhoven and Shuler.

OTHER BUSINESS:

Initiate Preliminary Plat Renewal
Citywide

Applicant: City of Springfield

Mr. Hosmer states that is an Initiate Preliminary Plat Renewal Text Amendments: Request to initiate amends to the Subdivision Regulations Sec. 36-226. - Major subdivision review procedure. Staff is requesting amendments to the Subdivision Regulations to modify the Major subdivision review procedure to limit the effective period for a preliminary plat. The current regulations allow a preliminary plat to be extended for two years an indefinite number of times. Staff will research how other cities handle this and review state statutes relating to platting. Staff requests that Commission initiate amendments to the Subdivision Regulations 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.

Mr. Doennig opened the public hearing.

No Speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Initiate Preliminary Plat Renewal (Citywide). Mr. Thomas seconded the motion. Ayes: Doennig, Cox, Coltrin, Rose, Thomas, Jobe, and Ogilvy. Nays: None. Abstain: None. Absent: Broekhoven and Shuler.