



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: September 13, 2018
Time: 6:30 p.m.

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

1. ROLL CALL

2. APPROVAL OF MINUTES

August 16, 2018

Documents:

[PZ MINUTES 8-16-2018.PDF](#)

3. COMMUNICATIONS

City Council - August 13, 2018

Documents:

[NA08-13-2018.PDF](#)

City Council - August 27, 2018

Documents:

[NA08-27-2018.PDF](#)

4. CONSENT ITEMS

5. Relinquishment Of Easement 866

1700 East Cherokee Street, Hatch Enterprises, LLC

Documents:

[RE 866 SR.PDF](#)

6. UNFINISHED BUSINESS

7. Z-20-2018 W/COD #155

3503, 3521 & 3527 South Lone Pine Avenue, Roger Bannigan & Scott Munson

Documents:

[Z-20-2018 COD 155 SR.PDF](#)

8. PUBLIC HEARINGS

9. Vacation 803

1700 blk East Cherokee Street, City of Springfield

Documents:

[VAC 803 SR.PDF](#)

10. Z-21-2018 W/COD #156

4244 South Farm Road 137 (Scenic Avenue), Kenneth Medley

Documents:

[Z-21-2018 COD 156 SR.PDF](#)

11. Z-22-2018 W/COD #157

4653 South Campbell Avenue, Springfield-Greene County Library District

Documents:

[Z-22-2018 COD 157 SR.PDF](#)

12. Preliminary Plat Of The Library Center

4653 South Campbell Avenue, Springfield-Greene County Library District

Documents:

[THELIBRARYCENTER SR.PDF](#)

13. Z-23-2018 W/COD #158

3040 East Cherry Street, Excel Investments, LP

Documents:

[Z-23-2018 COD 158 TABLING MEMO.PDF](#)

14. Planned Development 366

1403, 1405, 1409, 1411, 1415, 1425, & 1427 East Cherry Street and 527 South Pickwick Avenue, Pickwick and Cherry, LLC

Documents:

[PLANNED DEVELOPMENT 366 TABLE MEMO.PDF](#)

15. OTHER BUSINESS

16. ADJOURN

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

August 16, 2018
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session August 16, 2018 in the City Council Chambers. Vice-Chairman King Coltrin called the meeting to order.

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

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

COMMUNICATIONS :

Bob Hosmer reported on City Council meeting actions. Mr. Hosmer pointed out that the applicant's representative for consent item # 7 Relinquishment of Easement 866 has requested that this item be tabled to the September 13, 2018 Planning and Zoning Commission meeting. Staff is requesting a motion to approve.

Relinquishment of Easement 866
1700 East Cherokee Street
Applicant: Hatch Enterprises, LLC

Mr. Hosmer stated that representatives of this case asked to be TABLED and presented at the Planning and Zoning Commission meeting on September 13, 2018.

COMMISSION ACTION:

Mr. Rose motioned to TABLE consent item, Relinquishment of Easement 866 (1700 East Cherokee Street). Ms. Cox seconded the motion. Ayes: Cox, Coltrin, Rose, Ogilvy, Jobe, and Thomas. Nays: None. Abstain: None. Absent: Broekhoven, Doennig, and Shuler.

CONSENT ITEMS:

Request to Dispose 524
5171 North Farm Road 145
Applicant: City Utilities

Request to Acquire 526
6640 North Farm Road 175
Applicant: City Utilities

Relinquishment of Easement 867
1111 East Brower Street
Applicant: Junior College District of Central SW

Relinquishment of Easement 868
4500 East Progress Street
Applicant: Progress Place, LLC

Mr. Briton Jobe recused himself.

COMMISSION ACTION:

Ms. Cox motioned to **approve** consent items, Request to Dispose 524 (5171 North Farm Road 145), Request to Acquire 526 (6640 North Farm Road 175), Relinquishment of Easement 867 (1111 East Brower Street), and Relinquishment of Easement 868 (4500 East Progress Street). Mr. Rose seconded the motion. Ayes: Cox, Coltrin, Rose, Ogilvy, and Thomas. Nays: None. Abstain: None. Absent: Broekhoven, Doennig, and Shuler. Britton Jobe recused himself.

UNFINISHED BUSINESS:

Vacation 802

3800 blk West Farm Road 148 (Old Sunshine Rd.)

Applicant: Menard, Inc.

Mr. Hosmer states that this is a request to vacate right-of-way located in the 3800 block of West Farm Road 148 or also known as Old Sunshine Road. Request to vacate Old Sunshine Road connection to West Sunshine with a new alignment of University Street through the Menards property. All the necessary easements to accommodate existing facilities will be retained as part of this vacations with replacement easements. The applicant held a neighborhood meeting on June 25, 2018 regarding the vacation request. In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the consider the 4 findings in the approval criteria (1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way. 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. 3. That the retention of the street, alley, public way or subdivision serves no useful purpose. 4. That the vacation will not affect the ability to use utilities, public or private.). The requested vacation meets the approval criteria. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Neil Brady, 2045 W. Woodland, representing the owner and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Vacation 802 (3800 blk West Farm Road 148 (Old Sunshine Rd.)). Ms. Cox seconded the motion. Ayes: Cox, Coltrin, Rose, Ogilvy, Jobe, and Thomas. Nays: None. Abstain: None. Absent: Broekhoven, Doennig, and Shuler.

Z-16-2018

513 West Cherokee Street

Applicant: Bass Pro Shops Springfield West, LLC

Mr. Hosmer states that this is a request to rezone approximately 0.36 acres of property generally located at 513 West Cherokee Street from a R-HD, High Density Multi-Family Residential District to a GR, General Retail District. The applicant, Bass Pro, Inc, is intending on redeveloping the property into the overall site. This item was tabled at the July 12, 2018 Planning and Zoning Commission meeting. Staff has discussed this with the applicant and agree that the GR zoning is more appropriate at this location. The Growth Management and Land Use Plan identifies this area as appropriate for Medium Intensity Retail, Office or Housing. The GR district is consistent with the Plan which recommends mixed use commercial. The Major Thoroughfare Plan classifies Cherokee as a local roadway. There is a required 30-degree bulk plane from all R-SF districts and a "S1" street landscaped buffer 15 feet wide. Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Teresa Davison, 535 W. Battlefield Street, representing the owner and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-16-2018 (513 West Cherokee Street). Mr. Jobe seconded the motion. Ayes: Cox, Coltrin, Rose, Ogilvy, Jobe, and Thomas. Nays: None. Abstain: None. Absent: Broekhoven, Doennig, and Shuler.

PUBLIC HEARINGS:

Z-19-2018 w/COD #154
3200 blk South West Bypass
Applicant: Donald Williams

Mr. Hosmer states that this is a request to rezone 9 acres of property located in the 3200 block of West Bypass from Greene County R-1, Suburban Residence and M-1, Light Manufacturing Districts to a HC, Highway Commercial District, and establishing Conditional Overlay District No. 154. The applicant is proposing to sale the property for office and commercial uses. The Growth Management and Land Use Plan identifies this area as appropriate for Medium-Intensity Retail, Office or Housing. The Major Thoroughfare Plan classifies West Bypass as an Expressway with no additional access allowed. The County M-1 and R-1 zoning to Highway Commercial will increase trip generations and require a Traffic Study. Fee In-lieu of stormwater detention will be allowed. The proposed Conditional Overlay District will:

- Prohibit all outdoor vehicular parking areas used for retail or wholesale storage or sale of motorized or commercial vehicles/ self-service storage but allow vehicle/equipment that are accessory to professional offices.
- Prohibit Transitional service shelters.
- Require sidewalks along South Kauffman Road.
- No access to West Bypass.

Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Neil Brady, 2045 W. Woodland, developer for the project and this is will be a new location for Anderson Engineering.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-19-2018 w/COD #154 (3200 blk South West Bypass). Mr. Jobe seconded the motion. Ayes: Cox, Coltrin, Rose, Ogilvy, Jobe, and Thomas. Nays: None. Abstain: None. Absent: Broekhoven, Doennig, and Shuler.

Z-20-2018 w/COD #155
3503, 3521 & 3527 South Lone Pine Avenue
Applicant: Roger Banigan & Scott Munson

Mr. Hosmer asked that this case be TABLED and presented at the Planning and Zoning Commission meeting on September 13, 2018.

COMMISSION ACTION:

Ms. Cox motioned to TABLE Z-20-2018 w/COD #155 (3503, 3521 & 3527 South Lone Pine Avenue). Mr. Rose seconded the motion. Ayes: Cox, Coltrin, Rose, Ogilvy, Jobe, and Thomas. Nays: None. Abstain: None. Absent: Broekhoven, Doennig, and Shuler.

Conditional Use Permit 436
424 East Norton Street
Applicant: Footsteps, LLC

Mr. Hosmer states that this is a request to allow a transitional service shelter in a R-MD, Medium Density Multi-Family District on property located at 424 East Norton Road. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for low-density housing and a small western portion as appropriate for medium or high-density housing. Norton Road is classified as a Secondary Arterial roadway. The property is zoned R-MD. 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 to avoid, minimize or mitigate adverse effects upon the community or other properties in its vicinity.

The applicant, Footsteps LLC, plans to expand the existing transitional housing to provide for therapy and counseling services for a Service Shelter. Transitional Service Shelter Defined: A shelter whose services are available for longer than 30 days at any one time to a resident, and which provides services in addition to lodging and meals, or lodging alone, in a group setting on the same premises, including, but not limited to, job counseling, life or parenting skill courses, drug or alcohol rehabilitation, money management, or job training. Such shelter may include office for staff of the providers and for counselors. 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. The transitional service shelter is permitted provided it is in substantial conformance with the site plan/ city codes. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Tyler Hellweg, 221 South Avenue, here to answer any questions.

Ms. Cox asked about the existing building to the south and about the proposed building.

Mr. Hellweg stated that the building is being permitted at this time.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Conditional Use Permit 436 (424 East Norton Street). Mr. Thomas seconded the motion. Ayes: Cox, Coltrin, Rose, Ogilvy, Jobe, and Thomas. Nays: None. Abstain: None. Absent: Broekhoven, Doennig, and Shuler.



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 August 13, 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.

- | | |
|---|--|
| Approved
as
Presented

Approved
as
Presented

10391 | <ol style="list-style-type: none"> 1. ROLL CALL. 2. APPROVAL OF MINUTES. July 30, 2018 City Council Meeting and July 31, 2018 Special City Council Meeting. 3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME. 4. CEREMONIAL MATTERS. 5. Council Bill 2018-204. (McClure)

A resolution recognizing the Springfield Lasers for winning the 2018 World Team Tennis Championship. 6. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETINGS. |
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Persons addressing City Council are asked to step to the microphone and clearly state their name and address before speaking.

All meetings are recorded.

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- 7. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. Except Item Nos. 8 and 9. For Item No. 8, The Applicant Has Requested That This Bill Be Withdrawn, And It Is Not Anticipated That The Bill Will Be Approved Or Denied By Council During The Meeting. For Item No. 9, The Public Hearing Is Continued from July 2018 City Council Meeting. Citizens That Have Not Spoken May Speak. May Be Voted On.**

**Tabled until
the August
27, 2018
City Council
Meeting**

- 8. Council Bill 2018-197. (Prater) The Applicant Has Requested That This Bill Be Withdrawn, And It Is Not Anticipated That The Bill Will Be Approved Or Denied By Council During The Meeting.**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.5 acres of property, generally located at 1701 and 1715 South Enterprise Avenue, from Planned Development 41, Second Amendment, to IC, Industrial Commercial District and establishing Conditional Overlay District No. 153. (Staff and Planning and Zoning Commission both recommend approval.) (By: 1701 S. Enterprise, LLC; 1701 & 1715 South Enterprise Avenue; Z-18-2018 w/COD #153.)

6468

- 9. Council Bill 2018-198. (Schilling) Public Hearing Continued from the July 30, 2018 City Council Meeting. Citizens That Have Not Spoken May Speak. May Be Voted On.**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.2 acres of property, generally located at 4833 South Campbell Avenue, from GR, General Retail District, with Conditional Overlay District No. 78, to R-MD, Medium Density Multi-Family Residential District; and establishing Conditional Overlay District No. 152. (Staff and Planning and Zoning Commission both recommend approval.) (By: Ward Branch Enterprises, LLC; 4833 South Campbell; Z-17-2018 w/COD #152.)

27095

- 10 Council Bill 2018-199. (Ferguson)**

A special ordinance amending the budget of Fiscal Year 2018-2019, for the Department of Public Works, in the amount of \$1,700,000.00, to appropriate fund balance reserves of the 1/8-cent Transportation Sales Tax to the Bridge Replacement Program.

27096

- 11 Council Bill 2018-200. (Hosmer)**

A special ordinance authorizing the City of Springfield, Missouri, to enter into Schedule of Equipment No. 8, which will become a part of its existing Master Equipment Lease Purchase Agreement, the proceeds of which will be used to pay the costs of acquiring equipment for the City; to do all things necessary to carry out the lease-purchase transaction, including the execution of certain documents in connection therewith; and amending the budget of the City for Fiscal Year 2018-2019 in the amount of \$551,000.

- 12 RESOLUTIONS. Citizens May Speak. May Be Voted On.**

10392

- 13 Council Bill 2018-205. (Schilling)**

A resolution declaring an intent to initiate the annexation of approximately 9.1 acres of private property generally located on the west side of the 3200 block of South West Bypass (A-2-18). (Staff recommends approval.)

10393

14 Council Bill 2018-206. (Prater)

A resolution declaring an intent to consider expansion of the Rountree Urban Conservation District to include additional property to the east and north generally bounded by Delaware Avenue on the west, Glenstone Avenue on the east, Grand Street to the south and Elm Street to the north. (Staff recommends approval.)

15 EMERGENCY BILLS.**16 PUBLIC IMPROVEMENTS.****17 GRANTS. Citizens May Speak. May Be Voted On.**

27099

18 Council Bill 2018-207. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to accept multiple pieces of equipment to support the sustainment and operation of the Springfield Fire Department/Region-D Bomb Squad, with a combined value of \$60,529.08 from a State Homeland Security Grant Program grant; and declaring this Ordinance qualifies for approval on one reading.

19 AMENDED BILLS.**20 COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On. Item No. 21 Was Tabled Per The Applicants Request Until The August 13, 2018 City Council Meeting At The July 30, 2018 City Council Meeting.****21 Council Bill 2018-196. (Simpson) Tabled Per The Applicants Request Until The August 13, 2018 Council Meeting At The July 30, 2018 City Council Meeting.**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 8 acres of property, generally located at 2700 East Battlefield Road, from R-SF, Single-Family Residential District, to GR, General Retail District; and establishing Conditional Overlay District No. 151. (Staff and Planning and Zoning Commission both recommend approval.) (By: Briarcliffe Investments, LLC and John Gentry; 2700 East Battlefield Road; Z-15-2018 w/COD #151.)

22 FIRST READING BILLS.**23 PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.****APPEARED**

Christina Dicken wishes to address City Council.

APPEARED

Rita Silic wishes to address City Council.

APPEARED

Jeff Barber wishes to address City Council.

APPEARED

Linda Passeri wishes to address City Council.

APPEARED

Joe Miller wishes to address City Council.

APPEAREDBecky Voltz wishes to address City Council. **Appeared**

APPEARED Sandi Huston wishes to address City Council.

APPEARED Bobbi Ream wishes to address City Council.

APPEARED Matt Morrow wishes to address City Council.

24 NEW BUSINESS.

25 UNFINISHED BUSINESS.

26 MISCELLANEOUS.

27 CONSENT AGENDA – FIRST READING BILLS.

28 CONSENT AGENDA – ONE READING BILLS.

29 CONSENT AGENDA – SECOND READING BILLS. See Item #3.

27097 30 Council Bill 2018-201. (Fulnecky)

A special ordinance authorizing the City Manager, Acting City Manager, or his designee, to enter into a Memorandum of Agreement with the Bureau of Alcohol, Tobacco, Firearms and Explosives to allow the Bureau to reimburse the Springfield Fire Department for the cost of employee overtime stemming from Springfield Fire Department employees' participation in a Bureau task force.

27098 31 Council Bill 2018-202. (Schilling)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of "The Ridge at Ward Branch," generally located at 4833 South Campbell Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

Confirmed 32 Confirm the following appointment to the Springfield/Greene County Park Board:
Randy Blackwood with term to expire June 1, 2021.

33 END OF CONSENT AGENDA.

34 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 August 27, 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.

Approved
as
Presented

Approved
as
Presented

1. **ROLL CALL.**
2. **APPROVAL OF MINUTES. August 13, 2018**
3. **FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.**
4. **CEREMONIAL MATTERS.**
5. **CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.**
6. **SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. Item No. 7 Was Tabled At The July 30, 2018 Council Meeting Until The August 27, 2018 City Council Meeting. Item No. 9 Was Tabled At The August 13, 2018 City Council Meeting Until The August 27, 2018 City Council Meeting.**

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

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27100

7. **Council Bill 2018-191. (Fisk) Tabled at the July 30, 2018 City Council Meeting until the August 27, 2018 City Council Meeting.**

A special ordinance amending the budget of the City of Springfield, Missouri, for Fiscal Year 2018-2019, for the purpose of authorizing the addition of two new full-time employee positions with the job title of Senior Designer.

Tabled until the
September
29, 2018
City Council
meeting

8. **Council Bill 2018-196. (Simpson)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 8 acres of property, generally located at 2700 East Battlefield Road, from R-SF, Single-Family Residential District, to GR, General Retail District; and establishing Conditional Overlay District No. 151. (Staff and Planning and Zoning Commission both recommend approval.) (By: Briarcliffe Investments, LLC and John Gentry; 2700 East Battlefield Road; Z-15-2018 w/COD #151.)

Tabled and
sponsorship
removed

9. **Council Bill 2018-197. (Prater) Tabled at the August 13, 2018 City Council Meeting until the August 27, 2018 City Council Meeting.**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.5 acres of property, generally located at 1701 and 1715 South Enterprise Avenue, from Planned Development 41, Second Amendment, to IC, Industrial Commercial District and establishing Conditional Overlay District No. 153. (Staff and Planning and Zoning Commission both recommend approval.) (By: 1701 S. Enterprise, LLC; 1701 & 1715 South Enterprise Avenue; Z-18-2018 w/COD #153.)

10. **RESOLUTIONS. Citizens May Speak. May Be Voted On.**

10394

11. **Council Bill 2018-208. (Council)**

A resolution declaring the results of a Special Municipal Election held on the August 7, 2018, under the Home Rule Charter of the City of Springfield, Missouri.

12. **EMERGENCY BILLS.**

13. **PUBLIC IMPROVEMENTS.**

14. **GRANTS. Citizens May Speak. May Be Voted On.**

27101

15. **Council Bill 2018-209. (Hosmer)**

A special ordinance authorizing the City Manager, or his designee, to execute a contract between the City of Springfield and the Missouri Highways and Transportation Commission, providing for a grant of funds under Section 305.230, RSMo, to the City, by and through the Springfield-Branson National Airport Board in the amount of \$175,000.00, for air service marketing and promotion of the Springfield-Branson National Airport; amending the budget of the Airport Board in the amount of \$194,444.00 which includes \$19,444.00 in matching funds from the Airport; and declaring that this bill qualifies for approval on one reading.

16. **AMENDED BILLS.**

17. **COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On. Except Item No. 18. Citizens May Speak. May Be Voted On.**

27102

18. Council Bill 2018-210. (Fisk) Citizens May Speak. May Be Voted On.

A special ordinance amending Special Ordinance 27054 and Special Ordinance 27055, passed by City Council on June 4, 2018, to reflect the final determination of the Greene County Assessor of the assessed valuation by levying a tax on real and personal property for current expenses and the debt retirement of the City of Springfield, Missouri, and its boards and agencies for Fiscal Year 2018-2019; and declaring an emergency.

19. Council Bill 2018-211. (Ferguson)

A special ordinance approving a Petition to Establish the Kansas and Kearney Community Improvement District; authorizing the City Manager to execute a Cooperative Agreement between the City, the Kansas and Kearney Community Improvement District, and Kansas & Kearney Intersection Center, LLC; and directing the City Clerk to notify the Missouri Department of Economic Development and the Greene County Clerk of the creation of the District.

20. FIRST READING BILLS.**21. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.****APPEARED**

Mr. Roy Holand wishes to address City Council.

APPEARED

Mr. William Austin wishes to address City Council.

**DID NOT
APPEAR**

Mr. Darrel Dee Day wishes to address City Council.

22. NEW BUSINESS.**23. UNFINISHED BUSINESS.****24. MISCELLANEOUS.****25. CONSENT AGENDA – FIRST READING BILLS. See Item #3.****26. Council Bill 2018-212. (Hosmer)**

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Board of Governors of Missouri State University for the purpose of continuing to provide enhanced law enforcement services within and around the Missouri State University campus.

27. Council Bill 2018-213. (Schilling)

A special ordinance authorizing the City Manager, or his designee, to enter into a developer's agreement with Hamburg Properties, LLC, for the recovery of proportional square foot costs of the construction of a trunk sewer to serve the Red's Hamburg site, generally located at 2301 West Sunshine Street, and a sewer basin in the South Creek drainage area; and establishing a per square foot connection fee to reimburse the developer for proportional costs of construction of the trunk sewer. (Environmental Services staff recommends approval.)

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

10395

29. Council Bill 2018-214. (McClure)

A resolution appointing Matt Simpson, Sarah Kerner, Gary Powell, Robin Robeson and Ryan Mooney to serve as members of the Springfield Enhanced Enterprise Zone Board. (Mayor and City Staff recommend approval.)

30. CONSENT AGENDA – SECOND READING BILLS.**31. END OF CONSENT AGENDA.****32. ADJOURN.**

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: SEPTEMBER 13, 2018

CITY COUNCIL PUBLIC HEARING:

N/A



CASE NUMBER:

Request to Relinquish Easement
No. 866

LOCATION: 1700 East Cherokee Street

ACRES: N/A

EXISTING LAND USE: Commercial

APPLICANT: Hatch Enterprises, LLC

STAFF: Jared Follin, 864-1612

STAFF RECOMMENDATION:
Approve

PROPOSED MOTION:
Move to approve Relinquish Easement
No. 866

SUMMARY OF REQUEST:

Hatch Enterprises, LLC is requesting to relinquish a waterline easement to facilitate development of the property.

STAFF COMMENTS:

PLANNING AND DEVELOPMENT COMMENTS:

1. The applicant is requesting to relinquish a waterline easement in order to facilitate development.
2. The waterline has been relocated to newly dedicated right-of-way along Cherokee Street.
3. Additional right-of-way has been dedicated through a separate instrument.
4. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
5. No one has objected to this request to date.

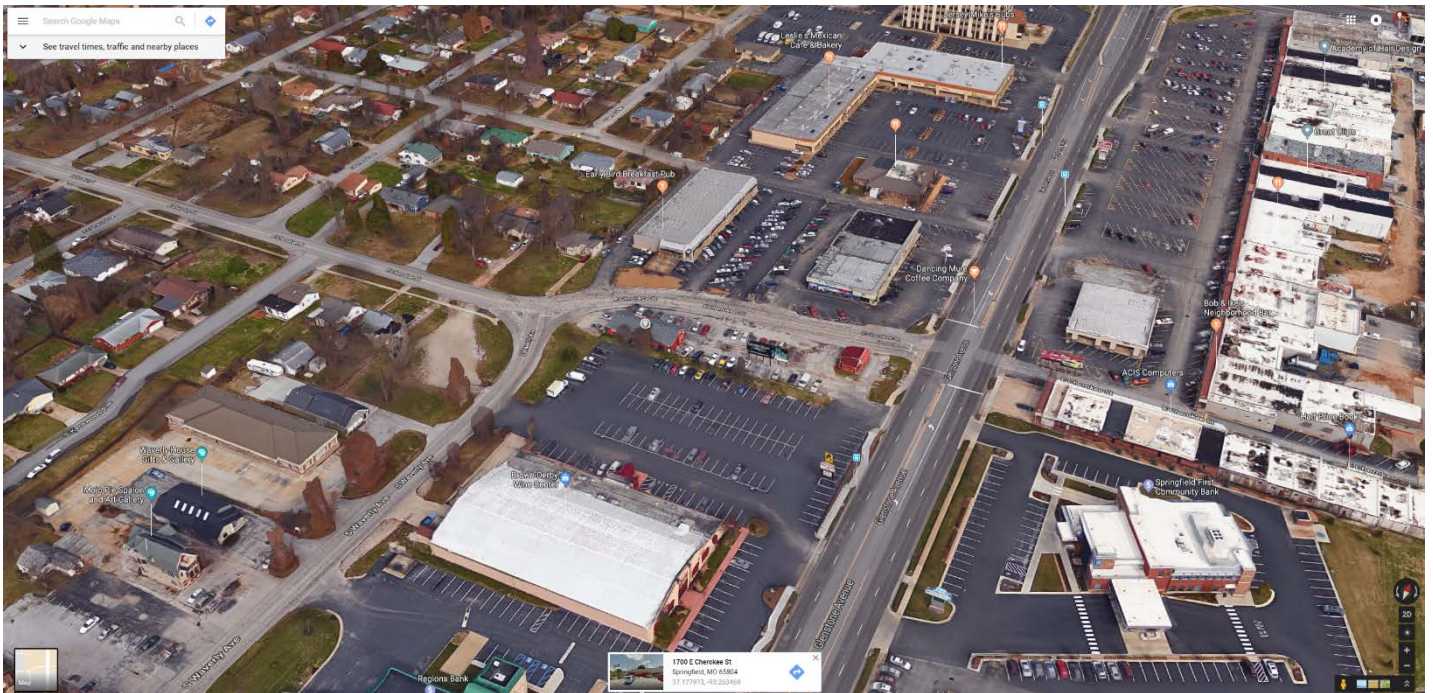
CITY UTILITIES – DEVELOPERS SERVICES COMMENTS:

No objection to relinquishment. Existing utilities are covered by other easements or the Service Rules and Regulations.

Development Review Staff Report



SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



Development Review Staff Report



FINDINGS FOR STAFF RECOMMENDATION:

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

<u>APPROVAL CRITERIA</u>	<u>STAFF RESPONSE:</u>
1. No one has objected to the relinquishment of the easement.	No one has objected to the relinquishment of the easement.
2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The waterline has been relocated to public right-of-way.
3. That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The waterline has been relocated to public right-of-way.

EXHIBIT "A"

WATER EASEMENT FROM DEED BK. 857 PG. 58:

A STRIP OF LAND SIX FEET WIDE RUNNING FROM EAST TO WEST ACROSS SAID TRACT OF PARCEL OF GROUND, BEING THREE FEET ON EACH SIDE OF THE CENTER OF THE LOCATED LINE OF WATER PIPES, AS FOLLOWS:

A STRIP OF LAND BOUNDED BY A LINE BEGINNING AT A POINT FORTY (40) FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER ($NE \frac{1}{4}$)

OF THE NORTHEAST QUARTER ($NE \frac{1}{4}$) OF SECTION THIRTY-ONE (31), TOWNSHIP TWENTY-NINE (29), NORTH, RANGE TWENTY-ONE (21) WEST OF THE 5TH PRINCIPAL MERIDIAN, RUNNING THENCE NORTH FORTY (40) FEET;

THENCE WEST TWO HUNDRED NINETY-NINE AND EIGHT TENTHS (299.8) FEET;

THENCE SOUTH FORTY (40) FEET; THENCE EAST TWO HUNDRED NINETY-NINE AND EIGHT TENTHS (299.8) FEET TO POINT OF BEGINNING WHICH POINT IS IN THE WEST BOUNDS OF GLENSTONE AVENUE, CONTAINING 0.28 ACRES, MORE OR LESS, ALL IN GREENE COUNTY, MISSOURI.



535 W. Battlefield St.
Springfield, MO 65807

(417) 887-3238
FAX (417) 887-1940

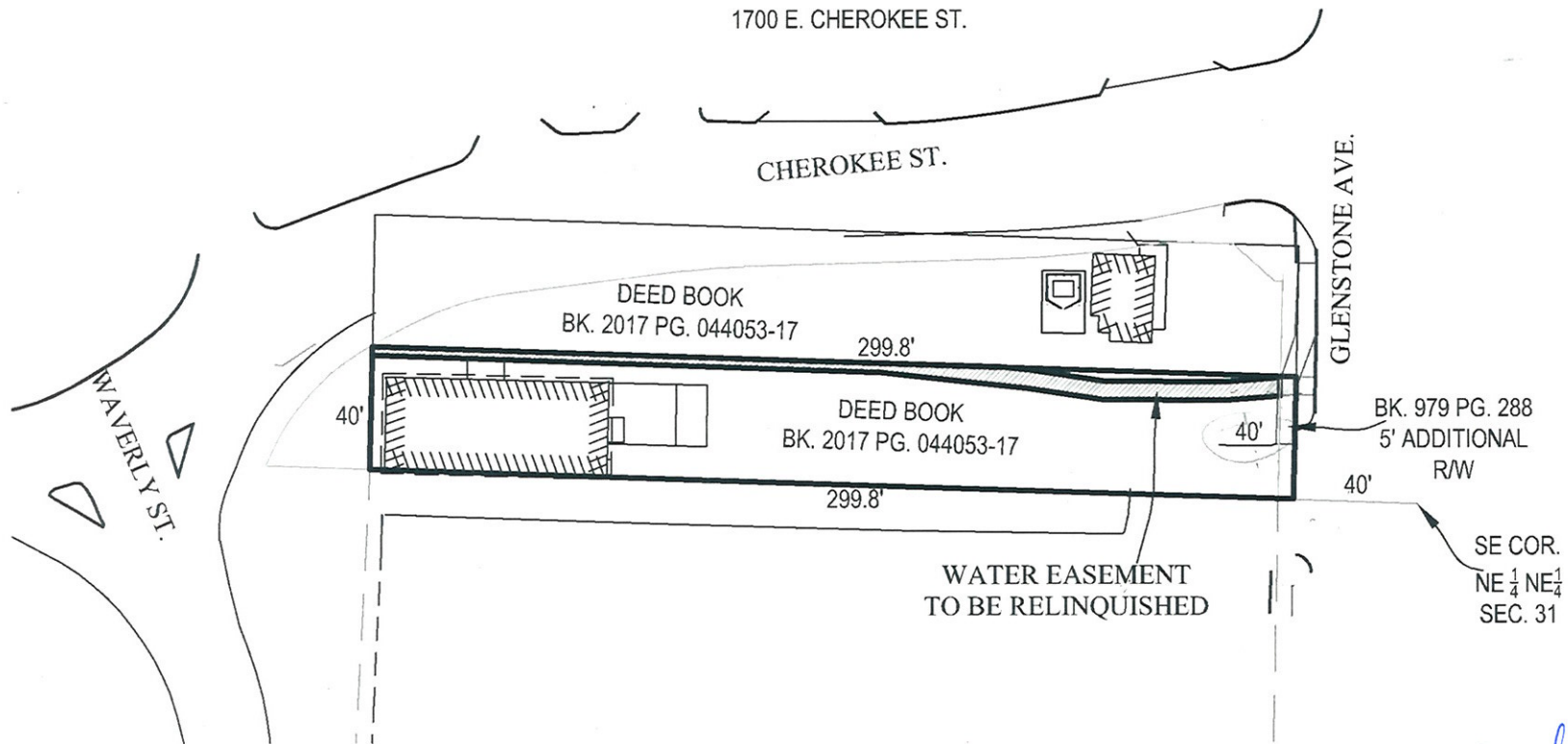
<http://www.heiweb.com>
HEI@heiweb.com

Heithaus Engineering & Assoc., Inc.
MO COA #2010021970 (E), #2010018087 (PLS)

Proj. No: 217037

EXHIBIT "C"

1700 E. CHEROKEE ST.



535 W. Battlefield St.
Springfield, MO 65807
(417) 887-3238
FAX (417) 887-1940
<http://www.heiweb.com>
HEI@heiweb.com

Heithaus Engineering & Assoc., Inc.
MO COA #2010021970 (E), #2010018087 (PLS)

Proj. No: 217037



0' 60'
SCALE 1"= 60'



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

DATE: September 11, 2018

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Z-20-2018 w/ Conditional Overlay District No. 155

The applicant's representative of the property at 3503, 3521 & 3527 South Lone Pine Avenue has requested that this rezoning case be tabled to the next Planning and Zoning Commission meeting on October 11, 2018.

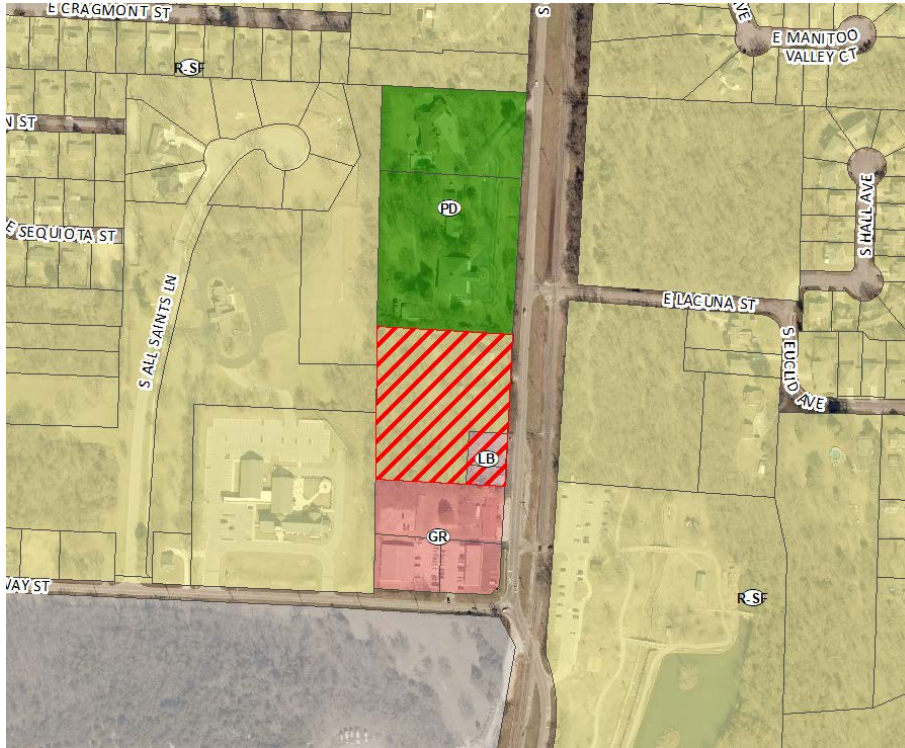
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: SEPTEMBER 13, 2018

CITY COUNCIL PUBLIC HEARING:

OCTOBER 8, 2018



CASE NUMBER:

Z-20-2018 w/ Conditional Overlay District No. 155

PROJECT LOCATION: 3503, 3521, 3527 South Lone Pine Avenue

ACRES: 3.09 acres

EXISTING LAND USE: Single-family residence and Commercial uses

APPLICANT: Roger Bannigan & Scott Munson

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

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve Z-20-2018 w/ COD No. 155 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 3.09 acres of property generally located at 3503, 3521, 3527 South Lone Pine Avenue from R-SF, Single-family Residential and LB, Limited Business District to GR, General Retail District and establish Conditional Overlay District No. 155.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed GR district and Conditional Overlay District is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies the south portion of the property as appropriate for Medium intensity retail, office or housing and the north portion of property as appropriate for low-density housing. The Medium-intensity retail, office or housing land use category indicates that a variety of commercial and/or mid- or high-density housing may be appropriate at major intersections along certain road corridors.
2. This application meets the intent of the medium-intensity retail, office or housing land use category which promotes a policy of generally increasing the compactness of urban development by combining housing in the same building or closely integrated on the same site with retail or office space. Further, the *Plan* promotes the development of well-designed moderate-density housing adjacent to amenities such as shopping, recreational or cultural facilities and employment centers. The proximity of the proposed development to Sequiota Park and Galloway Creek Greenway trail will place residents in an area that has recreational and shopping amenities.
3. The proposed GR zoning is consistent with the adjacent commercial zoning. The property to the south is zoned GR, General Retail. The property to the north is zoned Planned Development 264 which allows medical offices and finance, insurance and real estate offices in addition to the existing photographic studio and office. Approval

Development Review Staff Report



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.

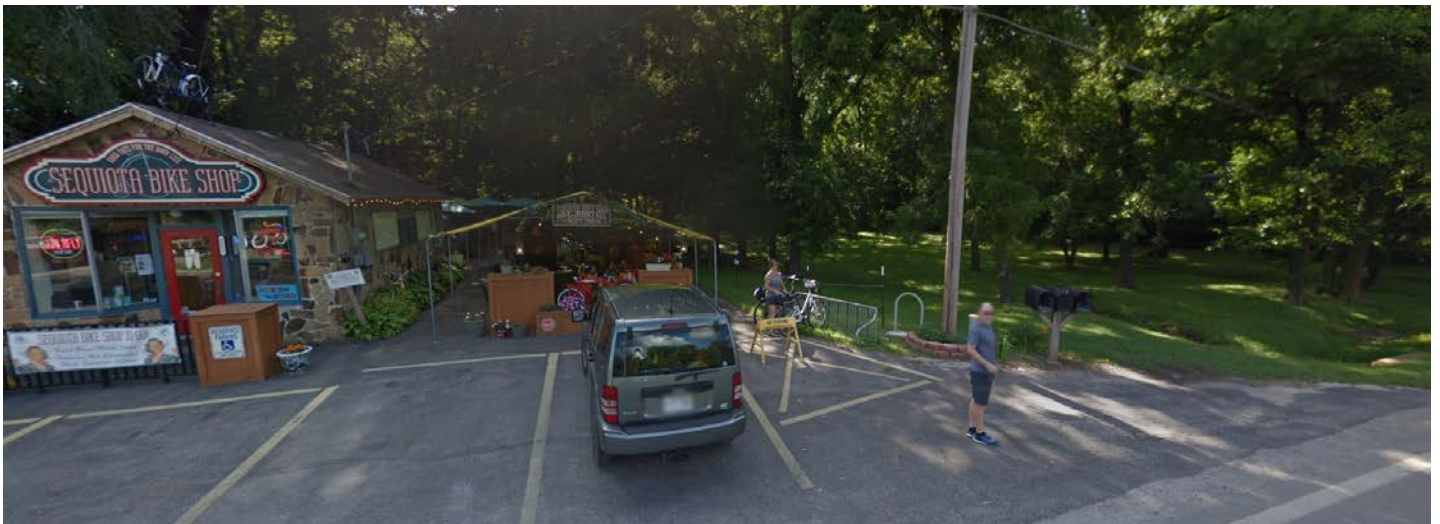
SURROUNDING ZONING AND LAND USES:				
	NORTH	SOUTH	EAST	WEST
ZONING	PD 264	GR	R-SF	R-SF
LAND USE	Photographic studio and office use	Commercial Use	Undeveloped area with greenway trail & Sequiota Park	Church & stormwater detention for residential subdivision.

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:

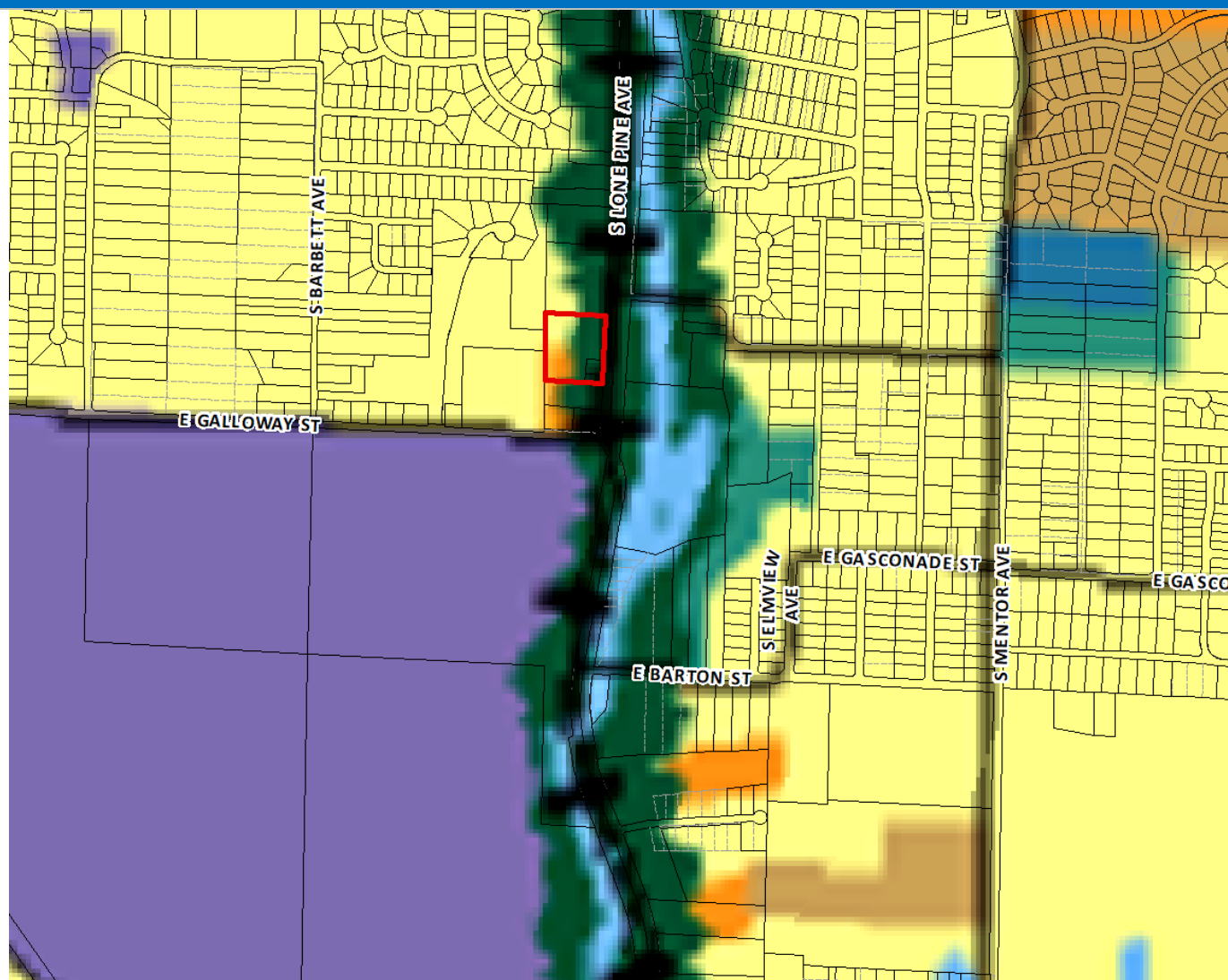


Development Review Staff Report



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

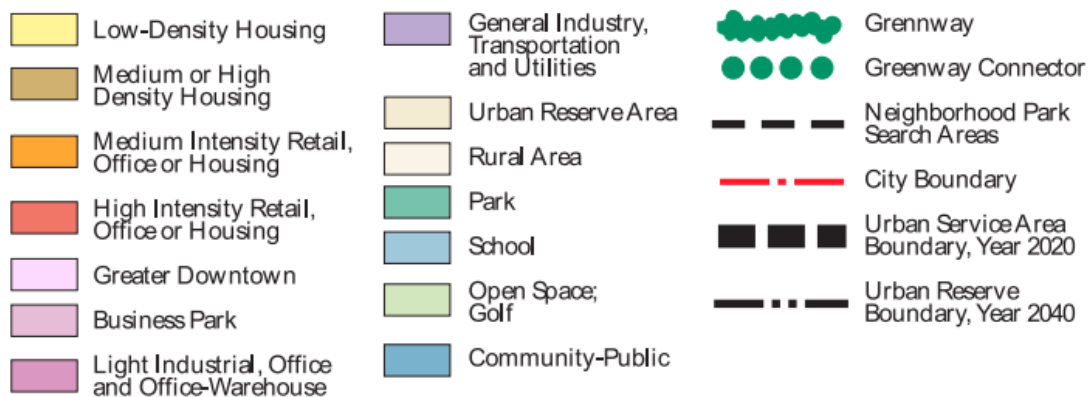
-  General Industry, Transportation and Utilities
-  Park
-  School
-  Golf
-  Community-Public
-  Urban Reserve Area
-  Rural Area

-  Greenway
-  Parkway
-  City Boundary
-  Urban Service Area Boundary, Year 2020
-  Urban Reserve Boundary, Year 2040

Development Review Staff Report



GROWTH MANAGEMENT AND LAND USE PLAN FROM THE SOUTHEAST SPRINGFIELD DEVELOPMENT STUDY:



Southeast Springfield Development Study

Planned
Land Use
from Vision 20/20

Development Review Staff Report



PROPERTY HISTORY:

The subject property was zoned to R-SF and LB in 1995 during the City-wide re-mapping.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GR
Use Limitations	Those identified in the proposed Conditional Overlay District (attachment 2). No outdoor storage except as provided in subsection 36-421(2), permitted uses, and subsection 36-421(3), conditional uses.
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 from R-SF or R-TH districts	A bufferyard type F will be required along the west property line adjacent to R-SF zoning,

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the south portion of the property as appropriate for Medium-intensity retail, office or housing and the north portion of property as appropriate for low-density housing. The Medium-intensity retail, office or housing land use mixed category indicates that a variety of commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain road corridors. Since these land uses may have differing impacts on adjacent low-density housing and on traffic generation, the site planning guidelines of this plan and the regulations of the zoning ordinance must be observed during the site planning process. Consistent with the plan policy of generally increasing the compactness of urban development, housing may be combined in the same building or closely integrated on the same site with retail or office space.

The *Plan* identifies the GR, General Retail district as an appropriate zoning district for the medium-intensity retail, office or housing land use category.

Development Review Staff Report



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

This subject property is within the area of the *Southeast Springfield Development Study*, accepted by City Council in 2002. The Study looked at a variety of development scenarios, public improvements and site constraints for a broad area bounded by Battlefield Road on the north, the Christian County line on the south, National Avenue on the west and Route J on the east. The *Study* recommended this property as appropriate for low-density housing. However, since that time both the properties north and south of the subject property have been rezoned. The north tract was rezoned in 2003 to PD 264 which permits medical and general offices and the tract to the south was rezoned to General Retail in 2009.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 3.09 acres of property generally located at 3503, 3521, 3527 South Lone Pine Avenue from R-SF, Single-family Residential and LB, Limited Business District to GR, General Retail District and establish Conditional Overlay District No. 155. If approved, the applicant plans to construct a mixed-use development with retail on the first floor and multi-family residential above and behind. The GR district allows residential uses when located above and/or behind the commercial use.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the south portion of the property as appropriate for Medium intensity retail, office or housing and the north portion of property as appropriate for low-density housing. The Medium-intensity retail, office or housing land use mixed category indicates that a variety of commercial and/or mid-or high-density housing may be appropriate at major intersections along certain road corridors.
3. The medium-intensity retail, office or housing land use category promotes a policy of generally increasing the compactness of urban development by combining housing in the same building or closely integrated on the same site with retail or office space. Further, the *Plan* promotes the development of well-designed moderate-density housing adjacent to amenities such as shopping, recreational or cultural facilities and employment centers. The proximity of the proposed development to Sequiota Park and Galloway Creek Greenway trail the will place residents in an area that has many amenities such as recreational and shopping opportunities. Staff believes that the proposed GR district is appropriate for this area.
4. The subject property is located within the *Galloway Area Redevelopment Plan*. City Council adopted a Blight Study and the Redevelopment Plan in 2014. Projects consistent with the *Galloway Area Redevelopment Plan* may apply for real property tax abatement for new improvements (100% for 10 years). The Galloway Redevelopment Area extends from approximately Lacuna Street to Republic Street. There are similar mixed-use developments further south along Lone Pine Avenue that have been recently completed or are being constructed now.
5. This subject property is within the area of the *Southeast Springfield Development Study*, accepted by City Council in 2002. The Study looked at a variety of development scenarios, public improvements and site constraints for a broad area bounded by Battlefield Road on the north, the Christian County line on the south, National Avenue on the west and Route J on the east. The *Study* recommended this property as appropriate for low-density housing. However, since that time both the properties north and south of the subject property have been rezoned. The north tract was rezoned in 2003 to PD 264 which permits medical and general offices and the tract to the south was rezoned to General Retail in 2009.
6. The applicant has proposed a Conditional Overlay District (COD) that will prohibit potentially objectional uses that would normally be allowed in the GR district, such as drive-in pick up windows or drive thrus, liquor stores, funeral homes, crematories, mortuaries, adult entertainment stores, vapor shops and telecommunication towers. The COD will limit the residential density to 29 dwelling units, which is similar to the R-MD district density restrictions. A fifty (50) foot by fifty (50) foot area along the stream buffer on the northwest corner of the property will remain without grading.

Development Review Staff Report



7. The proposed COD also includes public improvements to Lone Pine Avenue as identified by a traffic study that was conducted and approved by City staff. The improvements include widening Lone Pine Avenue to thirty-four (34) foot wide in front of the property. The City will mark the street to accommodate turning movements as the street experiences redevelopment. The site will be required to dedicate five (5) of additional right-of-way. The developer is required to provide a stamped earthtone-colored concrete crosswalk across Lone Pine at a location to be determined by the City. The developer shall be required to construct sidewalk on the East side of Lone Pine in lieu of sidewalk on the West side to connect pedestrians from the development to Sequiota Park with location to be determined by the City.
8. Improvements are planned along Galloway Street between Lone Pine and Luster Avenue including the addition of sidewalks. Funding for the design and partial right-of-way acquisition of this project was approved by voters in 2016 as part of the ¼-cent Capital Improvement Sales Tax and the 1/8-cent Transportation Sales Tax. The project is currently in the design phase. The proposed design includes a wider three-lane roadway. This will be made up of one lane in each direction and a center turn lane. This turn lane will improve safety by allowing vehicles making a left turn to move out of the through lane while waiting to make the left turn. The proposed design also includes a sidewalk on one side of the road and a multi-use path for bicyclists and pedestrians on the other. Intersection improvements are proposed at both the intersection of Galloway and Luster and at the intersection of Galloway and Lone Pine. These improvements will result in a roadway alignment that is shifted to the south. In addition, the vertical alignment will be improved which will help the rideability and sight distance.
9. 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 need for community-wide accessibility dictates that this district be located along or at the intersection of two or more arterial or higher classification streets. The subject property is located on Lone Pine Avenue which is classified as a Secondary Arterial roadway and near the Galloway Street intersection which is also classified as a Secondary Arterial roadway.
10. The proposed GR zoning is consistent with the adjacent commercial zoning. The property to the south is zoned GR, General Retail. The property to the north is zoned Planned Development 264 which allows medical offices and finance, insurance and real estate offices in addition to the existing photographic studio and office. The property to the west is zoned R-SF, Residential Single-family and is currently used as a Church and stormwater detention area for the adjacent residential subdivision.
11. The GR district requires a bufferyard type F which is a minimum of twenty (20) feet with a six-foot solid wood fence, masonry wall or solid evergreen hedge and thirty (30) degree bulk-plane measured from the west property line adjacent to the R-SF zoned property.
12. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held two neighborhood meetings on July 16, 2018 and August 21, 2018 regarding the rezoning request. A summary of each meeting is attached (Attachment 4 and Attachment 5).

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: 6 Returned: 0

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

CITY UTILITIES COMMENTS:

No objection to rezoning. All utilities are in place to extend and provide service.

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 5 feet of additional right-of-way needs to be acquired along the entire length of the property frontage – but enough right-of-way should be dedicated to accommodate any/all improvements required as a part of the Traffic Impact Study. 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 north of E. Galloway Street is 6,785 vehicles per day. On-street parking is not allowed along S. Lone Pine Avenue.

DRIVEWAY ACCESS

There is currently a driveway access point onto the property at the north end and a continuous driveway access point onto the property on the southern end of the property. Both of these driveway access points must be removed and may only be replaced with driveway access points that are consistent with those locations shown in the approved Traffic Impact Study.

SIDEWALK

There is not currently sidewalk existing along the property frontage. Sidewalk is required to be constructed, either along the entire length of the property frontage OR, at Traffic's discretion, off-site sidewalk may be permitted to be constructed to connect the proposed development to Sequiota Park via a crosswalk and sidewalk on the east side of S. Lone Pine Avenue. This sidewalk should be included in all required public improvement plans.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Galloway Creek Greenway Trail is adjacent to this property, running along the east side of S. Lone Pine Avenue. A crosswalk and sidewalk connection are proposed to be made to the trail/park. There are not currently 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

A Traffic Impact Study was required to be submitted as a part of this rezoning/development based on the increase in trip generation proposed in the AM and PM peak hours (see Traffic Impact Study for additional details). The Traffic Impact

Development Review Staff Report



Study has been submitted and approved by Traffic. All improvements required as a part of the Traffic Impact Study are required to be made as public improvement plans, and must be constructed and approved or funds escrowed, prior to issuance of a building permit. These improvements include dedication of additional right-of-way (as described above), widening of S. Lone Pine Avenue to a minimum of 34 feet, which will allow the City to mark the street to accommodate turning movements into the development, a stamped earthtone-colored concrete crosswalk across Lone Pine at a location to be determined by the City, and sidewalk, which may be placed at the discretion of the City (as described above). These improvements will bring S. Lone Pine Avenue up to the ultimate cross-section of a Secondary Arterial roadway. There are several other improvements that either have occurred or will occur along S. Lone Pine Avenue, which include the streetscape, on-street parking, median, and crosswalks which have been constructed to the south of Galloway Street, proposed improvements to Galloway Street, which include widening it to a three-lane section with sidewalk on the south side and a multi-use sidepath on the north side, and roundabouts and the intersections of Galloway and Luster and Galloway and Lone Pine. There is also potential intersection improvements at Lone Pine and Battlefield, as a part of the ¼ CIP Sales Tax – still to-be-determined. As other rezonings and redevelopments occur along S. Lone Pine Avenue, those developments will be required to improve S. Lone Pine Avenue to accommodate the increase in traffic they will be bringing to the corridor. Please see the Traffic Impact Study for additional details.

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. Lone Pine Avenue	Secondary Arterial	No	30	35
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		14	26	284	N/A
*Proposed Trips Generated		124	141	1196	N/A
Additional Trips Generated		110	115	912	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 not in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Fee in lieu of construction 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 has no issues with re-zoning but has the following requirements at the time of development:

1. This site has a natural stream that requires a 30-foot stream buffer on each side per Chapter 8 of the Stormwater Design Criteria Manual. This must be shown in a stream buffer easement. Any proposed encroachment and mitigation for the stream buffer will require a no-feasible-alternatives analysis and stream buffer plan that is subject to review and approval in accordance with Chapter 8. Once the stream buffer is approved, a stream buffer easement form must be submitted for recording.
2. If water quality is required it must be built, inspected, and approved prior to release of the building permit. If this is not possible submit a temporary stormwater plan with your plan submittal.

Development Review Staff Report



3. If it is an above ground basin then as-builts will be required. The as-builts must be submitted and approved prior to release of the certificate of occupancy.
4. An operation & maintenance plan and agreement are required for water quality and must be submitted in the Reports folder for review prior to signatures.
5. Low impact development site planning and design approaches should be used where feasible per Chapter 10, including minimizing disturbance of steep slopes, preserving trees, working with natural drainage patterns, and a treatment train approach of open conveyance and small distributed stormwater control measures.
6. 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 impervious surface. Existing gravel surfaces meeting the above definition are eligible for 50% credit.
7. A stormwater fee in lieu of construction will be allowed but water quality will still be required if disturbing more than one acre. There is also a stream buffer requirement on this property of 30 ft on each side from the top of bank or thalweg.
4. 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.
5. Water quality will be required if disturbing more than one acre.
6. 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?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	Yes

FIRE DEPARTMENT COMMENTS:

No objections to rezoning.

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2 CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-20-2018 & CONDITIONAL OVERLAY DISTRICT NO. 155

The requirements of *Section 36-421* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

1. Uses – The following uses, normally allowed in the GR, General Retail District as per Section 36-421 of the *Springfield Zoning Ordinance*, are prohibited in this district:
 - a. Drive-in pick-up windows and drive-thrus;
 - b. Liquor stores;
 - c. Funeral homes, crematoriums and mortuaries;
 - d. Adult entertainment;
 - e. Vapor shops.
 - f. Telecommunication towers.
2. Apartment Intensity – The maximum intensity for apartment units allowed on site will be 29 units per acre.
3. Stream Buffer – A minimum of a 50' x 50' area along the stream buffer in the northwest corner of the property shall remain without grading.
4. Public Improvements to Lone Pine – The developer will be required to widen Lone Pine Avenue to 34' wide in front of the property. The City will mark the street to accommodate turning movements as the street experiences redevelopment. The site will be required to dedicate 5' of additional right of way. The developer is required to provide a stamped earthtone-colored concrete crosswalk across Lone Pine at a location to be determined by the City. The developer shall be required to construct sidewalk on the East side of Lone Pine in lieu of sidewalk on the West side to connect pedestrians from the development to Sequiota Park with location to be determined by the City.

**TRAFFIC IMPACT STUDY FOR
PROPOSED JENKINS MIXED USE DEVELOPMENT
3500 S. LONE PINE AVENUE
IN SPRINGFIELD, MISSOURI**

**PREPARED FOR
MITCH JENKINS, DEVELOPER
Elevation Development Co.**

**PREPARED BY:
Earl E. Newman, P.E., PTOE, PTP
Phone: 417-343-9580**

**Working with Lee Engineering and Associates
1200 E. Woodhurst, Suite D200
Springfield, MO 65804
Phone: 417-886-9100**

Revised August 16, 2018

SUMMARY OF FINDINGS AND RECOMMENDATIONS

1. Mitch Jenkins has submitted a proposed 3.06 acre mixed use development to City Staff for preliminary review. This study is in response to the comments made by the Traffic Engineering Staff on June 15, 2018.
2. **Location** - The project is located on the West side of the 3500 Block of S. Lone Pine Avenue. Existing zoning is 2.75 acres of R-SF and 0.31 acres of Limited Business. **This study has compared the traffic to be generated with current zoning and the traffic to be generated with the proposed rezoning.**
3. It is proposed that the 3.06 acre property be rezoned to mixed uses which would include **64 D.U. R-MD and 10,000 S.F. of General Retail (to be developed with 6,000 S.F. Specialty Retail and 4,000 S.F. High Turnover Sit Down Restaurant)**. This development continues the theme of other mixed. use projects located on Lone Pine Avenue South of Galloway however this project is much smaller than the other developments.
4. **Trip Generation** - A spreadsheet similar to that which is on the City Traffic Impact Worksheet has been developed. In this study, the "**Trip Generation for Zoning Classifications in Springfield, Missouri**" has been used to determine trips generated by existing zoning. **ITE Trip Generation Manual** has been used to determine trips generated by the proposed zoning. According to the City guidelines, a traffic study is required due to an estimated increase in traffic by 110 vehicles per hour in the AM Peak Hour and by 115 vehicles per hour in the PM Peak Hour. The total existing volume on Lone Pine Avenue is approximately 6,800 veh/day with 436ds veh/hr in the AM Peak and 736 veh/day in the PM Peak.
5. **Turning Movement Assignments** - The turning movements for traffic generated by the development have been assigned in the Exhibit for Average Daily Traffic Assignments and in the Exhibit for PM Peak Hour Traffic Assignments. **Average Daily Traffic on Lone Pine Avenue in this area is estimated to increase by 300 to 600 vehicles per day.**

6. Trips have been distributed 65% to and from the North and 35% to and from the South. The **PM Peak Hour traffic is estimated to increase by 44 to 81 vehicles per hour** on Lone Pine Avenue.
7. Two-way Center Left Turn Lane is not warranted by traffic generated by this project with present day volumes using MoDOT's Right Turn Lane Analysis for 2-Lane Roadways with speeds less than or equal to 40 mph. **For the Peak Hour, the Northbound left turning traffic is projected to be 11 vehicles per hour at the South driveway and 11 vehicles per hour at the North driveway.** There is no Southbound left turning traffic in this area with the Railroad running parallel to Lone Pine Avenue.
8. Separate Right Turn Lane for Southbound traffic is not warranted by traffic generated by this project with present day volumes using MoDOT's Right Turn Lane Analysis for 2-lane Roadways with speeds less than or equal to 40 mph. **For the Peak Hour, the Southbound right turning traffic is projected to be 30 vehicles per hour at the North driveway and 14 vehicles per hour at the South driveway.** With an average of one right turn per two minutes during the Peak Hour at the North driveway, a separate right turn lane is not justified. The 35 mph speed limit is standard for a Secondary Arterial in Springfield and does not present a rear end crash problem for occasional vehicles turning out of a through lane.
9. The Right-of-Way and Street width needed to meet the Secondary Arterial Standard has been analyzed to determine the contribution of the development to help reach that standard. ***The developer will be required to widen Lone Pine Avenue to 34' as requested by the City which will allow the City to mark the street to accommodate turning movements into the development*** as the street experiences redevelopment.
10. Five feet of additional right-of-way is needed on both sides of the existing street right-of-way to reach the 70' standard width for a Secondary Arterial. ***This development will dedicate 5 feet of additional right of way on the West side of Lone Pine.***

11. ***The developer is required to provide a stamped earthtone-colored concrete crosswalk across Lone Pine at a location to be determined by the City.*** The developer may be required to construct sidewalk on the East side of Lone Pine in lieu of sidewalk on the West side to connect pedestrians from the development to Sequiota Park ***with location to be determined by the City.***

In summary, this project has a theme consistent with other developments in the area. This developer will be required to construct only those improvements required by traffic generated by the development with those improvements in concert with the ultimate Secondary Street standard.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF & LB to GR
(existing zoning) (proposed zoning)
2. Meeting Date & Time: July 16, 2018; 4-6:30 pm
3. Meeting Location: The Pavilion at Sequiota Park (3500 S. Lone Pine Ave., Springfield, MO)
4. Number of invitations that were sent: 28
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 31
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 neighborhood summary letter

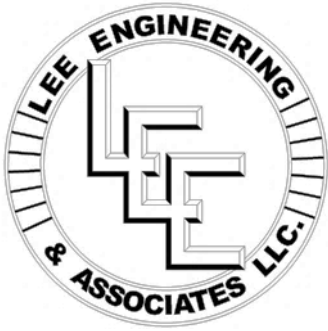
8. List or attach the written comments and how you plan to address any issues:

See attached

I, Martha Middleton (print name), attest that the neighborhood meeting was held on 7/16/18 (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."

Martha Middleton
Signature of person completing affidavit

Martha Middleton
Printed name of person completing affidavit



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DRIVE., SUITE D200, SPRINGFIELD, MO. 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

Planning and Zoning
840 N Boonville Ave
Springfield, MO 65802

August 23, 2018

RE: PLN2018-00339 – 3503, 3521, & 3527 S Lone Pine Ave
Affidavit of Neighborhood Notification and Meeting Summary

Lee Engineering hosted a neighborhood meeting at the Pavilion at Sequiota Park, located at 3500 S. Lone Pine Ave., between 4:00 and 6:30 PM, on Monday, July 16, 2018. Lee Engineering had two people present to answer questions, Derek Lee, and Elizabeth Lee.

The issue being discussed was to allow a planned development with apartment units and retail strip center. This is similar to the apartments/retail south of the site.

Below are issues that were communicated by the neighborhood, verbally and written, with our responses in bold italic:

- Concerns about green space: ***The intent is to provide the green space in accordance with the City of Springfield's zoning ordinance for GR properties. This would require 20% greenspace or 0.6 acres of green space. The intent is to work with the City's stormwater department to preserve the trees and vegetation in a 50'x50' area in the North West corner of the site along the stream buffer.***
- Concerns about the water quality of the park: ***We will be providing water quality in accordance with the City of Springfield's water quality design guidelines.***
- Concerns about storm water: ***We will be providing conveyance for the 100-year storm through our site. We will not back water up more than it currently backs up.***
- Concerns about pedestrian safety: ***We will be providing parking on our site that is adequate for the needs of our customers. Currently, people park everywhere, so we will be improving the parking situation. We will provide sidewalk with a crosswalk across Lone Pine from the park entrance to our front door.***
- Concerns about traffic: ***The traffic on Lone Pine due to this development does not warrant a separate right turn lane or left turn lane into the property. However, the developer will widen Lone Pine to 34' wide to accommodate future growth of the area.***

The intent is for Lone Pine to be a Secondary Arterial street with a 3-lane section. These improvements will provide the City with a widened section through our site. Then the City will not have to spend as much to widen when their future road improvements happens. The developer will also dedicate 5' of additional right-of-way to allow for the future expansion.

- Concerns about taxes: ***The tax abatement is for a 10-year period. The development will pay taxes at the current rate for the next 10 years, then pay at the full rate (\$100K-\$150K). The site is expected to generate sales tax revenue of \$250K in sales tax revenue to the City.***
- Concerns about undesirable uses: ***The project will eliminate liquor stores, drive-thru restaurants, vapor shops, crematoriums, and adult entertainment.***
- Concerns about the density of apartment uses: ***The project will not allow more apartment units than the maximum allowed by R-MD which is 29 units per acre.***

The attendees were offered comment sheets to express their concerns to the city council. All comments from the neighborhood are attached. If you have any questions please feel free to contact our office.

Thank you,



Derek A. Lee, PE

Neighborhood Meeting Notice

Date of Letter:

July 1, 2018

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:

Lee Engineering c/o Derek Lee

Address:

1200 E Woodhurst Dr, Suite D200

City, State and Zip:

Springfield, MO 65804

Phone Number:

(417) 886-9100

E-mail:

dlee@leeengineering.biz

PROJECT LOCATION:

3503, 3521, 3527 S Lone Pine Ave

PROPOSED CHANGES:

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

Planned development includes a retail strip center with residential units above.

PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting:

July 16, 2018

Location of Meeting:

The Pavillion at Sequiota Park (3500 S. Lone Pine Ave., Springfield, MO)

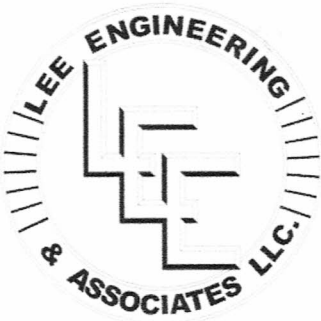
Time of Meeting:

⦿ 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

OWN1	OWN_ADDR	CITYNAME	STATECODE	ZIP1
MOORE, LANA	2717 E GALLOWAY ST	SPRINGFIELD	MO	65804
ALL SAINTS ANGLICAN CH	PO BOX 10892	SPRINGFIELD	MO	65808
SHELLEY, RONALD R TRUSTEE	3466 S HORSESHOE AVE	SPRINGFIELD	MO	65804
HAYMES, JEFFREY	236 CLEARSPRING RD	SPARTA	MO	65753
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Current Occupant	3407 S LONE PINE AVE	SPRINGFIELD	MO	65804
Current Occupant	3500 S ALL SAINTS LN	SPRINGFIELD	MO	65804
Current Occupant	3402 S ALL SAINTS LN	SPRINGFIELD	MO	65804
Current Occupant	3410 S ALL SAINTS LN	SPRINGFIELD	MO	65804
Current Occupant	3418 S ALL SAINTS LN	SPRINGFIELD	MO	65804
Current Occupant	3800 S LONE PINE AVE	SPRINGFIELD	MO	65804
Current Occupant	3475 S EUCLID AVE	SPRINGFIELD	MO	65804
Current Occupant	3500 S LONE PINE AVE	SPRINGFIELD	MO	65804



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TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

SIGN IN SHEET

Neighborhood Meeting

Monday, July 16, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

Dayna Aust 3429 S. Elmview Ave 887-9125		
NAME	ADDRESS	PHONE
Robin	K34	268-3000
J. Tolliver	3201 E. Manitow	417-840-7587
F. Eisenhauer	3626 S. Elmview	417-413-9866
W. Short	3612 S. Elmview	417-693-6394
G. Short	" "	
A. RIMTYLO	3475 S EUCLID AVE	417-350-0183
M. Bach	3134 S. Elmview Ave	417-631-9173
R. Wise	3470 S. Euclid Ave	417-576-7916
Lana Moore	2717 E. Galloway St.	417-887-0686
Carrie Lamb	2902 E. Lacuna St.	417-818-4448
Meghan Monahan	3121 E. Beaumont	417-822-9708
Elizabeth Johnson	3228 S. Elmview	913-406-3600
DEBORAH COHEN	2921 E HAWKINS	417-887-8981
Tam O'Connell	3407 S Euclid	314-640-2314
Kevin Marquart	3105 E Beaumont	417-882-7045
Bridget D. Hall	3417 S. Euclid	314-623-4098
Dylan Johnson	3760 S BRADLEY	417-353-5017
John Mangel	310 St. Beaumont	417-576-3881
Eric Olson	2946 E Lacuna 65804	417-425-1338
Mary Lou Evans	3607 S Elmview 65804	417-886-1739
Thomas Holik	3541 S OAK 65804	883-5996
Megan Clark	3117 E Kingsley 65804	913-731-6301

Chris Bryant 3608 S. Elmview Ave. 417-224-0835
Tammy Hair 2930 E Barton St. 417-880-4010

John C. Short 1122 W State St. 417-619-3326
BRYANT OLSON 2946 E. LACUNA 417-425-0281

Madeye Gallant
Beth Robertsen

3638 S. Oak
3060 E. Gasconade

883-7510
343-3877

Neighborhood Meeting
Monday, July 16, 2018
Rel. Proposed Restore
203 S. Oak Pine
Springfield, Missouri

Kathy Scott

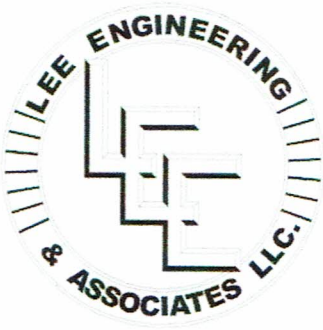
3221 E. Gasconade

785-617-2387

Regina Howell

3109 E. Gasconade

417-350-1793



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COMMENT SHEET

Neighborhood Meeting

Monday, July 16, 2018

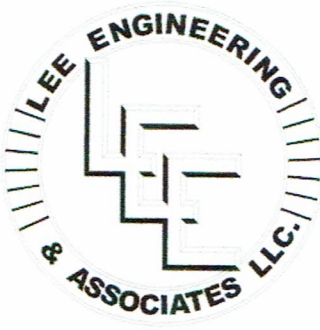
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Terriblison	2946 E Lacuna	425 1338

COMMENTS:
* no apartments *
* no retail *
* no restaurant *

Traffic will be terrible to much
congestion. Will not be a secluded
area. Lived in this neighborhood
25 years.

No ! No ! No !



LEE ENGINEERING AND ASSOCIATES, L.L.C.
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COMMENT SHEET

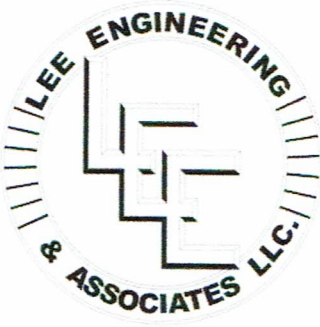
Neighborhood Meeting

Monday, July 16, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Kevin Marquart	3105 E Beaumont	882-7045

- COMMENTS:
- Completely against additional apartments along Lone Pine
 - Not necessarily against some development but with Galloway being a historical area something that fits that might be more appealing
 - Traffic from Lone Pine to center via Beaumont is heavy already especially during school year. additional apartments would only increase this
 - Parking and stress on an already busy park is an issue



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COMMENT SHEET

Neighborhood Meeting

Monday, July 16, 2018

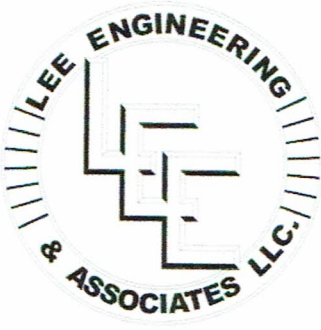
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Robert McManis	3121 E. REYNOLDS ST. 65804	417-677-9702

COMMENTS:

NO APTS.

Robert McManis



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COMMENT SHEET

Neighborhood Meeting

Monday, July 16, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Beth Robertson		

COMMENTS:

Re: Proposed rEZONE
3503 S Lonepine
Springfield, Mo

Beth Robertson 3060 E Gasconade St Springfield, Mo

Comments:

My feelings are that no need for more apartments at this time. No one knows if the ones that are here already will rent.

Of course the biggest is traffic. So many areas are hard to pull out and watch for pedestrians and cars
Small business with lofts with services that visitors to park would use.

Ice cream, deli so pick up lunch eat at the park, or tables among the TREES,

wine taste small coffee & tea, bike repair and parts and rental, etc

Know it is not going to happen but hope you will consider something beside flatten and pour concrete.

The lofts would be rental but fewer than eighty.

I

Martha Middleton

From: Derek Lee <dlee@leeengineering.biz>
Sent: Friday, July 20, 2018 6:06 AM
To: mmiddleton@leeengineering.biz
Subject: FW: Neighborhood meeting RE: proposed rezone

From: vivian short <vivishort@sbcglobal.net>
Sent: Thursday, July 19, 2018 9:52 PM
To: dlee@leeengineering.biz
Subject: Neighborhood meeting RE: proposed rezone

Mr. Lee-

I was in attendance at the meeting in Sequiota Park on Monday evening, July 16. I am sending you my contact information, as well as comments regarding the rezoning proposal on S. Lone Pine Avenue. I, as well as all of the neighbors who attended Monday's meeting, have multiple concerns about the proposed development. My concerns are as follows:

*Increased traffic on S. Lone Pine, Galloway/Primrose Streets, Lacuna Street, Beaumont Street, Mentor Avenue (which passes in front of Sequiota Elementary School), Ingram Mill, and several other neighboring streets. Traffic on these streets has already increased considerably because of the Township 28 apartment complex, the continuous flow of gravel trucks leaving and entering the limestone quarry, and construction vehicles traveling to and from the developments further south on Lone Pine. There are additional concerns with increasing traffic on S. Lone Pine, such as narrow lanes and minimal road shoulders, hills, curves, and close proximity to railroad tracks and the Greenways Trail that is used daily by hundreds of bicyclists, walkers, adults, children, and pets.

*Destruction of green space.

*Noise pollution.

*Influx of students in area schools already stressed by high student populations, such as Sequiota Elementary School.

*Rise of crime rates, particularly property crimes.

*Increased flooding and increasing amounts of and more polluted rainwater runoff.

*Negative impacts on existing wildlife, particularly the bat population in Sequiota Cave.

Please add my name to the list of those who request future communication regarding meetings and updates on this proposal.

Vivian Short

3612 S. Elmview Ave.
Springfield, MO 65804
417-693-6394

Martha Middleton

From: Martha Middleton <mmiddleton@leeengineering.biz>
Sent: Wednesday, August 22, 2018 10:53 AM
To: 'Martha Middleton'
Subject: FW: Name for Sequiota group list

From: Derek Lee <dlee@leeengineering.biz>
Sent: Tuesday, July 17, 2018 9:21 AM
To: mmiddleton@leeengineering.biz
Subject: FW: Name for Sequiota group list

From: Eisenhower, Isabel O <IEisenhower@MissouriState.edu>
Sent: Monday, July 16, 2018 6:26 PM
To: dlee@leeengineering.biz
Subject: Name for Sequiota group list

Dear Mr. Lee,

Thank you for your time this evening. It was our first meeting and may have been a bit chaotic since many of us just learned of the proposal in the last day or so. I hope the next meeting will proceed more smoothly.

Please include my name in the various distribution lists concerning any development, of which you may be aware, south of Battlefield and bordered by Luster on the west and Highway 65 on the east. I realize that is a large area but the nature of the neighborhood and the flow of traffic through it would impact those of us living here.

I appreciate your time and frank discussion. I look forward to hearing from you.

With regards,

Isabel Eisenhower
3626 S. Elmview Ave.
Springfield, MO. 65804
417.413.9866
ieisenhower@missouristate.edu

Martha Middleton

From: Derek Lee <dlee@leeengineering.biz>
Sent: Tuesday, July 17, 2018 9:58 AM
To: mmiddleton@leeengineering.biz
Subject: FW: 3521 S Lone Pine

From: Tom O'Connell <tompoconnell@gmail.com>
Sent: Tuesday, July 17, 2018 7:44 AM
To: dlee@leeengineering.biz
Subject: 3521 S Lone Pine

Thanks for meeting with everyone last night. I was the one in the bike helmet with the little kids.

I think you got the general idea of "we don't want this" from everyone, which I'd largely agree with, but can also acknowledge that some changes to the property would benefit the owner and possibly the neighborhood.

One point I'd like to mention that didn't really come across last night is that the first thing people say when they come to our house (3467 S Euclid, directly to the east of the property) is that it feels like it's out in the country, even though it's so close to everything. That same trait would go to most of the houses in the area. That's super-valuable and easily lost if you're driving down a street walled with 4-story buildings.

I understand the most profitable thing for a new owner would be to bulldoze the whole property and start new. Is it not possible to renovate any of the existing buildings? I look at the Bike Shop that was apparently doing well in that small old, nearly historic building, and at businesses like Firehouse Pottery further down Lone Pine operating out of what's essentially an old house. That business would not be the same redone in a new retail environment.

I have the same concerns about traffic as the others, especially traffic that would flow up Lacuna past the yard where my little kids are out playing.

We also saw that pending city council approval, the property at the corner of Battlefield and Lone Pine will be rezoned and developed as well. Had I received a letter, I would've been a bit more involved in that process as well. I think what all of the neighbors would agree on is that we don't want the remainder of Lone Pine to be filled with strip malls and apartments. It would wreck the area.

Very curious to see round 2 of the plans. Thanks for working with us.
-Tom & Bridget O'Connell

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF & LB to GR
(existing zoning) (proposed zoning)
2. Meeting Date & Time: August 21, 2018; 4-6:30 pm
3. Meeting Location: The Pavilion at Sequiota Park (3500 S. Lone Pine Ave., Springfield, MO)
4. Number of invitations that were sent: 35
5. How the mailing list was generated: City of Springfield/Requests for notification
6. Number of neighbors in attendance (attach a sign-in sheet): 83
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 neighborhood summary letter

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

See attached

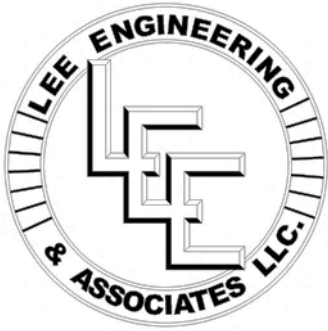
I, Martha Middleton (print name), attest that the neighborhood meeting was held on 8/21/18 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Martha Middleton

Signature of person completing affidavit

Martha Middleton

Printed name of person completing affidavit



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Planning and Zoning
840 N Boonville Ave
Springfield, MO 65802

August 23, 2018

RE: PLN2018-00339 – 3503, 3521, & 3527 S Lone Pine Ave
Affidavit of Neighborhood Notification and Meeting Summary

Lee Engineering hosted a neighborhood meeting at the Pavilion at Sequiota Park, located at 3500 S. Lone Pine Ave., between 4:00 and 6:30 PM, on Tuesday, August 21, 2018. Lee Engineering had five people present to answer questions, Derek Lee, Kelly Short, Daniel Richards, Ryan Stalzer, and Tandra Lee. The developers, Mitch Jenkins, and his wife, Amanda, were also present.

The issue being discussed was to allow a planned development with apartment units and retail strip center. This is similar to the apartments/retail south of the site.

Below are issues that were communicated by the neighborhood, verbally and written, with our responses in bold italic:

- Concerns about green space: ***The intent is to provide the green space in accordance with the City of Springfield's zoning ordinance for GR properties. This would require 20% greenspace or 0.6 acres of green space. The intent is to work with the City's stormwater department to preserve the trees and vegetation in a 50'x50' area in the North West corner of the site along the stream buffer.***
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The attendees were offered comment sheets to express their concerns to the city council. All comments from the neighborhood are attached. If you have any questions please feel free to contact our office.

Thank you,



Derek A. Lee, PE

Neighborhood Meeting Notice

Date of Letter:

August 3, 2018

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:

Lee Engineering c/o Derek Lee

Address:

1200 E. Woodhurst Dr., Suite D200

City, State and Zip:

Springfield, MO 65804

Phone Number:

(417) 886-9100

E-mail:

dlee@leeengineering.biz

PROJECT LOCATION:

3503, 3521, 3527 S. Lone Pine Ave.

PROPOSED CHANGES:

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

Planned development includes a retail strip center with residential units above.

PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting:

August 21, 2018

Location of Meeting:

The Pavilion at Sequiota Park (3500 S. Lone Pine Ave.)

Time of Meeting:

⦿ 4:00 PM to 6:30 PM

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

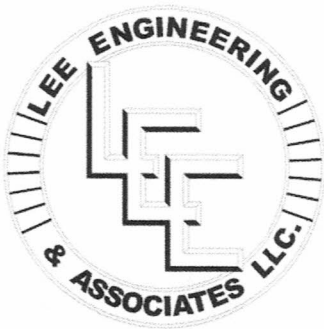
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Current Occupant	2811 E GALLOWAY ST	SPRINGFIELD	MO	65804
Current Occupant	3407 S LONE PINE AVE	SPRINGFIELD	MO	65804
Current Occupant	3500 S ALL SAINTS LN	SPRINGFIELD	MO	65804
Current Occupant	3402 S ALL SAINTS LN	SPRINGFIELD	MO	65804
Current Occupant	3410 S ALL SAINTS LN	SPRINGFIELD	MO	65804
Current Occupant	3418 S ALL SAINTS LN	SPRINGFIELD	MO	65804
Current Occupant	3800 S LONE PINE AVE	SPRINGFIELD	MO	65804
Current Occupant	3475 S EUCLID AVE	SPRINGFIELD	MO	65804
Current Occupant	3500 S LONE PINE AVE	SPRINGFIELD	MO	65804

Additional people notified of second neighborhood meeting:

SHORT, VIVIAN	3612 S ELMVIEW AVE	SPRINGFIELD	MO	65804
COHEN, DEBORAH	2921 E HAWKINS ST	SPRINGFIELD	MO	65804
EISENHAUER, ISABEL	3626 S ELMVIEW AVE	SPRINGFIELD	MO	65804
ROBERTSON, BETH	3060 E GASCONADE ST	SPRINGFIELD	MO	65804
BURRELL, REBECCA	3208 S OAK AVE	SPRINGFIELD	MO	65804

BRYANT, CHRISTOPHER	cbryantappraiser@gmail.com
O'CONNELL, TOM & BRIDGET	tompococonnell@gmail.com



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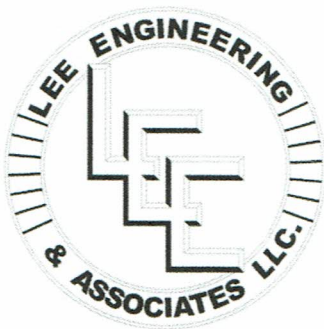
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Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Carol VanBeethoven	4303 S. Linden	417 840-5675
Wendy + Bart Hucher	3417 S. Lone Pine	417 883-7134
Alex Hucher	3417 S. Lone Pine	417-425-6440
Austin Hucher	3417 S. Lone Pine	417-425-6440
CHUCK KNIGHT	3135 E. GALLOWAY ST 65804	417 886-2095
Nirvan Choudhary	3612 S. Elmview Ave 65804	417-693-6574
10000 10000	3135 E. Galloway 65804	417 886 2095
Fatti Lindberg	3124 Gasconade 65804	417-830-7372
Jim Lindberg	3124 Gasconade 65804	417-830-8138
Robert R	3457 S. Elmview Ave 65804	417-818-5135
CARL ANDERSON	3141 S. VENTURA 65804	417-886-2840
Tanya Willhite Vaughn	2743 E. Pragmont 65804	417-437-3245
Carrie Lamb	2902 E. Lacuna 65804	417-818-4448
DAVID V. AUSCH	3321 S. LONE PINE 65804	417-830-2525
Janelle Wise	4316 S. Elmview Ave. 65804	417-299-0478
becky Cross	4324 S. Elmview Ave 65804	417-830-1593
harry Cross	4324 S. Elmview Ave 65804	417-830-8466
Kim Sisco	212 W. Oak Nixa	417-725-6784
Ed Randall	5020 E. Inglewood Spfld	417-830-0163
Mike	3116 Se well	417-509-1717
Beth Polak	3660 E. Gasconade St	417 343-3877
Jill Brock	3641 S. Sulgrave Ave.	417-350-9952



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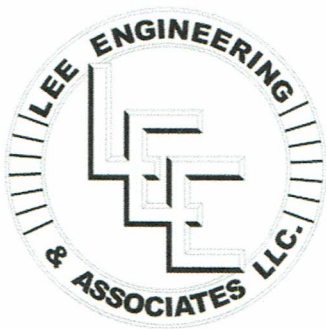
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Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
 3503 S. Lone Pine
 Springfield, Missouri

NAME	ADDRESS	PHONE
Ron Martin	3301 S. Lone Pine, SGF	417-881-3060
MIKE ILKIW	2506 S. HILLSBORO AVE	417-619-3285
Jean Shelley	3466 S. Horse shoe	" 881-4948
Tren "	" "	" " "
Wayne Shelley	2462 Delana	" 773-6509
Tracy Black	2712 E. Gallatin St. 12	883-0636
SYDNEY CASH	3061 E. Guernsey Dr. 209	882-8413
Melanie Scott	3734 S. Elmview Ave Springfield	882-3879
Kathy Scott	3221 E. Gasconade	785-817-2317
Steve H. Starnes	3135 E. Lark Springfield	813-1710
Frank Plazek	3105 E. Beaumont P	882-7045
Carson Marchant	"	"
Karla Daniel	3753 S. Christine Ave Spfld -04	861-0102
TODD DANIEL	" "	863-9099
Jan Green	4235 S. OAK Ave 65804	830-9688
Rose Green	" "	353-2338
PLUE KENT	2734 S. CRAMMONT 65804	849-2358
Tom O'Connell	3467 S. Euclid 65804	314-640-2314
Rich Elgish	3757 S. Bradley 65804	417-353-9742
Becky Garing	3065 E. RADAN CT. 65804	417-818-7263
Patti Semmelbeck	4254 So Oak Ave 65804	417-766-0077
Lee Leonard	4235 S. Elmview Ave. 24	417-569-8282



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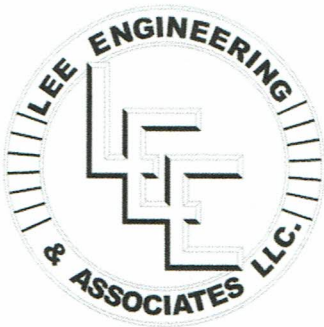
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Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
 3503 S. Lone Pine
 Springfield, Missouri

NAME	ADDRESS	PHONE
Mychal Adamson	3430 S. Hall Ave	417-812-3255
Lauren Adamson	3430 S. Hall Ave	417-812-3255
Jay Cook	2616 E. Cragmont	417-880-3703
VICKIE ROBINSON	2616 E CRAGMONT	417 343 5579
JUNE IVANOV	2445 E. GRAND MOVING TO TOWNSIDE	417-343-6474
SARAH FRIESEN	2624 E. CRAGMONT ST.	417-833-7172
Brett Garland	3629 S. Linden Ave	417-368-7478
Maurice Green	3607 S. Elmview Ave	
Debbie Blackman	3609 S. Elmview	417-766-8796
Gorge Cunningham	3525 S. Sulgrave Ave, 65804	
Stuart Venable	3469 S Barbett Ave 65804	
Jesse Nivens	3123 E. Cardinal Ct 65804	417-225-8211
JACKIE BAKER	3239 E. Swallow Dr 65804	861-6969
MaryAnn Olander	3314 S. Saratoga	827-2718
Jenny Hunsaker	2949 E. Republic Rd. 65804	417-224-8879
Elizabeth Patterson	3723 S Oak 65804	417-877-8480
Thomas Patterson	3723 S Oak 65804	417-877-8480
Marcia Bigelow	4501 N. 16th St Ozark 65721	417-581-4695
David Bigelow	4501 N. 16th St Ozark 65721	417 581 4695
Chris Bryant	3608 S. Elmview A. Spfld 65804	417-224-0835



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Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
JEFF HARRISON	2424 E. MINOR ST	882-3536
Jacque Thummel	2907 E. LARK	459-0729
Sue Sisco	3635 S. OAK	883-0478
JOHN SHORT	3612 S. Elmview	224-8170
VIV SHORT	"	
WANDA JACKSON	3514 S. BARBOTT	881-5486
Gwen Jeffries	3414 S. Horseshoe	413-9515
Danny Collins	3449 S. Woodstock	417-827 4582
ROGER KRAMER	3121 E. BEAUMONT	(417) 877-9708
JACK Sisco	3635 S. OAK	417-88-30475
Julie Inmon	3062 E. Reagan Ct 65804	883-0649
Shanda Bermudez	2652 E. Sequoia St 65804	425-3796.
RANDY BLACKWOOD	2707 SCHULTZ MORRIS	425-5757
Isabel Eisenhauer	3626 S. Elmview	417-413-9866
Terresa Carpenter	4110 S. Hooper 65804	417-886 8912
Wanda Rathbun	3048 E. Indiana 65804	417-882 0870
CINDY HARNIK	2632 E. DRAGONMONT 04	417-848-2625
Deb LUMOS	3611 S. Juniper Ave Spfd '04	417-849-3009

[illegible]

Tanya Willhite-Vaughn 2745 S. Cragmont
this (417) 437-3245

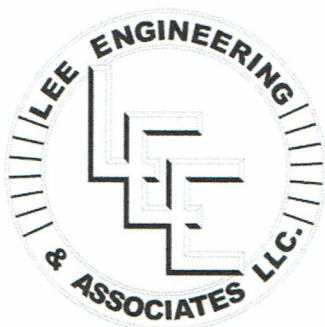
There are many reasons why ~~some of the~~ projects should ~~be~~ not go forward. We've had a ton of changes down Lone Pine in the last few years and our infrastructure just hasn't been able to keep up. We don't even know the full impact of the developments to the south and we're being asked to take on more traffic on top of that.

Sequoia Park and Galloway ~~are~~ are such an important ~~part~~ piece of local history. You talk to long-time residents and a lot of them have stories about this area.

We are very quickly seeing the character of this neighborhood being stripped away before the local residents can have much of a say. We are trying ~~to~~ to organize and say no before it gets to a tipping point where this street becomes even ~~more~~ ~~less~~ less recognizable from what it was even five years ago.

There are so many reasons why building across from the park ~~is~~ in particular is just a bad idea. We're already concerned about increased traffic and vandalism around the park. We also have endangered bats in the cave. Further, our park board is already having a hard time fighting algae in the lake. Adding even more ~~a~~ ~~noise~~ would not help. That water all goes down

into Galloway creek and from there into James River + lake Springfield. Those waterways already have repeatedly tested with poor results with city runoff ~~as~~ often being cited. Adding more pavement is going to cause more problems in an area already prone to flooding and introduce more runoff in an already impaired waterway. We need to protect our neighborhood, protect the history of Springfield, protect an endangered species and protect our ~~wat~~ ~~as~~ the watershed. I just don't know why anyone would support this,



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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

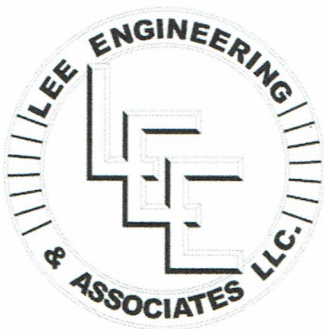
NAME	ADDRESS	PHONE
SARAH FRIESEN	2724 E CRAGMONT ST. 65804	417-833-7172

COMMENTS:

I oppose apartments being built at this location (across from Sequoia Park on S. Lone Pine Ave.). The Galloway neighborhood area has already experienced a lot of development, especially apartments. I don't think a need exists for further housing. I think this type of development should be restricted to the area further south where it's already happening. Galloway used to be a quiet area, now it's bustling. If there is development across from Sequoia Park I think it should be limited business... smaller cafes and amenities that serve all park frequenters... not apartments that increase traffic issues and spoil the quiet, natural feel of this area.

Between Township 28, Quarry Town, and Galloway Creek, we have a plenty of apartment + retail here.

Also, I have concerns with the Field Elementary school sudden increase... how that will affect that school and our line for attendance.



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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

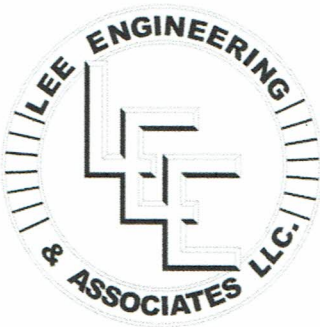
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
LEE LEONARDT	4235 S. Elmview Ave	417-569-8282

COMMENTS:

We Moved From Springfield, to GALWAY AREA 11 years
AGO - to Be Close to Support SPFLD But Be
IN the Country -
The Road in this AREA CAN NOT Support this
Development - OF All the Building that is
going ON -
Please Stop it - US what left of your
BRAINS - Pull your head out of your
ASS -
And Stop it

Lee Leonardt



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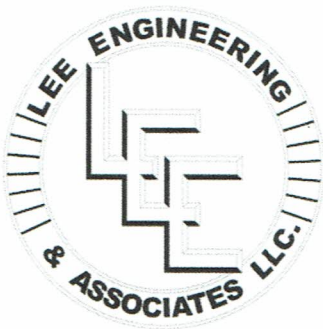
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Isabel Eisenhauer	3626 S. Elmview	417-413-9866

COMMENTS:

The extensive development that ~~was~~ was shared is too disruptive of the nature of the neighborhood. I realize that there is a desire to develop the property however, city council should ~~allow~~ allow the representatives of the neighborhood to have a seat at the discussion table in order to have a development that represents the desires and needs of the neighborhood.



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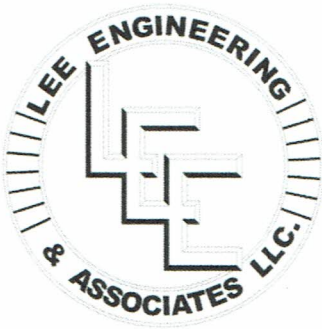
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Song, Cunningham	3525 S. Sulgrove Ave, Springfield, Mo 65804	417-630-6380

COMMENTS:

We do not need apartment and more traffic around our park. Safety for children playing in our park is a great concern! The streets in this area already have too much traffic. The Bike Shop Rock building is a historical site, beside being an asset to the park! Lone Pine already has too many apartments and our Segwiot School will be over crowded!



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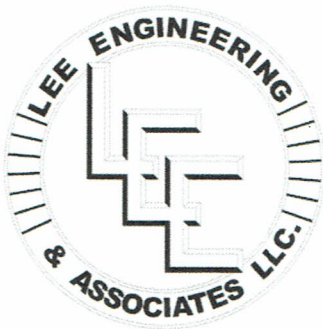
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Joy Cook	2616 E. Cragmont St	417-880-3703

COMMENTS:

Roads are not conducive to the massive increase in traffic, both foot and auto. The location also isn't suited to the increased drainage & trash. Police aren't able to keep up with the location of sex offenders and we don't want to bring the crime into our neighborhood. The idea to "eventually" fix the problems isn't good enough!



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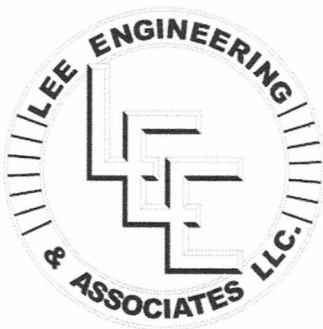
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Mary Ann Anderson	3314 S. Saratoga	827-2718

COMMENTS:

What are the plans for traffic control
on the roads with additional Development?
Will green space be protected (path for
Park)?



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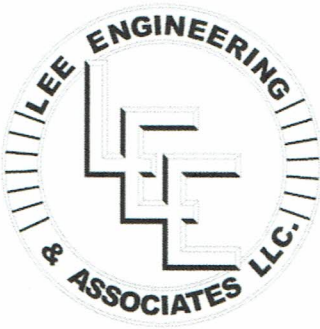
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Jenny Hmsaker	2949 E. Republic Rd 65804	224-8879

COMMENTS:

At one time this area was so beautiful.
Nature. Cows- Horses- livestock- Trees
Now look at ☹ Very sad. Always about
the dollar.
More trash- crime- noise- No nature
more traffic- more people-
I pray this does not go through



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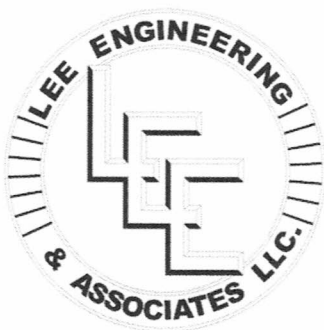
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Jackie Baker	3339 E. Swallow	417-881-6969

COMMENTS:

Ridiculous! We have enough water and environmental problems in this neighborhood & geographical area. It would be irresponsible to proceed against the wishes of the property owners & other citizens in this community. The area & streets and geo graphical area cannot support or sustain the concrete, mureff and streets are failing. Do not proceed.



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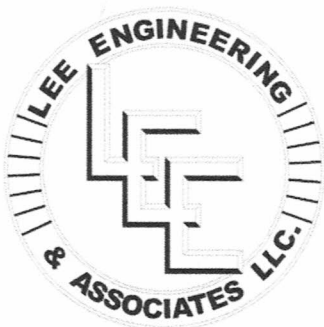
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Jacque Thummel	2907 E. LARK	459-0729

COMMENTS:

Flooding
Historical charm
Traffic
Road conditions
Water quality



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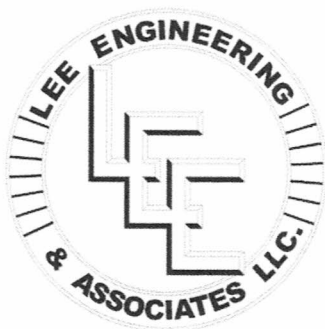
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Carol Janelle Wise	4311 S. Elmview Ave.	417-299-0478

COMMENTS:

I interested in the plans and not nessessarily against the idea. of developement. I would like to see the design of the buildings with more of the feel of the Township 28 design rather than the look of the new Galloway Apartments design. I would like to preserve the guaint feet. Also, I would like to see a bike lane along Lone Pine and improvement to the trail itself.

Thank you for ~~your~~ your time.



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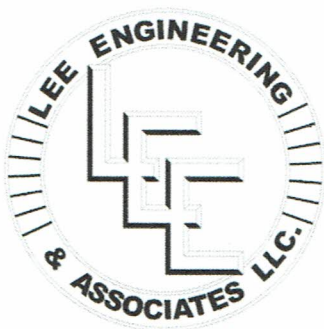
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
GARLINGS	3050 E RAGAN CT	888-0354

COMMENTS: - no more aptu -

already have poor drainage from rains
floods lonepine - Poor drainage
from Church on Gallaway and lonepine
towards park -

Taking down a historical building on Lonepine
Too much traffic - Don't need apts or
strip malls - Spoils the Park and surroundings
We were Not a Blighted Area!!



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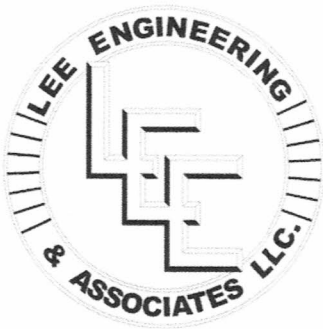
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Becky Cross	4324 S. E/View - 65804	417-831-1593

COMMENTS:

I have serious concerns about this projects. Buildings will be torn down that currently make this area special. I feel no more apartments are needed as two new complexes have already been built south of the park. Please deny this application for more apartments.



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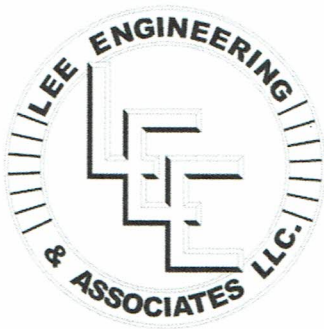
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
SYDNEY CASI	3061 E. Gasenade	882-8417

COMMENTS:

Too many Apts as is. Traffic problems.
Quiet neighborhood already noisy.



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Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
ROGER McMANIS	3121 E. BERRY AVE ST.	(417) 877-9708

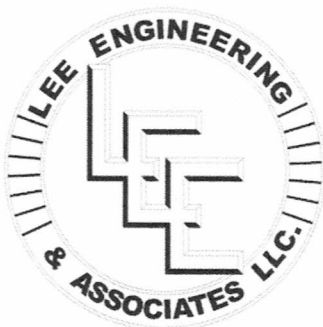
COMMENTS:

Will Cause too much traffic and be dangerous for access to + from Park.

Please do not exploit our neighborhood.

also area at lone pine + Battleground will be very bad for our area.

worst of all is the danger of people crossing lone pine at Park.



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COMMENT SHEET

Neighborhood Meeting

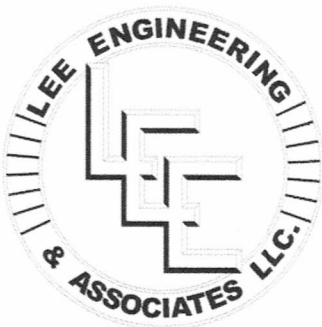
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Dayna Aust	3429 S. Elmview Ave	

COMMENTS:

Has there been an environmental impact study done on this area and the impact this would put on this area.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DRIVE., SUITE D200, SPRINGFIELD, MO. 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

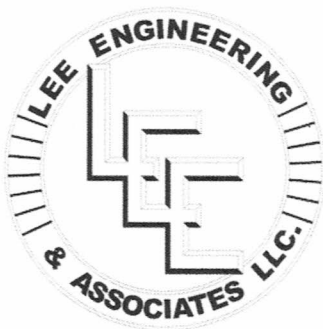
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE

COMMENTS:

Galloway is one of the last areas around Springfield that displays the spirit of years past. Development definitely has its place. But destroying the few places left of our history and past is not the best way to achieve this.



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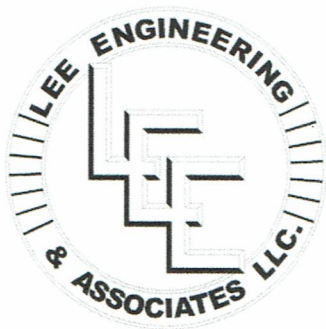
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Jama McNabb	3012 E. Dark Spd 65804	

COMMENTS:

I am not opposed to the development but I am hopeful that the new owners will be supporters of Sequoia park. financially & with integrity. This park is heavily used and parking is all over the place on busy days. It is a small park but we don't want to see it decline or become a place for undesirable groups to hang out. Add to that I am hopeful that the type of developer who was described to me by the engineer is accurate. Thank



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Tuesday, August 21, 2018

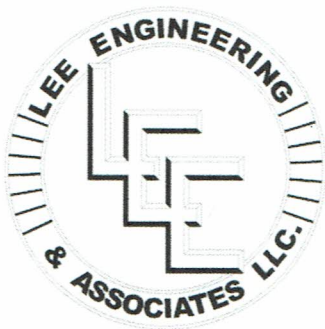
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Jesse Niven	3123 E. Cardinal Ct	417-225-8211

COMMENTS:

Lone Pine road, from Battlefield to its dead end, including the Sequiota area, is a beautiful green space featuring caves, creek, forest and local businesses. Lately, the area has started to be bulldozed, paved, and covered by apartment buildings. This process seems to be speeding up, rather than slowing down. As we move into a better future of green spaces, parks, trails, outdoor activity, etc, we must be better stewards of the landscape and how we use it.

All the new development is destroying the character of this area. Any new development should take into account this unique character, and should probably be smaller and local. The recently closed Sequiota Bike Shop is a good example of this. Quarry Town and the other massive structures, and their large parking lots, are the opposite. They are examples of urban sprawl spreading out and destroying our few remaining natural green spaces.



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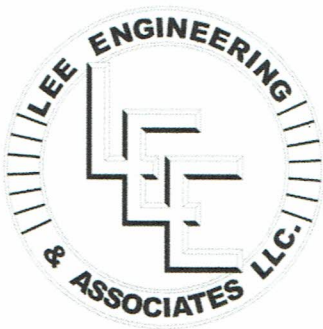
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Deborah Hackeson	3609 S. Elmwood Ave	417-766-8796

COMMENTS:

NO NO NO
more !

Please consider the area is already
experiencing problems from the
existing developments. ~~the~~ We do
NOT want this development in
our neighborhood.



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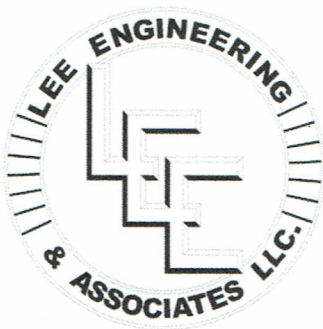
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
REGINA HOWEN	3109 E. BASCONADE	417-350-1793

COMMENTS:

The traffic is already really bad & not enough room to walk on trails down Lone Pine due to the new apartments. Standing water in street is awful. Deer have all moved up the hill to the East and several small deer have already been found lying in street since new development.



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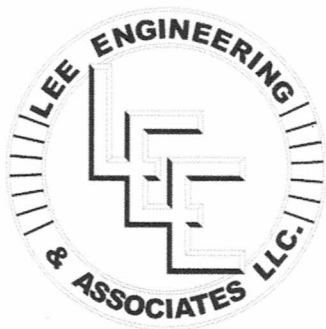
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Carol Van Benthusen	4303 S. Linden	890-5475

COMMENTS:

The proposed development(s) would destroy the area's known attraction of the Sequiota Park and nature trails. I think every effort should be made to preserve this areas main attraction. People are already saying they will no longer come here to the commercialization. Buildings that are over 2 stories tall take the area from natural aesthetics to commercial. Any development should limited to cut down increased impact in traffic, road improvements, flooding, etc.



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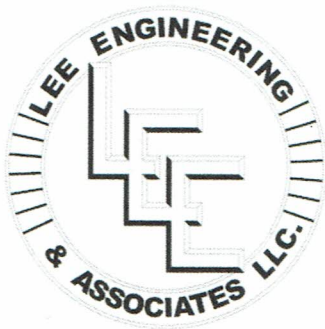
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Jim & Patti Lindsay	3124 Gasconade.	417-830-8138

COMMENTS:

We have no concerns about the proposed retail/housing project other than being sure park visitors have safe means of accessing the park and that there are plenty of parking spaces for park guests. We also like the idea of making Lone Pine a 3-lane road. We feel this needs to be done asap and not after the development is complete so traffic flow is not disrupted.



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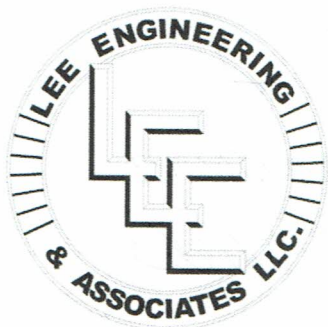
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
T. HOLIK	3541 SOAK AVE	830-6529

COMMENTS:

THIS IS A BAD IDEA TO BUILD APARTMENTS
ACROSS FROM PARK, IF THIS GOES IN THERE IS
THE GOING TO KIDS INVOLVED CROSSING THE STREET
TO THE PARK. I HAVE SEEN THE TRAFFIC INCREASE
OVER THE YEARS AND THIS WOULD JUST ADD TO IT,
CREATING MORE TRAFFIC PROBLEMS



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Tuesday, August 21, 2018

Re: Proposed Rezone
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Springfield, Missouri

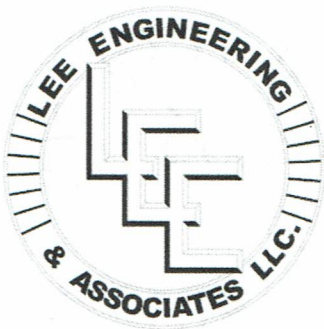
NAME	ADDRESS	PHONE
Jill Brock	3641 S. Sulgrave Ave	417-350-9952

COMMENTS:

My concern is with Sequiota + Field Elementary becoming overcrowded. I have 2 children that attend Sequiota and my kindergarten already has 22 students in it, which, as a former kindergarten teacher of 8 years is too many already. We moved to this area 3 years ago because we wanted our kids to go to ~~Sequiota~~ Sequiota, and there is no way a teacher can teach with class sizes already to over-capacity. The other reason we moved here is →

for the quiet and peaceful +
wooded place this area's known
for. This new development will
turn this place into a noisy
city center, which is not what
our family wants. Please consider
the families that live here
and do not allow more
development.

Thank you,
Jill Brode



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Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Mimi Hilbny Wes Darnell	2944 E. Clark St	(314) 766-2221

COMMENTS:

- Concerns about oversaturation of apartments & no evidence to support that the housing will be utilized properly
- Worried the city will disrupt traffic w/ weird median that will cause residents & patrons headaches
- worried that economy will tank again & more expensive apts will remain vacant & lower price apts will rent to less desirable tenants.
- A flooded park + walking trail benefit no one
- Need more info on what area can handle.
- No feasibility study or road study. ✓



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Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

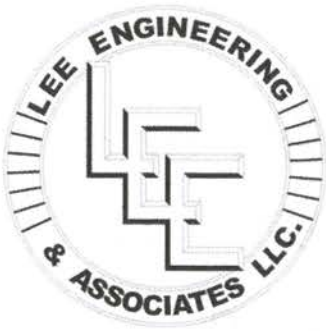
NAME	ADDRESS	PHONE
Terry Breazale	4253 S. Linden	353-9333

COMMENTS:

Our main concern is the urbanization of the gateway area. It has been a quiet, sleepy neighborhood since it began. That's why people moved here, that's why people have lived here for decades. The recent addition of Township 28 apartments & the coming of Quarry Town development has started changing the nature of the area. Quarry Town will particularly change much of what we appreciate about the area. We should let the current development & the problems they bring become known before more development exacerbates those problems before they are even fully known, which will surely include increased traffic on a rural 2-lane road that cannot support it; increased runoff & flooding difficulties, accidents, crime, etc.

It is particularly galling that a zoning change is sought for the proposed development. If current zoning allows a certain development, then so be it. But to change the zoning to allow a higher level of development is to the detriment of the area, but must be incumbent on those who

propose those changes to show an overwhelming positive result to come from those changes. I don't think a zoning change could be adequately defended for this area.



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Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Becky Garling	3065 E Ragan Ct	417-818-7263

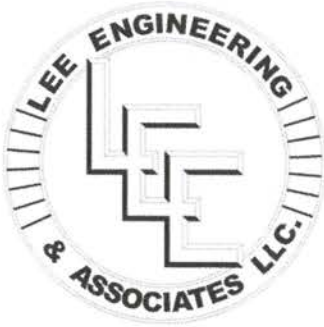
COMMENTS:

The current infrastructure cannot handle anymore traffic. There are already over 300 apartments being developed at this time. It is not safe to add more traffic to Galloway and South Lone Pine. Also Sequiota Park is an amazing space. There are endangered grey bats in the cave at the park. This area should be preserved for the public use. If there is a development built ~~is~~ across from the park, the drainage from this

construction will flood the road and the park. It is disturbing that the development is being built by a developer who cannot answer any questions due to his inexperience.

The Galloway Creek study has not been considered and other studies from the conservation dept.

Please stop ruining our community with overbuilding!



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Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Elizabeth Patterson	3723 S Oak Spfld mo 65804	417-877-8480

COMMENTS:

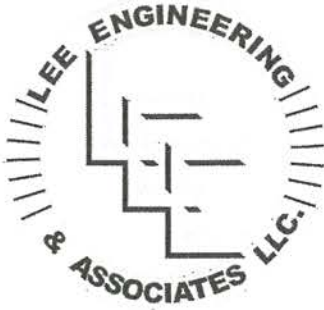
The town of Galloway Village is quiet & convenient for home owners who have enjoyed the area despite the noise of the Quarry and large dump trucks plowing down the Roads. The Neighborhood streets are barely wide enough for 2 cars to pass safely - I've been run off the side trying to pass a vehicle (not dump truck) to get to work. Children Play & Side walks have just been Added and many more are needed. The "Galloway hill" bordering the Quarry to North has multiple Bicyclist who take their own lives in their hands to venture to Park trails. There is ~~No Park~~ No shoulder on either Party. The bridge under battlefield smells of Sewage that my dogs won't walk thru. The flooding from Sewage during our Potential Rains is the Problem. The Area is not correctly or safely zoned for Waste Removal. The Cave has endangered Bat in the Park. There is not enough Parking for the weekends for Park users let alone more Apartments. → over

While speaking one on one to " " on of the engineer's
(the ^{older} bald one). There was an older lady gently asking him
about the increased water run of problem's she has had
on her property after the Church was built and is very
concerned that this new development across from the Park
will cause more water problems on her property. He stated to
her that all the water will be drained into current drainage
system at the bottom of the hill by the R.R. tracks.

I interjected and stated there is already to much water
building up from heavy rains that the City has worked on
this "drainage system" multiple times in last 10-20 years.

He told me that there is a hundred year old spring there
and there is nothing he can do to fix the City's hundred
year old problem.

my thought is that he thinks it "ok" to Add
to the problem. This is very upsetting to me as I
drive that way every morning to work - so lets make this
intersection a bigger problem with more water erosion
for the "City" to fix -



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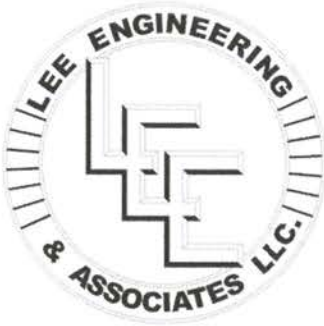
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE

COMMENTS:

*The traffic pattern in this area
is already heavy with no
improvements. This area is not
frighted!*



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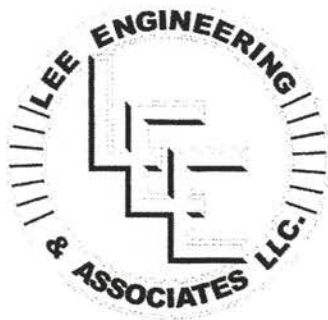
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Allison Tourville	4883 E. Lamonta St.	417-353-0831

COMMENTS:

Since 1997, I have often sought solace at Sequiota Park and the connecting Greenway Trail system. It has been a place I have sought refuge from the business; stressors of life. I feel connected to nature in this area of Springfield. This is what draws people to the area. It was stated, "Well, people want to live here." People want to live in this area because it truly is a village, a peaceful community. Any addition of apartments or destruction of buildings and landscape will destroy this community. I would like to see great taken out of this situation, we need to be ethical and use of instincts and heart to guide our decisions not banking accounts. Do what is right for people, animals, the environment.



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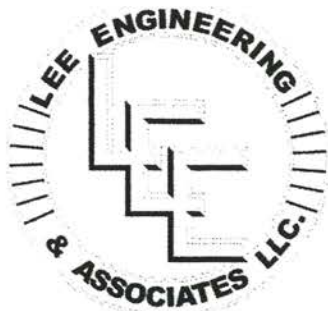
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Alicia Campbell	817 W. Elm St Springfield MO 65806	417-860-9907

COMMENTS:

I live in West Central & love coming to ~~Sequiota~~ Sequiota to enjoy the quaint atmosphere & the natural world. It would be a shame to ruin this with yet another apartment complex or strip mall when the ones outside of the Sequiota aren't even capacity. Keep our green spaces green!



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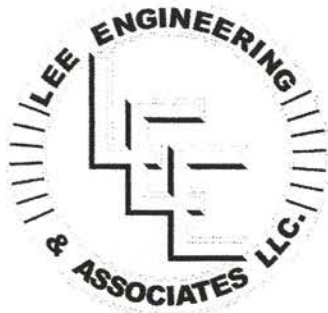
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Sarah Keeth	25503. Pembroke Ave	417-448-7633

COMMENTS:

Sequoia is such a beautiful area. I love the park, trail, and peaceful atmosphere. However, it's already developing so much that the area is losing its charm. Please consider how your profit will negatively impact this pristine area.



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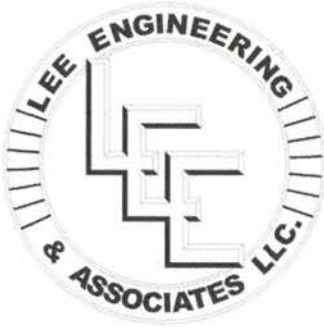
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Kashia Zumwalt	120 State Hwy Z Willard, MO 6578	417-276-1168

COMMENTS:

When my children were small, we always made it a point to visit Falloway Village. We enjoyed the small town charm & the friendly faces of the neighborhood. The village has grown so incredibly much that I honestly don't even feel safe bringing them. Developing this area will only make it worse. Please choose people over profit!



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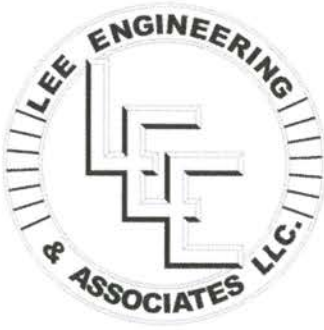
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Melissa Gargus	1420 N. Summit, Springfield, MO 65802	(417) 866-6403

COMMENTS:

My girlfriends and I used to shop in Galloway Village when there were so many charming shops there. The last time that I was in the area, however, the look and feel of the area was so vastly changed already I simply can't imagine how unwelcoming and strange it will be with more development! And I don't want to!



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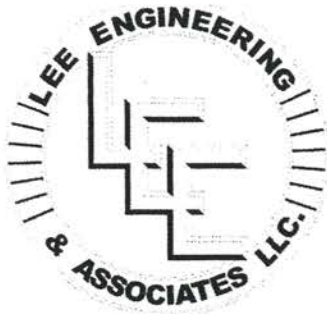
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Desirae Peel	1426 E Atlantic, Spfld, MO	816-809-1957

COMMENTS:

I have enjoyed Seguiota Park & adjoining trails for two decades. This area is special because of the "natural" setting. New residences & retail would destroy the tranquil experience so many come to this area for.

Desirae Peel



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Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Stacy Wheeler	210 E. Norton Rd #114 Springfield, MO	513-552-6818

COMMENTS:

I often hear people say they love Springfield because of its small town atmosphere. One of the contributing factors to this atmosphere is the abundant green spaces. These areas where we can visit without driving far are important to rejuvenating our mind & bodies, and spirits. Continued development depleting these areas erodes our community of one of the very things that makes Springfield so special. People over profit!



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Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
PHIL RETANA	2902 E. LACUNA ST.	(417) 861-5711

COMMENTS:

MY CONCERNS:

- TRAFFIC INCREASE: IT WILL BE LESS SAFE FOR PEDESTRIANS WHO WALK/BIKE NEAR THE PARK, ESPECIALLY WHEN TRYING TO CROSS INTO THE SMALL BUSINESSES. ADDING A LANE OF TRAFFIC DOES NOT MAKE IT SAFER.
- VISUAL BLIGHT: THIS WILL RUIN THE TRANQUILITY OF THE PARK SETTING, AND THE CHARACTER OF THE AREA. IT WILL BE A LOSS OF HISTORIC LANDMARKS AS WELL.
- STORMWATER: INCREASE OF CONTAMINANTS FROM STORMWATER INTO THE GALLOWAY CREEK, WHICH IMPACTS ALGAE GROWTH IN PARK, AND HEALTH OF SPRINGFIELD LAKE.
- OVERPOPULATING: THE SCHOOL DISTRICT AND BUSINESSES WILL BE STRESSED TRYING TO ACCOMMODATE THE MASSIVE INFLUX OF PERSONS LIVING HERE.
- PROPERTY VALUES: THE AREA IS APPEALING BECAUSE IT'S SINGLE FAMILY HOMES, SMALL BUSINESSES, AND TRANQUIL.
- DISRESPECTING NEIGHBORHOOD: ONE SINGLE DEVELOPER WHO DOES NOT EVEN LIVE HERE SHOULD NOT OVERTHROW THE OPINIONS OF THE HUNDREDS THAT LIVE IN THE AREA AND ARE TAKING A LOT OF PERSONAL TIME TO STEP UP AND DO SOMETHING TO HALT THIS. MOST OF US HAVE LIVED HERE MANY YEARS AND ARE HAPPY WITH ITS STATE.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DRIVE, SUITE D200, SPRINGFIELD, MO. 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Carrie Lamb	2902 E. Lacuna St.	417-818-4448

COMMENTS:

I don't want apartments at this location. It would be out of character with the historic and park setting. The traffic increase would be detrimental to the park and surrounding single-family neighborhoods. Widening Lone Pine in front of the development would do nothing to alleviate the increase in traffic. The bike shop and purple shamrock buildings are historic and are part of what defines the village small business district at this location. They should stay as is. The house is a historic home and fits with the character of the area. The only change I would support is its use as limited business for a restaurant. There are many great examples of restaurants in historic houses in other parts of town. Repurposing existing structures is the most sustainable approach and the best way to respect this neighborhood, and the natural environment that defines it. These properties should never have been included in the blight & redevelopment plan. They were operating as businesses and a well-kept home.



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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Jacque Thummal	2907 E. LARK	459-0729

COMMENTS:

Flooding
Traffic
Roads - Lone Pine & all of Galloway
Historical/culture
environment
wild life
water quality
crime



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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Sue Sisca	3635 S. OAK	883-0478

COMMENTS:

Just vote no



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

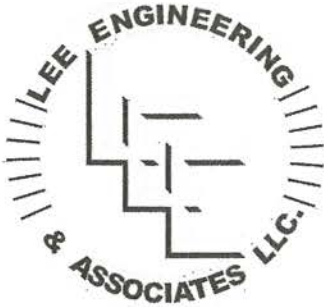
NAME	ADDRESS	PHONE
Randy Black	2717 E Galloway	883 0686

COMMENTS:

we have way to much
traffic before any more
Apts are built.

No police stops on
Galloway now. No speed
limit enforced

RBE



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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
JACK SISCO	3635 S. DAK	417-PP-304

COMMENTS:



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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
<i>Kim Sisco Yarnham</i>	<i>212 W. Oak Nixa MO</i>	<i>417 725 6284</i>

COMMENTS:



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COMMENT SHEET

Neighborhood Meeting

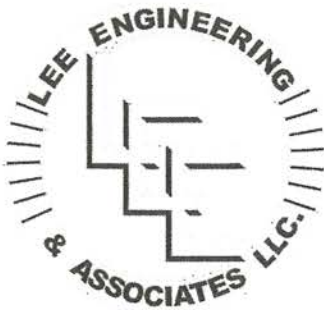
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
BIGELOW, D	4501 N. 16 th ST	581-4695

COMMENTS: I am opposed to the re-zone of the property across from Sequiota Park. I have been walking in the park for 2½ years. Traffic is heavy already, with dangerous near-misses almost daily. Adding that many more cars and residents will change the park from an animal and human refuge to a water catch basin. The endangered bats that stop here will be disrupted. The deer, turkey, goose & duck (a muskrat) population will be displaced.
I am at a loss to see any benefit.

David Bigelow



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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

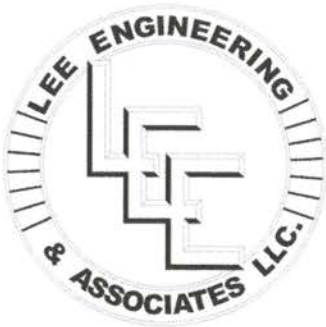
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Sue Skidmore	3209 E Lark St	417-818-2587

COMMENTS:

I Am Opposed to the Rezoning. I Am against the developments all along Lone Pine. The developments so far are not in harmony with the Land or area. The developments will cause more traffic, congestion, destroy the beauty & quiet & cause pollution, run off and in general are disharmonious with the Earth and with the people and the Animals in this Area. One would have thought that we would have been considered before development was decided upon. However that was not the case we found out as the buildings were going up & the island was in the road.

Sue Skidmore



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COMMENT SHEET

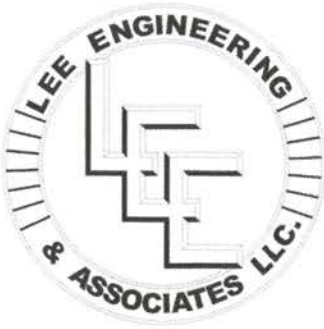
Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
JUNE	2445 E GRAND ST.	417-343-6474

COMMENTS: DO NOT DESTROY THE BEAUTY OF
THIS AREA. THIS PLACE IS OUR RELIEF FROM
BUSY CITY. APARTMENTS DO NOT BELONG
IN OUR AREA. THERE WILL BE MORE
TRAFFIC & THE PARK & OUR KIDS
WILL NOT BE SAFE WITH APARTMENTS SO
I WILL NOT BRING MY KIDS HERE.
THIS IS OUR PLACE FOR OUR COMMUNITY.
GO ACROSS 65 TO 60 & BUY UP THAT LAND.
WE DO NOT WANT THIS!!!
TRAFFIC WILL BE
RIDICULOUS



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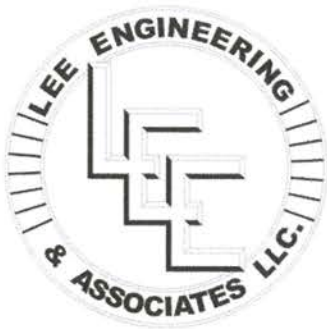
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Sandy Seitz	3525 S. Linden Ave.	417-880-8489

COMMENTS:

Don't want any part of
this -
No Apartments



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COMMENT SHEET

Neighborhood Meeting

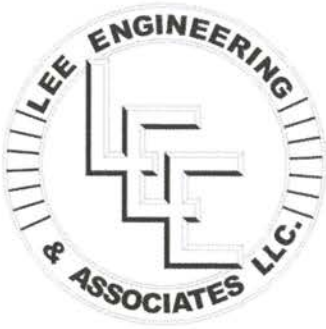
Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Shawn Marquart	3105 E Beaumont	576-3881

COMMENTS:

We have concerns about the water drainage and possible flooding threat. In addition, the environmental well-being of the park and the surrounding area could be heavily impacted by harmful pollution and an excess in population/park visitors. I also find it unfair that there is an incentive for the company to build without paying taxes for 10 years whereas I am still forced to pay taxes in order to provide for the maintenance of the area. If there has to be some development I would like for it to incorporate the existing character this community has, as I don't believe the current plans do.



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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

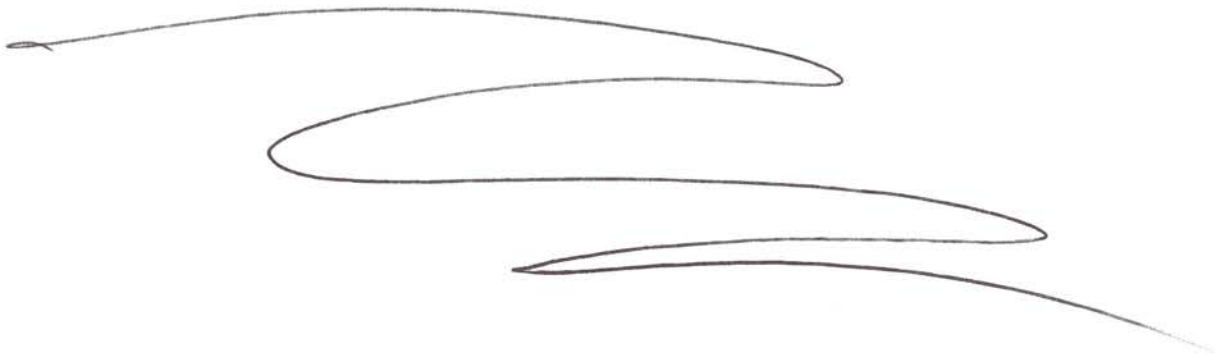
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

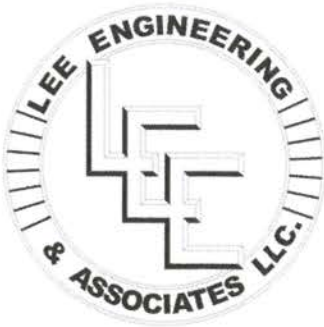
NAME	ADDRESS	PHONE
Kathy Scott	3221 E. Gaxendale	785-817-2387

COMMENTS:

I bought my house last year because of the area. I do not want apartments or anything to do with apartments across from the park.

Please Do Not Roin the Area
No One wants This!!!





LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Randy & Carla Macbrihan	3520 S Horseshoe	417-840-3234

COMMENTS:

My first concern is for the Endangered Gray Bats living in the cave
lights & noise disrupt their health.

We have our house & lawn near the park. we have stopped
going w our grandkids to the park due to the dangerous traffic
on gateway & lone pine.

This area is a prime location for wildlife viewing & enjoying
nature, there is no other area in spfld with this type
of nature undisturbed. We should be protecting this area not
turning it into the same urban areas found all over the city.
This can not be replaced once its gone.



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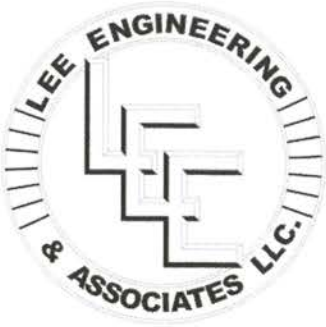
Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Sarah Muegge	2855 S Versailles 65804	882-2471

COMMENTS:

I just learned about this yesterday. Live in Brentwood South? Concerned about increased traffic on Battlefield. People speed going up & down hill towards / from Lone Pine. This needs more study.

Thank you



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Lisa Moore	2717 E Galloway St	417-883-0686

COMMENTS:

Too Much Traffic already on Lone Pine and Galloway. Sequesta fork is beautiful and highly used School Buses from all over. Wild life will be endangered, the Bats are a endangered and will be impacted. We know if this passes they can change the whole idea.

Thank you



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

Tuesday, August 21, 2018

Re: Proposed Rezone
3503 S. Lone Pine
Springfield, Missouri

NAME	ADDRESS	PHONE
Teresa Carpenter	4110 S. Hooper 105804	417 886 8612

COMMENTS:

No more apartments! Way to many in such a small space. Crime will go up. Will further destroy the natural beauty and negatively impact the plants and animals in the area.

What happens to the Galloway trail? It has already been broken due to the developments that have been built up to this point.

From: Cain, Mary S <SCain@live.missouristate.edu>
Sent: Tuesday, August 21, 2018 2:35 PM
To: Council <Council@springfieldmo.gov>
Subject: Sequiota Park

I am very much opposed to any more development near Sequiota Park, or along Lone Pine south of Battlefield Road. I was opposed to development; now, more and more apartments are being added to that area, as well as commercial building. This area used to be a clean, serene, quiet area, filled with deer and wildlife, and people could safely walk in that area. Now, cars speed by frequently, the serenity is gone with the wildlife, bikers speed past people walking, almost knocking them down. This area, and the historic buildings across from Sequiota Park, need to be preserved.

On top of the rampant development, is the fact that City Council allowed the area to be declared "blighted." It was, and is, by no means blighted. This is a designation for developers to further glean money from the ordinary citizen, and the fact that City Council allowed this infuriates me. Springfield needs more quiet, peaceful and serene areas; every public citizen should be able to access safe, beautiful walking paths in different areas of the city. Every weekend, this park is filled with families and people enjoying the playground, watching the geese, or walking along the creek.

Please DO NOT ALLOW another building to be built, or another road to be built, in this area. Consider the ordinary citizen, who voted all of you into office! You are accountable to the citizens of Springfield.

Mary Caughlan

1435 S. Oak Grove Avenue

Springfield, MO 65804

417-887-5707

Sparlin, Michael

From: John Short <jmshort@sbcglobal.net>
Sent: Thursday, August 30, 2018 4:31 PM
To: Zoning@springfieldmo.gov
Subject: Lone Pine Avenue

08/30/2018

The proposed 2 properties, one at 3503 E. Battlefield at S. Lone Pine and a second one at 3521 and 3527 S. Lone Pine are the subjects of my comments in my opinion.

I have spent many years traveling this city and it's outlying communities and at age 70 I have developed some comments. Those comments are mostly regarding the lack of access to downtown from anywhere in the city and surrounding communities. The city fathers will not look at a true expressway instead they find reasons to add more lights on the "expressways" we have.!

There is nothing more frustrating than having to wait at stoplights only to have some ticket risker go thru the intersection red as my light turns green. This happens even by trucks from the quarry, a quarry that has spent it's time making a fortune but it's time needs to end. How can you have all the truck traffic tearing up the roads and also all the blasting they do that has cracked many a foundation in this neighborhood, it's ridiculous for the location.

So, getting back to my point, widening Lone Pine to 3 lanes is no answer when each end of the bottleneck will only make things worse because you can't dump it onto Battlefield Road and you can't dump it on Galloway Road to the south with a roundabout or a stop light. There is no where for it all to go , this is why I recommend NO new driveways on Lone Pine and as I recall I thought there was a moritorium on new driveways on it anyway? But the developers can just apply and get a driveway permit so what good is the ordinance?

Which brings me to another question, how was Creek Side Bar ever allowed to have cars parked in the right of way on both sides of Lone Pine and cars parked all the way to Sequiota Park ? I asked traffic and was told it's a grandfathered business and can't have rules applied. Now look we voters have passed lots of ordinances the city seems can't enforce and the public safety should not be compromised to serve the grandfathered business, especially when it continues to operate after several lessess have had it. Fire code violations are ignored? Parking for the Springfield Bicycle Bar was ridiculous sometime with tailights being acturally in the road!! Unbelievabel. Ok I am off my soapbox.

Thanks

Sincerely
John Short
3612 S. Elmview Springfield, Mo. 65804 417-224-8170

Sparlin, Michael

From: vivian short <vivishort@sbcglobal.net>
Sent: Thursday, August 30, 2018 2:28 PM
To: Zoning@springfieldmo.gov
Subject: Rezoning Proposal 3503,3521,3527 S. Lone Pine Ave.

Comment Card RE: Zoning Change at 3503, 3521, and 3527 South Lone Pine Avenue, Springfield, 65804

8/30/2018
Vivian Short
3612 S. Elmview Ave. Springfield, 65804
417-693-6394

The proposed rezoning for the possible general retail development of 3 acres of property across from Sequiota Park will have multiple negative impacts. I will list my concerns:

*Traffic will increase dramatically as more multi-level apartments buildings are added to S. Lone Pine. Currently, because of development that has already taken place south of Sequiota Park, the safety issues that have been created will be worsened. S. Lone Pine is a very narrow road with blind curves between its intersections with E. Republic Road and E. Battlefield Road. The current infrastructure is woefully inadequate and I don't believe it would be monetarily feasible to make improvements that would make it safer. Because of the neighborhood's green spaces, such as the Park, and the proximity of the Galloway Creek Greenway Trail to the road, hazardous conditions for pedestrians and bicyclists will also increase. There is currently no buffer and very little space between the west shoulder of Lone Pine and the edge of the trail. In addition, the tax-paying public will have more difficulty accessing the park and trail because of increased traffic and a higher density of population in the area, and park and trail usage will decline. That is an unacceptable result for those who value these spaces. The parking at Sequiota Park is often inadequate on good-weather days and when special events take place. Many patrons have already spoken out about the dangers of walking or biking the trail now with traffic flying by so quickly and so close.

*Existing vegetation on the proposed site will be destroyed to make way for buildings and parking lots. This will not only affect the character of Galloway, but will also destroy wildlife habitats and will increase existing flooding issues created by more storm water runoff. These flood waters will also carry more pollutants into Galloway Creek, Sequiota Lake, and Springfield Lake, all of which already have high levels of nitrogen, phosphorous, and E. Coli bacteria. The gray bat population in Sequiota Cave is endangered and is federally protected. Gray bats are sensitive to disturbances in their habitats and the changes will be a threat to their population.

*Noise, air, ground, water, and visual pollution will increase as retail and high density residence development increases.

*The public schools in the immediate area will become overcrowded. Sequiota Elementary and Eugene Field Elementary are already dealing with very large student populations.

*Traffic will increase on side streets and in residential, single family neighborhoods as people take "short cuts" to avoid driving on Lone Pine.

*Dangers for residents living along Lone Pine and those living in neighborhoods east and west of Lone Pine will have to deal with unsafe driving conditions as they attempt to access the Lone Pine from their driveways and neighborhood streets.

*The long history of Galloway, a village that was established in 1883, will be lost as historical buildings are demolished.

Please take my concerns and interests, as well as those of other Springfield residents, into account as you consider this rezoning proposal.

Vivian Short



August 14, 2018

To Whom It May Concern,

I am coming to you as both the owner/developer of Galloway Creek and as a citizen born and raised in the Springfield area in support of the proposed mixed-use development to be located at 3503-3527 S. Lone Pine.

Growing up in Springfield, I have always thought Galloway would be a great corridor to create community. The redevelopment plan adopted and approved by the city made this possible. By its design, the plan provides for potential tax abatement and thus has spurred tremendous growth. The Elevation Development group comes with an idea that will surely be a great addition to the area.

More commercial and residential growth is what this area needs and the reason why the city and many real estate developers and business owners have come here to do business and life together.

I hope you will vote in favor of this development at the September Planning and Zoning hearing.

Best Regards,

A handwritten signature in blue ink, appearing to be "Brent T. Brown", with a long horizontal flourish extending to the right.

Brent T. Brown
Partner-Development Services
Greenway Capital

Greg Horton

2960 N. Eastgate, Springfield, MO 65803 | (417) 889-9773 | gahorton55@gmail.com

August 23, 2018

To whom it may concern:

I would like to communicate my support for the *3503-3527 S. Lone Pine* development plan in Galloway.

I have lived and worked in Springfield since 1981. The Galloway area in general is a gem for the city and citizens of Springfield. It's unique setting and natural amenities are a priceless resource to set Springfield apart from other cities of our size as a place to live and work. If properly developed in conjunction with a comprehensive plan, this area will help attract talented young people to move to Springfield, while creating an even better community for those of us who already live her. The current condition of this area, although improving rapidly, still has much further to go to reach its true potential.

1. I believe a mixed-use development (retail, office, multi-family), as planned by this developer, enhances the unique resources in this area (for all of us), fosters community and creates a cultural experience that Springfield and the Galloway neighborhood can be proud of.

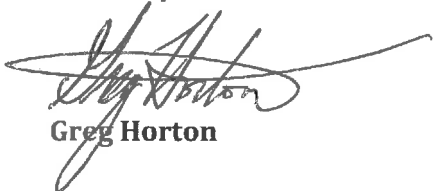
6. It is my understanding that this development project is very much aligned with the city's previous long-term action to designate Galloway as a blighted area, in order to clean up the area by encouraging private investment in the development of mixed-use real estate projects such as this.

2. The retail sales tax revenue generated by such a development will ultimately help improve our schools in the Galloway area, and the city as a whole, while increasing our capacity for quality lifestyles in a uniquely beautiful setting.

4. This development, as planned, provides valuable job creation, not only during the construction process, but also through continued employment in the retail/office component of the development upon completion.

5. Regarding the specific developers of this project, I have known Mitchell and Amanda Jenkins, owners of Elevation Development Company for three years. They are both *products* of Springfield, growing up and graduating from universities here, and they both truly care about this community. They express that care by giving back to the community through their extensive volunteer commitments. We need their talents and energies, and other young entrepreneurs like them, fully engaged in improving our community.

Sincerely,



Greg Horton

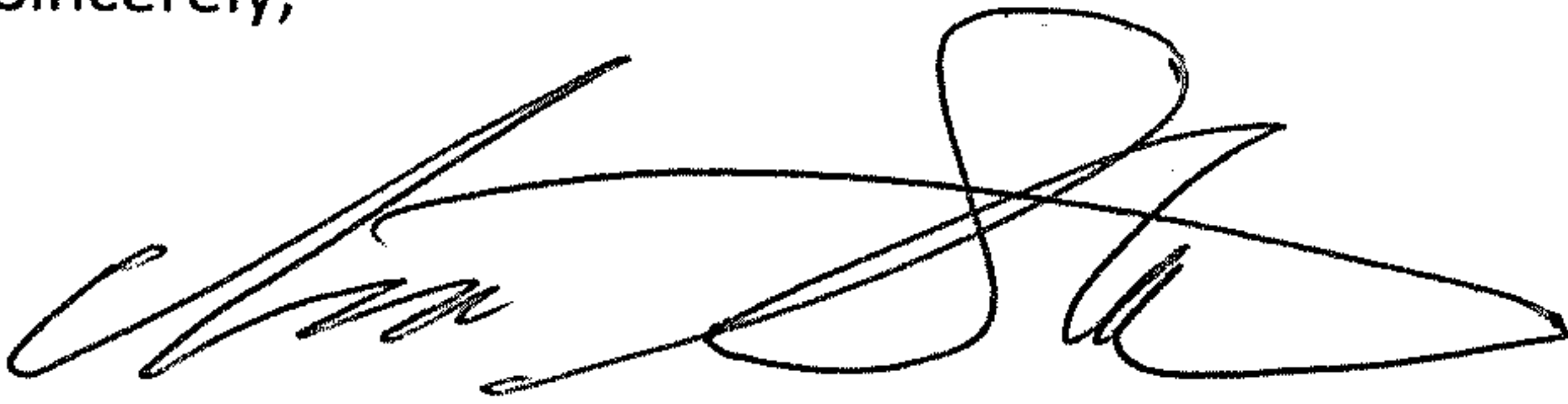
Dear City Officials,

Thank you for exploring the options of rezoning the remaining parcel in Galloway Station (3503-3527 S. Lone Pine). In the fabric of any cities DNA their need to be a distinct blend of old (History) and new development. Springfield is generally viewed as an old city dating back to the early 1800s because of our deep roots much of our real estate building, infrastructure, has that authentic (old) character.

While most of the general population love this about Springfield, much of the Millennials, are not being retained because we don't have new and modern living, dining, and entertainment to hold their interest thus they flee to larger populated cites, this generation is key to the growth and prosperity of the city they are valuable employees they are future business owners they are crucial to the success of Springfield.

Not only do I believe this remaining development would bring about a great atmosphere that all generations would enjoy and frequent. It would add to the sales tax revenue the city schools, parks, desperately needs. It would provide affordable housing for those that enjoy the outdoors and being close to shops/dinning. Mitchell, Amanda, and the entire team they have brought along side of them are well equipped to do right by the neighbor, the city, and their tenants not only during the development of this project, but for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Isaac Stewart', with a large, stylized loop at the end.

Isaac Stewart

Wealth Management Advisor- Merrill Lynch



September 10, 2018

To Springfield Planning & Zoning Board and City Council,

This letter is in reference to the Galloway Neighborhood Rezoning Request. This project is located near Galloway Creek, a tributary of the James River. Although an urban stream, Galloway Creek has better water quality, as indicated by long-term macro-invertebrate monitoring, than most of the other urban streams in the Springfield area.

One of the most important things for protecting water quality in urban streams is the riparian buffer, the vegetated area along the stream. This vegetation filters runoff, helping to keep the stream clean. It also provides shade and habitat for fish and other aquatic animals. As an added benefit, a healthy buffer improves the aesthetics of the area, making it a more desirable place to live and work. When developing in this location, it is important to keep the buffer at least 30-feet wide, as called for in the city design standards. This provides water quality protection for the stream. We feel that reducing the size of the stream buffer would not be in the best interests of the stream or the neighborhood.

The James River Basin Partnership has been working for twenty years to protect and improve water quality. We have supported efforts by the city of Springfield to update design criteria for stormwater improvements and provide setbacks and buffers for urban streams. Healthy stream buffers are one of the best tools in the stream protection toolkit. We would like to see this minimum standard met for the protection of the stream and the community. In addition, it is recommended that Low Impact Development techniques be used to their fullest in planned developments where possible. These decisions have long-term impacts on our community and protecting our resources is an important aspect of healthy development.

We appreciate the opportunity to comment on this issue. Please feel free to contact me at 417-836-8878 with any additional questions.

Respectfully,

Tiffany Frey
Executive Director
James River Basin Partnership



September 10, 2018

Busch Municipal Building
840 Boonville Ave
Springfield, MO 65802

RE: Case Number: TLN2018-00408

Dear City Officials:

I am writing this letter to offer my support for the Galloway Project located on 3503-3527 S. Lone Pine Ave Springfield MO.

As a member of the Springfield Community and a real estate developer active in the revitalization of our downtown, I've had the privilege of witnessing over time the positive impact that thoughtful redevelopment of a deteriorated portion of our city has upon our overall community. The economic impact and the lifestyle amenities that are created when we revitalize an area are not always envisioned or embraced by all at first, but I've seen firsthand what can be accomplished when a commitment is made to the greater vision that's meant to serve the whole over the emotions of a few.

For this reason, I want to thank city staff as well as planning and zoning and counsel for your dedication to the resurgence of the Galloway neighborhood, and I fully support the vision of further multi-use development in this area such as the Galloway Project

I thank you for your consideration.

Sincerely,

Matt E. Miller, Principal
Miller Commerce

CC: Mitchell Jenkins

August 23, 2018

Hello!

My name is Scott Bailes and I fully support the rezoning on Mitchell Jenkins, Lone Pine property.

As a former member of City Council we blighted this area known as Galloway to spur development and it has worked. We can't stop the progress because one neighboring property owner decides development is good as long as it doesn't affect him or his property.

A nice residential project across the street from one of Springfield's premier parks is a location that makes sense in any community and I support Mr. Jenkins wholeheartedly.

Sincerely,

Scott Bailes

Dear Mr. Sparlin:

The purpose of this letter is to voice my opposition for building new apartments across from Sequiota Park and the surrounding section of Lone Pine.

I have lived in the Galloway neighborhood since October 1994. I love this quaint corner of Springfield and have always planned to retire here. With that said, I am concerned that with the proposed new developments the City of Springfield is developing another future Ingram Mill Road development. I ask you, when was the last time you drove down Ingram Mill Road (between Sunshine and Battlefield) to see the rundown apartments? When was the last time you drove down and looked at the natural habitat on Lone Pine (from Battlefield, south to the cemetery)? If the Sequiota area is flooded with apartments, it will be just like Ingram Mill Road in just a few short years. Like other over populated apartment areas, we will lose the family oriented natural esthetics. We will lose the safety of allowing our children and grandchildren to walk or ride their bikes to the park. We will lose the beauty of Sequiota Park.

Why has this historical part of our community been judged unworthy of keeping its natural habitat and family friendly environment? Please preserve this well-known historical corner of Springfield. Let builders make their money in an area that is not filled with families, home-owners, and one of the favorite community parks in Springfield.

This area of Lone Pine is a charming part of Springfield that is always filled with families and children on the trail and at the park. I am saddened by the already overwhelming development of apartments south of Sequiota Park. If more land is developed into temporary, multi-family dwellings this area will become rundown and in poor condition for families like my own family and probably yours (my thoughts are that you would not want your family dwelling in the midst of massive apartment complexes). So please do not condemn this neighborhood to an area you would not want for yourself or your family.

If the city of Springfield turns this area into just another overcrowded, temporary housing development/apartments we will lose a much loved historical part of Springfield. Please treat this area as you would your own and keep it rich with history, wildlife, and natural beauty.

Thank you for your time and for allowing me to voice my opposition.

Respectfully,

Lorinda Peck

From: Karen Greenwood <ksgreenwood87@yahoo.com>

Sent: Monday, September 10, 2018 2:44 PM

To: Werland, Amy <awerland@springfieldmo.gov>

Subject: proposed development. 7. Z-20-2018 W/COD #155 (3500 Block of South Lone Pine)

Hello, My name is Karen Greenwood.

I am a property owner, a registered voter, and a frequent visitor of Sequiota Park and Greenway trail, and customer of the current businesses located on and around 3500 block of S. Lone Pine.

I have several concerns with the proposed development. 7. Z-20-2018 W/COD #155

1. Increased risk of flooding in the area.

We already see periodic flooding of the area. Where will the displaced water flow when more of the undeveloped land is developed?

An article in the Springfield Newsleader, 9-11-17 described a problem with algae in the pond at Sequiota Park that likely resulted from flooding.

<https://www.news-leader.com/story/news/local/2017/09/10/park-officials-battle-algae-bloom-choking-sequiota-park-pond/645582001/>

Before the land is rezoned, it is my opinion that the existing flooding should be addressed by the City of Springfield.

I feel future developers should be required to take steps that their development will not result in increased flooding.

2. Increased traffic.

Lone Pine is a 2-lane street. As is Lacuna, Galloway and Republic.

The street is already congested. And when the train runs (tracks cross Battlefield, Lacuna, and Lone Pine.) well, you can imagine.

Traffic is at a standstill. Increased traffic will only exacerbate the current problem.

3. Safety of pedestrian and bicycle traffic on Lone Pine and adjoining streets (Battlefield, Lacuna, Galloway, Barton, and Republic).

I would like to know what the city is going to do to insure the safety of these individuals, many who are children. I would also be interested in

the developer's plans to insure safety.

I don't see where any of these issues were addressed in the **Development Review Staff Report:**

<https://www.springfieldmo.gov/AgendaCenter/ViewFile/Item/9029?fileID=170656>.

I'm all for improvement but I'm not seeing any evidence that this will improve this neighborhood. I think more than financial gain needs to be considered. There is a quality of life that is at stake here that I don't believe has been considered.

This area of Springfield is not only appreciated by those residents who live in the immediate area, but also by people from all over Springfield and surrounding communities.

I don't believe the draw to the area will ever be retail. I believe what will attract visitors and future residents are the simplicity, the tranquility, and the sense of community.

It's Sequiota Park, Galloway Trail connecting to the Nature Center, quirky flea markets, the veterinary clinic, the neighborhood bar and grill, the yoga studio and brewery that draw people to the area. I welcome visitors but the city needs to address the flooding and traffic issues prior to approving future re-zoning.

I would appreciate your consideration and a response.

Thank you in advance,

Karen Greenwood

Sparlin, Michael

From: jesisco@mchsi.com
Sent: Tuesday, September 11, 2018 8:14 PM
To: McClure, Ken; Fisk, Jan; Fulnecky, Kristi; Hosmer, Craig; Ollis, Richard; Prater, Tom; Schilling, Mike; Simpson, Matthew; Ferguson, Phyllis; Council
Cc: Sparlin, Michael
Subject: Galloway Rezoning

September 11, 2018

To: Mayor McClure and Council Members

As long-term residents of the original Galloway area we have seen growth and decline, some good and some bad. As we look to the future we would like to share some problems already impacting existing residents. The narrow streets are struggling to accommodate the increase traffic volume. Frustrated drivers are forced to deal with streets that lack shoulders, have steep hills, and blind curves. Drivers have found Mentor/Ingram Mill as an alternate route to Battlefield, thus increasing the traffic volume in front of Sequoia elementary school. Also, a city authorized bicycle route along the same roads without a dedicated bike lane makes for a dangerous situation for all. With the possibility of more apartments this will only further complicate the situation.

Another area of concerns is flooding which has been a long-term issue in parts of Galloway, in particularly along Lone Pine road. We need to avoid situations similar to the early 2000's flooding of Cherokee Prairie Estates where 8-10 homes were flooded due to increased storm water runoff from developments on the southside of James River Freeway. The City ultimately had to work with the residents to purchase their damaged properties.

The history, character, greenspace, wildlife, walking trails, and natural beauty of the area is what draws many visitors to Galloway. Over urbanization of our community will deter these family actives. It would be unthinkable that such a beautiful and historical treasure within our City limits could have its unique charm taken away.

We encourage you to take our community concerns seriously and vote NO to rezoning the 3 acres across from Sequoia Park.

We have a responsibility to our future generations to preserve the beauty and wildlife we have been privileged to enjoy. Let this be our goal, to grow in a sustainable and responsible manner so we do no harm to our environment and leave no new blighted areas.

Respectfully,
The Sisco, Thummel and Yarham families

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: SEPTEMBER 13, 2018



CASE NUMBER:

Vacation 803

PROJECT LOCATION:

1700 East Cherokee Street

ACRES:

0.019 acres (846.23 square feet)

EXISTING LAND USE:

Public Street

APPLICANT:

City of Springfield

STAFF:

Jared Follin, Associate Planner
417-864-1612

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve Vacation 803 as submitted.

SUMMARY OF REQUEST:

To vacate a portion of public street right-of-way generally located at 1700 East Cherokee Street.

FINDINGS FOR STAFF RECOMMENDATION:

1. The requested vacation meets the approval criteria listed on Page 6.

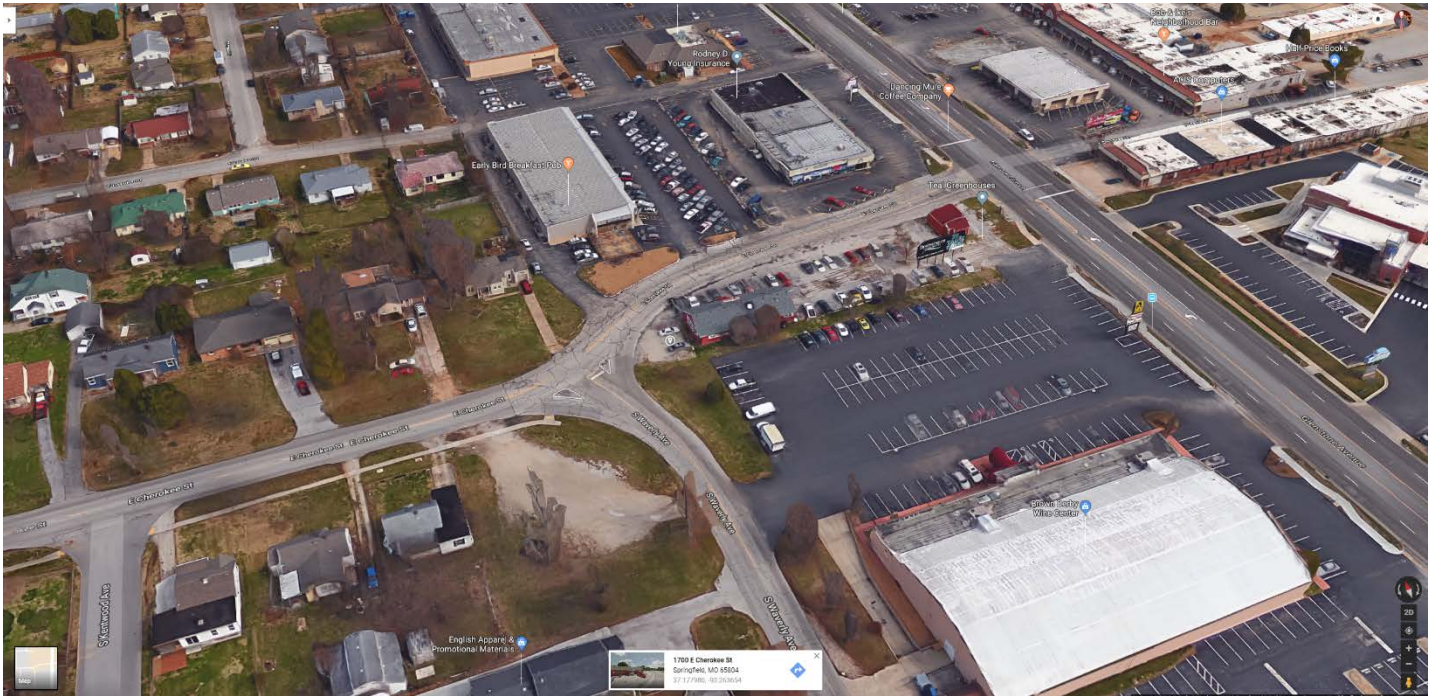
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	GR	GR	GR, R-SF & R-TH
LAND USE	Retail/Eating and Drinking Establishment	Retail	Eating and Drinking Establishment	Undeveloped land, single-family and two-family residential

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 property at 1700 East Cherokee street has had a long history of property line issues. This segment of public street right-of-way at the corner of Cherokee and Waverly is believed to have been dedicated in 1960; however, the method of transfer is not known. The vacation of the right-of-way as well as the dedication of right-of-way to Cherokee Street will assist in cleaning up the property issues. The dedication of right-of-way will resolve the issue of a portion of Cherokee Street on private property.

STAFF COMMENTS:

1. This is a request to vacate a portion of public street right-of-way adjacent to 1700 East Cherokee Street. The property owner wishes to correct long standing property line issues to facilitate redevelopment of the site.
2. No easements are within the subject right-of-way. A water line easement located on the property is currently in the process of being relinquished (RE 866) as the water line is being relocated to the public right-of-way. Dedication of a new easement will not be required as part of this vacation.
3. The proposed vacation was reviewed by City departments and comments are contained in Page 5.

NEIGHBORHOOD MEETING:

Since the City is the applicant, the City elected not to conduct a neighborhood meeting, as the proposed vacation only impacts a small portion of right-of-way and Cherokee will remain open to the traveling public.

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: 18	Returned: 0
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Development Review Staff Report



DEPARTMENT COMMENTS:

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No objection. There is a section of gas main that is very close to the proposed ROW line, but it appears it will stay in the public ROW.

CLEAN WATER SERVICES COMMENTS:

No comment.

FIRE DEPARTMENT COMMENTS:

Fire approves of vacation.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic has no issues with the proposed vacation.

STORMWATER COMMENTS:

There is no conflict with storm water for proposed vacation.

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

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.	The requested portion to be vacated is no longer a benefit to the city street system and the traveling public.
4. That the vacation will not affect the ability to use utilities, public or private.	The applicant will not be dedicating replacement easements. No utilities are located within the vacated property.

Development Review Staff Report



LEGAL DESCRIPTION:

VACATION OF WAVERLY STREET ROW DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING PART OF THE EXISTING WAVERLY STREET ROW LYING IN THE NE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN SPRINGFIELD, GREENE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A COTTON PICKER SPINDLE LYING N 88°03'25" W A DISTANCE OF 45' WEST OF THE SE CORNER OF THE NE¹/₄ OF THE NE¹/₄, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY (ROW) OF GLENSTONE AVE. AS IT NOW EXISTS;

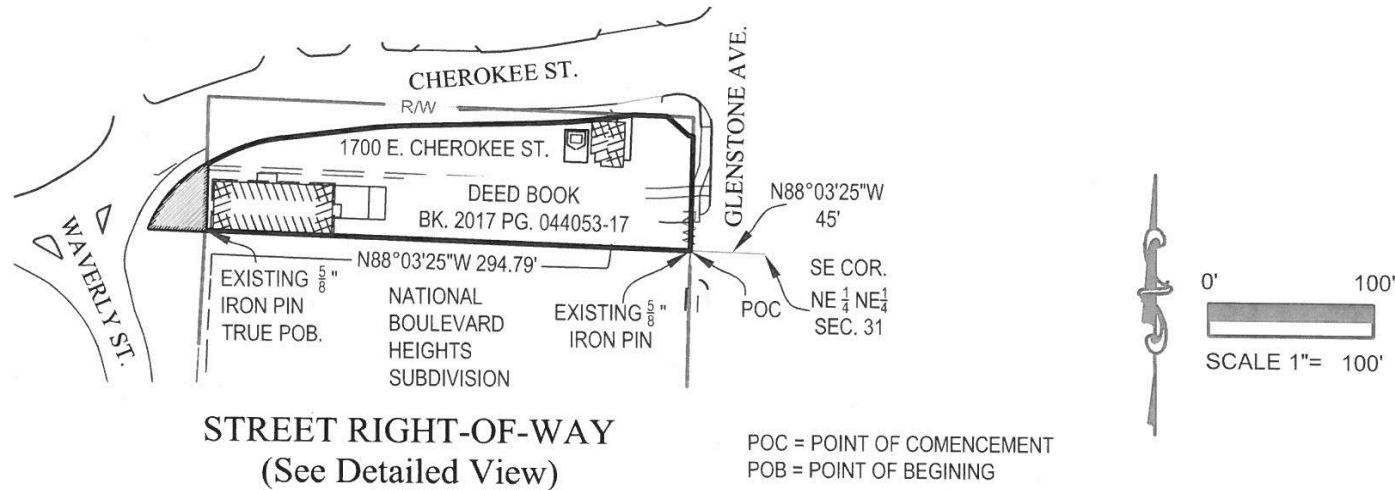
THENCE ALONG THE SOUTH LINE OF SAID NE¹/₄, NE¹/₄ ALSO BEING THE NORTH LINE OF NATIONAL BOULEVARD HEIGHTS SUBDIVISION A RECORDED SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI N 88°03'25" W A DISTANCE OF 294.80' TO AN EXISTING 5/8" IRON PIN AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE EASTERLY ROW OF WAVERLY STREET AS IT NOW EXISTS FOR THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N 88°03'25" W ALONG LAST SAID ROW A DISTANCE OF 33.81' TO A SET IRON PIN;

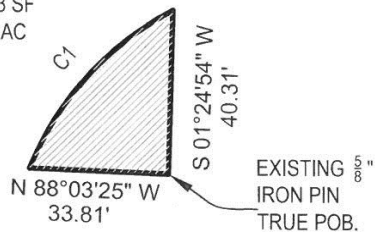
THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 53.48', WITH A RADIUS OF 75.39', WITH A CHORD BEARING OF N 41°37'02" E, WITH A CHORD LENGTH OF 52.37', TO A SET IRON PIN;

THENCE S 01°24'54" W A DISTANCE OF 40.31' TO SAID TRUE POINT OF BEGINNING,

HAVING AN AREA OF 846.23 SQUARE FEET, 0.019 ACRES MORE OR LESS AND SUBJECT TO ALL EXISTING EASEMENTS AND/OR ROW.



AREA
846.23 SF
0.019 AC



0' 40'
SCALE 1"= 40'

DETAIL VIEW



HEI

535 W. Battlefield St.
Springfield, MO 65807
(417) 887-3238
FAX (417) 887-1940
<http://www.heiweb.com>
HEI@heiweb.com

Heithaus Engineering & Assoc., Inc.
MO COA #2010021970 (E), #2010018087 (PLS)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	53.48'	75.39'	40°38'55"	N 41°37'02" E	52.37'

Proj. No: 217037

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: SEPTEMBER 13, 2018

CITY COUNCIL PUBLIC HEARING:

OCTOBER 8, 2018



CASE NUMBER:

Z-21-2018 w/Conditional Overlay District No. 156

LOCATION:

4244 S. Farm Road 137 (Scenic Ave.)

ACRES:

1 acre

EXISTING LAND USE:

Single-family residential

APPLICANT:

Kenneth Medley

STAFF:

Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:

Approve w/Conditions

PROPOSED MOTION:

Move to approve the rezoning from County R-1, Single-Family Residential District, to O-1, Office District, and establishing Conditional Overlay District No. 156 as submitted in the staff report

SUMMARY OF REQUEST:

Request to rezone approximately one acre of property from County R-1, Single-Family Residential District, to O-1, Office District, and establishing Conditional Overlay District No. 156

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing; however, this recommendation is inconsistent with development patterns along Republic Road and Scenic Avenue. Recently, there have been approved rezonings to GR, General Retail, at Homewood, Scenic and Deborah Avenues and Republic Road. The *Plan* also recommends office or medium to high-density multi-family residential as appropriate uses along major roadways when not located at major intersections. The subject property is located just south of the intersection of Republic Road and Scenic Avenue, classified as a primary arterial and secondary arterial street, respectively. The subject property meets this criteria given that it is located along Farm Road 137 (Scenic Avenue), a secondary arterial.
2. The subject property is an appropriate location for a step-down with its proximity to a major intersection at Republic and Scenic and that Republic Road is predominately GR, General Retail District zoning. The property immediately north at the southeast corner of Republic and Scenic which is currently a church has the potential to be rezoned to General Retail uses. This would make this property ideal for a step-down use like the Office District as proposed.
3. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourages the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The O-1 district is designed to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas.

Development Review Staff Report



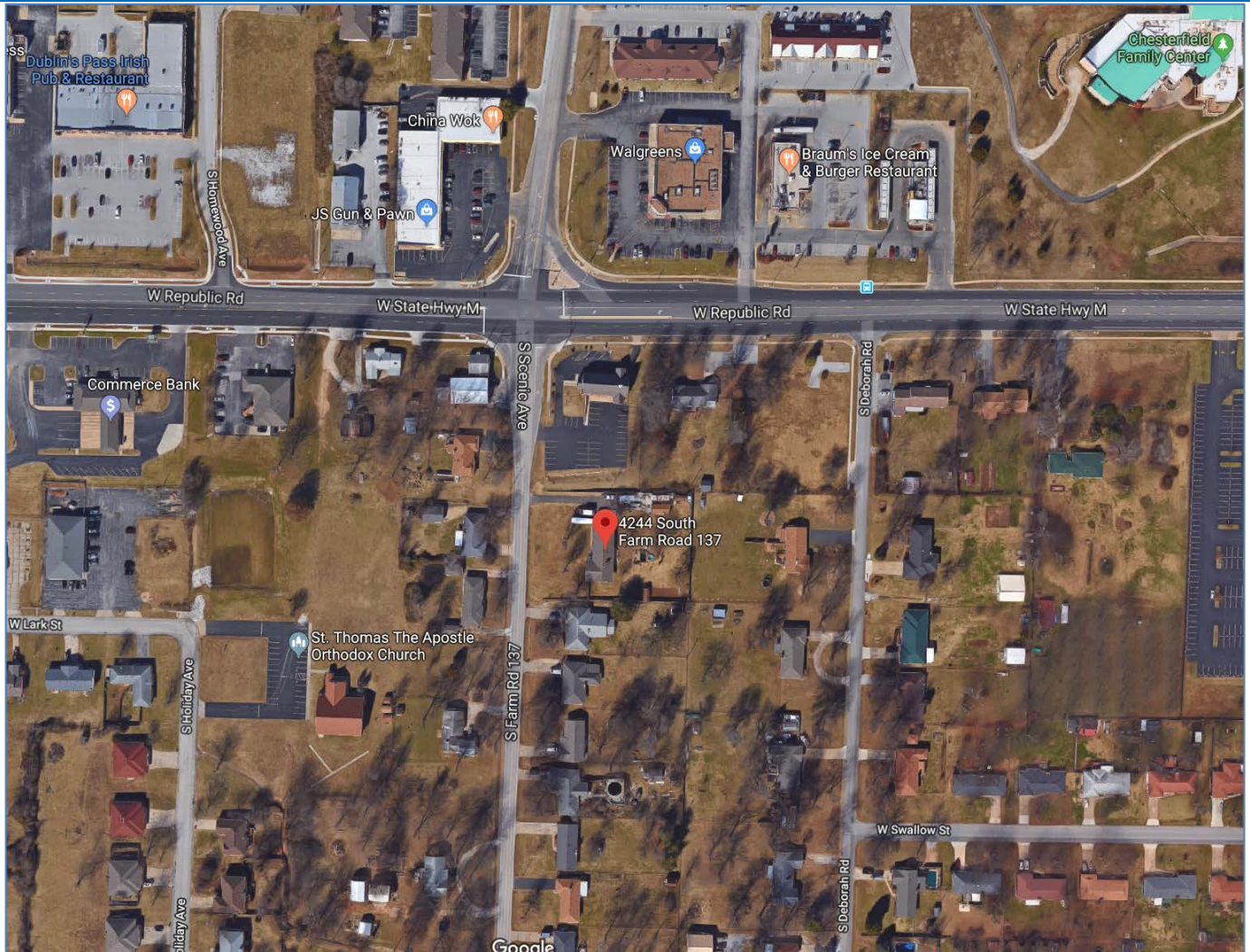
4. The proposed Conditional Overlay District will require a lot combination following the Subdivision Regulations and the dedication of additional right-of-way along Farm Road 137 (Scenic Avenue) to meet current standards.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	GR, COD #78	ROW & C-2	O-1, COD #78
LAND USE	Retail uses	Vacant/undeveloped	Campbell Avenue and County General Commercial	Vacant/undeveloped

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



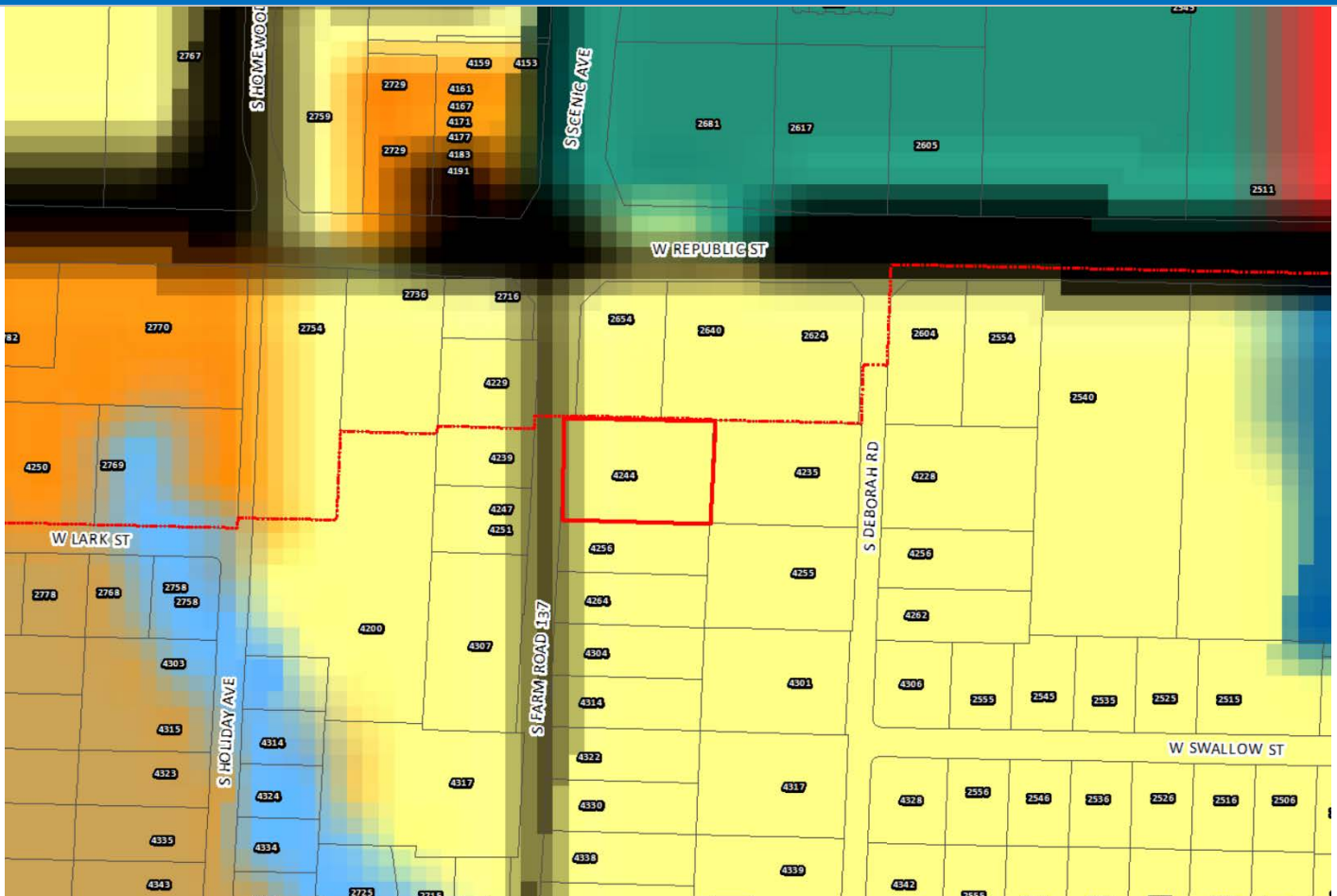
GOOGLE MAPS STREET VIEW:



Development Review Staff Report



GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

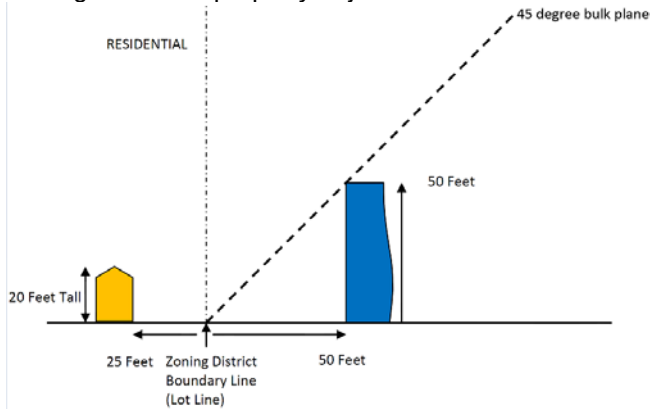
The subject property is zoned County R-1, Suburban Residence District and is currently outside the city limits in unincorporated Greene County. An annexation request is being considered concurrently with this zoning request.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR O-1
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	Thirty-five feet, except that all structures shall remain below a 45-degree bulk plane as measured from the boundary of any R-SF or R-TH district
Front Yard Setback	Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations
Side and Rear Setbacks	Side: Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations. Rear: Twenty percent of the lot depth, but may not be less than ten feet nor more than 25 feet be required.
Open Space Requirement	20%
Design Requirements	Standard per code

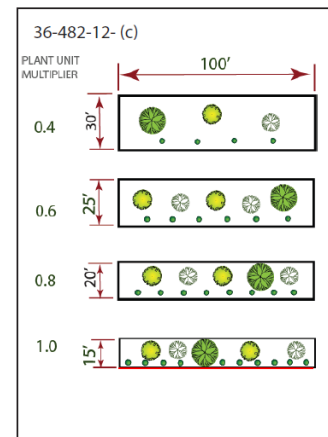
BULK PLANE

45 degree where property adjoins an R-SF district



LANDSCAPING

Type "C" bufferyard is required along south and east property line and a Type "S1" is required along the west property line



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing; however, this recommendation is inconsistent with development patterns along Republic Road and Scenic Avenue. Recently, there have been approved rezonings to GR, General Retail, at Homewood, Scenic and Deborah Avenues and Republic Road. The *Plan* also recommends office or medium to high-density multi-family residential as appropriate uses along major roadways when not located at major intersections. The subject property is located just south of the intersection of Republic Road and Scenic Avenue, classified as a primary arterial and secondary

Development Review Staff Report



arterial street, respectively. The subject property meets this criteria given that it is located along Farm Road 137 (Scenic Avenue), a secondary arterial.

STAFF COMMENTS:

1. The applicant, Kenneth Medley, is proposing to rezone approximately one acre of property from County R-1, Single-Family Residential District, to O-1, Office District, and establishing Conditional Overlay District No. 156. The applicant has no immediate plans, but this would allow for a new office development. The property is also concurrently being processed with an annexation and will have a public hearing at the same City Council meeting.
2. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourages the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The O-1 district is designed to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas. A bufferyard "Type C", a minimum 15 foot with required plantings, is required along the south and east property line adjacent to R-SF zoned property. A bufferyard "Type S1", a minimum 15 foot with required plantings, is required along the west property line.
3. The subject property is an appropriate location for a step-down with its proximity to a major intersection at Republic and Scenic and that Republic Road is predominately GR, General Retail District zoning. The property immediately north at the southeast corner of Republic and Scenic which is currently a church has the potential to be rezoned to General Retail uses. This would make this property ideal for a step-down use like the Office District as proposed.
4. The proposed Conditional Overlay District will require a lot combination following the Subdivision Regulations and the dedication of additional right-of-way along Farm Road 137 (Scenic Avenue) to meet current secondary arterial standards.
5. A Traffic Impact Study was not required, as the change in zoning from County R-1 to O-1 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. The City of Springfield does not currently have any plans to make improvements to S. Scenic Avenue/Farm Road 137.
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 August 21, 2018, regarding the request for rezoning. A summary of this meeting is attached (Attachment 2).

PUBLIC NOTIFICATION:

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

Notices sent to property owners within 185 feet: Mailed: 13 Returned: 0

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No critical concerns. New development and change of use shall comply with all zoning requirements.

CITY UTILITIES:

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

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning provided both lots 1 & 2 are combined once annexed. Public sewer is only available to lot 2.

FIRE DEPARTMENT COMMENTS:

No objection to rezone request.

GREENE COUNTY HIGHWAY DEPARTMENT:

The county concurs with the proposed annexation as it involves no county road right of way and should have no effect on county maintenance or emergency service response.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Farm Road 137 as a Secondary Arterial roadway. The standard right-of-way width for S. Farm Road 137 is 35 feet from the centerline. It appears approximately 18 feet of additional right-of-way needs to be acquired along the entire length of the property frontage on S. Farm Road 137. A Survey is recommended to determine the exact amount of existing right-of-way. The section of S. Farm Road 137 currently across the property frontage is under Greene County jurisdiction.

TRAFFIC COUNTS & ON-STREET PARKING

The most recent traffic count on S. Farm Road 137 is 4,996 vehicles per day. On-street parking is not allowed along S. Farm Road 137.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from S. Farm Road 137. Any new proposed driveway approaches should meet the minimum spacing requirements and will be permitted through Greene County.

SIDEWALK

There is not currently sidewalk along the property frontage relating to this rezoning/annexation. Sidewalk is required to be constructed along the entire length of the property frontage on S. Farm Road 137 as a part of this annexation/rezoning. The construction of this sidewalk may be deferred until the time of development. This sidewalk should be placed within the additional 18 feet of right-of-way acquired.

Development Review Staff Report



TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Chesterfield Family Center Trail is on the north side of Republic Road, relating to this rezoning/annexation. There are bus stops along Republic Road. 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 from County R-1 to O-1 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. The City of Springfield does not currently have any plans to make improvements to S. Scenic Avenue/Farm Road 137.

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. Farm Road 137	Secondary Arterial	No	21	35
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		4.08	5.1	48.96	N/A
*Proposed Trips Generated		34.68	44.88	244.8	N/A
Additional Trips Generated		30.6	39.78	195.84	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 Ward Branch drainage basin. The property is not in the FEMA designated floodplain. Staff is aware of flooding problems in the area. Stormwater detention will be required, thus payment of a fee in lieu of on-site detention will be not be allowed. 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.

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

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: County R-1 to Office O-1
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Aug 21 - 18
3. Meeting Location: 4244 S FR 137
4. Number of invitations that were sent: 72
5. How the mailing list was generated: By City
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.)

George & Vicki Duman did not want further expansion

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

Only voice I will work with anyone,

I, Ken McCreary (print name), attest that the neighborhood meeting was held on Aug 21 - 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."

Ken McCreary
Signature of person completing affidavit

Printed name of person completing affidavit

Neighborhood Meeting for Rezoning at 4244 S. Farm Road 137
Attendance List
August 21, 2018

NAME	ADDRESS	E-MAIL	PHONE
George & Vicki Dunkin	4254 S Debarah		

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 3 CONDITIONAL OVERLAY DISTRICT PROVISIONS

The requirements of Section 36-400., Office district of the Springfield Zoning Ordinance shall be as modified herein for development within this district.

1. The subject properties shall be combined following the current Subdivision Regulations.
2. Additional right-of-way shall be dedicated to meet current City secondary arterial requirements.

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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

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

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

The Land Use or Zoning Change Process:

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

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

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

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

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

DATE:	8/28/18	Telephone No.	417-889-9345
YOUR NAME:	GEORGE & VICKIE DUNAKIN		
YOUR ADDRESS:	4256 S. DEBORAH SPD. 65810		
PROJECT ADDRESS:	4244 S. SCENIC (S. FM RD. 137)		
COMMENTS:	WE OPPOSE ANNEXING & CHANGE OF ZONING BECAUSE WE ARE BECOMING SURROUNDED BY THE CITY & THE NOISE POLLUTION & LIGHT POLLUTION ARE BECOMING INTOLERABLE. THE ADDITION OF MORE COMMERCIAL BUILDINGS & THE PARKING SURFACES ARE GOING TO ADD TO THE FLOOD PLAIN. WE LIKE BEING IN THE COUNTY & HAVING COUNTY SERVICES		

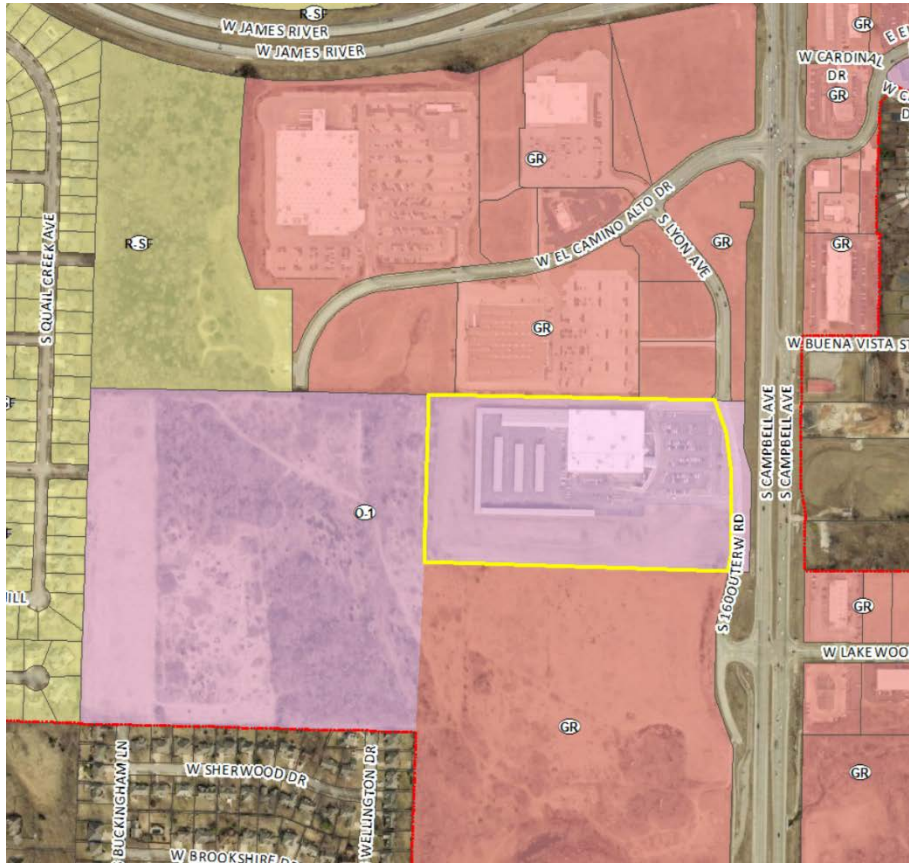
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: SEPTEMBER 13, 2018

CITY COUNCIL PUBLIC HEARING:

OCTOBER 8, 2018



CASE NUMBER:

Z-22-2018 w/Conditional Overlay District No. 157

LOCATION:

4653 S. Campbell Avenue

ACRES:

18 acres

EXISTING LAND USE:

Library and vacant/undeveloped

APPLICANT:

Springfield-Greene County Library District

STAFF:

Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:

Approve w/Conditions

PROPOSED MOTION:

Move to approve to rezone from O-1, Office District, to GR, General Retail District, and establishing Conditional Overlay District No. 157 as submitted in the staff report

SUMMARY OF REQUEST:

Request to rezone approximately 18 acres of property from O-1, Office District, to GR, General Retail District, and establishing Conditional Overlay District No. 157

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for High-Intensity Retail, Office or Housing. This category is sited on the Land Use Map at locations identified as Activity Centers and encourages a variety of commercial and medium to high density housing at major intersections along certain road corridors. The back portion of this property is shown as appropriate for Low-Density Housing uses; however, the property was zoned to O-1 in 1995 and the properties to the south and west were rezoned to GR and O-1 in 2014. The Major Thoroughfare Plan classifies Campbell Avenue as an expressway roadway and Lyon Avenue as a local roadway which supports the proposed land use. This area is adjacent to the James River Freeway and Campbell Avenue Activity Center which encourages more intense land uses and development.
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 require a traffic study at the time of development or redevelopment if a proposed use creates an increase in traffic above the current library use and the subject property shall be platted following the current Subdivision Regulations.

Development Review Staff Report



SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	GR, COD #78	ROW & County C-2	O-1, COD #78
LAND USE	Retail uses	Vacant/undeveloped	Campbell Avenue and County General Commercial uses	Vacant/undeveloped

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



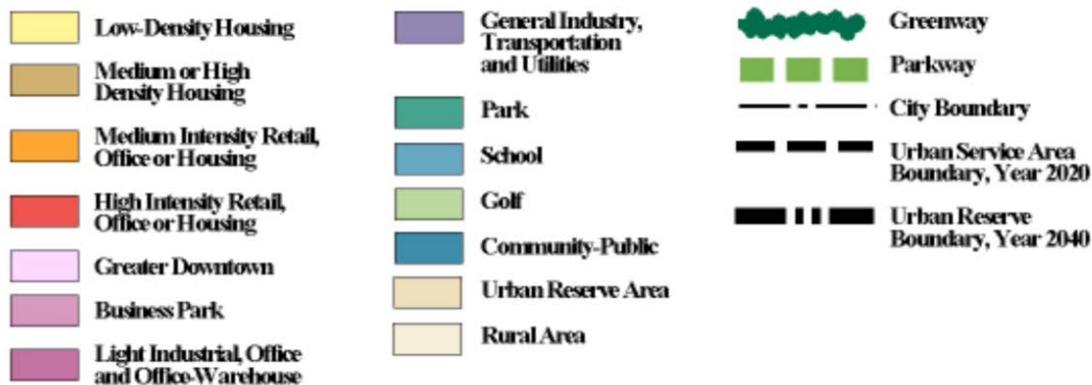
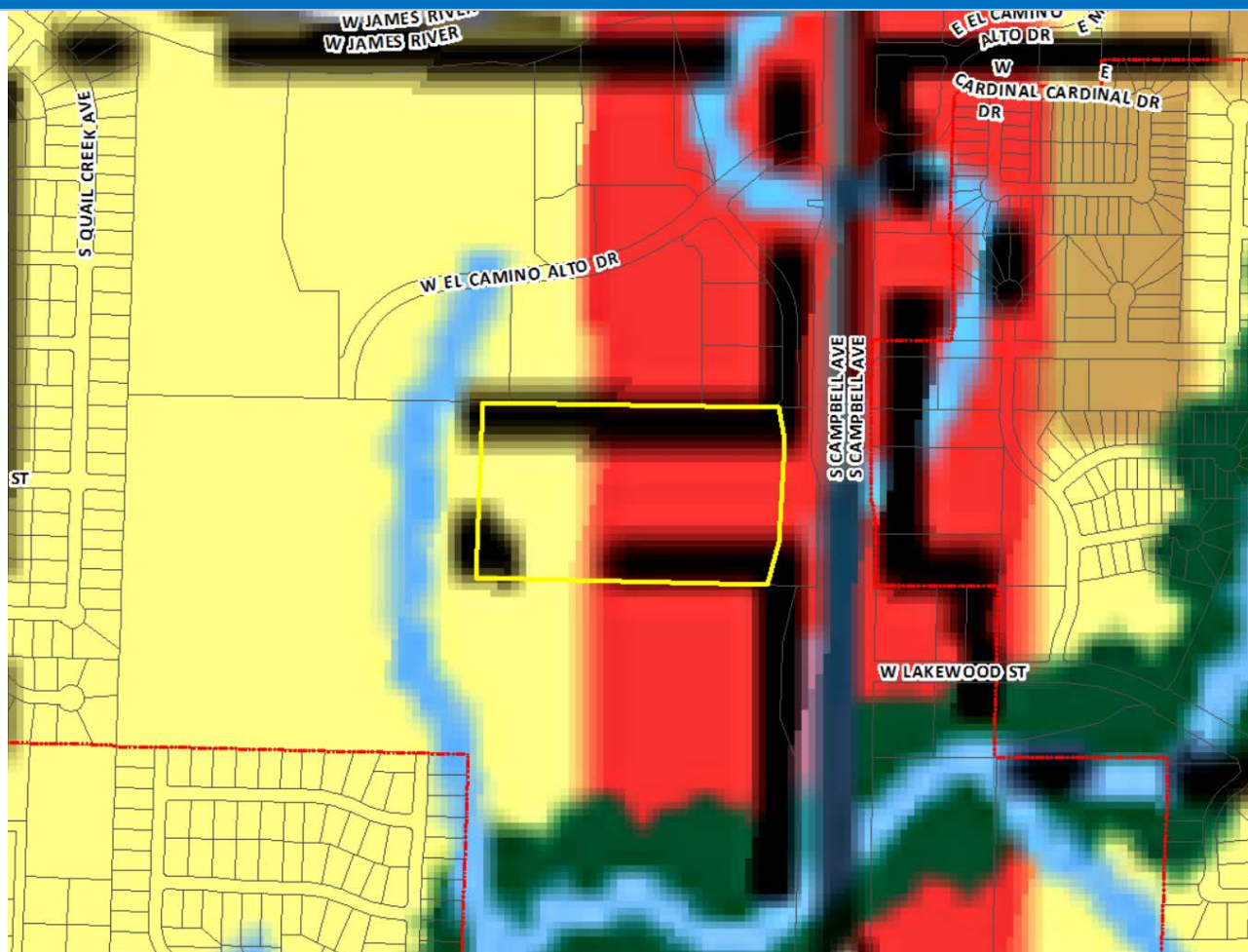
Development Review Staff Report

GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The subject property was annexed and rezoned to O-1, Office District in 1995.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR GR	
Use Limitations	All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses as provided in subsection 36-421(2), permitted uses, as follows: 1.If any portion of the premises abuts any residential zoning district, the outdoor activities 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. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. 2. If the premises abut only nonresidential zoning districts, the outdoor activities may be permitted. A conditional use permit will not be required. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services.	
Maximum Structure Height	N/A	
Front Yard Setback	25 feet along a collector or higher street classification, 15 feet along a local street	
Side and Rear Setbacks	None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection 36-421(8).	
Open Space Requirement	20%	
Design Requirements	Standard per code	
BULK PLANE		LANDSCAPING
N/A		N/A

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for High-Intensity Retail, Office or Housing. This category is sited on the Land Use Map at locations identified as Activity Centers and encourages a variety of commercial and medium to high density housing at major intersections along certain road corridors. The back portion of this property is shown as appropriate for Low-Density Housing uses; however, the property was zoned to O-1 in 1995 and the properties to the south and west were rezoned to GR and O-1 in 2014. Major Thoroughfare Plan classifies Campbell Avenue as an expressway roadway and Lyon Avenue as a local roadway which supports the proposed land use. This area is adjacent to the James River Freeway and Campbell Avenue Activity Center which encourages more intense land uses and development.

STAFF COMMENTS:

1. The applicant, Springfield-Greene County Library District, is proposing to rezone the property generally located at 4653 S. Campbell Avenue from O-1, Office District, to GR, General Retail District, and establishing Conditional Overlay District No. 157. The applicant is proposing to retain the existing library and subdivide the southern half of the property for commercial development. The property is being processed concurrently with a preliminary plat and will have a public hearing at the same City Council meeting.

Development Review Staff Report



2. The proposed zoning will allow the subject property to be developed similarly to adjacent properties along Campbell Avenue.
3. The proposed Conditional Overlay District will require a traffic study at the time of development or redevelopment if a proposed use creates an increase in traffic above the current library use and the subject property shall be platted following the current Subdivision Regulations.
4. The Traffic Impact Study (TIS) is still being revised and under review. The zoning can proceed, and the TIS can be deferred until the time of development, but no plats, public improvements plans, or construction plans can be approved until the TIS has been approved by both the City of Springfield and MODOT.
5. Lyon Avenue right-of-way from the Library Center south to Lakewood Street is owned by Greene County. The City is currently in discussion with Greene County to acquire all or part of this right-of-way.
6. A bufferyard "Type B", a minimum 15 foot with required plantings, is required along the west property line adjacent to O-1 zoned property.
7. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on August 23, 2018, regarding the request for rezoning. A summary of this meeting is attached (Attachment 2).

PUBLIC NOTIFICATION:

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

Notices sent to property owners within 185 feet:	Mailed: 3	Returned: 0
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Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES:

No objection to rezoning. CU has adequate facilities in place to handle the increased load.

CLEAN WATER SERVICES COMMENTS:

Both lots have access to public sewer, however, when the new street is constructed, a lateral will need to be extended beneath it to serve lot 2.

FIRE DEPARTMENT COMMENTS:

Fire has no objections to rezoning.

MODOT COMMENTS:

This development will need a detailed traffic study analyzing, at a minimum, operation and safety at 160/EI Camino, 160/Lakewood and 160/Weaver.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Lyon Avenue as a Local Street. The standard right-of-way width for S. Lyon Avenue is 30 feet from the centerline of the roadway (without any turn-lane improvements). It appears additional right-of-way needs to be acquired for this section of Lyon Avenue, as some portions are currently entirely on private property. The dedication of additional right-of-way should be coordinated with the preliminary plat and should address all improvements required as a part of the Traffic Impact Study. A survey is recommended to determine the exact amount of existing right-of-way. Existing portions of Lyon Avenue are City maintained.

TRAFFIC COUNTS & ON-STREET PARKING

There are currently no recent traffic counts on this section of Lyon Avenue, but this will be addressed in the Traffic Impact Study. On-street parking is not allowed along S. Lyon Avenue.

DRIVEWAY ACCESS

There are currently two driveway access points onto the property from S. Lyon Avenue. Any additional access to the property should meet the minimum spacing requirements from all other driveway approaches on S. Lyon Avenue and any intersection of streets. Depending on the approved traffic study, street improvements may need to be made in order to accommodate the proposed development.

SIDEWALK

A trail connection is required to be made from the property abutting to the south to the Library Center – therefore, a trail must be placed on at least one side of the new proposed alignment for S. Lyon Avenue. Sidewalk is required to be constructed on at least one side of S. Lyon Avenue, where trail is not available – to tie into existing sidewalk, which dead-ends at the property abutting to the north.

Development Review Staff Report



TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Ward Branch Greenway Trail runs east/west through the property abutting to the south. As a part of the rezoning of the property to the south, a trail connection was required to be made, connecting the development to the Library Center. This trail connection must also be included as a part of this rezoning. There are currently bus stops along Lyon Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

A Traffic Impact Study is required to be submitted as a part of this rezoning. Table 1 below, shows an increase in trip generation of more than 100 trips in the PM peak and more than 1,000 trips daily. The Traffic Impact Study for the rezoning of this property should be in conjunction with the Traffic Impact Study being submitted for the property abutting to the south, as the developments are tied together and contingent upon one another. The Traffic Impact Study is currently being reviewed, and revisions are being made. Final approval of the Traffic Impact Study may be delayed until the time of development, but no plats may be approved, no public improvement plans may be approved, and no building permits may be issued until the Traffic Impact Study has been approved. This Traffic Impact Study is required to be reviewed and approved by both the City of Springfield and MODOT.

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. Lyon Avenue	Local	No	0	30
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		641	829	4522	N/A
*Proposed Trips Generated		301	1262	13565	N/A
Additional Trips Generated		-340	433	9043	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 Ward Branch drainage basin. The property is in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. Fee 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.

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

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

Development Review Staff Report



5. The existing detention will be removed. This new development will be incorporated with the regional water quality as part of the larger Ward farm development to the south.

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: O-1 (Office) to GR (General Retail)

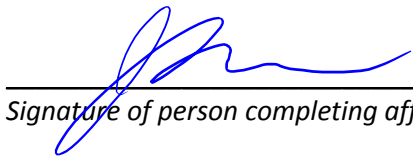
(existing zoning) *(proposed zoning)*
2. Meeting Date & Time: 4-6:30 PM; August 22, 2018
3. Meeting Location: S. Campbell Library Center
4. Number of invitations that were sent: 28
5. How the mailing list was generated: By City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 0
7. 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.)

None received.

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

None received

I, Jared Rasmussen (*print name*), attest that the neighborhood meeting was held on 8/22/2018 (*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

Jared Rasmussen, P.E.

Printed name of person completing affidavit

Neighborhood Meeting

Rezoning
August 22, 2018
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
JARED Rasmussen	550 St. Louis, S6F, MO 65806	417-890-8802

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.

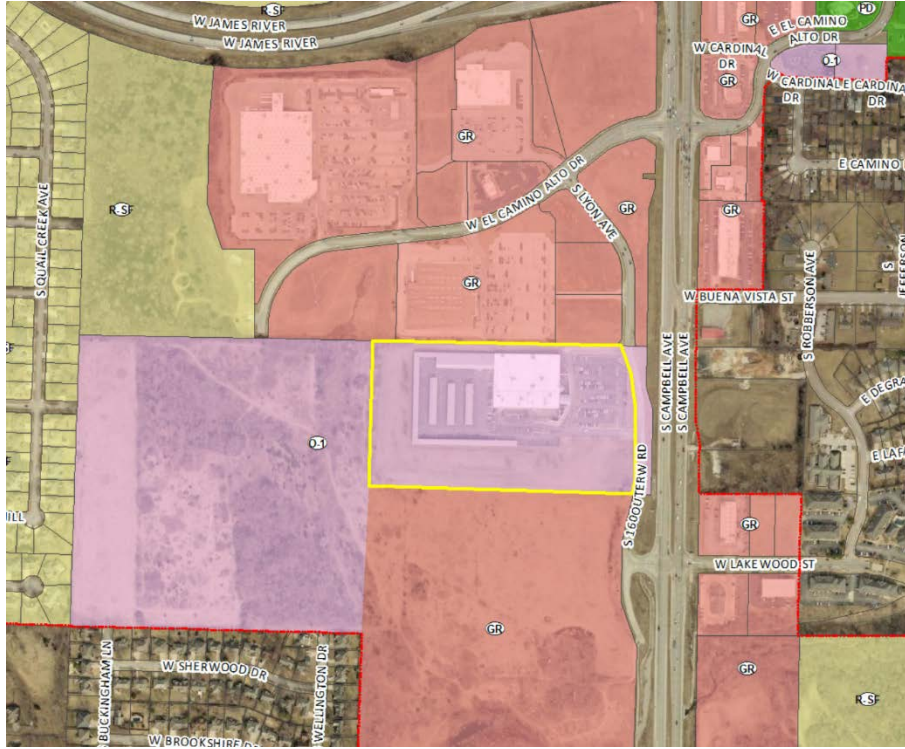
1. The subject property shall be platted following the current Subdivision Regulations.
2. A Traffic Study shall be required at the time of development or redevelopment if a proposed use creates an increase in traffic above the current library use.

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: SEPTEMBER 13, 2018

CITY COUNCIL PUBLIC HEARING: OCTOBER 8, 2018



CASE NUMBER:
Preliminary Plat of The Library Center

LOCATION:
4653 S. Campbell Avenue

ACRES:
18 acres

EXISTING LAND USE:
Library and vacant/undeveloped land

APPLICANT:
Springfield-Greene County Library District

STAFF:
Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION:
Move to approve preliminary plat as submitted

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for a two-lot subdivision named "The Library Center".

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below and approval of the subdivision variance, is consistent with the City's *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	GR, COD #78	ROW & County C-2	O-1, COD #78
LAND USE	Retail uses	Vacant/undeveloped	Campbell Avenue and County General Commercial uses	Vacant/undeveloped

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

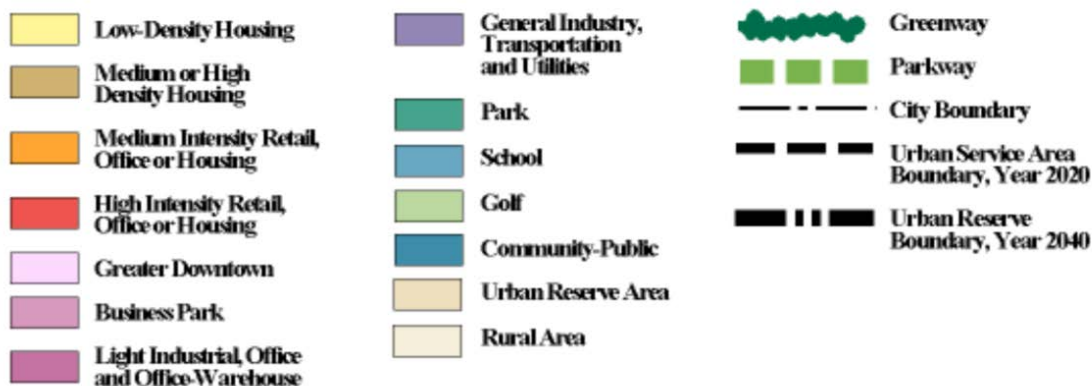
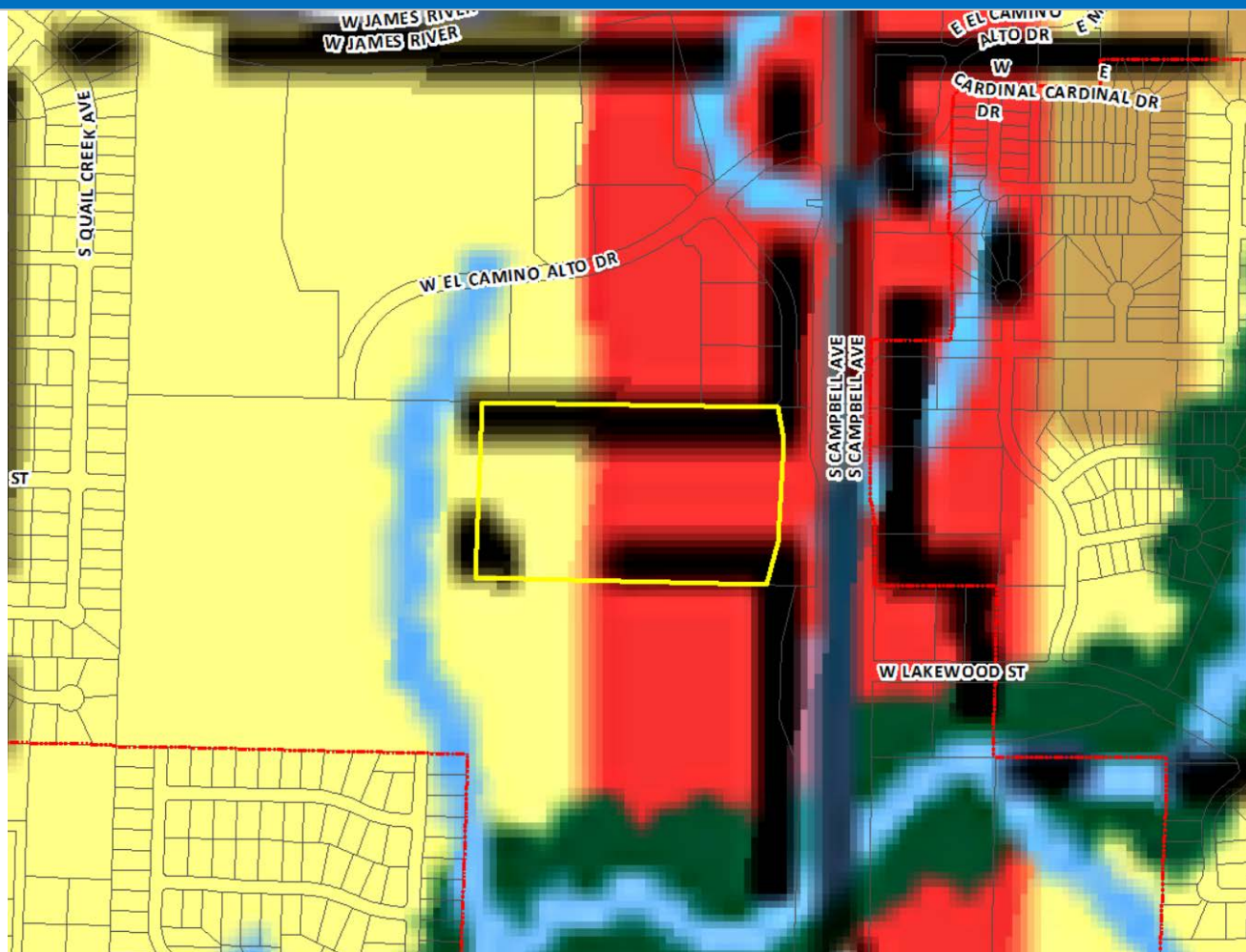


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The subject property was annexed and rezoned to O-1, Office District in 1995. The property owner has an application pending to rezone the property to General Retail with a conditional overlay district.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR GR
Use Limitations	All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses as provided in subsection 36-421(2), permitted uses, as follows: 1. If any portion of the premises abuts any residential zoning district, the outdoor activities 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. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. 2. If the premises abut only nonresidential zoning districts, the outdoor activities may be permitted. A conditional use permit will not be required. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services.
Maximum Structure Height	N/A
Front Yard Setback	25 feet along a collector or higher street classification, 15 feet along a local street
Side and Rear Setbacks	None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection 36-421(8).
Open Space Requirement	20%
Design Requirements	Standard per code
BULK PLANE	LANDSCAPING
N/A	N/A

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for High-Intensity Retail, Office or Housing. This category is sited on the Land Use Map at locations identified as Activity Centers and encourages a variety of commercial and medium to high density housing at major intersections along certain road corridors. The back portion of this property is shown as appropriate for Low-Density Housing uses; however, the property was zoned to O-1 in 1995 and the properties to the south and west were rezoned to GR and O-1 in 2014. The Major Thoroughfare Plan classifies Campbell Avenue as an expressway roadway and Lyon Avenue as a local roadway which supports the proposed land use. This area is adjacent to the James River Freeway and Campbell Avenue Activity Center which encourages more intense land uses and development.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately eighteen acres into a two-lot subdivision named "The Library Center". A rezoning from O-1, Office District to GR, General Retail District with Conditional Overlay District No. 157 is being processed concurrently with this application.
2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

Development Review Staff Report



3. The applicant is applying for a subdivision variance to allow street centerline radii that do not meet the Public Works Design Standards (Attachments 3). The Director of Public Works and Public Works Traffic Division have reviewed and support this request.
4. Stormwater detention for all lots shall be provided by a fee in lieu of constructing the stormwater detention facility. Fee in lieu of shall be determined at the time of development for each lot. Water quality facilities constructed as a part of The Ridge at Ward Branch development. Offsite drainage easements shall be obtained to support this offsite improvement.
5. Lyon Avenue right-of-way from the Library Center south to Lakewood Street is owned by Greene County. The City is currently in discussion with Greene County to acquire all or part of this right-of-way.
6. A note on the plat states that a Traffic Study shall be required at the time of development or redevelopment if a proposed use creates an increase in traffic above the current library use.
7. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

PUBLIC NOTIFICATION:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

AT&T COMMENTS:

No comments.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES:

The domestic water and fire services for lot 1 will be located on the east side of Lyon Ave when the ROW is dedicated with this plat. The customer's private domestic and fire service lines will be crossing under public ROW. I have been in discussion with Planning and Public Works Departments about a solution to the problem.

Add a 10-foot utility easement along the north line of lot 1 to accommodate an existing 3-phase overhead electric line.

CLEAN WATER SERVICES COMMENTS:

No objections to plat however there are no service laterals available for lot 2. Both tracts have access to public sewer. A lateral should be installed prior to construction of Lyon. Need to also make sure that the lateral for the library does not cross lot 2. If it does, it will need to be relocated.

FIRE DEPARTMENT COMMENTS:

No issues.

MODOT COMMENTS:

No comments.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Lyon Avenue as a Local Street. The standard right-of-way width for S. Lyon Avenue is 30 feet from the centerline of the roadway (without any turn-lane improvements). It appears additional right-of-way needs to be acquired for this section of Lyon Avenue, as some portions are currently entirely on private property. The dedication of additional right-of-way should be coordinated with the preliminary plat and should address all improvements required as a part of the Traffic Impact Study. A survey is recommended to determine the exact amount of existing right-of-way. Existing portions of Lyon Avenue are City maintained.

TRAFFIC COUNTS & ON-STREET PARKING

There are currently no recent traffic counts on this section of Lyon Avenue, but this will be addressed in the Traffic Impact Study. On-street parking is not allowed along S. Lyon Avenue.

DRIVEWAY ACCESS

There is currently two driveway access points onto the property from S. Lyon Avenue. Any additional access to the property should meet the minimum spacing requirements from all other driveway approaches on S. Lyon

Development Review Staff Report



Avenue and any intersection of streets. Depending on the approved traffic study, street improvements may need to be made in order to accommodate the proposed development.

SIDEWALK

A trail connection is required to be made from the property abutting to the south to the Library Center – therefore, a trail must be placed on at least one side of the new proposed alignment for S. Lyon Avenue. Sidewalk is required to be constructed on at least one side of S. Lyon Avenue, where trail is not available – to tie into existing sidewalk, which dead-ends at the property abutting to the north.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Ward Branch Greenway Trail runs east/west through the property abutting to the south. As a part of the rezoning of the property to the south, a trail connection was required to be made, connecting the development to the Library Center. This trail connection must also be included as a part of this rezoning. There are currently bus stops along Lyon Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

A Traffic Impact Study is required to be submitted as a part of this rezoning. Table 1 below, shows an increase in trip generation of more than 100 trips in the PM peak and more than 1,000 trips daily. The Traffic Impact Study for the rezoning of this property should be in conjunction with the Traffic Impact Study being submitted for the property abutting to the south, as the developments are tied together and contingent upon one another. The Traffic Impact Study is currently being reviewed, and revisions are being made. Final approval of the Traffic Impact Study may be delayed until the time of development, but no plats may be approved, no public improvement plans may be approved, and no building permits may be issued until the Traffic Impact Study has been approved. This Traffic Impact Study is required to be reviewed and approved by both the City of Springfield and MODOT.

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. Lyon Avenue	Local	No	0	30
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		641	829	4522	N/A
*Proposed Trips Generated		301	1262	13565	N/A
Additional Trips Generated		-340	433	9043	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 Ward Branch drainage basin. The part of the property is in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Fee in lieu of on-site stormwater detention will be allowed due to the proximity 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.

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.

Development Review Staff Report



2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Water quality will be required if disturbing more than one acre.
4. More detailed stormwater calculations must be submitted before any permits can be approved.
5. A stream buffer easement will be required as well and water quality will be built at time of development.

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

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2 CONDITIONS OF PLAT APPROVAL

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. A traffic study shall be required at the time of development or redevelopment if a proposed use creates an increase in traffic above the current library use. The traffic study findings may determine that improvements to the public facilities are necessary and must be constructed by the developer.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

Development Review Staff Report



SUBDIVISION VARIANCE:

ATTACHMENT 3 SUBDIVISION VARIANCE APPROVAL CRITERIA

The applicant is requesting a subdivision variance from Section 36-233(2), Improvements, and 36-243(11) and (12) of the Subdivision Regulations which requires any public improvements including streets to meet the Public Works Design Standards for Public Improvements. This would apply to Lyon Avenue, a local roadway, as shown on the preliminary plat. The Director of Public Works and Public Works Traffic Division have reviewed and support this request.

Section 36-206(3) of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

- (a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege, and

APPLICANT'S RESPONSE:

Due to the close proximity of the existing Lakewood/Campbell intersection, a reduction in the centerline radius of Lyon Avenue is requested. This reduction will allow additional separation of Lyon Avenue and Lakewood Street. This additional separation will allow the two roadway systems to function in a more efficient manner.

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

APPLICANT'S RESPONSE:

This variance allows Lyon Avenue and Lakewood Street to function more efficiently.

- (c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

APPLICANT'S RESPONSE:

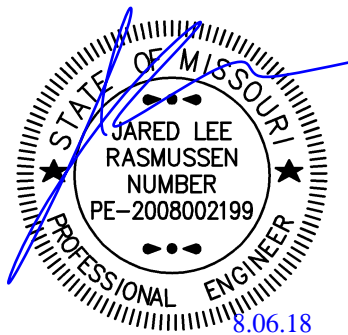
Reduction of the centerline radius of Lyon Avenue from 300-ft to 250-ft still complies with the AASHTO guidelines for transportation design.

The Planning and Zoning Commission must first decide if all conditions are met before this variance can be approved.

ENGINEERS REPORT
FOR
THE PRELIMINARY PLAT OF
The Library Center
SPRINGFIELD, MISSOURI

DEVELOPER
RW Developments, LLC
2239 East Amory
SPRINGFIELD, MO 65804

August 6, 2018



PREPARED BY:
Jared L. Rasmussen, PE
Olsson Associates



Engineers Report

The Developer is seeking to plat the approximant 18.4-acres of un-platted property located at 4653 S. Campbell Ave. The property is currently zoned Office (O-1) and is developed as a Public Library.

The property owner and the developer are requesting to split the property as shown in the Preliminary Plat. The southern proposed lot is intended to be an extension of The Ridge at Ward Branch Development directly to the South.

GENERAL:

Item 1: Review comments from the pre-subdivision review meeting held on July 18, 2018 have been incorporated in to the Preliminary Plat drawing and in this report.

Item 2: One Subdivision Variance is being requested.
• Section 36-243 – Reduction of Centerline Radii of Public Streets
Refer to the variance application for additional information.

Items 3-11 and 13-16: See the preliminary plat for each of these items.

Item 12: There are no existing protective covenants or deed restrictions.

STORMWATER:

Item 17: The property sits at the highpoint of the surrounding area. Existing properties to the north, east, and west all drain away from the property.

Refer to the Preliminary Plat Drawing for collection and conveyance alignments, and storm drainage easements.

Item 18: See the Preliminary Plat for the location of existing and proposed drainage easements to convey on-site and off-site flows.

Item 19: Stormwater detention is not planned. It is planned the existing basin in the southeast corner of the property will be removed. To accommodate the removal of the existing basin and the additional development area, a fee in-lieu of providing detention is planned. It is planned that offsite drainage conveyance systems will be provided through the adjoining southern property. Appropriately sized offsite easements will be obtained. This drainage conveyance systems will discharge to the Ward Branch Floodplain. The fee in-lieu of will include the existing developed condition for Lot 1, and the fully developed condition for Lot 2.

Item 20: No sinkholes are known to affect the property.

Item 21: No sinkholes are known to affect the property.

Engineers Report

- Item 22: During pre-development meetings, city staff indicated that a payment in lieu of detention would be acceptable and is preferred for this project given the close proximity to the Ward Branch floodplain. Hydrology calculations showing the hydrologic impact of the proposed development will be included with the buyout application form.
- Item 23: Stormwater discussion prepared by Jared Rasmussen, PE.

WATER QUALITY:

- Item 24: Water quality for Lots 1 & 2 will be provided by offsite extended dry detention basins located on The Ridge at Ward Branch development to the south. A plat note has been added to state, "Water Quality facilities shall be provided offsite via regional facilities constructed as a part of The Ridge at Ward Branch development. Offsite drainage easements shall be obtained to support this offsite improvement." These offsite basins will be designed to comply with the City of Springfield's Flood Control and Water Quality Protection Manual.

SANITARY SEWER:

- Item 25: See Preliminary Plat for location of the existing sanitary sewer along the eastern edge of the property. This existing sanitary sewer will serve both proposed lots.
- Item 26: The existing sanitary sewer serving the property has capacity to support additional development.

STREET SYSTEM:

- Item 27: According to the street classification as shown in the Major Thoroughfare Plan, the Existing adjacent and Proposed internal Streets are classified as:
- Existing Streets:
Campbell Ave – Expressway
Lyon Ave – Local
- Proposed streets:
Lyon Ave – Local
- Item 28: Existing ROW widths of adjacent streets are shown on the Preliminary Plat. No additional ROW is required.
- Item 29: Connection to the north, south, east, and west is being provided by Lyon Ave. Lyon is proposed to be relocated along the southern boundary of the property as a part of The Ridge at Ward Branch development. To accommodate this planned relocation, additional ROW for Lyon is proposed in the southeast corner of Lot 2.

Engineers Report

- Item 30: Does not apply to this development.
- Item 31: Does not apply to this development.
- Item 32: Existing sidewalks are present along the west side of Lyon north of the property. Sidewalks are proposed along both sides of Lyon for the new section of Lyon to be built as a part of this development. However, sidewalks along existing Lyon may not be possible due to existing drainage and grading challenges.
- Item 33: A Plat Note has been added to the Plat stating, “A Traffic Study shall be required at the time of development or redevelopment if a proposed use creates an increase in traffic above the current library use.”

STREET DESIGN:

- Item 34: The existing adjacent streets, are not programmed for upgrading or construction in the Capital Improvement Program.
- Item 35: The right-of-way width, pavement width and storm water facilities for the internal streets are shown on the preliminary plat.
- Item 36: Refer to Figure 1 for preliminary internal street profiles. Refer to Figure 2 for typical cross sections. No major culverts or bridges are anticipated.
- Item 37: Preliminary profiles and sections comply with the Design Standards for Public Improvements. A variance is being sought for a reduction of centerline radii for Local classified streets. It is proposed to reduce local centerlines from 300-feet to 250-ft.

ACCESS:

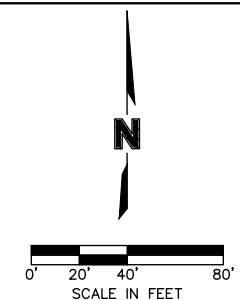
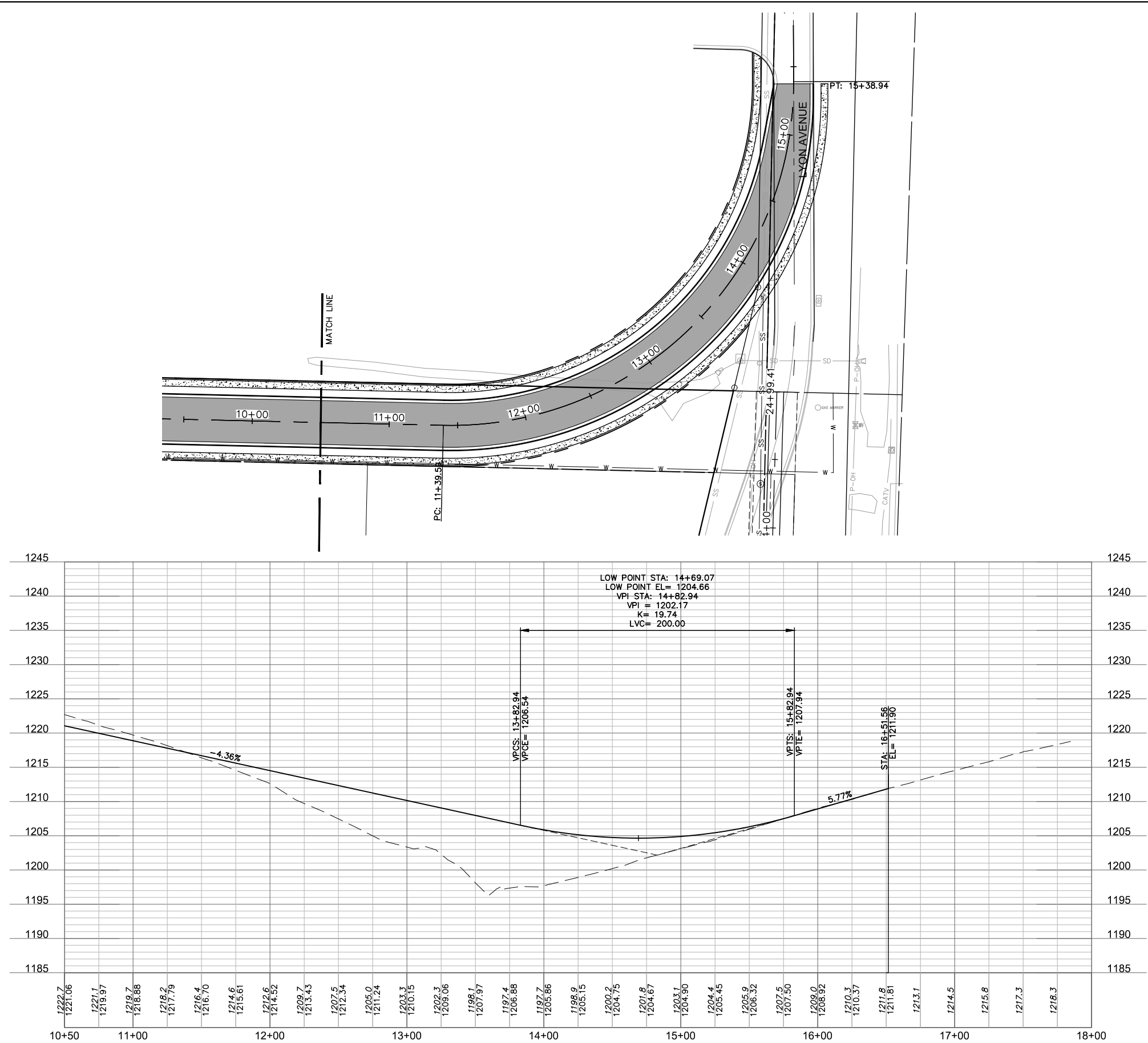
- Item 38: No cross access easements are required.
- Item 39: Access on all internal streets shall follow the City of Springfield access management criteria.
- Item 40: Sight distance on all internal streets shall follow the Design Standards for Public Improvements.
- Item 41: There are no access limitations to Lyon Ave. No access is allowed to Campbell Ave.

Attachments:

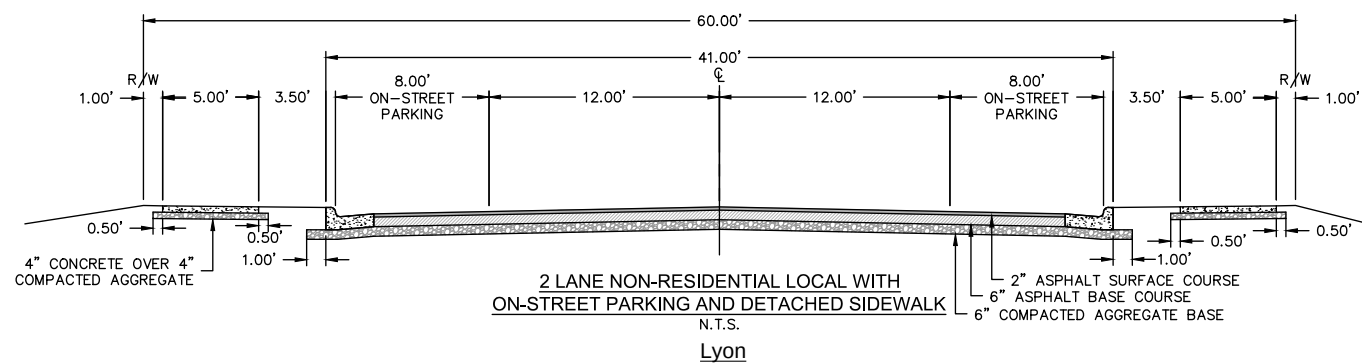
Figure 1 – Internal Street Preliminary Plan and Profiles

Figure 2 – Internal Street Typical Sections

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DATE: Jun 20, 2018 1:24pm XREFS: V_TOPO_80851 V_BNDY_80851 USER: jleek T_PBASE_180851 T_PHTCH_180851



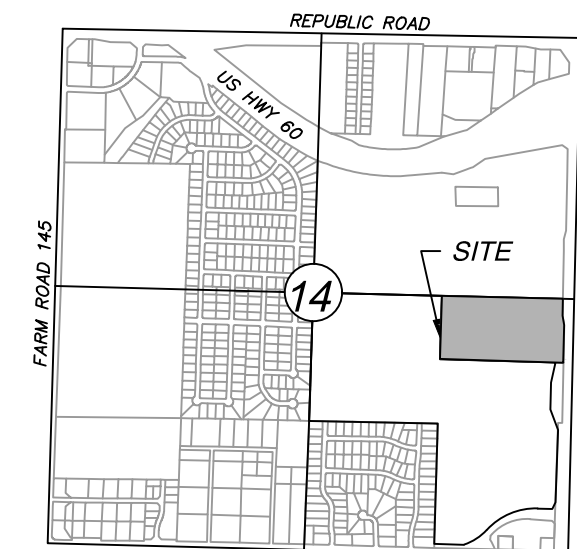
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DATE: Jun 19, 2018 3:35pm
XREFS: USER: jleek



PROJECT: 018-0851
DRAWN BY: JKL
DATE: 05.25.2018

TYPICAL SECTIONS

PRELIMINARY PLAT
THE LIBRARY CENTER
ALL OF THE N½ OF THE NE¼ OF THE SE¼
SECTION 14, TOWNSHIP 28 NORTH, RANGE 22 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



LOCATION MAP
SEC. 14, T-28-N, R-22-W
SCALE: 1"=2000'

DEVELOPMENT NOTES

Total Area: 802,034± S.F. - 90.33± Ac.
Total Number of Lots: 2
Smallest Lot: Lot 2 - 232,412± S.F. or 5.335± Ac.
Largest Lot: Lot 1 - 569,622± S.F. or 13.077± Ac.
Preliminary Plat Submittal: August 1, 2018
Source of Title: Book 2611, Page 1874

Source of Utilities
Sanitary Sewer: City of Springfield
Electric, Gas, Water: City Utilities of Springfield

Current Zoning: O-1 (Office District 1)
Proposed Zoning: GR (General Retail District)

Bufferyard may be required as defined by zoning at time of development.

Storm Water Detention for all lots shall be provided by a fee in lieu of constructing the storm water detention facility. Fee in lieu of shall be determined at the time of development for each lot.

Water Quality facilities shall be provided offsite via regional facilities constructed as a part of The Ridge at Ward Branch development. Offsite drainage easements shall be obtained to support this offsite improvement.

Maintenance of any area referred to as an easement is the responsibility of the developer or shall be assumed by a duly constituted property owners association.

According to Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel Number 29077C0343E, Effective Date December 17, 2010, this property does not lie within a designated flood plane and is Zone X.

A Traffic Study shall be required at the time of development or redevelopment if a proposed use creates an increase in traffic above the current library use.

INFORMATION OF FACT

1. This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	x		Book 2611, Page 1877
b) Filed Maps	x		See Note 6 below
c) Title Search/Binder	x		Hogan Land Title, Agent for Fidelity National Title Insurance Co., Commitment No.: 1806425, Effective Date: June 19, 2018 at 8:00 am

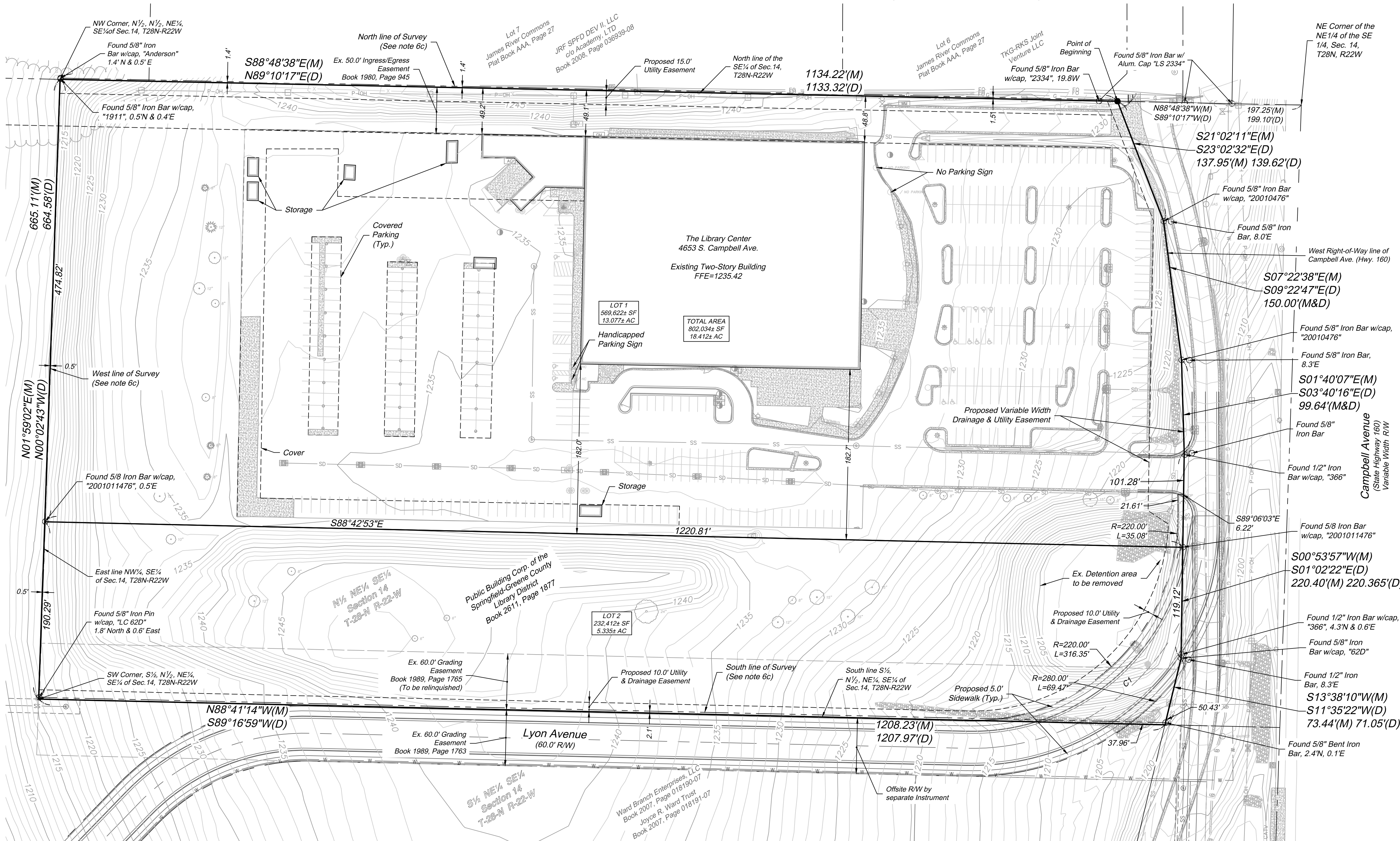
2. Certified To: Hogan Land Title, Agent for Fidelity National Title Insurance Company, Sapp Design Architects, RDM Developments, LLC, Springfield-Greene County Library District
This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on July 26, 2018, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

3. This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.

4. The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.

5. Olsson Associates and the surveyor of record make no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. Olsson Associates and the surveyor of record further does not warrant that the underground utilities shown are in the exact location indicated. Olsson Associates and the surveyor of record have not physically located the underground utilities. If any underground utility locations are required, they will have to be verified by field potholing the utilities. Olsson Associates and the surveyor of record shall not be liable for the location of or the failure to note the location of non-visible utilities. Utilities were ordered to be located per one-call ticket number 181931205. The companies listed on the ticket are ATT Distribution; City Utilities-Electric, Gas, Water & Fiber; City of Springfield-Sewer & Traffic; MoDOT SW District-Springfield and Mediacom.

6. Plan References:
a. Olsson Associates Survey, Project no. 008-0258, dated April 22, 2008
b. Olsson Associates Preliminary Plat of the Ridge at Ward Branch, Project no. 18-0851, signed July 6, 2018
c. Boundary Survey for Springfield-Greene County Library District, created by Great River Engineering, signed July 12, 2018.
d. James River Commons, a subdivision plat recorded in Plat Book AAA at Page 27
e. Wellington Hills, a subdivision plat recorded in Plat Book JJ at Page 12
f. Wellington Hills 1st Addition, a subdivision plat recorded in Plat Book KK at Page 12
g. MoDOT Right-of-Way plans for State Highway 160, Job no. J8P0792, dated September 10, 2010
h. City of Springfield Right-of-Way plans for Weaver Road, File no. 2010PW0004T, dated April 21, 2010



BENCHMARKS

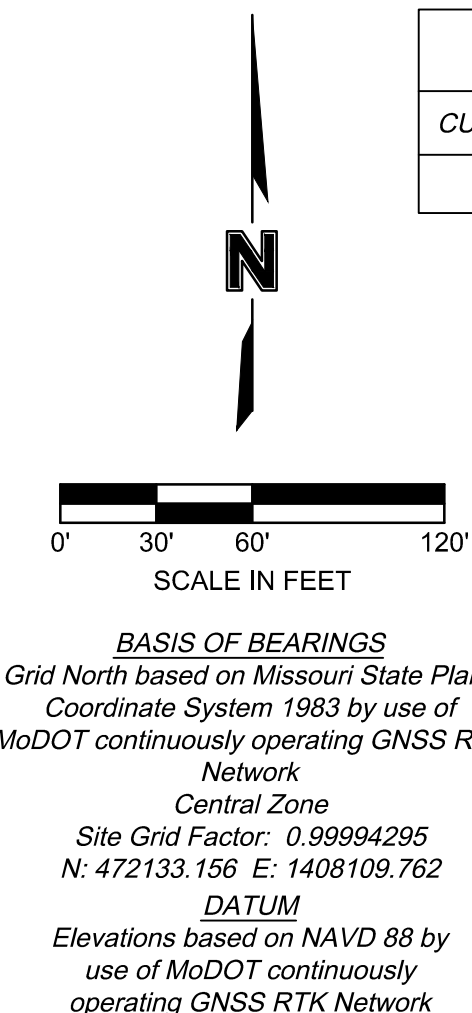
BM #1
COS #338: BM set in concrete East of Quail Creek @ North side of Buena Vista. Elevation = 1258.83
BM #2
TBM: North side of power pole on West side of Campbell Avenue. Elevation = 1189.47

BOOK 2611, PAGE 1877 DEED DESCRIPTION

ALL OF THE TRACTS OF LAND AS DESCRIBED IN THE GREENE COUNTY RECORDER'S OFFICE IN BOOK 1986 AT PAGE 913 AND BOOK 2332 AT PAGE 1772, AS THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-TWO (22) WEST, EXCEPT THAT PART LYING IN THE RIGHT-OF-WAY OF CAMPBELL AVENUE (US HIGHWAY 160) AND EXCEPT THAT DEEDED TO THE GREENE COUNTY FOR RIGHT-OF-WAY IN BOOK 2369, PAGE 1342 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-TWO (22) WEST, THENCE ALONG THE QUARTER SECTION LINE SOUTH 89°10'17" WEST, 199.10 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE TRACT CONVEYED TO GREENE COUNTY FOR RIGHT-OF-WAY, AND THE NORTH LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION FOURTEEN (14) FOR A POINT OF BEGINNING, THENCE ALONG THE SAID WEST RIGHT-OF-WAY THE FOLLOWING COURSES: SOUTH 23°02'32" EAST, 139.62 FEET; THENCE SOUTH 09°22'47" EAST, 150.00 FEET; THENCE SOUTH 03°40'16" EAST, 99.64 FEET; THENCE SOUTH 01°02'22" EAST, 220.365 FEET; THENCE SOUTH 11°35'22" WEST, 71.05 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HALF (S½) OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION FOURTEEN (14); THENCE LEAVING SAID WEST RIGHT-OF-WAY ALONG THE SAID SOUTH LINE, SOUTH 89°16'59" WEST, 1207.97 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF (S½); THENCE NORTH 00°02'43" WEST, 664.58 FEET TO THE NORTHWEST CORNER OF THE NORTH HALF (N½) OF THE NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION FOURTEEN (14); THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION FOURTEEN (14), NORTH 89°10'17" EAST, 1133.32 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE SOUTHEAST QUARTER (SE¼) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-TWO (22) WEST, GREENE COUNTY, MISSOURI.

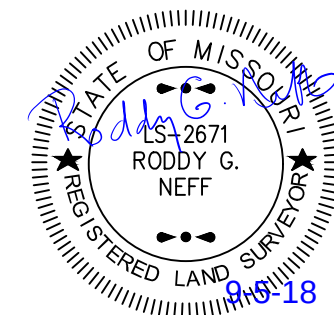
LEGEND	
○ Found Iron Pin (As Noted)	○ Sanitary Cleanout
● Set 1/2" Rebar w/Plastic Cap, "LC 366"	○ Sanitary Manhole
⊠ Air Conditioner	○ Storm Manhole
⊡ Bollard	⊡ Sign
⊢ Bush	⊢ Steel Post
⊣ Column	⊣ Telephone Riser
⊤ Coniferous Tree	⊤ Transformer
⊥ Deciduous Tree	⊥ Water Valve
⊦ Electric Box	⊦ Sanitary Sewer Line
⊧ Electric Vault	⊧ Storm Sewer Line
⊨ Fire Hydrant	⊨ Fiber Optic Line
⊩ Fiber Optic Box	⊩ Water Line
⊪ Fiber Optic Riser	⊪ Overhead Power Line
⊫ Flared End Section	⊫ Gas Line
⊬ Gas Marker	⊬ Barbed Wire Fence
⊭ Gas Meter	⊭ Prop. Sanitary Sewer Line
⊮ Grate Inlet	⊮ Prop. Water Line
⊯ Guy Wire	
⊰ Light Pole	
⊱ Power Pole	



OWNER
SPRINGFIELD-GREENE
COUNTY LIBRARY DISTRICT
P.O. BOX 760
SPRINGFIELD, MO 65801

DEVELOPER
RW DEVELOPMENT, LLC

PREPARED BY
OLSSON ASSOCIATES
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806



MISSOURI
ONE-CALL SYSTEM
1-800-DIG-RITE or 811
www.mot1call.com

drawn by:	DATE	REVISION	BY
CDA/DRC	09.05.18	Original Preparation	CDA
surveyed by:	BP/DDD		
checked by:	RGN		
approved by:	RGN		
project no.:	018-0851		
file name:	V_PLT_Library		
Olsson Associates - Survey Missouri Certificate of Authority #LC366 550 St. Louis St. Springfield, MO 65806	TEL 417.890.8802 FAX 417.890.8805 www.olssonassociates.com		

**SAPP
DESIGN
ARCHITECTS**
3750 S. Fremont Ave.
Springfield, MO 65804
417.877.9800

DESIGNWORKSHOP

**OLSSON
ASSOCIATES**

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

DATE: September 6, 2018

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Z-23-2018 w/ COD No. 158

The applicant's representative has requested that this rezoning case be tabled to the next Planning and Zoning Commission meeting on October 11, 2018.

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

DATE: September 6, 2018

TO: Planning and Zoning Commission

FROM: Bob Hosmer
Principal Planner

SUBJECT: Planned Development 366

The applicant's representative of the property at 1403, 1405, 1409, 1411, 1415, 1425, & 1427 East Cherry Street and 527 South Pickwick Avenue has requested agenda item No. 14 be tabled to the October 11, 2018 Planning and Zoning Commission meeting.