



# Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: June 7th, 2018

Time: 6:30 p.m.

---

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

## 1. ROLL CALL

## 2. APPROVAL OF MINUTES

**May 10th, 2018**

Documents:

[PZ MINUTES 5-10-2018.PDF](#)

## 3. COMMUNICATIONS

**City Council - May 7th, 2018**

Documents:

[NA05-07-2018.PDF](#)

**City Council - May 21st, 2018**

Documents:

[NA05-21-2018.PDF](#)

## 4. CONSENT ITEMS

### 5. Acquire 523

2715 West Sunshine Street, City Utilities

Documents:

[ACQUIRE 523 SR.PDF](#)

## 6. UNFINISHED BUSINESS

## **7. Conditional Use Permit 434**

2330 West Grand Street, Cowskin Broadcasting, LLC

Documents:

[CUP 434.PDF](#)

## **8. PUBLIC HEARINGS**

### **9. Vacation 794**

Alley between 2300 blk North Kansas Expressway and Bolivar Road, Kansas & Kearney Intersection, LLC

Documents:

[VAC 794 TABLE MEMO.PDF](#)

### **10. Vacation 795**

Alley in the 1800 blk North National Avenue, City of Springfield - Public Works

Documents:

[VAC 795 SR.PDF](#)

### **11. Vacation 796**

Alley in the 1800 blk North Ramsey Avenue, City of Springfield - Public Works

Documents:

[VAC 796 SR.PDF](#)

### **12. Vacation 797**

510 & 514 North Main Avenue, Island Park Properties, LLC

Documents:

[VAC 797 SR.PDF](#)

### **13. Z-13-2018**

4058 South Lone Pine Avenue, LowerDeck94, LLC

Documents:

[Z-13-2018.PDF](#)

### **14. Z-14-2018 W/COD #150**

1712-1718 South Plaza Avenue, Sunshine & Plaza Investment, LLC

Documents:

[Z-14-2018 COD 150 SR.PDF](#)

## **15. OTHER BUSINESS**

## 16. Pearson Creek Urban Service Area (USA) Amendments

Citywide, City of Springfield

Documents:

[USA AMEND 2018 SR.PDF](#)

## 17. Maximum Building Coverage & Floor Area Ratio (FAR) Amendments

Citywide, City of Springfield

Documents:

[MAXIMUM BUILDING COVERAGE AND FLOOR AREA RATIO CLEANUP AMENDMENTS.PDF](#)

## 18. Initiate Landmarks Board Amendments

Citywide, City of Springfield

Documents:

[INITIATE LANDMARKS BOARD MEMBERSHIP AMENDMENTS.PDF](#)

## 19. Redevelopment Plan For The Talmage Redevelopment Area

Generally bounded by Interstate 44 to the north, West Talmage Street to the south, North Fort Avenue to the east, and North Kansas Expressway to west, Greenway Studios North, LLC

Documents:

[TALMAGE REDEVELOPMENT PLAN.PDF](#)

## 20. Redevelopment Plan For The Kearney Street Corridor Redevelopment Area

Generally located along a 3.5 mile section of Kearney Street that extends east from the intersection of North Alberta Avenue and West Kearney Street to a point approximately 900 feet west of the intersection of North Barnes Avenue and East Kearney Street, City of Springfield

Documents:

[KEARNEY STREET CORRIDOR REDEVELOPMENT PLAN.PDF](#)

## 21. 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.

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

**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.



# Agenda

## City Council Meeting

City Council Chambers  
Historic City Hall, 830 Boonville

---

Ken McClure, Mayor

### Zone Councilmembers

Phyllis Ferguson, Zone 1  
Tom Prater, Zone 2  
Mike Schilling, Zone 3  
Matthew Simpson, Zone 4

### General Councilmembers

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

### Upcoming Council Meeting Agenda May 7, 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.

- |                       |                                                                                                                                                        |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | <b>1. ROLL CALL.</b>                                                                                                                                   |
| Approved as Presented | <b>2. APPROVAL OF MINUTES. April 23, 2018 City Council Meeting; April 24, 2018, April 25, 2018, and May 1, 2018 Special City Council Meetings.</b>     |
| Approved as Presented | <b>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.</b> |
|                       | <b>4. CEREMONIAL MATTERS.</b>                                                                                                                          |
| Sworn In              | Swear in <b>Noel Elliot</b> to the Police Civilian Review Board.                                                                                       |
| Sworn In              | Swear in <b>Mike Jungers</b> to the Mayor's Commission on Human Rights and Community Relations.                                                        |
|                       | <b>5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETINGS.</b>                                                 |
|                       | <b>6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.</b>                                                                     |

*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.*

27032

**7. Council Bill 2017-241 Substitute 1. (Ollis)**

A special ordinance approving a redevelopment plan for the 600-610 East Harrison Redevelopment Area, generally located at the southeast corner of the intersection of South Kimbrough Avenue and East Harrison Street; and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and Staff recommend approval.)

27033

**8. Council Bill 2018-095. (Hosmer)**

A special ordinance authorizing the City Manager, or his designee, to enter into a Surface Transportation Program - Urban Program Agreement with the Missouri Highways and Transportation Commission to partially reimburse the base salaries of up to six City employees who work at the Transportation Management Center; and amending the budget of the Department of Public Works for Fiscal Year 2017-2018, in the amount of \$324,000.00.

27034

**9. Council Bill 2018-096. (Fisk)**

A special ordinance amending the budget of the Planning and Development Department for Fiscal Year 2017–2018 in the amount of \$897,000.00, for the purpose of accepting revenues generated by the Springfield Plaza Tax Increment Financing District and Springfield Plaza Community Improvement District; and approving expenditures not to exceed \$897,000.00 from the Springfield Plaza Tax Increment Financing Special Allocation Fund and Springfield Plaza Community Improvement District Fund for City administrative expenses and reimbursement of certified costs incurred by the Developer pursuant to the applicable Tax Increment Financing Redevelopment Agreement and Community Improvement District Cooperative Agreement.

**10. RESOLUTIONS. Citizens May Speak. May Be Voted On. Except Item No. 12. Public Comment Was Taken At The April 23, 2018 City Council Meeting.**

Failed due to the passage of Council Bill 2018-093.

**11. Council Bill 2018-093 Substitute 1. (Ollis)**

A resolution directing the City Manager to delay the bid process for the rehabilitation of the Jefferson Avenue footbridge until: the Landmarks Board has been engaged to provide input on the proposed rehabilitation, that options for improvements to the Lyon and Washington underpasses have been determined, that Ozark Greenways has been consulted on said underpass improvements being integrated into a larger network of trails, and that a comparison of the engineering approaches of VS Engineering and Great River Engineering has been conducted.

10372

**12. Council Bill 2018-093. (Ferguson) Tabled At The April 23, 2018 City Council Meeting To The May 7, 2018 City Council Meeting.**

A resolution authorizing the City Manager to seek bids on the recommended rehabilitation, including options for accessibility pursuant to the Americans with Disabilities Act, of the Jefferson Avenue Footbridge, which is generally located over the Burlington Northern and Santa Fe Railway from Chase Street to Commercial Street; and approving the proposed funding approach.

- 10373      **13. Council Bill 2018-108. (Prater)**
- A resolution authorizing the City Manager to apply for grant funding and pursue sponsorships to support the City's Give 5 Program, provided that the decision to accept any such funds and to enter into any required agreements shall be made by City Council; and placing an expiration date on said authorization.
- 10374      **14. Council Bill 2018-109. (McClure)**
- A resolution recognizing the appointments to the Airport Task Force; and appointing co-chairs to said Task Force.
- 10375      **15. Council Bill 2018-110. (Schilling)**
- A resolution declaring the intent of the City of Springfield to annex approximately 1.3 acres of private property generally located at 3661 West Sunshine Street and referenced as Annexation A-1-18.
- Added to  
Agenda      **15.5 Possible Addition to City Council Agenda; However, A Determination Of Whether It Will Be Added Will Be Made By City Council At The Meeting.**
- 10376      **Council Bill 2018-121. (McClure)**
- A resolution approving the appointment of Marshall Kinne to the Springfield Center City Development Corporation.
- 16. EMERGENCY BILLS.**
- 17. PUBLIC IMPROVEMENTS. Citizens May Speak. May Be Voted On.**
- 27046      **18. Council Bill 2018-111. (Ollis)**
- A special ordinance accepting the bid of Flat Creek Excavating, LLC, in the amount of \$531,645.24 for the construction of sanitary sewers in Joint Sanitary Sewer District No. 78 of Section No. 18, located in the vicinity of Eldon Avenue and San Fernando Drive; authorizing the City Manager, or his designee, to enter into a contract and to approve the bond for said improvement; authorizing progress payments to be made to the contractor; and declaring that this bill qualifies for approval in one reading.
- 19. GRANTS.**
- 20. AMENDED BILLS.**
- 21. COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On. Except Item No. 22, Which Is Anticipated To Be Referred To The Plans and Policies Committee. However, A Determination Of Whether It Will Be Referred Will Be Made By City Council At The Meeting.**

Referred to  
the Plans and  
Policies  
Committee  
for further  
review.

- 22. Council Bill 2018-041 Substitute 1. (McClure) Remanded To The Planning and Zoning Commission For Further Review At The March 12, 2018 City Council Meeting. Anticipated To Be Referred To The Plans and Policies Committee. However, A Determination Of Whether It Will Be Referred Will Be Made By City Council At The Meeting.**

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.

- 23. Council Bill 2018-112. (Prater)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.8 acre of property, generally located at 538 South National Avenue and 1211-1223 East Cherry Street, from GR, General Retail District, and Planned Development No. 297, to Planned Development District No. 361. (Staff and Planning and Zoning Commission recommend approval.) (By: A & M Pizza Real Estate, LLC and Kirk A. Heyle Trust; 1211-1223 East Cherry Street and 538 South National Avenue; Planned Development 361.)

- 24. Council Bill 2018-113. (McClure)**

A general ordinance amending Chapter 36 of the City Code, Article III, 'Zoning Regulations,' Divisions 3, 'Administration, Enforcement, and Review,' Subdivision III, 'Review, Appeals, and Amendments,' Section 36-367, 'Amendments' by adding language to clarify the role of the Planning and Zoning Commission with respect to rezoning applications.

- 25. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.**

- 26. Council Bill 2018-114. (Fisk)**

A special ordinance authorizing the City Manager, or his designee, to enter into a Youth Services Agreement between the Ozark Region Chief Elected Officials, the Ozark Region Workforce Development Board, and the City of Springfield for the purpose of providing directly some or all of the youth workforce investment activities through the City's Departments of Workforce Development and Finance.

- 27. Council Bill 2018-115. (Hosmer)**

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with Greene County and the City of Springfield for 9-1-1 Emergency Communications Services for the purpose of continuing to operate and improve the countywide Enhanced 9-1-1 Emergency Telephone Service.



**28. Council Bill 2018-116. (Ferguson)**

A special ordinance approving the plans and specifications for the Grant Beach Park Box Culvert Project; accepting the bid of Pfeifferkorn & Drury Construction, LLC, in the amount of \$210,120 for said project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

**29. Council Bill 2018-117. (Hosmer)**

A special ordinance approving the plans and specifications for the Sanitary Sewer Overflow Control Program, Group 4 Public Sewer Rehabilitation – Open Cut Repairs project; accepting the bid of Rosetta Construction, LLC, for the project; authorizing the City Manager, or his designee, to enter into a contract for said project; and approving a budget adjustment to amend the Fiscal Year 2017-2018 budget of the Department of Environmental Services Clean Water Enterprise Fund in the amount of \$1,915,250.00.

**30. Council Bill 2018-118. (Ferguson)**

A special ordinance accepting the recommendation of the Hotel-Motel Tax Reallocation Committee to reallocate funds previously awarded by Resolution 10294 to the Commercial Club of Springfield for the rehabilitation of the Jefferson Avenue Footbridge and authorizing said funds to be used for said rehabilitation.

**31. Council Bill 2018-119. (Hosmer, Fisk, Prater, and Schilling)**

A general ordinance amending the Springfield City Code, Chapter 106, 'Traffic and Vehicles,' provisions by amending language in Section 106-1, 'Definitions' and Section 106-203, 'Careless and imprudent driving'; and adding a new section 106-211, 'Careless and distracted operation' to address distracted driving and improve traffic safety in the City. (Plans and Policies Committee recommends approval.)

**32. Council Bill 2018-120. (McClure)**

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).

**33. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.**

Appeared

Mr. Danny Lee Henderson wishes to address City Council.

Did Not  
Appear

Mr. James Decaussin wishes to address City Council.

**34. NEW BUSINESS.****35. UNFINISHED BUSINESS.****36. MISCELLANEOUS.****37. CONSENT AGENDA – FIRST READING BILLS.**

**38. CONSENT AGENDA – ONE READING BILLS.****39. CONSENT AGENDA – SECOND READING BILLS. See Item #3.**

27035

**40. Council Bill 2018-097. (Prater)**

A special ordinance approving the sale of real property located at 1822 North Yates Avenue to T-Rex Excavating, LLC, for \$2,100.00; authorizing the issuance of a deed for the same; and, approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.

27036

**41. Council Bill 2018-098. (Prater)**

A special ordinance approving the sale of real property located at 2230 North East Avenue to Reed Enterprises for \$7,500.00; authorizing the issuance of a deed for same; and, approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.

27037

**42. Council Bill 2018-099. (Simpson)**

A special ordinance approving the sale of real property located at 1716 East Carleton Street to Wicks Homes, LLC, for \$28,652.00; authorizing the issuance of a deed for same and, approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.

27038

**43. Council Bill 2018-100. (Schilling)**

A special ordinance approving the sale of real property located at 1018 South Golden Avenue to J and T Enterprises for \$7,000.00; authorizing the issuance of a deed for same; and approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.

27039

**44. Council Bill 2018-101. (Ferguson)**

A special ordinance approving the sale of real property located at 535 North Warren Avenue to J and T Enterprises for \$7,900.00; authorizing the issuance of a deed for same; and, approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.

27040

**45. Council Bill 2018-102. (Hosmer)**

A special ordinance approving the sale of real property located at 1308 East Scott Street to Mary Humphrey for \$2,500.00; authorizing the issuance of a deed for same; and, approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.

27041

**46. Council Bill 2018-103. (Ollis)**

A special ordinance approving the sale of real property located at 1422 North Concord Avenue to My Boy, LLC, for \$5,500.00; authorizing the issuance of a deed for same; and, approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.

- 27042            47.     Council Bill 2018-104. (Fulnecky)**
- A special ordinance approving the sale of real property located at 2131 North Hoffman Avenue to Reed Enterprises for \$6,000.00; authorizing the issuance of a deed for same; and, approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.
- 27043            48.     Council Bill 2018-105. (Schilling)**
- A special ordinance approving the sale of real property located at 1529 North Jefferson Avenue to T-Rex Excavating, LLC, for \$18,250.00; authorizing the issuance of a deed for same; and, approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.
- 27044            49.     Council Bill 2018-106. (Simpson)**
- A special ordinance approving the sale of real property located at 1532 East Pythian Street to Evangel University for \$12,750.00; authorizing the issuance of a deed for same; and, approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.
- 27045            50.     Council Bill 2018-107. (Simpson)**
- A special ordinance approving the sale of real property located at 2430 North Ramsey Avenue to Reed Enterprises for \$7,500.00; authorizing the issuance of a deed for same; and, approving a budget adjustment to amend the Fiscal Year 2017-2018 budget.
- Confirmed            Confirm the following appointment to the Land Clearance for Redevelopment Authority: Nancy Herchenroeder, with a term to expire March 1, 2021.**
- Confirmed            Confirm the following reappointment to the Public Housing Authority: Cheryl Clay, with a term to expire April 11, 2021.**
- Confirmed            Confirm the following appointment to the Airport Board: Marteze “Tez” Ward, with a term to expire June 1, 2021.**
- Confirmed            Confirm the following reappointments to the Airport Board: James Anderson, and Robert Fulp, with terms to expire June 1, 2021.**
- 51.     END OF CONSENT AGENDA.**
- 52.     ADJOURN.**



# Noted Agenda City Council Meeting

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

**Ken McClure, Mayor**

**Zone Councilmembers**

Phyllis Ferguson, Zone 1  
Tom Prater, Zone 2  
Mike Schilling, Zone 3  
Matthew Simpson, Zone 4

**General Councilmembers**

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

**Upcoming Council Meeting Agenda  
May 21, 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.

- |                       |                                                                                                                                                        |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
|                       | <b>1. ROLL CALL.</b>                                                                                                                                   |
| Approved As Presented | <b>2. APPROVAL OF MINUTES. May 7, 2018 City Council Meeting and the May 8, 2018 Special City Council Meeting.</b>                                      |
| Approved As Presented | <b>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.</b> |
|                       | <b>4. CEREMONIAL MATTERS.</b>                                                                                                                          |
| Sworn In              | Swear in Marteze Ward to the Airport Board.                                                                                                            |
|                       | <b>5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETINGS.</b>                                                 |
|                       | <b>6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.</b>                                                                     |

*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.*

6449

**7. Council Bill 2018-112. (Prater)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.8 acre of property, generally located at 538 South National Avenue and 1211-1223 East Cherry Street, from GR, General Retail District, and Planned Development No. 297, to Planned Development District No. 361. (Staff and Planning and Zoning Commission recommend approval.) (By: A & M Pizza Real Estate, LLC and Kirk A. Heyle Trust; 1211-1223 East Cherry Street and 538 South National Avenue; Planned Development 361.)

6450

**8. Council Bill 2018-113. (McClure)**

A general ordinance amending Chapter 36 of the City Code, Article III, 'Zoning Regulations,' Divisions 3, 'Administration, Enforcement, and Review,' Subdivision III, 'Review, Appeals, and Amendments,' Section 36-367, 'Amendments' by adding language to clarify the role of the Planning and Zoning Commission with respect to rezoning applications.

27047

**9. Council Bill 2018-114. (Fisk)**

A special ordinance authorizing the City Manager, or his designee, to enter into a Youth Services Agreement between the Ozark Region Chief Elected Officials, the Ozark Region Workforce Development Board, and the City of Springfield for the purpose of providing directly some or all of the youth workforce investment activities through the City's Departments of Workforce Development and Finance.

27048

**10. Council Bill 2018-115. (Hosmer)**

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with Greene County and the City of Springfield for 9-1-1 Emergency Communications Services for the purpose of continuing to operate and improve the countywide Enhanced 9-1-1 Emergency Telephone Service.

27049

**11. Council Bill 2018-116. (Ferguson)**

A special ordinance approving the plans and specifications for the Grant Beach Park Box Culvert Project; accepting the bid of Pfefferkorn & Drury Construction, LLC, in the amount of \$210,120 for said project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

27050

**12. Council Bill 2018-117. (Hosmer)**

A special ordinance approving the plans and specifications for the Sanitary Sewer Overflow Control Program, Group 4 Public Sewer Rehabilitation – Open Cut Repairs project; accepting the bid of Rosetta Construction, LLC, for the project; authorizing the City Manager, or his designee, to enter into a contract for said project; and approving a budget adjustment to amend the Fiscal Year 2017-2018 budget of the Department of Environmental Services Clean Water Enterprise Fund in the amount of \$1,915,250.00.

27051

**13. Council Bill 2018-118. (Ferguson)**

A special ordinance accepting the recommendation of the Hotel-Motel Tax Reallocation Committee to reallocate funds previously awarded by Resolution 10294 to the Commercial Club of Springfield for the rehabilitation of the Jefferson Avenue Footbridge and authorizing said funds to be used for said rehabilitation.

Remanded to  
the Plans and  
Policies  
Committee for  
further review

**14. Council Bill 2018-119. (Hosmer, Fisk, Prater, and Schilling)**

A general ordinance amending the Springfield City Code, Chapter 106, 'Traffic and Vehicles,' provisions by amending language in Section 106-1, 'Definitions' and Section 106-203, 'Careless and imprudent driving'; and adding a new section 106-211, 'Careless and distracted operation' to address distracted driving and improve traffic safety in the City. (Plans and Policies Committee recommends approval.)

27052

**15. Council Bill 2018-120. (McClure)**

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.)

**16. RESOLUTIONS.****17. EMERGENCY BILLS. Citizens May Speak. Be Voted On.**

27053

**18. Council Bill 2018-122. (Fulnecky)**

A special ordinance authorizing the City Manager, or his designee, to enter into a Cost Share Agreement, with the Missouri & Northern Arkansas Railroad Company, Inc., and the Missouri Highways and Transportation Commission, for the purpose of sharing in the costs of improving the railroad crossing at Grand Street (US DOT #445 063K) at an estimated cost to the City of \$79,265.50; and declaring an emergency pursuant to City Charter Section 2.12.

**19. PUBLIC IMPROVEMENTS.****20. GRANTS.****21. AMENDED BILLS.****22. COUNCIL BILLS FOR PUBLIC HEARING.****23. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.****24. Council Bill 2018-123. (Fisk)**

A special ordinance setting a preliminary tax levy on real and personal property for current expenses and debt retirement of the City of Springfield, Missouri, and its boards and agencies for Fiscal Year 2018-2019; and declaring an emergency.

**25. Council Bill 2018-124. (McClure)**

A special ordinance adopting a budget for the City of Springfield, Missouri, for Fiscal Year July 1, 2018, through June 30, 2019, providing that certain amounts shown in the budget document are appropriated for the various departments specified in said budget, and declaring an emergency.

**26. Council Bill 2018-125. (Ollis)**

A special ordinance authorizing the City Manager, or his designee, to enter into an Addendum to the Amended and Restated Lease Agreement with the Agricultural and Mechanical Society of Springfield, Missouri, ("the Fair Board") for the purpose of allowing the sale and serving of alcohol in additional areas during the annual Ozark Empire Fair, provided the Fair Board has a valid liquor license allowing service in such areas and complies with certain other requirements.

**27. Council Bill 2018-127. (Ferguson)**

A special ordinance authorizing the City Manager, or his designee, to enter into a cost-sharing agreement with Willard Public Schools for the purpose of constructing turn lane additions on Mount Vernon Street and Miller Avenue; and amending the budget of the Department of Public Works for Fiscal Year 2017-2018 in the amount of \$130,520.68 to appropriate the contribution to be received from Willard Public Schools pursuant to said cost-sharing agreement.

**28. Council Bill 2018-128. (Simpson)**

A special ordinance approving the plans and specifications for the Mount Vernon Street and Miller Avenue Project; accepting the bid of APAC-Central, Inc., in the amount of \$212,421, for said project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

**29. Council Bill 2018-129. (Schilling)**

A special ordinance approving the plans and specifications for the Scenic Sidewalk Project; accepting the bid of Woody's Express Trucking, LLC, in the amount of \$229,883.73 for said project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

**30. Council Bill 2018-130. (Fulnecky)**

A special ordinance amending Special Ordinances 26739 and 26740 for the purpose of authorizing the City Manager, or his designee, to exercise any necessary powers, including the execution of any agreements, which are required to complete projects funded by the 1/4-Cent Capital Improvements Sales Tax and the 1/8-Cent Transportation Sales Tax.

**31. Council Bill 2018-131. (Schilling)**

A special ordinance authorizing the City Manager, or his designee, to enter into the Watershed Committee of the Ozarks Sponsorship Agreement for the purpose of continuing to support the drinking water and water quality activities of the Watershed Committee.

**32. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.**

Appeared

Mr. Christopher Keenan wishes to address City Council.

Did Not  
Appear

Mr. David Warren wishes to address City Council.

**33. NEW BUSINESS.**

Recommended

The Mayor recommends the following appointment to the Springfield-Greene County Public Library Board: Emily Denniston to fill the unexpired term of Matthew Simpson. Ms. Denniston's term will expire July 1, 2020.

Recommended

The City Manager recommends the following appointments to the Art Museum Board: Matt Edwards, with a term to expire June 1, 2021 and Tiffany Brunner, to fill the unexpired term of Jennifer Kennally. Ms. Brunner's term will expire June 1, 2020.

Recommended

The City Manager recommends the following reappointments to the Art Museum Board: Norene Rinker and Jeffrey Schmitt, with terms to expire June 1, 2021.

Referred

Refer to the Plans and Policies Committee the topic of e-cigarette regulations.

**34. UNFINISHED BUSINESS.**

**35. MISCELLANEOUS.**

**36. CONSENT AGENDA – FIRST READING BILLS. See Item #3.**

**37. CONSENT AGENDA – ONE READING BILLS. See Item #3.**

10377

**38. Council Bill 2018-135. (Prater)**

A resolution authorizing the City Manager, or his designee, to apply for a Tree Resource Improvement Maintenance Grant from the Missouri Department of Conservation which includes a matching funds requirement if awarded, for the purpose of preparing planting sites in the Rountree and Delaware neighborhoods for the new NeighborWoods Program.

10378

**39. Council Bill 2018-136. (McClure)**

A resolution approving the reappointments of Tyler Creach, Kerry Rovig and Evelyn Reynolds to the Board of Directors of the Brentwood N/S Community Improvement District. (Staff recommends approval.)

10379

**40. Council Bill 2018-137. (McClure)**

A resolution approving the appointments of Andy Lear and Scott Bailes to the Springfield Center City Development Corporation. (Staff recommends approval.)

**41. CONSENT AGENDA – SECOND READING BILLS.**

**42. END OF CONSENT AGENDA.**

**43. ADJOURN.**



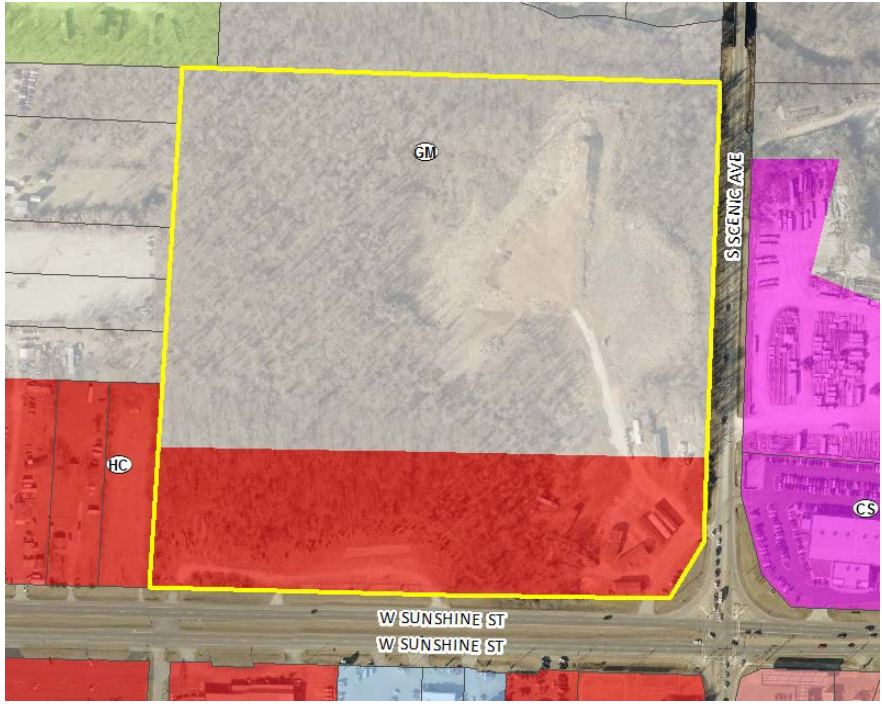
# Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JUNE 7, 2018

CITY COUNCIL PUBLIC HEARING:

N/A



**CASE NUMBER:**

**Request to Acquire No. 523**

**LOCATION:** 2715 West Sunshine Street

**ACRES:** 37.67

**EXISTING LAND USE:** Clean Fill Site

**APPLICANT:** City Utilities

**STAFF:** Jared Follin, 864-1612

**STAFF RECOMMENDATION:**  
Approve

**PROPOSED MOTION:**  
Move to approve Acquisition No. 523

## Applicants Proposal:

City Utilities proposes to acquire property located at 2715 West Sunshine Street. The purpose of the proposed purchase is to allow City Utilities to continue the operation of the clean fill site located on the property. It was determined through an internal study that purchasing the property would be more cost effective than finding a new location.

## FINDINGS FOR STAFF RECOMMENDATION:

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

## SURROUNDING ZONING AND LAND USES:

|          | NORTH               | SOUTH         | EAST     | WEST                |
|----------|---------------------|---------------|----------|---------------------|
| ZONING   | GM/R-MHC            | HC/IC         | GM/CS    | GM/HC               |
| LAND USE | Single-family homes | Greenway/Park | Cemetery | Single-family homes |



# Development Review Staff Report



## SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



## GOOGLE MAPS STREET VIEW:



# Development Review Staff Report



## PLANNING AND ZONING COMMISSION REVIEW:

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

## COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area appropriate for Medium Intensity Retail, Office, or Housing. The site is currently used by City Utilities as a clean fill site. Although the use is not compatible with the land use designation, it does not preclude the property from utilizing future uses consistent with the *Comprehensive Plan*.

## STAFF COMMENTS:

### PLANNING AND DEVELOPMENT

1. Approval of this request is consistent with the *Growth Management and Land Use Plan* of the *Comprehensive Plan* which identifies this as an appropriate area to plan for Medium Intensity Retail, Office, or Housing. Although clean fill sites are not compatible with the land use designation, it does not preclude the property from utilizing future uses consistent with the *Comprehensive Plan*.
2. The property is zoned two different zoning designations, Highway Commercial (HC) and General Manufacturing (GM), with the clean fill site operating within the GM zoning portion of the property.
3. Approval will allow for City Utilities to continue utilizing the property as a clean fill site.
4. The following language from Article XI, Section 11.7.3, of the City Charter sets forth the Planning and Zoning Commission's function regarding the acquisition of property and the process for appeal of such decision:

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

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

In the case of this proposed property acquisition, appeal of the decision of the Planning and Zoning Commission would be to City Council.



## ENVIRONMENTAL SERVICES – CLEAN WATER SERVICES

1. No objection to acquisition. Public sewer is available in the southeast corner of the property however that only serves the east half of the property. The west half could not use this sewer because there is a drainage channel that goes through the property.

## PUBLIC WORKS – STORMWATER DIVISION

1. Stormwater has no issues with the acquisition of this property, but it should be noted that there is a stream running through this property that should have a 30 ft buffer shown in a stream buffer easement in the near future.
2. No stormwater improvements will be required unless this site develops further.

## MODOT

1. One of the 3 western drives on Sunshine may remain open. The other 2 and the far eastern drive nearest FR 137 shall be removed. A MODOT permit will be required for this work.

# Development Review Staff Report



## LAND ACQUISITION POLICY:

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

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

### RESPONSE:

*We are following current policies.*

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

### RESPONSE:

*No change in land use is planned.*

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

### RESPONSE:

*No permanent structures exist on the property.*

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

### RESPONSE:

*No permanent structures exist on the property.*

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

### RESPONSE:

*No permanent structures exist on the property.*

# Development Review Staff Report



## LEGAL DESCRIPTIONS:

ALL OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF SECTION TWENTY-EIGHT 9280, TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), EXCEPT ANY PART THEREOF NOW USED FOR PUBLIC HIGHWAYS IN GREEN COUNTY, MISSOURI.

---

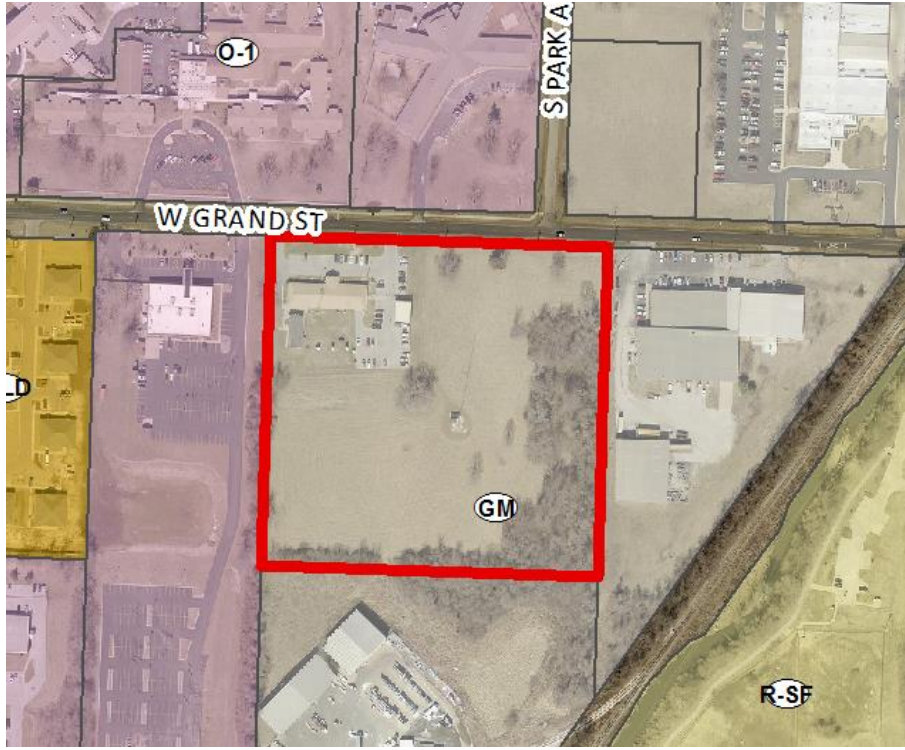
# Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JUNE 7, 2018

CITY COUNCIL PUBLIC HEARING:

JULY 2, 2018



**CASE NUMBER:**

Conditional Use Permit 434

**LOCATION:** 2330 West Grand Street

**ACRES:** 10 acres

**EXISTING LAND USE:** Radio Station

**APPLICANT:** Cowskin Broadcasting, LLC

**STAFF:**

Michael Sparlin, Senior Planner  
417-864-1091

**STAFF RECOMMENDATIONS:**

Approve w/Conditions

**PROPOSED MOTION:**

Move to approve Conditional Use Permit 434 as submitted.

## SUMMARY OF REQUEST:

This is a request to approve a Conditional Use Permit to allow a Tier V Telecommunication Tower in a GM, General Manufacturing District generally located at 2330 West Grand Street.

## FINDINGS FOR STAFF RECOMMENDATION:

1. This application meets the approval standards for a Conditional Use Permit and is in conformance with the intent and purpose of standards for towers.
2. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.

## SURROUNDING ZONING AND LAND USES:

|                 | NORTH                                       | SOUTH                | EAST                 | WEST                |
|-----------------|---------------------------------------------|----------------------|----------------------|---------------------|
| <b>ZONING</b>   | O-1                                         | GM                   | GM                   | O-1                 |
| <b>LAND USE</b> | Assisted Living & Residence care facilities | Commercial Warehouse | Commercial Warehouse | Knights of Columbus |



# Development Review Staff Report



## SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



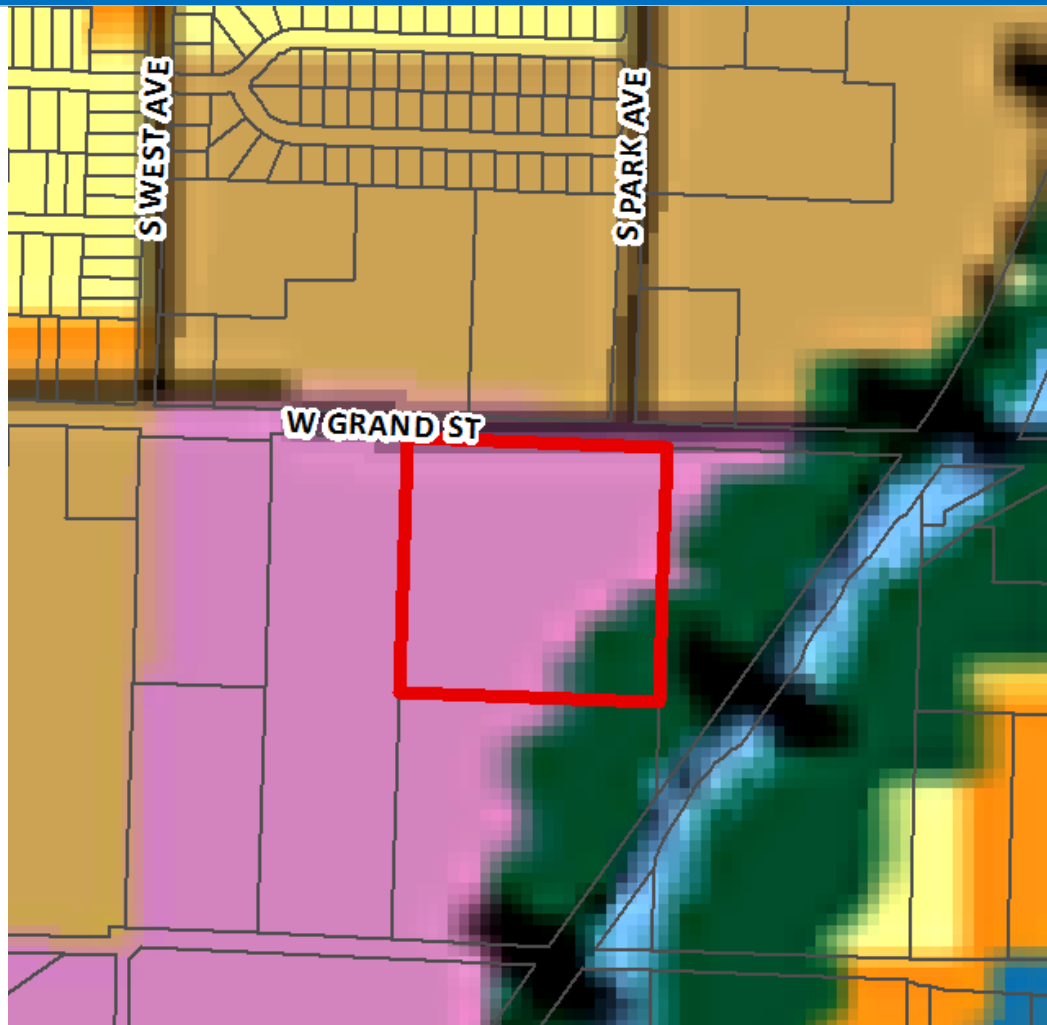
## GOOGLE MAPS STREET VIEW:





# 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:

A Use Permit for the existing 180-foot tower was not required because it was constructed prior to an ordinance requiring "tall towers" be approved with a Use Permit.

A Use Permit was approved with Council Bill No. 89-506 in December 1989 to permit a 67-foot tower.

The subject property was zoned GM, General Manufacturing District in 1995 during the citywide re-mapping by General Ordinance 4494. This ordinance would now allow the 67-foot tower by right.

## ZONING ORDINANCE REQUIREMENTS:

### Sec. 36-363. - Conditional Use Permit

- (1) *Purpose.* The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located so as to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.
- (8) *Period of validity.*
- (a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18-month period:
    - 1. A building permit is obtained and the erection or alteration of a structure is started; or
    - 2. An occupancy permit is obtained and the conditional use commenced.
- The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.
- (b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.
- d. *Damage or destruction.* In the event that the principal building or structure on the property is damaged or destroyed, by any means, to the extent of more than 75 percent of the replacement cost of the building or structure at the time such damage occurred, such building or structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located and the property shall not continue to be used for the uses permitted by the provisions of this section.

| CODE ITEM  | REQUIREMENTS FOR GM                                                                                        |
|------------|------------------------------------------------------------------------------------------------------------|
| Open Space | Not less than 15 percent of the total lot area shall be devoted to open space including required yards and |

# Development Review Staff Report



|                                     |                                                                                                                                                                                                                                                                                       |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials. |
| <b>BULK PLANE</b>                   | <b>BUFFERYARD AND LANDSCAPING</b>                                                                                                                                                                                                                                                     |
| There is no bulk plane requirement. | Whenever a development in a GM district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards.                                          |

## COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Light Industrial, Office and Office-Warehouse. Manufacturing, assembly, office and warehousing activities are included in this category.

The subject property is located on Grand Street which is classified as a Primary Arterial.

## STAFF COMMENTS:

1. The applicant is requesting approval for a Conditional Use Permit to allow a 195-foot tower for radio signal transmission within in a GM, General Manufacturing District, generally located at 2330 West Grand Street. The *Zoning Ordinance* requires a Conditional Use Permit for Tier V telecommunication tower in GM, General Manufacturing District. A radio station is located on the subject property and the tower will enable the radio station to deliver their broadcast. There are two existing towers located on the subject property. Approval of this application will permit a third tower on the property. The applicant has provided a letter (Attachment 8) that states the existing towers are not tall enough for their intended purpose and were not designed for the additional weight of the equipment and would cause failure to the existing towers.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Light Industrial, Office and Office-Warehouse. Manufacturing, assembly, office and warehousing activities are included in this category. The subject property is located on Grand Street which is classified as a Primary Arterial.
3. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located so as to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The applicant has provided responses to the standards for Conditional Use Permits. The applicant has also provided a letter stating the need for the proposed tower (Attachment 8) and engineering reports concerning tower ice fall (Attachment 6) and projected tower fall area (Attachment 7).
4. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 of the *Zoning Ordinance*. Any development of this property must also follow the GM, General Manufacturing District requirements. The general standards and responses for conditional use permits are listed in Attachment 3 and additional standards and applicant responses for towers are listed in Attachment 4.
5. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
6. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in Attachment 1.

# Development Review Staff Report



## NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on March 15, 2017 regarding the request for a conditional use permit. A summary of this meeting is included in Attachment 4.

## PUBLIC NOTIFICATION:

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

|                                                    |             |
|----------------------------------------------------|-------------|
| Notices sent to property owners within 185 feet: 5 | Returned: 0 |
|----------------------------------------------------|-------------|

# Development Review Staff Report



## DEPARTMENT COMMENTS:

### ATTACHMENT 1

#### DEPARTMENT COMMENTS FOR CONDITIONAL USE PERMIT 434

#### BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to use permit. The site shall meet all other standards of the *Zoning Ordinance* and other applicable ordinances during building permit review.

#### PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

##### **STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION**

City's Transportation Plan classifies W. Grand Street as a Primary Arterial roadway. The standard right-of-way width for W. Grand Street is 50 feet from the centerline. It appears approximately 20 feet of additional right-of-way is needed along W. Grand Street. However, due to the proposed conditional use, there is not an increase in intensity of the site, and therefore, additional right-of-way is not required. A survey is recommended to determine the exact amount of existing right-of-way. W. Grand Street is a city maintained streets.

##### **TRAFFIC COUNTS & ON-STREET PARKING**

The most recent traffic count on W. Grand Street west of S. Kansas Expressway is 8,180 vehicles per day. On-street parking is not allowed along W. Grand Street.

##### **DRIVEWAY ACCESS**

There is currently one driveway access point onto the property from W. Grand Street. Any new proposed driveway approaches must meet the minimum spacing requirements for a Primary Arterial Roadway, as described in City Code.

##### **SIDEWALK**

There is sidewalk that is currently being constructed along the property frontage of W. Grand Street – by the City of Springfield.

##### **TRAILS, BUS STOPS, & ADDITIONAL INFORMATION**

The Jordan Creek Greenway Trail is just to the east of the property pertaining to this Conditional Use Permit. There are bus stops along W. Grand Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

##### **IMPROVEMENTS**

None required. A Traffic Impact Study was not required, as the construction of a 195-foot radio tower does not increase the trip generation. The City of Springfield is currently constructing sidewalk along the property frontage of W. Grand Street – planned completion of March 30<sup>th</sup>. The City also has plans to reconstruct the Grand Street Bridge just to the east of the property pertaining to this Conditional Use Permit. Construction is planned to start March 12<sup>th</sup> and be completed by October of 2018.

##### **SITE PLAN**

Traffic has no concerns with the proposed location of the 195-foot radio tower. The tower is not within public right-of-way.

#### **TRAFFIC - TABLE 1: PLANNED DEVELOPMENT/CONDITIONAL USE PERMIT DETAILS**

---

# Development Review Staff Report



|                            | Street Name     | Street Classification | On-Street Parking | Existing Street ROW From Centerline (ft) | Required Street ROW From Centerline (ft) |
|----------------------------|-----------------|-----------------------|-------------------|------------------------------------------|------------------------------------------|
| Street                     | W. Grand Street | Primary Arterial      | No                | 30                                       | 50                                       |
|                            |                 | AM Peak               | PM Peak           | Weekday                                  | Weekend                                  |
| Existing Trips Generated   |                 | 100                   | 100               | 630                                      | 630                                      |
| *Proposed Trips Generated  |                 | 100                   | 100               | 630                                      | 630                                      |
| Additional Trips Generated |                 | 0                     | 0                 | 0                                        | 0                                        |

\*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

## STORMWATER COMMENTS:

The property is in the Jordan Creek Lower Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of stormwater detention may be permissible. Since the project will be disturbing less than one (1) acre a land disturbance permit will not be required. There are no sinkholes on this property.

Site drains to southeast.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events.
2. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.

| Public Works Stormwater Division   | Response                  |
|------------------------------------|---------------------------|
| Drainage Basin                     | Jordan Creek Lower Branch |
| Is property located in Floodplain? | No                        |
| Is property located on a sinkhole? | No                        |
| Is stormwater buyout an option?    | May be considered         |

## CLEAN WATER SERVICES COMMENTS:

No impact on public sewer. No objection to use permit.

## FIRE DEPARTMENT COMMENTS:

No objection to use permit.

# Development Review Staff Report



## CITY UTILITIES COMMENTS:

No objection to use permit.



# Development Review Staff Report



## REQUIREMENTS FOR APPROVAL:

### ATTACHMENT 2

#### REQUIREMENTS FOR CONDITIONAL USE PERMIT 434

1. The tower is permitted provided it is in substantial conformance with Attachment 5 and Section 36-363 (10) (b) 1.
2. The site shall meet all other standards of the *Zoning Ordinance* and other applicable ordinances.

# Development Review Staff Report



## ATTACHMENT 3 STANDARDS FOR CONDITIONAL USE PERMIT 434

| 36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:                                                                                                                                                                                                 | Applicant Response:                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan.                                                                                                                                                                                                                                                      | Yes, the proposed conditional use permit will be within Springfield Policies.                                                                                                                                                                                                                                       |
| 2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.                                                                                                                                                                                         | The tower will not adversely affect safety since it will be set back 268 ft. from Grand St.                                                                                                                                                                                                                         |
| 3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control.                                                                                                                                                                                                                                       | Yes, since this is a tower that is outside and not attached to a building, no electricity will be on the tower, and the tower will be grounded for lightning.                                                                                                                                                       |
| 4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.                                                                                                                                                                                                                                                            | There will be no increase of water to adjacent properties and will comply with storm water regulations.                                                                                                                                                                                                             |
| 5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.                                                                                                                                                                                                | The tower will not generate noise.                                                                                                                                                                                                                                                                                  |
| 6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extend such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.                                                                                   | The tower will be behind our building and will not have any lighting on it, so no glare will be present.                                                                                                                                                                                                            |
| 7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site.                                                                                                                                                                                                                                               | No signs or lighting will be on this tower.                                                                                                                                                                                                                                                                         |
| 8. Such signs will not have an adverse effect on any adjacent properties.                                                                                                                                                                                                                                                                                                | No signs will be on this tower.                                                                                                                                                                                                                                                                                     |
| 9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.                                                                                                                                                                                                                | No new traffic will be generated because this is a tower and no additional traffic added. Also, there is presently off street parking for the radio station.                                                                                                                                                        |
| 10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare. | There will be no adverse effects on any of the surrounding properties. This will not change the character of the neighborhood, since the present location is already being used for this purpose. There will not be any changes in the traffic conditions, public health, safety, or general welfare to the public. |
| 11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the                                                                                         | The tower will be located behind our existing building at 2330 W. Grand St. and towards the middle of the 10-acre lot. This should not change or interfere with the development of the surrounding properties, since there is a tower there now.                                                                    |

# Development Review Staff Report



| 36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:                                                                                                                                                             | Applicant Response:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:</p> <ol style="list-style-type: none"> <li>The location, nature and height of buildings, structures, walls and fences on the site; and</li> <li>The nature and extent of landscaping and screening on the site.</li> </ol> | <p>The property is zoned General Manufacturing and the construction of the tower will be in accordance with the district regulations.</p> <p>The property is adjacent to GM and O-1 zoning. The tower will be located more than 500 ft. away from the closest residential use to the west, zoned R-LD. The tower will be located more than 900 ft. from the closest residential-single family use to the north.</p> <p>The tower will not require any changes to the existing trees.</p> <p>Unfortunately, the existing tower is 15 ft. shorter than needed and is not built strong enough to handle the Studio Transmitter Link dishes that are required for getting the audio to the transmitter sites.</p> |
| <p>12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.</p>                                                                                           | <p>There will be no changes to the land as this tower will be sitting on piers that will be at ground level. The rest of the property will remain unchanged with the construct of the tower.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.</p>                                                                                                                                                                     | <p>This tower will not destroy any natural or historic feature, since it is near our present building and the open field will not be touched.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.</p>                                                                                                                             | <p>The tower will comply with all regulations according to the City of Springfield regulations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.</p>                                                                                                                                                                                            | <p>Yes, since KTTS is the Emergency Alert System Lead in Springfield MO, this tower will give us better control and backups to make sure the public gets information during emergencies.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect</p>                             | <p>No off-street parking or loading will be needed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.</p>                                                                                                                                  | <p>No off-street parking or loading will be needed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

# Development Review Staff Report



| 36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:                                                                                                                                                                                                            | Applicant Response:                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.                                                                | The tower will not generate additional traffic and is placed on the property as to not interfere with vehicular traffic or circulation.                           |
| 19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.                                                                                                                                                                                                                      | The tower will not interfere with any easements, roadways, rail lines, utilities, or rights-of-way. The distances are within the City of Springfield regulations. |
| 20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.                                                                                                                                                        | No changes in any of the existing structures                                                                                                                      |
| 21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services. | All essential public facilities and services are presently on site and will be maintained with easy access and will have adequate services.                       |

# Development Review Staff Report



## ATTACHMENT 4 ADDITIONAL STANDARDS AND RESPONSES FOR TOWERS CONDITIONAL USE PERMIT 434

| 36-363 (10) (b) 1. Approval Standards. All applications for a conditional use permit for a tower shall comply with the following requirements.                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Applicant Response:                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Structures shall be set back from adjoining residential-zoned property, public property, or streets sufficient to:                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | A. Contain on-site substantially all ice-fall or debris from tower failure;                                                                                                                                                                                                                                                                                                                                                                                                                                                     | As per the attached "Tower Ice Fall Analysis" and "Analysis and Projected Fallover" reports, all ice and debris will be contained on our property.                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | B. Preserve the privacy of adjoining residential-zoned property. The site is of sufficient size to comply with this standard if:                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | i. Accessory structures comply with the setback standards in the zoning district;                                                                                                                                                                                                                                                                                                                                                                                                                                               | There will be no accessory structures for this tower.                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ii. The tower base is set back from adjoining residential-zoned property, public property or a street by a distance equal to 50 percent of the height of the tower up to 100 feet, plus one foot for each foot over 100 feet in height, unless the tower is designed for collocation of at least two additional carriers in which case the setbacks for structures in the zoning district where the tower is located shall be complied with, or the distance between the tower base and guy wire anchors, whichever is greater; | By this formula, the 195' tower would need to be set back a minimum of 150'. The distance to the street is 268'. The distance to the south, east and west are a minimum of 200'. This is a self-supporting tower so no guy anchors are required.                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | iii. The tower is set back from adjoining land in other districts by the rear yard setback required in the adjoining district;                                                                                                                                                                                                                                                                                                                                                                                                  | Yes, the tower will be a minimum of 200' to all other property.                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | iv. Guy wire anchors are set back at least 25 feet from an adjoining residential-zoned property, public property or a street; and                                                                                                                                                                                                                                                                                                                                                                                               | Not Applicable, Self-Supporting Tower does not have guy wires.                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | v. Guy wire anchors are set back at least the rear yard setback from adjoining land in other districts.                                                                                                                                                                                                                                                                                                                                                                                                                         | Not Applicable, Self-Supporting Tower does not have guy wires.                                                                                                                                                                                                                                                                                                                                            |
| 2. The tower shall be set back from other on- and off-site towers and supporting structures far enough so one tower will not strike another tower or support structure if a tower or support structure fails.                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | As per attached "Analysis and Projected Fallover" report, the two towers will not cause failure to the other tower should one fail. The proposed self-supporting tower is expected to fall within a 55 ft. radius from the center of the tower. The existing tower 180 ft. will fall within the confines of the guy wires and would most likely fall within a 90 ft. radius from the center of the tower. |
| 3. The tower shall have the least practicable adverse visual effect on the environment. A tower complies with this standard if it has a galvanized finish, is painted silver, or, if constructed of aluminum remains unfinished and is not artificially lighted, unless state or federal regulations require certain painting or lighting standards. If there is an existing building or proposed building on the site of the proposed tower, every attempt shall be made to |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The tower will be Galvanized and will not require lighting. The present building will be between the tower and the street with trees on the other three sides of the property to stop adverse visual effects.                                                                                                                                                                                             |

# Development Review Staff Report



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| place the tower so that the building is located between the tower and the adjoining street or to incorporate the tower in the design of the building to reduce the visual impact of the tower. If more than one street adjoins the proposed site, the building should be sited between the tower and the street with the highest functional street classification as designated by the major thoroughfare plan. If two or more streets have the same functional street classification, the building should be sited between the tower and the street with the highest current traffic volumes. |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                             |
| 4. Existing on-site trees and shrubs shall be preserved to the maximum extent practicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                             | No changes required.                                                                                                                                                                                                                        |
| 5. Where the tower base or related facilities are located within 300 feet of residential-zoned property, public property or a street without an intervening building, the tower base and related facilities shall be landscaped as follows:                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                             | The tower proposed tower is not located within 300 ft. of residential-zoned property or public property. The tower base is within 300 ft. of a street and does not have an intervening building directly between the tower base and street. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A. For all towers:                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | i. At least one row of evergreen shrubs spaced not more than five feet apart and capable of forming a continuous hedge at least five feet in height within two years of planting shall be located within 20 feet of the tower base and related facilities to provide a screen from residential-zoned property, public property or a street. | These landscaping requirements will be adhered to on street-side of the tower.<br><br>The tower proposed tower is not located within 300 ft. of residential-zoned property or public property.                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ii. At least one row of evergreen trees or shrubs, at least four feet high when planted and spaced not more than 15 feet apart shall be located within at least 50 feet of the tower base and related facilities.                                                                                                                           | These landscaping requirements will be adhered to on street-side of the tower.<br><br>The tower proposed tower is not located within 300 ft. of residential-zoned property or public property.                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | B. For a tower greater than 200 feet tall, at least one row of deciduous trees, not less than one and one-half inches diameter measured three feet above grade, and spaced not more than 20 feet apart and located within 75 feet of the tower base and related facilities.                                                                 | Not applicable. This tower is only 195' tall.                                                                                                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | C. Vegetation, topography, walls, fences and features other than those required above may be used or the plantings required above may be located elsewhere on the site or the larger parcel of which the site is a part if the city council finds they:                                                                                     | The applicant is agreeable to the landscaping described above.                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | i. Achieve about the same degree of or greater screening as the plantings required above;                                                                                                                                                                                                                                                   | The applicant is agreeable to the landscaping described above.                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ii. Affect the stability, security, or maintenance of guy wires;                                                                                                                                                                                                                                                                            | The applicant is agreeable to the landscaping described above.                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | iii. Are needed for surveillance and security of structures; or                                                                                                                                                                                                                                                                             | The applicant is agreeable to the landscaping described above.                                                                                                                                                                              |



# Development Review Staff Report



|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                       |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|    | iv. Are used for continued operation of a forest or agricultural uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The applicant is agreeable to the landscaping described above.                                                                        |
|    | D. If city council finds the planting requirement specified above would serve no useful purpose, the requirement may be waived provided the applicant pays a fee-in-lieu equal to the developer's cost for purchasing and installing similar plantings. Such fee shall be paid in cash or cashier's check and shall be used to purchase and install plantings in public rights-of-way, parks, and schools as identified in the city's capital improvement program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | The applicant is agreeable to the landscaping described above.                                                                        |
|    | E. All plant material shall be tended and maintained in a healthy growing condition and replaced when diseased, irreparably damaged, or dead. The buffer yard required above shall be planted in lawn unless ground cover is already established and shall be kept neat, clean and free from litter, debris, and noxious weeds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Plant material will be tended and maintained in a healthy growing condition and replaced when diseased, irreparably damaged, or dead. |
| 6. | Traffic associated with the facility shall not adversely affect adjoining streets. Vehicular access shall be limited to a major street if the site adjoins both a major and local street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | There will not be an increase of traffic and off street parking is available.                                                         |
| 7. | At least two off-street parking spaces and one additional space for each two on-site personnel shall be provided unless more than 30 spaces already exist on the same premises and use of such spaces for tower personnel is available and authorized by the owner of the premises. Parking shall be screened in accordance with section 36-480, screening and fencing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | More than 30 parking spaces exit on our premises.                                                                                     |
| 8. | <p>A tower shall be sited outside of Central Springfield unless it is demonstrated:</p> <p>Sites outside the center city will not accommodate the proposed tower, considering size, topography and physical features; or</p> <p>The proposed equipment or its equivalent on a tower outside the center city cannot function effectively or at least in parity with other similar equipment in place or approved by the Springfield City Council.</p> <p>For the purposes of these restrictions, the Central Springfield is defined as the area of Springfield containing the central business district and most of the historically and architecturally significant resources of the city, specifically defined by the south boundary of the railroad right-of-way north of Commercial Street on the north, Glenstone Avenue on the east, Grand Street on the south and Kansas Expressway on the west.</p> <p>Planned equipment will cause RF interference with other existing or planned equipment for that tower, and the interference cannot be prevented at a reasonable cost.</p> | The Tower is sited outside the Central Springfield area.                                                                              |
| e. | Application contents. An application for approval of a new transmission tower shall include:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Please see the Site Plan and reports covering this.                                                                                   |
|    | (i) A site plan drawn to scale and identifying the site boundary; tower(s); guy wire anchors; existing and proposed structures; vehicular parking and access;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | A site plan is attached (attachment 9).                                                                                               |



# Development Review Staff Report



|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                        |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|    | existing vegetation to be retained, removed, or replaced; and uses, structures, and land-use designations on the site and adjoining parcels;                                                                                                                                                                                                                                                                                                           |                                                                                                                        |
|    | (ii) A plan drawn to scale showing proposed landscaping, including species type, size, spacing and other features; and                                                                                                                                                                                                                                                                                                                                 | Additional landscaping is not required per Conditional Use Permit.                                                     |
|    | (iii) Evidence that the planned transmission facilities cannot be accommodated on an existing or approved tower and that the planned tower cannot be accommodated on an existing or approved tower site. The city council may consider expert testimony to determine whether other towers or sites could accommodate the planned facilities and whether fees and costs associated with the use of an existing or planned tower or site are reasonable. | See attached letter from David Rahmoeller, Director of Engineer, detailing need for the proposed tower (Attachment 8). |
| f. | Conflict with FCC or FAA regulations. In the event there is a conflict between these regulations and Federal Communications Commission (FCC) or Federal Aviation Administration (FAA) regulations, the FCC or FAA regulations shall govern.                                                                                                                                                                                                            | The tower is within FCC and FAA regulations.                                                                           |

# AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: No Change, Addition of new Tower to \_\_\_\_\_  

(existing zoning)
(proposed zoning)
2. Meeting Date & Time: Monday, March 15, 2018
3. Meeting Location: Knights of Columbus, 2340 W. Grand St. Springfield, MO 65802
4. Number of invitations that were sent: 21 invitations 500' radius
5. How the mailing list was generated: By the City of Springfield, MO Planning and Zoning
6. Number of neighbors in attendance (attach a sign-in sheet): 0
7. List the verbal comments and how you plan to address any issues:  
 (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

No one showed up for the meeting.

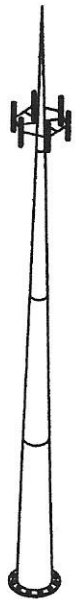
8. List or attach the written comments and how you plan to address any issues:

No written comments were received by Scripps Media.

I, David Rahmoeller (print name), attest that the neighborhood meeting was held on March 15, 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

David Rahmoeller  
 Printed name of person completing affidavit



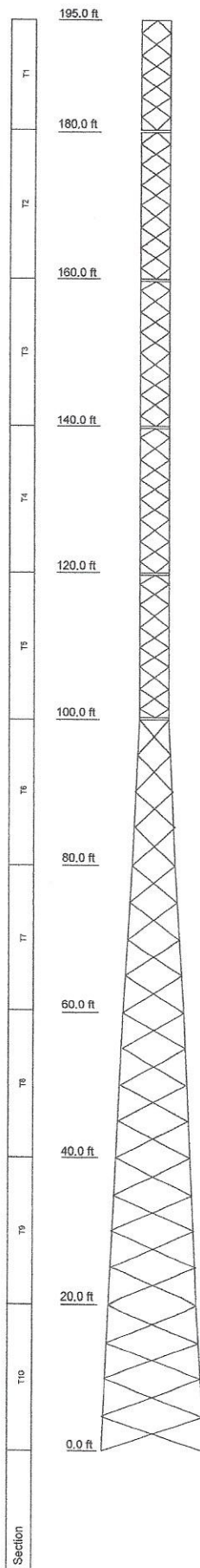
**TOWER ICE FALL ANALYSIS**  
**195' SELF SUPPORTING TOWER**  
**SITE: SPRINGFIELD, MISSOURI**  
**GREENE COUNTY**

02-27-18



*Leo L. Roberts*  
2-2-18

**LEO L. ROBERTS, P.E.**  
8809 N. 145th E. AVE. OWASSO, OK 74055  
918-272-8680



### DESIGNED APPURTENANCE LOADING

| TYPE                | ELEVATION | TYPE                       | ELEVATION |
|---------------------|-----------|----------------------------|-----------|
| A-3 Lightning Spur  | 195       | Future LPX-1E (7/8" Flex)  | 175       |
| 6' Grid (7/8" Flex) | 190       | 6' Grid (7/8" Flex)        | 170       |
| 6' Grid (7/8" Flex) | 180       | Future 6' Grid (7/8" Flex) | 160       |

### MATERIAL STRENGTH

| GRADE   | Fy     | Fu     | GRADE | Fy     | Fu     |
|---------|--------|--------|-------|--------|--------|
| A572-50 | 50 ksi | 65 ksi | A36   | 36 ksi | 58 ksi |

### TOWER DESIGN NOTES

1. Tower is located in Greene County, Missouri.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 90 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 30 mph basic wind with 1.00 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Structure Class II.
7. Topographic Category 1 with Crest Height of 0.000 ft
8. Tower sections have flange connections.
9. Typical connections use galvanized A325 bolts or equal substitute along with nuts and/or nut locking devices. Installation per ANSI/TIA-222 specifications.
10. Tower members are "hot dip" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
11. All welds utilize ER70S-6 and/or E70C-6M electrodes.
12. PRELIMINARY DESIGN - The final design may incorporate changes from the details provided.
13. Tower is designed to a nominal windspeed of 90 mph (3-sec. gust) equivalent to an ultimate windspeed of 115 mph (3-sec. gust) per section 1609.3 of the 2012 International Building Code for a Risk Category II structure.
14. Tower climbing via stepbolts on (3) tower legs 0' - 100' and (1) tower leg 100' - 195'.

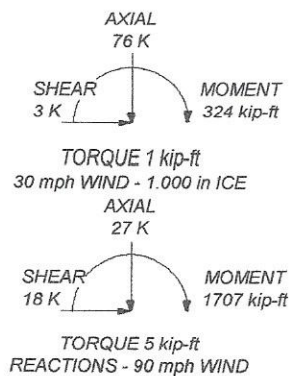
## PRELIMINARY- USED FOR ICE FALL ANALYSIS

ALL REACTIONS  
ARE FACTORED

MAX. CORNER REACTIONS AT BASE:

DOWN: 150 K  
SHEAR: 12 K

UPLIFT: -124 K  
SHEAR: 10 K



Electronics Research, Inc.

7777 Gardner Road  
Chandler, IN 47610

Phone: 812-925-6000

FAX: 812-925-4026

Job: SK-170712-116-S-MO 14' Base

Project: Springfield, MO

Client: E. W. Scripps

Drawn by: shoffman

App'd:

Code: TIA-222-G

Date: 07/17/17

Scale: NTS

Path:

Dwg No. E-1



### ICE FALL ANALYSIS

Tower location-----Springfield, Missouri

Date 2-27-18

Above ground level-----195'

Page 1 of 1

#### Method of Analysis

The distance the ice falls from the tower depends on the temperature of the air, the height of the ice piece, the density of the ice and the wind velocity.

This tower is being engineered for 90 mph with no ice and 30 mph with 1.0 inch of ice.

For this analysis we are using an ambient temperature of 30 degrees.

The 30 mph converts to 44 ft per second velocity.

The ice pieces are assumed to start falling at the 195' elevation.

This study will assume pieces of ice-1.0 inches thick and 4 3/8" x 3", 4 3/8" x 6", 4 3/8" x 9" and 4 3/8" x 12".

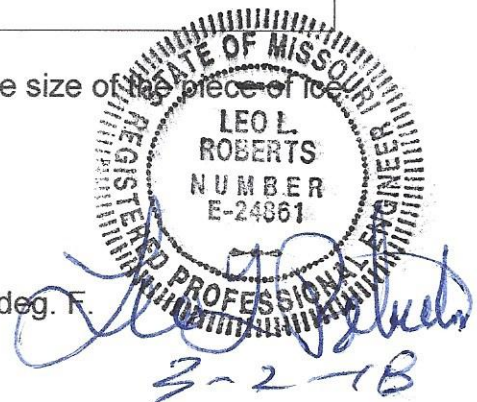
#### Summary of Calculations:

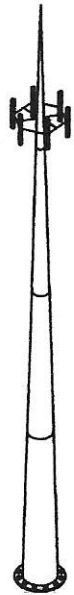
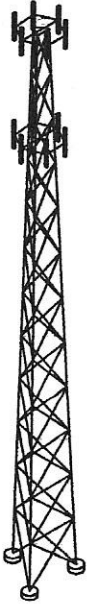
| Size of Ice Piece        | 4 3/8" x 3"    | 4 3/8" x 6"   | 4 3/8" x 9"    | 4 3/8" x 12" |
|--------------------------|----------------|---------------|----------------|--------------|
| Area of ice piece        | 13.125 sq. in. | 26.25 sq. in. | 39.375 sq. in. | 52.5 sq. in. |
| Thickness                | 1"             | 1"            | 1"             | 1"           |
| Calculated weight-lb     | .425           | .850          | 1.276          | 1.701        |
| Height ice falls from-ft | 195'           | 195'          | 195'           | 195'         |
| Velocity-ft/sec          | 60.91          | 60.91         | 60.91          | 60.91        |
| Distance from tower-ft   | 140.85'        | 140.85'       | 140.85'        | 140.85'      |

Note- The distance the ice falls from the tower is independent of the size of the piece of ice.

#### Assumptions

1. The density of the ice is 56 pounds per cubic foot.
2. The drag coefficient of the ice is 1.0
3. The density of the air is .081 pounds per cubic foot at 30 deg. F.
4. The acceleration from gravity is 32.2 ft per sec <sup>2</sup>.





**ANALYSIS AND PROJECTED FALLOVER**

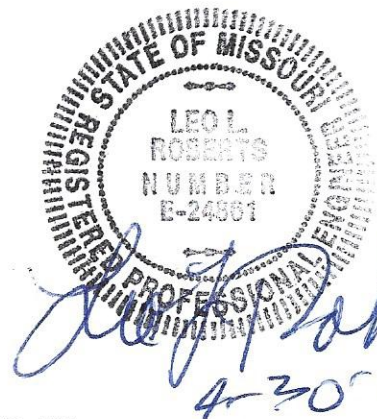
**195' SELF SUPPORTING TOWER**

**180' GUY TOWER**

**SITE: SPRINGFIELD, MISSOURI**

**GREENE COUNTY**

04-28-18



**LEO L. ROBERTS, P.E.**

**8809 N. 145th E. AVE. OWASSO, OK 74055**

**918-272-8680**

## INDEX TO DOCUMENTS

- Page 1.        Fall Over of a Self Supporting Tower.
- Page 2.        Tower Stress Analysis Summary.
- Page 3.        Drawing Showing Failure Point.
- Page 4.        Fall Over of a Guyed Tower with Pictures.



LEO L. ROBERTS, PE.  
TOWER ENGINEERING  
8809 N. 145<sup>TH</sup> E. AVE., OWASSO, OK. 74055  
918-272-8680, FAX 918-272-2508  
LLRENG@AOL.COM

### **Fall Over of a Self Supporting Tower**

Tower location-----Springfield, Missouri

Date 4-28-18

Above ground level-----195'

#### Dissertation

This study applies to a self supporting tower comprised of individual sections which are approximately 20 ft. long.

These towers generally range from 40 ft. to over 400 ft. in height.

Normally these lattice towers are X-braced, tapered and have either solid round or pipe legs and angle iron braces.

In order to predict the type of failure and where the tower will fail we must know how the tower is to be loaded .

Where the antennas are located and what type of antennas are on the tower.

We can model the tower and determine the weakest section on the tower.

Theoretically, assuming the tower leg with the highest stress ratio would fail first, shows where the tower would fold over.

In order for this prediction to work, we must know the yield strength of each tower member.

This failure analysis assumes the antennas stay on the tower. i.e. do not blow off the tower.

As noted, there are many variables, there is no guarantee where the tower would fold over, we can only determine where the weakest section is.

Field tests in Australia on obsolete towers have shown bracing failures, followed by leg member failures.

Also there was some good correlation between with the stress analysis and the actual failure.

(Ref.-Transmission & Distribution World, May, 1998.)

Also the connection bolts must be analyzed for potential failure.

A structural analysis of this 195' self supporting tower shows the tower will fail at 140 ft. elevation.

The attached tower drawing shows where the tower will fall over.

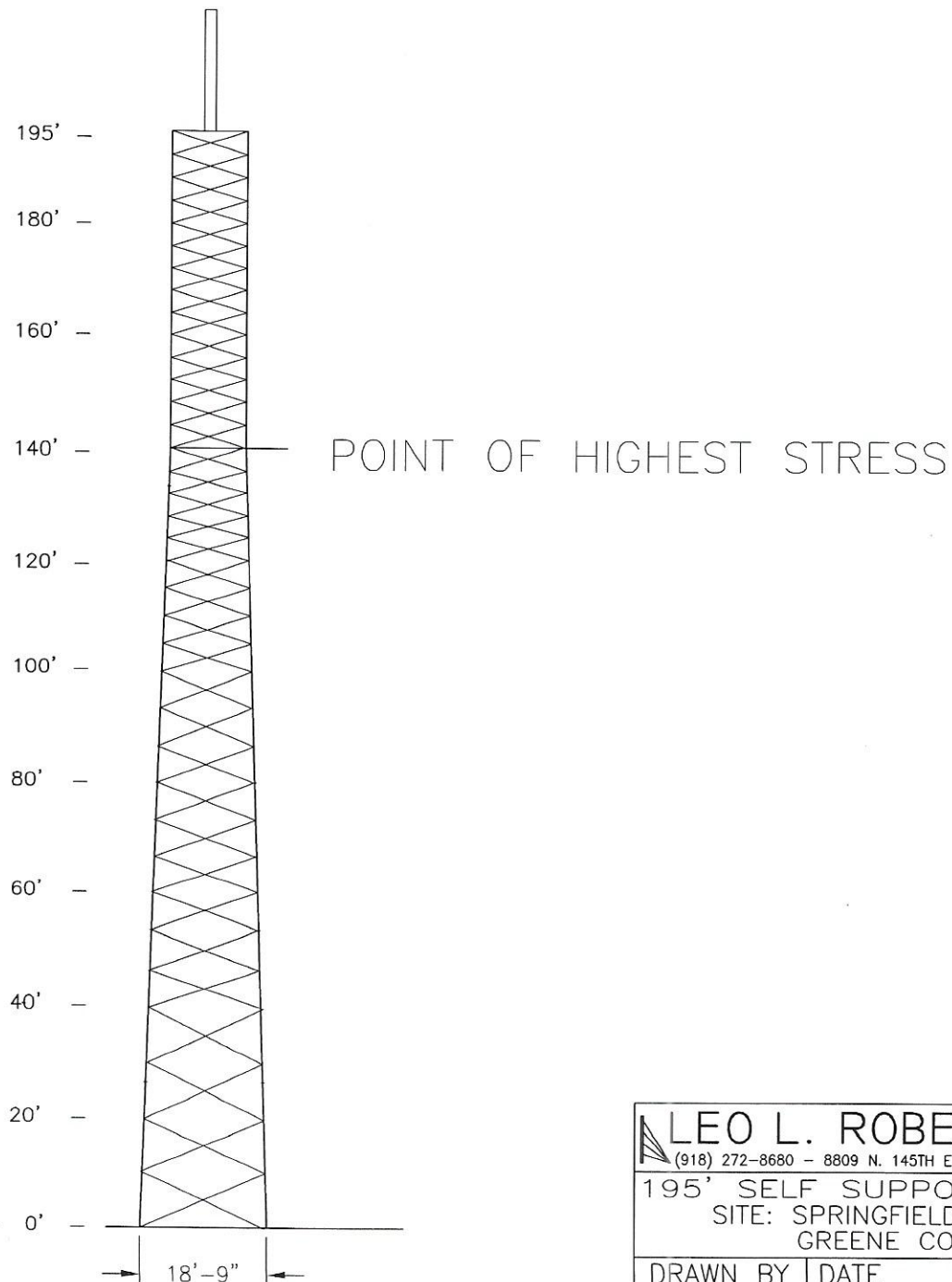
Assumptions: 1. The tower antennas are at 195' elevation. 2. The tower has no damage.

End of report.

|                                                                                                                                           |         |                |             |                   |
|-------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|-------------|-------------------|
| <b>tnxTower</b><br><br><b>LEO L. ROBERTS, PE</b><br>8809 N. 145th E. AVE.<br>OWASSO, OKLAHOMA<br>Phone: 918-272-8680<br>FAX: 918-272-2508 | Job     | 195 FT. SST    | Page        | 17 of 17          |
|                                                                                                                                           | Project | SPRINGFIELD MO | Date        | 13:47:50 04/27/18 |
|                                                                                                                                           | Client  | SCRIPPS MEDIA  | Designed by | LEO               |

### Section Capacity Table

| Section No. | Elevation ft | Component Type | Size              | Critical Element | P lb       | $\phi P_{allow}$ lb | % Capacity       | Pass Fail    |
|-------------|--------------|----------------|-------------------|------------------|------------|---------------------|------------------|--------------|
| T1          | 195 - 180    | Leg            | P2x.154           | 3                | -15489.70  | 39363.70            | 39.4             | Pass         |
|             |              | Diagonal       | L1 1/2x1 1/2x1/8  | 29               | -3099.91   | 6219.71             | 49.8             | Pass         |
|             |              |                |                   |                  |            |                     | 89.0 (b)         |              |
| T2          | 180 - 160    | Top Girt       | L1 1/2x1 1/2x1/8  | 4                | -1114.23   | 2981.58             | 37.4             | Pass         |
|             |              | Bottom Girt    | L2 1/2x2 1/2x3/16 | 7                | -279.69    | 15073.20            | 1.9              | Pass         |
|             |              | Leg            | P2x.154           | 36               | -41671.40  | 37008.90            | 112.6            | Fail X       |
|             |              | Diagonal       | L1 1/2x1 1/2x1/8  | 41               | -3308.04   | 5899.18             | 56.1             | Pass         |
|             |              |                |                   |                  |            |                     | 91.3 (b)         |              |
| T3          | 160 - 140    | Bottom Girt    | L2 1/2x2 1/2x3/16 | 37               | -865.51    | 15073.20            | 5.7              | Pass         |
|             |              | Leg            | P2.5x.203         | 72               | -73797.00  | 63758.60            | 115.7            | Fail X       |
|             |              | Diagonal       | L1 1/2x1 1/2x1/8  | 77               | -3773.15   | 5958.83             | 63.3             | Fail X       |
| T4          | 140 - 120    |                |                   |                  |            |                     | 102.7 (b)        |              |
|             |              | Bottom Girt    | L2 1/2x2 1/2x3/16 | 73               | -116.56    | 15163.10            | 0.8              | Pass         |
|             |              | Leg            | P3x.216           | 108              | -75406.70  | 88594.10            | 85.1             | Pass         |
|             |              | Diagonal       | L1 1/2x1 1/2x1/8  | 139              | -1601.78   | 5470.40             | 29.3             | Pass         |
|             |              |                |                   |                  |            |                     | 44.0 (b)         |              |
| T5          | 120 - 100    | Top Girt       | L1 1/2x1 1/2x1/8  | 109              | -44.50     | 3546.99             | 1.3              | Pass         |
|             |              | Leg            | P3x.216           | 144              | -81412.80  | 82509.50            | 98.7             | Pass         |
|             |              | Diagonal       | L1 1/2x1 1/2x1/8  | 146              | -1257.18   | 2153.39             | 58.4             | Pass         |
| T6          | 100 - 80     | Leg            | P3x.3             | 171              | -88339.00  | 94345.30            | 93.6             | Pass         |
|             |              |                |                   |                  |            |                     | 96.6 (b)         |              |
|             |              | Diagonal       | L1 3/4x1 3/4x1/8  | 173              | -1510.89   | 2143.19             | 70.5             | Pass         |
| T7          | 80 - 60      | Leg            | P3.5x.318         | 192              | -96334.60  | 125730.00           | 76.6             | Pass         |
|             |              | Diagonal       | L2x2x1/8          | 194              | -1745.37   | 2498.74             | 69.8             | Pass         |
|             |              | Leg            | P4x.337           | 213              | -105396.00 | 159914.00           | 65.9             | Pass         |
| T8          | 60 - 40      | Diagonal       | L2 1/2x2 1/2x3/16 | 215              | -2075.69   | 5692.08             | 36.5             | Pass         |
|             |              | Leg            | P5x.258           | 234              | -114173.00 | 143403.00           | 79.6             | Pass         |
|             |              | Diagonal       | L3x3x3/16         | 236              | -2648.96   | 6834.72             | 38.8             | Pass         |
| T9          | 40 - 20      | Leg            | P5x.375           | 249              | -124349.00 | 201251.00           | 61.8             | Pass         |
|             |              |                |                   |                  |            |                     | 65.9 (b)         |              |
|             |              | Diagonal       | L3x3x3/16         | 251              | -2940.87   | 5735.12             | 51.3             | Pass         |
| T10         | 20 - 0       |                |                   |                  |            |                     | Summary          |              |
|             |              |                |                   |                  |            |                     | Leg (T3)         | 115.7 Fail X |
|             |              |                |                   |                  |            |                     | Diagonal (T3)    | 102.7 Fail X |
|             |              |                |                   |                  |            |                     | Top Girt (T1)    | 37.4 Pass    |
|             |              |                |                   |                  |            |                     | Bottom Girt (T2) | 5.7 Pass     |
|             |              |                |                   |                  |            |                     | Bolt Checks      | 102.7 Fail X |
|             |              |                |                   |                  |            |                     | RATING =         | 115.7 Fail X |



|                                                                                                         |                  |          |
|---------------------------------------------------------------------------------------------------------|------------------|----------|
| <b>LEO L. ROBERTS, P.E.</b><br><small>(918) 272-8680 - 8809 N. 145TH E. AVE. - OWASSO, OK 74055</small> |                  |          |
| <b>195' SELF SUPPORTING TOWER</b><br>SITE: SPRINGFIELD, MISSOURI<br>GREENE COUNTY                       |                  |          |
| DRAWN BY<br>LR                                                                                          | DATE<br>04-28-18 | JOB#     |
| DRAWING NO.                                                                                             |                  | SM00418M |

|    |      |          |    |
|----|------|----------|----|
| NO | DATE | REVISION | BY |
|    |      |          |    |



LEO L. ROBERTS, PE.  
TOWER ENGINEERING  
8809 N. 145<sup>TH</sup> E. AVE., OWASSO, OK. 74055  
918-272-8680, FAX 918-272-2508  
LLRENG@AOL.COM

### Fall Over of a Guyed Tower

Date 4-29-18

Tower location-----Springfield, Missouri

Tower height above ground level-----180'

It is difficult to describe the exact collapse profile of a guyed tower due to the random events which occur during a collapse. However we can model the collapse and predict the maximum ground strike points as limited by the structural components of the tower and the catenary support structure.

Past history has shown that guyed towers which collapse during severe storms and other natural disasters fall out in a tight radius from the center of tower. Therefore in any model of the collapse of a guyed tower we must assume some of the guy wires remain anchored.

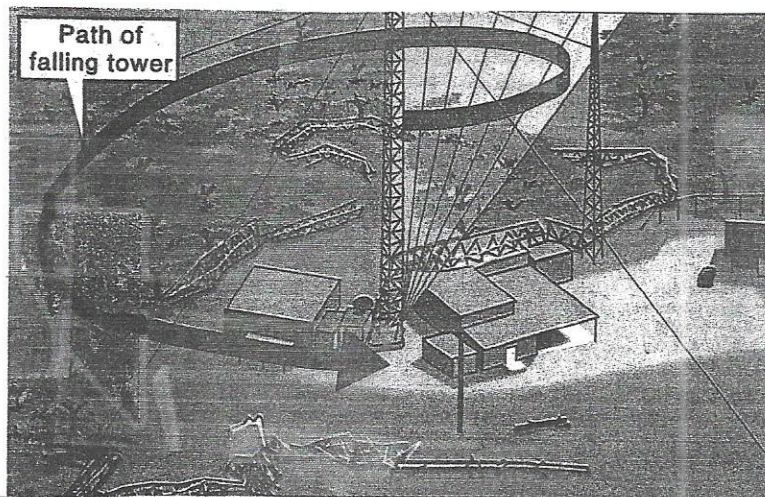
Then it is relatively simple to lay out and predict the area of fall by computer aided design layout of the particular tower.

In doing this we find the tower will certainly fall within the confines of the guy radius and depending on the mode of failure, could be within a fifty percent radius of the center of the tower.

History shows us the premise is correct.

The 180 ft. guyed tower is Springfield, MO. would most likely fall within a 90 ft. radius of the center of the tower.

Below are photos which prove the way guyed towers fall.



End of report.



Springfield Radio Operations  
2330 W Grand St  
Springfield, MO 65802  
(417) 865-6614

To the City of Springfield;

This is the evidence needed for the reasons for not using the existing 180' tower on the KTTS property.

- The 180' tower is not tall enough to get a clear path for our Studio Transmitter Audio links (STL) to our transmitters.
- The existing 180' tower is not owned by KTTS. The property that the tower is sitting on is KTTS's property.
- The existing tower is designed for an AM Broadcast System. Placing the cabling needed for the for the STL dishes on the tower would cause the tower too short to ground, making the tower useless for an AM Broadcasting tower.
- The existing 180' tower is not designed for the additional weight and wind loading. Placement of the STL dishes on the tower would cause failure to the structure of the tower.

Thank you for your consideration.

David Rahmoeller

Director of Engineer

Scripps Media Springfield Operations







**SCRIPPS MEDIA**  
**SPRINGFIELD, MO**  
2330 W. GRAND ST.  
SPRINGFIELD, MO 65802

---

---

---

---

---

---

COPYRIGHT © KYLE LOMBARDO ARCHITECT 2018

# T0.50



**PROPOSED TOWER NOTES:** /  
NO GRADING MODIFICATIONS ARE NECESSARY,  
FOR ERECTION OF TOWER.  
NO EXISTING TREES OR LANDSCAPING WILL BE  
MODIFIED WITH PROPOSED TOWER ERECTION.  
TOWER BASE SET AT APPROXIMATELY 1253  
ABOVE MEAN SEA LEVEL.



PHYSICAL ADDRESS OF STATION:  
2330 W. GRAND ST., SPRINGFIELD, MO. 65802



### 03 | LOCATION AERIAL

SCALE: NO SCALE



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

DATE: June 1, 2018

TO: Planning and Zoning Commission

FROM: Michael Sparlin  
Senior Planner

SUBJECT: Vacation 794

---

The applicant's representative has requested this item be tabled to the July 12<sup>th</sup>, 2018 Planning and Zoning Commission meeting.

# Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JUNE 7, 2018



**CASE NUMBER:**

Vacation 795

**PROJECT LOCATION:**

Public alley on the east side of the 1800 block N. National Avenue

**ACRES:**

0.07 acre

**EXISTING LAND USE:**

Vacant/undeveloped

**APPLICANT:**

City of Springfield – Director of Public Works

**STAFF:**

Daniel Neal, Senior Planner  
417-864-1036

**STAFF RECOMMENDATIONS:**

Approve

**PROPOSED MOTION:**

Move to approve Vacation 795 as submitted.

## SUMMARY OF REQUEST:

To vacate a public alley on the east side of the 1800 block of North National Avenue.

## FINDINGS FOR STAFF RECOMMENDATION:

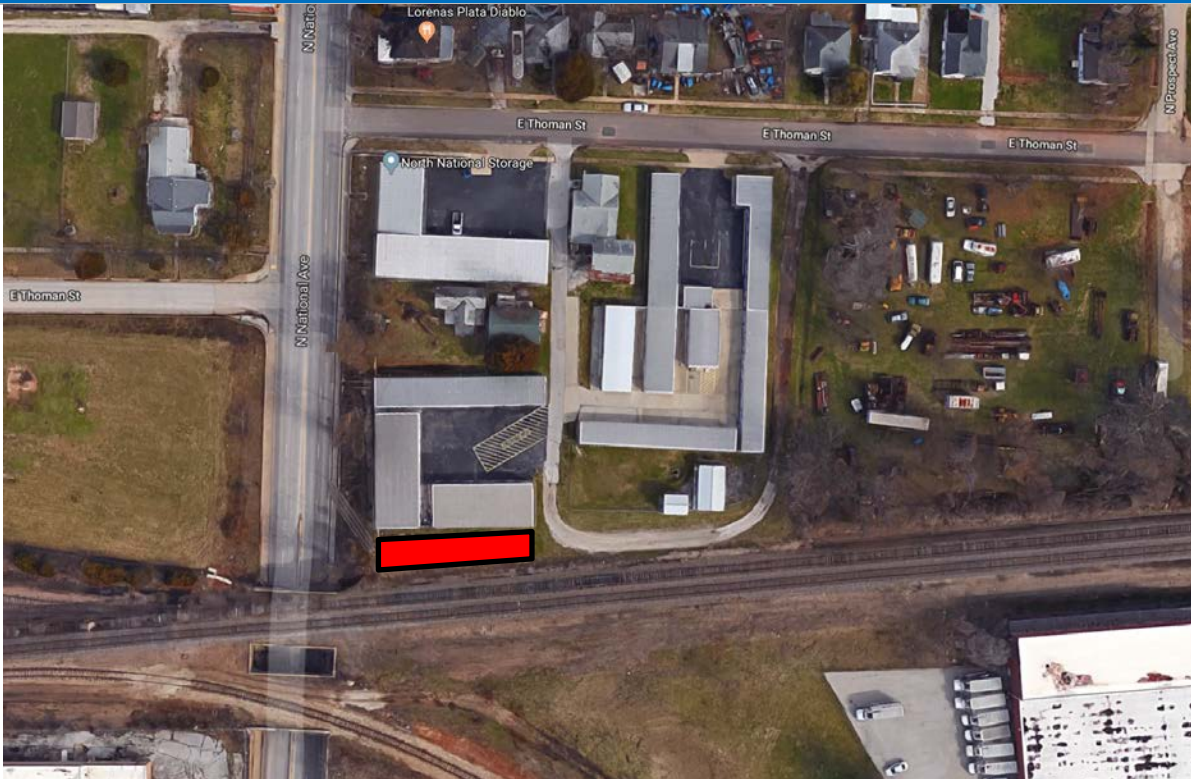
1. The requested vacation meets the approval criteria listed in Attachment 2.

## SURROUNDING ZONING AND LAND USES:

|                 | NORTH                   | SOUTH               | EAST  | WEST                             |
|-----------------|-------------------------|---------------------|-------|----------------------------------|
| <b>ZONING</b>   | HM, Heavy Manufacturing | HM, Railroad ROW    | HM    | HM                               |
| <b>LAND USE</b> | Self-storage facilities | Railroad facilities | Alley | Railroad property and facilities |

# Development Review Staff Report

## SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



## GOOGLE MAPS STREET VIEW:





# Development Review Staff Report



## MAJOR THOROUGHFARE PLAN:



# Development Review Staff Report



## PROPERTY HISTORY:

The proposed vacation area was dedicated as a public alley on the final plat of Foster's Addition on February 27, 1887.

## STAFF COMMENTS:

1. The applicant is requesting to vacate a public alley on the east side of the 1800 block of North National Avenue.
2. The proposed vacation was reviewed by City departments and comments are contained in Attachment 1.

## NEIGHBORHOOD MEETING:

A neighborhood meeting is not required when a vacation is initiated by the Director of Public Works.

## PUBLIC NOTIFICATION:

The public notice was advertised in the News-Leader at least 30 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 300 feet.

---

|                                                  |            |             |
|--------------------------------------------------|------------|-------------|
| Notices sent to property owners within 300 feet: | Mailed: 10 | Returned: 0 |
|--------------------------------------------------|------------|-------------|



# Development Review Staff Report



## DEPARTMENT COMMENTS:

### ATTACHMENT 1 DEPARTMENT COMMENTS

#### AT&T COMMENTS:

AT&T has no facilities within this right-of-way vacation.

#### BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

#### CITY UTILITIES COMMENTS:

City Utilities has a 3-phase overhead distribution line running NW to SE on the property. A 25-foot utility easement will be needed centered on the line.

#### CLEAN WATER SERVICES COMMENTS:

No objection to vacation. Need to provide replacement easement as shown on the exhibit.

#### FIRE DEPARTMENT COMMENTS:

Approved, no comments.

#### PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Approved with no comments.

#### STORMWATER COMMENTS:

There is a channel that runs east and west south of this vacation. There should be a drainage easement shown which encompasses the 100 year flood boundary.

# Development Review Staff Report



## REQUIREMENTS FOR APPROVAL:

### ATTACHMENT 2 APPROVAL CRITERIA

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

| Approval Criteria                                                                                                                               | Staff Response:                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.                          | All adjacent properties have access to other public streets.                                                    |
| 2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation. | The City of Springfield, Director of Public Works, requested the vacation of this public alley.                 |
| 3. That the retention of the street, alley, public way or subdivision serves no useful purpose.                                                 | The City will retain public utilities in easements with the recording of the Certificate of Decision to vacate. |
| 4. That the vacation will not affect the ability to use utilities, public or private.                                                           | With the retention of the public utilities in easements, there is no additional need for the public alley.      |

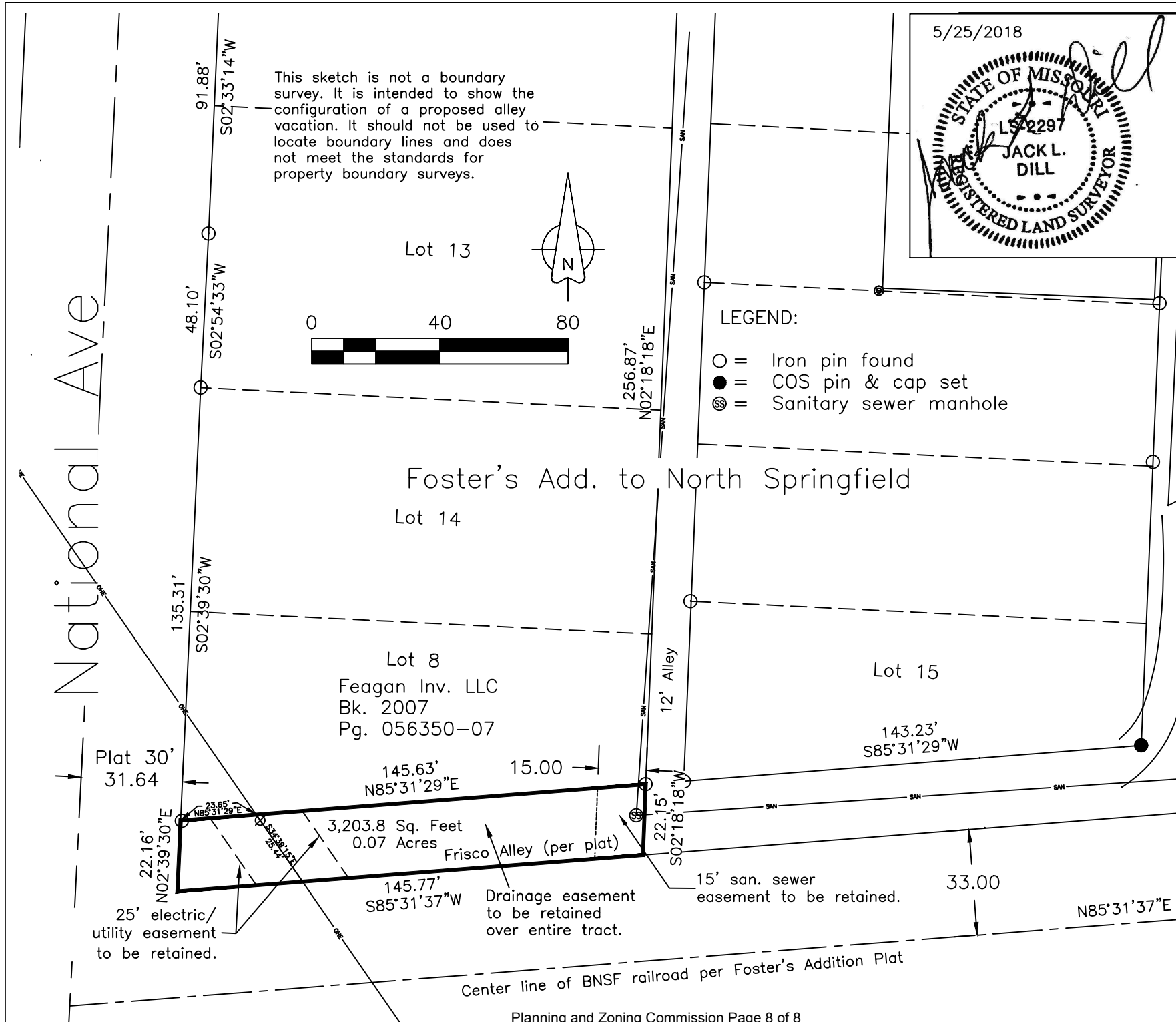
# Development Review Staff Report



## LEGAL DESCRIPTION:

### ATTACHMENT 3 LEGAL DESCRIPTION

Beginning at the Southeast corner of Lot 8 of Foster's Addition to North Springfield, in the City of Springfield, Greene County, Missouri; Thence S02°18'18"W along the extension of the West right of way of an existing alley, a distance of 22.15 feet to the North right of way of the Burlington Northern railroad as shown on the said plat for Foster's Addition; Thence along the said North right of way, S85°31'37"W a distance of 145.77 feet to the East right of way of National Avenue; Thence along said East right of way, N02°39'30"E a distance of 22.16 feet to the Southwest corner of said Lot 8; Thence along the South line of Lot 8, N85°31'29"E a distance of 145.63 feet to the Point of Beginning. Tract contains an area of 3,203.8 Square Feet (0.07 acres), more or less.



DRW BY: Jack Dill  
DRW DATE: 5/25/2018  
SURVEY SECTION

Vacation; Portion of Frisco Alley  
Adjoining owner Feagan Inv. LLC  
1800 Blk. N. National



# Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JUNE 7, 2018



**CASE NUMBER:**

Vacation 796

**PROJECT LOCATION:**

Public alley on the east side of the 1800 block N. Ramsey Avenue

**ACRES:**

0.1 acre

**EXISTING LAND USE:**

Vacant/undeveloped

**APPLICANT:**

City of Springfield – Director of Public Works

**STAFF:**

Daniel Neal, Senior Planner  
417-864-1036

**STAFF RECOMMENDATIONS:**

Approve

**PROPOSED MOTION:**

Move to approve Vacation 796 as submitted.

## SUMMARY OF REQUEST:

To vacate a public alley on the east side of the 1800 block of North Ramsey Avenue.

## FINDINGS FOR STAFF RECOMMENDATION:

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

## SURROUNDING ZONING AND LAND USES:

|                 | NORTH                   | SOUTH               | EAST  | WEST                             |
|-----------------|-------------------------|---------------------|-------|----------------------------------|
| <b>ZONING</b>   | HM, Heavy Manufacturing | HM, Railroad ROW    | HM    | HM                               |
| <b>LAND USE</b> | Self-storage facilities | Railroad facilities | Alley | Railroad property and facilities |



# Development Review Staff Report



## SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



## GOOGLE MAPS STREET VIEW:



# Development Review Staff Report



## MAJOR THOROUGHFARE PLAN:



# Development Review Staff Report



## PROPERTY HISTORY:

The proposed vacation area was dedicated as a public alley on the final plat of Foster's Addition on February 27, 1887.

## STAFF COMMENTS:

1. The applicant is requesting to vacate a public alley on the east side of the 1800 block of North Ramsey Avenue.
2. The proposed vacation was reviewed by City departments and comments are contained in Attachment 1.

## NEIGHBORHOOD MEETING:

A neighborhood meeting is not required when a vacation is initiated by the Director of Public Works.

## PUBLIC NOTIFICATION:

The public notice was advertised in the News-Leader at least 30 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 300 feet.

---

|                                                  |           |             |
|--------------------------------------------------|-----------|-------------|
| Notices sent to property owners within 300 feet: | Mailed: 9 | Returned: 0 |
|--------------------------------------------------|-----------|-------------|

# Development Review Staff Report



## DEPARTMENT COMMENTS:

### ATTACHMENT 1 DEPARTMENT COMMENTS

#### AT&T COMMENTS:

AT&T has no facilities located within this right-of-way vacation.

#### BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

#### CITY UTILITIES COMMENTS:

No objection to vacation of ROW. There are no utilities in the area.

#### CLEAN WATER SERVICES COMMENTS:

No objection to vacation. Need to record replacement sewer easement.

#### FIRE DEPARTMENT COMMENTS:

Approved, no comments.

#### PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Approved, no comments.

#### STORMWATER COMMENTS:

No objection to vacation. It should be noted that there are natural channels on either side of this vacation in the right of way.



# Development Review Staff Report



## REQUIREMENTS FOR APPROVAL:

### ATTACHMENT 2 APPROVAL CRITERIA

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

| Approval Criteria                                                                                                                               | Staff Response:                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.                          | All adjacent properties have access to other public streets.                                                    |
| 2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation. | The City of Springfield, Director of Public Works, requested the vacation of this public alley.                 |
| 3. That the retention of the street, alley, public way or subdivision serves no useful purpose.                                                 | The City will retain public utilities in easements with the recording of the Certificate of Decision to vacate. |
| 4. That the vacation will not affect the ability to use utilities, public or private.                                                           | With the retention of the public utilities in easements, there is no additional need for the public alley.      |



# Development Review Staff Report

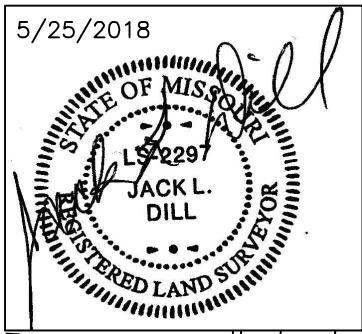


## LEGAL DESCRIPTION:

### ATTACHMENT 3 LEGAL DESCRIPTION

Beginning at the Southwest corner of Lot 20 of Foster's Addition to North Springfield, in the City of Springfield, Greene County, Missouri; Thence N85°31'37"E along the South line of Lot 20, Lot 21, Lot 22, and Lot 23, a distance of 206.45 feet to the Southeast corner of said Lot 23; Thence S02°23'01"W, along the extension of the West right of way of Prospect Avenue, a distance of 22.16 feet to the North right of way of the Burlington Northern railroad as shown on the said plat for Foster's Addition; Thence along the said North right of way, S85°31'37"W a distance of 206.45 feet to the East right of way of Ramsey Avenue extended; Thence along the said extended East right of way, N02°23'01"E a distance of 22.16 feet to the Point of Beginning. Tract contains an area of 4,541.5 Square Feet (0.10 acres), more or less.

5/25/2018



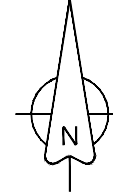
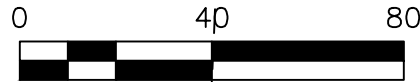
LEGEND:

- = Iron pin found
- = COS pin & cap set
- ⊗ = Sanitary sewer manhole

Thoman Street

204.98'  
S87°14'15"E

This sketch is not a boundary survey. It is intended to show the configuration of a proposed alley vacation. It should not be used to locate boundary lines and does not meet the standards for property boundary surveys.



Foster's Add. to North Springfield

Lot 20

Lot 21

Lot 22

Lot 23

Van Atta  
Bk. 2106  
Pg. 2072

Ramsay Avenue

Prospect Avenue

230.98'  
N02°23'01"E204.97'  
S02°23'01"W206.45'  
N85°31'37"E4,541.5 Sq. Feet  
0.10 Acres

Frisco Alley (per plat)

206.45'  
S85°31'37"W

33.00

Sanitary sewer easement  
to be retained  
over entire tract.

N85°31'37"E

Center line of BNSF railroad per Foster's Addition Plat

DRW BY: Jack Dill  
DRW DATE: 5/25/2018  
SURVEY SECTION

Vacation; Portion of Frisco Alley  
Adjoining owner Clifford Van Atta  
1244 E. Thoman



# Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JUNE 7, 2018



**CASE NUMBER:**

Vacation 797

**PROJECT LOCATION:**

Portion of public right-of-way at 510 & 514 N. Main Avenue

**ACRES:**

0.04 acre

**EXISTING LAND USE:**

Manufacturing and warehousing

**APPLICANT:**

Island Park Properties, LLC

**STAFF:**

Daniel Neal, Senior Planner  
417-864-1036

**STAFF RECOMMENDATIONS:**

Approve

**PROPOSED MOTION:**

Move to approve Vacation 797 as submitted.

**SUMMARY OF REQUEST:**

To vacate a portion of public right-of-way at 510 & 514 N. Main Avenue.

**FINDINGS FOR STAFF RECOMMENDATION:**

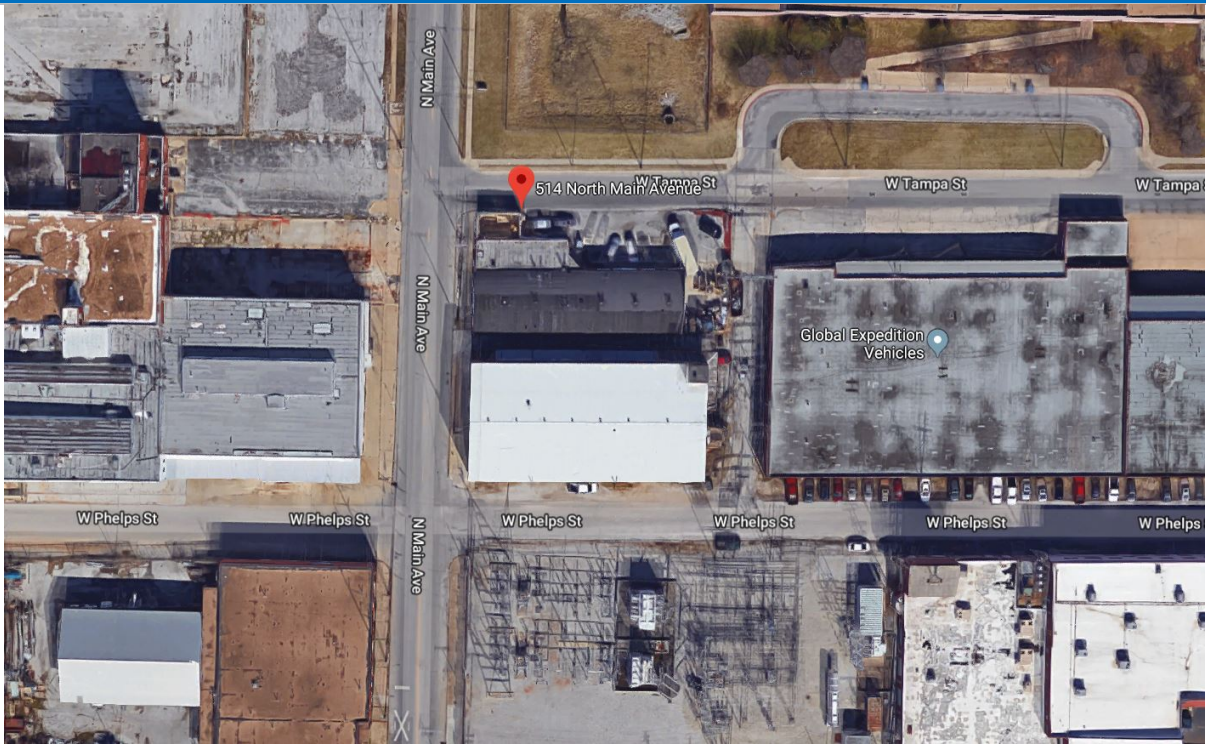
1. The requested vacation meets the approval criteria listed in Attachment 2.

**SURROUNDING ZONING AND LAND USES:**

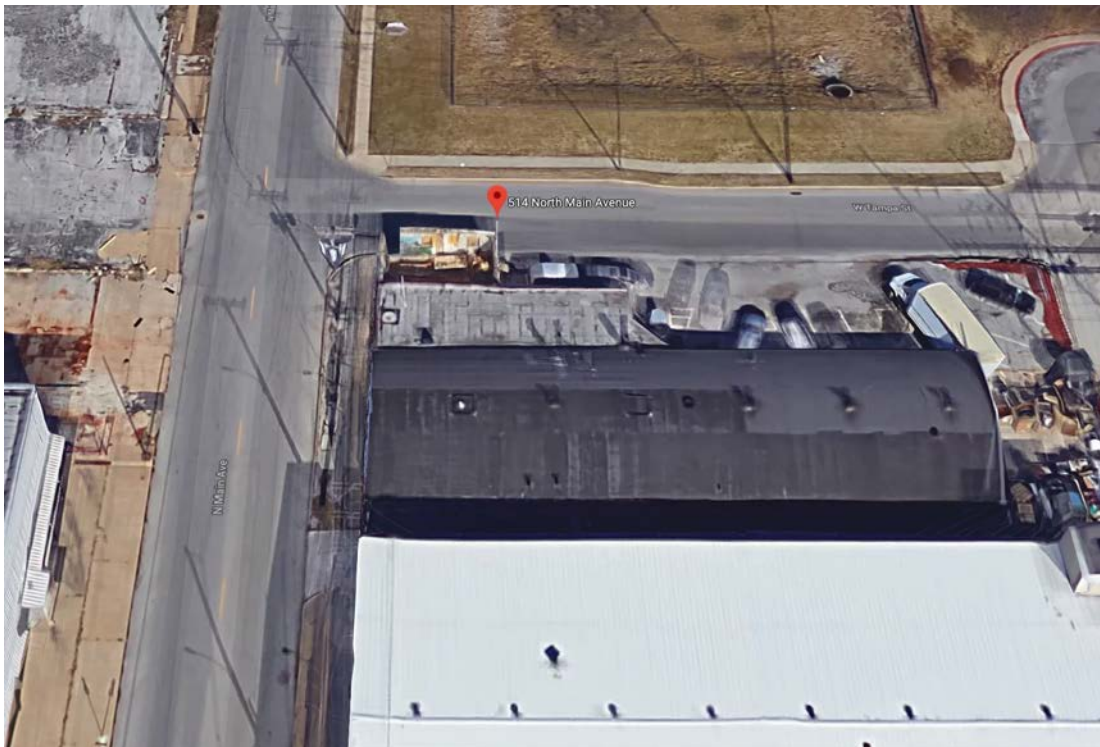
|                 | NORTH            | SOUTH              | EAST               | WEST               |
|-----------------|------------------|--------------------|--------------------|--------------------|
| <b>ZONING</b>   | GM               | HM                 | HM                 | HM                 |
| <b>LAND USE</b> | U.S. Post Office | Manufacturing uses | Manufacturing uses | Manufacturing uses |

# Development Review Staff Report

## SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



## GOOGLE MAPS STREET VIEW:





# Development Review Staff Report



## MAJOR THOROUGHFARE PLAN:





# Development Review Staff Report



## PROPERTY HISTORY:

The proposed right-of-way was dedicated on the final plat of Warren H. Graves Addition on July 8, 1870.

## STAFF COMMENTS:

1. This is a request to vacate the public right-of-way of Main Street that lies under two existing structures at 510 and 514 N. Main Avenue. With the proposed vacation, the existing buildings will remain and must comply with the requirements of the HM, Heavy Manufacturing District.
2. The proposed vacation area is occupied by existing structures so there are no known public or private utilities that need to be retained.
3. The proposed vacation was reviewed by City departments and comments are contained in Attachment 1.

## NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on May 16, 2018 regarding the rezoning request. A summary of the meeting is attached (Attachment 4).

## PUBLIC NOTIFICATION:

The public notice was advertised in the News-Leader at least 30 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 300 feet.

---

|                                                  |           |             |
|--------------------------------------------------|-----------|-------------|
| Notices sent to property owners within 300 feet: | Mailed: 7 | Returned: 0 |
|--------------------------------------------------|-----------|-------------|

# Development Review Staff Report



## DEPARTMENT COMMENTS:

### ATTACHMENT 1 DEPARTMENT COMMENTS

#### AT&T COMMENTS:

AT&T HAS FACILITIES WITHIN R/W FEEDING EXISTING STRUCTURES NEAR THIS PROPOSED R/W VACATION THAT WILL CONTINUE TO BE MAINTAINED. LOCATES NEED TO BE CONDUCTED PRIOR TO ANY AGREEMENT OF VACATION TO IDENTIFY ANY UTILITIES IN THE PROPOSED VACATION AREA AT DEVELOPERS EXPENSE. STAKING WILL NEED COMPLETED OF THE PROPOSED REMAINING R/W TO DETERMINE THIS AT DEVELOPERS EXPENSE. IF FACILITIES ARE FOUND WITHIN THE PROPOSED PORTION OF R/W TO BE VACATED, VACATION OF R/W WILL BE DENIED. THE SITE DEVELOPMENT MAY REQUEST EXISTING AT&T FACILITIES TO BE RELOCATED AT THE DEVELOPER'S EXPENSE TO OBTAIN AN AGREEMENT TO VACATE R/W, BUT ONLY AFTER THE FACILITIES ARE RELOCATED. CONTACT ENGINEER STEVEN BEIER 417-836-2761 180 DAYS PRIOR TO CONSTRUCTION.

PLEASE NOTE THAT IF THE DEVELOPMENT OF THIS PROPERTY WILL NEED ADDITIONAL AT&T FACILITIES PLACED, CONTACT ENGINEER STEVEN BEIER 417-836-2761 180 DAYS PRIOR TO CONSTRUCTION.

#### BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

#### CITY UTILITIES COMMENTS:

No objection to vacation of ROW-no impact on utilities.

#### CLEAN WATER SERVICES COMMENTS:

No objection to vacation. No public sewer within proposed area.

#### FIRE DEPARTMENT COMMENTS:

Approved, no comments.

#### PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic has no issues with the proposed vacation.

#### STORMWATER COMMENTS:

The stormwater division has no objection to vacation.

# Development Review Staff Report



## REQUIREMENTS FOR APPROVAL:

### ATTACHMENT 2 APPROVAL CRITERIA

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

| Approval Criteria                                                                                                                               | Staff Response:                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.                          | All adjacent properties have access to other public streets.                                                                         |
| 2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation. | Owners of two-thirds of the property adjacent to the public right-of-way petitioned for the vacation.                                |
| 3. That the retention of the street, alley, public way or subdivision serves no useful purpose.                                                 | There are existing buildings constructed over the public right-of-way. There are no known public utilities that need to be retained. |
| 4. That the vacation will not affect the ability to use utilities, public or private.                                                           | There are no known utilities in this area.                                                                                           |

# Development Review Staff Report



## LEGAL DESCRIPTION:

### ATTACHMENT 3 LEGAL DESCRIPTION

A TRACT OF LAND BEING IN THE SE1/4 OF THE SE1/4 OF SECTION 14, TOWNSHIP 29, RANGE 22 IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 69, WARREN H. GRAVES ADDITION TO THE CITY OF SPRINGFIELD; THENCE S00°41'52"W, ALONG THE WEST LINE OF SAID LOT 69 AND THE WEST LINE OF LOT 70 OF SAID GRAVES ADDITION, A DISTANCE OF 80.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 36.25 FEET OF SAID LOT 70; THENCE S89°31'01"W, ALONG THE EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 22.98 FEET TO AN EXISTING SURVEY MONUMENT 0.40 FEET SOUTH OF THE SOUTHWEST CORNER OF AN EXISTING BUILDING; THENCE N01°03'42"E, ALONG THE FACE OF SAID BUILDING AND ITS EXTENSION, 80.06 FEET TO THE SOUTH LINE OF A 20 FOOT ALLEY PROJECTED (NOW KNOWN AS TAMPA STREET); THENCE N89°30'46"E, ALONG SAID SOUTH LINE, A DISTANCE OF 22.48 FEET TO THE POINT OF BEGINNING CONTAINING 1,820 SQ FEET AND ALL BEING IN THE SE1/4 OF THE SE1/4 OF SECTION 14, TOWNSHIP 29, RANGE 22 IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

## NEIGHBORHOOD MEETING SUMMARY

1. Request to vacate: 510-514 N. MAIN AVENUE  
(subject address)
2. Meeting Date & Time: 5/16/18 4:00 - 6:30 PM
3. Meeting Location: 444 W. TAMPA STREET
4. Number of invitations that were sent: 37
5. How was the mailing list generated: PRODUCED BY CITY OF SPRINGFIELD
6. Number of neighbors in attendance (attach a sign-in sheet): 1
7. List the verbal comments and how you plan to address any issues:

MARTIN ZERR - "DOESN'T LOOK LIKE IT'S GOING TO EFFECT ME,"  
500 N. MAIN AV.  
\* NO ACTION REQUIRED.

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

NONE

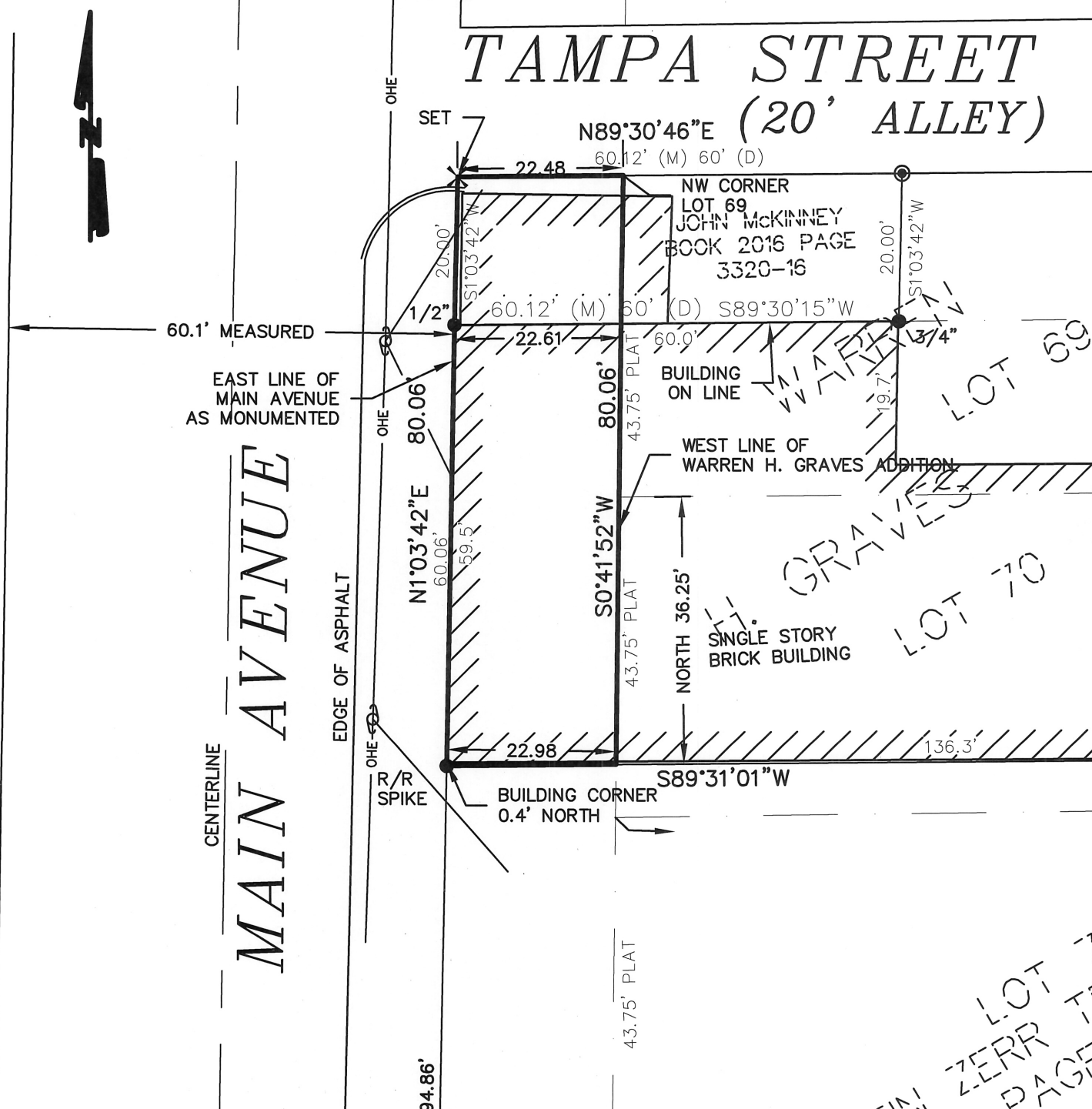


510 N MAIN AVENUE RIGHT-OF-WAY VACATION

[illegible]

**EXHIBIT**

# TAMPA STREET (20' ALLEY)



SCALE 1" = 20'

THIS EXHIBIT IS BASED ON A SURVEY OF THE PROPERTY SHOWN. THE FIELD PROCEDURES MEET THE CURRENT STANDARDS.

THIS IS **NOT** A PROPERTY BOUNDARY SURVEY DRAWING AND THE DRAWING DOES **NOT** MEET THE CURRENT STANDARDS FOR PROPERTY SURVEYS.

DATE: APRIL 2, 2018

## WILSON SURVEYING CO., INC.

Surveying / Engineering / Land Planning

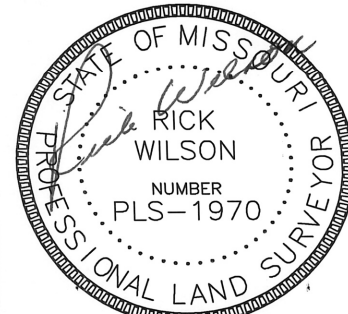
1835 S. Stewart, Suite 124 Springfield, Missouri 65804

Email: Rick.Wilson@wilsurveyinc.com

(417) 522-7870

PREPARED FOR:

### ISLAND PARK PROPERTIES

DRAWN BY: APW  
CREW CHIEF: GAPROJECT NO.: 18015-1  
DRAWING NO.: WA-105-308-EXSHEET NO.  
1 of 1

4-2-2018

# Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JUNE 7, 2018

CITY COUNCIL PUBLIC HEARING: JULY 2, 2018



**CASE NUMBER:**  
Z-13-2018

**PROJECT LOCATION:** 4058 South Lone Pine Avenue

**ACRES:** 0.42 acres

**EXISTING LAND USE:** Undeveloped Land

**APPLICANT:** Lowerdeck94, LLC

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

**STAFF RECOMMENDATIONS:**  
Approve

**PROPOSED MOTION:**  
Move to approve Z-13-2018 as submitted.

## SUMMARY OF REQUEST:

To rezone approximately 0.42 acres of a portion of property generally located at 4058 South Lone Pine from a R-SF, Residential Single Family to a GR, General Retail District.

## FINDINGS FOR STAFF RECOMMENDATION:

1. The GR district is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which recommends neighborhood-scale businesses near intersections of arterial and collector, or higher classification, streets and should be sited so as to provide adequate utilities, storm water management, parking, landscaping and buffering and design practices which minimize the effect on the environment and surrounding land uses.
2. This request for GR zoning will provide for further development of this site and is consistent with the City's policies to promote infill development where investments have already been made in public services and infrastructure.
3. The development requirements in the proposed GR district are adequate for mitigating potential impacts of the proposed development on the adjoining properties.

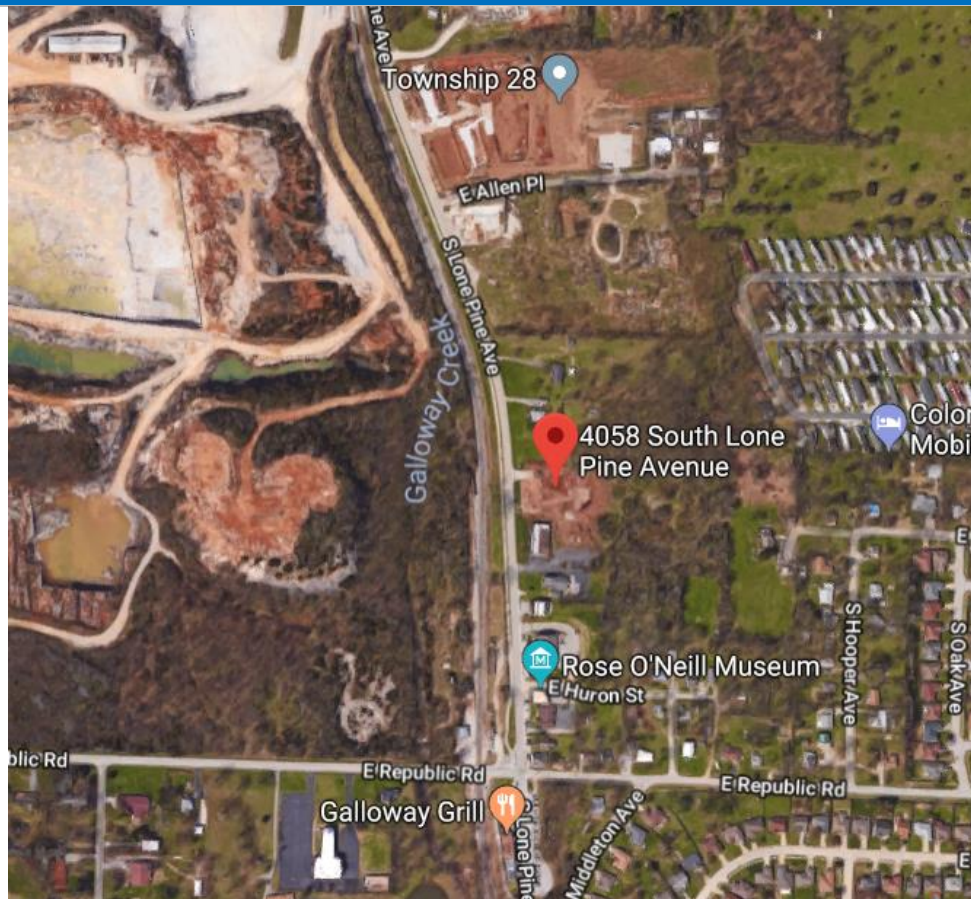
## SURROUNDING ZONING AND LAND USES:

|                 | NORTH                       | SOUTH             | EAST             | WEST   |
|-----------------|-----------------------------|-------------------|------------------|--------|
| <b>ZONING</b>   | PD 351                      | LB                | R-SF             | HM     |
| <b>LAND USE</b> | Commercial/Residential uses | Commercial Office | Undeveloped Land | Quarry |

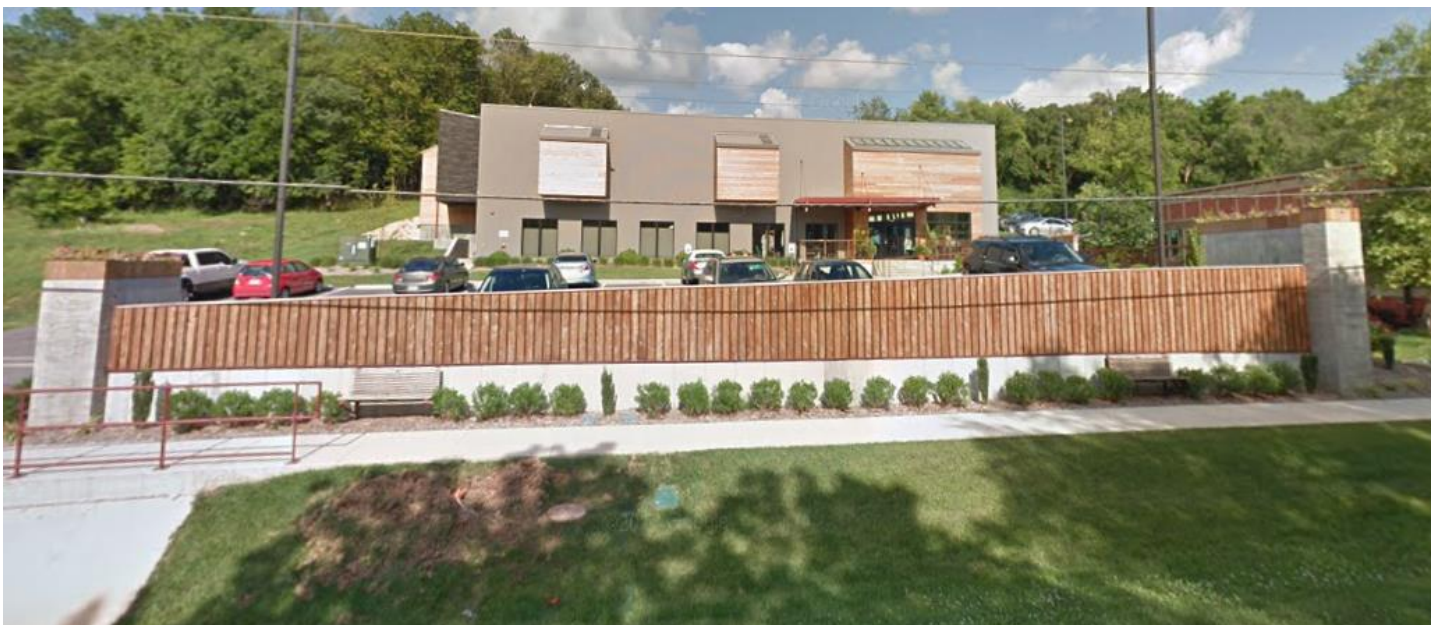


# Development Review Staff Report

## SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

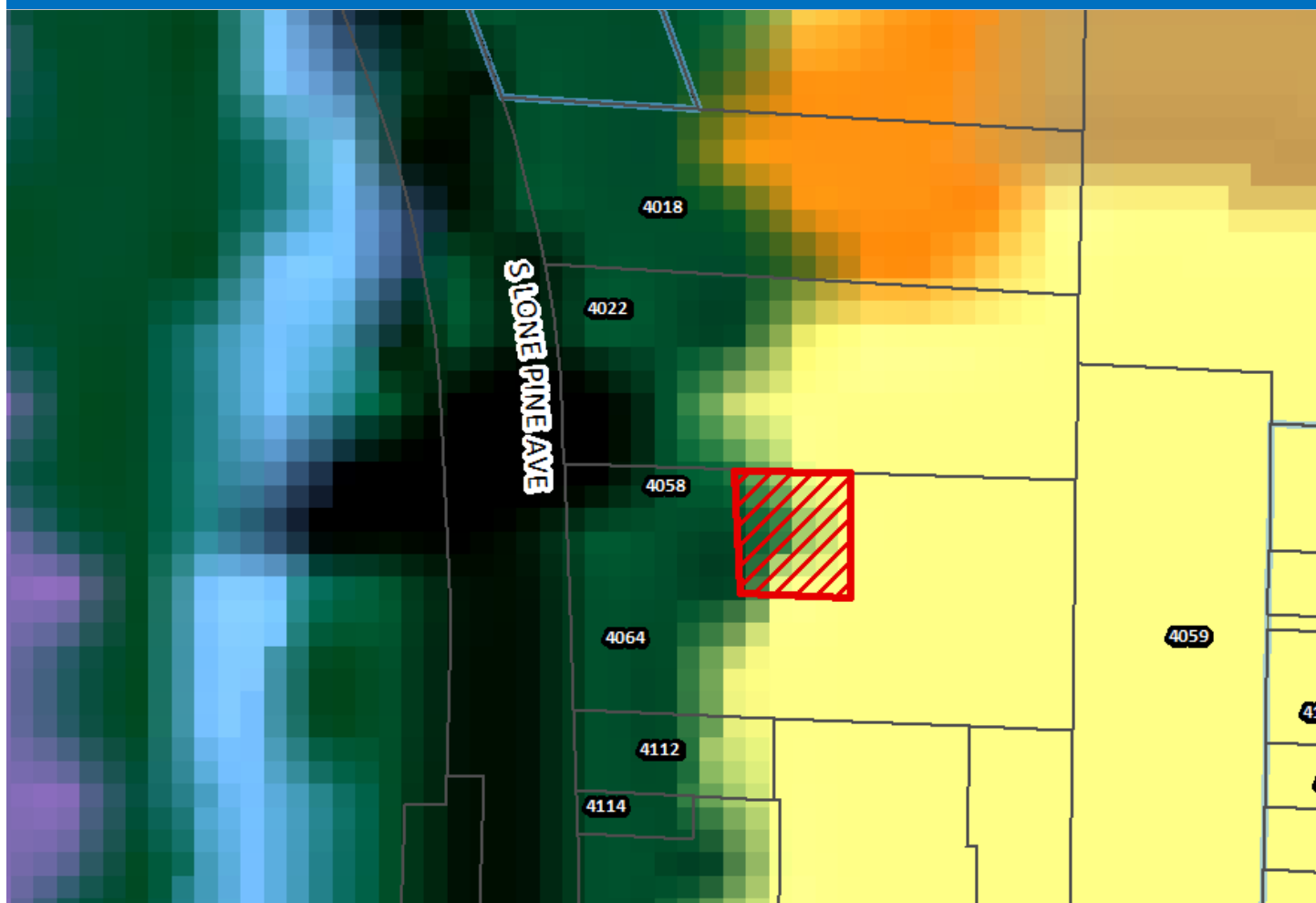


## GOOGLE MAPS STREET VIEW:



# Development Review Staff Report

## GROWTH MANAGEMENT AND LAND USE PLAN:



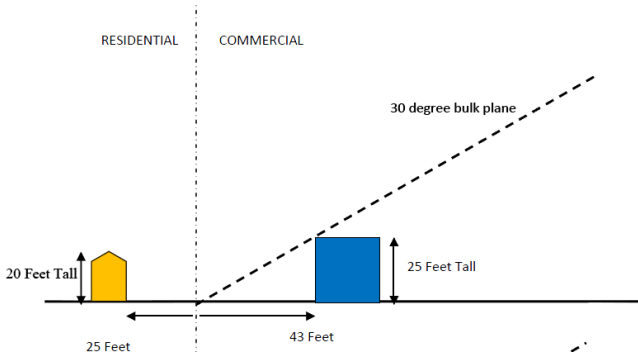
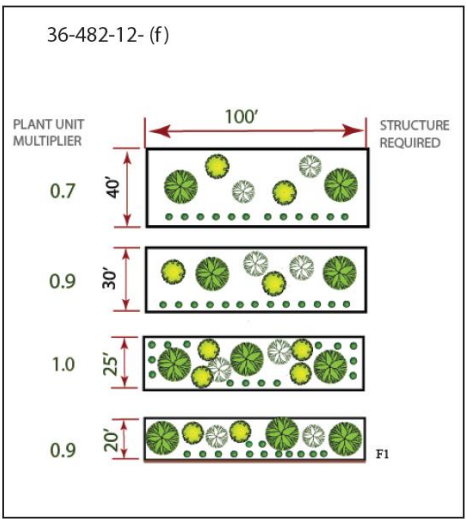


# Development Review Staff Report

## 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).

## ZONING ORDINANCE REQUIREMENTS:

| CODE ITEM                                                                          | REQUIREMENTS FOR GR                                                                                                                    |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
| Minimum open space                                                                 | Not less than 20 percent                                                                                                               |
| Maximum impervious area                                                            | Shall not exceed 80 percent of total lot area                                                                                          |
| BULK PLANE                                                                         | BUFFERYARD AND LANDSCAPING                                                                                                             |
| 30 degree where property adjoins an R-SF district.                                 | Type "F" bufferyard is required along west property line.                                                                              |
|  | <p>36-482-12- (f)</p>                               |

## COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for low-density housing. The *Plan* recommends neighborhood-scale businesses near intersections of arterial and collector, or higher classification, streets and should be sited so as to provide adequate utilities, storm water management, parking, landscaping and buffering and design practices which minimize the effect on the environment and surrounding land uses. The subject property is located along South Lone Pine Ave which is classified as a secondary arterial roadway and near Republic Street which is classified as a collector.

## STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 0.42 acres from a R-SF, Single-Family Residential District to a GR, General Retail District. The applicant intends to expand the parking lot for the business located directly west of the subject property. The R-SF district does not allow commercial off-street parking lots. Approval of this application will allow the planned expansion of the parking lot to serve the existing business.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for low-density housing. However, the *Plan* recommends neighborhood-scale businesses near

# Development Review Staff Report



intersections of arterial and collector, or higher classification, streets and should be sited so as to provide adequate utilities, storm water management, parking, landscaping and buffering and design practices which minimize the effect on the environment and surrounding land uses. The subject property is located along South Lone Pine Ave which is classified as a secondary arterial roadway and near Republic Street which is classified as a collector.

3. Approval of this request will expand the existing GR zoning an additional approximate one-hundred and twenty-five (125) feet to the east. This expansion will allow the existing business to meet customer parking demand. The development requirements in the proposed GR district are adequate for mitigating potential impacts of the proposed development on the adjoining properties and is not anticipated to have a negative impact. In addition to the required bufferyard type "F", all structures developed on this property must remain below a thirty (30) degree bulk plane measured from the boundary of the R-SF district.
4. The GR district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. This district is also intended for on-site production of handcrafted items in conjunction with retail sales. Commercial uses permitted in this district are generally required to conduct business activities indoors. The expansion of the GR district is consistent with the adjacent north property, currently being developed, zoned PD 351 which allows for a mixed use of General Retail, office and multi-family uses.
5. Approval of this application will allow for continued 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 May 17, 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: 3      Returned: 0

# Development Review Staff Report



## DEPARTMENT COMMENTS:

### ATTACHMENT 1 DEPARTMENT COMMENTS

#### BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections to rezoning.

#### CITY UTILITIES COMMENTS:

No objections to rezoning.

#### CLEAN WATER SERVICES COMMENTS:

No objection to rezoning.

#### PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

### **STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION**

City's Transportation Plan classifies S. Lone Pine Avenue as a Secondary Arterial roadway. The standard right-of-way width for S. Lone Pine Avenue is 35 feet from the centerline. It appears approximately five feet of additional right-of-way needs to be acquired along the property frontage of S. Lone Pine Avenue. A survey is recommended to determine the exact amount of existing right-of-way. S. Lone Pine Avenue is a City maintained street.

### **TRAFFIC COUNTS & ON-STREET PARKING**

The most recent traffic count on S. Lone Pine Avenue south of Galloway Street is 3,113 vehicles per day. On-street parking is currently under construction north of the property pertaining to this rezoning, but on-street parking is not currently permitted along the property frontage of the property pertaining to this rezoning.

### **DRIVEWAY ACCESS**

There is currently one driveway access point onto the property from S. Lone Pine Avenue. Any new proposed driveway approaches must meet the minimum spacing requirements along S. Lone Pine Avenue.

### **SIDEWALK**

There is existing sidewalk along the property frontage of S. Lone Pine Avenue. The existing infrastructure meets current City Standards.

### **TRAILS, BUS STOPS, & ADDITIONAL INFORMATION**

The Galloway Creek Greenway Trail is immediately across the street from the property pertaining to this rezoning. There are no bus stops along S. Lone Pine Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

### **IMPROVEMENTS**

None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily. There are currently plans to create public improvements/streetscape as a part of private development north of the property pertaining to this rezoning. This public improvement includes on-street parking, sidewalk, roadway improvements, as well as a streetscape. These plans are currently under construction.

# Development Review Staff Report



**TRAFFIC - TABLE 1: REZONING DETAILS**

|                 | Street Name                       | Street Classification | On-Street Parking | Existing Street ROW From Centerline (ft) | Required Street ROW From Centerline (ft) |
|-----------------|-----------------------------------|-----------------------|-------------------|------------------------------------------|------------------------------------------|
| <b>Street 1</b> | S. Lone Pine Avenue               | Secondary Arterial    | North of Property | 30                                       | 35                                       |
|                 |                                   | <b>AM Peak</b>        | <b>PM Peak</b>    | <b>Weekday</b>                           | <b>Weekend</b>                           |
|                 | <b>Existing Trips Generated</b>   | 1.68                  | 2.1               | 20.16                                    | N/A                                      |
|                 | <b>*Proposed Trips Generated</b>  | 6.72                  | 28.14             | 302.4                                    | N/A                                      |
|                 | <b>Additional Trips Generated</b> | 5.04                  | 26.04             | 282.24                                   | N/A                                      |

\*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

## STORMWATER COMMENTS:

The property is in the Galloway Creek drainage basin. The property is in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Buyout in lieu of on-site stormwater detention will be allowed since it is close to the floodplain. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There are no sinkholes on the proposed property.

Stormwater buyout will be allowed but water quality will still be required if disturbing more than one acre.

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. Water quality will be required if disturbing more than one acre.
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                     | Galloway Creek |
| Is property located in Floodplain? | Yes            |
| Is property located on a sinkhole? | No             |
| Is stormwater buyout an option?    | Yes            |

## FIRE DEPARTMENT COMMENTS:

No objection to rezoning.

# Neighborhood Meeting Notice

Date of Letter:

5/4/18

**DEAR PROPERTY OWNER,**

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

## APPLICANT CONTACT INFORMATION:

Applicant/Representative Name:

LowerDeck94, LLC

Address:

PO Box 14841, Springfield, MO

City, State and Zip:

Springfield, MO 65814

Phone Number:

417-849-4208

E-mail:

christinachanter@sbcglobal.net

## PROJECT LOCATION:

4058 S. Lone Pine

## PROPOSED CHANGES:

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

Rezone a portion of the subject property (Acacia Spa) from R-SF to GR.

## PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting:

5/17/18

Location of Meeting:

4 By 4 Brewing Co., 2811 E. Galloway Street, Ste A, Springfield, MO 65804

Time of Meeting: ☒ 4:00 PM to 6:30 PM

**We look forward to seeing you at this meeting! Thank You!**

ATTACHMENTS: Notice Letter from City with Comment Card attached to this letter



**4058 S Lone Pine**  
**PLN2018-00255 Neighborhood Meeting**  
**4 PM - 6:30 PM; May 17, 2018**  
2811 E Galloway St, Ste A, Springfield, MO  
**---Please **Print** Your Name---**

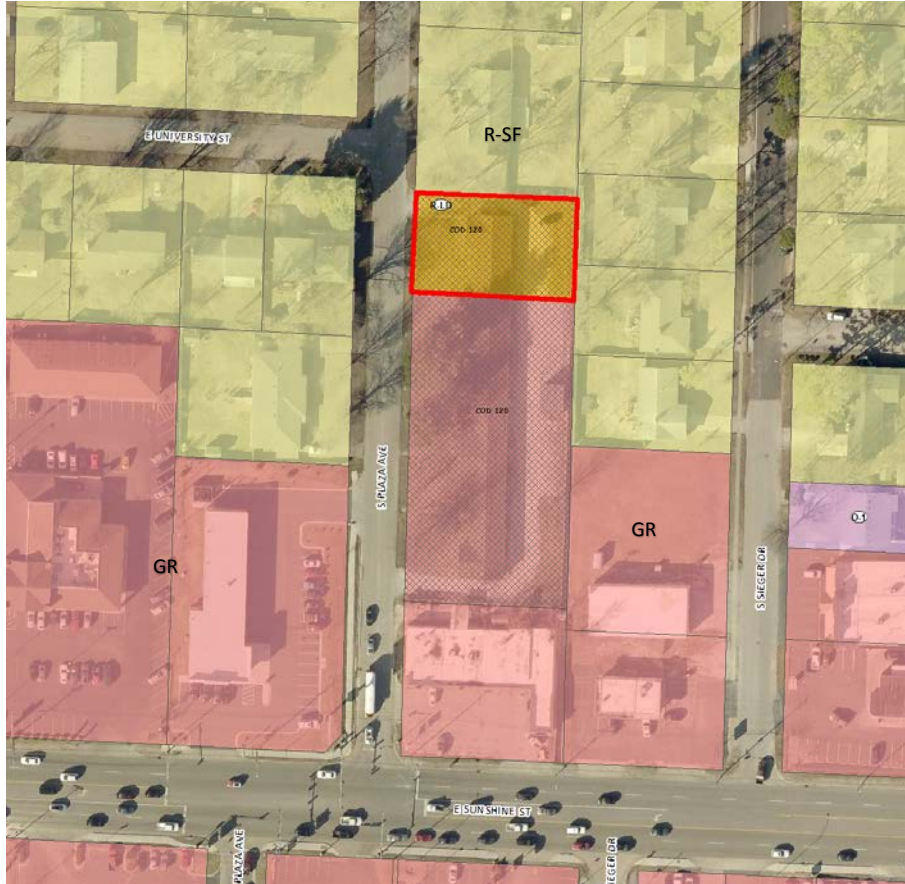
|     |     |
|-----|-----|
| 1.  | 22. |
| 2.  | 23. |
| 3.  | 24. |
| 4.  | 25. |
| 5.  | 26. |
| 6.  | 27. |
| 7.  | 28. |
| 8.  | 29. |
| 9.  | 30. |
| 10. | 31. |
| 11. | 32. |
| 12. | 33. |
| 13. | 34. |
| 14. | 35. |
| 15. | 36. |
| 16. | 37. |
| 17. | 38. |
| 18. | 39. |
| 19. | 40. |
| 20. | 41. |
| 21. | 42. |

# Development Review Staff Report



**PLANNING AND ZONING COMMISSION PUBLIC HEARING:** JUNE 7, 2018

**CITY COUNCIL PUBLIC HEARING:** JULY 2, 2018



**CASE NUMBER:**

Z-14-2018 w/Conditional Overlay District No. 150

**LOCATION:** 1712-1718 South Plaza Avenue

**ACRES:**  
0.31 acres

**EXISTING LAND USE:**  
Vacant property

**APPLICANT:** Sunshine and Plaza Investments, LLC

**STAFF:**  
Bob Hosmer, AICP Principal Planner  
864-1834

**STAFF RECOMMENDATIONS:**  
Approve w/Conditions

**PROPOSED MOTION:**  
Move to approve the request to rezone the property at 1712-1718 South Plaza Avenue to a GR, General Retail District, and establishing Conditional Overlay District No. 150.

## SUMMARY OF REQUEST:

Request to rezone approximately 0.31 acres of property from R-LD, Low Density Multi-Family Residential District with Conditional Overlay District No. 120, to a GR, General Retail District, and establishing Conditional Overlay District No. 150.

## FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan of the Comprehensive Plan designates this area as appropriate for Medium Intensity Retail, Office or Housing. The GR, General Retail District is an appropriate zoning districts recommended for this area.
2. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.
3. The proposed Conditional Overlay District will limit the subject property to a commercial parking lot use only.

## SURROUNDING ZONING AND LAND USES:

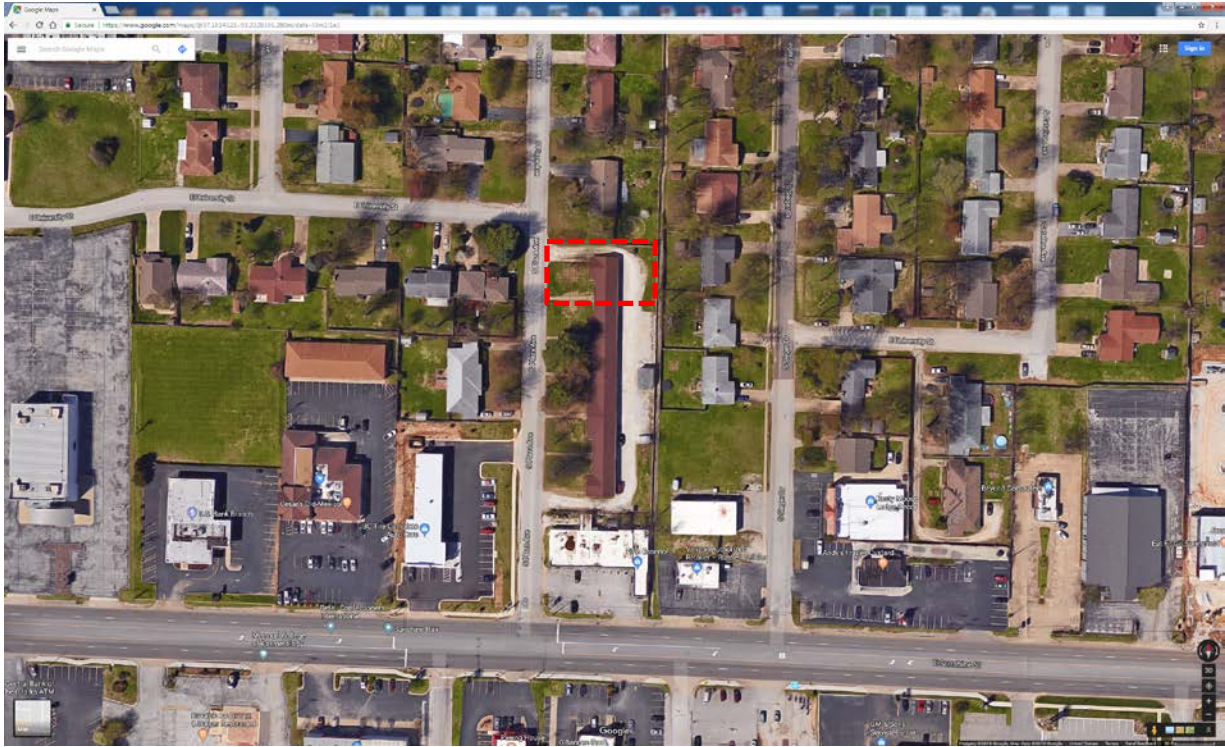
|                 | NORTH                    | SOUTH       | EAST                     | WEST                     |
|-----------------|--------------------------|-------------|--------------------------|--------------------------|
| <b>ZONING</b>   | R-SF                     | GR/COD#120  | R-SF                     | R-SF                     |
| <b>LAND USE</b> | Single-family residences | Vacant land | Single-family residences | Single-family residences |



# Development Review Staff Report



## SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



## GOOGLE MAPS STREET VIEW:





- Planning and Zoning Commission Page 3 of 15

# Development Review Staff Report



## PROPERTY HISTORY:

The subject property was zoned R-SF, Single-Family Residential District in 1995 during the citywide re-mapping by General Ordinance 4494. On, March 20, 2017, the property was rezoned to R-LD, Low Density Multi-Family Residential District with a Conditional Overlay District No. 120 which allowed multi-family uses with the intent that the property be used as a detention area for the GR property to the south.

## COMPATIBILITY WITH THE ZONING ORDINANCE:

| CODE ITEM                | REQUIREMENTS FOR GR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Use Limitations          | All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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       | 25 feet along a collector street. However, in no event may a structure be erected closer to the centerline of an existing or planned street than 30 feet plus the required yard setback (25 feet).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Side and Rear Setbacks   | None, except as required by supplemental open space and yard regulations and the bufferyard requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Open Space Requirement   | 20%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Design Requirements      | <p><u>36-480 (2) (a) Screening and Fencing:</u> Where an open off-street parking or vehicular use area for a residential use contains four or more off-street parking spaces and is in or adjacent to an R-SF, R-TH, or R-MHC district, screening of not less than four feet in height and meeting the requirements of subsection 36-453(6), shall be erected separating the use from the adjacent residential district or residential use.</p> <p><u>36-382 (11) (c). Bufferyards:</u> A bufferyard shall be required adjacent to a street (excluding alleys) for nonresidential uses in residential districts and all uses in nonresidential districts as shown on the table below, when:</p> <ol style="list-style-type: none"><li>The property across the street is zoned residential and is vacant or developed with residential uses; and</li><li>The right-of-way width of the street is 70 feet or less.</li></ol> |



# Development Review Staff Report

| BULK PLANE                                                                                                                                                              | BUFFERYARD LANDSCAPING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>RESIDENTIAL</div><div>COMMERCIAL</div><div>30 degree bulk plane</div><div>20 Feet Tall</div><div>25 Feet</div><div>43 Feet</div><div>25 Feet Tall</div></div> | <div><div>36-482-12- (f)</div><div><div>PLANT UNIT MULTIPLIER</div><div>0.7</div><div>40'</div><div>100'</div><div>STRUCTURE REQUIRED</div></div><div><div>0.9</div><div>30'</div><div>100'</div><div>STRUCTURE REQUIRED</div></div><div><div>1.0</div><div>25'</div><div>100'</div><div>STRUCTURE REQUIRED</div></div><div><div>0.9</div><div>20'</div><div>100'</div><div>STRUCTURE REQUIRED</div></div><div>F1</div></div> <div><div>(i) Bufferyard S<sub>2</sub></div><div><div>Required Plantings per 100 Linear Feet</div><div>1 Canopy Tree</div><div>2 Understory Trees</div><div>4 Shrubs</div></div><div><div>100'</div><div>10'</div></div></div> |

## COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan of the Comprehensive Plan designates this area as appropriate for Medium Intensity Retail, Office or Housing. The GR, General Retail District is an appropriate zoning districts recommended for this area.

## STAFF COMMENTS:

1. The applicant, Sunshine and Plaza Investments, LLC, is proposing to rezone the property located at 1712-1718 South Plaza Avenue from R-LD, Low Density Multi-Family Residential District with Conditional Overlay District No. 120, to GR, General Retail District, and establishing Conditional Overlay District No. 150. The proposed zoning will allow the subject property to construct a commercial parking lot for the adjacent restaurant fronting Sunshine Street. The current zoning district does not allow for commercial parking lots.
2. The subject property is located near the U.S. 65 and Sunshine Street (Community) Activity Center as shown in the Growth Management and Land Use Plan element of the Comprehensive Plan. Activity Centers are identified as areas of significant business and high-density housing. It is intended that additional development be concentrated in and around these activity centers to optimize transportation investments, citizen convenience, investor confidence and a compact growth pattern.
3. The Transportation Plan classifies Plaza Avenue as a collector roadway and which support the proposed uses. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily.
4. The proposed Conditional Overlay District will only permit a commercial parking lot, require a sidewalk to be constructed along the entire length of the property frontage, require lower intensity lighting standards for the parking lot and reduce lighting pole height from 60 feet to 25 feet and increase plantings along one of the residential lots to the east.
5. Staff is 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 will be allowed due to its downstream location in the watershed.

# Development Review Staff Report



6. The development of the property will require a bufferyard along the east and north property line adjacent to the R-SF, Single Family zoning district. The normal bufferyard required between GR and single-family zoning would be a Bufferyard "Type F" at least a twenty (20) feet wide. For each one-hundred (100) linear feet of bufferyard, there must be three (3) canopy trees, three (3) understory trees, four (4) evergreen trees and twenty (20) shrubs with a six-foot solid wood fence or solid masonry/brick wall, or six-foot solid evergreen hedge. The subject property would qualify for a narrow lot exemption and the bufferyard would be allowed to be reduced to ten (10) feet wide with a six-foot solid wood fence or solid masonry/brick wall, or six-foot solid evergreen hedge.
7. The normal bufferyard required between GR and R-SF with public street right-of-way 70 feet or less would be a Bufferyard "Type S2" at least fifteen (15) feet wide. A street bufferyard would be required along the west property line adjacent to Plaza Avenue and across from the R-SF zoning district. Again, this property would qualify for a narrow lot exemption allowing the bufferyard to be reduced to ten (10) feet wide. Plantings required for a Type S2 bufferyard are for each one-hundred (100) linear feet, there must be at least one (1) canopy tree, two (2) understory trees and four (4) shrubs.
8. A perimeter landscaping is required if a parking lot is within 50 feet of the right-of-way and there is not an intervening building. This can vary in size according to the parking lot layout such as landscaped parking island being within 30 feet of the street and varied widths of landscaping strips. This is not in addition to the S2 bufferyard, but rather overlaying bufferyard. Parking lots or vehicle use areas are required to be screened by a four-foot fence or berm. No parking is permitted within 25 feet of the right-of-way for a distance of 100 feet from the residential property to the north.
9. All structures shall remain below a thirty (30) degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
10. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

## NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on, May 16, 2018, regarding the request for rezoning. A summary of this meeting is contained in 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: 10      Returned: 0

# Development Review Staff Report



## DEPARTMENT COMMENTS:

### ATTACHMENT 1 DEPARTMENT COMMENTS

#### BUILDING DEVELOPMENT SERVICES COMMENTS:

BDS has no critical objections.

#### CITY UTILITIES:

No objection to the rezoning. Water and electric utilities are available.

#### CLEAN WATER SERVICES COMMENTS:

No objection to the rezoning.

#### FIRE DEPARTMENT COMMENTS:

Fire has no issues.

#### PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

##### **STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION**

City's Transportation Plan classifies S. Plaza Avenue as a Collector roadway and E. Sunshine Street as a Primary Arterial Roadway. The standard right-of-way width for S. Plaza Avenue is 30 feet from the centerline. The standard right-of-way width for E. Sunshine Street is 50 feet from the centerline. It appears approximately 5 feet of additional right-of-way needs to be acquired along S. Plaza Avenue and approximately 6 feet of additional right-of-way needs to be acquired along E. Sunshine Street. In addition, a 30-foot by 30-foot right-of-way sight triangle is needed at the intersection of S. Plaza Avenue and E. Sunshine Street. A survey is recommended to determine the exact amount of existing right-of-way. S. Plaza Avenue is a City maintained street and E. Sunshine Street is a MODOT maintained street. Defer to MODOT for all comments regarding E. Sunshine Street.

##### **TRAFFIC COUNTS & ON-STREET PARKING**

The most recent traffic count on S. Plaza Avenue north of E. Sunshine Street is 1,245 vehicles per day. The most recent traffic count on E. Sunshine Street west of S. Ingram Mill Road is 34,808 vehicles per day. On-street parking is not allowed along E. Sunshine Street but is permitted along S. Plaza Avenue.

##### **DRIVEWAY ACCESS**

There is currently one driveway access point onto the property from E. Sunshine Street and four driveway access points onto the property from S. Plaza Avenue. The three driveway approaches to/from S. Plaza Avenue that are nearest the intersection of Plaza and Sunshine will need to be closed, as they do not currently meet the minimum spacing requirements (200 feet). More than one driveway approach will be permitted onto S. Plaza Avenue, as long as they meet the minimum spacing requirements. Defer to MODOT for comments regarding access to E. Sunshine Street.

##### **SIDEWALK**

There is existing sidewalk along the property frontage of E. Sunshine Street. Defer to MODOT for comments regarding sidewalk along the property frontage of E. Sunshine Street. There is not currently sidewalk along

# Development Review Staff Report



the property frontage of S. Plaza Avenue. Sidewalk is required to be constructed along the entire length of the property frontage on S. Plaza Avenue to current City Standards as a part of this development/rezoning.

## TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area pertaining to this rezoning. There are bus stops along E. Sunshine Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

## IMPROVEMENTS

None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily. There are no plans to make any improvements in the public right-of-way in the area pertaining to this rezoning in the near future.

**TRAFFIC - TABLE 1: REZONING DETAILS**

|                            | Street Name        | Street Classification | On-Street Parking | Existing Street ROW From Centerline (ft) | Required Street ROW From Centerline (ft) |
|----------------------------|--------------------|-----------------------|-------------------|------------------------------------------|------------------------------------------|
| Street 1                   | S. Plaza Avenue    | Collector             | Yes               | 25                                       | 30                                       |
| Street 2                   | E. Sunshine Street | Primary Arterial      | No                | 44                                       | 50                                       |
|                            |                    | AM Peak               | PM Peak           | Weekday                                  | Weekend                                  |
| Existing Trips Generated   |                    | 2.8                   | 3.4               | 37.6                                     | N/A                                      |
| *Proposed Trips Generated  |                    | 5.0                   | 21.0              | 225.4                                    | N/A                                      |
| Additional Trips Generated |                    | 2.2                   | 17.5              | 187.8                                    | N/A                                      |

\*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

## STORMWATER COMMENTS:

The property is located in the Galloway Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of stormwater detention will be allowed due to its downstream location in the watershed. If disturbing more than one-acre water quality will still be required. Since the project may be disturbing more than one (1) acre there will be a land disturbance permit required. There are no sinkholes on the proposed property.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Need to show the existing and proposed amount of impervious surfacing. For any increase in impervious surfacing, current detention and water quality requirements must be met. Structures and impervious surface onsite and currently in good condition can be credited as existing

# Development Review Staff Report



impervious surface. Existing gravel surfaces meeting the above definition are eligible for 50% credit.

3. If adding more than an acre of impervious water quality will still be required. This site drains east to a concrete channel built as part of 7PW4363.

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

## REQUIREMENTS FOR APPROVAL:

### ATTACHMENT 3 CONDITIONAL OVERLAY DISTRICT PROVISIONS

The requirements of Section 36-421., General retail district of the Springfield Zoning Ordinance shall be as modified herein for development within this district.

1. Commercial off-street parking lot is the only uses permitted in the General Retail District. All other uses are prohibited.
2. A sidewalk is required to be constructed along the entire length of the property frontage.
3. *Exterior lighting standards.* All exterior lighting upon any premises, regardless of zoning classification, shall be subject to the following conditions and limitations:
  - (a) When a light source or luminary does not have a cutoff the following standards shall be met:
    1. Light sources or luminaries without cutoffs will not be permissible.
  - (b) When a light source or luminary has total cutoff of light at an angle so that the bare bulb, lamp, or light source is completely and opaquely shielded from the direct view of an observer at ground level at the perimeter of the property, the following standards shall be met:
    1. Maximum mounting or pole height of the light source or luminary: Twenty feet.
    2. Maximum permitted lumination:
      - a. One-half footcandle at any point; a minimum of 5 feet inside and along the perimeter of the property where it adjoins a residential zoning district or is separated from a residential zoning district by a right-of-way of 70 feet or less.
4. The required bufferyard "Type F" adjacent to the R-SF property on the east along Lot 8 of the Yorkshire Addition Subdivision shall be increased from 4 evergreen trees to 5 evergreen trees per 100 linear feet. The 5 evergreen trees per 100 linear feet increase shall be equally spaced and located only between the subject property and lot 8 of Yorkshire Addition Subdivision. All other required plantings ratios shall remain the same. There shall be a required solid screen wooden fence at least six feet in height provided along the north and east property lines adjacent to the R-SF property along the entire length of the required bufferyard.



## AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-LD to GR  
(existing zoning) (proposed zoning)
2. Meeting Date & Time: May 16, 2018 from 4:00 PM to 6:30 PM
3. Meeting Location: Missouri Career Center 2900 E. Sunshine
4. Number of invitations that were sent: 108
5. How the mailing list was generated: City of Springfield
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.)

See attached

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

None

I, Shawn Barry (print name), attest that the neighborhood meeting was held on 05/16/18 (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*

Shawn Barry

\_\_\_\_\_  
*Printed name of person completing affidavit*



Toth Job #: 00.199CE  
 Project Name: New Restaurant - Shell Construction: First Watch  
 Neighborhood Meeting Date: 05.16.18

ATTENDEE LIST

| No. | Attendee Name | Attendee Address                            | Phone Number   | Email Address               |
|-----|---------------|---------------------------------------------|----------------|-----------------------------|
| 1   | SHAWN BARRY   | 830 E. PRIMROSE ST<br>SPRINGFIELD, MO 65807 | 417-988-0645   | sbarry@tothassociates.com   |
| 2   | Math O'Hara   | 3120 E Sunshine St<br>SGF MO 65804          | 417-881-2251   | mohara@oberonbank.com       |
| 3   | Joyce Buxton  |                                             |                |                             |
| 4   | Pam Haldiman  | 3750 S. FREMONT<br>SPRINGFIELD, MO          | 417-877-9600   | haldiman@sdaarchitects.com  |
| 5   | RADA MARIUTA  | 830 E. Primrose St.<br>Springfield, MO      | 417-888-0645   | rmariuta@tothassociates.com |
| 6   | JAMES TILMAN  |                                             |                |                             |
| 7   | JOYCE BUXTON  | #1669 S. Sieger<br>SGF                      | (417)-299-5001 | jbuxton@bk-dc.com           |
| 8   |               |                                             |                |                             |
| 9   |               |                                             |                |                             |
| 10  |               |                                             |                |                             |



417.888.0645  
tothassociates.com  
830 E Primrose Suite 200  
Springfield Missouri 65807

May 22, 2018

Mr. Bob Hosmer  
Planning and Zoning  
840 N Boonville  
Springfield, MO 65802

Re: PLN2018-00259 - 1712-1718 South Plaza Ave. (Lot 8 and the south 20' of Lot 9, Plaza Park Add.)  
Neighborhood Meeting Summary and COD Request

Mr. Hosmer,

A neighborhood meeting was held on May 16, 2018 to discuss a proposed rezone of the properties listed above. We would like to rezone all of Lot 8 and the south 20' of Lot 9 of the Plaza Park Addition from R-LD (Residential - Low Density) to GR (General Retail). The purpose of the rezoning is to obtain uniform zoning across the entire property to provide sufficient parking for the proposed daytime only restaurant facility (First Watch) to be located near the intersection of Plaza Avenue and Sunshine Street.

There were two residents and/or business owners that attended the neighborhood meeting. We have summarized their comments and concerns below for your convenience:

1. Ms. Joyce Buxton expressed concern about the potential future use of the property if the proposed development is not successful. She also expressed concern about the proposed parking lot lighting having a negative impact on her property at 1669 S. Sieger.
2. Mr. Matt O'Hara from O'Bannon Bank attended the meeting to express that he was in favor of the proposed development.

To address the concern provided by Ms. Buxton about the future use of the proposed rezoned properties, we are requesting a Conditional Overlay District for all of Lot 8 and the south 20' of Lot 9 limiting use to a commercial parking lot only. This would be in addition to the already existing COD #120 that is valid for 1712-1734 S. Plaza. To address Ms. Buxton's concern regarding parking lot lighting, we are proposing to install the required landscaped bufferyard and privacy fence, install additional evergreen trees adjacent to Ms. Buxton's property, and operate the parking lot lights at low output during evening hours.

If you have any questions please call our office at 417-888-0645.

Respectfully,  
Toth and Associates, Inc.

  
Shawn W. Barry, P.E.



## 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. 1<sup>st</sup> City Council Public Hearing (185 feet notification from subject property)
5. 2<sup>nd</sup> 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](mailto: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](mailto:zoning@springfieldmo.gov)

|                  |                                                 |               |  |
|------------------|-------------------------------------------------|---------------|--|
| DATE:            | 5-8-18                                          | Telephone No. |  |
| YOUR NAME:       | Julie Spradlin Lawson (P.O.A. 4 Pearl Spradlin) |               |  |
| YOUR ADDRESS:    | 1643 S. Plaza                                   |               |  |
| PROJECT ADDRESS: |                                                 |               |  |

COMMENTS: I have been to a mtg of this nature previously, as well as spoken by phone with questions and concerns of the proposed projects in our neighborhood. I have never sensed any "negotiations" between the developer & the surrounding Home Owners. I will be out of town during this meeting but am still (& rightfully so) concerned as well as disappointed in this project. I will likely start looking for a new home & neighborhood after

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611 Phone / 417.864.1882 Fax

12 years invested here!  
Just what East Sunshine & Plaza area need -  
another bank, Restaurant & parking lot!

**From:** Joyce Buxton

**Sent:** Wednesday, May 16, 2018 1:09 PM

**To:** 'zoning@springfieldmo.gov' <[zoning@springfieldmo.gov](mailto:zoning@springfieldmo.gov)>

**Subject:** Proposed Rezoning of 1712 -1718 South Plaza Avenue, Springfield

I received a letter notifying me of an application to change the zoning for the property above, which backs up to my property at 1669 South Sieger. I will be attending the meeting today to voice my opposition to the rezoning change.

My comment and concerns are as follows for the request to change from Residential to GR (General Retail):

- A) The proposed project is identified as a daytime only restaurant facility. However, once the rezoning is approved, the owner could change the operating hours and have this facility open 24 hours a day.
- B) In addition, should this business close, the rezoning would allow for ANY of the following Retail "permitted uses":
  - Funeral home and mortuary (with crematorium)
  - Private clubs and lodges (likely not daytime use only)
  - Entertainment-oriented use group (?)
  - Household resource recovery collection center (Like a recycling center!)
  - And with some Conditional Use provisions, it could be an automotive Service Station or self-service storage facilityNone of which would make for appropriate neighbors in this location.
- C) Even if the proposed business remains as a restaurant, the stated use of Lot 8 and 9 would be for parking, However, the functions at the back of a restaurant are typically trash dumpsters and grease management, which are both eyesores and also cause concern about smells.
- D) The initial owner would of course be required to build fencing and plan for landscaping. However, nothing in the rezoning requires that this owner or future owners maintain landscaping and fencing.
- E) The proposed site is SIX lots deep into a residential neighbor. The furthest commercial encroachment into this residential neighborhood previously had been just 3 lots deep. The current footprint is already much deeper than any other adjacent commercial developments, setting a new standard and opening the door to further commercial creep into the neighborhood.
- F) There is precedence for not allowing creep into neighbors. When a financial institution had tried to rezone property (currently a house) one block from the corner of Sunshine and Woodward, it was rejected and that extension was just ONE lot deep. I would expect those decisions to be applied uniformly all along Sunshine.
- G) With a commercial development directly behind my property, which is in pristine condition, it would impact and diminish my ability to sell my house in the future at market value.

Thank you for noting these concerns. Please "Reply" with receipt of this e-mail.

**JOYCE BUXTON, ASID, NCIDQ**

PRINCIPAL | DIRECTOR OF INTERIOR DESIGN



**BUXTON KUBIK DODD**  
DESIGN COLLECTIVE

3100 S. NATIONAL AVE., STE 300 • SPRINGFIELD, MO 65807 • (417) 890-5543





*Principal Planner*

City of Springfield, Missouri

Department of Planning and Development

Development Review Office

417.864.1834 or 417.864.1611

General Information: <http://www.springfieldmo.gov/DevelopmentReview>

Zoning Map: <http://maps.springfieldmo.gov/zoning/>

Zoning Code: <https://library.municode.com/mo/springfield>

---

**From:** Joyce Buxton [<mailto:jbuxton@bk-dc.com>]

**Sent:** Thursday, May 17, 2018 2:19 PM

**To:** [Zoning@springfieldmo.gov](mailto:Zoning@springfieldmo.gov)

**Subject:** RE: Proposed Rezoning of 1712 -1718 South Plaza Avenue, Springfield

Hello!

I am following up on my comments on the rezoning request. I hurried to get my comments into the City yesterday – even before I had seen the project – as I know they must be received 7 days before the P&Z Commission meets and I did not know that date.

After having now seen the architect's rendering of the project and having met with the Owner yesterday regarding what is planned for that property, I have fewer concerns than I had originally highlighted in my previous e-mail. Mr. Tillman's plan to develop a First Watch daytime restaurant appears that it is going to be a quality development.

My husband and I were the only neighbors who attended yesterday's Neighborhood Meeting. If we are the only ones who are opposed to this rezoning, I wanted to share that the intensity of my opposition has waned, once I gathered more information on the specifics of the project. Our requests would now be limited to:

- That the site in question (Lot 8 and part of Lot 9) have a Conditional Overlay district applied to it so it can only ever be as a parking lot – and not parceled off for a potential commercial building site in the future
- That additional evergreen trees be planned across the portion of the back of the property lot that abuts the 1669 South Sieger property line (above the 6'-0"H privacy fence) to further screen the view of the parking lot lights.

Obviously, the Planning and Zoning Commission will do what they feel is best for the community, based on all of the facts and the broader vision for the City. I am communicating now to say that it is not my desire to be the sole voice in opposition to this specific project. Having seen the plans, I now believe this may be a good development and neighbor. It certainly may be far better than many other possible projects. This is a case where the Neighborhood Meeting sure served its intended purpose of fostering communication among the impacted parties. Thank you.

**JOYCE BUXTON, ASID, NCIDQ**

PRINCIPAL | DIRECTOR OF INTERIOR DESIGN



**BUXTON KUBIK DODD**  
DESIGN COLLECTIVE

3100 S. NATIONAL AVE., STE 300 • SPRINGFIELD, MO 65807 • (417) 890-5543



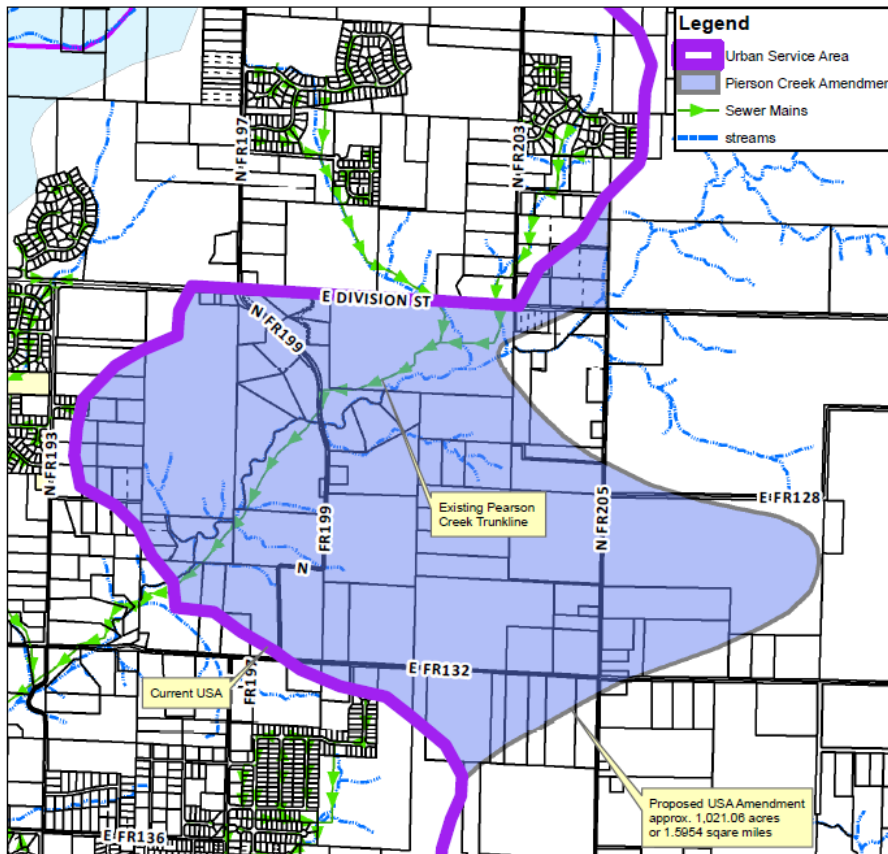
# Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JUNE 7, 2018

CITY COUNCIL PUBLIC HEARING:

JULY 2, 2018



## CASE:

Pierson Creek Basin Urban Service Area (USA) Amendment

## STAFF:

Bill Knuckles, Department of Environmental Services

## STAFF RECOMMENDATIONS:

Approve

## PROPOSED MOTION:

Move to approve the proposed Urban Service Area amendments as submitted in the staff report.

## SUMMARY OF REQUEST:

To amend the existing Urban Service Area (USA) Boundary within the Pierson Creek Basin.

## FINDINGS FOR STAFF RECOMMENDATION:

1. Springfield's Urban Service Area (USA) Policy was established in April 1984. Its purpose was to set geographic boundaries for the provision of urban services. It developed a philosophy for providing urban services to allow for continued growth and development by maximizing the use of existing resources while minimizing the cost to citizens and public investment. The intent of the geographic boundary and policy is to provide for sewer services as available resources allow.
2. The proposed amendment to the Urban Service Area will bring an area of the Pierson Creek basin that was served by an existing extension of the Pierson Creek trunk line into the Urban Service Area where public sanitary sewer is already available.
3. Amendments to the Urban Service Area Policy must be handled in the same manner as the establishment of the original policy for providing urban services, i.e., any amendment must be reviewed by the Springfield Planning and Zoning Commission, the Greene County Planning and Zoning Board and the Watershed Committee of the Ozarks, and must be approved by the Springfield City Council and the Greene County Commission.

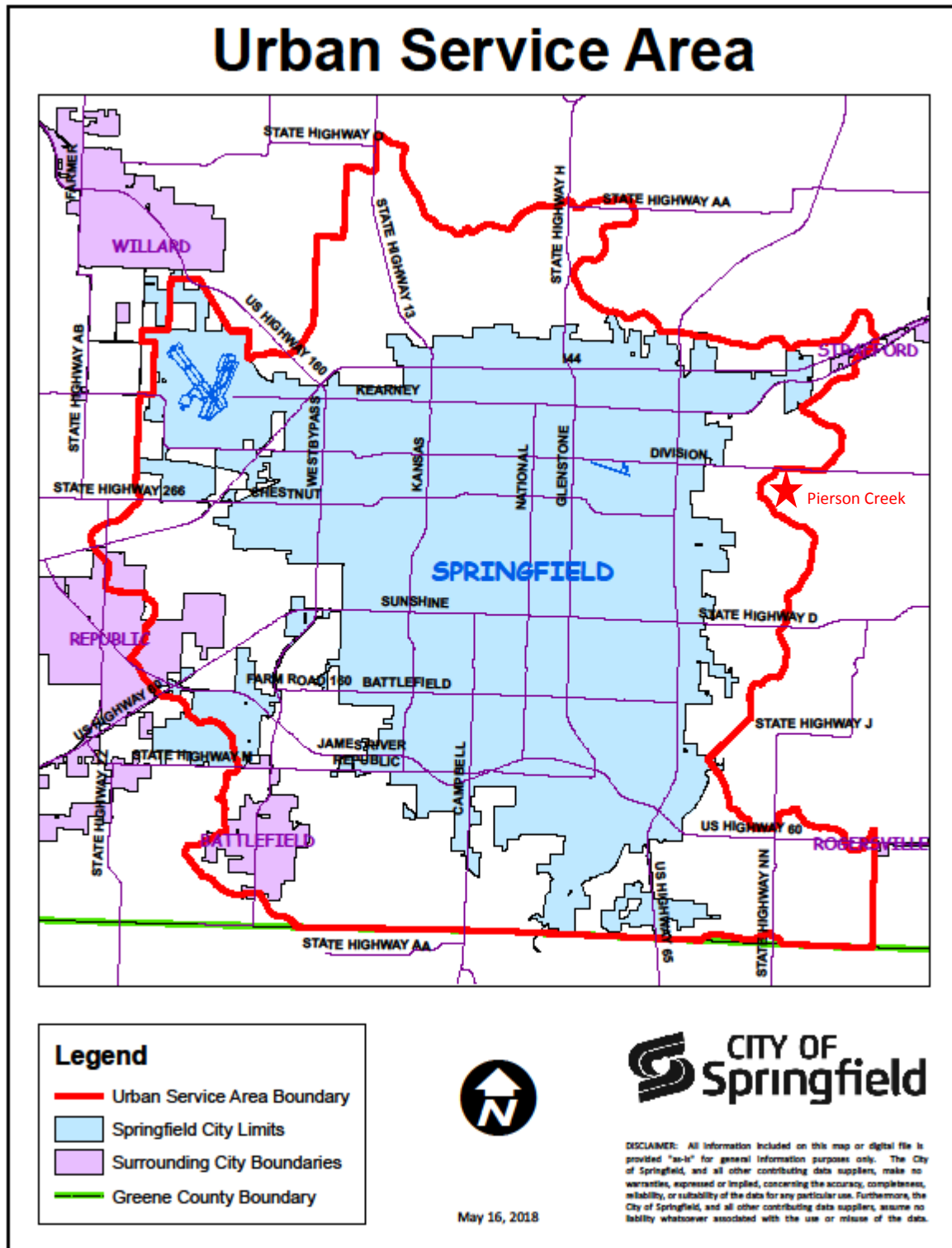
# Development Review Staff Report



- 
4. The comprehensive plan states that “the Urban Service Area concept should continue to be used by Springfield and Greene County to indicate the areas in which municipal sanitary sewer will be available (within certain limitations) to all users who request the services and where urban transportation improvements will be focused.”
  5. The proposed amendment was approval by the Watershed Committee of the Ozarks on May 8, 2018 and will be considered by the Greene County Planning Commission on June 19, 2018. The Greene County Commission and the Springfield City Council will consider the amendment on July 2, 2018.
  6. The Springfield City Council and the Greene County Commission will both require a 2/3 majority vote for approval.
-

# Development Review Staff Report

## EXISTING URBAN SERVICE AREA BOUNDARY:



# Development Review Staff Report



## COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan element of the Comprehensive Plan recommends that the Urban Service Area concept should continue to be used by Springfield and Greene County to indicate the areas in which municipal sanitary sewer will be available (within certain limitations) to all users who request the services and where urban transportation improvements will be focused.

The plan identifies the conditions for amendments to the Pierson Creek Basin as stated in the Criteria for Urban Development, which states that there may be development pressure in this area due to proximity of urbanized area and market trends for desirable housing locations. Large lot development is currently occurring in the area. Consideration for development at urban intensities will require the following to be satisfied:

1. Connection to both public sanitary sewer and a public water supply should be in place.
2. Non-residential development generating wastewater requiring special treatment or pretreatment must be reviewed on a case-by-case basis and approval given if reasonable wastewater treatment standards are satisfied.
3. Development should be reviewed on a case-by-case basis and those capable of generating significant amounts of water-borne pollutants should be required to mitigate potential problems.
4. Groundwater protection programs should be developed.

## STAFF COMMENTS:

1. Springfield's Urban Service Area (USA) Policy was established in April 1984. Its purpose was to set geographic boundaries for the provision of urban services. It developed a philosophy for providing urban services to allow for continued growth and development by maximizing the use of existing resources while minimizing the cost to citizens. Within the geographic boundary set by the policy, the intent was to provide for sewer services as available resources permitted. Streets and highways were to be planned to handle urban populations. The policy also provided a process for amendments and exceptions.
2. Since its adoption in 1984 the Urban Service Area (USA) Policy has functioned as a tool for guiding growth. Greene County has been instrumental in implementation of the policy by using it as a guide for land development cases and by providing comment on exceptions and amendments under consideration.
3. The comprehensive plan states that "the Urban Service Area concept should continue to be used by Springfield and Greene County to indicate the areas in which municipal sanitary sewer will be available (within certain limitations) to all users who request the services and where urban transportation improvements will be focused."
4. The Department of Environmental Services request an amendment of the Springfield Urban Service Area (USA) to include the existing Pierson Creek trunk line which lies outside the existing Urban Service Area. Currently a portion of the Pierson Creek trunk line lies outside of the existing Urban Service Area. This was a result of the trunk line crossing outside of the Urban Service Area to serve, by gravity sewer, an area further upstream in the basin that was in the Urban Service Area. This amendment will bring the area of the basin that was served by the existing Pierson Creek trunk line into the Urban Service Area since public sanitary sewer is already available.
5. Amendment to the Urban Service Area Policy must be handled in the same manner as the establishment of the original policy for providing urban services, i.e., any amendment must be reviewed by the Springfield Planning and Zoning Commission, the Greene County Planning and Zoning Board and the Watershed Committee of the Ozarks, and must be approved by the Springfield City Council and the Greene County Commission.
6. The City Council or the County Commission may initiate a request for an amendment. Amendments must have the consent of the City and the County. An amendment would require a 2/3 majority vote of the City Council for approval.



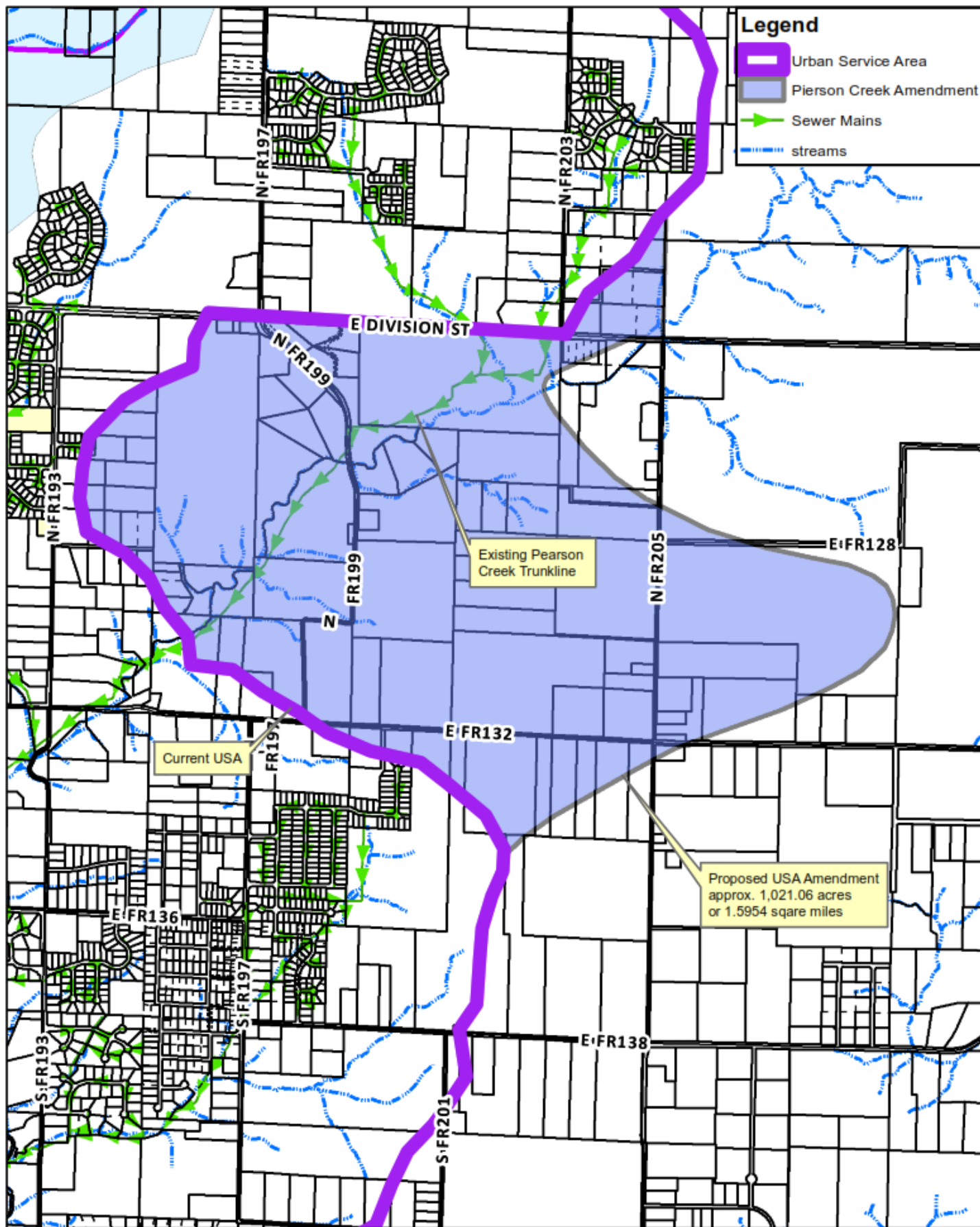
# Development Review Staff Report



7. The Watershed Committee of the Ozarks met on May 8, 2018 and recommended approval of the amendment of the Pierson Creek Urban Service Area Basin. The amendment will be considered by the Greene County Planning and Zoning Commission on June 19, 2018 and the Greene County Commission will consider the amendment on July 2, 2018. The Springfield City Council will consider the amendment on July 2, 2018.
8. Staff requests that Planning and Zoning Commission approve the Urban Service Area amendments to the Pierson Creek Basin.

## PUBLIC COMMENTS:

The Watershed Committee of the Ozarks, Greene County Planning Commission and Greene County Commission were notified of these amendments and public hearing dates.



## Environmental Services

SEWER INFORMATION Date: 4/9/2018

0 400 800 1,200 1,600 Feet  
1 inch = 1,610 feet

DISCLAIMER: All information included on this map or digital file is provided "as is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranty, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.



# *Springfield - Greene County Comprehensive Plan*

---

## *Growth Management and Land Use Plan*

---



**URS**

BRW, Inc.

## **Appendix B: Criteria for Amendments or Exceptions to the Springfield Urban Service Area Boundary**

The Urban Service Area Policy should remain flexible enough to allow service extensions when it is of benefit to the community to go beyond the present service area. Therefore, provisions are made for Amendments and Exceptions to the Policy.

Amendments would change the boundary of the Urban Service Area or modify the policy for providing services within or outside the Urban Service Area. Exceptions would allow for the provision of sanitary sewer service or an urban level of transportation:

- To land contiguous to the Urban Service Area when that land is transitioning from rural to urban levels of development, or
- To land that is *not* contiguous when provision of services would alleviate environmental or health concerns.

Exceptions may or may not modify the Urban Service Area boundary depending on whether the area is contiguous to the current Urban Service Area.

### **Amendments**

An Amendment to the Urban Service Area Policy must be handled in the same manner as the establishment of the original policy for providing urban services, i.e., any amendment must be reviewed by the Springfield Planning and Zoning Commission, the Greene County Planning and Zoning Board and the Watershed Committee of the Ozarks, and must be approved by the Springfield City Council and the Greene County Commission.

The City Council or the County Commission may initiate a request for an amendment. Amendments must have the consent of the City and the County. An amendment would require a 2/3 majority vote of the City Council for approval.

The conditions under which an amendment is approved will vary within the eight subareas outside the Urban Service Area and should be based on the Criteria for Urban Development adopted for each subarea (refer to Appendix C). In addition, the amendment must be consistent with the Urban Development Pattern set forth in the *Vision 20/20 Comprehensive Plan*.

### **Exceptions**

An Exception to the Urban Service Area Policy must be handled in the same manner as an Amendment except that a request for an Exception may be made by any owner of land located outside but contiguous to the Urban Service Area of the by the City of Springfield or Greene County.

The conditions under which an exception may be granted to an area contiguous to the Urban Service Area are:

1. There is adequate capacity in the water and sewer system to handle the projected population and development within the proposed transition area.
2. The provision of sanitary sewer or urban transportation service into the proposed transition area must be undertaken without any expenditure of public funds unless the expenditure is consistent with the City of Springfield's Capital Improvements Program, Greene County's Capital Improvements Program and the Comprehensive Plans for Springfield and Greene County.
3. Transportation service into the proposed transition area must be undertaken without any major alteration of the existing system unless approved by the service provider(s), and
4. The provision of sanitary sewer or urban transportation service into the proposed transition area must be consistent with the stated purpose of the Urban Service Area Policy and those standards and criteria set forth for the eight subareas surrounding the Urban Service Area.



## **Appendix C: Considerations in Service Extensions Outside the Urban Service Area**

Land outside the Springfield Urban Service Area is divided into subareas, each with its own concerns and problems, as described by the following text and maps. For each subarea, these subjects are addressed:

- Statement of concern,
- Identification of problems associated with urban development,
- Criteria for urban development,
- Potential for major urban service extensions, and
- Criteria for interim development.

No commitment is made to public investment in urban services for that land located outside the Urban Service Area, and participation by the City of Springfield and Greene County in providing urban services should not be anticipated. Urban densities are discouraged outside the Urban Service Area. Services would be provided only after careful consideration of the Criteria for Urban Development listed on the following pages.

## Pierson Creek Sub-Area

**Statement of Concern** – Protection of Springfield’s water supply at Blackman Water Treatment Plant intake and the management of potential pollutant sources.

**Identification of Problems** – This area provides about 1/10 of the flow of the James River at the Blackman drinking water intake.

- Wastewater gains access to Pierson Creek/James River by surface and subsurface means.
- Septic tank effluent can reach Pierson Creek/James River virtually untreated via subsurface streams.
- Water wells, unless properly cased, can provide conduit for contaminants to reach Pierson Creek/James River via subsurface streams.
- Point discharges such as package plants, lagoons, etc. can introduce contaminants into Pierson Creek/James River via subsurface streams.

**Criteria for Urban Development** – There may be development pressure in this area due to proximity of urbanized area and market trends for desirable housing locations. Large lot development is currently occurring in the area. Consideration for development at urban intensities will require the following to be satisfied:

1. Connection to both public sanitary sewer and a public water supply should be in place.
2. Non-residential development generating wastewater requiring special treatment or pretreatment must be reviewed on a case-by-case basis and approval given if reasonable wastewater treatment standards are satisfied.
3. Development should be reviewed on a case-by-case basis and those capable of generating significant amounts of water-borne pollutants should be required to mitigate potential problems.
4. Groundwater protection programs should be developed. Particular attention should be paid to sinkholes, fractures, and springs.

**Potential for Major Urban Service Extension** – The designation of any additional area as part of the urban Service Area is considered unlikely from a public standpoint. More and more of this area is being divided into and developing on large lots. This is true between the proposed boundary line and the Pierson Creek valley.

**Criteria for Interim Development** – Prior to including any of this subarea within the Urban Service Area, development will be required to meet the following:

3. Rural development may be tolerated without public water and sewer provided reasonable standards can be met for sewage disposal and water wells are properly cased. Development on less than five acre parcels will be reviewed on a case-by-case basis for possible pollution of the city’s water supply.
2. Sewer systems, such as package treatment plants, which discharge outside of this subareas may be tolerable following review and approval on a case-by-case basis. Discharges within this subarea, including land application, are not acceptable.
3. Connection to public water supply may be permitted if the above criteria for interim development are met.

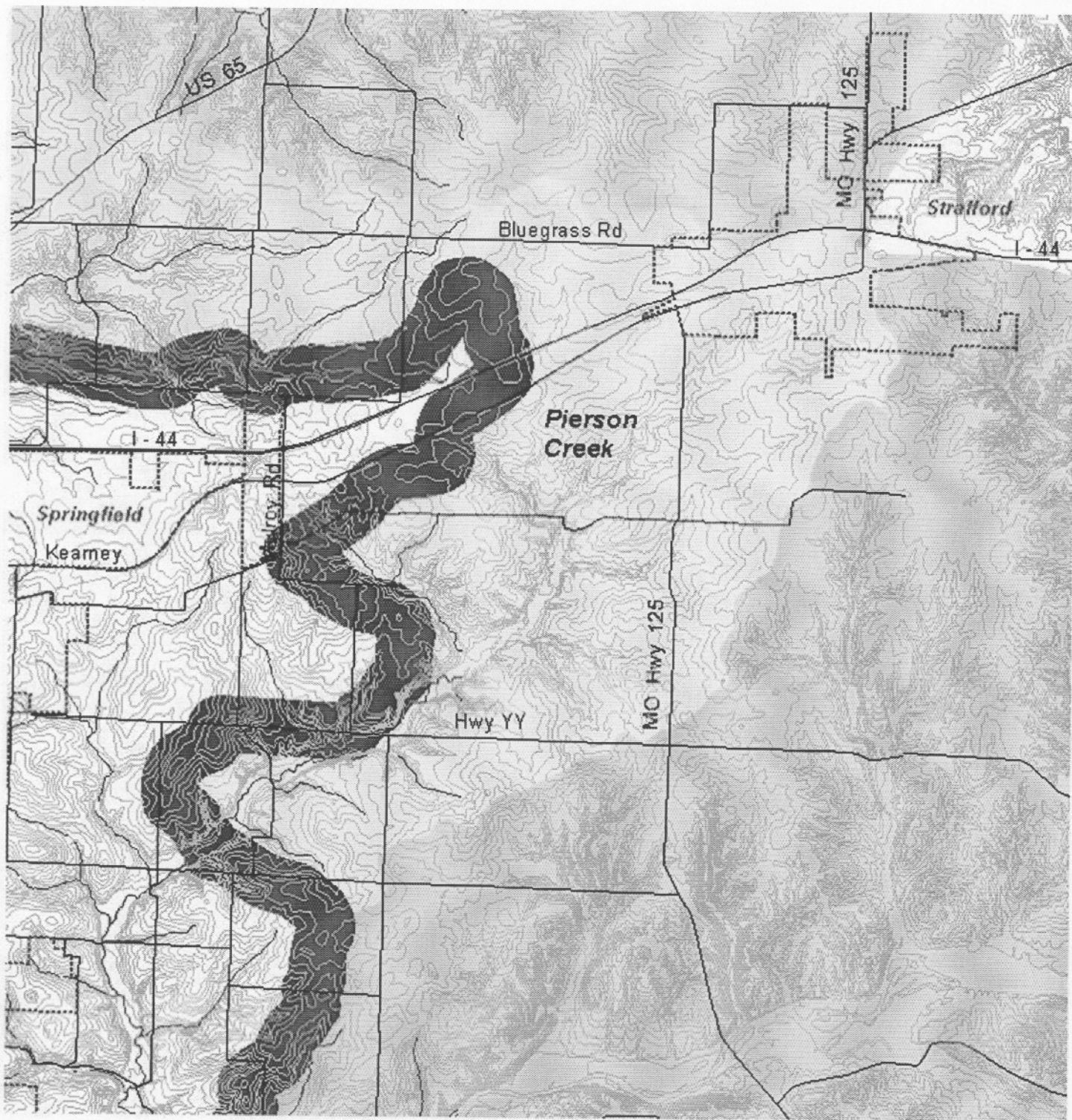
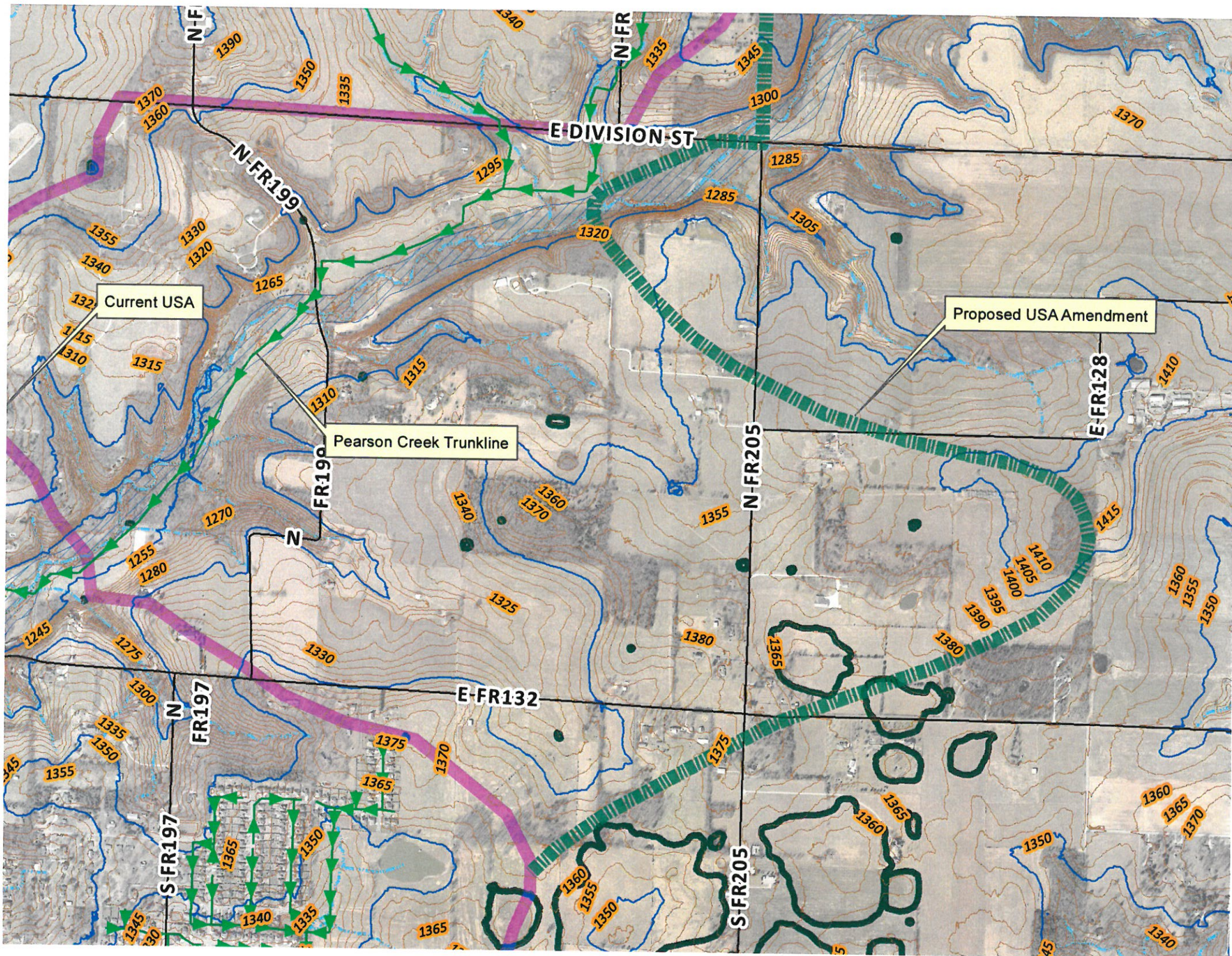


Figure A-3  
Pierson Creek Sub-Area

-  Urban service Area Boundary
-  Pierson Creek Basin
-  City Limits







April 13, 2018

Mr. Mike Kromrey  
Executive Director  
Watershed Committee of the Ozarks  
2400 E. Valley Water Mill Road  
Springfield, MO 65803

RE: Urban Service Area Amendment

Dear Mr. Kromrey:

The Department of Environmental Services requests an extension of the Springfield Urban Service Area (USA) to include the Pearson Creek basin that is served by the existing Pearson Creek Trunk line (attached). Currently a portion of the Pearson Creek Trunk Line lies outside the existing Urban Service Area. This was a result of the trunk line crossing outside of the Urban Service Area to serve, by gravity sewer, an area further upstream in the basin that was in the Urban Service Area. This amendment will bring the area of the basin that is served by the existing Pearson Creek Trunk Line into the Urban Service Area since public sanitary sewer is already available.

Please contact me if you have any questions at (417) 864-1931.

Sincerely,



Carl W. Knuckles, P.E.  
Professional Engineer

**Clean Water Services Division**  
840 Boonville Avenue • Springfield, Missouri 65802  
417-864-1921 • [springfieldmo.gov](http://springfieldmo.gov)





April 13, 2018

Mr. Dave Manary  
Planner, Planning & Zoning Office  
Greene County - Resource Management Department  
940 Boonville Ave  
Springfield, MO 65802

RE: Urban Service Area Amendment

Dear Mr. Manary:

The Department of Environmental Services requests an extension of the Springfield Urban Service Area (USA) to include the Pearson Creek basin that is served by the existing Pearson Creek Trunk line (attached). Currently a portion of the Pearson Creek Trunk Line lies outside the existing Urban Service Area. This was a result of the trunk line crossing outside of the Urban Service Area to serve, by gravity sewer, an area further upstream in the basin that was in the Urban Service Area. This amendment will bring the area of the basin that is served by the existing Pearson Creek Trunk Line into the Urban Service Area since public sanitary sewer is already available.

Please contact me if you have any questions at (417) 864-1931.

Sincerely,



Carl W. Knuckles, P.E.  
Professional Engineer

**Clean Water Services Division**  
840 Boonville Avenue • Springfield, Missouri 65802  
417-864-1921 • [springfieldmo.gov](http://springfieldmo.gov)





## BOARD

May 14, 2018

Jason Hainline,  
*Chair*

Dan Hoy,  
*Vice Chair*

Karen Spence,  
*Secretary*

Laura Greene  
Eric Dove

Bob Hosmer, Principal Planner  
City of Springfield Planning and Development  
840 Boonville Avenue, Springfield, MO. 65802

RE: Proposed amendments to the Springfield Urban Service Area

To whom it may concern,

This letter confirms that the Watershed Committee of the Ozarks, Inc., met on May 8, 2018 and recommended approval of the proposed amendment to the Springfield Urban Service Area within the Pearson Creek basin (See attached drawing).

## STAFF

Mike Kromrey  
*Executive Director*

Stacey Armstrong  
Smith  
*Projects Manager*

Kelly Guenther  
*Business Manager*

Jeff Birchler  
*Watershed Center  
Coordinator*

If you need further information, please contact me.

Cordially,

A handwritten signature in black ink that reads "Mike Kromrey".

Mike Kromrey, Executive Director  
Watershed Committee of the Ozarks  
2400 East Valley Water Mill Road,  
Springfield, MO. 65803

## SPONSORS

*City Utilities  
Greene County  
City of Springfield*

Cc: Greene County Commission  
City of Springfield City Council  
Erin Kemper, Director of Environmental Services

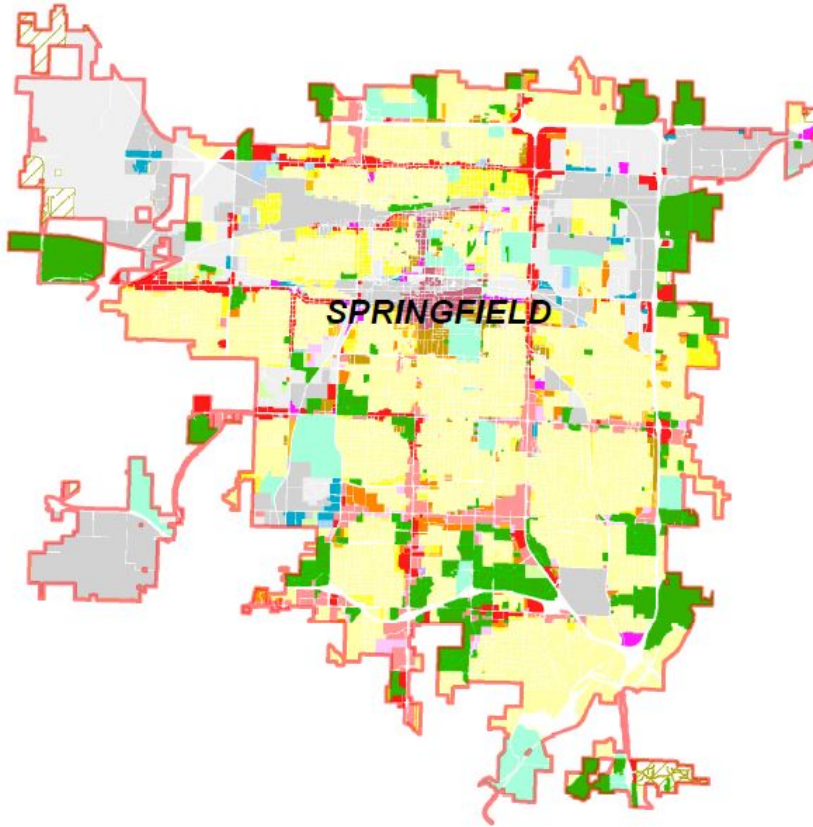
*Watershed Committee  
of the Ozarks  
2400 E. Valley Water  
Mill Rd.  
Springfield MO, 65803  
417.866.1127*

# Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JUNE 7, 2018

CITY COUNCIL PUBLIC HEARING: JULY 2, 2018



## CASE:

Maximum Building Coverage and Floor Area Ratio Clean-up Amendments

## STAFF:

Daniel Neal, 864-1036

## STAFF RECOMMENDATIONS:

Approve

## PROPOSED MOTION:

Move to approve the proposed amendments to the Zoning Ordinance as submitted in the staff report

## SUMMARY OF REQUEST:

1. Staff is requesting amendments to the Zoning Ordinance to remove and modify language that remained after maximum building coverage and floor area ratios (FARs) were removed from each zoning district in 2014.

## FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendment will clean-up language that remained in the ordinance from previous amendments.

# Development Review Staff Report



## COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Element* of the *Comprehensive Plan* encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns.

## SUMMARY OF PROPOSED TEXT AMMENDMENT:

1. City Council originally initiated amendments on modifying the Zoning Ordinance in regards to Maximum Building Coverage and Floor Area Ratios on June 3, 2013 (Res. 10047). Planning and Zoning Commission initiated amendments to clean-up language regarding Maximum Building Coverage and Floor Area Ratios on June 9, 2015.
2. Staff is requesting amendments to the Zoning Ordinance to remove and modify language that remained after maximum building coverage and floor area ratios were removed from each zoning district by ordinance in 2014. This will include modifying the accessory building and uses section referencing Maximum Building Coverage and the size of accessory buildings allowed per lot. The maximum number of accessory buildings will remain the same.
3. A previous amendment removed the maximum building coverage requirements from all zoning districts. However, staff has found that there are still references to maximum building coverage for residential properties in the Accessory Structure and Uses and references to Floor Area Ratio (FAR) in commercial districts. Staff is proposing to remove some of these references to FAR and to modify the Accessory Uses section to regulate accessory structures by the maximum open space allowed per the zoning code instead of a maximum building coverage.
4. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless city council elects to refer a matter back to the Planning and Zoning Commission for further review.

## STAFF COMMENTS:

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

## PUBLIC COMMENTS:

The Development Issues Input Group (DIIG), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations 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.



## REQUIREMENTS FOR APPROVAL:

### Attachment 2

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

#### **Sec. 36-303. - General provisions.**

- (5) *Bulk regulations.* In this article, bulk regulations are expressed in terms of maximum height, ~~maximum lot coverage, maximum floor area ratio,~~ minimum setbacks and minimum front, side and rear yards. No building or structure, or part thereof existing at the effective date of this article, shall be built, moved, expanded, or enlarged and no land vacant at the effective date of this article shall be used, occupied, or designed for use or occupancy:
- (a) So as to exceed ~~the maximum lot coverage percentage,~~ the maximum height ~~or the maximum floor area ratio~~ specified for the zoning district in which the building or structure is located; or
  - (b) So as to provide any setback or front, side or rear yard that is less than that specified for the zoning district in which such building or structure or use of land is located or maintained.

#### **Sec. 36-305. - Establishment of districts.**

- (7) *O-1 - Office district.* A zone designed for low-intensity office development ~~with a maximum floor area ratio of 0.4.~~
- (8) *O-2 - Office district.* A zone designed to accommodate office uses in the vicinity of the center city district or other high-intensity use areas ~~and with a maximum floor area ratio of 1.5.~~

#### **Sec. 36-360. - Site plan review.**

- (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:
- (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.

#### **Sec. 36-361. - Cluster developments.**

- (3) *Cluster housing development: standards.*
- (a) *Modification of yard and lot requirements.* Modification of yard and lot requirements including minimum lot widths ~~and maximum lot coverage~~ may be permitted. Such modifications and variations must be shown on the cluster preliminary subdivision plat.

#### **Sec. 36-365. - Variances.**

- (2) *Authorized variance.* Variances from the regulations and restrictions contained in this article may be granted by the board of adjustment in the following instances.
- (a) A variance of the applicable bulk regulations for buildings and structures, including maximum height, ~~lot coverage, floor area ratio,~~ required yard areas, and other required open space.

# Development Review Staff Report



## **Sec. 36-401. - GI - Government and institutional use district.**

- (3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article.
  - (c) ~~Increase permitted floor area ratio to 5.0 for all permitted and conditional uses in the GI district.~~

## **Sec. 36-403. - UC - Urban conservation district.**

- (7) *Urban conservation district zoning.* Simultaneously with the adoption of the UC plan for the area or thereafter, the city council may change the zoning in the area to a UC district. Such zoning change shall be in accordance with procedures established for modifying zoning set out in section 36-367, amendments.
  - (b) The UC district may include specific standards and controls to regulate the district, including provisions governing:
    - 1. The use of land;
    - 2. Density and/or intensity of land use such as minimum lot size, maximum floor area, ~~floor area ratios~~, number of dwelling units per acre, minimum lot area per dwelling unit and other related provisions;
    - 3. Area and bulk restrictions, including setbacks, ~~maximum lot coverage~~, height controls, open space requirements, and other related provision;

## **Sec. 36-405. - PD - Planned Development District.**

- (8) *Preliminary development plan*
  - (i) *Standards for approval of a preliminary development plan.* A preliminary development plan shall contain at least the following provisions:
    - 1. For nonresidential development, the intensity of development may be regulated:
      - a. ~~By specifying a floor area ratio (FAR) or ratios;~~

## **Sec. 36-409. - WC - West College Street district.**

- (2) *WC-1, Mixed-use sub-area.*
  - (c) *Bulk regulations.*
    - ~~4.—Maximum building coverage (including accessory buildings): 90 percent.~~
- (3) *WC - 2, live/work sub-area.* Purpose. A live/work is a business conducted within a dwelling unit by occupants of the dwelling unit. A live/work is distinguished from a home occupation primarily in that a live/work use can include employees who are not residents of the home and involve a greater number of customers.
  - (e) *Bulk regulations.*
    - ~~6.—Maximum building coverage (including accessory buildings): 90 percent.~~
- (4) *WC - 3, residential sub-area.*
  - (d) *Bulk regulations.*
    - 6. ~~Maximum building coverage (including accessory buildings): 90 percent.~~
    - ~~7.—Maximum density for multifamily development:~~ Shall be limited to 18 dwelling units per acre.

# Development Review Staff Report



## **Sec. 36-421. - GR - General retail district.**

- (3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article.
- (d) ~~Increase permitted floor area ratio to 1.0 for all permitted and conditional uses in the GR district.~~

## **Sec. 36-422. - HC - Highway commercial district.**

- (3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article.
- (e) ~~Increase permitted floor area ration to 1.0 for all permitted and conditional uses in the HC district.~~

## **Sec. 36-423. - CS - Commercial service district.**

- (3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:
- (c) ~~Increase permitted floor area ratio to 1.0 for all permitted and conditional uses in the CS district.~~

## **Sec. 36-425. - COM - Commercial street district.**

- (3) *Conditional uses.*
- (a) The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article and the requirements of this subsection 36-425(3):
11. ~~Floor area ratio greater than 3.0.~~

## **Sec. 36-432. - GM - General manufacturing district.**

- (3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:
- (c) ~~Increase permitted floor area ratio to 1.5 for all permitted and conditional uses in the GM district.~~

## **Sec. 36-433. - HM - Heavy manufacturing district.**

- (3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:
- (d) ~~Increase permitted floor area ration to 3.0 for all permitted and conditional uses in the HM district.~~

## **Sec. 36-434. - IC - Industrial commercial district.**

- (3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant, to section 36-363, conditional use permits, of this article.
- (c) ~~Increase permitted floor area ratio to 1.5 for all permitted and conditional uses in the IC district.~~

# Development Review Staff Report



## **Sec. 36-450. - Accessory structures and uses.**

(5) *Bulk, setback, and spacing regulations.* All accessory structures shall comply with the following regulations:

(a) *Residential districts.*

1. Minimum yard requirements, except clubhouses in subsection 36-450(5)(a)2.c. below:
  - a. *Rear and side:* Three feet. An accessory structure may be located on the lot lines provided the abutting residential zoned property also has an accessory structure abutting the common lot line and provided both accessory structures abut one another for the entire length of their abutting walls.
  - b. *Front:* No accessory structure shall be permitted in any front yard unless it is permitted by section 36-453, supplemental open space and yard regulations.
  - c. On a corner lot, no accessory structure shall project beyond the front yard of adjacent lots to the rear of the corner lot.
2. Maximum structure height, except as permitted by subsection 36-366(1)(e):
  - a. The height limit for hip or gable roofs shall be 16 feet.
  - b. The height limit for flat, single slope or mansard roofs shall be 12 feet.
  - c. Clubhouses in a permitted multifamily development shall not exceed the height limit of any multi-family structure within the same development and also provided the clubhouse structure shall remain below a 45-degree bulk plane as measured from the boundary of any R-SF, single-family residential or R-TH, residential townhouse district.
3. Maximum floor area:
  - a. ~~The maximum floor area for accessory structures shall not, singularly or in total, exceed 25 percent of the permitted maximum building coverage for principal structures, with a~~ No more than four accessory structures are permitted on a lot, and
  - b. No single accessory structure may exceed two-thirds ~~of the building coverage~~ of the principal structure's footprint square footage.
  - c. None of the above shall result in authorization to exceed the permitted maximum impervious surface area building coverage allowed per lot.
4. If vehicular access is provided to the accessory structure, it shall be done in such a manner that will not result in any portion of the vehicle extending into or blocking a public way or having to access any neighboring property to enter the accessory building.

(b) *All other districts.*

1. Minimum yard requirements.
  - a. Rear and side: Same yards as is required for principal structures located on the lot.
  - b. Front: No accessory structure shall be permitted in any front yard unless it is permitted by section 36-453, supplemental open space and yard regulations.
  - c. On a corner lot, no accessory structure shall project beyond the front lot lines on the adjacent lots.
2. Maximum structure height, except as permitted by subsection 36-366(1)(e):
  - a. In office and limited business districts: Fifteen feet.
  - b. In all other districts: The same height as allowed for principal structures.

**PLANNING AND DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW  
MEMORANDUM**

DATE: May 25, 2018

TO: Planning and Zoning Commission

FROM: Michael Sparlin  
Senior Planner

SUBJECT: Initiate amendments to the Zoning Ordinance Section 36-353 (2)  
Landmarks Board Membership

---

Staff is requesting amendments to the Zoning Ordinance to change membership qualifications to allow more flexibility and to be consistent with professional qualification standards used by the National Park Service. The changes will be reviewed by the Landmarks Board with their recommendation prior to the Commission public hearing.

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.



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

DATE: May 30, 2018

PURPOSE: To approve the Redevelopment Plan for the Talmage Redevelopment Area.

LOCATION: Approximately 46.6 acres generally bounded by West Evergreen Street and Interstate 44 to the north, West Talmage Street to the west, West Fort Avenue to the east, and North Kansas Expressway to the west.

APPLICANT: Greenway Studios North, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the Talmage Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the Talmage Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

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

ATTACHMENTS:

Attachment A: Background Report

Exhibit I: Legal Description

Exhibit II: Location Map

Exhibit III: Land Use Plan Map Excerpt

Exhibit IV: Redevelopment Plan

ATTACHMENT A  
Background Report  
Redevelopment Plan for the Talmage Redevelopment Area

Applicant's Proposal:

Greenway Studios North, LLC has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority (LCRA) Law, for an area comprising approximately 46.6 acres that is generally bounded by West Evergreen Street and Interstate 44 to the north, West Talmage Street to the west, West Fort Avenue to the east, and North Kansas Expressway to the west (Exhibits I & II). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit IV*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the Talmage Redevelopment Area is to remove blight and to redevelop the Area with a mixture of commercial and residential uses that will complement the look, style, scale, and intensity of existing development in the area. The Plan proposes to encourage redevelopment by offering partial real property tax abatement to commercial and residential projects throughout the Redevelopment Area that are developed in accordance with said Plan and comply with the Zoning Ordinance and all other applicable development regulations at the time of development. The proposed land uses are broadly specified in the Plan to allow greater flexibility in addressing prospective redevelopment needs and market conditions, thus helping to facilitate redevelopment. However, such land uses shall conform to the *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan*, which designates future land uses in the Redevelopment Area, which is illustrated in Exhibit III and described as follows:

| Land Use                                    | Location                                                                                             |
|---------------------------------------------|------------------------------------------------------------------------------------------------------|
| Low-Density Housing                         | Along the east side of the Redevelopment Area between Dickerson Branch (creek) and North Fort Avenue |
| Medium- or High-Density Housing             | South of West Livingston Street between North Kansas Expressway and Dickerson Branch                 |
| Medium-Intensity Retail, Office, or Housing | North of West Livingston Street between North Kansas Expressway and Dickerson Branch                 |

The Redevelopment Plan will impose design standards to help ensure high-quality development, as well as to help enhance the physical appearance and character of the Area. Such standards will be applicable to all projects that are subject to the Redevelopment Plan. Examples include requiring a similar level of quality and architectural finish on all sides of buildings visible from nearby properties and roadways, and have consistent building setbacks. In addition to these standards, multi-family residential projects, regardless of density, will also be required to satisfy at least half of

the applicable items in each category under the design guidelines set forth in Section 5.6 of the Revised Multi-Family Location and Design Guidelines, as adopted by City Council on March 23, 2009 by [Resolution No. 9668](#).

Comprehensive Plan:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* identifies the area as an appropriate location for low-density housing, medium- or high-density housing, and medium-intensity retail, office, or housing as illustrated in Exhibit III. These land uses are mirrored in the Redevelopment Plan.
2. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* also targets the intersection of Interstate 44 and North Kansas Expressway and surrounding area as an Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by proposing new housing and commercial development near this intersection.
3. Two of the goals of the *Community Physical Image and Character Element* of the *Springfield-Greene County Comprehensive Plan* are to (a) improve the visual appearance of the urban area by reducing visual blight caused by new development that is out of character with its surroundings and (b) ensure high-quality development utilizing good design and quality materials. The Redevelopment Plan supports these goals by requiring a similar level of quality and architectural finish on all sides of buildings visible from nearby properties and roadways and consistent building setbacks. Additionally, the Redevelopment Plan requires all multi-family residential projects to satisfy at least half of the applicable items in each category under the design guidelines set forth in Section 5.6 of the Revised Multi-Family Location and Design Guidelines.
4. The Redevelopment Plan is consistent with one of the Comprehensive Plan's overall policies to increase density and encourage infill development where public investments have already been made.

Staff Comments:

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

based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

The applicant is required to submit an application that includes a redevelopment plan and a detailed blight study that demonstrates the proposed redevelopment area currently meets the definition of a “blighted area” as defined in the LCRA Law. The Planning and Zoning Commission’s responsibility is to review the redevelopment plan for conformance with the City’s general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. Pursuant to this Redevelopment Plan, the costs associated with a redevelopment project must exceed \$100,000 in order to be eligible for partial real property tax abatement. This requirement will help ensure real property taxes are only abated on projects involving substantial rehabilitation or redevelopment that will noticeably impact the Redevelopment Area.
3. The Redevelopment Plan will encourage blight removal and redevelopment, which will help promote a well-maintained, attractive, and inviting environment that is alive with businesses, pedestrians, residents, and amenities. Additionally, new development will likely be accompanied by new public infrastructure such as streets, sanitary sewer, storm water facilities, etc., which will improve the overall functionality and desirability of the Redevelopment Area and surrounding areas.

EXHIBIT I  
Legal Description  
Redevelopment Plan for the Talmage Redevelopment Area

All of that part of the Southwest Quarter (SW $\frac{1}{4}$ ) and Lot 1 of the Northwest Fractional Quarter (NW $\frac{1}{4}$ ) of Section 2, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 13 of Scott's Subdivision, recorded in the Greene County Recorder's Office in Plat Book D at Page 540, said point being the Northwest corner of Talmage Street and Fort Avenue; thence Westerly along the North right-of-way line of said Talmage Street, a distance of 1,206 feet, more or less, to the East right-of-way line of Missouri State Highway 13 (Kansas Expressway); thence Northwesterly along said East right-of-way line of Highway 13, a distance of 42 feet, more or less; thence Northerly, continuing along said East right-of-way line of Highway 13, a distance of 1,400 feet, more or less, to the Southerly right-of-way line of Evergreen Street, said point being the Northwest corner of the tract of land described in the Warranty Deed recorded in the Greene County Recorder's Office in Book 2034 at Page 1903 (Waffle House Tract); thence Northeasterly along said Southerly right-of-way line of Evergreen Street, a distance of 1,100 feet, more or less; thence Northerly to the South right-of-way line of Interstate 44; thence Easterly along said South right-of-way line of Interstate 44, a distance of 460 feet, more or less, to the West right-of-way line of Fort Avenue; thence Southerly, along said West right-of-way line of Fort Avenue, a distance of 396 feet, more or less, to the Southeast corner of the tract of land described in the Trustee's Warranty Deed recorded in the Greene County Recorder's Office in Book 2015 at Page 039807-15 (Moore Tract); thence Westerly, along the South line of said Moore Tract, a distance of 293 feet, more or less, to the Northeast corner of a tract of land described in the General Warranty Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 000069-12 (Anderson Tract); thence Southerly along the East line of said Anderson tract, a distance of 300 feet, more or less; thence Easterly along the North line of said Anderson tract, a distance of 293 feet, more or less, to said West right-of-way of Fort Avenue; thence Southerly along said West right-of-way line of Fort Avenue to the Northeast corner of Faulkner Subdivision, recorded in the Greene County Recorder's Office in Plat Book U at Page 29; thence Westerly, along the North line of said Faulkner Subdivision, a distance of 228 feet, more or less, to the Northwest corner of said Faulkner Subdivision; thence Southerly, along the West line of said Faulkner Subdivision, a distance of 254.1 feet, more or less, to the North line of said Scott's Subdivision; thence Westerly, along said North line of Scott's Subdivision, a distance of 87 feet, more or less, to a point 60 feet East of the East right-of-way line of Newton Avenue (Northwest corner of Book 2016 at Page 018329-16 – Almeida Tract); thence Southerly, (along the West line of said Almeida Tract) a distance of 125 feet, more or less, to the North right-of-way line of Livingston Street; thence Easterly, along said North right-of-way line of Livingston Street, a distance of 120 feet, more or less, to the Southeast corner of Lot 31 of said Scott's Subdivision, said point being on the West line of a platted 15 feet Alley; thence Southerly, along the West line of said platted Alley, a distance of 492 feet, more or less, to the Southeast corner of Lot 21 of said Scott's Subdivision, said point being on the North line of a platted 14 feet Alley; thence Easterly, along the North line of said platted Alley, a distance of 195 feet, more or less, to the Southeast corner of Lot 12 of said Scott's Subdivision, said point being on the West right-of-way line of said Fort Avenue; thence Southerly, along said West right-of-way line of Fort Avenue, a distance of 174 feet, more or less, to the POINT OF BEGINNING.

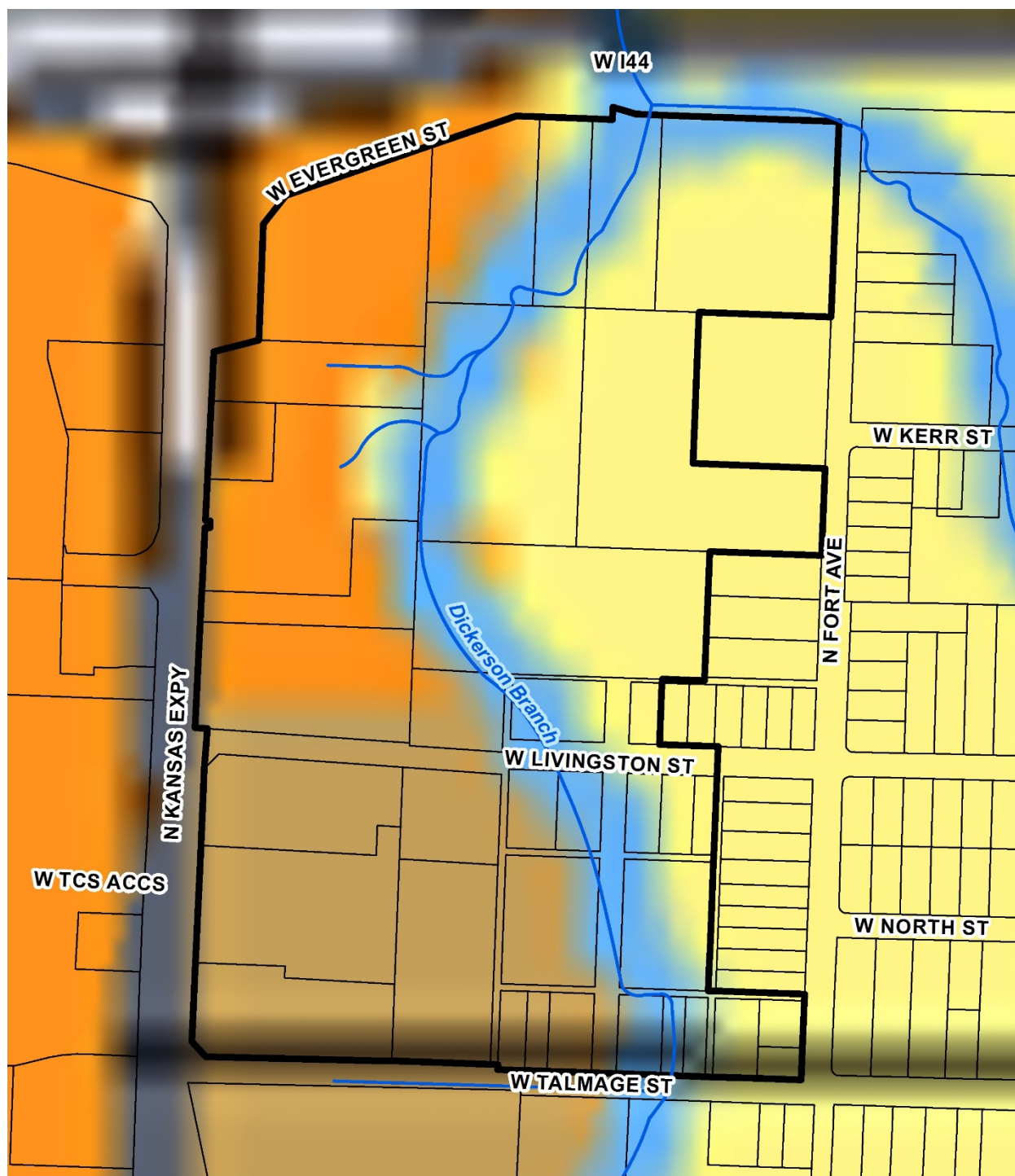


EXHIBIT II  
Location Map  
Redevelopment Plan for the Talmage Redevelopment Area





EXHIBIT III  
Land Use Plan Map Excerpt  
Growth Management and Land Use Element, Springfield-Greene County Comprehensive Plan



- Low-Density Housing
- Medium- or High-Density Housing
- Medium Intensity Retail, Office, or Housing



EXHIBIT IV

---

**REDEVELOPMENT PLAN**  
**FOR THE**  
**TALMAGE REDEVELOPMENT AREA**  
**SPRINGFIELD, MISSOURI**

May \_\_\_, 2018

---

---

## TABLE OF CONTENTS

|      |                                     |                                                   |
|------|-------------------------------------|---------------------------------------------------|
| I.   | General                             |                                                   |
|      | A.                                  | Boundaries of the Redevelopment Area.....1        |
|      | B.                                  | Need for Redevelopment ..... 1                    |
|      | C.                                  | Redevelopment Plan Objectives and Benefits..... 1 |
| II.  | Redevelopment Plan Requirements     | ..... 2                                           |
|      | A.                                  | Overview ..... 2                                  |
|      | B.                                  | General Maintenance Guidelines ..... 2            |
|      | C.                                  | Design Guidelines ..... 2                         |
| III. | Land Use                            | ..... 3                                           |
|      | A.                                  | Existing Land Use ..... 3                         |
|      | B.                                  | Proposed Land Use..... 3                          |
|      | C.                                  | Zoning ..... 4                                    |
|      | D.                                  | Regulations and Controls ..... 4                  |
| IV.  | Execution of the Redevelopment Plan | ..... 4                                           |
|      | A.                                  | Execution..... 4                                  |
|      | B.                                  | Land Acquisition ..... 4                          |
|      | C.                                  | Taxation..... 4                                   |
|      | D.                                  | Disposition of Property ..... 4                   |
|      | E.                                  | Plan for Relocation Assistance ..... 4            |
|      | F.                                  | Redevelopment Schedule..... 5                     |
|      | G.                                  | Financing ..... 5                                 |
|      | H.                                  | Covenants ..... 5                                 |
| V.   | Other Provisions                    | ..... 5                                           |
|      | A.                                  | Furtherance of City Development Goals..... 5      |

|       |                                                                                         |   |
|-------|-----------------------------------------------------------------------------------------|---|
| B.    | Compliance with State and Local Law .....                                               | 6 |
| C.    | Population Densities, Land Coverage, and Building Intensities after Redevelopment ..... | 6 |
| D.    | Public Facilities/Utilities .....                                                       | 7 |
| VI.   | Procedure for Changes or Modification of Redevelopment Plan .....                       | 7 |
| VII.  | Special Conditions for Obtaining Real Property Tax Abatement.....                       | 7 |
| VIII. | Workable Program .....                                                                  | 7 |

Addenda

|                                              |           |
|----------------------------------------------|-----------|
| Map of Redevelopment Area .....              | Exhibit A |
| Legal Description of Redevelopment Area..... | Exhibit B |

---



## Redevelopment Plan

### **I. General**

#### *A. Boundaries of the Redevelopment Area*

The boundaries of the Talmage redevelopment area are reflected on the map attached hereto and incorporated herein as Exhibit "A" (the "**Redevelopment Area**"). The Redevelopment Area is approximately Forty-four (44) acres of property (including public right-of-way) which is generally located east of the North Kansas Expressway (State Highway 13), south of Highway 44, west of North Fort Avenue, and north of West Talmage Street in the City of Springfield, Missouri (the "**City**"). The Redevelopment Area is legally described on Exhibit "B", which is attached hereto and incorporated herein.

#### *B. Need for Redevelopment*

As reflected in the Blight Study for the Redevelopment Area prepared by Lafser & Associates, Inc., the Redevelopment Area is blighted due to a predominance of the following factors: defective/inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, improper subdivision/obsolete platting, and the existence of conditions which endanger life or property by fire and other causes and because of the aforementioned conditions. These factors hinder the provision of housing accommodations, constitute an economic and social liability, and are a menace to the public health, safety, morals, and welfare in the Redevelopment Area in its present condition and use. The prosecution of this redevelopment plan ("**Redevelopment Plan**") will eliminate such conditions and create a more desirable environment for residents and patrons while increasing the taxable revenues to the City of Springfield.

#### *C. Redevelopment Plan Objectives and Benefits*

The primary objectives and benefits of the Redevelopment Plan are as follows:

1. To enhance the public health, safety, and welfare of the community by curing blighted conditions and encouraging redevelopment necessary for insuring the Redevelopment Area's future stability;
2. To increase the level and perception of safety and revitalization in the Redevelopment Area which will in turn encourage an influx of new businesses and residents in the area;
3. To enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, to benefit taxing districts, and to encourage private investment in and around the Redevelopment Area;
4. To increase property values of the Redevelopment Area;
5. To provide safe, attractive, and well-constructed housing accommodations;
6. To provide development/business opportunities in the Redevelopment Area and surrounding areas;
7. To serve as a catalyst for new family housing in the Redevelopment Area; and

8. To stimulate construction and permanent employment opportunities, as well as increased demand for goods and services offered by businesses within the Redevelopment Area.

## **II. Redevelopment Plan Requirements**

### **A. *Overview***

The Redevelopment Plan provides for a mix of residential and commercial uses with new development or redevelopment being designed to complement the look and style, scale, and intensity of existing neighboring buildings and houses. The Redevelopment Plan is generalized to leave room for design creativity and accommodations as needed to allow Property Owners to respond to prospective redevelopment needs and market conditions as completion of the Redevelopment Plan progresses. It is expected that the Redevelopment Plan will in-turn encourage and foster private investment in the surrounding areas. In addition, the safety of the Redevelopment Area (both real and perceived) will improve due to the increase in activity and investment.

The intent of this Redevelopment Plan is to encourage a mixture of residential and commercial redevelopment through partial real property tax abatement. The existing zoning classifications for the Redevelopment Area are GR, General Retail District; R-SF, Single Family Residential District east of the creek; and R-MD, Medium Density Multi-Family Residential District west of the creek. There are thirty-six (36) parcels in the Redevelopment Area. The majority of the developed parcels contain either single-family dwellings or commercial buildings. The properties along North Kansas Expressway are zoned GR, General Retail District, which account for approximately 36% of the Redevelopment Area. Twenty-seven (27) existing parcels are zoned residential accounting for approximately 28 acres or 64% of the Redevelopment Area. Approximately 29 acres (an estimated 65%) of the Redevelopment Area is vacant and/or undeveloped.

The GMLUP Element identifies support for low-density housing east of the creek and medium or high-density housing west of the creek along West Talmage Street. The highest and best use for this frontage would be a well-designed mixture of residential uses designed to support the residential density goals of the GMLUP Element and that promotes safe and sanitary conditions and well-maintained building structures. The highest and best use for areas such as North Kansas Expressway frontage north of West Livingston Street and west of the creek are identified as supporting medium-intensity retail, office, or housing would be a well-designed mixture of commercial and residential uses that also support the GMLUP Element. Therefore, as set forth in this Redevelopment Plan, partial real property tax abatement will be available for commercial and residential uses throughout the Redevelopment Area that are developed in accordance with this Redevelopment Plan, the Comprehensive Plan, and the zoning that is in effect at the time of development.

### **B. *General Maintenance Guidelines***

All structures, equipment, paved areas, and landscaped areas shall be maintained in a good and safe condition both inside and outside, structurally and otherwise, including any necessary painting.

### **C. *Design Guidelines***

All projects subject to this Redevelopment Plan should utilize good quality materials and be designed to complement existing development within the Redevelopment Area, encourage pedestrian activity, and contribute to a harmonious streetscape. All sides of buildings visible to the public, whether viewed from a nearby property or a roadway, shall display a similar level of quality and architectural finish. Building setbacks should be consistent with existing development.

In addition to complying with the preceding guidelines, multi-family residential housing shall also satisfy at least half of the applicable items in each category under the design guidelines set forth in Section 5.6 of the *Revised Multi-Family Location and Design Guidelines*, as adopted by the City Council of the City of Springfield on March 23, 2009 by Resolution No. 9668.

### **III. Land Use**

#### **A. Existing Land Use**

There are thirty-six (36) parcels in the Redevelopment Area. The majority of the developed parcels contain either single-family dwellings or commercial buildings that are used for a variety of purposes including a dental office, gas station, bank, tool supply business, household goods retail, auto battery store, and three restaurants. The properties along North Kansas Expressway are zoned GR, General Retail District, which account for approximately 36% of the Redevelopment Area. Twenty-seven (27) existing parcels are zoned residential accounting for approximately 28 acres or 64% of the Redevelopment Area. Approximately 29 acres (an estimated 65%) in the Redevelopment Area is vacant and/or undeveloped.

#### **B. Proposed Land Use**

The proposed land uses for the Redevelopment Area are a mixture of residential and commercial developments consisting of retail or service businesses, including offices, and multi-family residential housing. Developers with the ability to promote and establish beneficial uses for the Redevelopment Area such as restaurants, retail, multi-family housing, and single-family housing will be sought out to construct projects that conform to the requirements of this Redevelopment Plan. Additionally, there is great opportunity in the redevelopment area to provide affordable housing for those working in this very busy corridor with a studio housing development similar in nature to the proposed micro-efficiency, multi-family residential apartments that will be located on the north side of West Talmage Street and immediately east of North Kansas Expressway.

The area of land located behind the existing businesses on North Kansas Expressway and north of West Livingston Street currently serves as a “homeless encampment.” Prospects for development in this area have not existed due to the absence of infrastructure. One vision for the redevelopment of this specific area is a “pocket neighborhood” that could support single-family dwellings, either for sale or rent. Such a neighborhood may be incorporated into the adjoining neighborhoods resulting in the extension of streets through the area that will facilitate further development and improve vehicle and pedestrian circulation. This neighborhood would promote a cleaner, safer, environment with infrastructure established that would benefit and complement new commercial development, existing local businesses, and the surrounding neighborhood.

The Redevelopment Area provides prime opportunity for multiple projects, which may occur over time as the market allows. Existing land owners have been consulted regarding their ideas for development and multiple conversations have taken place with local developers, including one who owns significant acreage on the north side of the proposed Redevelopment Area. This developer has indicated that he would consider engaging in the development of his property to provide retail commercial space, a potential retirement community, as well as related additional uses.

Future projects should conform with the furtherance of City Development Goals as described more specifically in Section V herein and in accordance with the Comprehensive Plan. The GMLUP Element of the Comprehensive Plan identifies the following land uses as appropriate in the Redevelopment Area: medium-intensity retail, office, or housing along North Kansas Expressway between West Livingston Street and Interstate 44; medium- or high-density housing south of West

Livingston Street between North Kansas Expressway and the creek; and low-density housing throughout the remainder of the Redevelopment Area located east of the creek. Projects proposing mixed-uses, may be appropriate in areas along North Kansas Expressway identified in the GMLUP Element as medium-intensity retail, office or housing.

C. *Zoning*

The Redevelopment Area is currently zoned GR, General Retail District; R-MD, Multi-Family Residential District, and R-SF; Single-Family Residential District. Properties within the Redevelopment Area may be rezoned to accommodate the land uses permitted under this Redevelopment Plan as market conditions allow for private redevelopment to occur. Potential zoning designations could include, but not necessarily be limited to, those districts that allow for general retail, restaurant, multi-family housing, and single-family housing. Some parcels are currently zoned appropriately. However, rezoning may be necessary as redevelopment projects occur.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable federal, state, and local laws and regulations, including Springfield, Missouri codes and ordinances. The land coverage and building intensities of redevelopment shall be governed by the City's Land Development Code.

**IV. Execution of the Redevelopment Plan**

A. *Execution*

To benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes an owner of property within the Redevelopment Area (the "***Property Owners***") shall redevelop, in accordance with the Redevelopment Plan, and the costs associated with such redevelopment must exceed One Hundred Thousand Dollars (\$100,000.00). Failure to continually comply with the requirements under the Redevelopment Plan may result in suspension of tax abatement during the abatement period.

B. *Land Acquisition*

No land acquisition is required to implement the Redevelopment Plan. Additionally, the Redevelopment Plan shall not permit any powers of eminent domain to be used in implementing the Redevelopment Plan.

C. *Taxation*

Each Property Owner may apply to the Land Clearance for Redevelopment Authority (the "***LCRA***") for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

If any resident living within the Redevelopment Area will be impacted by a Property Owner's plan to redevelop his property, such Property Owner shall provide relocation assistance to such resident(s) and shall submit the proposed relocation plan the LCRA for approval.

F. *Redevelopment Schedule*

Private redevelopment will occur as market conditions allow. Any Property Owner who applies to the LCRA for tax abatement under this Redevelopment Plan shall provide the LCRA with a redevelopment schedule and estimated dates of completion for such Property Owner's project.

G. *Financing*

Unless otherwise provided for herein, all costs associated with the development of any portion of the Redevelopment Area under this Redevelopment Plan will be borne by the applicable Property Owner. Implementation of the Redevelopment Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Property Owner. Any Property Owner who applies to the LCRA for tax abatement under this Redevelopment Plan shall provide the LCRA with a statement of the proposed method of financing for the applicable development.

H. *Covenants*

The Redevelopment Plan shall run with the land and require each Property Owner to redevelop and use his real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if such Property Owner wishes to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes.

**V. Other Provisions**

A. *Furtherance of City Development Goals*

The Redevelopment Plan will further the goals under the Springfield-Greene County Growth Management and Land Use Plan Element of the Comprehensive Plan (the "GMLUP Element") in that the GMLUP Element indicates that a portion of the Redevelopment Area identified as an area along North Kansas Expressway west of the creek that extends from just north of West Livingston Street all the way to Interstate-44 is an appropriate area for medium-intensity retail, office, and housing. The GMLUP Element indicates that an area along North Kansas Expressway west of the Creek extending from West Livingston Street south to West Talmage Street is appropriate for medium-high density housing. According to the GMLUP Element, the remainder of the Redevelopment Area is appropriate for low-density housing. The GMLUP Element identifies the intersection of Interstate 44 and North Kansas Expressway as an Activity Center.<sup>1</sup> The GMLUP Element states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.

Certain land designations in the GMLUP Element, including designations identified in the Redevelopment Area are subject to the intent of the Planned Pattern of Land Use in that the pattern is generalized and not exact and "should be used by City and County staff and officials to adjust zoning maps and to make recommendations and decisions about rezoning requests."<sup>2</sup> The land use plan map should then be used in conjunction with previously prepared neighborhood plans, the policies of the GMLUP, and good judgment.

---

<sup>1</sup> See page 18-34 of the GMLUP Element.

<sup>2</sup> See page 18-46 of the GMLUP Element.



The GMLUP Element also recommends Neighborhood-Scale Businesses be developed near intersections of arterial and collector streets. Development of this type should be encouraged where it is appropriate. The Redevelopment Plan will likely lead to an increase in intensity in the area which is consistent with the City's policies to encourage compact growth through infill development in areas where investments have already been made in public services and infrastructure. Furthermore, the Redevelopment Plan will encourage the development of businesses that will provide additional goods and services to the existing nearby residential areas. This increase in density will allow more people to live closer to these businesses and services which helps to reduce travel times and traffic congestion.

The Redevelopment Plan will also promote private reinvestment and encourage developers to assist in carrying out some of the City's objectives identified under the Springfield-Greene County Community Physical Image and Character Element of the Comprehensive Plan (the "CPIC Element"). These objectives include improving the visual appearance of urban areas and ensuring high quality development. To accomplish these goals the CPIC Element explains that Springfield should take steps to reduce visual blight which is in part caused by utility placement and new development that is out of character with its surroundings. Additionally, it states that Springfield should encourage good design and quality materials to be used to create a more attractive and livable community. The CPIC Element also states that Springfield should work to form the impression that it is composed of several districts and neighborhoods to build pride and identity in various portions of the City. A district serves as a reference point and contributes to the character and image of the community which can help to strengthen the perception of the City and increase interest and activity in the area. As detailed above, the guidelines in the Redevelopment Plan will provide an incentive to developers in the Redevelopment Area to construct or rehabilitate property using quality materials in a manner that is consistent with other nearby buildings and reinforces the positive features of the established architectural themes of the area.<sup>3</sup> The mix of old and new structures that relate well to one another will help to create the perception that the Redevelopment Area is a unique district in Springfield, which serve to increase interest and encourage further investment in and around the area.

The Redevelopment Plan will promote the quality development and design of an attractive and highly functional mixed-use area that specifically serves as a northern corridor and gateway into Springfield. This type of development is currently lacking although there is both need and opportunity. The development of this area is complimentary to the continued redevelopment of areas such as downtown Springfield and shows that city is committed to furthering opportunity within the greater Springfield community. This aligns well with the City of Springfield's Comprehensive Plan that seeks to improve the appearance of the major roadway corridors.<sup>4</sup>

B. *Compliance with State and Local Law*

All redevelopment activities shall comply with the Springfield Zoning Ordinance and all other applicable state and local laws.

C. *Population Densities, Land Coverage, and Building Intensities after Redevelopment*

Population densities, land coverage, and building intensities within the Redevelopment Area are projected to increase after redevelopment and will be regulated according to the City's Zoning Ordinance.

D. *Public Facilities/Utilities*

---

<sup>3</sup> See page 19-35 thru 19-36 of the CPIC Element.

<sup>4</sup> See page 19-9 thru 19-15 of the CPIC Element.

The Redevelopment Plan is not anticipated to require any additional schools, parks, recreational and community facilities, or other public facilities. Additional water, sewerage, other public utilities, or sidewalks may be required depending on each development. The cost of such improvements will be borne by the Property Owner who is implementing the development. Improvements and upgrades to the existing streets shall be encouraged, and if feasible, when projects require the installation of new utility lines such lines should be located underground.

#### **VI. Procedure for Changes or Modification of Plan**

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

#### **VII. Special Conditions for Obtaining Real Property Tax Abatement**

Real property tax abatement pursuant to Sections 99.300-99.715, RSMo will be available to projects that conform to this Plan (see Land Use Plan Section V) and comply with the requirements of the Springfield Zoning Ordinance and all other applicable codes and ordinances.

#### **VIII. Workable Program**

This Plan seeks City Council designation as a Multi-Project Redevelopment Area Plan, in that it meets the criteria set forth in City Code Section 40-19(c):

1. The size of the redevelopment area is approximately 44 acres;
2. Land assemblage will likely be required for redevelopment in the Redevelopment Area due to the high number of vacant and/or undeveloped tracts, the improper or obsolete platting, lack of parcel uniformity, and shallow lot depths noted in the Blight Report;
3. The scope of the potential redevelopment projects is unknown. In an Redevelopment Area of this size with numerous owners, there are any number of large and small redevelopment projects which the City hopes will be spurred by the adoption of this Redevelopment Plan;
4. This Redevelopment Plan is not initiated by the City, but has been created while working with the City to ensure that the Redevelopment Plan spurs reinvestment in the Redevelopment Area, which is currently an underdeveloped and blighted entrance corridor to the City of Springfield;
5. There are approximately 36 discrete owners of real property within the Redevelopment Area.

Projects that are issued a certificate of qualification for tax abatement by the LCRA and are constructed and used in conformance with this Plan shall be entitled to partial real property tax abatement in accordance with Section 99.700-715, RSMo. Being located in a Multi-Project Redevelopment Area, such projects shall be exempt from making annual payments in lieu of taxes (PILOTs) that would otherwise be required per Springfield City Code, Chapter 40, Article II, Workable Program.

In accordance with City Code Section 40-19(e), the Multi-Project Redevelopment Plan shall be effective for up to five (5) years, after which the designation shall cease to be in effect and the Redevelopment Plan shall be void, unless the previous designation is extended by a subsequent resolution of Council, prior to the Plan's expiration.

**EXHIBIT A**  
**MAP OF REDEVELOPMENT AREA**

[attached]





**EXHIBIT B**  
**LEGAL DESCRIPTION OF REDEVELOPMENT AREA**

All of that part of the Southwest Quarter (SW¼) and Lot 1 of the Northwest Fractional Quarter (NW¼) of Section 2, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 13 of Scott's Subdivision, recorded in the Greene County Recorder's Office in Plat Book D at Page 540, said point being the Northwest corner of Talmage Street and Fort Avenue; thence Westerly along the North right-of-way line of said Talmage Street, a distance of 1,206 feet, more or less, to the East right-of-way line of Missouri State Highway 13 (Kansas Expressway); thence Northwesterly along said East right-of-way line of Highway 13, a distance of 42 feet, more or less; thence Northerly, continuing along said East right-of-way line of Highway 13, a distance of 1,400 feet, more or less, to the Southerly right-of-way line of Evergreen Street, said point being the Northwest corner of the tract of land described in the Warranty Deed recorded in the Greene County Recorder's Office in Book 2034 at Page 1903 (Waffle House Tract); thence Northeasterly along said Southerly right-of-way line of Evergreen Street, a distance of 1,100 feet, more or less; thence Northerly to the South right-of-way line of Interstate 44; thence Easterly along said South right-of-way line of Interstate 44, a distance of 460 feet, more or less, to the West right-of-way line of Fort Avenue; thence Southerly, along said West right-of-way line of Fort Avenue, a distance of 396 feet, more or less, to the Southeast corner of the tract of land described in the Trustee's Warranty Deed recorded in the Greene County Recorder's Office in Book 2015 at Page 039807-15 (Moore Tract); thence Westerly, along the South line of said Moore Tract, a distance of 293 feet, more or less, to the Northeast corner of a tract of land described in the General Warranty Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 000069-12 (Anderson Tract); thence Southerly along the East line of said Anderson tract, a distance of 300 feet, more or less; thence Easterly along the North line of said Anderson tract, a distance of 293 feet, more or less, to said West right-of-way of Fort Avenue; thence Southerly along said West right-of-way line of Fort Avenue to the Northeast corner of Faulkner Subdivision, recorded in the Greene County Recorder's Office in Plat Book U at Page 29; thence Westerly, along the North line of said Faulkner Subdivision, a distance of 228 feet, more or less, to the Northwest corner of said Faulkner Subdivision; thence Southerly, along the West line of said Faulkner Subdivision, a distance of 254.1 feet, more or less, to the North line of said Scott's Subdivision; thence Westerly, along said North line of Scott's Subdivision, a distance of 87 feet, more or less, to a point 60 feet East of the East right-of-way line of Newton Avenue (Northwest corner of Book 2016 at Page 018329-16 – Almeida Tract); thence Southerly, (along the West line of said Almeida Tract) a distance of 125 feet, more or less, to the North right-of-way line of Livingston Street; thence Easterly, along said North right-of-way line of Livingston Street, a distance of 120 feet, more or less, to the Southeast corner of Lot 31 of said Scott's Subdivision, said point being on the West line of a platted 15 feet Alley; thence Southerly, along the West line of said platted Alley, a distance of 492 feet, more or less, to the Southeast corner of Lot 21 of said Scott's Subdivision, said point being on the North line of a platted 14 feet Alley; thence Easterly, along the North line of said platted Alley, a distance of 195 feet, more or less, to the Southeast corner of Lot 12 of said Scott's Subdivision, said point being on the West right-of-way line of said Fort Avenue; thence Southerly, along said West right-of-way line of Fort Avenue, a distance of 174 feet, more or less, to the POINT OF BEGINNING.



DEVELOPMENT REVIEW STAFF REPORT  
Redevelopment Plan for the Kearney Street Redevelopment Area

DATE: May 31, 2018

PURPOSE: To approve the Redevelopment Plan for the Kearney Street Corridor Redevelopment Area

LOCATION: Generally located along a three-and-half mile section of Kearney Street extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 ft west of the intersection North Barnes Avenue and East Kearney Street.

APPLICANT: The City of Springfield

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the Kearney Street Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the Kearney Street Corridor Redevelopment Plan is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Olivia Hough  
Senior Planner  
417-864-1092

ATTACHMENTS:

Attachment A: Background Report  
Exhibit I: Legal Description  
Exhibit II: Location Map  
Exhibit III: Land Use Plan Map Excerpt  
Exhibit IV: Redevelopment Plan

ATTACHMENT A  
Background Report  
Redevelopment Plan for the Kearney Street Corridor Redevelopment Area

Proposal:

City Staff is requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority (LCRA) Law, for an area comprising approximately 388 acres that is generally located along a three-and-half mile section of Kearney Street extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 ft west of the intersection North Barnes Avenue and East Kearney Street (*Exhibits I & II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit IV*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the Kearney Street Corridor Redevelopment Area is to remove blight and redevelop the Corridor into an active and vibrant commercial and retail destination on Springfield's north side. The Plan proposes to encourage redevelopment by offering partial real property tax abatement to redevelopment projects throughout the Redevelopment Area that are developed in accordance with said Plan and comply with the Zoning Ordinance and all other applicable development regulations at the time of development. Properties in the Redevelopment Area adjacent to Kearney Street, North Kansas Expressway, and North Glenstone Avenue are primarily zoned HC, Highway Commercial District, and to a lesser extent, GI, Government and Institutional District, and LI, Light Industrial District. Properties located near the periphery of the Redevelopment Area boundaries without frontage onto Kearney Street are generally residential zoned R-SF, Single-Family Residential District, and R-TH, Townhouse Residential District. The Redevelopment Plan does not propose to rezone property. It instead suggests, individual properties be rezoned the as Area redevelops and as market conditions warrant.

The Redevelopment Plan will impose certain land use restrictions, location requirements, and design standards on projects seeking property tax abatement to help improve traffic and pedestrian safety, improve the appearance, and promote high-quality commercial development along the Kearney Street Corridor that will be of lasting value to north Springfield. Some of the prohibited uses for projects wishing to utilize the incentives offered under the Redevelopment Plan include adult stores, cabarets, boarding houses, short-term high-interest lending (i.e. payday loans, title loans, etc), vehicle storage and towing, and single-family residential. Projects will also be required to have frontage along Kearney Street, North Kansas Expressway, North National Avenue, or North Glenstone Avenue. The only exception to this requirement is for commercial structures that existed prior to the adoption of the Plan. All projects regardless of whether they involve new construction or rehabilitation will have conform to the City's landscaping requirements for new construction to the maximum extent possible. Furthermore, all structures must be constructed of durable materials. Exterior

building materials such as vinyl siding, cinder block, corrugated steel, and place-faced concrete will be prohibited. Lastly, to improve traffic and pedestrian safety, the Redevelopment Plan will encourage consolidating curb-cuts throughout the Corridor as redevelopment occurs. These restrictions only apply to projects seeking partial real property tax abatement pursuant to the Kearney Street Corridor Redevelopment Plan. The restrictions do not apply to projects which are not seeking the incentive.

#### Comprehensive Plan:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* generally designates the areas within the Redevelopment Area that abut Kearney Street, North Kansas Expressway, and North Glenstone Avenue for medium intensity retail, office or housing (*Exhibit III*). This land use designation is consistent with the overall goal of the Redevelopment Plan, which is to redevelop the Kearney Street Corridor into an active and vibrant commercial and retail destination on Springfield's north side.
2. The Kearney Street Corridor shares many of the characteristics and challenges that are associated with transitional roadway corridors, as discussed in the *Growth Management and Land Use Element*. It describes transitional roadway corridors as arterial roadway corridors that were initially constructed as low-volume, two-lane roads on the urban fringe that were typically platted for single-family housing and other low-intensity uses. As the City grew outward, the traffic increased on these roads, and businesses (each with their own driveway) were attracted and filled the gaps among the houses. Such roads were eventually widened to accommodate the increased traffic, often requiring acquisition of part of the front yards of the abutting residential and commercial sites. The increased turning movements at numerous intersections and driveways reduced traffic capacity and safety. Development along Kearney Street Corridor has generally followed this sequence and is a root cause of many of the problems affecting the Corridor today. Besides negatively impacting traffic capacity and safety, this gradual transition has resulted in a corridor that is peppered with small, shallow lots that are difficult to develop or redevelop according to contemporary standards.

The *Growth Management and Land Use Element* recommends certain actions and strategies that the City can undertake to redevelop and improve transitional roadway corridors such as Kearney Street. One of those actions is for the City to utilize various economic development incentives programs to encourage and facilitate private redevelopment. The Redevelopment Plan for the Kearney Street Corridor will encourage private redevelopment by offering partial real property tax abatement, per the Land Clearance for Redevelopment Authority (LCRA) Law, to qualifying projects. The Redevelopment Plan also includes various standards and requirements for qualifying projects to help remediate the problems associated with transitional roadway corridors.

3. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* also targets the intersections of West Kearney Street and North Kansas Expressway, and East Kearney Street and North Glenstone Avenue as Activity Centers. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by proposing new commercial development near these intersections.
4. One of the goals of the *Community Physical Image and Character Element* of the *Springfield-Greene County Comprehensive Plan* is to ensure high-quality development utilizing good design and quality materials. The Redevelopment Plan supports this goal by restricting certain uses, imposing design standards relating to building materials, requiring full compliance with the City's landscaping regulations, and encouraging the consolidation of driveway curb cuts.
5. The Redevelopment Plan is consistent with one of the Comprehensive Plan's overall policies to increase density and encourage infill development where public investments have already been made.

#### Staff Comments:

1. The proposed Redevelopment Plan will allow future applicants to request to obtain partial real property tax abatement pursuant to the Land Clearance for Redevelopment Law ("Chapter 99, RSMo"). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.  
  
The applicant is required to submit an application that includes a detailed blight report and redevelopment plan. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.
2. Staff has prepared a study that demonstrates the Redevelopment Area qualifies as a blighted area, per the LCRA Law.
3. The Redevelopment Plan will encourage blight removal and redevelopment, which will help revitalize transform the Kearney Street Corridor back to its former role as a vibrant commercial and retail destination serving north Springfield.

EXHIBIT I  
Legal Description  
Redevelopment Plan for the Kearney Street Corridor Redevelopment Area

A PART OF SECTIONS 5, 6, 7, AND 8, ALL IN TOWNSHIP 29 NORTH, RANGE 21 WEST, AND A PART OF SECTIONS 1, 2, 3, 10, 11, AND 12, ALL IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 656.25 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 699 FEET;

THENCE WEST A DISTANCE OF 283.55 FEET;

THENCE SOUTH APPROXIMATELY 627.5 FEET TO THE SOUTH LINE OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE WEST, ALONG SAID SECTION LINE, APPROXIMATELY 175.2 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF MERCANTILE PLAZA, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID WEST LINE, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 716.22 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WESTERLY, ALONG SAID CENTERLINE OF TURNER STREET, TO A POINT APPROXIMATELY 578.9 FEET WEST OF THE EAST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 053212-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, A DISTANCE OF 412.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE WEST A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF BARTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE CONTINUING WEST, ALONG THE NORTH LINE OF SAID BARTON ADDITION, A DISTANCE OF 193.93 FEET;

THENCE NORTH A DISTANCE OF 29.25 FEET;

THENCE WEST A DISTANCE OF 89.55 FEET TO THE NORTHWEST CORNER OF SAID BARTON ADDITION;

THENCE CONTINUING WEST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, APPROXIMATELY 266.8 FEET TO THE EAST LINE OF EAST HIGH STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID EAST LINE, APPROXIMATELY 16.5 FEET TO THE SOUTHEAST CORNER OF "LOT-B" OF SAID EAST HIGH STREET ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID "LOT-B" AND OF "LOT-A" OF SAID HIGH STREET ADDITION, A DISTANCE OF 333.28 FEET TO THE SOUTHWEST CORNER OF SAID "LOT-A";

THENCE NORTH APPROXIMATELY 34 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SCOFIELD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;



THENCE WEST, A DISTANCE OF 137.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING ON THE EAST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST TO THE SOUTHEAST CORNER OF LOT 14 OF ZONGKER SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST, A DISTANCE OF 140.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BEING ON THE EAST LINE OF CEDARWOOD TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF LOT 49 OF SAID CEDARWOOD TERRACE;

THENCE WEST, ALONG THE SOUTH LINE OF CEDARWOOD TERRACE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 314.32 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF TERRACE VILLAGE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.67 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 90 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 1 OF HASELTINE'S NORTH EAST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, 143.8 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE NORTH A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG THE EXTENDED SOUTH LINE OF LOT 37 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 150 FEET TO THE CENTERLINE OF ROGERS AVENUE;

THENCE NORTH, A DISTANCE OF 40 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 15 IN BLOCK 2 OF HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 172.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 39 IN BLOCK 2 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 15 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 39 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 OF JARRETT'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 14 FEET;

THENCE WEST, ALONG A LINE 14 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 21 OF SAID JARRETT'S ADDITION, AND ALONG IT'S WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE WEST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE SOUTH, ALONG SAID SECTION LINE, APPROXIMATELY 10.5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF HOBART'S THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND CONTINUING WEST ALONG THE SOUTH LINE OF LOTS 4, 5, AND 8 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOTS 1, 4, AND 5 IN BLOCK 8 OF SAID HOBART'S THIRD ADDITION, A DISTANCE OF 1166.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 42 OF SPERRY AND KILHAM'S FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 10 FEET;

THENCE WEST, ALONG A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 136.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 OF MERRILLAN PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 11 AND 12 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOT 12 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 600 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 280 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 1314.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF BENTON AVENUE, A DISTANCE OF 325 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 56 OF OZARK LAND COMPANY SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 5 OF SAID OZARK LAND COMPANY SECOND ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 509.75 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE SOUTH, APPROXIMATELY 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 OF LAPHAM'S PARK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 220.5 FEET TO THE CENTERLINE OF A 16.5 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 10 FEET TO A POINT 300 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET;

THENCE WEST, ALONG A LINE 300 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, A DISTANCE OF 215.13 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 36 FEET TO THE EASTERLY EXTENSION OF A LINE 40 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 43 OF DOLING HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF A 20 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 11 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 102 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 8 OF SAID DOLING HEIGHTS, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF APPROXIMATELY 392.5 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 66 FEET TO A POINT 347 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2993 AT PAGE 4036 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1921 AT PAGE 2217 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 350 FEET TO THE CENTERLINE OF LYON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 14 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2016 AT PAGE 018951-16 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2311 AT PAGE 1905 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 340 FEET TO THE CENTERLINE OF MAIN AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE A DISTANCE OF 31 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK "A" OF FAIRVIEW ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINES OF LOT 16 IN SAID BLOCK "A" AND OF LOT 5 IN BLOCK "D" OF SAID FAIRVIEW ADDITION, APPROXIMATELY 650 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK "D", BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE CENTERLINE OF CHICAGO STREET;

THENCE WEST, ALONG SAID CENTERLINE OF CHICAGO STREET, TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 6 OF OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;

THENCE WEST, ALONG SAID SOUTH LINE OF LOT 6, AND ALONG THE SOUTH LINE OF LOT 43 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 396 FEET TO THE CENTERLINE OF FRANKLIN AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 55 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE NORTH, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 91 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 91, 102 AND 139 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A DISTANCE OF 651.27 FEET TO A POINT IN FORT AVENUE WHICH IS 20 FEET WEST OF THE EAST RIGHT-OF-WAY LINE THEREOF;

THENCE NORTH, ALONG A LINE 20 FEET WEST OF, AND PARALLEL WITH, SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 102 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF BOLIVAR ROAD FAMILY HOUSING PROJECT MO 58-6, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 895 FEET TO THE CENTERLINE OF BOLIVAR ROAD;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, APPROXIMATELY 450 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE OF TURNER STREET, APPROXIMATELY 540 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE OF KANSAS EXPRESSWAY, APPROXIMATELY 250 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 136 OF MCKOIN PLACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, APPROXIMATELY 170 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 164 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOTS 236, 261 AND 333 OF SAID MCKOIN PLACE, AND ALONG THEIR WESTERLY EXTENSION, A DISTANCE OF 660 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 357 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 165 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF FAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 430 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 455 OF SAID MCKOIN PLACE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 320 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OAKLAND AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 9.4 FEET TO THE POINT OF INTERSECTION WITH AN EAST-WEST LINE WHICH IS 300 FEET NORTH OF THE NORTHWEST CORNER OF TURNER STREET AND ELIZABETH AVENUE AS SHOWN ON A COUNTY SURVEY RECORDED IN SURVEY BOOK 42 AT PAGE 331 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID EAST-WEST LINE, A DISTANCE OF 175 FEET TO THE CENTERLINE OF ELIZABETH AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED IN BOOK 2720 AT PAGE 1801 OF THE GREENE COUNTY RECORDER'S OFFICE, AND DESIGNATED AS "TRACT XI" THEREIN;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 155 FEET TO THE SOUTHWEST CORNER OF SAID "TRACT XI";

THENCE NORTH, ALONG THE WEST LINE OF SAID "TRACT XI", A DISTANCE OF 191.75 FEET; THENCE WEST, A DISTANCE OF 35 FEET; THENCE NORTH, A DISTANCE OF 140 FEET TO THE CENTERLINE OF KEARNEY STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 65 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ALBERTHA AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF ALBERTHA AVENUE, 320 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF MCKOIN'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE A DISTANCE OF 220 FEET;

THENCE NORTH A DISTANCE OF 207 FEET;

THENCE EAST, A DISTANCE OF 200 FEET TO THE EAST LINE OF LOT 2 OF SAID MCKOIN'S SUBDIVISION;

THENCE CONTINUING EAST, A DISTANCE OF 260 FEET TO THE WEST LINE OF HOLIDAY HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE A DISTANCE OF 105.93 FEET TO THE NORTHWEST CORNER OF SAID HOLIDAY HEIGHTS, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD;

THENCE EASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD WHICH IS 620.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1173 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, SAID LINE BEING 620.62 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, APPROXIMATELY 996 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 360 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF COOK'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;



THENCE EAST, ALONG SAID NORTH LINE, APPROXIMATELY 132 FEET TO THE EAST RIGHT-OF-WAY LINE OF BOLIVAR ROAD, BEING AT THE NORTHWEST CORNER OF SAID COOK'S ADDITION;

THENCE CONTINUING EAST, ALONG SAID NORTH LINE OF COOK'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 813 FEET TO A POINT 375 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH RANGE 22 WEST;

THENCE SOUTH, A DISTANCE OF 254 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 2011 AT PAGE 016418-11 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE;

THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 208.6 FEET;

THENCE EAST, A DISTANCE OF 20 FEET TO THE CENTERLINE OF FORT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 2.8 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 63 OF W.H. PIPKIN JR. SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 206.5 FEET TO THE CENTERLINE OF A 16 FEET WIDE PLATTED ALLEY (NOW VACATED);

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 120 FEET TO THE POINT OF INTERSECTION WITH A LINE 20 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 32 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 221.5 FEET TO THE CENTERLINE OF JOHNSTON AVENUE AS IT NOW EXISTS;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 30 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 212 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BEING ON THE WEST LINE OF LOT 32 OF HIL CRES SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 32;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 32, AND ALONG THE NORTH LINE OF LOT 1 OF SAID HIL CRES SUBDIVISION, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, APPROXIMATELY 55.7 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2646 AT PAGE 1734 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 330 FEET TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE CENTERLINE OF DELLA STREET;

THENCE EAST, ALONG SAID CENTERLINE OF DELLA STREET, A DISTANCE OF 1300 FEET TO THE CENTERLINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN BLOCK 4 OF OAK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF LOT 6 IN BLOCK 4, OF LOTS 6 AND 19 IN BLOCK 5, AND OF LOTS 6 AND 19 IN BLOCK 6, ALL IN SAID OAK RIDGE ADDITION, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 1310 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 2313 AT PAGE 1913 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 395 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 178 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 AND 2 OF DENTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 439.42 FEET TO THE CENTERLINE OF ROBBERTSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 158 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1, 2 AND 3 OF KEARNEY PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 501 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 110 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 139 AND 122 OF WILKERSON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 466.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 125 FEET TO THE POINT OF INTERSECTION WITH A LINE 25 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOTS 85 AND 72 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 381.25 FEET TO THE CENTERLINE OF WASHINGTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 32 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 242 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID WILKERSON'S ADDITION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 39 FEET;

THENCE EAST, ALONG A LINE 39 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 247.5 FEET TO THE CENTERLINE OF SUMMIT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 43.25 FEET TO THE CENTERLINE OF BOYER STREET;

THENCE EAST, ALONG SAID CENTERLINE OF BOYER STREET, A DISTANCE OF 450.5 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 631, 643, 655 AND 667 OF MASSEY'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 870 FEET TO THE CENTERLINE OF EAST AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 24.02 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 009617-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 340.22 FEET TO THE WEST LINE OF LOT 690 OF SAID MASSEY'S ADDITION;

THENCE NORTH, ALONG SAID WEST LINE, APPROXIMATELY 26.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 690;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 690, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 329.12 FEET TO THE CENTERLINE OF HOWARD AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 275 FEET TO THE CENTERLINE OF JEAN STREET;

THENCE EAST, ALONG SAID CENTERLINE OF JEAN STREET, A DISTANCE OF 663.12 FEET TO THE CENTERLINE OF NATIONAL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE OF NATIONAL AVENUE, A DISTANCE OF 107.25 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 4 OF HASELTINE'S BOULEVARD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 183 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 4 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 179 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 175 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 38 AND 15 IN BLOCK 3 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 355 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 40 IN BLOCK 2 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 2, AND OF LOTS 38 AND 15 IN BLOCK 1, OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 460.2 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 70 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 024475-15 OF THE GREENE COUNTY RECORDER'S OFFICE, BEING 200 FEET NORTH OF THE SOUTH LINE OF LOT 32 OF JAMES M. WILKERSON'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, 215 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 33 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2680 AT PAGE 2376 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 115 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 37 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1449 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT;

THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 52 FEET;

THENCE EAST, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 65 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 017541-15 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 7 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG IT'S EASTERLY EXTENSION, A DISTANCE OF 121.5 FEET TO THE CENTERLINE OF WELLER AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 52 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 71 FEET OF LOT 13 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 333.5 FEET TO THE WEST LINE OF LOT 8 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 20 FEET TO A POINT 41 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG A LINE 41 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 350 FEET TO THE CENTERLINE OF DELAWARE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 106 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LOT 1 OF ALDI SUBDIVISION REPLAT, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 220.25 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE;

THENCE NORTH, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 150.14 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 12 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG SAID NORTH LINE OF THE SOUTH 12 ACRES, APPROXIMATELY 1010 FEET TO THE EAST LINE OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE NORTH, ALONG SAID EAST LINE, APPROXIMATELY 498 FEET TO A POINT 426.25 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG A LINE 426.5 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, APPROXIMATELY 1320 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH, ALONG SAID EAST LINE, 426.25 FEET TO THE POINT OF BEGINNING.



EXHIBIT II  
Location Map  
Redevelopment Plan for the Kearney Street Corridor Redevelopment Area

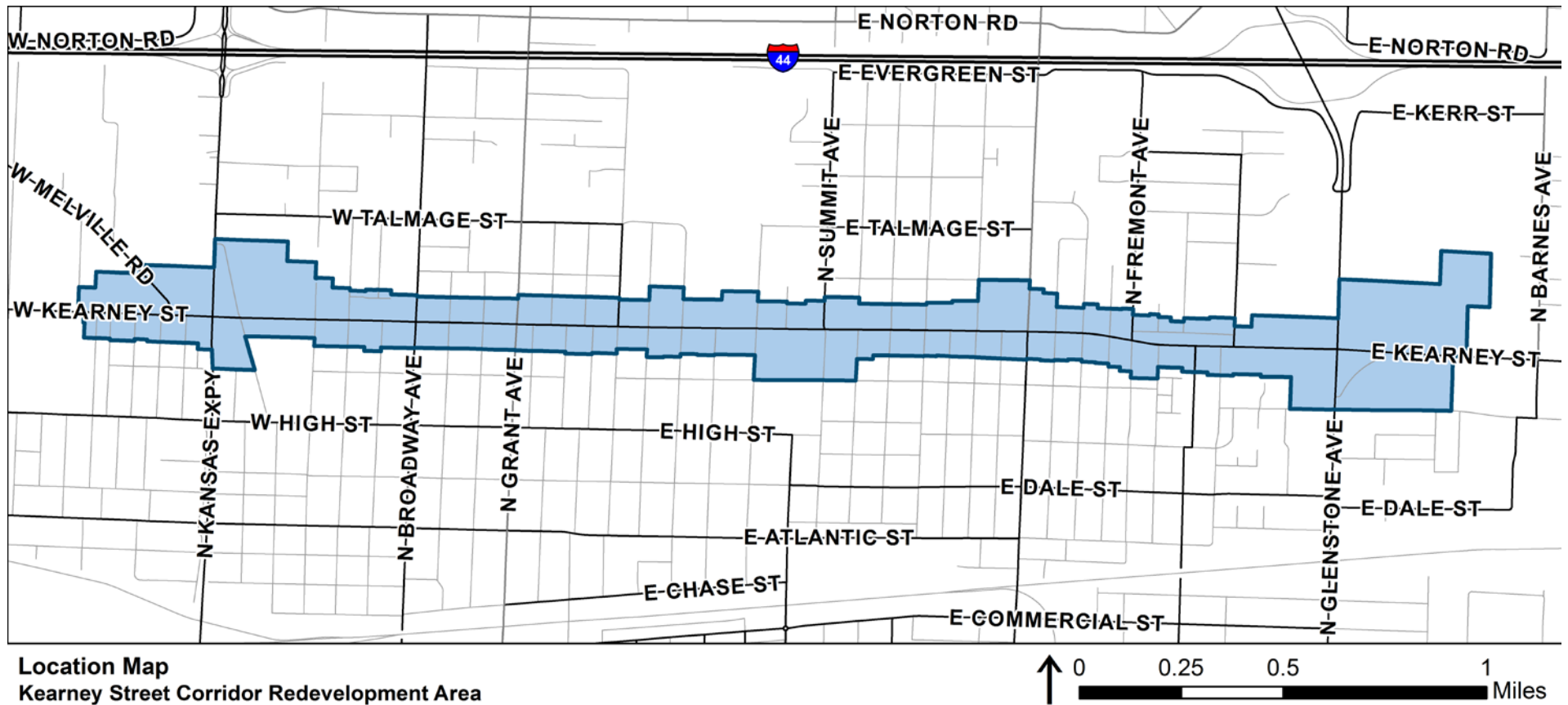


EXHIBIT III  
Land Use Plan Map Excerpt  
Growth Management and Land Use Element, Springfield-Greene County Comprehensive Plan

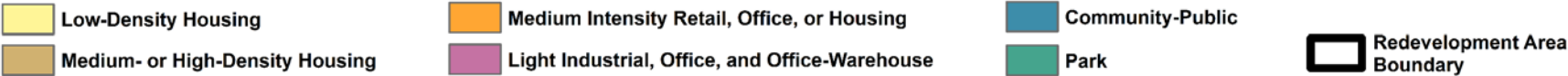
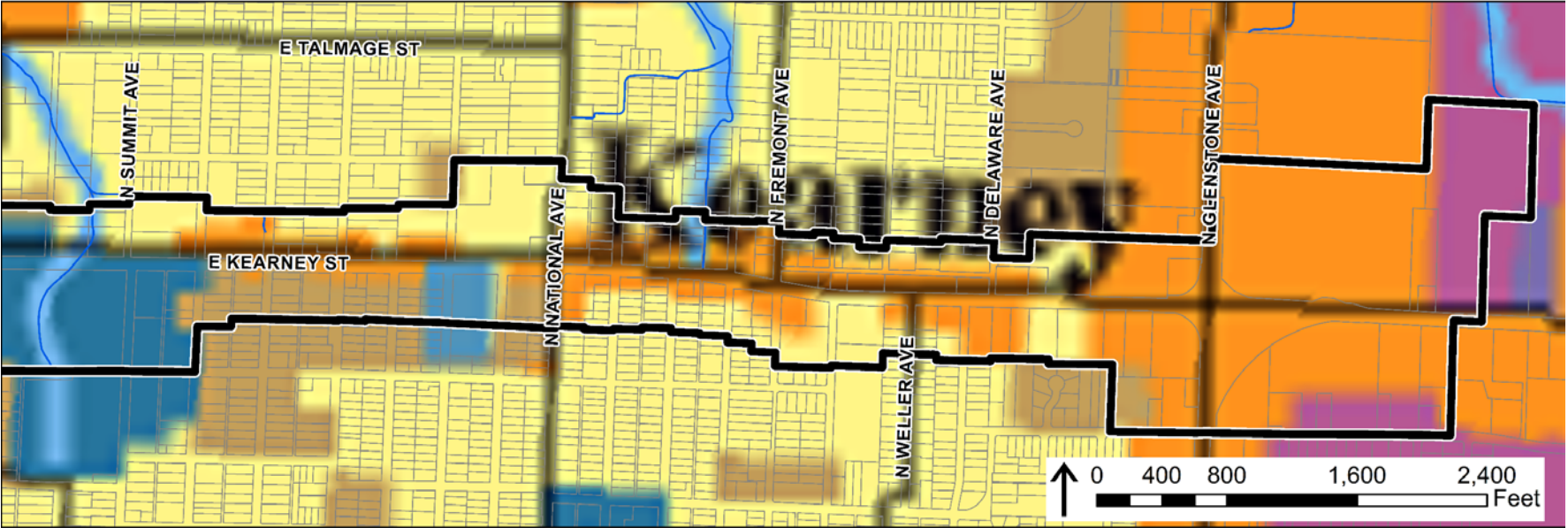
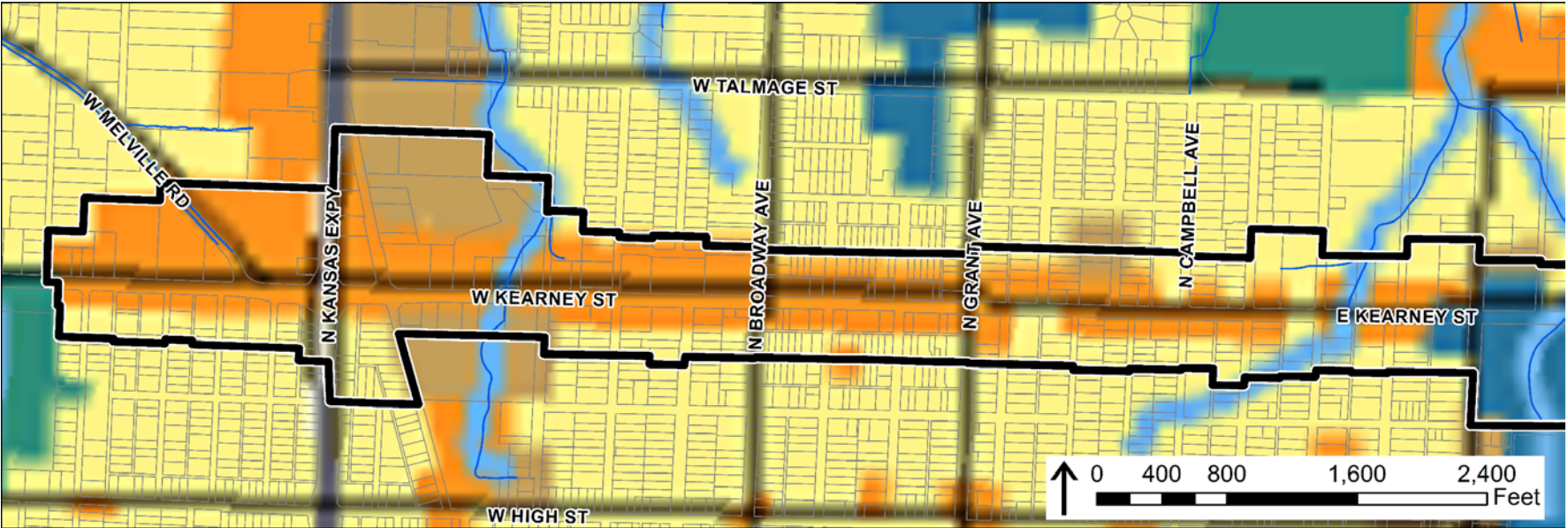


EXHIBIT IV

# KEARNEY STREET CORRIDOR REDEVELOPMENT PLAN

APRIL 2018



## **KEARNEY STREET CORRIDOR REDEVELOPMENT PLAN**

### **I. INTRODUCTION**

The City of Springfield has prepared the following plan to remove blight and redevelop the Kearney Street Corridor Redevelopment Area, as herein defined, in accordance with the *Kearney Street Corridor Study* accepted by the Springfield City Council through Resolution No. 10327 on June 12, 2017, and any subsequent amendments made thereto. This Plan is intended to function as a means for implementing the recommendations of the Corridor Study by encouraging private investment through the use of real property tax abatement pursuant to Section 99.300 – 99.715, RSMo (The Land Clearance for Redevelopment Authority (LCRA) Law”).

### **II. BACKGROUND**

**Market Study:** At the direction of City Council, the City hired PGAV Planners using a competitive selection process to conduct a Market Study of the Kearney Street Corridor (from Glenstone Avenue to Kansas Expressway) in response to citizen concerns about disinvestment and blighting conditions along the corridor. The purpose of the study was to evaluate the most appropriate economic development incentives to revive retail activity in the area. PGAV conducted a three-phase Retail Market Feasibility Study, which included Market Research and Analysis, Site Prioritization Planning, and Strategies and Incentives Planning. Public input was taken by paper and online surveys and a public input session was held at the Library Station on January 20, 2017. PGAV presented Phase 1 initial findings to City Council on February 7, 2017 and final recommendations to City Council on April 25, 2017. The written report was accepted by Resolution and is the final product of PGAV’s work on this project. With regard to economic development incentives, PGAV recommended establishment of an LCRA (Chapter 99) Redevelopment Area to provide 10-year partial property tax abatement incentives for new improvements within the Corridor that substantially comply with the Redevelopment Plan for the area. PGAV also recommended establishment of a Community Improvement District (CID) that could provide additional safety, image enhancement, and placemaking functions within the Study area. Following the Study, City Council directed Staff to complete a Blight Report and Chapter 99 Redevelopment Plan for the Kearney Street Corridor.

**Public Input:** Staff solicited input on the Redevelopment Plan at two public meetings in which property owners, residents and merchants located in the boundary received a mailed invitation to participate and comment cards were collected from those in attendance. Information and input was also available through the Kearney Street Redevelopment webpage on the City’s website. The first public meeting was held on August 24, 2017 from 5:30PM – 7:00PM at the



Northview Center at Doling Park, 301 Talmage Street. Staff provided information on the recommendations in the Kearney Street Corridor Study and on Chapter 99 Tax Abatement including the proposed boundary, and land use plan. Participants engaged in an interactive question and answer session and provided thoughts on what they would like to see in the Redevelopment Plan. Approximately 55 members of the public attended the meeting and 20 comment cards were returned. The second public meeting was held on September 25<sup>th</sup> at Robberson Elementary School, 1100 E. Kearney Street, from 5:30PM – 7:00PM. This Redevelopment Plan was presented and discussed at the meeting. Public input provided the foundation for the content of this Redevelopment Plan. The proposed plan was also presented to the North Springfield Betterment Association on October 12<sup>th</sup>, 2017 and was well received by the business community supporting north Springfield. The community was largely in support of utilizing Chapter 99 property tax abatement to remediate blighting conditions while stipulating that some uses be excluded from receiving the incentive and certain additional requirements be included in the plan for the benefit of the district and surrounding neighborhoods.

**Purpose:** The proposed Redevelopment Plan is one component of an application to obtain partial real property tax abatement pursuant to the LCRA. LCRA Law provides an economic development incentive to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real property tax abatement is based on an increase in the assessed value of qualified new construction or rehabilitation for 10 years.

### **III. REDEVELOPMENT AREA BOUNDARIES**

Following the 2017 PGAV Market Study analysis, in consultation with elected officials, the boundary was expanded to the east and west from the original PGAV study area to include property exhibiting similar characteristics to form the Kearney Street Corridor Redevelopment Area. The Redevelopment Area encompasses approximately three and one half miles of Kearney Street extending from the intersection of North Albertha on the west, and east to the North Glenstone Avenue intersection and including property east of Glenstone approximately 900 feet west of the intersection of North Barnes Avenue and East Kearney Street located in northern Springfield Missouri. The Area comprises approximately 388 acres and generally encompasses parcels that are entirely or partially located within 300 feet north and south of Kearney Street and does not bisect property lines. Included are parcels surrounding major intersections at North Kansas Expressway, North Broadway, North Grant Avenue, North National Avenue, and North Glenstone Avenue and shown on the attached Location map. A legal description and detailed location map of the Redevelopment Area is attached hereto and incorporated herein as Exhibits A and B.



#### IV. CURRENT CONDITION OF THE REDEVELOPMENT AREA

The Redevelopment Area is a prime example of blight and economic underutilization in North Springfield. PGAV conducted a physical and economic characteristics analysis and found that over a quarter of buildings (27%) percent within the Area were in poor condition and another nearly three quarters (67%) judged to be in fair or good condition with only a few (6%) found in excellent condition. One reason many buildings are in poor or fair condition is due to their advanced age and limited recent investment. Most building in the Corridor are over 35 years old and have not received needed maintenance and improvements in recent years. Approximately 35% of properties declined or saw no change in assessed value over the past 11 years. Several fully vacant and partial vacant buildings are scattered throughout the Corridor. Furthermore, the Study found the Redevelopment Area is burdened by inadequate or deteriorated public facilities and infrastructure that are incapable of supporting both existing development and future redevelopment. When evaluating private site improvements such as sidewalks, parking lots, curb stops, just under half (47%) of properties were in poor condition, and one quarter were considered fair (28%). The Blight Study concluded with the finding that the Redevelopment Area meets the definition of a “blighted area” under Section 99.320(3), RSMo and is in need or redevelopment. A copy of the Blight Study is attached to this Plan.

#### V. LAND USE PLAN

This Plan proposes to redevelop Kearney Street in accordance with existing zoning and as zoning changes are adopted by City Council for the good of the district. The land use should primarily consist of commercial mixed uses and conform to the proposed land uses described within the *Kearney Street Corridor Study* accepted by City Council in July 2017.

a) **Excluded Uses:** The following uses, as defined in the Zoning Ordinance, are excluded from receiving incentives pursuant to this Plan:

- Adult Motion Picture Theaters
- Adult Stores
- Auction Sales
- Boarding Houses
- Cabarets
- Emergency Overnight Shelters
- Lodging Houses
- Pawn Shops
- Resource Recovery Collection Centers, household.
- Rooming and Lodging Houses
- Self Storage
- Short Term High Interest Lending - i.e.: Consumer Installment Loans, Pay Day Loans, Predatory Lending and Title Loans,

- Shelters
  - Single Family Residential
  - Soup Kitchens
  - Swap Meets
  - Towers (i.e. cell towers)
  - Transitional Service Shelters
  - Vehicle Storage and Towing
- b) **Frontage Requirements:** Projects must have frontage along Kearney Street, Kansas Expressway, National Avenue, or Glenstone Avenue. In addition, commercial buildings existing within the Redevelopment Area as of the date of adoption of this plan may be eligible. For example, a new construction project within the Redevelopment Area facing Chicago Avenue would NOT be eligible, but rehabilitation of an existing commercial building within the Redevelopment Area fronting Chicago Ave. would be eligible.
- c) **Landscaping Requirements:** The landscape exemption for rehabilitations, under Sec. 36-482(2) of the Zoning Ordinance, shall not apply. Projects shall conform to the landscaping requirements for new construction to the fullest extent possible, even if the project is a redevelopment project not including new construction. LCRA reserves the authority to approve reduced landscaping if this requirement becomes a conflict with parking requirements or for small lot developments.
- d) **Building Materials:** All structures shall be constructed of durable materials strong enough, at minimum, to outlast the period of abatement. Examples include brick, stone, cement siding, steel, and modern masonry. Vinyl siding will not be permitted as the primary exterior material for any structure receiving abatement. Cinder block or plain-faced concrete shall not be allowed for exterior surfaces facing the street. Sheet metal shall not be permitted as the primary exterior material for any structure but may be used for decorative purposes if approved by the LCRA. The intention of disallowing certain materials is to ensure a quality standard of construction and aesthetics for property incentivized per the spirit of blight abatement and revitalization for the area.
- e) **Consolidation of Curb Cuts:** Projects shall have no more than one driveway per property. In addition, drives shall be not more than 330 feet from an adjacent existing drive. Shared access driveways are encouraged to achieve desired spacing between curbcuts/driveways. LCRA may grant exceptions to this distance requirement when applicants demonstrate good cause.

## VI. ZONING

The Corridor is primarily zoned HC Highway Commercial district for properties with frontage along Kearney. Property owned by Baptist Bible College is zoned GI, Government Institutional district and Hiland Dairy property is zoned LI, Light Industrial district. Properties within the boundary without Kearney frontage are generally residential zoning. The *Kearney Street Corridor Study* inventoried land uses and shows a current mix of commercial and retail abutting residential. Although the Study does not address zoning changes, the primary recommendation is for redevelopment through retail expansion. Therefore, the City is not initiating any rezoning, but zoning cases and subdivisions may be evaluated on a case-by-case basis as developments are proposed to best accommodate the recommendations of the Study and to further the economic and social goals of the district. This will allow Planning and Zoning and City Council to consider the impact of any project that encroaches into the neighborhoods. This approach will allow the greatest flexibility to developers and a diverse mix and intensity of uses, appropriate for a retail corridor surrounded by residential uses.

## VII. REQUIRED PUBLIC FACILITIES AND UTILITIES

As discussed in both the attached Blight Study and the *Kearney Street Corridor Study*, the Redevelopment Area is burdened by inadequate or deteriorated public facilities. Several public facility and infrastructure upgrades will be required to accommodate redevelopment in the Area. They include, but are not limited to the following:

- Acquiring additional right-of-way, where necessary, to facilitate construction of public infrastructure.
- Extending sanitary sewer service to all properties in the Redevelopment Area;
- Improved access to Doling Park including wayfinding signage and pedestrian enhancements.
- Improved ADA accessibility for curb and sidewalk ramps where needed.
- Improved crosswalks to enhance pedestrian safety and walkability at Robberson and Kearney and Kearney and Boonville intersections.
- Repairing or replacing aged or deteriorated sanitary sewer facilities;
- City Utilities of Springfield's Gas and Water Engineering has identified infrastructure that will need renewal work within the Kearney Street Corridor. City Utilities will work with any private developer during any property redevelopment efforts to identify and maximize opportunities to renew gas and/or water mains during the construction process.
- City Utilities of Springfield's Electric Transmission and Distribution Engineering Department will work with any new development project to ensure reliable, affordable service.
- Tree planting and landscaping in the right-of-ways

- Projects that conform to the Complete Streets Policy for the City's transportation infrastructure projects passed by City Council Resolution No. 10188 in support of service to pedestrians, bicyclists, motorists, and transit riders of all ages.

## **VIII. SCHEDULE**

Construction of the required public facilities and utilities will be completed as funding becomes available and as needed to facilitate private redevelopment. Private redevelopment will occur as market conditions allow.

## **IX. POPULATION DENSITIES, LAND COVERAGE, AND BUILDING INTENSITIES AFTER REDEVELOPMENT**

The *Kearney Street Corridor Study* envisions the Area being transformed from a blighted and economically underutilized area of the City into a vibrant retail, restaurant, and family entertainment corridor containing a mix of residential and commercial uses. Population densities, land coverage, and building intensities within the Area are projected to increase after redevelopment and will be regulated in accordance with the Zoning Ordinance by future City Council action.

## **X. SPECIAL CONDITIONS FOR OBTAINING REAL PROPERTY TAX ABATEMENT**

Real property tax abatement pursuant to Sections 99.300-99.715, RSMo will be available to projects that conform to this Plan (see Land Use Plan Section V) and comply with the requirements of the Springfield Zoning Ordinance and all other applicable codes and ordinances.

This Plan seeks City Council designation as a Multi-Project Redevelopment Area Plan, in that it meets the criteria set forth in City Code Section 40-19(c):

- (1) The size of the redevelopment area is 388 acres;
- (2) Land Assemblage will likely be required for redevelopment in the Redevelopment Area due to the shallow lot depths noted in the Market Study and Blight Report;
- (3) The scope of the potential redevelopment projects is unknown. In an Redevelopment Area of this size with numerous owners, there are any number of large and small redevelopment projects which the City hopes will be spurred by the adoption of this Redevelopment Plan;
- (4) This Redevelopment Plan is initiated by the City in order to spur reinvestment in the Redevelopment Area, which is currently an aging and blighted retail corridor.
- (5) There are approximately 393 discrete owners of real property within the Redevelopment Area.

The level of property tax abatement under this Plan shall be 100% of the increase in assessed value due to redevelopment made in conformance with the Plan for a period of 10 years, after a Certificate of Qualification for a redevelopment project is issued by the LCRA. The exact timing of any specific abatement shall be determined by the Greene County Assessor.

## **XI. EMINENT DOMAIN**

Consistent with previous City policy, land acquisition through the use of eminent domain shall occur only if such actions become necessary, either for infrastructure improvements or removal of blighting conditions. In the event it is deemed necessary, the City shall retain the power of eminent domain, rather than delegating it to a sub-entity or private corporation. The threat of condemnation will not be used to coerce recalcitrant property owners.



## **Exhibit 1 – Legal Description**

A PART OF SECTIONS 5, 6, 7, AND 8, ALL IN TOWNSHIP 29 NORTH, RANGE 21 WEST, AND A PART OF SECTIONS 1, 2, 3, 10, 11, AND 12, ALL IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 656.25 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 699 FEET;

THENCE WEST A DISTANCE OF 283.55 FEET;

THENCE SOUTH APPROXIMATELY 627.5 FEET TO THE SOUTH LINE OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE WEST, ALONG SAID SECTION LINE, APPROXIMATELY 175.2 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF MERCANTILE PLAZA, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID WEST LINE, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 716.22 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WESTERLY, ALONG SAID CENTERLINE OF TURNER STREET, TO A POINT APPROXIMATELY 578.9 FEET WEST OF THE EAST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 053212-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, A DISTANCE OF 412.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE WEST A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF BARTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE CONTINUING WEST, ALONG THE NORTH LINE OF SAID BARTON ADDITION, A DISTANCE OF 193.93 FEET;

THENCE NORTH A DISTANCE OF 29.25 FEET;

THENCE WEST A DISTANCE OF 89.55 FEET TO THE NORTHWEST CORNER OF SAID BARTON ADDITION;

THENCE CONTINUING WEST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, APPROXIMATELY 266.8 FEET TO THE EAST LINE OF EAST HIGH STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID EAST LINE, APPROXIMATELY 16.5 FEET TO THE SOUTHEAST CORNER OF "LOT-B" OF SAID EAST HIGH STREET ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID "LOT-B" AND OF "LOT-A" OF SAID HIGH STREET ADDITION, A DISTANCE OF 333.28 FEET TO THE SOUTHWEST CORNER OF SAID "LOT-A";

THENCE NORTH APPROXIMATELY 34 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SCOFIELD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, A DISTANCE OF 137.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING ON THE EAST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST TO THE SOUTHEAST CORNER OF LOT 14 OF ZONGKER SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST, A DISTANCE OF 140.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BEING ON THE EAST LINE OF CEDARWOOD TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF LOT 49 OF SAID CEDARWOOD TERRACE;

THENCE WEST, ALONG THE SOUTH LINE OF CEDARWOOD TERRACE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 314.32 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF TERRACE VILLAGE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.67 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 90 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 1 OF HASELTINE'S NORTH EAST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, 143.8 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE NORTH A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG THE EXTENDED SOUTH LINE OF LOT 37 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 150 FEET TO THE CENTERLINE OF ROGERS AVENUE;

THENCE NORTH, A DISTANCE OF 40 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 15 IN BLOCK 2 OF HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 172.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 39 IN BLOCK 2 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 15 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 39 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 OF JARRETT'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 14 FEET;

THENCE WEST, ALONG A LINE 14 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 21 OF SAID JARRETT'S ADDITION, AND ALONG IT'S WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE WEST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE SOUTH, ALONG SAID SECTION LINE, APPROXIMATELY 10.5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF HOBART'S THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND CONTINUING WEST ALONG THE SOUTH LINE OF LOTS 4, 5, AND 8 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOTS 1, 4, AND 5 IN BLOCK 8 OF SAID HOBART'S THIRD ADDITION, A DISTANCE OF 1166.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 42 OF SPERRY AND KILHAM'S FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 10 FEET;

THENCE WEST, ALONG A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 136.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 OF MERRILLAN PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 11 AND 12 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOT 12 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 600 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 280 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 1314.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF BENTON AVENUE, A DISTANCE OF 325 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 56 OF OZARK LAND COMPANY SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 5 OF SAID OZARK LAND COMPANY SECOND ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 509.75 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE SOUTH, APPROXIMATELY 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 OF LAPHAM'S PARK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 220.5 FEET TO THE CENTERLINE OF A 16.5 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 10 FEET TO A POINT 300 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET;

THENCE WEST, ALONG A LINE 300 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, A DISTANCE OF 215.13 FEET TO THE CENTERLINE OF ROBBERTSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 36 FEET TO THE EASTERLY EXTENSION OF A LINE 40 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 43 OF DOLING HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF A 20 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 11 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 102 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 8 OF SAID DOLING HEIGHTS, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF APPROXIMATELY 392.5 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 66 FEET TO A POINT 347 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2993 AT PAGE 4036 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1921 AT PAGE 2217 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 350 FEET TO THE CENTERLINE OF LYON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 14 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2016 AT PAGE 018951-16 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2311 AT PAGE 1905 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 340 FEET TO THE CENTERLINE OF MAIN AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE A DISTANCE OF 31 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK "A" OF FAIRVIEW ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINES OF LOT 16 IN SAID BLOCK "A" AND OF LOT 5 IN BLOCK "D" OF SAID FAIRVIEW ADDITION, APPROXIMATELY 650 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK "D", BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE CENTERLINE OF CHICAGO STREET;

THENCE WEST, ALONG SAID CENTERLINE OF CHICAGO STREET, TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 6 OF OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;

THENCE WEST, ALONG SAID SOUTH LINE OF LOT 6, AND ALONG THE SOUTH LINE OF LOT 43 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 396 FEET TO THE CENTERLINE OF FRANKLIN AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 55 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE NORTH, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 91 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 91, 102 AND 139 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A DISTANCE OF 651.27 FEET TO A POINT IN FORT AVENUE WHICH IS 20 FEET WEST OF THE EAST RIGHT-OF-WAY LINE THEREOF;

THENCE NORTH, ALONG A LINE 20 FEET WEST OF, AND PARALLEL WITH, SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 102 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF BOLIVAR ROAD FAMILY HOUSING PROJECT MO 58-6, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 895 FEET TO THE CENTERLINE OF BOLIVAR ROAD;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, APPROXIMATELY 450 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE OF TURNER STREET, APPROXIMATELY 540 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE OF KANSAS EXPRESSWAY, APPROXIMATELY 250 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 136 OF MCKOIN PLACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, APPROXIMATELY 170 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 164 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOTS 236, 261 AND 333 OF SAID MCKOIN PLACE, AND ALONG THEIR WESTERLY EXTENSION, A DISTANCE OF 660 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 357 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 165 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF FAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 430 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 455 OF SAID MCKOIN PLACE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 320 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OAKLAND AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 9.4 FEET TO THE POINT OF INTERSECTION WITH AN EAST-WEST LINE WHICH IS 300 FEET NORTH OF THE NORTHWEST CORNER OF TURNER STREET AND ELIZABETH AVENUE AS SHOWN ON A COUNTY SURVEY RECORDED IN SURVEY BOOK 42 AT PAGE 331 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID EAST-WEST LINE, A DISTANCE OF 175 FEET TO THE CENTERLINE OF ELIZABETH AVENUE;



THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED IN BOOK 2720 AT PAGE 1801 OF THE GREENE COUNTY RECORDER'S OFFICE, AND DESIGNATED AS "TRACT XI" THEREIN;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 155 FEET TO THE SOUTHWEST CORNER OF SAID "TRACT XI";

THENCE NORTH, ALONG THE WEST LINE OF SAID "TRACT XI", A DISTANCE OF 191.75 FEET;

THENCE WEST, A DISTANCE OF 35 FEET; THENCE NORTH, A DISTANCE OF 140 FEET TO THE CENTERLINE OF KEARNEY STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 65 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ALBERTHA AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF ALBERTHA AVENUE, 320 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF MCKOIN'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE A DISTANCE OF 220 FEET;

THENCE NORTH A DISTANCE OF 207 FEET;

THENCE EAST, A DISTANCE OF 200 FEET TO THE EAST LINE OF LOT 2 OF SAID MCKOIN'S SUBDIVISION;

THENCE CONTINUING EAST, A DISTANCE OF 260 FEET TO THE WEST LINE OF HOLIDAY HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE A DISTANCE OF 105.93 FEET TO THE NORTHWEST CORNER OF SAID HOLIDAY HEIGHTS, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD;

THENCE EASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD WHICH IS 620.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1173 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, SAID LINE BEING 620.62 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, APPROXIMATELY 996 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 360 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF COOK'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, APPROXIMATELY 132 FEET TO THE EAST RIGHT-OF-WAY LINE OF BOLIVAR ROAD, BEING AT THE NORTHWEST CORNER OF SAID COOK'S ADDITION;

THENCE CONTINUING EAST, ALONG SAID NORTH LINE OF COOK'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 813 FEET TO A POINT 375 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH RANGE 22 WEST;

THENCE SOUTH, A DISTANCE OF 254 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 2011 AT PAGE 016418-11 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE;

THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 208.6 FEET;

THENCE EAST, A DISTANCE OF 20 FEET TO THE CENTERLINE OF FORT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 2.8 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 63 OF W.H. PIPKIN JR. SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 206.5 FEET TO THE CENTERLINE OF A 16 FEET WIDE PLATTED ALLEY (NOW VACATED);

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 120 FEET TO THE POINT OF INTERSECTION WITH A LINE 20 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 32 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 221.5 FEET TO THE CENTERLINE OF JOHNSTON AVENUE AS IT NOW EXISTS;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 30 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 212 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BEING ON THE WEST LINE OF LOT 32 OF HIL CRES SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 32;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 32, AND ALONG THE NORTH LINE OF LOT 1 OF SAID HIL CRES SUBDIVISION, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, APPROXIMATELY 55.7 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2646 AT PAGE 1734 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 330 FEET TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE CENTERLINE OF DELLA STREET;

THENCE EAST, ALONG SAID CENTERLINE OF DELLA STREET, A DISTANCE OF 1300 FEET TO THE CENTERLINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN BLOCK 4 OF OAK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF LOT 6 IN BLOCK 4, OF LOTS 6 AND 19 IN BLOCK 5, AND OF LOTS 6 AND 19 IN BLOCK 6, ALL IN SAID OAK RIDGE ADDITION, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 1310 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 2313 AT PAGE 1913 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 395 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 178 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 AND 2 OF DENTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 439.42 FEET TO THE CENTERLINE OF ROBBERTSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 158 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1, 2 AND 3 OF KEARNEY PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 501 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 110 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 139 AND 122 OF WILKERSON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 466.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 125 FEET TO THE POINT OF INTERSECTION WITH A LINE 25 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOTS 85 AND 72 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 381.25 FEET TO THE CENTERLINE OF WASHINGTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 32 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 242 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID WILKERSON'S ADDITION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 39 FEET;

THENCE EAST, ALONG A LINE 39 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 247.5 FEET TO THE CENTERLINE OF SUMMIT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 43.25 FEET TO THE CENTERLINE OF BOYER STREET;

THENCE EAST, ALONG SAID CENTERLINE OF BOYER STREET, A DISTANCE OF 450.5 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 631, 643, 655 AND 667 OF MASSEY'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 870 FEET TO THE CENTERLINE OF EAST AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 24.02 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 009617-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 340.22 FEET TO THE WEST LINE OF LOT 690 OF SAID MASSEY'S ADDITION;

THENCE NORTH, ALONG SAID WEST LINE, APPROXIMATELY 26.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 690;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 690, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 329.12 FEET TO THE CENTERLINE OF HOWARD AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 275 FEET TO THE CENTERLINE OF JEAN STREET;

THENCE EAST, ALONG SAID CENTERLINE OF JEAN STREET, A DISTANCE OF 663.12 FEET TO THE CENTERLINE OF NATIONAL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE OF NATIONAL AVENUE, A DISTANCE OF 107.25 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 4 OF HASELTINE'S BOULEVARD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 183 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 4 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 179 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 175 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 38 AND 15 IN BLOCK 3 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 355 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 40 IN BLOCK 2 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 2, AND OF LOTS 38 AND 15 IN BLOCK 1, OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 460.2 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 70 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 024475-15 OF THE GREENE COUNTY RECORDER'S OFFICE, BEING 200 FEET NORTH OF THE SOUTH LINE OF LOT 32 OF JAMES M. WILKERSON'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, 215 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 33 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2680 AT PAGE 2376 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 115 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 37 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1449 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT;

THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 52 FEET;

THENCE EAST, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 65 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 017541-15 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 7 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;  
THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG IT'S EASTERLY EXTENSION, A DISTANCE OF 121.5 FEET TO THE CENTERLINE OF WELLER AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 52 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 71 FEET OF LOT 13 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 333.5 FEET TO THE WEST LINE OF LOT 8 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 20 FEET TO A POINT 41 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG A LINE 41 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 350 FEET TO THE CENTERLINE OF DELAWARE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 106 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LOT 1 OF ALDI SUBDIVISION REPLAT, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 220.25 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE;

THENCE NORTH, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 150.14 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 12 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG SAID NORTH LINE OF THE SOUTH 12 ACRES, APPROXIMATELY 1010 FEET TO THE EAST LINE OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE NORTH, ALONG SAID EAST LINE, APPROXIMATELY 498 FEET TO A POINT 426.25 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG A LINE 426.5 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, APPROXIMATELY 1320 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH, ALONG SAID EAST LINE, 426.25 FEET TO THE POINT OF BEGINNING.



Exhibit 2 – Location Map

