

September 13, 2018
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session September 13, 2018 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

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

MINUTES: The minutes of August 15, 2018 were approved as amended.

COMMUNICATIONS:

Bob Hosmer reported on City Council meeting actions and noted the cases that are tabled at tonight's commission hearing.

CONSENT ITEMS:

Relinquishment of Easement 866
1700 East Cherokee Street

Applicant: Hatch Enterprises, LLC

COMMISSION ACTION:

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

UNFINISHED BUSINESS:

Z-20-2018 w/COD #155
3503, 3521 & 3527 South Lone Pine Avenue

Applicant: Roger Bannigan & Scott Munson

Mr. Hosmer stated that the developer asked that this case be TABLED and presented at the Planning and Zoning Commission meeting on October 11, 2018.

COMMISSION ACTION:

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

PUBLIC HEARINGS:

Vacation 803
1700 blk East Cherokee Street

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to vacate a portion of the right-of-way located in the 1700 block of East Cherokee Street. The applicant, City of Springfield, is requesting to vacate un-used right-of-way. The property owner will also be dedicating right-of-way once the vacation is complete. No easements are in the

right-of-way. All departments were contacted and do not have an issue with the vacation. 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 (table below).

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.

The requested vacation meets the approval criteria. Staff recommends approval

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Vacation 803 (1700 blk East Cherokee Street). Mr. Jobe seconded the motion. Ayes: Doennig, Cox, Shuler, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Broekhoven, Coltrin, Rose, and Thomas.

Z-21-2018 w/COD #156

4244 South Farm Road 137 (Scenic Avenue)

Applicant: Kenneth Medley

Mr. Hosmer stated that this is a 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. The property is currently in the process of being annexed into the City. The Comprehensive Plan identifies this as an appropriate area for Low-Density Housing; however, this is inconsistent with current development patterns and depths along Republic Road and Scenic Avenue. The Plan recommends offices as appropriate uses along major roads and between higher intensity and residential uses. The subject property is located on Scenic Avenue, which is classified as a secondary arterial. The O-1 office district will require all uses occur inside and a maximum building height of 35 feet (45-degree bulk plane adjacent to R-SF or residential). Type C bufferyard adjacent to residential, at least 15 feet wide and a Type S1 street buffer along Scenic Avenue. A Traffic Impact Study was not required. Stormwater detention will be required, (fee in lieu of on-site detention will be not be allowed). The Conditional Overlay District will require the two tracts to be combined into one and the dedication of additional right-of-way for Scenic. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Ken Medley, 201 Alshire Drive; Billings, owner and wants to rezone in order to sell the property.

Ms. Vickie Dunakin, 4256 S. Deborah Road, lives one block east and has been current homeowner for 21 years. Noted the changes and encroachment of development that has taken place over the years and how

much the original setting has been altered (loss of large trees/wildlife/etc.) and also noted her concerns regarding lighting (parking lots), noise and flooding that currently affects her property and does not want to be annexed into the City.

Mr. George Dunakin, 4256 S. Deborah Road, lives one block east and has been current homeowner for 21 years. Stated his concerns of light encroachment problems due to the parking lot lights from local businesses and churches as well as flooding and the loss of green space in the area.

Ms. Michelle Hunter, 2760 N. Camino Alto, stated her concerns regarding flooding, traffic and development along Scenic and the future potential widening of Scenic Road. Currently lives in the county and does not want the possibility of her property being annexed into the city due to higher property taxes, utilities and other issues.

Mr. Doennig closed the public hearing.

Mr. Doennig asked about possible stormwater buyout and if any future developer would have to build stormwater detention.

Mr. Hosmer stated that any future developer would need to build stormwater detention.

Ms. Cox asked about Office 1 height and bulk-plane requirements.

Mr. Hosmer stated that Office 1 maximum height is 35 feet, however anything near Single Family Residential or Residential Townhouse would need meet a 45-degree bulk-plane which is a one to one relationship for building setback to building height. There is also a 15-foot minimum bufferyard requirement.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Z-21-2018 (4244 South Farm Road 137 (Scenic Avenue)). Ms. Cox seconded the motion. Ayes: Doennig, Cox, Shuler, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Broekhoven, Coltrin, Rose, and Thomas.

Z-22-2018 w/COD #157

4653 South Campbell Avenue

Applicant: Springfield-Greene County Library District

Mr. Hosmer stated that this is a 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. The Comprehensive Plan identifies this as an appropriate area for High-Intensity Retail, Office or Housing and as an Activity Centers which encourages a variety of commercial and medium to high density housing at major intersections. The back portions recommend Low Density Housing. The applicant, Springfield-Greene County Library District, is proposing to rezone and subdivide into two tracts. A traffic study will be required at time of development. Fee in lieu of on-site stormwater detention will be allowed since it is close to the floodplain. 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. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Ricky Hasse, 550 E. St. Louis Street, representing the owner. All staff comments and conditions in the report are acceptable.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-22-2018 w/COD #157 (4653 South Campbell Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Cox, Shuler, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Broekhoven, Coltrin, Rose, and Thomas.

Preliminary Plat of the Library Center

4653 South Campbell Avenue

Applicant: Springfield-Greene County Library District

Mr. Hosmer stated that this is a request to subdivide 18 acres of property located at 4653 S. Campbell Avenue for a two-lot subdivision named "The Library Center". The applicant, Springfield-Greene County Library District, is requesting to subdivide their property into two lots to transfer/develop the southern half. The applicant is applying for a subdivision variance to allow street centerline radii that do not meet the Public Works Design Standards. The Director of Public Works and Public Works Traffic Division have reviewed and support this request. The applicant's proposal, and approval of the subdivision variance, is consistent with the City's Subdivision Regulations. Staff recommends approval. Need motion to approve Subdivision Variance and Preliminary Plat.

Mr. Doennig opened the public hearing.

Mr. Ricky Hasse, 550 E. St. Louis Street, representing the owner. All staff comments and conditions in the report are acceptable.

Mr. Doennig closed the public hearing.

COMMISSION ACTION ONE:

Ms. Cox motioned to **approve** the Subdivision Variance for the Preliminary Plat of the Library Center (4653 South Campbell Avenue). Mr. Rose seconded the motion. Ayes: Doennig, Cox, Shuler, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Broekhoven, Coltrin, Rose, and Thomas.

COMMISSION ACTION TWO:

Ms. Cox motioned to **approve** Preliminary Plat of the Library Center (4653 South Campbell Avenue). Mr. Rose seconded the motion. Ayes: Doennig, Cox, Shuler, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Broekhoven, Coltrin, Rose, and Thomas.

Z-23-2018 w/COD #158

3040 East Cherry Street

Applicant: Excel Investments, LP

Mr. Hosmer stated that the representative asked this case to be TABLED and presented at the Planning and Zoning Commission meeting on October 11, 2018.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** Z-23-2018 w/COD #158 (3040 East Cherry Street). Mr. Jobe seconded the motion. Ayes: Doennig, Cox, Shuler, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Broekhoven, Coltrin, Rose, and Thomas.

Planned Development 366

1403, 1405, 1411, 1415, 1425, & 1427 East Cherry Street

Applicant: Pickwick and Cherry, LLC

Mr. Hosmer stated that the representative asked this case to be TABLED and presented at the Planning and Zoning Commission meeting on October 11, 2018.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** Planned Development 366 (1403, 1405, 1411, 1415, 1425, & 1427 East Cherry Street). Mr. Jobe seconded the motion. Ayes: Doennig, Cox, Shuler, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Broekhoven, Coltrin, Rose, and Thomas.