



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: November 8, 2018
Time: 6:30 p.m.

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

1. ROLL CALL

2. APPROVAL OF MINUTES

3. COMMUNICATIONS

· City Council Summary September 10, 2018

Documents:

[NA09-10-18.PDF](#)

· City Council Summary September 24, 2018

Documents:

[NA09-24-2018.PDF](#)

4. CONSENT ITEMS

· 5. Acquire 527

1051 West College Street, Thomas Ehlers

Documents:

[ACQUIRE 527 SR.PDF](#)

· 6. Relinquishment Of Easement 870

3216 South Glenstone Avenue, KJ Texas Properties, LLC

Documents:

· **7. UNFINISHED BUSINESS**

· **8. Z-20-2018 W/COD #155**

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

Documents:

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

· **9. Z-26-2018**

4200 blk West Kearney Street, Arma Development LLC

Documents:

[Z-26-2018.PDF](#)

10. PUBLIC HEARINGS

· **11. Z-27-2018 W/COD #159**

3192, 3194 & 3196 East Farm Road 188, One Eighty-Eight LLC

Documents:

[Z-27-2018 COD 159 SR.PDF](#)

· **12. Street Name Change No. 77**

3000 – 3200 blk East Farm Road 188, City of Springfield

Documents:

[STREET NAME CHANGE WITHDRAWAL MEMO.PDF](#)

· **13. Z-28-2018 W/COD #160**

2700 blk South Jefferson Avenue, Empire Mortgage Company Inc.

Documents:

[Z-28-2018 COD 160.PDF](#)

· **14. Preliminary Plat Tera Vera II**

2700 blk South Jefferson Avenue, Empire Mortgage Company Inc.

Documents:

[TERA VERA II SR.PDF](#)

· **15. Z-29-2018 W/COD #161**

1900 West Kearney Street and 2332, 2344 North Elizabeth Aveune, Joe Montgomery

Documents:

[Z-29-2018 COD 161 SR VERSION 2.PDF](#)

16. Preliminary Plat Kum & Go #1463

3434 West Chestnut Expressway, Kum & Go, LLC & L.P. Property Management, LLC

Documents:

[KUMGO1463 SR.PDF](#)

17. Preliminary Plat Kum & Go #1470

1810 East Kearney Street, Kum & Go, L.C.

Documents:

[KUMGO1470 SR.PDF](#)

18. OTHER BUSINESS

19. Preliminary Plat Renewal Amendments

Citywide, City of Springfield

Documents:

[PRELIMINARY PLAT RENEWAL AMENDMENTS SR.PDF](#)

20. Economic And Housing Access Calamity Amendments

Citywide, City of Springfield

Documents:

[ECONOMIC AND HOUSING CALAMITY AMENDMENTS.PDF](#)

21. Initiate Driveway Surfacing Amendments

City of Springfield

Documents:

[INITIATE DRIVEWAY SURFACING AMENDMENTS.PDF](#)

22. The Rountree Neighborhood Plan

Generally Elm Street on the north, Glenstone Avenue on the east, Catalpa Street on the south and National Avenue on the west. City of Springfield

Documents:

[ROUNTREE PLAN STAFF REPORT FOR PZ 11 8 18.PDF](#)
[ROUNTREE PLAN REVISED.PDF](#)
[ROUNTREE H3 FINAL REPORT APPENDIX A.PDF](#)

23. Redevelopment Plan For The East Cherry Pocket Neighborhood Redevelopment Area

Say You Can, LLC

Documents:

[EAST CHERRY POCKET NEIGHBORHOOD REDEVELOPMENT PLAN SR.PDF](#)

24. Approval Of The 2019 Planning And Zoning Commission Meeting Calendar

City of Springfield

Documents:

[2019 PZ CALENDAR.PDF](#)

25. 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.



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
September 10, 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.

- | | |
|-----------------------|---|
| | 1. ROLL CALL. |
| Approved as Presented | 2. APPROVAL OF MINUTES. August 27, 2018 |
| Approved as Amended | 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. |

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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27103

7. 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.

8. Resolutions. Citizens May Speak. May Be Voted On.

10396

9. Council Bill 2018-215. (Schilling)

A resolution granting a new liquor license to sell five (5) percent beer and light wine by the drink at retail, including Sunday sales, to Upstate New York Pizza, LLC, d/b/a New York Style Pizzeria, for their location at 210 South Market Street, Suite 124, Springfield, Missouri.

10397

10. Council Bill 2018-216. (Simpson)

A resolution declaring an intent to initiate the annexation of approximately one acre of private property generally located at 4244 South Farm Road 137. (Staff recommends approval.)

10398

11. Council Bill 2018-217. (Ferguson)

A resolution directing the City Manager, or his designee, to use approximately \$14,356.00, from the ¼-Cent Capital Improvement Sales Tax Minor Neighborhood Improvement fund to purchase four signs for use in connection with the proposed "Springfield-Greene County African-American Heritage Trail."

12. EMERGENCY BILLS.**13. PUBLIC IMPROVEMENTS.****14. GRANTS. Citizens May Speak. May Be Voted On.**

27104

15. Council Bill 2018-218. (Hosmer)

A special ordinance authorizing the City Manager, or his designee, to accept and appropriate a 2017 Fiscal Year Fire Prevention and Safety grant through the Federal Emergency Management Agency to fund fire prevention activities; amending the budget for the Fire Department of the City of Springfield, Missouri, for Fiscal Year 2018-2019 in the amount of \$28,500, which contains a five percent match requirement in the amount of \$1,357; and declaring this Ordinance qualifies for approval on one reading pursuant to Charter Section 2.16(25).

27105

16. Council Bill 2018-219. (Fulnecky)

A special ordinance authorizing the City Manager, or his designee, to accept the Edward Byrne Memorial Justice Assistance Grant from the United States Department of Justice; to enter into an agreement with Greene County outlining the division of the grant funds; amending the budget for the Springfield Police Department for Fiscal Year 2018-2019 in the amount of \$164,639.00; and declaring that this Ordinance qualifies for approval on one reading pursuant to Charter Section 2.16(25).

17. AMENDED BILLS.

18. COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.

19. Council Bill 2018-220. (Ollis)

A special ordinance approving City Utilities' Fiscal Year 2019 Annual Operating Budget for its Fiscal Year ending September 30, 2019.

20. Council Bill 2018-221. (Schilling)

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' by annexing approximately nine acres of property into the City of Springfield, Missouri, generally located at 3200 South West Bypass; referenced as Annexation A-2-18; and amending the Springfield City Code, Chapter 46, Section 46-1, 'Boundaries of wards, precincts and council zones,' by adding this property to the ward and precinct assigned them by the County Clerk. (By: Donald Williams; 3200 block S. West Bypass (west side); Annexation A-2-18.)

21. Council Bill 2018-222. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately nine acres of property, generally located at the 3200 Block of South West Bypass, from County R-1, Suburban Residence District, and County M-1, Light Manufacturing District, to HC, Highway Commercial District; and establishing Conditional Overlay District No. 154. (Staff and Planning and Zoning Commission both recommend approval.) (By: Donald Williams; 3200 block S. West Bypass (west side); Z-19-2018 w/Conditional Overlay District No. 154.)

22. Council Bill 2018-223. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 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. (Staff and Planning and Zoning Commission recommend approval.) (By: Bass Pro Shops, LLC; 513 West Cherokee Street; Z-16-2018.)

23. Council Bill 2018-214. (Ferguson)

A special ordinance authorizing the issuance of Conditional Use Permit No. 436 to allow a transitional service shelter in a R-MD, Medium-Density Multifamily Residential District, generally located at 424 East Norton Road. (Staff and Planning and Zoning Commission both recommend approval.)

24. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.

25. Council Bill 2018-225. (Ollis)

A special ordinance authorizing the City Manager, or his designee, to accept a donation of 80 Morphotrak Rapid ID field units, valued at \$106,000.00, from the Missouri Police Chiefs Charitable Foundation.

26. Council Bill 2018-226. (Prater)

A special ordinance approving the plans and specifications for Gelven Withers Stormwater Improvements, generally referred to as Plan No. 2016PW0058WTE; accepting the bid of D & E Plumbing and Heating, Inc., in the amount of \$749,956.50, for the project; and authorizing the City Manager to enter into a contract with such bidder.

**Removed
from
Consent
Agenda
Added to
First Reading
Bills**

26.5. Council Bill 2018-229. (Fulnecky)

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the United States Department of Justice to form and participate in a local Drug Enforcement Administration task force; and amending the budget for the Springfield Police Department for Fiscal Year 2018-2019 in the amount of \$18,343.75.

27. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Appeared

Ms. Jennifer Conner wishes to address City Council.

Appeared

Ms. Judy Dasovich wishes to address City Council.

Appeared

Mr. Harold Bengsch wishes to address City Council.

Appeared

Mr. Robert T. Pavlowsky wishes to address City Council.

Appeared

Mr. Matt Morrow wishes to address City Council.

Appeared

Mr. Neil Brady wishes to address City Council.

Appeared

Ms. Teresa Davison wishes to address City Council.

Appeared

Mr. Tyler Hellweg wishes to address City Council.

Appeared

Bonnie Jenkins presentation of the annual CTOC report.

**Did Not
Appear**

Mr. Darrel Day wishes to address City Council

28. NEW BUSINESS

Recommended

The Public Involvement Committee recommends the following appointment to the Citizens Advisory Committee for Community Development: Johnathan Saunders with term to expire May 1, 2021.

Recommended

The Public Involvement Committee recommends the following reappointment to the Citizen's Tax Oversight Committee: Bonnie Jenkins with term to expire May 1, 2021.

Recommended

The Public Involvement Committee recommends the following appointment to the Public Building Corporation: Austin Simpson with term to expire September 1, 2020.

Recommended

The Public Involvement Committee recommends the following appointment to the Springfield/Greene County Environmental Advisory Board: Barbara Garcia with term to expire October 1, 2021.

Recommended

The Public Involvement Committee recommends the following reappointments to the Springfield/Greene County Environmental Advisory Board: Robert "Melvin" Johnson, and Deborah Good with terms to expire October 1, 2021.

As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

29. UNFINISHED BUSINESS.**30. MISCELLANEOUS.****31. CONSENT AGENDA – FIRST READING BILLS. See Item #3.****32. Council Bill 2018-227. (Prater)**

A special ordinance repealing Special Ordinance 27036; enacting a new ordinance, in lieu thereof, to approve the sale of real property generally located at 2230 North East Avenue to Reed Enterprises, LLC, for \$5,000.00; authorizing the issuance of a deed for same; and approving a budget adjustment to amend the Fiscal Year 2018-2019 budget.

33. Council Bill 2018-228. (Ferguson)

A special ordinance authorizing the City Manager, or his designee, to enter into an Encroachment License Agreement with Greek Belly, LLC, and Sister Properties, LLC, to construct and maintain a sign that will extend over the public right of way at 320 East Walnut Street.

**Moved to
First
Reading
Bills****34. Council Bill 2018-229. (Fulnecky)**

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the United States Department of Justice to form and participate in a local Drug Enforcement Administration task force; and amending the budget for the Springfield Police Department for Fiscal Year 2018-2019 in the amount of \$18,343.75.

35. CONSENT AGENDA – ONE READING BILLS.**36. CONSENT AGENDA – SECOND READING BILLS. See Item #3.****27106****37. 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.

27107**38. 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.)

39. END OF CONSENT AGENDA.

40. 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
Vacant, General C
Richard Ollis, General D

Upcoming Council Meeting Agenda September 24, 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. September 10, 2018 and September 18, 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. **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 August 27, 2018 City Council Meeting.**

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**Amended
and Public
Hearing
continued to
October 8,
2018 City
Council
Meeting**

7. Council Bill 2018-196. (Simpson) Tabled At 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 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.)

27108

8. Council Bill 2018-220. (Ollis)

A special ordinance approving City Utilities' Fiscal Year 2019 Annual Operating Budget for its Fiscal Year ending September 30, 2019.

6469

9. Council Bill 2018-221. (Schilling)

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' by annexing approximately nine acres of property into the City of Springfield, Missouri, generally located at 3200 South West Bypass; referenced as Annexation A-2-18; and amending the Springfield City Code, Chapter 46, Section 46-1, 'Boundaries of wards, precincts and council zones,' by adding this property to the ward and precinct assigned them by the County Clerk. (By: Donald Williams; 3200 block S. West Bypass (west side); Annexation A-2-18.)

6470

10. Council Bill 2018-222. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately nine acres of property, generally located at the 3200 Block of South West Bypass, from County R-1, Suburban Residence District, and County M-1, Light Manufacturing District, to HC, Highway Commercial District; and establishing Conditional Overlay District No. 154. (Staff and Planning and Zoning Commission both recommend approval.) (By: Donald Williams; 3200 block S. West Bypass (west side); Z-19-2018 w/Conditional Overlay District No. 154.)

6471

11. Council Bill 2018-223. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 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. (Staff and Planning and Zoning Commission recommend approval.) (By: Bass Pro Shops, LLC; 513 West Cherokee Street; Z-16-2018.)

27109

12. Council Bill 2018-224. (Ferguson)

A special ordinance authorizing the issuance of Conditional Use Permit No. 436 to allow a transitional service shelter in a R-MD, Medium-Density Multifamily Residential District, generally located at 424 East Norton Road. (Staff and Planning and Zoning Commission both recommend approval.)

27110

13. Council Bill 2018-225. (Ollis)

A special ordinance authorizing the City Manager, or his designee, to accept a donation of 80 Morphotrak Rapid ID field units, valued at \$106,000.00, from the Missouri Police Chiefs Charitable Foundation.

27111

14. Council Bill 2018-226. (Prater)

A special ordinance approving the plans and specifications for Gelven Withers Stormwater Improvements, generally referred to as Plan No. 2016PW0058WTE; accepting the bid of D & E Plumbing and Heating, Inc., in the amount of \$749,956.50, for the project; and authorizing the City Manager to enter into a contract with such bidder

27112

15. Council Bill 2018-229. (McClure)

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the United States Department of Justice to form and participate in a local Drug Enforcement Administration task force; and amending the budget for the Springfield Police Department for Fiscal Year 2018-2019 in the amount of \$18,343.75.

16. RESOLUTIONS. Citizens May Speak. May Be Voted On.

10399

17. Council Bill 2018-230. (Ferguson)

A resolution granting a new liquor license to sell liquor by the drink at retail, including Sunday sales, to Good Spirits Euro Beer Bar, LLC, d/b/a Best of Luck Beer Hall for their location at 313 B South Jefferson Avenue, Springfield, Missouri, such license to include a patio measuring 12 feet by 25 feet located on the south side of the building.

10400

18. Council Bill 2018-231. (Prater)

A resolution determining the official intent of the City of Springfield, Missouri to provide certain public improvements and incentives related to the IDEA Commons project being developed by Missouri State University and The Vecino Group, including stormwater and streetscape improvements, tax increment financing, and the issuance of industrial development revenue bonds. (Staff recommends approval.)

19. EMERGENCY BILLS. Citizens May Speak. May Be Voted On.

27113

20. Council Bill 2018-232. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to enter into an inter-governmental agreement with Greene County, Harmony House, The Victim Center, and Legal Services of Southern Missouri for the purpose of implementing a Family Justice Center and declaring an emergency pursuant to City Charter 2.12.

21. PUBLIC IMPROVEMENTS.**22. GRANTS****23. AMENDED BILLS****24. COUNCIL BILLS FOR PUBLIC HEARING****25. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.****26. Council Bill 2018-233. (Hosmer)**

A special ordinance authorizing the City Manager, or his designee, to enter into a Contract of Obligation with the Missouri Department of Natural Resources whereby the City agrees to financially secure the future closure and post-closure care of all currently active and previously completed portions of the City's Sanitary Landfill.

27. Council Bill 2018-234. (McClure)

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the United States Department of Justice to form and participate in a local Drug Enforcement Administration task force; and amending the budget for the Springfield Police Department for Fiscal Year 2018-2019 in the amount of \$18,343.75.

28. Council Bill 2018-235. (Fisk)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the Salary Ordinance, relating to the salary rate and pay grade for job titles primarily within Building Development Services, as contained in the Professional, Administrative and Technical Salary Schedule, by adding three new job titles, and by deleting one job title.

29. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

30. NEW BUSINESS.

As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

31. UNFINISHED BUSINESS

32. MISCELLANEOUS

33. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

34. Council Bill 2018-236. (Schilling)

A special ordinance authorizing the City Manager, or his designee, to enter into an Encroachment License Agreement with Wolf Residential, LLC, to construct and maintain balconies that will extend over the public right of way at 328 South Avenue.

35. Council Bill 2018-237. (Ferguson)

A special ordinance approving the transfer of real property generally located at 1522 North Irving Avenue to Springfield Community Land Trust at no cost; and authorizing the issuance of a deed for the same.

36. Council Bill 2018-238. (Simpson)

A special ordinance approving the transfer of real property generally located at 1211 North Fulbright Avenue to the Affordable Housing Action Board at no cost; and authorizing the issuance of a deed for the same.

37. CONSENT AGENDA – ONE READING BILLS.

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

27114

39. Council Bill 2018-227. (Prater)

A special ordinance repealing Special Ordinance 27036; enacting a new ordinance, in lieu thereof, to approve the sale of real property generally located at 2230 North East Avenue to Reed Enterprises, LLC, for \$5,000.00; authorizing the issuance of a deed for same; and approving a budget adjustment to amend the Fiscal Year 2018-2019 budget.

27115

40. Council Bill 2018-228. (Ferguson)

A special ordinance authorizing the City Manager, or his designee, to enter into an Encroachment License Agreement with Greek Belly, LLC, and Sister Properties, LLC, to construct and maintain a sign that will extend over the public right of way at 320 East Walnut Street.

41. Confirm the following appointment to the Citizens Advisory Committee for Community Development: Johnathan Saunders with term to expire May 1, 2021.

Confirm the following reappointment to the Citizen's Tax Oversight Committee: Bonnie Jenkins with term to expire May 1, 2021.

Confirm the following appointment to the Public Building Corporation: Austin Simpson with term to expire September 1, 2020.

Confirm the following appointment to the Springfield/Greene County Environmental Advisory Board: Barbara Garcia with term to expire October 1, 2021.

Confirm the following reappointments to the Springfield/Greene County Environmental Advisory Board: Robert "Melvin" Johnson and Deborah Good with terms to expire October 1, 2021.

42. END OF CONSENT AGENDA.**43. ADJOURN.**

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING:

N/A



CASE NUMBER:

Request to Acquire No. 527

LOCATION: 1051 West College Street

ACRES: 0.4

EXISTING LAND USE: vacant

APPLICANT: City of Springfield

STAFF: Simon Nogin, 864-1613

STAFF RECOMMENDATION:
Approve

PROPOSED MOTION:
Move to approve Acquisition No. 527

APPLICANTS PROPOSAL:

The City of Springfield desires to purchase this property as it is adjacent to the Birthplace of Route 66 Roadside Park. The property is listed for sale by the property owner. This parcel would serve as a future expansion for the Birthplace of Route 66 Roadside Park. The land is vacant and lies adjacent to the Route 66 Roadside Park.

FINDINGS FOR STAFF RECOMMENDATION:

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

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	WC-1	WC-1	HM
LAND USE	Railroad/Open Space	Commercial	Vacant	Route 66 Park

Development Review Staff Report



SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



Development Review Staff Report



PLANNING AND ZONING COMMISSION REVIEW:

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

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area appropriate for Greenways or as the western-most portion of Greater Downtown. Greater Downtown is defined as "allowing and promoting high-intensity office, retail, housing, academic and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation." Greenway is defined as "linear public open spaces often containing pedestrian and/or bicyclist paths...usually to be located along the major creeks or rivers."

STAFF COMMENTS:

PLANNING AND DEVELOPMENT

1. Approval of this request is consistent with the *Growth Management and Land Use Plan* of the *Comprehensive Plan* which identifies this as an appropriate area for a greenway; a linear park similar in use to the adjacent Route 66 Roadside Park. Additionally, this property will act as a buffer between the park/greenway to the north and west, and the commercial activity of the College Street corridor to the east and south.
2. The property is zoned West College Street – 1, mixed-use.
3. Approval will allow the City of Springfield to expand the Route 66 Roadside Park.
4. The following language from Article XI, Section 11.7.3, of the City Charter sets forth the Planning and Zoning Commission's function regarding the acquisition of property and the process for appeal of such decision:

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

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

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

Development Review Staff Report



LAND ACQUISITION POLICY:

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

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

The subject property is located within the College Street corridor plan, where it was identified as appropriate for open space or traditional mixed-use. Similarly, the Growth Management and Land Use Plan of the Comprehensive Plan designates this area appropriate for Greenways or as the western-most portion of Greater Downtown. Both plans identify this property as being appropriate for use as a park. With the Route 66 Roadside Park adjacent to the west, the acquisition of this property for park expansion is consistent with adopted plans and policies.

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

This tract is being acquired to serve as future expansion of the Birthplace of Route 66 Roadside Park. The land is vacant and lies adjacent to the Route 66 Roadside Park.

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

The immediate use would be for the Roadside Park expansion. The tract is vacant. The use would be consistent with plans for expanding the park.

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

There are no structures on the property. Disposition of the property in the future, if deemed to no longer be needed, would be handled by the Land Inventory Committee.

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

There are no structures on the property. Future disposition handled by Land Inventory Committee.

Development Review Staff Report



LEGAL DESCRIPTIONS:

TRACT I

THE WEST FIFTY (50) FEET AND THREE (3) INCHES OF THE EAST ONE HUNDRED (100) FEET AND THREE (3) INCHES OF LOT TEN (10), IN RUTH FULBRIGHT'S ADDITION, TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE SOUTH FIVE (5) FEET THEREOF FOR STREET PURPOSES.

TRACT II

BEGINNING AT THE SOUTHWEST CORNER OF LOT TEN (10) IN RUTH FULBRIGHT'S ADDITION TO THE CITY OF SPRINGFIELD, MISSOURI. LOCATED ON THE NORTH SIDE OF COLLEGE STREET, THENCE EAST 50 FEET, 3 INCHES, THENCE NORTH 175 FEET, THENCE WEST 50 FEET 3 INCHES, THENCE SOUTH 175 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART NOW USED FOR STREET PURPOSES.

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING:

N/A



CASE NUMBER:

Request to Relinquish Easement
No. 870

LOCATION: 3216 S Glenstone Avenue

ACRES: N/A

EXISTING LAND USE: Commercial
Parking Lot

APPLICANT: KJ Texas Properties, LLC

STAFF: Simon Nogin, 864-1613

STAFF RECOMMENDATION:
Approve

PROPOSED MOTION:

Move to approve Relinquish Easement
No. 870

SUMMARY OF APPLICANTS REQUEST:

KJ Texas Properties, LLC is requesting to relinquish a 25' utility easement to facilitate development of the property. The easement is for an underground AT&T line. The utility easement will be replaced with a new 10' easement.

STAFF COMMENTS:

PLANNING AND DEVELOPMENT COMMENTS:

1. The applicant is requesting to relinquish a utility easement in order to facilitate development.
2. The applicant has dedicated a replacement easement.
3. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
4. No one has objected to this request to date.

CITY UTILITIES – DEVELOPERS SERVICES COMMENTS:

- ✓ Easement relinquishment is OK with CU.

AT&T – PROPERTY EASEMENT COMMENTS:

- ✓ Easement relinquishment is OK with AT&T.

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 easements.	To date, no one has objected to the relinquishment of the easements.
2. The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easements. The applicant has dedicated a replacement easement.
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 applicant has dedicated a replacement easement.

Development Review Staff Report



LEGAL DESCRIPTION:

UTILITY EASEMENT

A portion of a platted 25' Utility Easement in Lot 2 of Stewart Avenue at Primrose Marketplace, as recorded in Plat Book AAA at Page 466, in the Greene County Recorder's Office, in the city of Springfield, Missouri described as follows: BEGINNING at the Northwest corner of Lot 2 of Stewart Avenue at Primrose Marketplace; thence, South 86° 33' 43" East along and with the North line of said Lot 2, a distance of 25.02 feet; thence, South 01° 12' 40" West departing said North line, a distance of 83.92 feet; thence, Southwesterly along and with a 2739.93-foot radius curve to the left, chord bearing South 00° 01' 00" West, chord distance of 109.64 feet, an arc length of 109.65 feet to the South line of said Lot 2; thence, South 48° 00' 24" West along and with said South line, a distance of 32.95 feet to the Southwest corner of said Lot 2; thence, Northwesterly along and with the West line of said Lot 2 on a 2764.93-foot radius curve to the right with a chord bearing North 00° 12' 24" West, a chord distance of 132.20 feet, an arc length of 132.21 feet; thence, North 01° 12' 40" East along and with said West line, a distance of 84.90 feet to the POINT OF BEGINNING; containing 5132 square feet, more or less.

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

DATE: November 1, 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 December 6, 2018.

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING:

DECEMBER 10, 2018



CASE NUMBER:
Z-26-2018

PROJECT LOCATION: 4200 Block West Kearney Street, south-side

ACRES: 2.87 acres

EXISTING LAND USE: Undeveloped Land

APPLICANT: ARMA Development LLC

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

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve Z-26-2018 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 2.87 acres of property generally located within the 4200 block of West Kearney Street, south-side, from LB, Limited Business District to GM, General Manufacturing District.

FINDINGS FOR STAFF RECOMMENDATION:

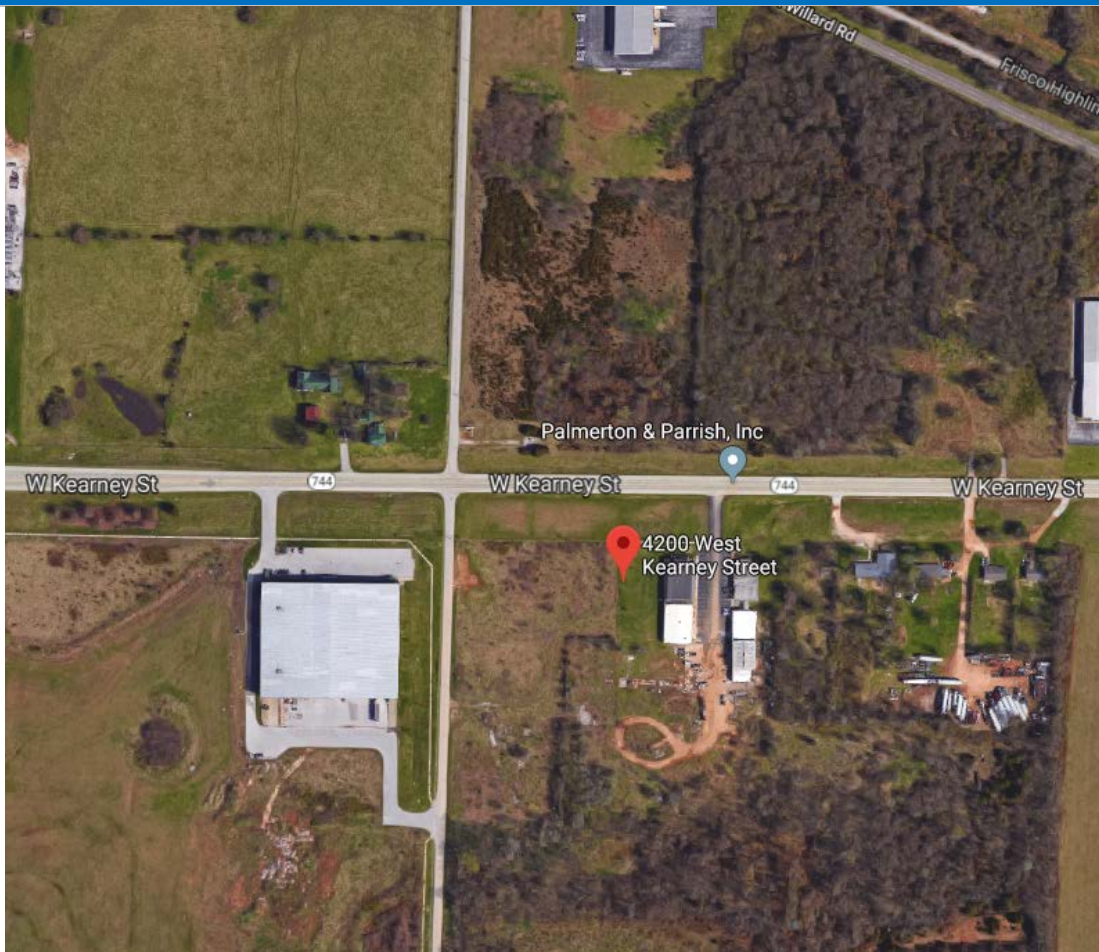
1. The GM district is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies this area as appropriate for General Industry, Transportation and Utilities. The GM District is listed as an appropriate zoning district for this land use category.
2. The proposed GM district is consistent with the surrounding property which is zoned GM, General Manufacturing and HM, Heavy Manufacturing to the west. The subject property was zoned GM, General Manufacturing before a rezoning in 2001 changed the zoning to the current LB, Limited Business District. The property has remained undeveloped.
3. Approval of this application will facilitate development of this site and is consistent with the City's policies to promote infill development where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GM	GM	GM	HM
LAND USE	Undeveloped Land	Undeveloped Land	Office & Industrial use	Warehouse

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

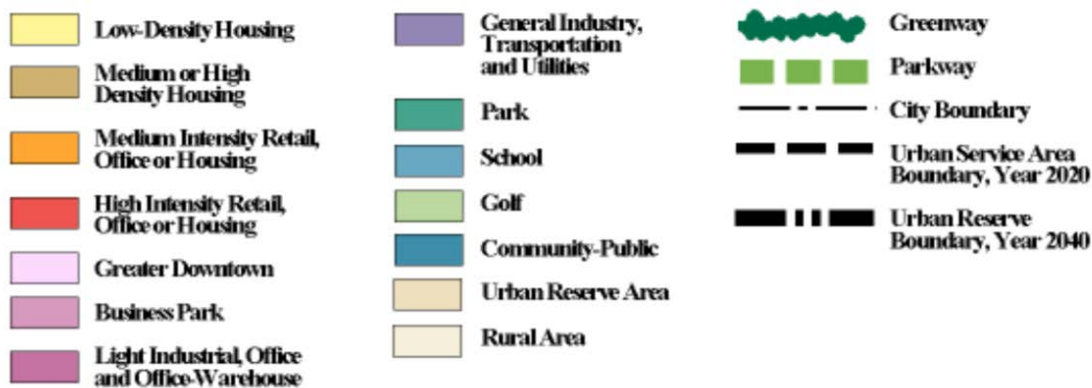
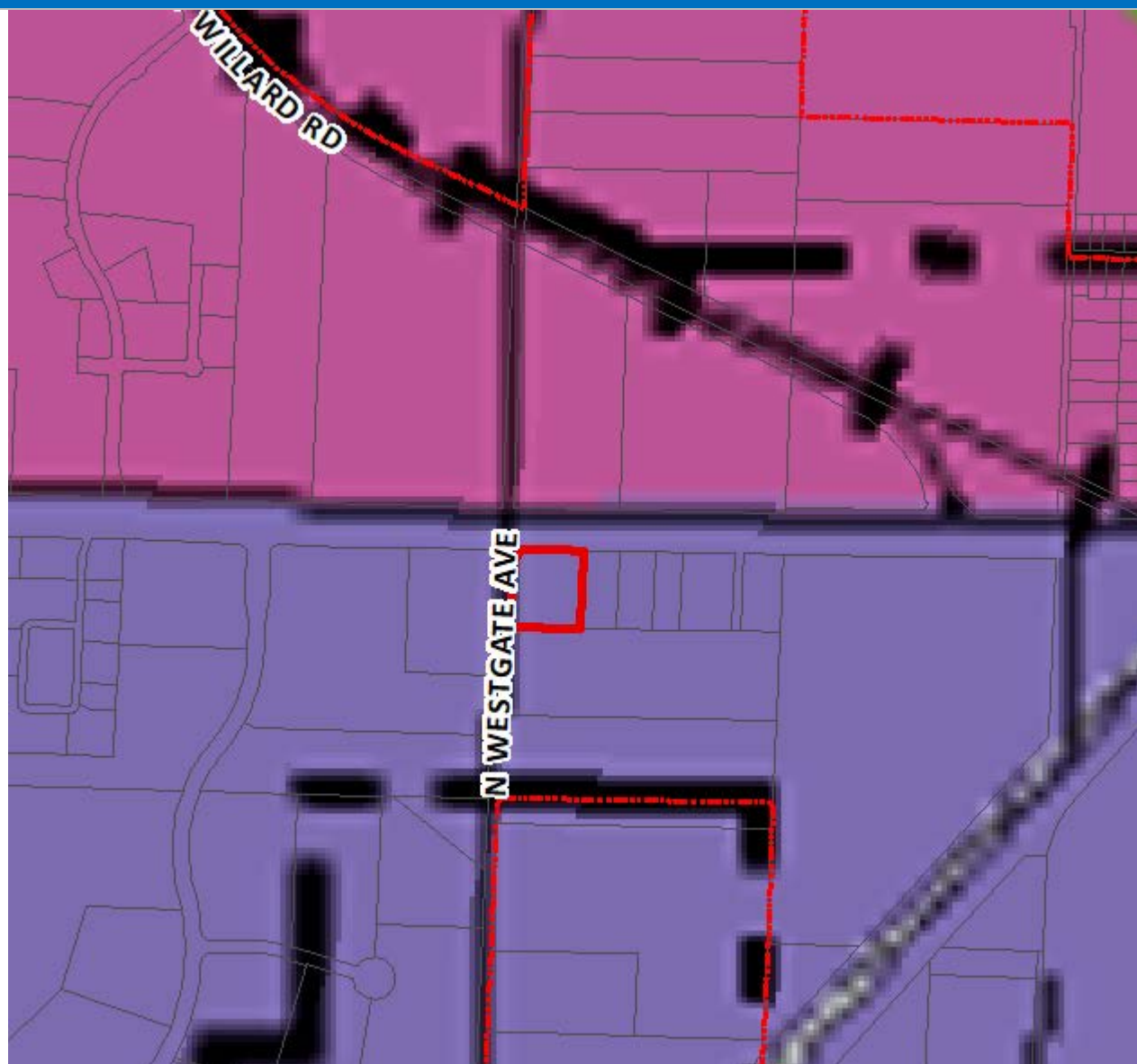


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The subject property was zoned GM in a community-wide rezoning to the current Zoning Ordinance regulations in March 1995 (G.O. 4494).

The subject property was zoned LB, Limited Business in January 2002. The subject property has remained undeveloped.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GM
Maximum Structure Height	None
Minimum open space	For office, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios: 15 percent open space. All other uses: None.
Maximum impervious area	For office, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios: maximum of 85 percent impervious area. All other uses: None.
BULK PLANE	BUFFERYARD AND LANDSCAPING
No bulk plane is required. The subject property is surrounded by manufacturing districts.	No bufferyard is required because the subject property is surrounded by manufacturing districts. Landscaping will be provided in accordance with the Zoning Ordinance.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for General Industry, Transportation and Utilities. This category includes industry that involves railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes railroad yards, power plants and the airports. The GM District is listed as an appropriate zoning district for this land use category.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 2.87 acres of a portion of property generally located within the 4200 block of west Kearney Street, south-side, from LB, Limited Business District to GM, General Manufacturing District. The applicant intends to use the subject property for a warehouse.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for General Industry, Transportation and Utilities. This category includes industry that involves railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes railroad yards, power plants and the airports. The GM District is listed as an appropriate zoning district for this land use category.
3. The subject property was zoned GM, General Manufacturing before a rezoning in 2001 changed the zoning to the current LB, Limited Business District. The proposed application is consistent with the surrounding property which is zoned GM, General Manufacturing and HM, Heavy Manufacturing to the west.
4. The GM district is designed as the basic manufacturing district for Springfield. The use limitations for this district are set so that most industrial uses that are reasonably careful with respect to housekeeping and external impacts will be able to comply.

Development Review Staff Report



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5. Approval of this application will allow development of this property and promote infill development where investments have already been made in public services and infrastructure.
 6. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on September 13, 2018 regarding the rezoning request. A summary of the meeting is attached (Attachment 4).

PUBLIC NOTIFICATION:

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

Notices sent to property owners within 185 feet:	Mailed: 4	Returned: 0
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Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections to rezoning.

CITY UTILITIES COMMENTS:

No objections to rezoning.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. There is a Joint sewer district connection fee of \$0.09021 per square foot required when the property connects to public sewer. This is based on square footage of property.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies both W. Kearney Street and N. Westgate Avenue as Secondary Arterial Roadways. The standard right-of-way widths for both W. Kearney Street and N. Westgate Avenue are 35 feet from the centerline. It appears additional right-of-way is not needed along either street. A survey is recommended to determine the exact amount of existing right-of-way. W. Kearney Street is under MODOT jurisdiction. All comments regarding W. Kearney Street should be final verified with MODOT. N. Westgate Avenue is under City jurisdiction.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts for these sections of W. Kearney Street or N. Westgate Avenue. On-street parking is not allowed along either street frontage.

DRIVEWAY ACCESS

There are no current "official" driveway access points to the property from public right-of-way. Any new proposed driveway approaches must meet the spacing requirement both from the intersection of Kearney and Westgate (200' on Westgate, 150' on Kearney) and from each other (150' on both Kearney and Westgate). All new proposed driveway approaches must meet current City/MODOT Design Standards.

SIDEWALK

There is not currently sidewalk existing along the property frontage of N. Westgate Avenue. Sidewalk is required to be constructed along the entire length of the property frontage on N. Westgate Avenue, or a fee paid in-lieu-of sidewalk construction, which must first be approved by ARC and fees paid, prior to issuance of a building permit. Defer to MODOT for requirement of sidewalk along W. Kearney Street.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Frisco Highline Trail (and trailhead) is just northeast of the property pertaining to this rezoning. There are no bus stops along either section of Kearney Street or Westgate Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily. The

Development Review Staff Report



change in zoning decreases the intensity at which the property can be developed. The City of Springfield does not currently have plans to make any improvements to N. Westgate Avenue. Defer to MODOT for any comments regarding future plans for W. Kearney Street.

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	W. Kearney Street	Secondary Arterial	No	130	35
Street 2	N. Westgate Avenue	Secondary Arterial	No	35	35
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		31.57	114.8	1348.9	N/A
*Proposed Trips Generated		28.7	28.7	180.81	N/A
Additional Trips Generated		-2.87	-86.1	-1168.09	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 Rainer Branch drainage basin. The part of the property is not in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Fee in lieu of on-site stormwater detention will be not be allowed and detention will be required. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. Part of this property is in a sinkhole watershed.

A geotechnical report is required when developing in a sinkhole watershed area.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Water quality will be required if disturbing more than one acre.
3. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.

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

FIRE DEPARTMENT COMMENTS:

No objection to rezoning.

MODOT COMMENTS:

No access will be allowed to Kearney. All access will need to come from Westgate (FR 123). Sidewalks are required along Kearney.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Limited Business District to General Manufacturing District
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Sept. 13, 2018 4:30-6:30pm
3. Meeting Location: 4240 W. Kearney St.
4. Number of invitations that were sent: 10
5. How the mailing list was generated: Greene Co. Assessor's Website
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

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

None

I, Spenser Farr (print name), attest that the neighborhood meeting was held on Sept. 13, 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."

Spenser Farr

Signature of person completing affidavit

Spenser Farr

Printed name of person completing affidavit

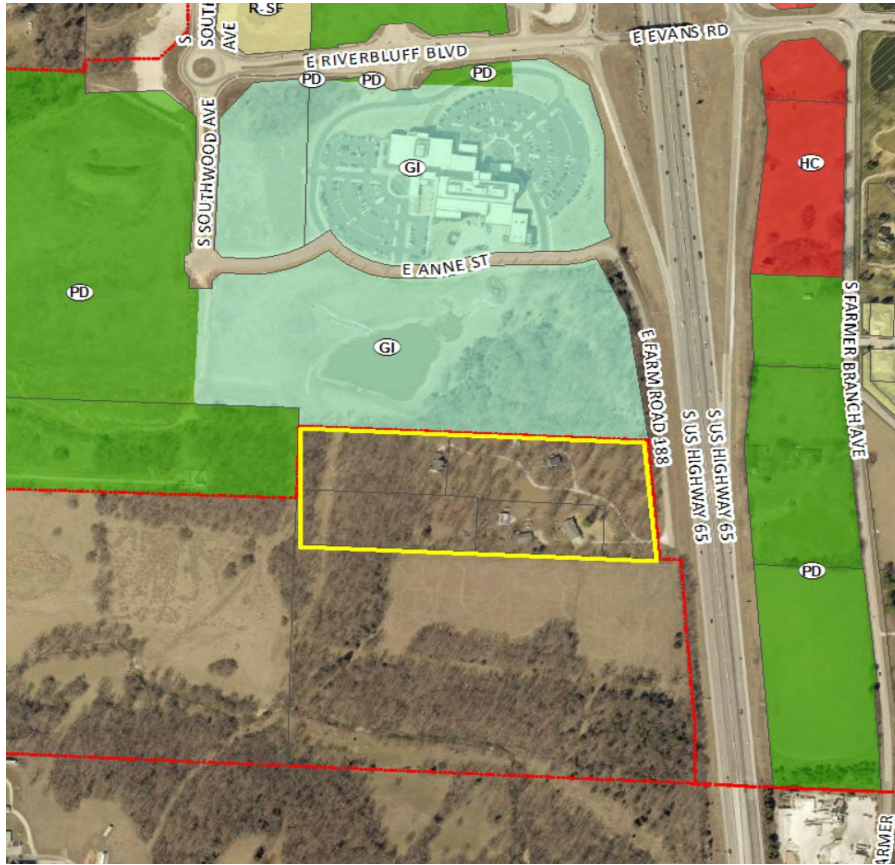
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING:

DECEMBER 10, 2018



CASE NUMBER:

Z-27-2018 w/Conditional Overlay District No. 159

LOCATION:

4653 S. Campbell Avenue

ACRES:

13.11 acres

EXISTING LAND USE:

Single-family residential and vacant/undeveloped

APPLICANT:

One Eighty-Eight, LLC

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. 159 as submitted in the staff report

SUMMARY OF REQUEST:

Request to rezone approximately 13.11 acres of property from Greene County C-2, General Commercial and A-1, Agricultural Districts, to GR, General Retail District, and establishing Conditional Overlay District No. 159

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 southern portion of this property is shown as appropriate for Low-Density Housing uses; however, the majority of the property was zoned to Greene County C-2, General Commercial in 2012. The Major Thoroughfare Plan classifies East Farm Road 188 as a local roadway which supports the proposed land use with the certain improvements as identified in the COD. This area is adjacent to the U.S. 65 and Evans Road Activity Center which encourages more intense land uses and development.
2. The proposed Conditional Overlay District will require a lot combination, sidewalks and initially allow a dental office use with minimal improvements to Farm Road 188; however, any additional uses will require a traffic study and any identified improvements made at the time of development.

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

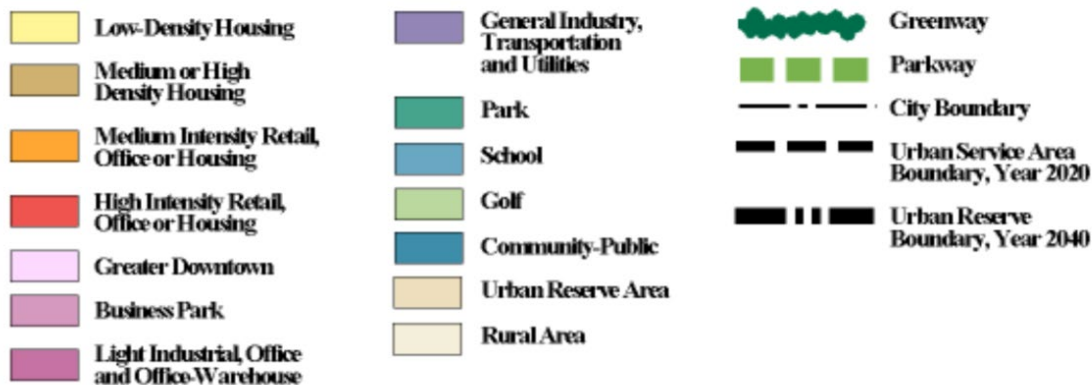
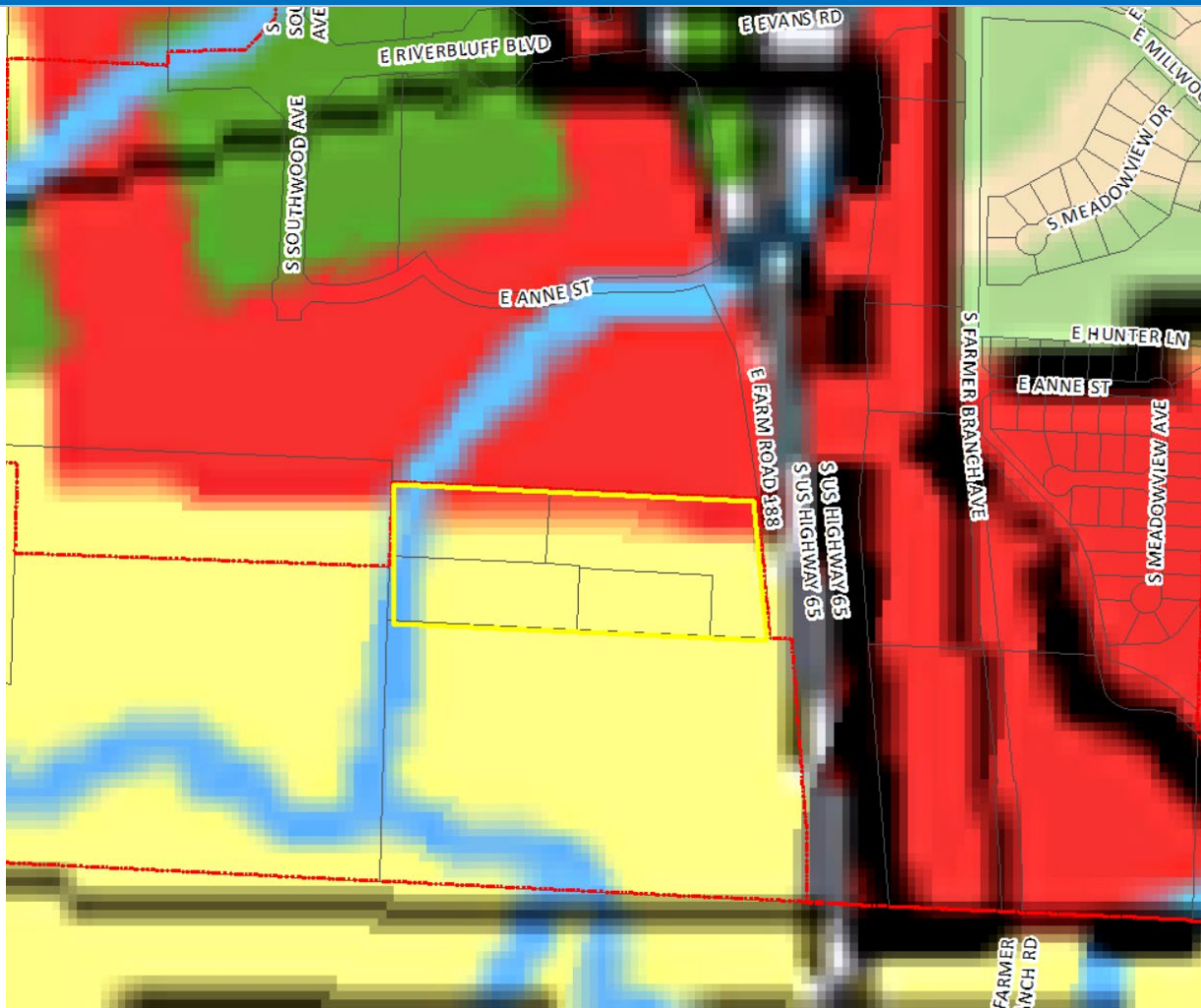


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The subject properties are outside the city limits in unincorporated Greene County. They are currently zoned Greene County C-2, General Commercial District and A-1, Agricultural 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 southern portion of this property is shown as appropriate for Low-Density Housing uses; however, the majority of the property was zoned to Greene County C-2, General Commercial in 2012. The Major Thoroughfare Plan classifies East Farm Road 188 as a local roadway which supports the proposed land use. This area is adjacent to the U.S. 65 and Evans Road Activity Center which encourages more intense land uses and development.

STAFF COMMENTS:

1. The applicant is proposing to rezone the property generally located at 3192, 3194 and 3196 E. Farm Road 188 from Greene County C-2, General Commercial and A-1, Agricultural Districts, to GR, General Retail District, and establishing Conditional Overlay District No. 159. The applicant is proposing to construct a new dental office. The property is being processed concurrently with an annexation (A-5-18) 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.
3. As a part of annexation/rezoning/development of this property, Farm Road 188 must be resurfaced with (at a minimum) 2 inches of bituminous asphalt overlay. The width of the street may be no narrower than 20 feet to allow for adequate fire access. A turnaround must be provided at the terminus of the street at the south end of the property line. These improvements will require public improvement plans and can be deferred until the time of development.
4. The proposed Conditional Overlay District will require a traffic study at each phase in development except for the initial proposed dental office. Following phases will be reviewed on a case-by-case basis, and at any point in time when the total increase in trip generation (including the dental office) exceeds those thresholds spelled out in Chapter 9 of the City of Springfield Public Works Design Standards, a Traffic Impact Study will be required. Farm Road 188 may be required to be improved to current Public Works design standards, which includes (but is not limited to), curb and gutter, stormwater facilities, sidewalk, etc. Improvements may be phased, depending on phasing of development.
5. If/when Southwood extends, and eventually becomes the primary access to the proposed development, Traffic may consider forgoing the improvements to Farm Road 188. That decision will be deferred until more defined uses (and trip generation) are specified. If/when S. Southwood Road is extended through the neighboring property to the west of the proposed site, and it is feasible to make a connection, a public road, constructed to City of Springfield Public Works design standards, will be required to connect the proposed site to S. Southwood Rd. The future connection will only be required if the property develops into a commercial subdivision and the traffic studies warrant a connection. If the property doesn't subdivide and only Phase I is constructed, then no connection to a future extension of S. Southwood drive will be required.
6. As a part of annexation/rezoning/development of this property, Farm Road 188 must be resurfaced with (at a minimum) 2 inches of bituminous asphalt overlay. The width of the street may be no narrower than 20 feet to allow for adequate fire access. A turnaround must be provided at the terminus of the street at the south end of the property line. These improvements will require public improvement plans and can be deferred until the time of development.
7. A bufferyard "Type B", a minimum 15 foot with required plantings, is required along the north and west property line adjacent to the GI and PD 258 (office uses) zoned property.
8. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on October 18, 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

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES:

No objection to rezoning. For comments on gas, water and electric service availability, please refer to past review comments for this parcel of land: PLN2018-00019, PLN2018-00264 and PLN2018-00483.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Additional public sewer may be required to serve individual properties unless being combined. There is a \$0.0075 per square foot trunkline connection fee required for any properties connecting to public sewer. This fee will be required when public improvement plans are filed or before any building permits can be issued.

FIRE DEPARTMENT COMMENTS:

Water supply/hydrants will be required at time of development. Fire apparatus access roads will be required for all new structures at time of development.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies E. Farm Road 188 as a Local roadway. The standard right-of-way width for E. Farm Road 188 is 30 feet from the centerline. It appears additional right-of-way is not needed along the property frontage of E. Farm Road 188. A survey is recommended to determine the exact amount of existing right-of-way. E. Farm Road 188 is City-maintained.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts for this section of E. Farm Road 188. On-street parking is not allowed along E. Farm Road 188.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from E. Farm Road 188. Any new/modified driveway approach must comply with current City Standard ST-9 and all applicable Fire codes.

SIDEWALK

There is not currently sidewalk along the property frontage of E. Farm Road 188. Sidewalk is required as a part of the annexation/rezoning of this property. This sidewalk may be deferred until the time of development, but must either be constructed or a fee in-lieu-of sidewalk constructed must be approved by ARC and fees paid, prior to issuance of a building permit – including the first phase of this development.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no trails in the area pertaining to this annexation/rezoning. There are no bus stops along E. Farm Road 188. As a part of phase one of this development, the property will only have one access to public right-of-way. Additional connections/streets will be required as a part of further development of this property.

Development Review Staff Report



IMPROVEMENTS

Based on the change in zoning/uses, an increase in trip generation of more than 100 trips in the AM/PM peaks and more than 1,000 trips daily is anticipated. Traffic Studies are required at each phase in development except for the initial proposed dental office. Following phases will be reviewed on a case-by-case basis, and at any point in time when the total increase in trip generation (including the dental office) exceeds those thresholds spelled out in Chapter 9 of the City of Springfield Public Works Design Standards, a Traffic Impact Study will be required. Farm Road 188 may be required to be improved to current Public Works design standards, which includes (but is not limited to), curb and gutter, stormwater facilities, sidewalk, etc. Improvements may be phased, depending on phasing of development. If/when Southwood extends, and eventually becomes the primary access to the proposed development, Traffic may consider forgoing the improvements to Farm Road 188. That decision will be deferred until more defined uses (and trip generation) are specified. If/when S Southwood Road is extended through the neighboring property to the west of the proposed site, and it is feasible to make a connection, a public road, constructed to City of Springfield Public Works design standards, will be required to connect the proposed site to S Southwood Rd. The future connection will only be required if the property develops into a commercial subdivision and the traffic studies warrant a connection. If the property doesn't subdivide and only Phase I is constructed, then no connection to a future extension of S Southwood drive will be required. As a part of the initial first phase of development (dental office), the development is required to resurface Farm Road 188 with a minimum of two inches of bituminous asphalt overlay. The width of the street may be no narrower than twenty feet to allow for adequate Fire access. A turnaround must be provided at the terminus of the street at the southern end of the property line. These improvements will require public improvement plans and can be deferred until the time of development, but must be included in the COD.

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	E. Farm Road 188	Local	No	44	30
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		50.72	63.4	608.64	N/A
*Proposed Trips Generated		202.88	849.56	9129.6	N/A
Additional Trips Generated		152.16	786.16	8520.96	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 Farmers Branch drainage basin. The part of the property is not in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. Fee in lieu of on-site stormwater detention will not be allowed and detention will be required. 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.

Public Works Stormwater Division	Response
Drainage Basin	Farmers 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: C-2 & A-1 to GR
(existing zoning) (proposed zoning)
2. Meeting Date & Time: October 18, 2018, 4:00 - 6:30 PM
3. Meeting Location: Millwood Golf & Racquet Club Board Room, 3700 E Millwood Dr., Ozark, MO
4. Number of invitations that were sent: 9
5. How the mailing list was generated: City Staff
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.)

Mr. May asked the plan for the area and asked if Medical/Professional offices were allowed within GR. We informed Mr. May that the use was allowed and showed him the ordinance.
Tim, Fiochi - Asked if the development would impact the testing of their ammunition. We informed Tim that we did not believe it would affect their business. Tim also expressed concern regarding the OT major throughfare plan showing a road through their property. Not a part of this project.

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

None.

I, Jared Davis, PE (print name), attest that the neighborhood meeting was held on 10/18/18 (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."



Digitally signed by Jared Davis
DN: cn=Jared Davis, o=Anderson Engineering, Inc., ou=Project
Manager, email=JMDavis@andersonengineeringinc.com, c=US
Date: 2018.10.19 11:55:16 -05'00'

Signature of person completing affidavit

Jared Davis, PE

Printed name of person completing affidavit

3192 E Farm Road 188
PLN2018-00586 Neighborhood Meeting
4 PM - 6:30 PM; October 18, 2018

3700 E Millwood Dr., Ozark, MO

---Please Print Your Name---

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

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 properties shall be combined following the current Subdivision Regulations.
2. As a part of annexation/rezoning/development of this property, Farm Road 188 must be resurfaced with (at a minimum) 2 inches of bituminous asphalt overlay. The width of the street may be no narrower than 20 feet to allow for adequate fire access. A turnaround must be provided at the terminus of the street at the south end of the property line. These improvements will require public improvement plans and can be deferred until the time of development.
3. Sidewalk is required to be constructed along the entire length of the property frontage on S. Farm Road 188, or a fee paid in-lieu-of sidewalk construction, which must first be reviewed and approved by ARC and fees paid, prior to issuance of a building permit.
4. Traffic Studies are required at each phase in development except for the initial proposed dental office. Following phases will be reviewed on a case-by-case basis, and at any point in time when the total increase in trip generation (including the dental office) exceeds those thresholds spelled out in Chapter 9 of the City of Springfield Public Works Design Standards, a Traffic Impact Study will be required. Farm Road 188 may be required to be improved to current Public Works design standards, which includes (but is not limited to), curb and gutter, stormwater facilities, sidewalk, etc. Improvements may be phased, depending on phasing of development.
5. If/when Southwood extends, and eventually becomes the primary access to the proposed development, Traffic may consider forgoing the improvements to Farm Road 188. That decision will be deferred until more defined uses (and trip generation) are specified. If/when S. Southwood Road is extended through the neighboring property to the west of the proposed site, and it is feasible to make a connection, a public road, constructed to City of Springfield Public Works design standards, will be required to connect the proposed site to S. Southwood Rd. The future connection will only be required if the property develops into a commercial subdivision and the traffic studies warrant a connection. If the property doesn't subdivide and only Phase I is constructed, then no connection to a future extension of S. Southwood drive will be required.

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

DATE: November 2, 2018

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Street Name Change No. 77 (3000-3200 block E. Farm Road 188)

Staff is requesting that Street Name Change No. 77 be withdrawn from consideration.

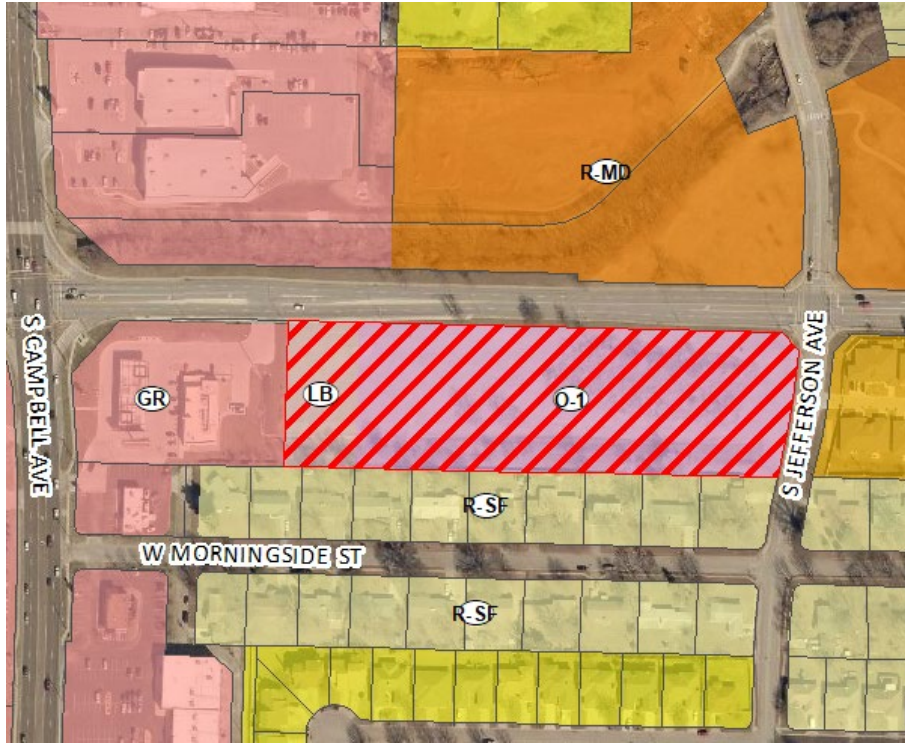
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING:

DECEMBER 10, 2018



CASE NUMBER:

Z-28-2018 w/ Conditional Overlay District No. 160

PROJECT LOCATION: 2700 Block South Jefferson Avenue

ACRES: 5.03 acres

EXISTING LAND USE: Undeveloped Land

APPLICANT: Empire Mortgage Company Inc.

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

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve Z-28-2018 w/ COD No. 160 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 5.03 acres of property generally located at 2700 block of South Jefferson Avenue from LB, Limited Business District and O-1, Office District with Conditional Overlay District No. 26 to R-LD, Low-Density Multi-family District and establish Conditional Overlay District No. 160.

FINDINGS FOR STAFF RECOMMENDATION:

1. The application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies the west portion of the subject property as appropriate for Medium Intensity Retail, Office or Housing. The Plan identifies the east portion of the subject property as appropriate for low-density housing. The Plan encourages that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. It discourages large housing projects that consist of a single building type. Some portion of each type of housing should, ideally, be available for occupancy on either an ownership or lease basis.
2. The R-LD district is intended to accommodate multifamily developments at densities up to approximately 18 units per acre. However, the applicant has limited the subject property to eleven (11) units per acre. The R-LD district is intended to serve as a transition between lower density and higher density residential districts and areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. The development is consistent with the intent of the R-LD district as the subject property is located between single-family housing to the south and property zoned for medium density housing to the north.

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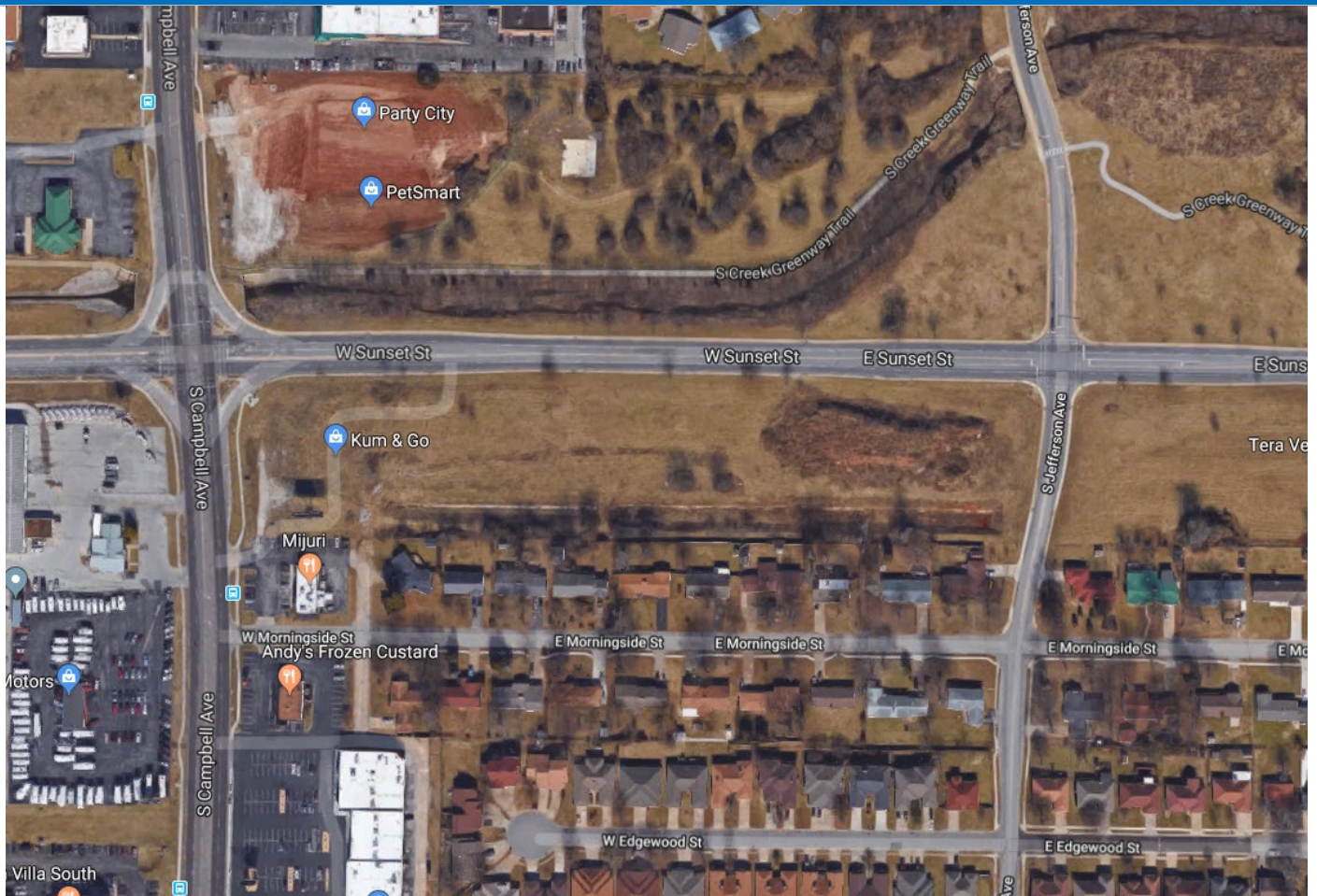
3. The R-LD district and proposed conditional overlay district will mitigate potential impact on the single-family housing to the south by restricting the maximum density to no more than eleven (11) dwelling units per acres. The standard development requirements in the R-LD district will also require a bufferyard type B which is a minimum of fifteen (15) feet with required plantings and a 45-degree bulk plane from the south property line.
4. 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

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR & R-MD	R-SF	R-LD COD 64	GR COD 67
LAND USE	Commercial Use to West and Undeveloped Land Greenway	Single-family residences	Multi-family uses	Convenience Store & Gas Station

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:

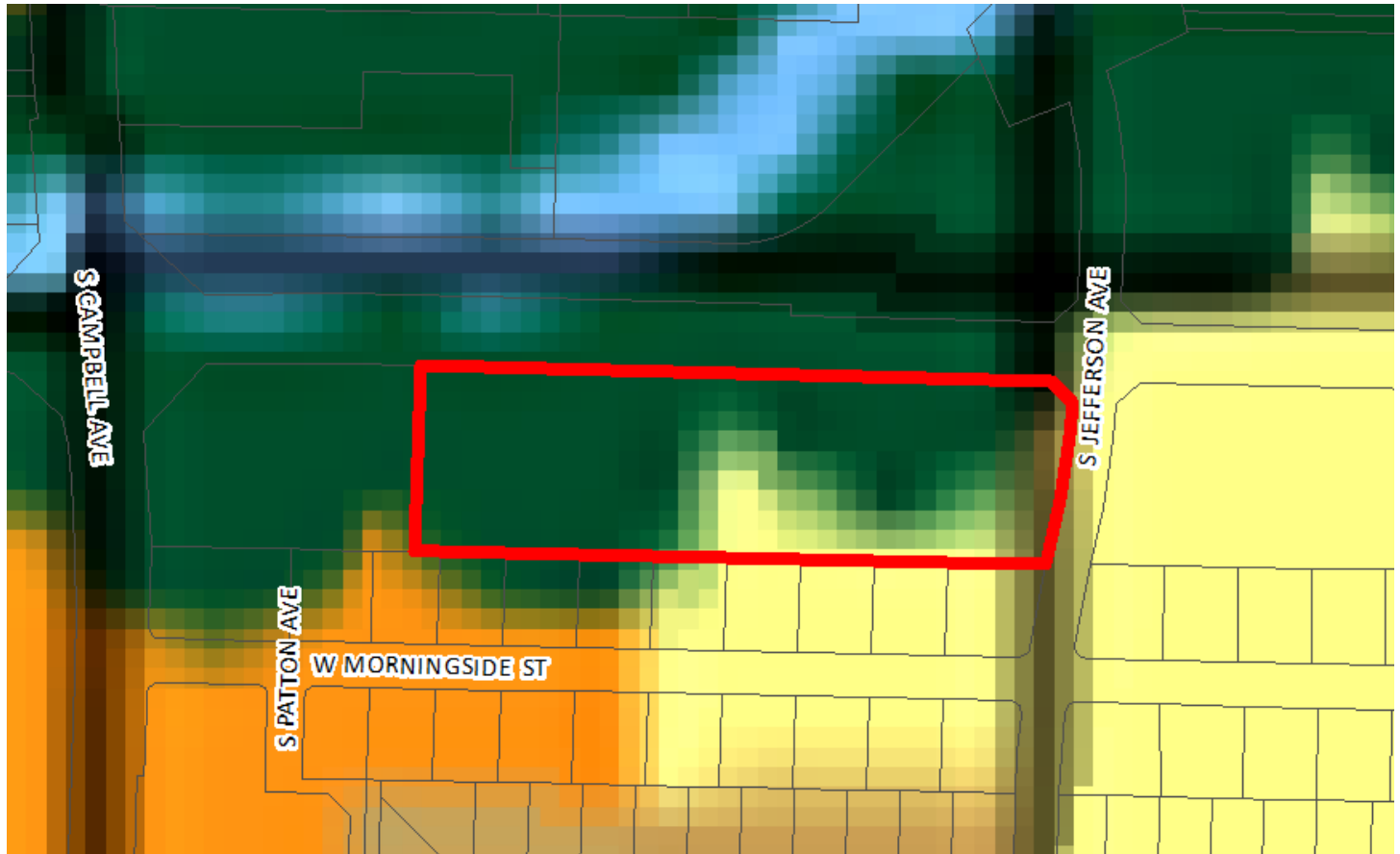


Development Review Staff Report



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



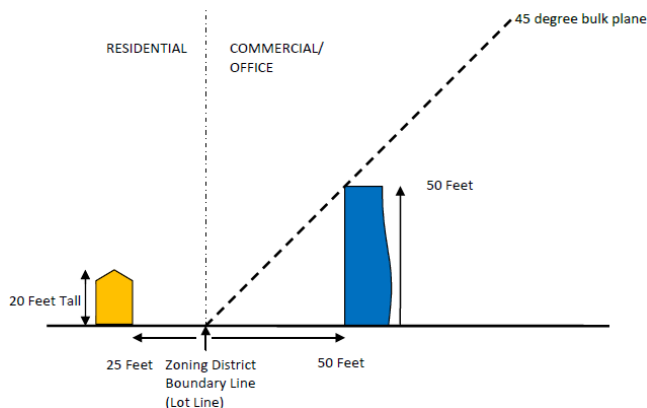
PROPERTY HISTORY:

The subject property was rezoned to Planned Development No. 255 in April 2003. The Planned Development permitted Office uses on the subject property.

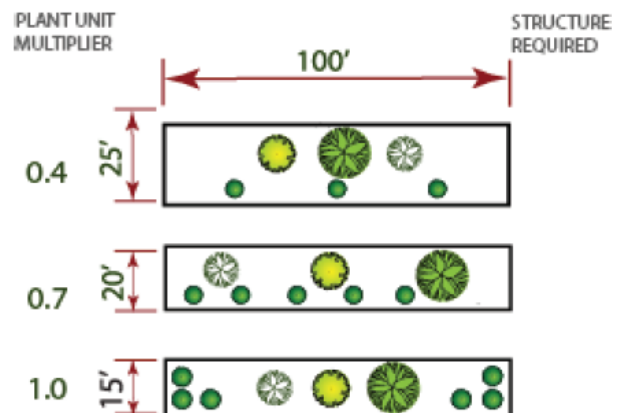
The subject property was rezoned to its current zoning, LB, Limited Business District and O-1, Office District with Conditional Overlay District No. 26 in February 2009. The property has remained undeveloped.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-LD
Use Limitations	The COD limits the maximum density to eleven (11) dwelling units per acre.
Maximum Structure Height	When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
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
45-degree bulk plane is required along the south property line adjacent to R-SF zoning.	A Bufferyard type B is required along the south property line adjacent to R-SF zoning.



36-482-12- (b)



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the west portion of the subject property as appropriate for Medium Intensity Retail, Office or Housing. The *Plan* shows a greenway on the west portion on property. However, the greenway trail is located north of the subject property. Staff has interpreted the map to continue the Medium Intensity Retail, Office or Housing category to extend as shown from the south on to the subject property. The *Plan* identifies the east portion of the subject property as appropriate for low-density housing.

The *Plan* encourages that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. It discourages large housing projects that

Development Review Staff Report



consist of a single building type. Some portion of each type of housing should, ideally, be available for occupancy on either an ownership or lease basis.

The *Plan* also encourages residential development provide a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City's residents.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 5.03 acres of property generally located at the 2700 block of South Jefferson Avenue from LB, Limited Business District and O-1, Office District with Conditional Overlay District No. 26 to R-LD, Low-Density Multi-family District and establish Conditional Overlay District No. 160. The applicant intends to build a multi-family development with a maximum density of eleven (11) dwelling units per acre.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the west portion of the subject property as appropriate for Medium Intensity Retail, Office or Housing. The Plan identifies the east portion of the subject property as appropriate for low-density housing. The *Plan* encourages that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. It discourages large housing projects that consist of a single building type. Some portion of each type of housing should, ideally, be available for occupancy on either an ownership or lease basis.
3. The *Plan* also encourages residential development provide a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City's residents.
4. The R-LD district would be considered less intense than the current zoning on the subject property which allows Limited Business and Office uses. The R-LD district is also consistent with past actions in the area that have frontage on Sunset Street. The property to the east, which is similar in size, configuration, access to public streets and shares a south boundary with R-SF zoned property, was rezoned to R-LD with Conditional Overlay District No. 64 in November 2013.
5. The R-LD district is intended to accommodate multifamily developments at densities up to approximately 18 units per acre. However, the applicant has limited the subject property to eleven (11) units per acre. The R-LD district is intended to serve as a transition between lower density and higher density residential districts and areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. The development is consistent with the intent of the R-LD district as the subject property is located between single-family housing to the south and property zoned for medium density housing to the north (zoned R-MD). The development intends to take vehicular access to the Jefferson Avenue, classified as a Collector roadway and Sunset Street, classified as a Secondary Arterial, through an access easement with the commercial property to the west. Vehicular traffic from the proposed development will not have direct access to the minor residential streets to the south.
6. The R-LD district and proposed conditional overlay district will mitigate potential impact on the single-family housing to the south by restricting the maximum density to no more than eleven (11) dwelling units per acre. The standard development requirements in the R-LD district will also require a bufferyard type B which is a minimum of fifteen(15) feet with required plantings and a 45-degree bulk plane from the south property line.
7. 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.
8. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

Development Review Staff Report



The applicant held a neighborhood meeting on October 15, 2018 regarding the rezoning request. A summary of the meeting is attached (Attachment 3)

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: 26 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.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies E. Sunset Street as a Secondary Arterial roadway and S. Jefferson Avenue as a Collector roadway. The standard right-of-way width for E. Sunset Street is 35 feet from the centerline. The standard right-of-way width for S. Jefferson Avenue is 30 feet from the centerline. It appears additional right-of-way is not needed along either street. A survey is recommended to determine the exact amount of existing right-of-way.

TRAFFIC COUNTS & ON-STREET PARKING

The most recent traffic count on E. Sunset Street east of S. Campbell Avenue is 13,511 vehicles per day. The most recent traffic count on S. Jefferson Avenue south of E. Sunset Street is 6,017 vehicles per day. On-street parking is not allowed along either street.

DRIVEWAY ACCESS

There are currently no driveway access points to access the property. No direct access is permitted onto E. Sunset Street. This property will be permitted one access point onto S. Jefferson Avenue, which must align with the existing driveway approach on the east side of Jefferson, and one (existing) shared-access driveway onto E. Sunset Street with the property abutting to the west.

SIDEWALK

There is existing sidewalk along the property frontage of both E. Sunset Street and S. Jefferson Avenue. The existing infrastructure meets current City Standards.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The South Creek Greenway Trail is across E. Sunset Street from the property pertaining to this rezoning. There are bus stops along S. Campbell Avenue, just to the west of the property pertaining to this rezoning. 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 will not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor will it exceed the threshold of 1,000 additional trip-ends daily. The City of Springfield – Public Works does not currently have any plans to make improvements in the area pertaining to this rezoning.

Development Review Staff Report



TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	E. Sunset Street	Secondary Arterial	No	40	35
Street 2	S. Jefferson Avenue	Collector	No	30	30
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		171.02	221.32	1207.2	N/A
*Proposed Trips Generated		45.27	55.33	603.6	N/A
Additional Trips Generated		-125.75	-165.99	-603.6	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 South Creek drainage basin. Most of the property is not in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. Fee in lieu of on-site stormwater detention will not be allowed. Since the project will most likely be disturbing more than one (1) acre there will be a land disturbance permit required. There are no sinkholes on the proposed property.

Detention will be required for the undetained area. A very small portion of the north west corner of the lot is within the floodplain but should not affect development.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Water quality will be required if disturbing more than one acre.
3. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	South Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is fee in lieu of detention allowed?	no

FIRE DEPARTMENT COMMENTS:

No objections to rezoning.

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-28-2018 & CONDITIONAL OVERLAY DISTRICT NO. 160

The requirements of *Section 36-382* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

1. Use Limitations:
 - A. The maximum density for the subject property is eleven (11) dwelling units per acre.
-

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: LB and O-1 with COD 26 to R-LD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: October 15, 2018; 4-6:30 pm
3. Meeting Location: South Haven Baptist Church, FLC (2353 S. Campbell, Springfield, MO)
4. Number of invitations that were sent: 115
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 1
7. List the verbal comments and how you plan to address any issues:
(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.)

The one person in attendance supported the development with no changes.

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

There were no written comments.

I, Martha Middleton (print name), attest that the neighborhood meeting was held on 10/15/18 (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

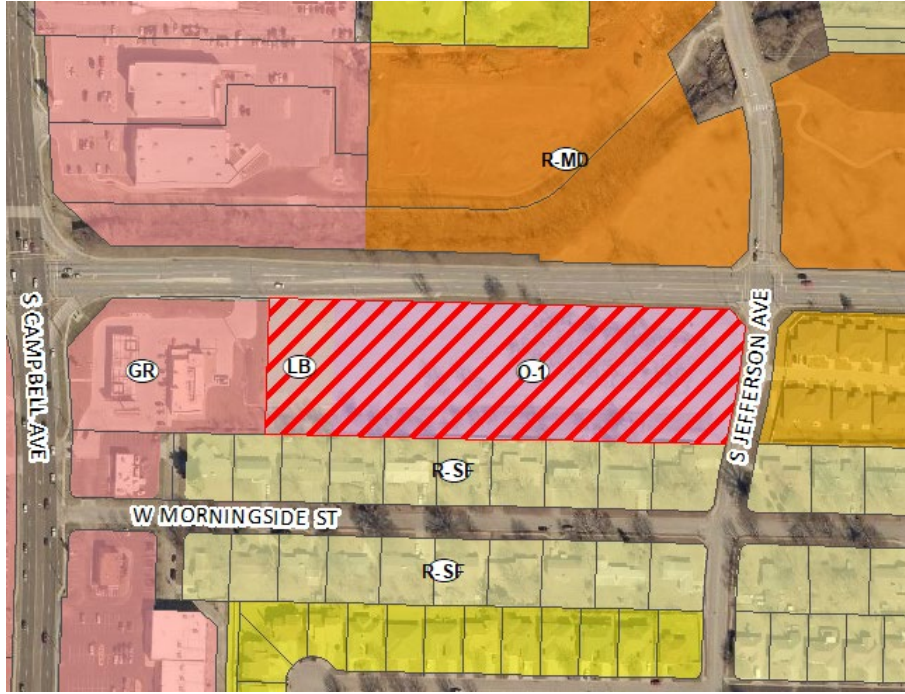
Printed name of person completing affidavit

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING: DECEMBER 10, 2018



CASE NUMBER:

Preliminary Plat of Tera Vera II

LOCATION: 2700 Block South Jefferson Avenue

ACRES:

5.03 acres

EXISTING LAND USE: Undeveloped land

APPLICANT: Empire Mortgage Company Inc.

STAFF:

Michael Sparlin, 864-1091

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 one-lot subdivision named "Tera Vera II"

FINDINGS FOR STAFF RECOMMENDATION:

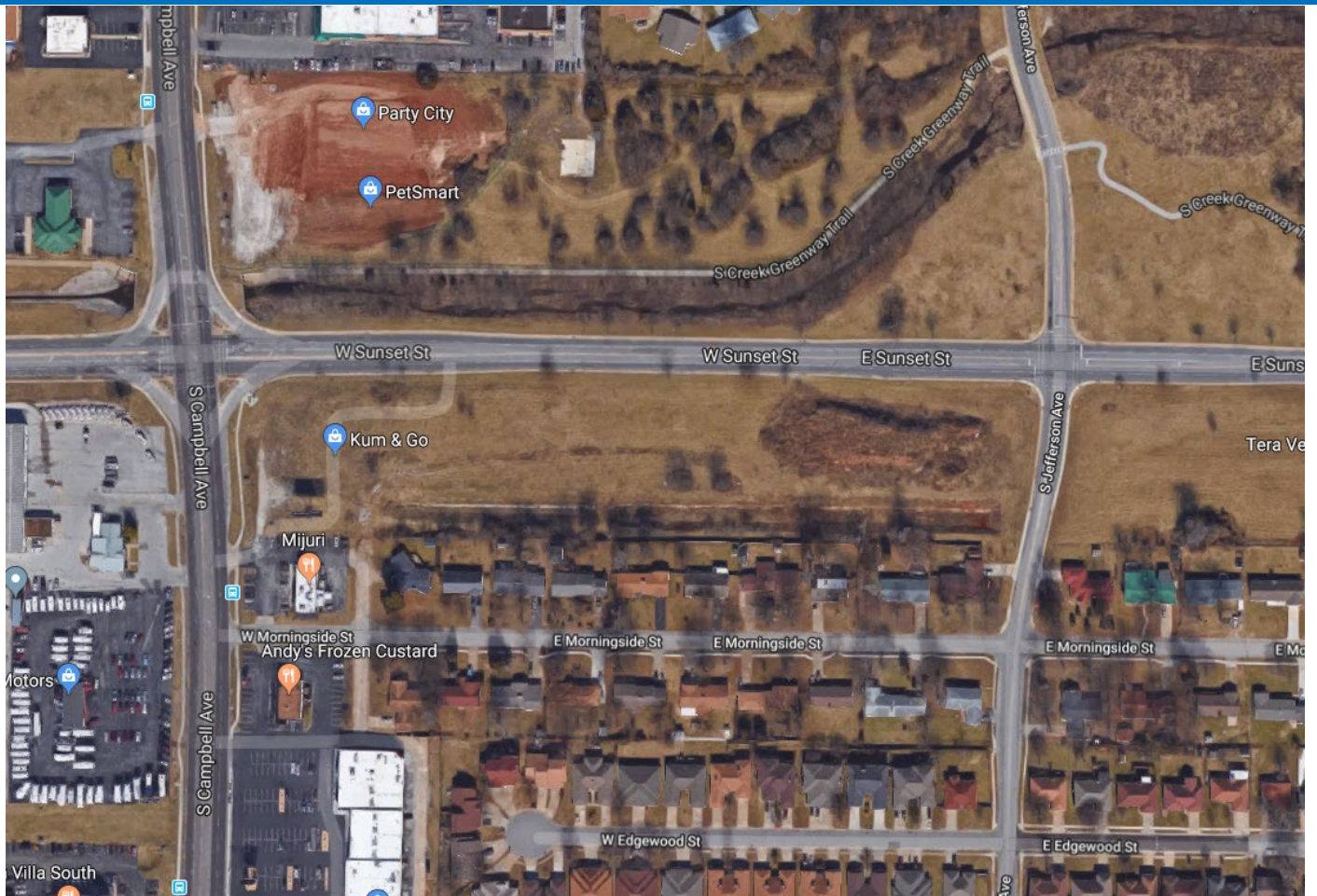
1. The applicant's proposal, with the conditions listed below and approval of the subdivision variance, is consistent with the City's *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR & R-MD	R-SF	R-LD COD 64	GR COD 67
LAND USE	Commercial Use to West and Undeveloped Land Greenway	Single-family residences	Multi-family uses	Convenience Store & Gas Station

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



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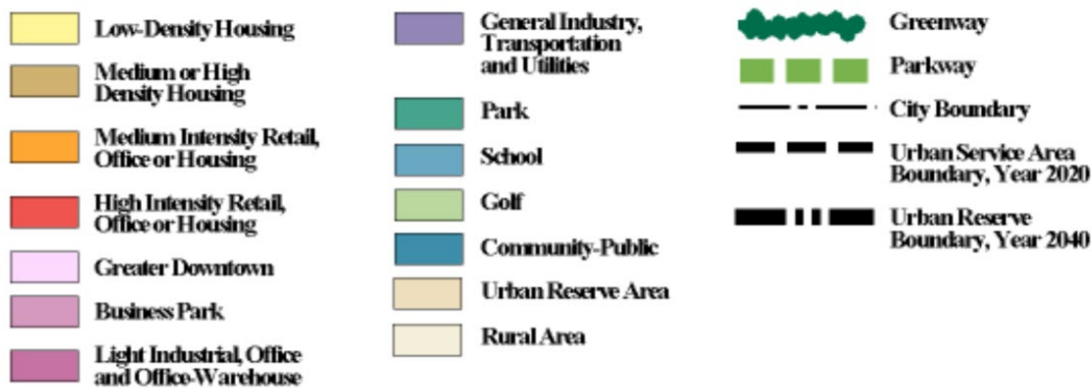
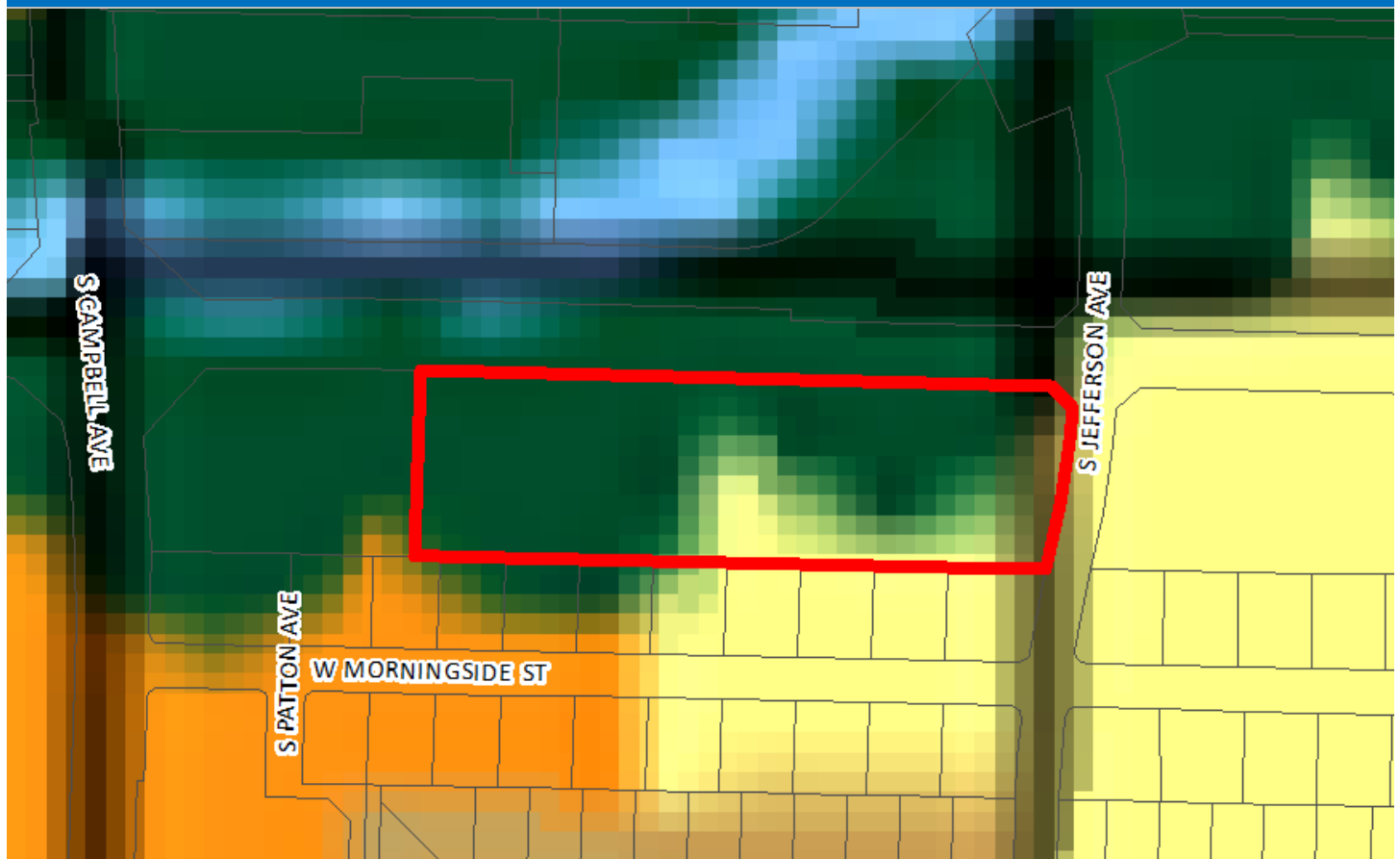


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The subject property was rezoned to Planned Development No. 255 in April 2003. The Planned Development permitted Office uses on the subject property.

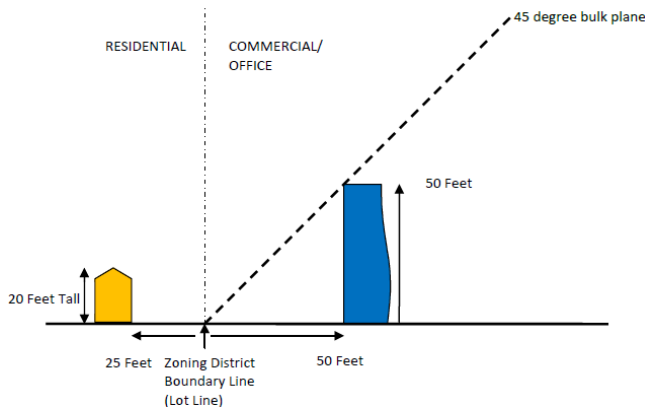
The subject property was rezoned to its current zoning, LB & O-1 district with Conditional Overlay District No. 26, in February 2009. The property has remained undeveloped.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR PROPOSED R-LD WITH COD NO. 160
Use Limitations	The proposed COD limits the maximum density to eleven (11) dwelling units per acre. rezoning case (Z-28-2018 w/ COD No. 160).
Maximum Structure Height	When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Minimum open space	Not less than 20 percent
Maximum impervious area	Shall not exceed 80 percent of total lot area

BULK PLANE

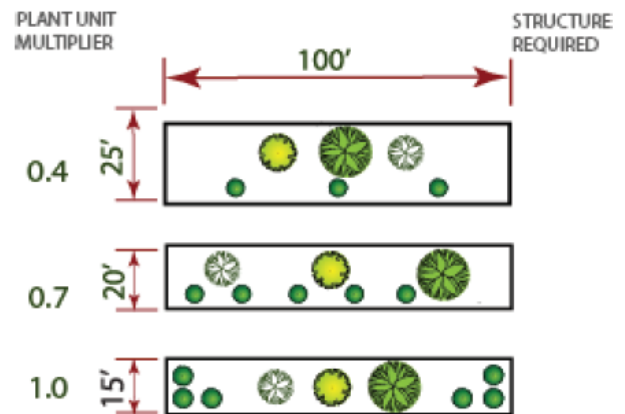
45-degree bulk plane is required along the south property line adjacent to R-SF zoning.



BUFFERYARD AND LANDSCAPING

A Bufferyard type B is required along the south property line adjacent to R-SF zoning.

36-482-12- (b)



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the west portion of the subject property as appropriate for Medium Intensity Retail, Office or Housing. The *Plan* shows a greenway on the west portion on property. However, the greenway trail is located north of the subject property. Staff has interpreted the map to continue the Medium Intensity Retail, Office or Housing category to extend as shown from the south on to the subject property. The *Plan* identifies the east portion of the subject property as appropriate for low-density housing.

The *Plan* encourages that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. It discourages large housing projects that consist of a single building type. Some portion of each type of housing should, ideally, be available for occupancy on either an ownership or lease basis.

Development Review Staff Report



The *Plan* also encourages residential development provide a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City's residents.

STAFF COMMENTS:

1. The applicant is proposing to plat approximately five (5) acres into a one-lot subdivision named "Tera Vera II". The subject property is a remnant of an approval preliminary plat. A rezoning from LB, Limited Business District and O-1, Office District with Conditional Overlay District No. 26 to R-LD, Low-Density Multi-family District and establishing Conditional Overlay District No. 160 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.
3. The applicant is applying for a subdivision variance to allow access within 150 feet on Jefferson Avenue from the intersection at Sunset Street (Attachment 3). The Director of Public Works and Public Works Traffic Division have reviewed and support this request.
4. 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:

City Utilities has no objections to the preliminary plat. Please contact CU Developer Services at 831-8888 to obtain utility location maps. Extensions will be required for the development which may result in easements being requested to be shown on Final Plat.

CLEAN WATER SERVICES COMMENTS:

The property is in the South Creek drainage basin. The part of the property is not in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. Fee in lieu of on-site stormwater detention will not be allowed. Since the project will most likely be disturbing more than one (1) acre there will be a land disturbance permit required. There are no sinkholes on the proposed property.

Detention will be required for the undetained area.

The north west corner of the lot is within the floodplain but should not affect development.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Water quality will be required if disturbing more than one acre.
3. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	South Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is fee in lieu of detention allowed?	no

FIRE DEPARTMENT COMMENTS:

No issues.

Development Review Staff Report



PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies E. Sunset Street as a Secondary Arterial roadway and S. Jefferson Avenue as a Collector roadway. The standard right-of-way width for E. Sunset Street is 35 feet from the centerline. The standard right-of-way width for S. Jefferson Avenue is 30 feet from the centerline. It appears additional right-of-way is not needed along either street. A survey is recommended to determine the exact amount of existing right-of-way.

DRIVEWAY ACCESS

There are currently no driveway access points to access the property. No direct access is permitted onto E. Sunset Street. This property will be permitted one access point onto S. Jefferson Avenue, which must align with the existing driveway approach on the east side of Jefferson, and one (existing) shared-access driveway onto E. Sunset Street with the property abutting to the west.

SIDEWALK

There is existing sidewalk along the property frontage of both E. Sunset Street and S. Jefferson Avenue. The existing infrastructure meets current City Standards.

IMPROVEMENTS

None required. A Traffic Impact Study was not required, as the proposed change in zoning will not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor will it exceed the threshold of 1,000 additional trip-ends daily. The City of Springfield – Public Works does not currently have any plans to make improvements in the area pertaining to this rezoning.

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	E. Sunset Street	Secondary Arterial	No	40	35
Street 2	S. Jefferson Avenue	Collector	No	30	30

SEDIMENT EROSION CONTROL COMMENTS:

No objections to plat.

STORMWATER COMMENTS:

Need stormwater comments

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 developer 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.
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 36-251(3), Access criteria for major streets of the Subdivision Regulations which requires a minimum distance of 150 feet is required from the near right-of-way line of any intersecting street to edge of driveway, and from edge of driveway to edge of driveway. This would apply to the Jefferson Avenue access. 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:

The proposed subdivision lot is less than 240' wide. The access criteria states that a minimum distance of 150' is required from the near right of way line of any intersecting street to the edge of driveway. The adjoining lot has an existing driveway that is approximately 100 feet from the from the near right of way line to the intersecting driveway. The proposed variance would allow a driveway directly across from the existing driveway. This variance would allow the development to evenly space residential housing on both sides of the proposed drive in a manner similar to the development on the lot to the East.

The existing lot would be permitted to have 3 additional driveways to Sunset under the Subdivision regulations' s access criteria for Major Streets. However, if additional access was granted to Sunset, residents of the development would have to get out on Sunset to access Jefferson. Providing access across from the existing access point on Jefferson would provide better overall access for the development's residents as well as the surrounding community.

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

APPLICANT'S RESPONSE:

The development would not provide access to Jefferson due to the width of the lot and the residential spacing if this variance is not accepted. Following the access criteria would push the drive too far south to allow residential units on the south side of the lot.

- (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:

The development's proposed zoning is for a low density residential development with a conditional overlay district to reduce the number of residential dwelling units to 11 per acre. Therefore, the traffic will be less than the current zoning would allow. Allowing this variance would provide better access to Jefferson than would be provided with multiple driveways on Sunset. This change will not be detrimental to public safety, convenience or welfare. The variance would not be injurious to other

Development Review Staff Report



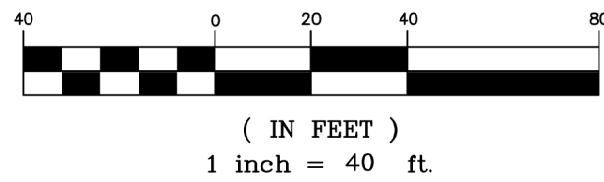
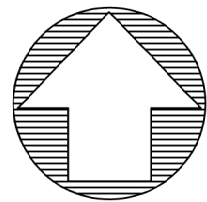
property in the vicinity. The tract to the east has an existing driveway that meets this variance. The tracts to the south are single family residences with driveways to Jefferson. Pushing the drive north per this variance would move the development's drive away from the adjoining residential lots.

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

OWNER
EMPIRE MORTGAGE CO. INC
5133 South Campbell #101
Springfield, MO 65810

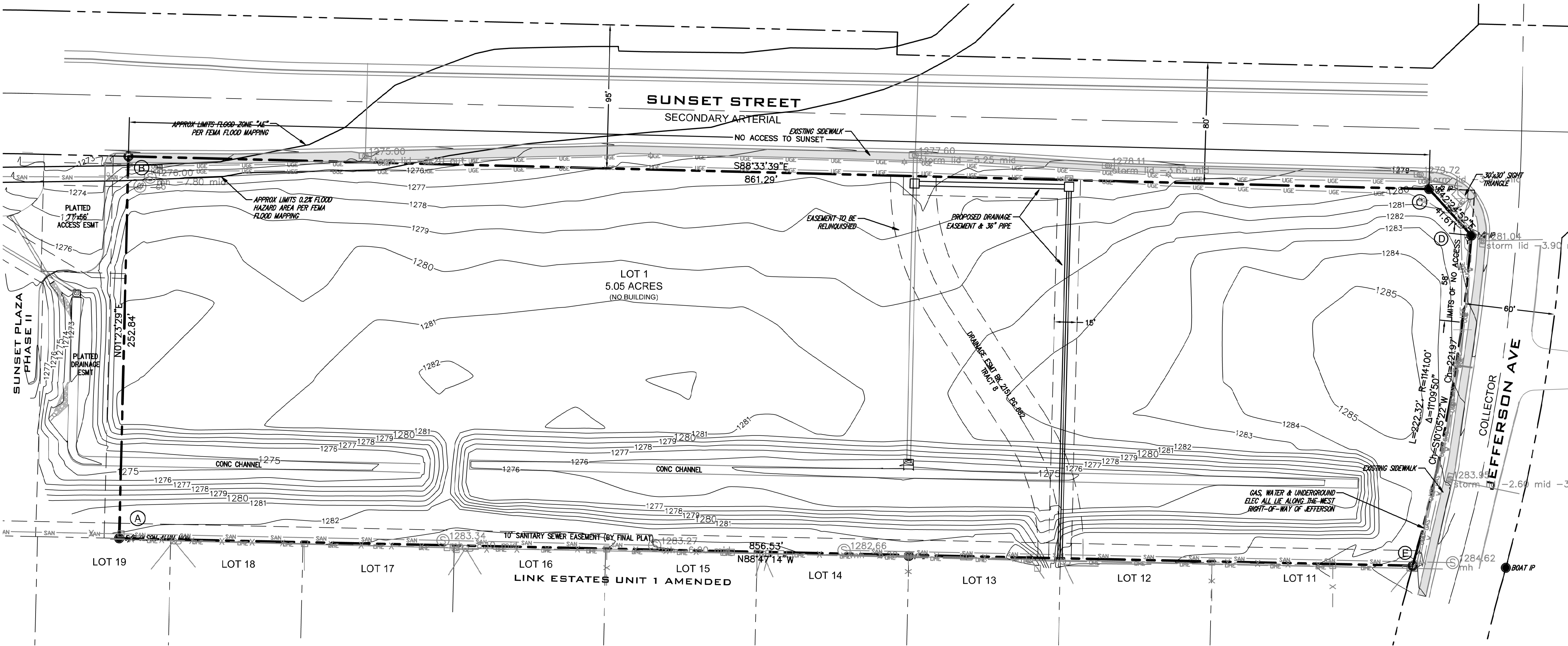
DEVELOPER:
MILLER COMMERCE,
431 South Jefferson Avenue
Springfield, MO 65806

FINAL PLAT
TERA VERA II
A SUBDIVISION IN THE CITY OF SPRINGFIELD,
GREENE COUNTY, MISSOURI



BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH BASED ON THE
MISSOURI STATE PLANE COORDINATE
SYSTEM OF 1983, CENTRAL ZONE. GPS TIES
TO MODOT VRS NETWORK



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND IRON PIN
- SET IRON PIN OR MARKER AS NOTED
- △ R/W MARKER
- BOUNDARY LINE
- R/W LINE
- EASEMENT LINE
- SETBACK LINE
- (M) MEASURED
- (R) RECORD
- ☆ LIGHT POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER LINE
- UTILITY POLE
- ELECTRIC METER
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GUY WIRE
- PHONE/COMMUNICATION MANHOLE
- PHONE PEDESTAL
- CABLE TV RISER
- CABLE TV LINE
- UNDERGROUND PHONE
- OVERHEAD PHONE
- FIBER OPTIC LINE
- WATER VALVE
- WATER METER
- WATER LINE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GAS LINE
- × FENCE LINE (AS NOTED)
- ROAD SIGN (STOP, SPEED LIMIT, ETC)

ABBREVIATIONS:

- XFMR TRANSFORMER
- ICV IRRIGATION CONTROL VALVE
- CI STORMWATER CURB INLET

FLOOD NOTE:

The far Northwest corner of this property lies in Flood Zone "AE" (areas determined to be within the Flood Hazard Area) with a Base Flood Elevation of 1275 according to Flood Insurance Rate Map Community Panel 29077C 0341 E, effective December 17, 2010.

BUILDING SETBACKS:

Current Zoning: LB - Limited Business & O-1 - Office District 1
Proposed Zoning:

Current Zoning Setbacks
Front 35' (Collector of higher)
15' (Local)
Side 10'
Rear 20% of Lot Depth, ≥ 10' and ≤ 25"

LOT INFORMATION:

Total Acreages - 5.05

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION:

Approved the _____ day of _____, 2018, by the
Planning and Zoning Commission of Springfield, Missouri.

Mary Lilly Smith, Director of Planning and Zoning

CERTIFICATE OF APPROVAL BY CITY COUNCIL:

I, _____, City Clerk of Springfield, Greene County, Missouri,
do hereby certify that the Plat of Tera Vera II was presented to, accepted and approved by
the Council of said City of Springfield, and approved by Special Ordinance Number
_____ on the _____ day of _____, 2018.

City Clerk

Angle Table & Ground Corner Coordinates			
Corner	Angle	Northing	Easting
A	89° 49' 17"	485966.78	1409098.87
B	89° 57' 09"	486219.55	1409105.01
C	133° 51' 12"	486197.91	1409966.03
D	127° 29' 46"	486167.19	1409994.10
E	98° 52' 36"	485948.66	1409955.21
TOTAL	540° 00' 00"		
(N-2)*180	540° 00' 00"		

DESCRIPTION -

Commencing at the Northwest corner of the Northwest fractional quarter (NW1/4) of Section One (1), Township Twenty-Eight (28) North, Range Twenty-Two (22) West, Greene County, Missouri; thence North 89°43'55" East, along the South line of Old Town Addition, a subdivision in the city of Springfield, Greene County, Missouri a distance of 145.32 feet; thence South 00°16'07" East, a distance of 482.47 feet to a point on the Southerly right-of-way line of Sunset Street for a POINT OF BEGINNING; thence North 88°23'38" East, along the Southerly right-of-way line of said Sunset Street, a distance of 185.01 feet for a point of curvature; thence on a curve to the right, along the Southerly right-of-way line of said Sunset Street, having a central angle 01°40'54", a radius of 960.00 feet, an arc length of 28.18 feet, a chord bearing of North 89°14'05" East, a chord distance of 28.18 feet to a point of tangency; thence South 89°55'28" East, along the Southerly right-of-way line of said Sunset Street, a distance of 925.52 feet; thence South 43°49'08" East, along the Southerly right-of-way line of said Sunset Street, a distance of 41.63 feet for a point of curvature, said point also being a point on the Westerly right-of-way line of Jefferson Avenue; thence on a curve to the right, along the Westerly right-of-way line of said Jefferson Avenue, having a central angle 11°10'27", a radius of 1141.00 feet, an arc length of 222.53 feet, a chord bearing of South 08°36'11" West, a chord distance of 222.17 feet to the Northeast corner of Block Two (2), of Link Estate Development (as amended) Unit No. 1; thence South 88°45'25" West, along the North line of said Block Two (2), of Link Estate Development (as amended) Unit No. 1, a distance of 1209.39 feet to the Easterly right-of-way line of Campbell Avenue; thence North 05°50'32" West, along the Easterly right-of-way line of said Campbell Avenue, a distance of 156.10 feet; thence North 44°31'14" East, along the Easterly right-of-way line of said Campbell Avenue, a distance of 129.86 feet to the POINT OF BEGINNING, said point also being on the Southerly right-of-way line of said Sunset Street. except all of Sunset Plaza Phase One (1) and Phase Two (2), Greene County, Missouri, according to plats filed in plat book AAA, at page 301 and plat book AAA, at page 378 respectively.

DECLARATION BY SURVEYOR:

Know All Men By These Presents:

That I, Don Ray Berry, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described prepared by me and dated October 8, 2018 and signed by me, L.S. Number 2004017829 and that the corner monuments and lot corner pins shown herein were placed under my personal supervision in accordance with the Missouri Standards for Property Boundary Surveys and Section 410.5 of the Subdivision Regulations, Article II, of the City of Springfield, Greene County, Missouri.

BY: DON RAY BERRY, PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI LICENSE NO. 2004017829

DATE: 10/29/2018

REVISIONS:	DATE:	BY:

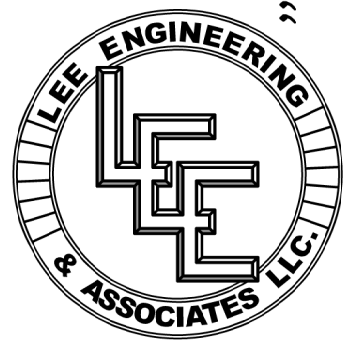
PRELIMINARY PLAT

EMPIRE MORTGAGE CO. INC

5133 S CAMPBELL #101
SPRINGFIELD, MO 65810

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65807
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz



DATE: 2018-10-24

SHEET: 1 OF 1

PROJECT: 902

FILE: 902 - Tera Vera 2 Prelim Plots.dwg

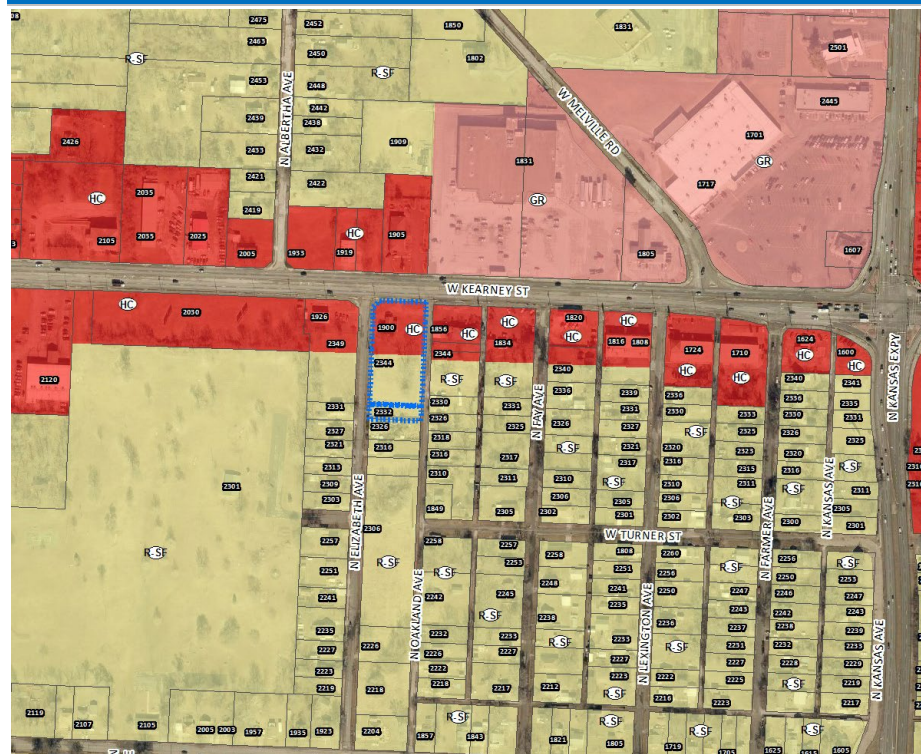
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING:

DECEMBER 10, 2018



CASE NUMBER:

Z-29-2018 Conditional Overlay No. 161

PROJECT LOCATION:

1900 West Kearney and 2344,2332 North Elizabeth Ave.

ACRES: 1.1 acres

EXISTING LAND USE: Undeveloped Land

APPLICATION: Joe Montgomery

STAFF:

Bob Hosmer, Principal Planner
417-864-1834

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve Z-29-2018 w/ COD No. 161 as submitted.

SUMMARY OF REQUEST

To rezone approximately 1.1 acres of property generally located at 1900 West Kearney Street and 2344,2332 North Elizabeth Avenue from HC, Highway Commercial and R-SF, Single Family Residential to HC, Highway Commercial District and establishing Conditional Overlay District No. 161

FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this property as appropriate for Medium Density Retail, Office and Housing on the northern tract and Low Density Residential on the southern portion. However, it should be noted that the Growth Management and Land Use Plan Element states that the Land Use Plan map, "should not be taken too literally but should be used in conjunction with the guidelines from previously-prepared neighborhood plans, the growth management and community physical character policies of this plan and good judgement." Despite the conflicting land use designation in the Comprehensive Plan, Staff finds that the proposed HC District with the limitation of the Conditional Overlay District is an appropriate land use. The intent of the HC, Highway Commercial District is for commercial uses which depend upon high visibility, generate high traffic volumes, or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets. The HC zoning depth is consistent with HC properties in the vicinity. Kearney Street is classified as primary arterial roadway and Elizabeth is classified as a local roadway in the Transportation Plan. The subject property is also within the Kearney Street Redevelopment Area.
2. The requested conditional overlay district will require a lot combination to combine the subject property with the property along Kearney Street and prohibit all outdoor automobile parking areas used for retail or wholesale storage or sale of motorized or commercial vehicles. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses

Development Review Staff Report



SURROUNDING ZONING AND LAND USES:				
	NORTH	SOUTH	EAST	WEST
ZONING	HC	R-SF	R-SF	R-SF
LAND USE	Bank	Residence	Residence	Undeveloped land

Development Review Staff Report



SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



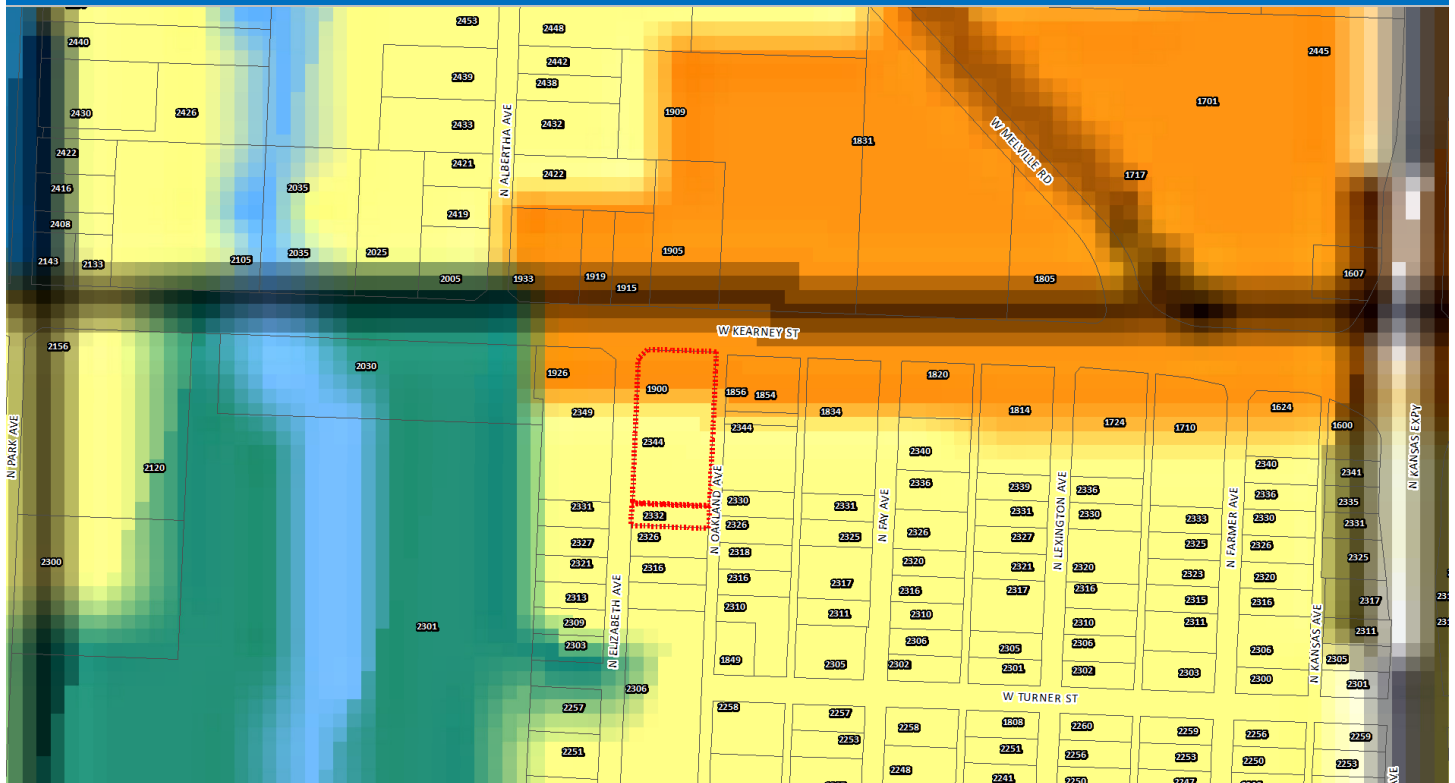
Development Review Staff Report



Development Review Staff Report



GROWTH MANAGEMENT AND LAND USE PLAN:



- | | | |
|---|--|--|
| Low-Density Housing | General Industry, Transportation and Utilities | Greenway |
| Medium or High Density Housing | Park | Parkway |
| Medium Intensity Retail, Office or Housing | School | City Boundary |
| High Intensity Retail, Office or Housing | Golf | Urban Service Area Boundary, Year 2020 |
| Greater Downtown | Community-Public | Urban Reserve Boundary, Year 2040 |
| Business Park | Urban Reserve Area | |
| Light Industrial, Office and Office-Warehouse | Rural Area | |

Development Review Staff Report

PROPERTY HISTORY:

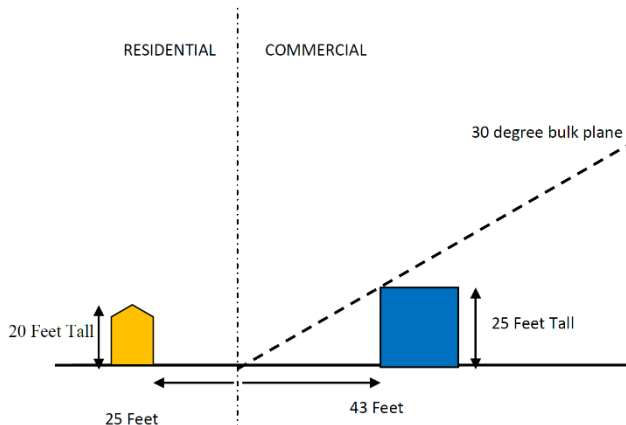
The subject property was zoned to HC, Highway Commercial and R-SF, Single Family Residential District in a community-wide rezoning to the current Zoning Ordinance regulations in March 1995 (G.O. 4494).

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HC
Maximum Structure Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.
Minimum open space	20 percent
Maximum impervious area	80 percent
Building Setbacks	Front: 25 feet Rear: None, except as required by the bufferyard requirements Side: None, supplemental open space and yard regulations, and the bufferyard requirements

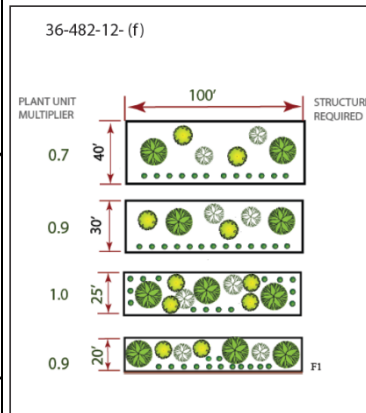
BULK PLANE

None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.



BUFFERYARD AND LANDSCAPING

A Type "F" Bufferyard is required adjacent to R-SF property on the south. There is also a required S-2, 15-foot street bufferyard along Elizabeth and Oakland Avenue.



The development will comply with the supplemental open space and yard regulations.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this property as appropriate for Medium Density Retail, Office and Housing on the northern tract and Low Density Residential on the southern portion. However, this area has had considerable zoning changes since the adoption of the Plan. Kearney Street is classified as Primary arterial roadway and Elizabeth is classified as a local roadway in the Transportation Plan. The subject property is within the Kearney Street Redevelopment Area.

Development Review Staff Report



STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 1.1 acres of property located at 1900 West Kearney and 2344 and 2332 North Elizabeth Avenue from HC, Highway Commercial and R-SF, Single Family Residential to HC, Highway Commercial District and establishing Conditional Overlay District No. 161.
2. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this property as appropriate for Medium Density Retail, Office and Housing on the northern tract and Low Density Residential on the southern portion. However, it should be noted that the Growth Management and Land Use Plan Element states that the Land Use Plan map, "should not be taken too literally but should be used in conjunction with the guidelines from previously-prepared neighborhood plans, the growth management and community physical character policies of this plan and good judgement." Despite the conflicting land use designation in the Comprehensive Plan, Staff finds that the proposed HC District with the limitation of the Conditional Overlay District is an appropriate land use. The intent of the HC, Highway Commercial District is for commercial uses which depend upon high visibility, generate high traffic volumes, or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets. The HC zoning depth is consistent with HC properties in the vicinity. Kearney Street is classified as Primary roadway and Elizabeth is classified as a local roadway in the Transportation Plan.
3. The subject property is within the City of Springfield's Kearney Street Redevelopment Plan which was prepared to remove blight and redevelop the area, in accordance with the Kearney Street Corridor Study accepted by the Springfield City Council through Resolution No. 10327 on June 12, 2017. This Plan is intended to function as a means for implementing the recommendations of the Corridor Study by encouraging private investment through the use of real property tax abatement pursuant to Section 99.300 – 99.715, RSMo (The Land Clearance for Redevelopment Authority (LCRA) Law").
4. The requested conditional overlay district will require a lot combination to combine the subject property with the property along Kearney Street and prohibit all outdoor automobile parking areas used for retail or wholesale storage or sale of motorized or commercial vehicles. 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.
5. The development of the property will require a bufferyard along the south property line adjacent to the R-SF, Single Family zoning district. The bufferyard required between GR and single-family zoning would be a Bufferyard "Type F" at least a twenty (20) feet wide. For each one-hundred (100) linear feet of bufferyard, there must be three (3) canopy trees, three (3) understory trees, four (4) evergreen trees and twenty (20) shrubs with a six-foot solid wood fence or solid masonry/brick wall, or six-foot solid evergreen hedge.
6. The bufferyard required between HC and R-SF with public street right-of-way 70 feet or less would be a Bufferyard "Type S2" at least fifteen (15) feet wide. A street bufferyard would be required along the west property line adjacent to Elizabeth Avenue and on the east along Oakland Avenue across from the R-SF zoning districts. Plantings required for a Type S2 bufferyard are for each one-hundred (100) linear feet, there must be at least one (1) canopy tree, two (2) understory trees and four (4) shrubs.
7. A perimeter landscaping is required if a parking lot is within 50 feet of the right-of-way and there is not an intervening building. This can vary in size according to the parking lot layout such as landscaped parking island being within 30 feet of the street and varied widths of landscaping strips. This is not in addition to the S2 bufferyard, but rather overlaying bufferyard. Parking lots or vehicle use areas are required to be screened by a four-foot fence or berm. No parking is permitted within 25 feet of the right-of-way for 100 feet from the residential property to the south.
8. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

Development Review Staff Report



NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on, October 17, 2018, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).

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: 23 Returned: 0

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections to rezoning.

MODOT COMMENTS:

No objections to rezoning.

CITY UTILITIES COMMENTS:

No objection to rezoning.

CLEAN WATER SERVICES COMMENTS:

No objection to the rezoning

FIRE DEPARTMENT COMMENTS:

Fire has no objection.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies W. Kearney Street as a Primary Arterial roadway and both N. Elizabeth Avenue and N. Oakland Avenue as Non-Residential Local roadways. The standard right-of-way width for W. Kearney Street is 50 feet from the centerline. The standard right-of-way widths for both N. Elizabeth Avenue and N. Oakland Avenue are 30 feet from the centerline. It appears approximately 10 feet of additional right-of-way is needed along the property frontage of W. Kearney Street, 8 feet of additional right-of-way is needed along the property frontage of N. Elizabeth Avenue, and 18 feet of additional right-of-way is needed along the property frontage of N. Oakland Avenue. In addition, a 30-foot by 30-foot right-of-way sight triangle is needed at the corner of Kearney and Elizabeth. A survey is recommended to determine the exact amount of existing right-of-way. W. Kearney Street is under MODOT jurisdiction and both N. Elizabeth Avenue and N. Oakland Avenue are under City jurisdiction.

TRAFFIC COUNTS & ON-STREET PARKING

The most recent traffic count on W. Kearney Street west of N. Kansas Expressway is 21,606 vehicles per day. There are no recent traffic counts for either N. Elizabeth Avenue or N. Oakland Avenue. On-street parking is not allowed along W. Kearney Street, but is allowed along N. Elizabeth Avenue and N. Oakland Avenue.

DRIVEWAY ACCESS

There is currently three driveway access points to the property – one from W. Kearney Street, one from N. Elizabeth Avenue, and one from N. Oakland Avenue. None of the three existing driveway approaches meet the minimum spacing requirements from their respective intersections. Therefore, all three of the existing driveway approaches will need to be closed. MODOT will not permit a driveway approach onto W. Kearney Street, but the City will permit access onto both N. Elizabeth Avenue and N. Oakland Avenue, if the proposed driveway approaches meet the minimum spacing requirements from Kearny Street and each other.

SIDEWALK

There is existing sidewalk along the property frontage of W. Kearney Street and N. Elizabeth Avenue. The existing infrastructure meets current City Standards. There is not currently sidewalk along the property frontage of N. Oakland Avenue. Sidewalk is required to be constructed along the entire length of the property frontage on N. Oakland Avenue, or a fee paid in-lieu-of sidewalk construction, which must first be approved by ARC, and fees paid, prior to issuance of a building permit.

Development Review Staff Report



TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding this property. There are bus stops along W. Kearney Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily. The City of Springfield does not currently have any plans to make improvements to either Elizabeth Avenue or Oakland Avenue. Defer to MODOT for any comments regarding Kearney Street.

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	W. Kearney Street	Primary Arterial	No	40	50
Street 2	N. Elizabeth Avenue	Local	Yes	22	30
Street 3	N. Oakland Avenue	Local	Yes	12	30
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		4.44	5.55	53.28	N/A
*Proposed Trips Generated		17.76	74.37	799.2	N/A
Additional Trips Generated		13.32	68.82	745.92	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 Spring Beach drainage basin. The part of the property is not in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Fee in lieu of on-site stormwater detention will not be allowed and detention will be required. 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. Water quality will be required if disturbing more than one acre.
3. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.
4. Detention will be required and if disturbing more than one-acre water quality will be required as well.

Public Works Stormwater Division	Response
Drainage Basin	Spring Beach
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is fee in lieu of detention allowed	No

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2 CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-29-2018 & CONDITIONAL OVERLAY DISTRICT NO. 161

The requirements of *Section 36-422* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

(4) Use Limitations.

1. 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.

(7) Design Requirements.

1. Lots at 1900 West Kearney and 2344, 2332 North Elizabeth Avenue are required to be combined into one tract.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

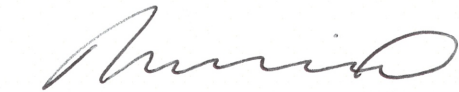
1. Request change to zoning from: Single Family Residential to Highway Commercial
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Wednesday, 10/17/18, 4:00-6:30 PM
3. Meeting Location: Library Station- 2535 N Kansas Expressway Springfield, MO 65803
4. Number of invitations that were sent: 81
5. How the mailing list was generated: Obtained from City of Springfield Planning
6. Number of neighbors in attendance (attach a sign-in sheet): 9
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 verbal comments and responses attached.

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

No written comments were submitted by attendees at the meeting.

I, ROBERT WILSON (print name), attest that the neighborhood meeting was held on 10/17/18 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

ROBERT WILSON

Printed name of person completing affidavit

NEIGHBOR COMMENTS FOR PLN2018-00593

Comments

Verbal comments from neighbors consisted of concerns over type of business to be constructed and layout of building, whether there would be any gravel parking lots or drives constructed, and if there was going to be a large increase in traffic on adjacent streets.

Responses

A conceptual drawing of the building layout was provided by the Architect that pleased the attendees, so not issues after that.

All parking lots and drives are to be asphalt, no gravel will be utilized.

Customer traffic will enter off of W Kearney Street, so will not be utilizing the adjacent streets. Employee traffic at the beginning and end of the day, and an occasional delivery truck several times per week will be the only additional traffic added to N Elizabeth or N Oakland Avenues.

Results

Once all neighbor questions were answered, everyone seemed very satisfied with the plan and supportive of have new development on the site, knowing that this effort will improve the look of the neighborhood.

NEIGHBORHOOD MEETING SIGN IN SHEET

1900 W KEARNEY-WELLINGTON REZONE

Name	Business Name If Any	Address	Phone
Michael Story		2331 N Elizabeth	720-883-6738
Scott Michael		2422 Albertha	
Bernice Dikkers		2438 N. Albertha	430-6524
Rob Dickson		2258 MCANLAND	353 8529
Gary Kay		1909 W Kearney	4178384939
Patricia Kay		2326 N Elizabeth	660-620-8231
TRIPLETT		1834 W. Kearney	417-838-7394
Daniel Alkberhuis		2313 N Elizabeth Ave	417-349-0315
Samatha Harris		2258 N Fay	417-763-0884

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING: DECEMBER 10, 2018



CASE NUMBER:

Preliminary Plat of Kum & Go #1463

LOCATION:

3434 W. Chestnut Expressway

ACRES:

Approximately 4.26 acres

EXISTING LAND USE:

Convenience store and common area

APPLICANT:

Kum & Go, LLC and L.P. Property Management, LLC

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 one lot subdivision with common area named "Kum & Go #1463".

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below, is consistent with the City's *Subdivision Regulations*.

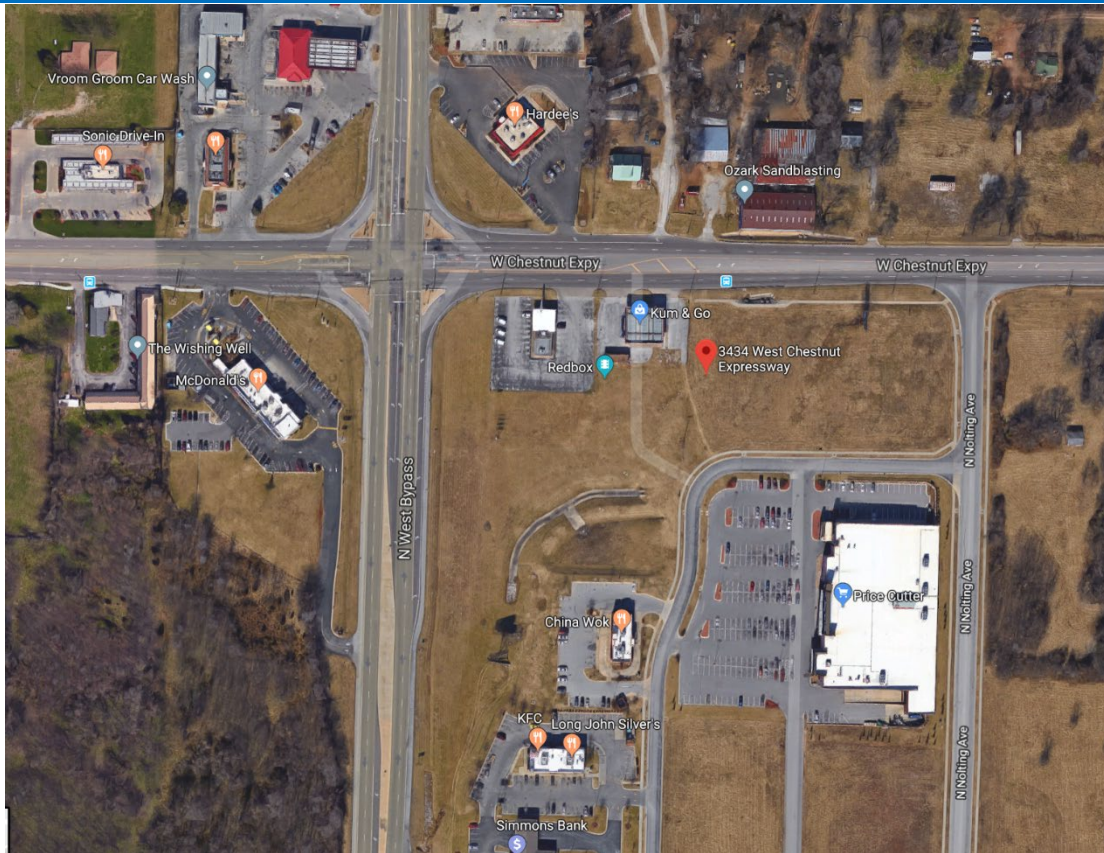
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HC and GM	PD	PD	HC & ROW
LAND USE	Restaurant and storage uses	Restaurant uses	Vacant/undeveloped	Restaurant uses and West Bypass ROW

Development Review Staff Report



SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

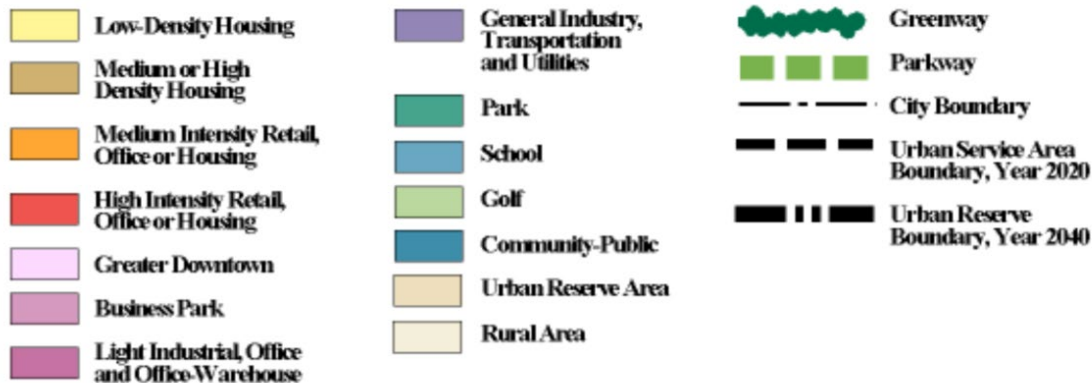
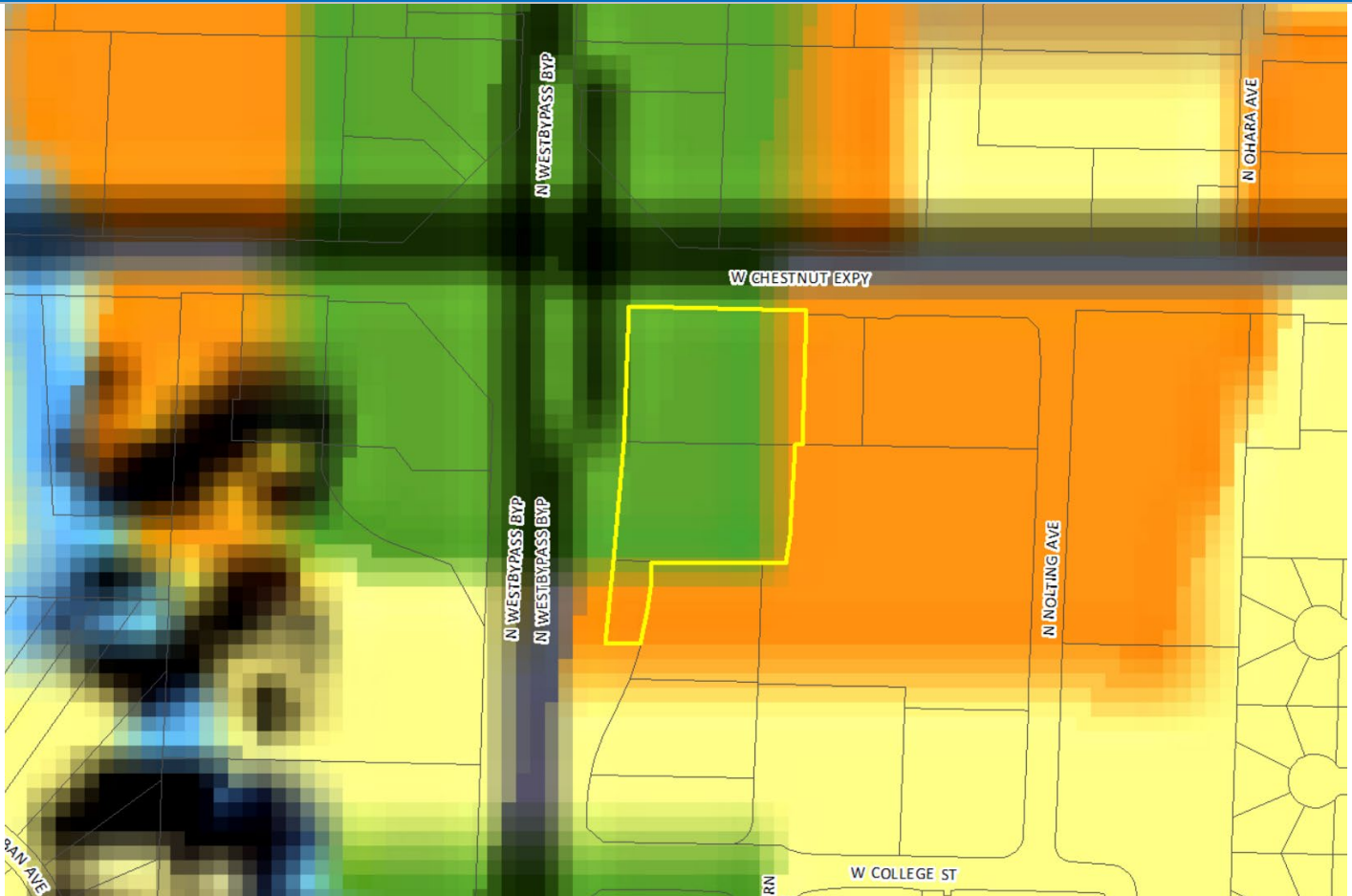


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The northern part of the subject property was rezoned to HC, Highway Commercial as part of the City wide rezoning in 1995. The southern part of the subject property was rezoned to Planned Development 211, 3rd Amendment as part of a large retail development plan.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR HC & PD
Use Limitations	N/A
Maximum Structure Height	N/A
Front Yard Setback	25 feet along a collector or higher street classification
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 Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The Major Thoroughfare Plan classifies West Bypass as an expressway roadway and Chestnut Expressway as an expressway roadway which supports the proposed land use.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 4.26 acres into a one lot subdivision with common area named "Kum & Go #1463".
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.
3. This preliminary plat will rectify issues where MoDOT has sold tracts to private property owners along West Bypass without following the subdivision process. MoDOT is permitting an access to West Bypass through Lot 1. The remaining area is common area/detention area.
4. 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 comments.

CITY UTILITIES:

Provide a 10-foot utility easement along the east property line to accommodate underground electric facilities.

CLEAN WATER SERVICES COMMENTS:

No objections. Each lot has access to public sewer. The drive access does not require sewer.

FIRE DEPARTMENT COMMENTS:

No comments.

MODOT COMMENTS:

No comments.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies both W. Chestnut Expressway and N. West Bypass as Expressways. The standard right-of-way width for both streets is 65 feet from the centerline of the roadway. A survey is recommended to determine the exact amount of existing right-of-way. Both streets are under MODOT jurisdiction. Defer any comments or requests for additional right-of-way to MODOT.

DRIVEWAY ACCESS

There is currently one driveway access point from the property to W. Chestnut Expressway, one driveway access point from the property to the private drive to the southeast, and one proposed driveway approach from the property onto N. West Bypass. Defer to MODOT for all comments/requirements/public improvements regarding the new proposed access to N. West Bypass.

SIDEWALK

There is existing sidewalk along the property frontage of W. Chestnut Expressway. The existing infrastructure appears to meet current standards. Defer to MODOT for requirement of any new sidewalk along N. West Bypass.

IMPROVEMENTS

Defer to MODOT for requirement of any public improvements for the access being taken to N. West Bypass. Traffic Impact Studies are not required as a part of the platting process. Defer to MODOT for comments on any future improvements planned for Chestnut Expressway/West Bypass.

Development Review Staff Report



TRAFFIC - TABLE 1: PLATTING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	W. Chestnut Expressway	Expressway	No	55	65
Street 2	N. West Bypass	Expressway	No	125	65

SEDIMENT EROSION CONTROL COMMENTS:

No objections.

STORMWATER COMMENTS:

The property is in the Upper Wilson's Creek drainage basin. The part of the property is not 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.
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.

Public Works Stormwater Division	Response
Drainage Basin	Upper Wilson's Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is fee in lieu of detention allowed?	Yes

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.
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.

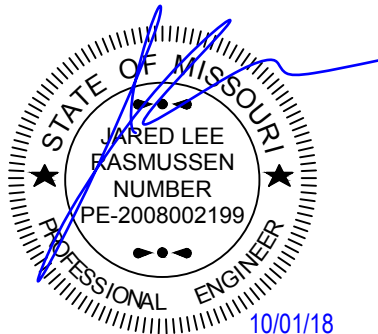
If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

ENGINEERS REPORT

FOR
THE PRELIMINARY PLAT OF
Kum & Go #1463
SPRINGFIELD, MISSOURI

DEVELOPER
Kum & Go, LLC
6400 Westown Parkway
West Des Moines, IA 50266

October 1, 2018



10/01/18
JARED LEE RASMUSSEN—CIVIL ENGINEER
MO# PE-2008002199

PREPARED BY:
Jared Rasmussen, PE
Olsson Associates



Engineers Report

The Developer is seeking to plat the approximant 1.03-acres of un-platted property & existing MoDOT right-of-way south of the Kum & Go at 3434 W. Chestnut Expressway. The 1.03 acres will be split and combined into two existing tracts. According to the City of Springfield, Greene County, Zoning and Subdivision Map, the property is within MoDOT right-of way and no zoning information is provided. Approximately 0.50-acres will be combined with the existing common area detention currently zoned PD (LP Property Management, LLC) and 0.53-acres will be combined with the existing Kum & Go property zoned HC (KG Store 463, LLC). The preliminary plat reflects the combination of the 1.03-acres and the two existing tracts totaling 4.26-acres.

GENERAL:

- Item 1: Review comments from the pre-development review meeting (PLN2018-00095) held on February 21, 2018 have been incorporated in to the Preliminary Plat drawing and in this report.
- Item 2: No Subdivision variances are being requested.
- Items 3-11: See the preliminary plat for each of these items.
- Item 12: Refer to Book 2973, Page 2975 for covenants pertaining to existing signage on Lot 2.
- 13-16: See the preliminary plat for each of these items.

STORMWATER:

- Item 17: The increase in flow rates directed offsite is negligible. There is an increase of roughly 2 cfs in the 100-year storm (see Figures 1 & 2). The existing and proposed drainage areas both flow into the existing detention to the south of the Kum & Go store.
- 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: A stormwater buyout is proposed for this project due its proximity to the floodplain. The required detention buyout is 3,325 cubic feet.
- Item 20: No sinkholes are known to affect the property
- Item 21: No sinkholes are known to affect the property
- Item 22: Payment of fee in lieu of constructing detention is allowed per the Pre-Development comments from February 21, 2018. Buyout application and calculations will be provided with construction document submittal.

Engineers Report

Item 23: Does not apply to this site. No sinkholes are known to affect the property.

WATER QUALITY:

Item 24: Water quality will not be required for the proposed driveway improvements, there will be less than 1.0-acres disturbed. There will be a curb cut with rip-rap constructed on the eastern edge of the proposed drive to allow for drainage into the existing common detention basin located east of the proposed drive.

SANITARY SEWER:

Item 25: Proposed Lots 1 & 2 will both be provided with sewer once they are combined with the existing Kum & Go property and the existing common area/detention property.

Item 26: There are no sewer capacity issues.

STREET SYSTEM:

Item 27: According to the street classification as shown in the Major Thoroughfare Plan, the existing adjacent street to the north is Chestnut Expressway and to the west is West By-pass. These streets are both classified as Expressways.

Proposed Streets: There are no proposed streets.

Item 28: According to the street classification as shown in the Major Thoroughfare Plan, the existing adjacent street to the north is Chestnut Expressway and to the west is West By-pass. These streets are both classified as Expressways with variable width right-of-ways.

Item 29: It has been requested that connectivity to the adjacent parcels be restricted. The proposed improvement is only for on-site connectivity to West By-Pass, access from the tracts to the east of the proposed drive will not be allowed to connect into the proposed drive.

Item 30: West By-Pass is divided with a median, the drive will be restricted to a right-in / right-out only.

Item 31: Does not apply to this site.

Item 32: EXISTING SIDEWALKS: Sidewalks are not required along an Expressway.

PROPOSED SIDEWALKS: There are no proposed sidewalks.

Engineers Report

Item 33: A Traffic Impact Statement was not requested during the Pre-Development Meeting.

STREET DESIGN:

Item 34: The existing adjacent streets, West By-Pass and Chestnut Expressway, 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 existing adjacent streets are as shown on the preliminary plat.

Item 36: Does not apply to this site. There are no proposed streets.

Item 37: Does not apply to this site.

ACCESS:

Item 38: Cross access easements are as shown on the preliminary plat. There are no marginal streets, and/or back access parallel to arterial streets.

Item 39: Access to West By-Pass shall be provided as shown on the Preliminary Plat.

Item 40: Does not apply to this site.

Item 41: Access to West By-Pass shall be a right-in / right-out and access from the parcels to the east will be restricted, as shown on the Preliminary Plat

Attachments:

Pre-Development meeting notes

Copy of Book 2973 Page 2975

Figure 1 – Existing Drainage Area Map

Figure 2 – Developed Drainage Area Map

Current Project - Department Review Status

PLN2018-00095

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
1					
	PW - Construction Inspection	Brett Foster bfoster@springfieldmo.gov	dneal@springfieldmo.gov	PRE	Critical Issue: ability to escrow will be reviewed on a case by case basis. Any projects submitted will adhere to newly published public works design guide. It is highly advised you review these specifications if public improvements or permits are required. If public works plans are required, please include all applicable sidewalks and driveways on PW plans. If public improvement plans are required and escrow or securities are desired, please upload a completed Request to Secure Public Improvements Form into you supporting P-Dox information at the earliest possible time. Allowance of Escrow will be reviewed on a case by case basis. After bids are approved and fees are paid, Escrows will take a minimum of two weeks for approval. Please make sure to plan accordingly for this approval period. Please see the link to the application below: http://www.springfieldmo.gov/DocumentCenter/View/19701
	PW - Storm Water	Julie Hawkins jhawkins@springfieldmo.gov	dneal@springfieldmo.gov	PRE	No Critical Issues 1. A stormwater buyout, paying a fee in lieu of detention, for additional driveway will be allowed due to your proximity to the floodplain. But if you disturb more than an acre water quality will still be required.
	Building Development Services	Harlan Hill hhhill@springfieldmo.gov	dneal@springfieldmo.gov	Approved	No objections to Final Plat Please Note: another on premise sign allowed as long as there is 100' separation between the poles. The sign would be limited to 25' in height and an area of 250 square foot. If the Kum and Go and the driveway lots were all part of the same administrative subdivision then they would not be allowed to have the additional on premise sign. Submit separate sign application for review and approval.
	City Utilities - Developers Services	Kevin Roods kevin.roods@cityutilities.net	dneal@springfieldmo.gov	PRE	The electric easement for the billboard is shown as discussed with Olsson.
	ATT	Adam Moon am8421@att.com	dneal@springfieldmo.gov	Approved	

Current Project - Department Review Status

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
	ES - Sediment Erosion Control	Carrie Lamb clamb@springfieldmo.gov	dneal@springfieldmo.gov	PRE	This project already has a land disturbance permit # LDP2016-00023.
	Fire	Mark Epps mepps@springfieldmo.gov	dneal@springfieldmo.gov	PRE	Fire has no issues with the proposed driveway.
	PW - Traffic	Derrick Estell Destell@springfieldmo.gov	dneal@springfieldmo.gov	PRE	1. Defer to MODOT for comments regarding access to Westbypass.
	Planning and Zoning	Daniel Neal dneal@springfieldmo.gov	dneal@springfieldmo.gov	PRE	Planning staff will not support Lot 2 as a stand alone lot. It will need to be combined and thus its access gained through an adjacent lot. It appears that the Chestnut Crossing Common Area lot makes the most sense. The drainage/stormwater facilities already cross onto this property. Staff is supportive of Lot 1 for K&G if Lot 2 can be added to an adjacent lot. No access will be allowed to proposed Lot 2 and the proposed K&G driveway. Comments from Pre-Sub in 2016: If the applicant is proposing to acquire right-of-way from MoDOT as shown, then a lot certification will be required. If required to acquire a portion of the existing off-premise, billboard lot to the east, then a major subdivision process is required. No access to the billboard lot will be allowed to the proposed Kum & Go driveway per Traffic comments at the meeting. Each commercial lot must have at least 36 feet of street frontage. Either add the Kum & Go property along Chestnut Exp. to the preliminary plat or combine the properties after the subdivision has been completed.
	MoDOT	Chad Zickefoose chad.zickefoose@modot.mo.gov	dneal@springfieldmo.gov	PRE	MoDOT has not yet deeded property to K&G. Plat cannot be approved until that is complete along with a signed letter from the property owner(s) just to the east of the property that K&G is acquiring from MoDOT stating they don't object to the sale.
	ES - Clean Water Services	Matt Taylor MTaylor@springfieldmo.gov	dneal@springfieldmo.gov	Approved	No critical issues regarding public sewer.

BK2973PG2975



047119-02



27 AUG 2002 12:09:37pm

REAL ESTATE DOCUMENT

STATE OF MISSOURI
COUNTY OF GREENE
RECORDERS CERTIFICATION

Linda L. Montgomery
RECORDER OF DEEDS

**CORRECTED
QUITCLAIM DEED**

THIS INDENTURE, made this 08 day of August, 2002,
between the State of Missouri, acting by and through the **MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION**, party of the first part and **PAUL KOCH** (mailing
address of first-named grantee: 1906 E. Vincent Dr., Springfield, MO 65804)
of the County of Greene, State of Missouri, party of the second part,

(MAIL)

WITNESSETH: In consideration of the payment of the sum of (\$7,000) **SEVEN
THOUSAND AND NO/100 DOLLARS**, the receipt of which is hereby acknowledged,
the said party of the first part does hereby REMISE, RELEASE, AND FOREVER
QUITCLAIM to the said party of the second part, a tract of land, lying situated and being
in the County of GREENE, State of Missouri, to wit:

A parcel of land in the NW¼ of the NW¼ Section 21, Township 29, Range 22 described
as follows: From the Northwest corner of Section 21-29-22 thence S25°43'29.5"E for
357.9511 feet to a point on the boundary, thence S88°05'00.0"E for 57.1000 feet to a
point on the boundary, thence S01°55'00.0"W for 134.4000 feet to a point on the
boundary, thence S03°13'02.7"E for 111.7483 feet to the beginning of a curve, said
curve having central angle 015°36'56", radius 478.0920 feet, chord bearing
S09°43'27.9"W, and chord distance 129.8971 feet. Along the said curve for an arc
distance of 130.3000 feet to the end of the curve, thence N88°05'00.0"W for 72.3158
feet to a point on the boundary, thence N05°24'39.9"E for 375.0903 feet to a point on
the boundary. Containing 0.6141 acres, more or less.

Grantee, by acceptance of this conveyance, covenants and agrees for himself, his
successors and assigns, to permit the City of Springfield to maintain an easement for
the purpose of maintaining, or reconstructing their existing gas and water facilities and
its appurtenances over, under, or across the land herein conveyed.

Grantee, for himself, his successors and assigns, by acceptance of this conveyance,
covenants and agrees, and it is made a condition of this conveyance, that the property

Form 4-7.3

CORRECTION INFORMATION ⁻¹⁻ IS ON PAGE 2.

3K2973PG2976

herein described shall not be used for the construction, erection or maintenance of billboards or advertising signs other than the signs advertising activities conducted on the property or services and products therein provided. The parties to this deed recognize grantee has erected an outdoor advertising structure, identified by Permit Number 20611, in violation of the prohibition of outdoor advertising structures. By execution of this deed of correction, it is the intention of the Missouri Highways and Transportation Commission to waive the available remedy for breach of the covenant prohibiting outdoor advertising structures as set forth in the Quit Claim Deed recorded in Book 2733, Pages 337-339 in the Greene County Recorder of Deeds Office. The Missouri Highways and Transportation Commission waives its remedy only for the outdoor advertising structure identified by Permit Number 20611 and no other outdoor advertising structure located on the property. By execution of this deed of correction, the Missouri Highways and Transportation Commission agrees to treat the outdoor advertising structure as a non-conforming sign structure as defined in the applicable Code of State Regulations. This shall be a covenant running with the land and is binding upon Grantee, his successors and assigns. Upon a breach of this covenant and after 10 days' written notice to Grantee or his assigns to remove said offending sign as described above, Grantor retains the right to enter the property herein conveyed and remove said sign at the sole expense and liability of Grantee or his successors and assigns.

This conveyance is made upon the express condition that Grantee, his successors and assigns, shall have no right of direct access from the land herein conveyed to the adjacent highway now known as Route 160, including its right of way, all such rights of direct access being reserved by Grantor.

This deed is for the purpose of correcting the description as shown in a conveyance executed September 21, 2001, and is of record in the office of the Recorder of Deeds for Greene County, Missouri, in Book 2870, at Page 0554 - 0556.

Form 4-7.3

- 2 -

BK 2973 PG 2977

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first written above.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

By *Ollie W. Gates*
Ollie W. Gates, Chairman

ATTEST:

By *Mari Ann Winters*
Mari Ann Winters
Secretary to the Commission



BK2973PG2978

ACKNOWLEDGEMENT

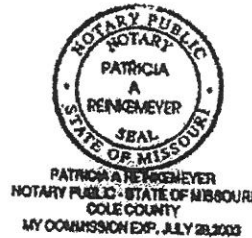
STATE OF Missouri)
COUNTY OF Cole) SS

On this 08 day of August, 2002, before me appeared OLLIE W. GATES, to me personally known, who being by me duly sworn did say that he is Chairman of Missouri Highways and Transportation Commission; that the seal affixed to the foregoing instrument is the official seal of said Commission; that said instrument was signed and sealed in behalf of said Commission by authority of said Commission, and that said OLLIE W. GATES acknowledged said instrument to be the free act and deed of said Commission.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cole County, the day and year first above written.

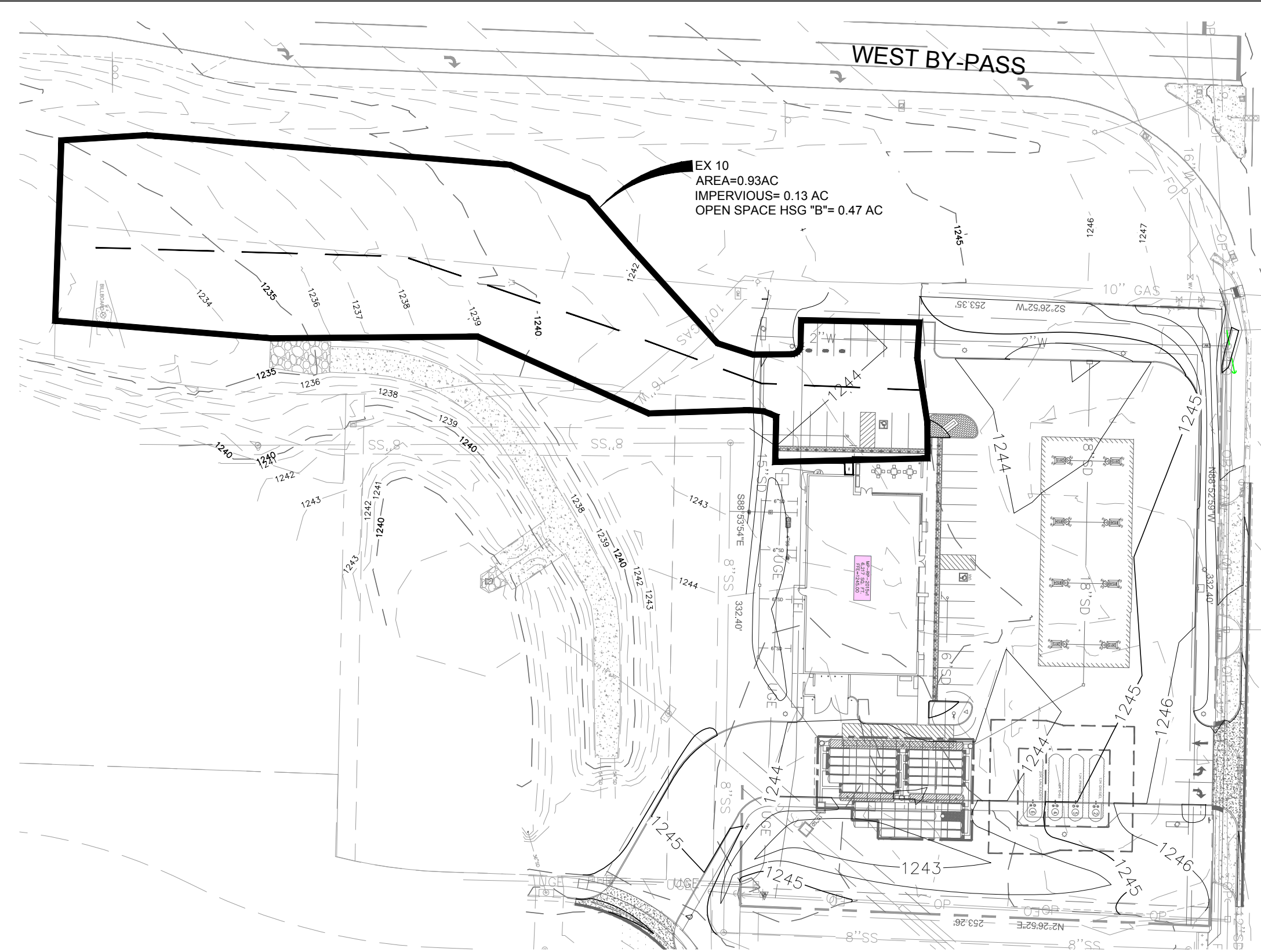
Patricia A. Reinemeyer
Notary Public Patricia A. Reinemeyer

My commission expires: July 28, 2003

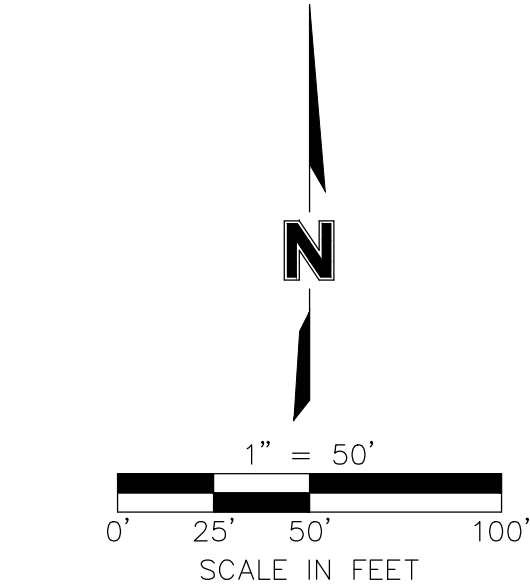


Greene County, Route 160 (166TR), Parcel No.E80084

SUMMARY TABLE							
SUBBASIN	AREA (AC)	C=0.95 IMPERVIOUS	C=0.25 OPEN SPACE	C100 (1.25)	Tc	i100	Q100 (cfs)
DEV 10	0.93	0.13	0.80	0.57	5	11.76	3.72



WEST CHESTNUT EXPRESSWAY

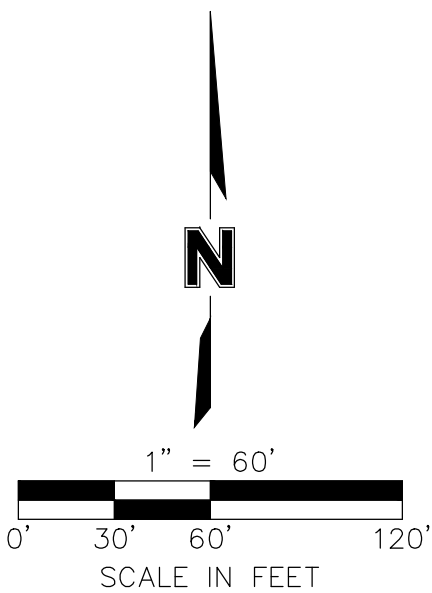
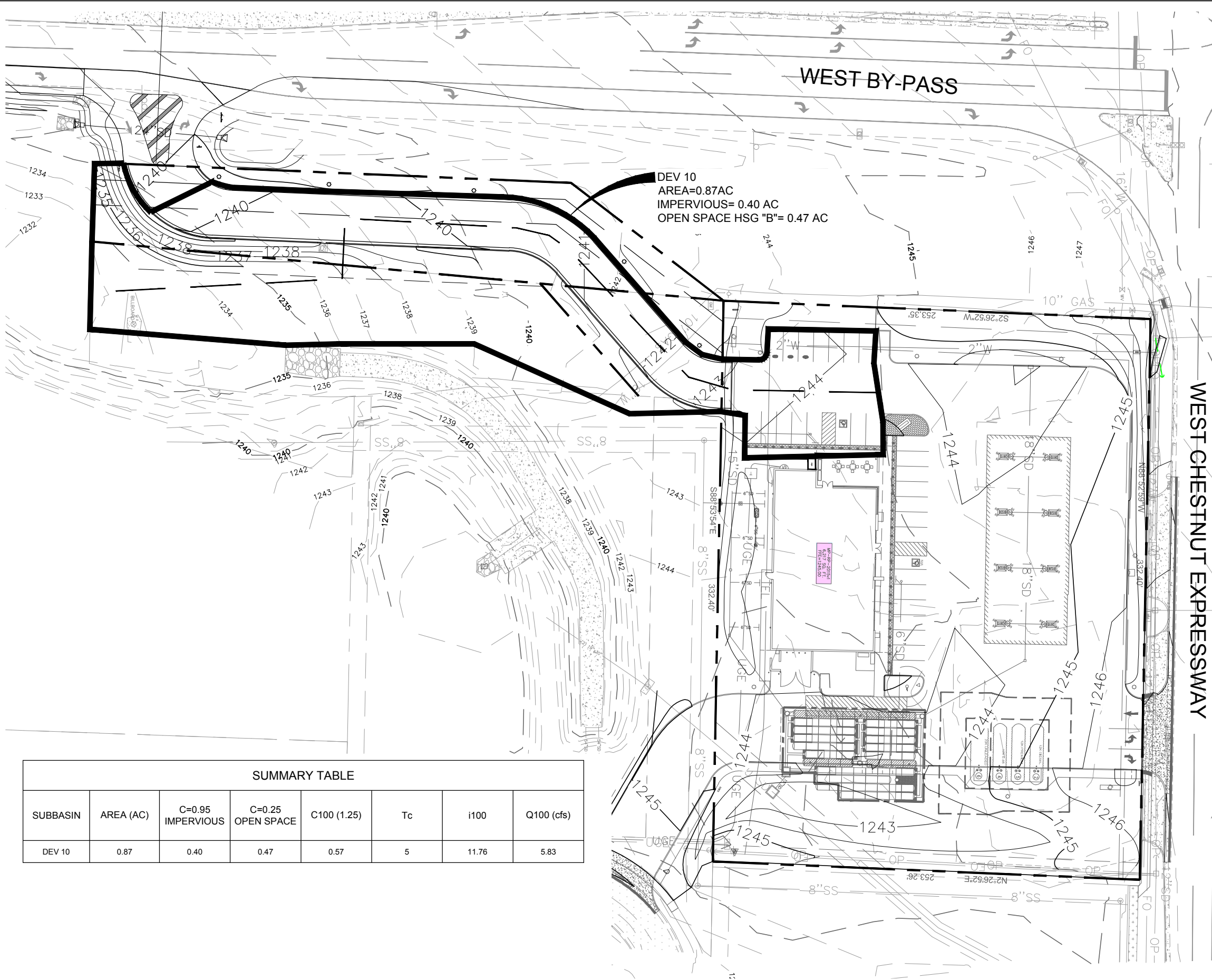


- LEGEND
- DRAINAGE AREA BOUNDARY
- TC ROUTE
- TC DIRECTION

DWG: F:\PROJECTS\015-2759\40-Design\AutoCAD\Final Plans\Xref\C_PSTRM-FIN_PHZ 2_52759.dwg USER: tdrake
DATE: Apr 06, 2018 10:46am XREFS: V_XKGAL_52759 C_XBASE-FIN_52759 C_PBASE-PHZ 2_52759

SUMMARY TABLE							
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DEV 10
AREA=0.87AC
IMPERVIOUS= 0.40 AC
OPEN SPACE HSG "B"= 0.47 AC



LEGEND

- DRAINAGE AREA BOUNDARY
- TC ROUTE
- TC DIRECTION

PROJECT: 015-2759
DRAWN BY: TDD
DATE: 04/05/2018

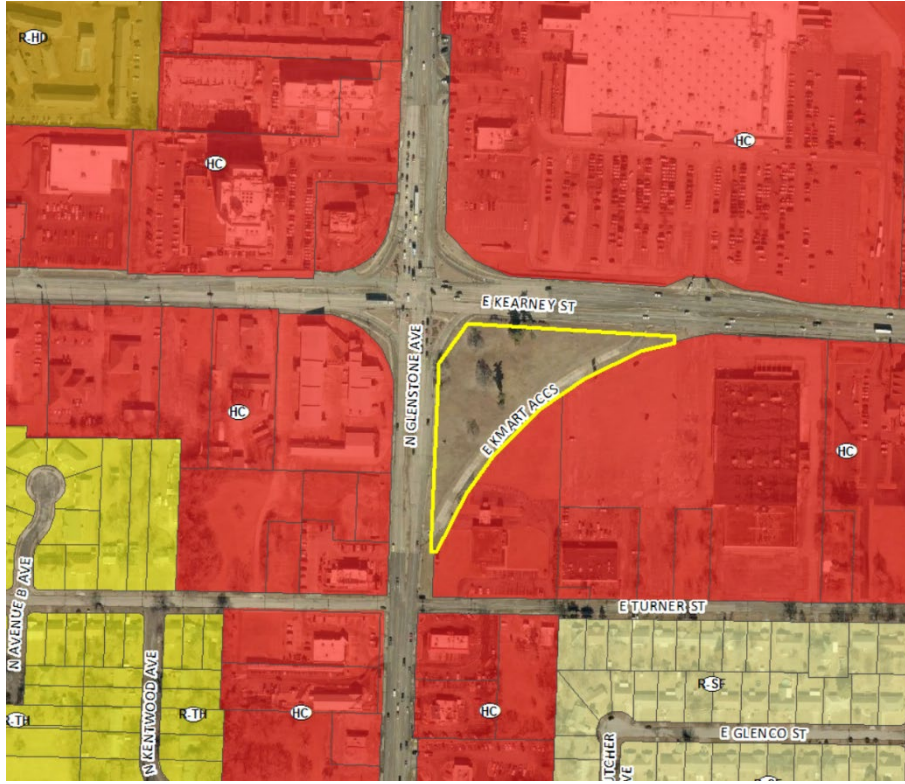
KUM & GO #1463 - DEVELOPED CONDITION DRAINAGE AREA MAP
Planning and Zoning Commission Page 19 of 20



Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING: DECEMBER 10, 2018



CASE NUMBER:

Preliminary Plat of Kum & Go #1470

LOCATION:

1810 E. Kearney Street

ACRES:

Approximately 2.9 acres

EXISTING LAND USE:

Convenience store and vacant/undeveloped land

APPLICANT:

Kum & Go, L.C.

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 "Kum & Go #1470".

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below, is consistent with the City's *Subdivision Regulations*.

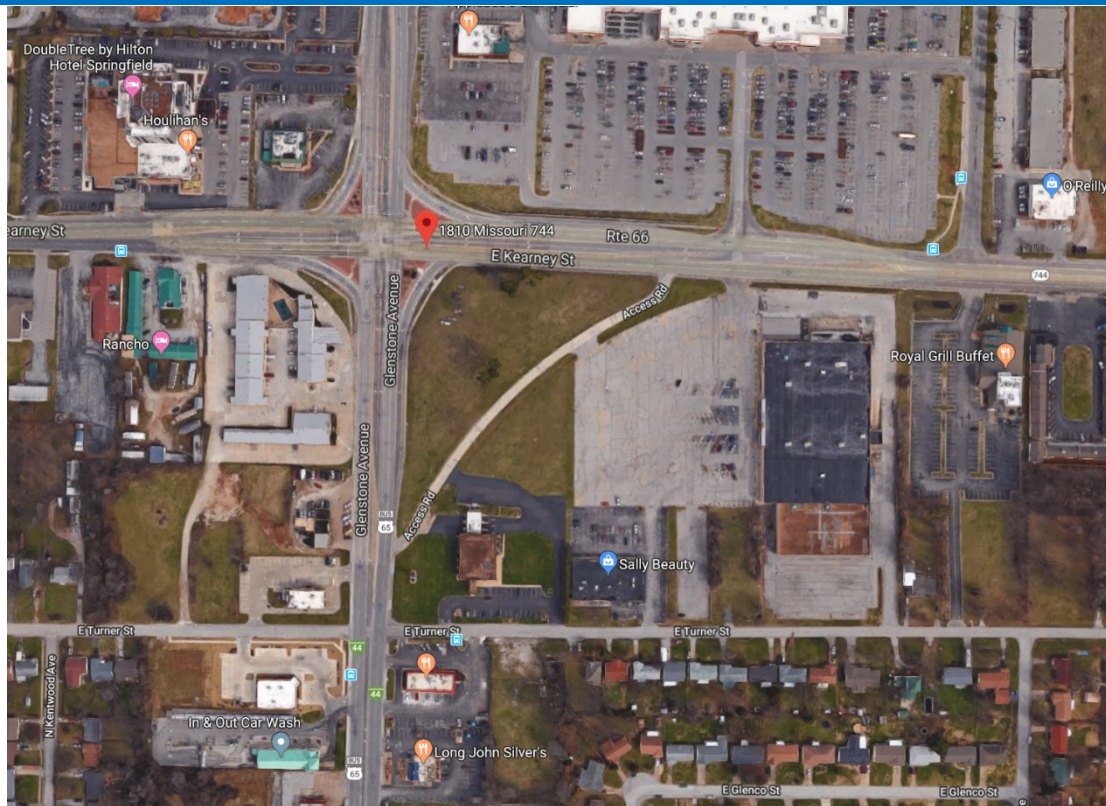
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HC	HC	HC	HC
LAND USE	Restaurant & retail uses	Bank uses	Retail uses	Hotel uses

Development Review Staff Report



SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

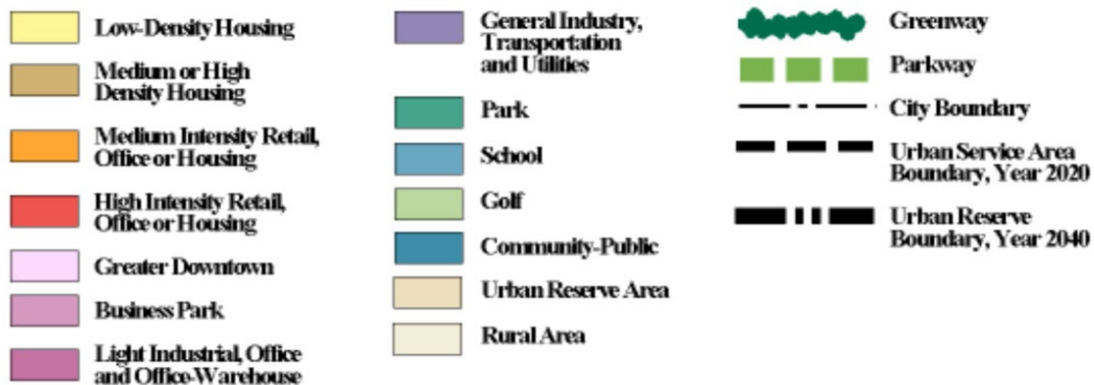
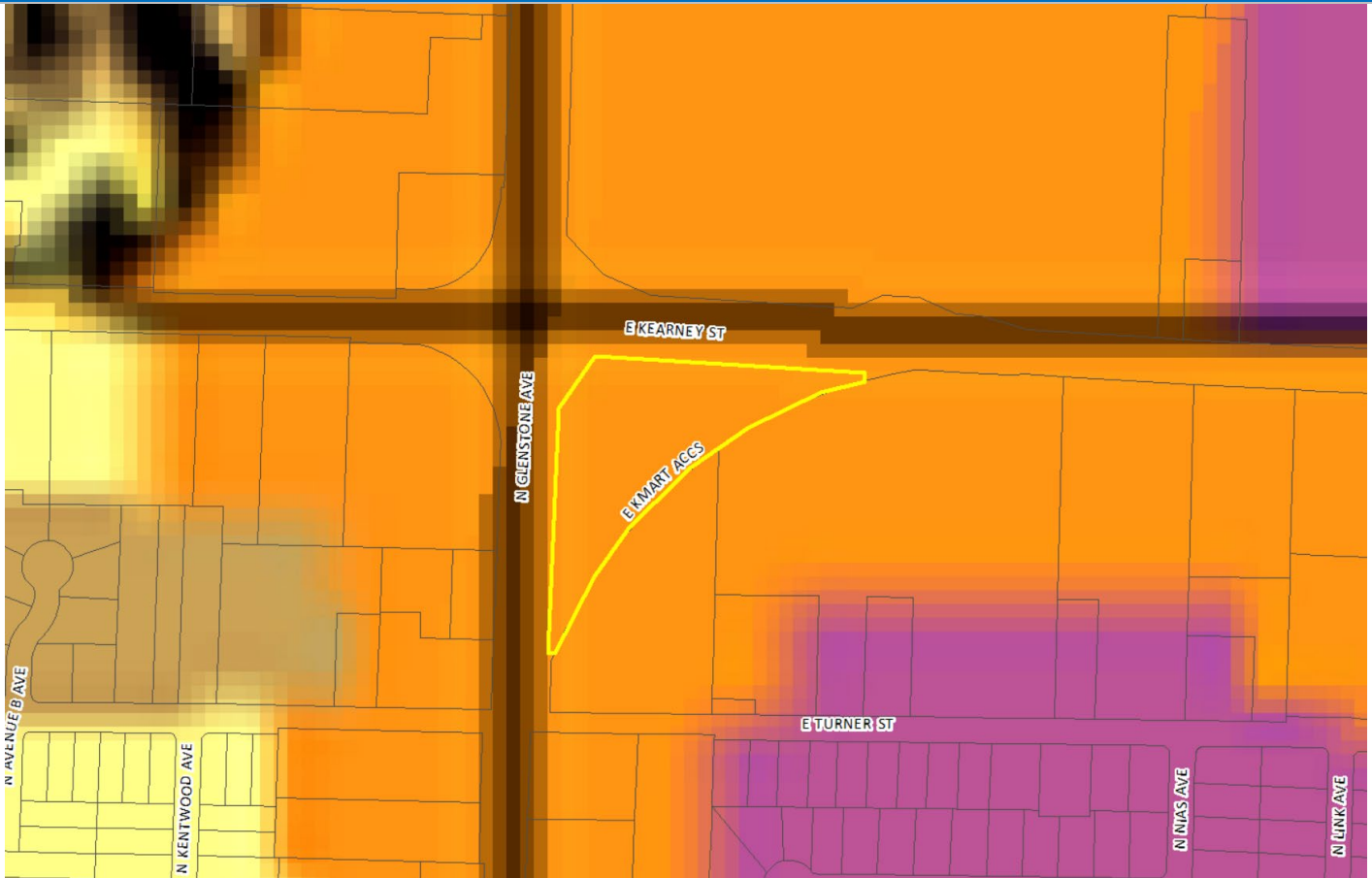


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The subject property was originally MoDOT right-of-way that was determined to be excess right-of-way. When right-of-way is vacated, the existing zoning of the adjacent property is automatically extended. The adjacent property is zoned HC and thus the subject property is zoned HC.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR HC
Use Limitations	N/A
Maximum Structure Height	N/A
Front Yard Setback	25 feet along a collector or higher street classification
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 Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The Major Thoroughfare Plan classifies Glenstone Avenue as a primary arterial roadway and Kearney Street as a primary arterial roadway which supports the proposed land use.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 2.9 acres into a two-lot subdivision named "Kum & Go #1470".
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.
3. 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 comments.

CITY UTILITIES:

The Final Plat shows a note on the proposed Kum & Go building stating "Proposed Electric Easement". CU has acquired this easement. Update the plat to "Existing Utility Easement per Book 2018 Page 024686-18".

CLEAN WATER SERVICES COMMENTS:

No objections. Need to show the minimum proposed finish floor elevation for gravity sewer to serve both lots.

FIRE DEPARTMENT COMMENTS:

No objections.

MODOT COMMENTS:

No comments.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies both E. Kearney Street and N. Glenstone Avenue as Primary Arterial Roadways. The standard right-of-way width for both streets is 50 feet from the centerline. It appears additional right-of-way is not needed along either street. A survey is recommended to determine the exact amount of existing right-of-way. E. Kearney Street and N. Glenstone Avenue are both under MODOT jurisdiction. All final comments and requirements regarding either street should be deferred to MODOT.

DRIVEWAY ACCESS

There is currently one private driveway access point onto both E. Kearney Street and N. Glenstone Avenue. Defer to MODOT on any access requirements.

SIDEWALK

There is existing sidewalk along the property frontage of both E. Kearney Street and N. Glenstone Avenue. The existing infrastructure appears to meet current standards.

IMPROVEMENTS

Deceleration/turn lanes were required to be constructed at both existing entrances to/from N. Glenstone Avenue and E. Kearney Street. Defer to MODOT for final approval of public improvements. Traffic Impact Studies are not required as a part of the platting process. Other than the public improvements associated with this project, there are no other improvements currently planned in the vicinity of the proposed property. Defer to MODOT for comments on any future improvements to Kearney/Glenstone.

Development Review Staff Report



TRAFFIC - TABLE 1: PLATTING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	E. Kearney Street	Primary Arterial	No	63	50
Street 2	N. Glenstone Avenue	Primary Arterial	No	55	50

SEDIMENT EROSION CONTROL COMMENTS:

No objections. This site is covered under an active City Land Disturbance Permit (LDP2018-00039).

STORMWATER COMMENTS:

The property is in the South Dry Sac drainage basin. The part of the property is not in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Fee in lieu of on-site stormwater detention will not be allowed and detention will be required. 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 must be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	South Dry Sac
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is fee in lieu of detention allowed?	No

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:

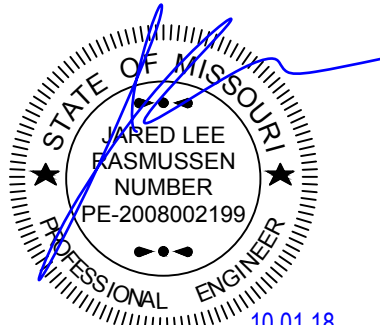
1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required 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.
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.

ENGINEERS REPORT
FOR
THE PRELIMINARY PLAT OF
Kum & Go #1470
SPRINGFIELD, MISSOURI

DEVELOPER
KUM & GO
6400 WESTOWN PKWY.
WEST DES MOINES, IA 50266

October 1, 2018



JARED LEE RASMUSSEN—CIVIL ENGINEER
MO# PE-2008002199

PREPARED BY:
Jared L. Rasmussen
Olsson Associates



Engineers Report

The Developer is seeking to plat the approximant 2.91-acres of un-platted property into two (2) lots lying south of Kearny Street and east of Glenstone Avenue. The property will be separated into two lots. The northernmost lot, Lot 1 with an area of 1.37 acres, will be developed by Kum & Go. The southernmost lot, Lot 2, will remain undeveloped. Lots 1 and 2 were acquired from MoDOT and an application for Lot Certification was approved as part of PRJ2018-00600. The property was zoned Highway Commercial (HC) with the approval of the Lot Certification.

GENERAL:

- Item 1: Review comments from the pre-subdivision review meeting held on October 25, 2017 have been incorporated in to the Preliminary Plat drawing in this report.
- Item 2: No Subdivision variances are being requested.
- Items 3-11: See the preliminary plat for each of these items.
- Item 12: There are no existing protective covenants or deed restrictions.
- Items 13-16: See the preliminary plat for each of these items.

STORMWATER:

- Item 17: No concentrated onsite or offsite flows effect the property.
- Item 18: No known existing drainage easements affecting the property are on the property or adjacent to the property. No public drainage facilities are planned. Private drainage facilities as required by the current drainage standards will be provided at the time of development.
- Item 19: A storm report was recently prepared for the property (PRJ2018-00600). The report accounts for both lot 1 and future private access road improvements. Lot 1 is referenced as the western drainage area and the private access road is referenced as the eastern drainage area.

Lot 1:

In the existing condition of the western drainage area there is no impervious surface. This drainage area is proposed to have approximately 1.01 acres of pavement added. An underground detention basin has been designed to facilitate the runoff created from the addition of this impervious surface in the western drainage area.

As it currently sits in the existing condition, the eastern drainage area has approximately 0.46 acres of impervious surface. After the improvements

Engineers Report

to the private access road and the construction of the proposed Kum & Go store the eastern drainage area will have approximately 0.53 acres of impervious surface that drain towards the inlet near the driveway connecting to Kearny Street. The increase in runoff from these improvements require 896 cubic foot of detention, for which an application for payment in lieu of detention has been provided for this additional runoff.

Lot 2:

In the existing condition lot 2 runoff surfaced drained from east to the west into Glenstone Avenue where it was picked up by right-of-way curb inlets. Following proposed construction activity on lot 1, lot 2 will be returned to its existing runoff condition. At the time of development for lot 2 the developer will be responsible for on-site detention.

- Item 20: No sinkholes are known to affect the property.
- Item 21: No sinkholes are known to affect the property.
- Item 22: Payment of fee in lieu of constructing detention was permitted due to the improvements required for the private access road. However, a payment of fee in lieu of constructing detention for the remainder of lots 1 & 2 is not allowed.
- Item 23: Does not apply to this site. No sinkholes are known to affect the property.

WATER QUALITY:

- Item 24: Due to the size & zoning of lot 2 it is unlikely that water quality will be required. At the time of development, the developer will be responsible for coordinating with the City of Springfield's stormwater department to determine if water quality will be required.

Water Quality treatment is planned as an underground detention basin as conceptually located on the Preliminary Plat drawing. The area to be treated for lot 1, assuming all area within the lot boundaries, is 1.37-acres. Utilizing the City of Springfield's standards for water quality design, this equates to a water quality treatment volume of approximately 3,561-cf required. See below for water quality volume calculations. Water Quality shall be provided on lot 2 for lot 2 at the time of development of lot 2.

Engineers Report**Water Quality Volume Calculation Worksheet****Short Cut Method (Claytor and Schueler, 1996)****Date: 04/23/2018****Project Name: Kum & Go Store #1470****Description: Water Quality Volume**

$$WQV (ft^3) = (P/12)(R_v)(A*43,560)$$

Where**P = rainfall depth = 1 inch****R_v = volumetric runoff coefficient = 0.05 + 0.009I****I = percent impervious cover (in percent, e.g. 80% = 80)****A = total site area in acres**

P=	1 inch
A=	1.37 acres
Impervious Area=	1.01 acres
I=	74 %
R _v =	0.716

WQV=	3561 cubic feet
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Underground detention for lot 1 is required with the lack of greenspace for an alternative above ground basin. At the time of development, the developer for lot 2 may study alternative designs to determine the best option for private detention.

SANITARY SEWER:

Item 25: Public improvement plans have been approved with the proposed development of lot 1 (2018PW0021). The approved plans accounted for the platting of lots 1 & 2 by extending a sanitary sewer connection a minimum of 15' on to both proposed lots. In addition, a sanitary sewer easement was provided to cover portions of the main that extend through lots 1 & 2. See the preliminary plat for the location of existing and proposed sanitary sewer easements.

Item 26: There are no sewer capacity issues.

Engineers Report**STREET SYSTEM:**

Item 27: According to the street classification as shown in the Major Thoroughfare Plan, the existing adjacent street to the west is Glenstone Ave. and to the north is Kearney Street. These streets are both classified as Primary Arterials.

Proposed streets: There are no proposed streets.

Item 28: According to the street classification as shown in the Major Thoroughfare Plan, the existing adjacent street to the west is Glenstone Ave and is classified as a Primary Arterial. Kearney is to the north and is classified the same. Primary's require 100-feet of ROW. From centerline, both arterials require 50 feet-of ROW. Requirements are currently being met.

Item 29: See the Preliminary Plat for connectivity to adjacent parcels.

Item 30: Does not apply to this site.

Item 31: Does not apply to this site.

Item 32: EXISTING SIDEWALKS: Sidewalks exist along Glenstone Avenue and Kearney Street. The current redevelopment of lot 1 and the private access road requires the portions of the sidewalk to be reconstructed.

PROPOSED SIDEWALKS: There are no proposed sidewalks. Again, due to the development of lot 1 and the private access road improvements portions of the existing sidewalk will be reconstructed.

Item 33: A traffic study was not required. In lieu of a study MoDOT has requested the addition of a right turn lane on Kearney and a taper on Glenstone. These additions have been approved with PRJ2018-00600 and will be completed as part of the development of lot 1.

STREET DESIGN:

Item 34: The existing adjacent streets, Glenstone Avenue and Kearney Street, 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 existing adjacent streets are as shown on the preliminary plat. The private access road that runs along the eastern property line will be improved with the development of lot 1 (PRJ2018-00600).

Engineers Report

- Item 36: The private access road along the eastern property line will be widened to meet City of Springfield Standards. The improvements & design were approved with the approval of PRJ2018-00600.
- Item 37: The private access road along the eastern property line will be widened to meet City of Springfield Standards. The improvements & design were approved with the approval of PRJ2018-00600.

ACCESS:

- Item 38: Cross access easements are as shown on the preliminary plat. There are no marginal streets, and/or back access parallel to arterial streets.
- Item 39: There is an existing cross access easement along the private access road that allows access to both lots from Kearney & Glenstone.
- Item 40: Does not apply to this site.
- Item 41: The private access road will be restricted to right-in / right-out at the connection to Kearney & Glenstone. In addition there are two existing no access limitations along the eastern property line that limit access points from the properties located to the east.

Attachments:

Pre-Development Meeting Notes
Figure 1 – Existing Drainage Area Map
Figure 2 – Developed Drainage Area Map

Current Project - Department Review Status

PLN2017-00412

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
1					
	ES - Clean Water Services	Matt Taylor MTaylor@springfieldmo.gov	dneal@springfieldmo.gov	PRE	1. Public sewer not currently available. See the uploaded sewer map in reviewer attachments. Submit public improvement plans for review and approval. Plans must be approved, filed and completed or escrowed before building permit can be issued. 2. No objection to escrow of sewer extension.
	MoDOT	Chad Zickefoose chad.zickefoose@modot.mo.gov	dneal@springfieldmo.gov	PRE	Not sure this real estate sale has went thru. A traffic study may be required.
	ATT	Daniel Neal dneal@springfieldmo.gov	dneal@springfieldmo.gov	PRE	Did not provide comments in allotted review time.
	City Utilities - Developers Services	Kevin Roods kevin.roods@cityutilities.net	dneal@springfieldmo.gov	PRE	CU has existing gas and water mains in the road proposed to be vacated. These mains are available to provide service. Replacement easements will be required. The electric service will be extended from Turner St. to serve the property.
	Planning and Zoning	Daniel Neal dneal@springfieldmo.gov	dneal@springfieldmo.gov	PRE	This area is currently MoDOT right-of-way that is being vacated. The zoning of the property is based off the adjacent properties zoning classification which is HC, Highway Commercial District. The proposed subdivision will require the major subdivision process since this area has not been previously platted. The approximate timeline for completion is 90-120 days. A preliminary plat will need to be submitted and approved by Planning and Zoning Commission and Council. After approval, a final plat in substantial conformance with the preliminary must be approved administratively. All public improvements must be constructed or escrowed (if applicable) prior to approval and recording of the final plat. A certificate of title, subordination agreement (if necessary) and recording fees must also be submitted prior to recording.

Current Project - Department Review Status

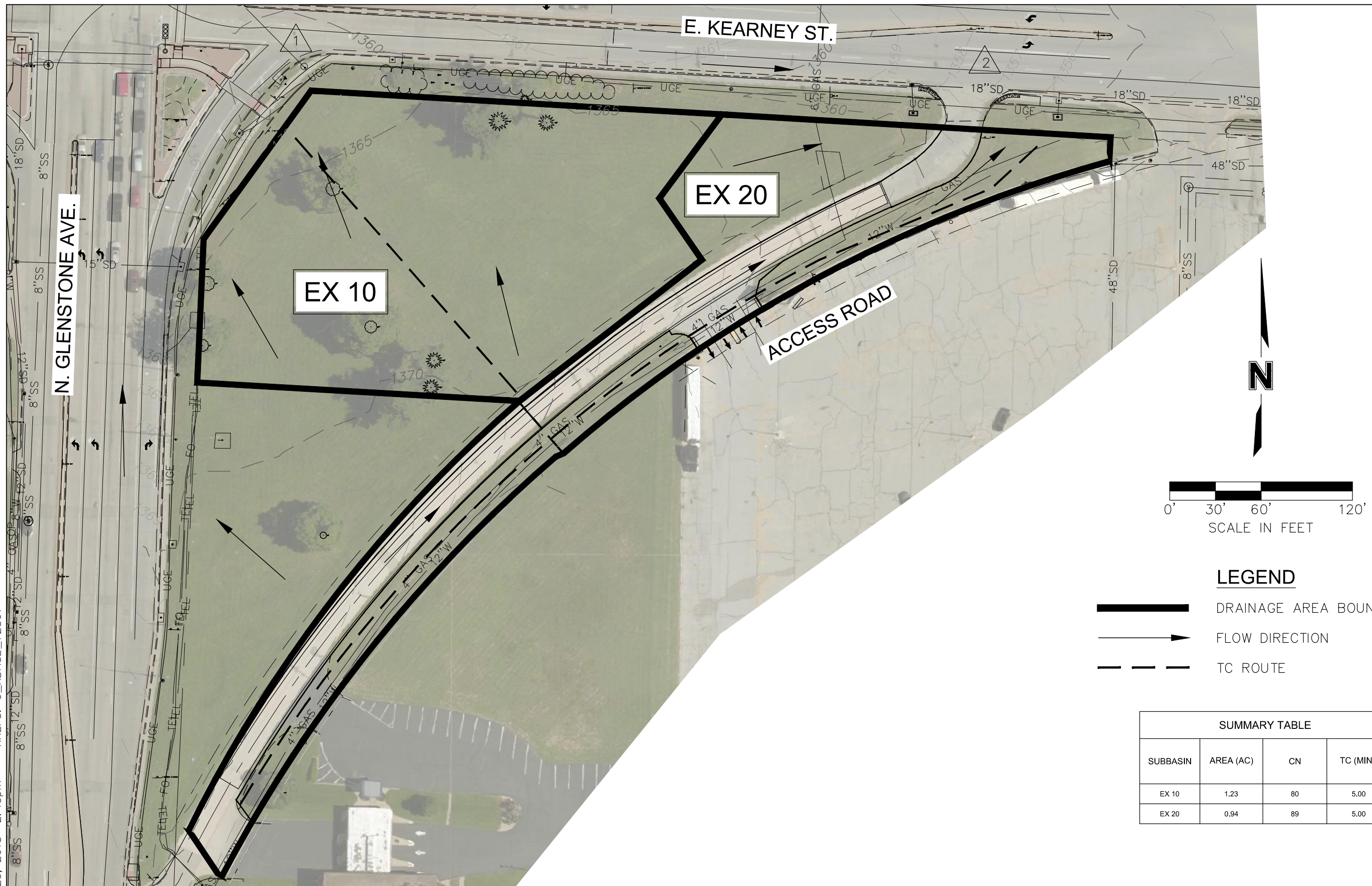
	ES - Sediment Erosion Control	Sarah Davis sedavis@springfieldmo.gov	dneal@springfieldmo.gov	PRE	Site-specific Comments: It appears that the area of disturbance will be greater than 1 acre. A City Land Disturbance Permit will be required. You will need to submit a Stormwater Pollution Prevention Plan (SWPPP), including narrative, site plan and attachments. Use the SWPPP template guidance provided in Appendix F to create the sediment and erosion control site plan. THE SWPPP TEMPLATE WAS RECENTLY UPDATED TO REFLECT CHANGES IN STATE REGULATION. IT IS AVAILABLE ONLINE. Per your response, this lot will be mass graded upon purchase from MoDOT. Please be aware that the Land Disturbance will not transfer with ownership, so if a new entity purchases either lot during the grading process, a new permit will be required and the previous one will be terminated. If you have any questions about this, contact me at 380-2817. I recommend construction access be provided of the Kmart Access Rd to prevent direct access on Kearney and Glenstone. Do not use inlet protection at this intersection due to traffic concerns. The SWPPP should include adequate BMPs to contain runoff before it reaches the street. General Comments: Water Quality follows the City's plan review standard which is 10 days for the first submittal of the SWPPP. Here are the steps that must be completed after plan review is completed: (1) Submit the permit fee and security requirement, (2) arrange a pre-permit meeting and training session at the Environmental Resource Center (290 E Central), and (3) an initial inspection. To arrange the pre-permit meeting, call Kellie Herman at 730-0636. The amount of time needed to complete these steps depends on the developer and contractor. Minimize the area of disturbance to the maximum extent feasible to protect topsoil and minimize soil compaction. Any associated PW plans need to be included in the area of disturbance in the SWPPP document.
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Current Project - Department Review Status

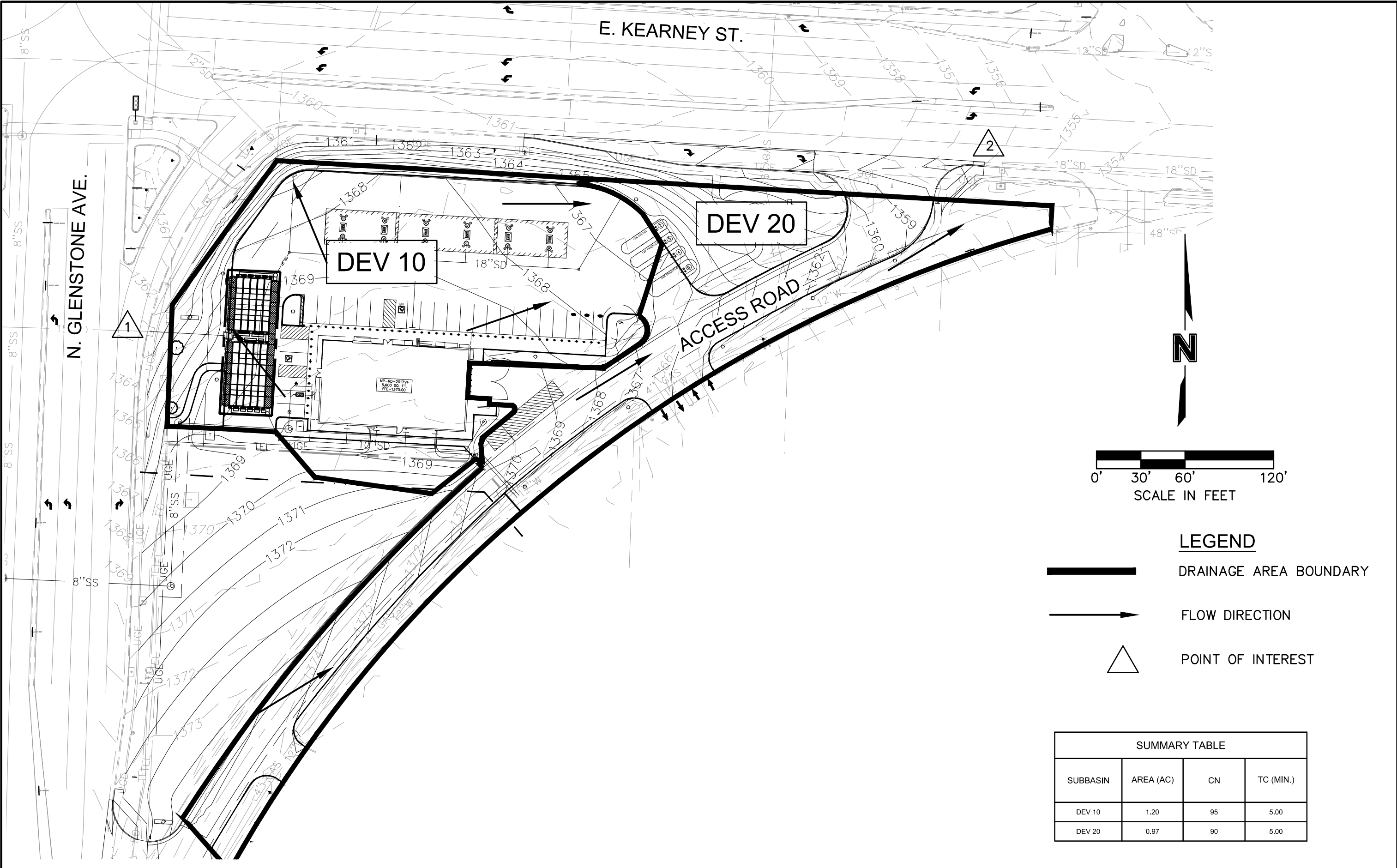
Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
	PW - Storm Water	Julie Hawkins jhawkins@springfieldmo.gov	dneal@springfieldmo.gov	PRE	1. Detention will be required and a buyout will not be allowed. Since you will be adding more than one acre of impervious water quality will be required as well. 2. This site drains northwest towards the intersection of Kearney and Glenstone. There are inlets at this intersection maintained by MoDOT. 3. You could provide one detention and water quality feature(if required) to serve both lots, but this would need to be done on public improvement plans. 4. If stormwater improvements are unable to be installed prior to starting construction on the building submit a temporary stormwater plan with your formal design plans for review and approval. 5. 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.
	Building Development Services	Chris Straw cstraw@springfieldmo.gov	dneal@springfieldmo.gov	PRE	There are no floodplain issues with the site. No other apparent issues.
	Fire	Mark Epps mepps@springfieldmo.gov	dneal@springfieldmo.gov	PRE	Fire has no issues.
	PW - Traffic	Derrick Estell Destell@springfieldmo.gov	dneal@springfieldmo.gov	PRE	1. Traffic has no issues. Both Glenstone and Kearney are under MODOT jurisdiction. Defer to MODOT for comments on Glenstone and Kearney. 2. Please note that MODOT has required all access to be right-in/right-out only with curb ramps/truncated domes at the entrances. Islands may be needed depending on autoturn diagrams. 42 ft wide driveway approaches may need to be justified. A Traffic Study may be required. 3. A cross-access easement will be needed for the entire length of the private drive.

Current Project - Department Review Status

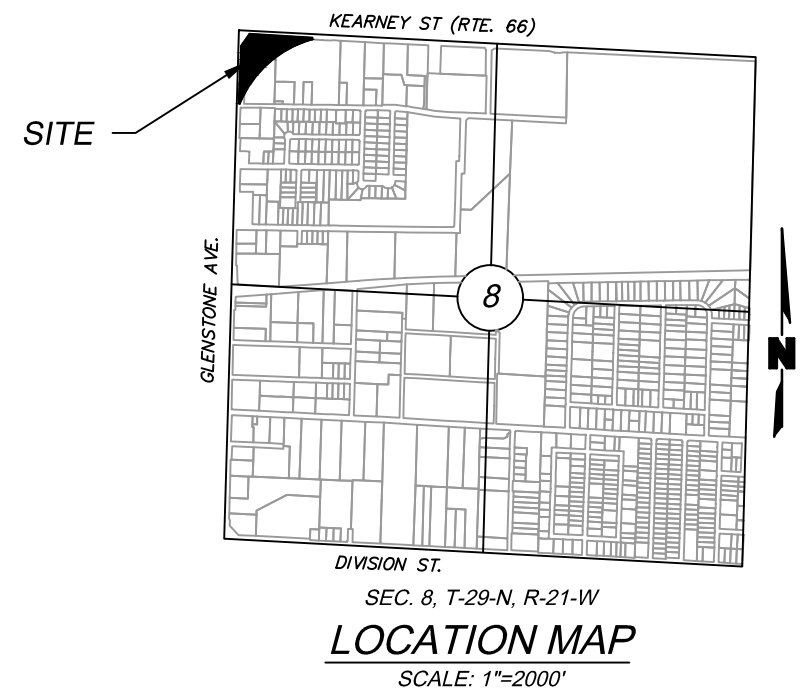
Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
	PW - Construction Inspection	Brett Foster bfoster@springfieldmo.gov	dneal@springfieldmo.gov	PRE	Any projects submitted after November 1st will adhere to newly published public works design guide. It is highly advised you review these specifications if public improvements or permits are required. If public improvement plans are required and escrow or securities are desired, please upload a completed Request to Secure Public Improvements Form into you supporting P-Dox information at the earliest possible time. Allowance of Escrow will be reviewed on a case by case basis. After bids are approved and fees are paid, Escrows will take a minimum of two weeks for approval. Please make sure to plan accordingly for this approval period. Please see the link to the application below: http://www.springfieldmo.gov/DocumentCenter/View/19701



SUMMARY TABLE			
SUBBASIN	AREA (AC)	CN	TC (MIN.)
EX 10	1.23	80	5.00
EX 20	0.94	89	5.00



PRELIMINARY PLAT OF
KUM & GO #1470
ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 8, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



DEED BOOK 2018, PAGE 021312-18 DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 29 NORTH, RANGE 21 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 5, 6, 7 AND 8 IN TOWNSHIP 29, RANGE 21 IN GREENE COUNTY, MISSOURI; THENCE S01°59'04"W, ALONG THE WEST LINE OF SECTION 8 AND THE CENTERLINE OF BUSINESS ROUTE 65, A DISTANCE OF 8.50 FEET TO THE POINT WHERE THE CENTERLINE OF STATE HIGHWAY 744 INTERSECTS THE CENTERLINE OF BUSINESS ROUTE 65, ALSO BEING CENTERLINE STATION 8+10.50 OF STATE HIGHWAY 744 (KEARNEY STREET IN SPRINGFIELD, MISSOURI) AND FORMERLY US HIGHWAY 66) AND CENTERLINE STATION 178+35.50 OF BUSINESS ROUTE 65 (GLENSTONE AVENUE IN SPRINGFIELD, MISSOURI); THENCE S86°38'58"E ALONG THE CENTERLINE OF STATE HIGHWAY 744 A DISTANCE OF 148.54 FEET TO CENTERLINE STATION 9+59.04; THENCE S03°21'02"W AND PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 60.00 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 744 FOR A POINT OF BEGINNING; THENCE S86°38'58"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 525.54 FEET TO AN IRON PIN SET AT 60.00 FEET RIGHT OF CENTERLINE STATION 14+84.58; THENCE S03°21'02"W, A DISTANCE OF 15.83 FEET TO AN IRON PIN SET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 925.37 FEET, A CENTRAL ANGLE OF 19°21'48", A LENGTH OF 312.73 FEET TO AN EXISTING CROSS CUT IN THE TOP OF A CONCRETE CURB, SAID CURVE HAVING A LONG CHORD OF 311.25 FEET WHICH BEARS S64°34'08"W; THENCE SOUTHWESTERLY ALONG A SECOND NON-CONCENTRIC CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 925.37 FEET, A CENTRAL ANGLE OF 32°26'04", A LENGTH OF 523.84 FEET TO AN IRON PIN SET, SAID CURVE HAVING A LONG CHORD OF 516.87 FEET WHICH BEARS S38°43'10"W; THENCE N87°59'15"W, A DISTANCE OF 10.63 FEET TO AN IRON PIN SET AT 75.5 FEET LEFT OF BUSINESS 65 CENTERLINE STATION 184+83.26; THENCE N02°00'45"E, ALONG THE EAST RIGHT-OF-WAY LINE OF BUSINESS 65, A DISTANCE OF 93.26 FEET TO AN IRON PIN SET AT 75.5 FEET LEFT OF CENTERLINE STATION 183+90; THENCE N02°40'19"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 391.12 FEET TO AN IRON PIN SET, SAID PIN BEING ON THE EAST RIGHT-OF-WAY LINE OF BUSINESS 65, 80 FEET LEFT OF CENTERLINE STATION 179+88.91; THENCE N35°52'58"E, A DISTANCE OF 120.39 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND CONTAINING 2.91 ACRES (126,774 SQUARE FEET). GRANTOR HEREBY RETAINS ALL ABUTTED'S RIGHTS OF DIRECT ACCESS TO THE ABOVE-DESCRIBED PROPERTY ALONG ROUTE 744 (KEARNEY STREET) WEST OF ROUTE 744 STATION 13+00, AND ALONG LOOP 44 (GLENSTONE AVENUE) NORTH OF LOOP 44 STATION 184+00. NO DIRECT ACCESS FROM THE PROPERTY BEING CONVEYED TO SAID ROUTES WILL BE ALLOWED WITHIN THE DESCRIBED LIMITS. SUBJECT TO A CROSS-ACCESS AGREEMENT RECORDED IN BOOK 2016 AT PAGE 049023-16, ON DECEMBER 1, 2016, IN THE GREENE COUNTY RECORDER'S OFFICE.

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 2018, Page 21312-18
b) Filed Maps		X	
c) Title Search/Binder	X		Hogan Title Company, agent for Fidelity National Title Insurance Company, Commitment No.: 1702195, Effective Date of November 1, 2017 at 8:00 AM
d) Other	X		See Note 5

2. **Certified To:** Kum & Go, LC
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 October 23, 2017, 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. **Plan References:**
A final plat entitled, "Kearney-Glenstone Subdivision", duly recorded in the Greene County Records office on October 14, 1977, in Plat Book EE, at Page 65.
Missouri Department of Transportation plans dated November 30, 2004; Project Number J8S0698; Sections 5, 6, 7 and 8; duly recorded in the Greene County Recorder's Office in Survey Record Book 5490, and Deed Book 2005, at Page 007482-05

NOTES

Total Area: 126,745± S.F., 2.910± Ac.
Total Number of Lots: 2
Smallest Lot: Lot 1 - 81,005± Sq. Ft. 1.860± Ac.
Largest Lot: Lot 2 - 45,741± Sq. Ft. 1.050± Ac.
Current Zoning: No current zoning
Proposed Zoning: HC-Highway Commercial
Proposed Use: Convenience Store w/Fuel Sales

Preliminary Plat Submittal Date: _____

According to F.E.M.A. Flood Insurance Rate Map Community Panel Number: 29077C 0332E, Effective Date: December 17, 2010, this property does not lie within a designated flood plane and is Zone X

Bulk Requirements:

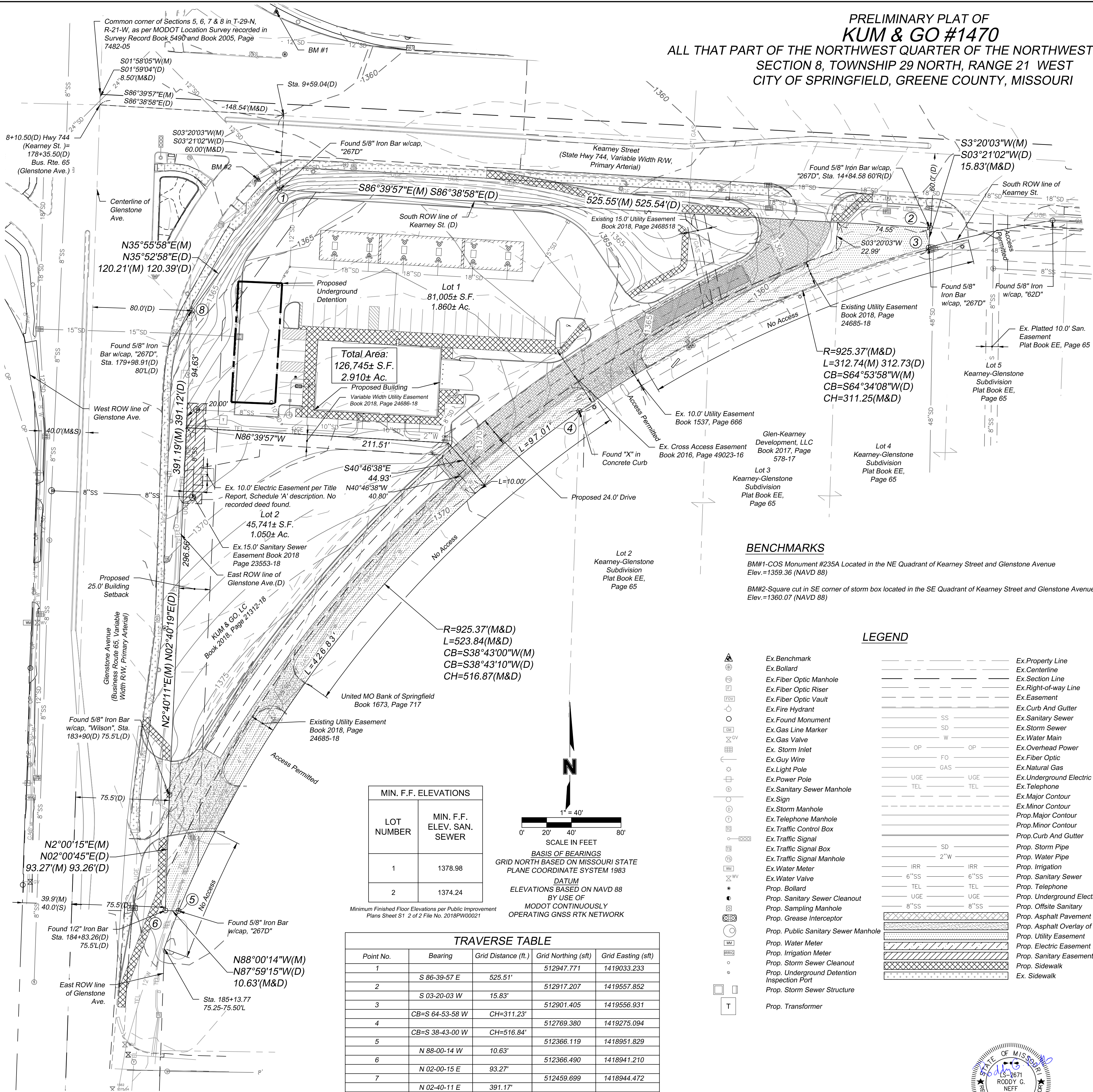
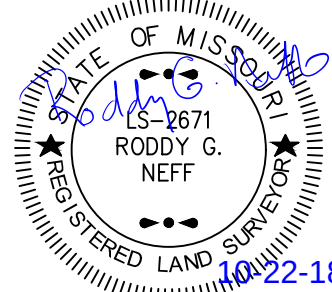
Front Yard Setback: 25 feet
Side Yard Setback: None
Rear Yard Setback: None
Minimum Open Space: Not less than 20% of the gross site area

PRELIMINARY PLAT OF KUM & GO #1470



550 St. Louis St.
Springfield, MO 65806
TEL 417.890.8802
FAX 417.890.8805
www.olssonassociates.com

drawn by:	DATE	REVISION	BY
DRC			
surveyed by:			
BP			
checked by:			
RGN			
approved by:			
RGN			
project no.:	17-2807		
file name:	V_PLT_72807	10.22.18 09.20.18	Revised per city comments Original Preparation
			RGN DRC



BENCHMARKS

BM#1-COS Monument #235A Located in the NE Quadrant of Kearney Street and Glenstone Avenue
Elev.=1359.39 (NAVD 88)
BM#2-Square cut in SE corner of storm box located in the SE Quadrant of Kearney Street and Glenstone Avenue
Elev.=1360.07 (NAVD 88)

LEGEND

Ex. Benchmark	Ex. Property Line
Ex. BOLLARD	Ex. Centerline
Ex. Fiber Optic Manhole	Ex. Section Line
Ex. Fiber Optic Riser	Ex. Right-of-way Line
Ex. Fiber Optic Vault	Ex. Easement
Ex. Fire Hydrant	Ex. Curb And Gutter
Ex. Found Monument	Ex. Sanitary Sewer
Ex. Gas Line Marker	Ex. Storm Sewer
Ex. Gas Valve	Ex. Water Main
Ex. Storm Inlet	Ex. Overhead Power
Ex. Guy Wire	Ex. Fiber Optic
Ex. Light Pole	Ex. Natural Gas
Ex. Power Pole	Ex. Underground Electric
Ex. Sanitary Sewer Manhole	Ex. Telephone
Ex. Sign	Ex. Major Contour
Ex. Storm Manhole	Ex. Minor Contour
Ex. Telephone Manhole	Prop. Major Contour
Ex. Traffic Control Box	Prop. Minor Contour
Ex. Traffic Signal	Prop. Curb And Gutter
Ex. Traffic Signal Box	Prop. Storm Pipe
Ex. Traffic Signal Manhole	Prop. Water Pipe
Ex. Water Meter	Prop. Irrigation
Ex. Water Valve	Prop. Sanitary Sewer
Prop. BOLLARD	Prop. Telephone
Prop. Sanitary Sewer Cleanout	Prop. Underground Electric
Prop. Sampling Manhole	Prop. Offsite Sanitary
Prop. Grease Interceptor	Prop. Asphalt Pavement
Prop. Public Sanitary Sewer Manhole	Prop. Asphalt Overlay of ex. concrete
Prop. Water Meter	Prop. Utility Easement
Prop. Irrigation Meter	Prop. Electric Easement
Prop. Storm Sewer Cleanout	Prop. Sanitary Easement
Prop. Underground Detention	Prop. Sidewalk
Prop. Inspection Port	Ex. Sidewalk
Prop. Storm Sewer Structure	
Prop. Transformer	

MIN. F.F. ELEVATIONS		
LOT NUMBER	MIN. F.F. ELEV. SAN. SEWER	
1	1378.98	
2	1374.24	

1" = 40'
0' 20' 40' 80'
SCALE IN FEET
BASIS OF BEARINGS
GRID NORTH BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM 1983
DATUM
ELEVATIONS BASED ON NAVD 88
BY USE OF
MODOT CONTINUOUSLY OPERATING GNSS RTK NETWORK

TRAVERSE TABLE				
Point No.	Bearing	Grid Distance (ft.)	Grid Northing (ft)	Grid Easting (ft)
1	S 86-39-57 E	525.51'	512947.771	1419033.233
2	S 03-20-03 W	15.83'	512917.207	1419557.852
3	CB=S 64-53-58 W	CH=311.23'	512901.405	1419556.931
4	CB=S 38-43-00 W	CH=516.84'	512769.380	1419275.094
5	N 88-00-14 W	10.63'	512366.119	1418951.829
6	N 02-00-15 E	93.27'	512366.490	1418941.210
7	N 02-40-11 E	391.17'	512459.699	1418944.472
8	N 35-55-58 E	120.21'	512850.440	1418962.692
1			512947.771	1419033.233

OWNER
KUM & GO, LLC
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

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

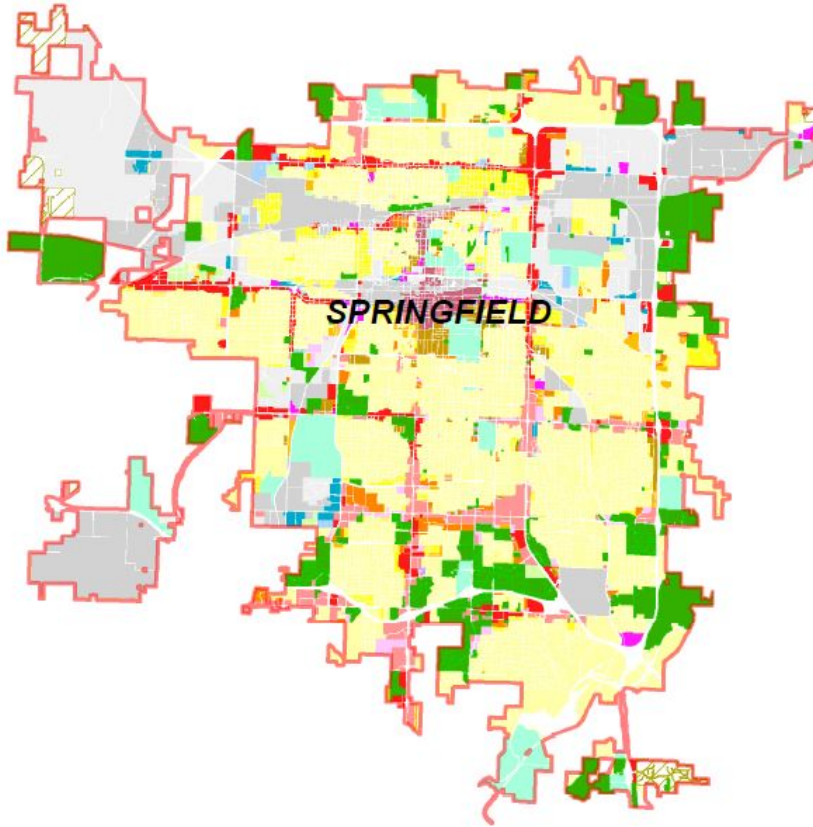
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING:

DECEMBER 10, 2018



CASE:

Preliminary Plat Renewal Amendments

STAFF:

Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve the proposed amendments to the Subdivision Regulations as submitted in the staff report

SUMMARY OF REQUEST:

1. Staff is requesting amendments to the Subdivision Regulations to modify the Major subdivision review procedure to limit the effective period for a preliminary plat.

FINDINGS FOR STAFF RECOMMENDATION:

1. Current City Subdivision Regulations allow a preliminary plat to be extended an indefinite number of times. This amendment will modify this language to reflect best management practices and limit the number of times a preliminary plat can be extended.

Development Review Staff Report



COMPATIBILITY WITH COMPREHENSIVE PLAN:

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

SUMMARY OF PROPOSED TEXT AMMENDMENT:

1. The Planning and Zoning Commission initiated amendments to the Subdivision Regulations Section 36-226 (3) on May 10, 2018.
2. The proposed text amendment will modify the major subdivision review procedure to limit the effective period for a preliminary plat. Currently a preliminary plat can be extended an indefinite number of times. Staff requests this language be modified to reflect best management practices and limit the number of times for extending a preliminary plat. Most subdivision regulations require that the final plat to be submitted within a stated period after the approval of the preliminary plat (such as one to two years). The proposed amendment would allow two years and another two years at the discretion of the Planning and Zoning Commission.
3. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

STAFF COMMENTS:

Staff requests that Commission approve amendments to the Subdivision Regulations of the city code as specified.

PUBLIC COMMENTS:

The Development Issues Input Group (DIIG), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of these amendments and public hearing dates.

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

City Utilities has no issue with the proposed preliminary plat renewal amendment.

CLEAN WATER SERVICES DIVISION COMMENTS:

No impact on public sewer.

PUBLIC WORKS STORMWATER DIVISION COMMENTS:

Stormwater has no issues with the proposed zoning text amendment.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic has no issues with the proposed zoning text amendment.

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

Attachment 2

Note: Language to be added is underlined or ~~stricken~~.

Sec. 36-226. - Major subdivision review procedure.

(3) *Preliminary plat.*

(h) Effective period of preliminary approval.

1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraphs 2. ~~and 3.~~ below.
2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, onean indefinite number of times. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.
- ~~3. Submission of the final plat for any portion of a subdivision shall automatically validate the remainder of the preliminary plat for a period of two years from the date the final plat is submitted.~~

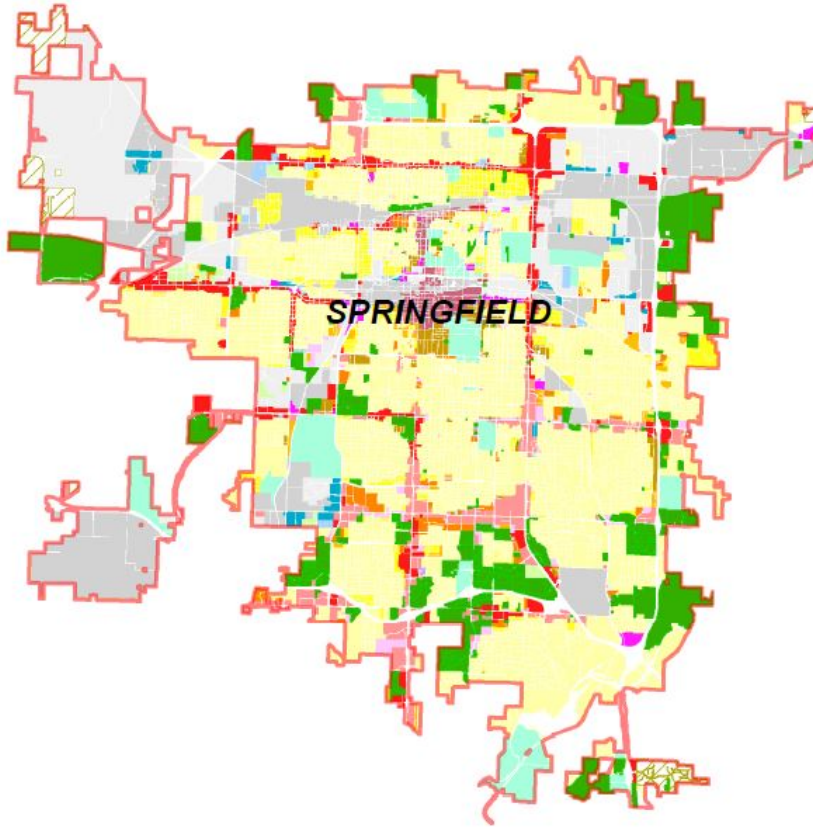
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING:

NOVEMBER 19, 2018



CASE:

Economic and Housing Access Calamity Amendments

STAFF:

Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

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

SUMMARY OF REQUEST:

1. Staff is requesting an amendment to Section 36-303 'General provisions,' subsection (34), 'Economic and housing access calamity,' to the Zoning Ordinance to consider modifying requirements for shelters subject to City Council's declaration of an economic and housing access calamity.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendment will modify the current requirements to allow an economic and housing access calamity shelter to be established if all schools within the 1,000-foot separation area consent to it.

Development Review Staff Report



COMPATIBILITY WITH COMPREHENSIVE PLAN:

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

SUMMARY OF PROPOSED TEXT AMMENDMENT:

1. City Council initiated amendments to Section 36-303.(34) on October 22, 2018.
2. In 2012, City Council amended the zoning ordinance to establish standards for economic and housing access calamity shelters which included a requirement in Section 36-303(34) that: (1) no shelter can be less than 1,000 feet from an elementary or secondary school unless said shelter is operated by and on the premises or contiguous property to such school, and (2) that the governing body of the school consent to such shelter.
3. The proposed text amendment will continue to require the governing body of an elementary or secondary school consent to shelters closer than 1,000 feet, but will remove the requirement that such shelter located closer to a school than 1,000 feet be located on or contiguous to the school premise.
4. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

STAFF COMMENTS:

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

PUBLIC COMMENTS:

The Development Issues Input Group (DIIG), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of these amendments and public hearing dates.

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

REQUIREMENTS FOR APPROVAL:

Attachment 2

Note: Language to be added is underlined or ~~stricken~~.

(34) *Economic and housing access calamity.*

- (a) During such time that an economic and housing access calamity for the working poor and unemployed within the City of Springfield, Missouri, is declared by city council; individuals, agencies, or churches that are able to meet building, safety, and health codes for such a use, may establish facilities during the pendency of the calamity to provide food and lodging to the unemployed and working poor, who are without a permanent residence or dwelling, and such shall not be considered "shelters" as that term is defined in section 36-321 of the land development code, and are excepted from the general requirements of the city's building, zoning, health and fire codes herein.
- (b) The departments of fire, health, and building development services shall determine the applicability of the various city codes and whether a facility meets such code provisions, as well as whether any codes may be adjusted administratively on a site-by-site basis to meet the intent of this article.
- (c) In accordance with the goals and intent of this subsection, the director of building development services together with the departments of fire and health may exempt, modify or adjust existing codes after due consideration for (including, but not limited to) venue, density of population, intensity of use, ingress-egress, exit travel, fire safety, hours of operation, sanitary services and adjacent properties.
- (d) Any individuals, agencies or churches desiring to operate a facility under this subsection shall apply to the director of building development services for a certificate of occupancy at no cost and showing compliance or exceptions from certain code requirements. Such certificate must be renewed annually. Such applications shall be made on a form provided by the director of building development services.
- (e) Under no event shall a certificate of occupancy be issued for a shelter herein if it is less than 1,000 feet from an elementary or secondary school, unless said shelter is given written~~operated by and on the premises or contiguous property to such school and with the~~ consent of the governing body of such school.
- (f) Upon the expiration of the declared economic and housing access calamity, all permitted shelters shall cease operations within 90 days.

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: October 30, 2018

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Initiate amendments to the Zoning Ordinance Section 36-483, Off-Street
Parking and Loading Area Design Standards

Staff is requesting amendments to the Zoning Ordinance to clarify that the surfacing of all new and expanded vehicle parking, vehicle storage and maneuvering areas, including driveways, must be paved with concrete, asphalt or an alternate paving material.

The amendments would include adding vehicle parking, vehicle storage and maneuvering areas to the modification requirements of existing driveways.

It would also include a new section that clarifies that the demolition of the entire primary structure or any expansion of the primary structure more than 25% of the original structure footprint shall require existing driveways, vehicle parking, vehicle storage, and maneuvering areas to meet the surfacing requirements.

Staff requests that Commission initiate amendments to the Zoning Ordinance to consider modifications as specified. If approved, staff will prepare and draft changes to the Zoning Ordinance and schedule a public hearing at the next available date for both the Commission and the City Council.

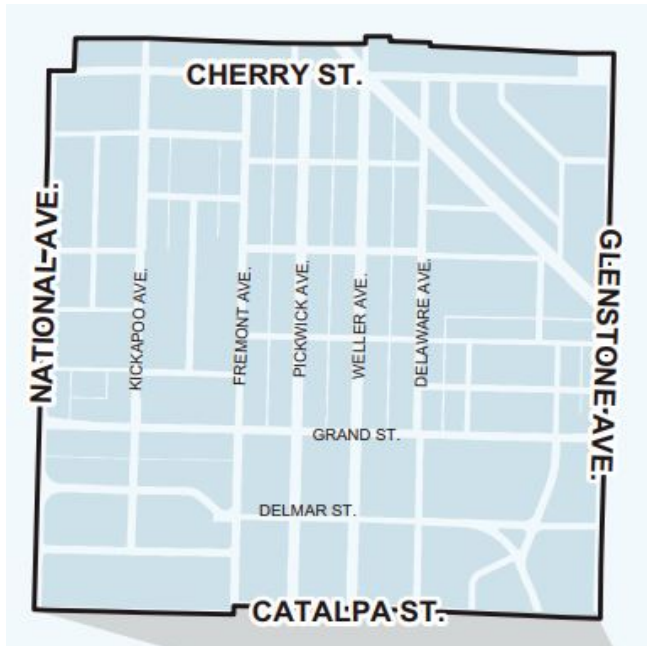
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: NOVEMBER 8, 2018

CITY COUNCIL PUBLIC HEARING:

NOVEMBER 19, 2018



CASE:

Rountree Neighborhood Plan

STAFF:

Alana Owen, 864-1831

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

To adopt the Rountree Neighborhood Plan as an element of the City's Comprehensive Plan

BACKGROUND

The Rountree Neighborhood is located in central Springfield just east of the Missouri State University (MSU) campus and within minutes of downtown. Rountree is bounded by National Avenue on the west, Glenstone Avenue on the east, Cherry Street on the north and Catalpa Street on the south.

The original *Rountree Neighborhood Plan* was adopted by City Council in 1985 and an addendum to the Plan was approved in 2001. The Rountree Urban Conservation District (UCD) was adopted in 1985 and has been amended several times.

While the Plan and UCD have both been amended, they had not been the subject of a comprehensive analysis since their adoption. Due primarily to MSU, the Rountree Neighborhood has experienced development pressures including rezoning requests to higher densities and demolition of single-family houses for development as multi-family structures, particularly along the edges of the neighborhood.

In the Spring of 2015 the Rountree Neighborhood Association Board asked City Council to initiate a review and consider amending the *Rountree Neighborhood Plan* and the Rountree Urban Conservation District. In January 2017 City Council directed staff to move forward with an update to the *Rountree Neighborhood Plan* and bring forward recommendations for amendments to the Rountree Urban Conservation District (UCD). In the Spring of 2018, H3 Studio Inc. was hired to assist the City with an independent study of the National

Development Review Staff Report



Avenue and Cherry Street corridors and provide recommendations for planning tools and regulatory strategies that aid in creating the desired development patterns along each corridor with the goal of promoting sustainable, mixed-use, pedestrian-oriented development opportunities.

The process to update the *Rountree Neighborhood Plan* began with a neighborhood wide kick-off meeting in May 2017 and was followed by a number of steering committee, stakeholder and focus area meetings along with a public planning charrette, open house and neighborhood wide survey. The public engagement, along with a study of the neighborhood's historical and current data, demographics provides the framework for development of this update to the *Rountree Neighborhood Plan*.

Many neighborhood issues identified during the planning process are similar to those identified in the 1985 plan and 2001 plan addendum including property maintenance, speeding traffic, preservation of trees, and maintaining the single-family character of the neighborhood. The planning process also identified some new topics including the expansion of the Rountree UCD to the north and east, accommodation for mixed-use development along Cherry and Elm Streets between National and the railroad tracks, residential infill and rehabilitation design guidelines, and design-based development principles for National Avenue and Cherry Street and the Cherry/Pickwick neighborhood commercial node.

ANALYSIS

As with the original 1985 neighborhood plan and plan addendum in 2001, this updated Plan outlines the key topics and areas of concern identified during the planning process and serves as the primary resource and point of guidance for neighborhood residents and leaders, property owners, investors, and public officials to make informed decisions. The updated *Rountree Neighborhood Plan* sets forth the goals and recommended actions the Rountree Neighborhood will work toward in the coming years. Each goal has a recommended action or action(s) associated with the goal to outline the steps needed to move in the direction of realizing that goal. Responsibility for the implementation of the recommended actions contained in this plan are the shared responsibility of the City or other agency and the neighborhood. While the primary responsibility for administering programs to address and impact policy and regulatory guidelines rests with City staff to take forward to Planning and Zoning Commission and City Council, other actions will rely on the neighborhood to initiate and carry forward with support from residents and owners.

Some of the key recommendations in the *Rountree Neighborhood Plan* are:

- Expansion of the Rountree Urban Conservation District (UCD) to include additional residential properties to the east and north to include Elm Street
- Establish UCD regulations to facilitate the development of building types of complementary scale and character along National Avenue
- Establish UCD regulations to facilitate dense, walkable, mixed-use nodes along National Avenue at Elm, Cherry and Grand Streets to support National Avenue as a future Public Transportation Corridor
- Amend the Rountree UCD to incorporate design-based principles to guide development along Cherry and Elm Streets
- Establish UCD regulations to support mixed-uses along Cherry and Elm Streets between National Avenue and

Development Review Staff Report



the railroad tracks

- Implement streetscape and public realm enhancements along Cherry Street
- Pursue adoption of residential infill and rehabilitation development guidelines through an amendment to the Rountree UCD to ensure remodels and infill development are of the desired quality and character for the neighborhood
- Implement permanent traffic calming improvements at/near the Cherry/Pickwick intersection that were proposed as part of the pop-up traffic calming demonstration in June 2017
- Consider expansion of the Cherry/Pickwick Commercial Area to include additional properties to the west on Cherry, north on Pickwick and along Elm Street
- Establish UCD regulations to continue to support mixed-use development and re-investment that focuses more on form and design than land use within the Cherry/Pickwick neighborhood commercial node

If the updated *Rountree Neighborhood Plan* is adopted, staff will begin the implementation of the plan immediately. Staff, along with a committee(s) of stakeholders and neighborhood representatives, will draft and bring forward recommended changes to the Rountree UCD as the first step in the implementation process.

STAFF RECOMMENDATION

Staff recommends adoption of the updated Rountree Neighborhood Plan as an element of the City's Comprehensive Plan.

Rountree

NEIGHBORHOOD PLAN

EXHIBIT 1



2018 **DRAFT**

11/5/18



Acknowledgements

Special Thanks to...

Rountree Elementary School, the Springfield Art Museum and Trinity Lutheran Church for hosting and planning events and to the residents, business owners, stakeholders, Planning and Zoning Commission, City Council, Steering Committee members and the consultant team from H3 Studio.

Steering Committee

Erin Hudson
Jeff Barber
Jeff Bentley
Jen Cox
Jim Lohmeyer
Katie Kring
Laurel Bryant
Louise Knauer
Nancy Dornan
Nancy Evans
Paden Chambers
Peggy Wise
Zach Fortner

Consultant Team

H3 Studio

John Hoal, PhD, AICP, CNU-A, NCI, Founding Partner
Timothy Breihan, AIA, Principal & Project Director
Julia Pancoast, Project Manager & Senior Urban Designer
Supriya Kelkar, Associate & Urban Designer
Xiaoti Hu, Urban Design Intern

Project Team

Mary Lilly Smith, Director
Brendan Griesemer, AICP, Assistant Director
Randall Whitman, Principal Planner
Alana Owen, AICP, Senior Planner
Alyssa Ahner, Associate Planner
Wanda Young, Graphics
Lisa Gateley, Administrative Assistant



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APPENDICES

A. CHERRY STREET & NATIONAL AVENUE CORRIDOR STUDY



Introduction

In the Spring of 2015 the Rountree Neighborhood Association Board asked Springfield City Council to initiate a review and consider amending the Rountree Neighborhood Plan and the Rountree Urban Conservation District. In January 2017 City Council directed staff to move forward with an update to the Rountree Neighborhood Plan and bring forward recommendations for amendments to the Rountree Urban Conservation District. Each subsequent plan, including this addition, represent a point in time review of the neighborhood health and memorializes issues of concern and value, in addition to strategies for targeted improvement.

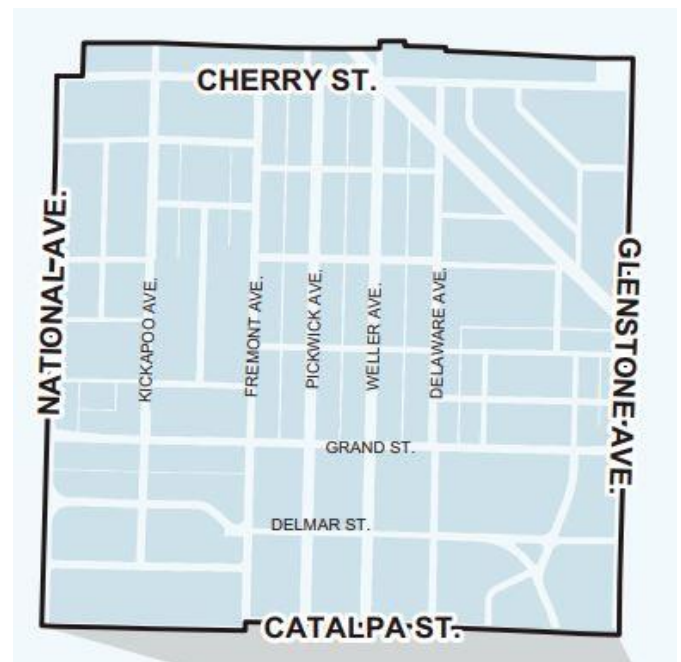
In the Spring of 2018, H3 Studio Inc. was hired to assist the City with an independent study of the National Avenue and Cherry Street corridors and provide an outside perspective on how the corridors should optimally be developed and improved in the coming years.

The Rountree Neighborhood

The Rountree Neighborhood is located between an active commercial district on the east side and Missouri State University on the west. Rountree is a short walk away from a variety of center-city services, leisure activities, and attractions. The Rountree Neighborhood is home to nearly 2,800 residents and contains approximately 1,420 housing units, a variety of neighborhood businesses, shops and eateries, two churches, and a school.

The Rountree Neighborhood is well-known for its tree-lined streets, well-maintained homes, and its long-standing history as one of the city's most stable and charming neighborhoods. Equally deserving, residents of Rountree are reputedly known for their fastidious pride and ownership in the neighborhood.

While the Rountree Neighborhood is one of the city's most popular residential areas, it's residents and neighborhood leadership recognize the need to maintain vigilant attention to ensure that new commercial and residential development projects enhance, rather than jeopardize that neighborhood character and quality of life they cherish.



The Objective

The first Rountree Area Neighborhood Plan was adopted July 15, 1985, prompted by development pressure along National Avenue, growth of the adjacent Missouri State University (previously Southwest Missouri State University), need for student housing near campus, and increased demand for parking close to campus. These pressures for change led the City to develop a neighborhood plan for Rountree in order to preserve the desirable residential neighborhood. An addendum to the Rountree Neighborhood Plan was adopted May 14, 2001, this was the last time the plan was updated.

The original 1985 Rountree Neighborhood Plan recommended that an Urban Conservation District (UCD) be established in Rountree as a planning tool to promote neighborhood preservation. The Rountree Urban Conservation District Plan was drafted for a portion of the Rountree Neighborhood and adopted July 22, 1985. Following adoption of the UCD, the document has been amended a number of times, between 1985 and 2017, to modify, repeal, remove and replace components of the plan. Over time elements of the UCD plan that were unique to the District have since been implemented City-wide therefore making portions of the Rountree UCD plan redundant or outdated.



The Great Neighborhoods philosophy is a guiding force to ensure the public participation and planning process meet as high a level of collaboration and transparency as possible. Just as the desire to revisit the plan was initiated by the neighborhood, it is up to the residents and the neighborhood to have an active role in the development of the plan and ultimately, in its implementation. The planning process included many opportunities for participation and was designed to involve and include property owners, residents and business owners within the neighborhood in the process, ensuring it was inclusive of anyone who wanted to participate.

Plan Implementation

The Rountree Plan sets forth the goals and recommended actions the Rountree Neighborhood will work toward in the coming years. Each goal has a recommended action or action(s) associated with the goal to outline the steps needed to move in the direction of realizing that goal. Responsibility for the implementation of the recommended actions contained in this plan are the shared responsibility of the City or other agency and the neighborhood. While the primary responsibility for administering programs to address and impact policy and regulatory guidelines rests with City staff to take forward to Planning and Zoning Commission and City Council, other actions will rely on the neighborhood to initiate and carry forward with support from residents and owners.

The Role of a Neighborhood Plan

The Rountree Neighborhood Plan is nested in the premise that it's part of the City's Comprehensive Plan and with that, recommendations and guidance should be considered in the context of what is best, consistent, and just for the whole city. Currently neighborhood planning operates under the guidance of the Vision 20/20 Neighborhoods element, Growth Management and Land Use Plan element, and other elements of the Comprehensive Plan that reference situational issues common to neighborhoods.

While the comprehensive plan targets slightly larger policy issues and a wider scope of perspective, neighborhood plans provide a narrower focus, dialing-down on targeted methods and strategies for specific issues in targeted geographic areas. As the comprehensive plan states, when giving guidance for the development of specific neighborhood plans, *"In some cases, strategies and actions identified in the Neighborhoods Element can be used to address specific issues."* The Rountree Neighborhood Area Plan was developed under the guidance of the comprehensive plan and has been inspired by the goals, strategies, recommendations and actions included in it, specifically the Neighborhoods element.



A neighborhood plan represents the culmination of a process. A process of collecting and gathering historical and current data, demographics (objective input) and input from residents and property owners (subjective input). Together the objective and subjective input is organized, studied and analyzed to identify patterns or trends, which aid in the development of recommended actions. This plan outlines the key topics and areas of concern identified during the process. Collectively it all flows into a final plan that serves as the primary resource and point of guidance for neighborhood residents and leaders, property owners, investors, and public officials to make informed decisions.

Lastly, the Plan is not intended to be a regulatory document and should not be used as the sole-source for decision making, rather it should be consulted along with further study and input provided from a routine public engagement process.

Who should use the plan

The Rountree Neighborhood Plan was developed to provide support and guidance to a variety of stakeholders and participants in everyday scenarios, whether that be from a development perspective or residents looking for guidance on impacting everyday life in the neighborhood.

City staff should consult the plan when reviewing development proposals and making recommendations for facilities, services, programs, and capital improvements.

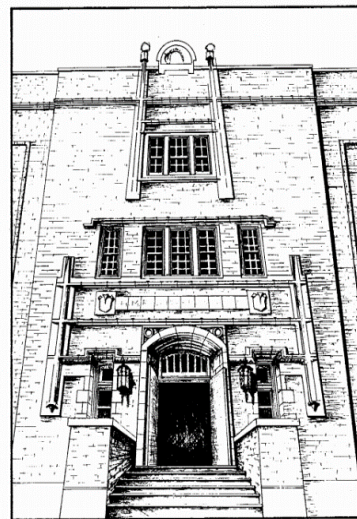
Neighborhood residents can and should reference the policies, strategies and recommendations when addressing situations and proposals that threaten the quality of life or their enjoyment of private property and use of public property.

Developers and investors should consult the plan when contemplating a land purchase and prior to formulating and developing new or redevelopment proposals. It's important that the context of the entire plan be considered even when developing individual properties.

Rountree Neighborhood Plan (1985 – 2001)

The Philosophy of the Rountree Neighborhood was to that "...serve and house a diverse population close to the center of the city. To do so, it should consist of a mix of land uses which provide a functional, stimulating, and livable environment for its residents, including, where appropriate, business, institutional, multi-family and single-family uses."

Four goals were identified – Housing, Circulation, Land Use and Urban Beautification. There was an emphasis on maintaining single-family housing integrity and character of the neighborhood, preserving the street system and preserving and improving the aesthetic and environmental quality of the Rountree Neighborhood.



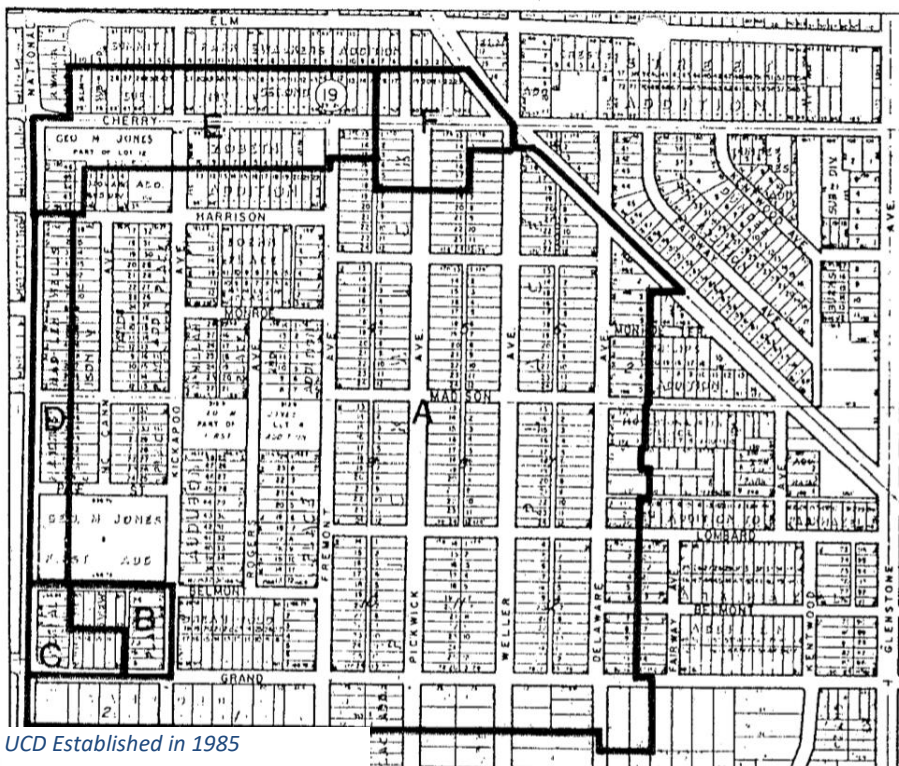
**Rountree Area
Neighborhood Plan**

DEPARTMENT OF
COMMUNITY DEVELOPMENT
SPRINGFIELD, MISSOURI

JULY 1985

As recommended by the Plan, the Rountree Urban Conservation District was also adopted to arrest potential factors identified in portions of the neighborhood study area, particularly it was *"found to contain some evidence of illegal conversion and use of residential structures as well as structural overcrowding."* Also; *"...structural obsolescence and deterioration has occurred due to excessive land coverage, structural overcrowding of rental properties, and as a result of obsolete lot arrangements."*

The Rountree Neighborhood Plan Addendum, adopted in 2001, supplemented the original plan and was used as a tool to refocus attention on the needs of the neighborhood. The plan addendum carried the same philosophy and goals of the Rountree Area Neighborhood Plan forward and reacquainted citizens, government and private interests with the original goals and objectives. The plan addendum also provided a framework for Rountree residents, property owners and neighborhood association representatives to continue to demonstrate a common vision.



UCD Established in 1985

ROUNTREE NEIGHBORHOOD
STUDY AREA

EXHIBIT 1

ROUNTREE URBAN CONSERVATION DISTRICT

- A ROUNTREE SINGLE-FAMILY NEIGHBORHOOD AREA
- B KICKAPOO/BELMONT AREA
- C NATIONAL/GRAND AREA
- D NATIONAL AVENUE CORRIDOR AREA
- E CHERRY STREET CORRIDOR AREA
- F CHERRY/PICKWICK COMMERCIAL AREA



The Planning Process

Efforts to update the Plan began in the spring of 2015, when the Rountree Neighborhood Association Board asked Springfield City Council to initiate a review and update of the Rountree Neighborhood Plan and the Rountree Urban Conservation District. City Council directed staff to move forward with the planning process in January 2017. The City hired H3 Studio in the spring of 2018 to conduct an independent study of the National Avenue and Cherry Street corridors and provide recommendations for planning tools and regulatory strategies that aid in creating the desired development patterns along each corridor with the goal of promoting sustainable, mixed-use, pedestrian-oriented development opportunities.

The Rountree Plan update was prompted by a number of neighborhood concerns that are similar to the concerns which initiated the 1985 planning process. Development pressure along Cherry Street and National Avenue is growing and a few recent developments have raised the question, what is the appropriate and desired scale and character of new development along these neighborhood edges? This vision-driven planning process was designed to answer this question through community and stakeholder engagement in order to build consensus.

Plan Kick-off

At the onset of the process, planning staff met with the Rountree Neighborhood Association board on April 26, 2017, to discuss an outline of the planning process for the neighborhood plan. A neighborhood wide kick-off meeting was held on May 16, 2017, at Rountree Elementary School with approximately 100 people attending. At the meeting, background information was shared about the Rountree Area Neighborhood Plan and Plan Addendum and the establishment of the Rountree Urban Conservation District. Meeting attendees were asked to identify things they liked about their neighborhood and then also things they would like to change or improve. At the end of the evening, approximately 32 topics had been identified for preservation or for further study for improvement.



Steering Committee

Following the kick-off meeting a steering committee was formed including members of the Rountree Neighborhood Association (RNA), property owners, residents, business owners and a representative from Missouri State University. The steering committee held its first meeting in June and continued to meet monthly or semi-monthly to discuss the planning process and receive updates from City staff. At the initial meetings of the steering committee, presentations were given from various City departments and outside agencies to provide background information for each topic of study that was identified at the kick-off meeting. In total, over 25 steering committee, focus area and stakeholder

meetings were held during the planning process.

Rountree Neighborhood Plan

Take this quick online survey - make your voice heard!
(NO www.)
rountree.questionpro.com

SURVEY DEADLINE:
JAN. 15, 2018



What are the "Top 5" things the Rountree Plan needs to address?



What is your vision for the neighborhood in the next ten years?



What improvements would you most like to see in your neighborhood or on your street?

- Your survey response will help shape the future of your neighborhood
- It's quick and easy
- Learn what others in your neighborhood think

To receive a paper copy of the survey, call Alana Owen at 417-864-1831 or email - aowen@springfieldmo.gov



CITY OF Springfield

Neighborhood Survey

As part of the Rountree Neighborhood planning process, staff conducted a neighborhood-wide survey to get feedback on a variety of topics. Over 230 surveys were completed online or in paper form. Approximately 80% of the survey respondents were single-family home owners and residents with the remaining respondents divided between duplex, multi-family and commercial property. Respondents to the survey identified the historic architecture and character and the single-family nature of the neighborhood as the top things they like most about

Rountree. Respondents also identified the Cherry/Pickwick commercial area, Rountree Elementary, front porches and sidewalks as the focal points or gathering places within the neighborhood. When asked what neighborhood residents and owners envisioned for the neighborhood in the next ten years, respondents indicated an expanded commercial district, a vibrant, safe and walkable neighborhood, diverse living, and preservation of the single-family character. When asked to identify the top things the Rountree plan needs to address, respondents identified enforcement of existing ordinances, strategic growth, multi-family development and maintaining the character/scale and architectural style of the neighborhood. Additional results from the neighborhood-wide survey are shared throughout the plan.

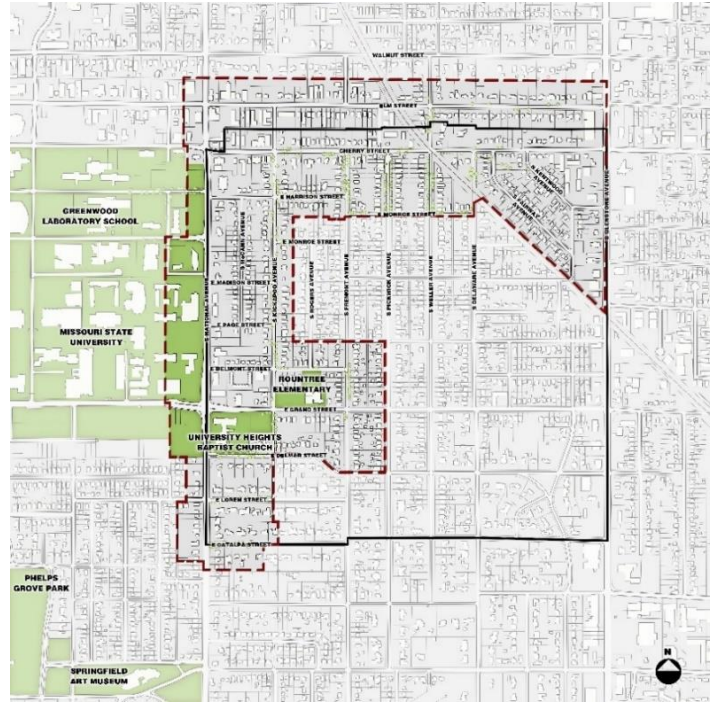
Focus Group Discussion

City staff met with a number of independent small groups of residents targeted by their property ownership and residency. Discussion with property owners east of Delaware, Elm Street, the Cherry and Pickwick area, as well as the Cherry Street corridor were targeted for independent discussion and input, beyond the focus group interviews conducted by H3 Studio. These discussions took place to relay input heard from the overall neighborhood and receive feedback from each targeted group relative to their location in the neighborhood.

Plan Consultation

During the planning process, H3 Studio was hired to assist the City with an independent study of the National Avenue and Cherry Street corridors and provide recommendations for planning tools and regulatory strategies that will aid in creating the desired development patterns along each corridor with the goal of promoting sustainable, mixed-use, pedestrian-oriented development opportunities.

While National Avenue and Cherry Street were the primary focus of the independent study by H3, goals and principles were developed for the Cherry/Pickwick neighborhood commercial area and Elm Street as well as the rest of the study area. This section of the Plan highlights the analysis and study by H3 as well as their vision for the neighborhood and for the National Avenue and Cherry Street Corridors. The recommendations from H3 for National and Cherry Street, as well as for the rest of the neighborhood can be found throughout this Plan document. The complete Cherry Street and National Avenue Corridor Study final report can be found as Appendix A. In order to ensure maximum input from stakeholders and members of the public, the 6-month planning process for H3 Studio's independent study was structured around a Steering Committee and Public Charrette process. The planning process was also strategically coordinated with the City's previous and ongoing public engagement and data gathering efforts.



Focus Group Interviews

H3 Studio began by conducting focus group meetings with a variety of community stakeholders including area developers, business owners, residents, and representatives from Missouri State University. The second round of focus group meetings were conducted during the Charrette visit and included a meeting with Public Works and Traffic Engineering, City Council and City Management Staff, Planning Staff, Area Developers, and Business Owners. A follow-up meeting was held with Public Works and Traffic Engineering in June 2018.

Steering Committee Meetings

H3 Studio met four (4) times with the project's Steering Committee to discuss the various aspects of the project and conduct work-sessions on the plan components prior to review by the public.

Public Planning Charrette

H3 Studio conducted a three (3) day planning charrette with community residents and stakeholders. The charrette was conducted May 14 through 16 of 2018. The Public Work Session held at Trinity Lutheran Church, was an opportunity for residents to review the neighborhood analysis; provide input on community issues and ideas; review the vision, goals, and principles; and provide framework options for development of the Cherry Street and National Avenue corridors. Work boards were provided at each table for attendees to provide written comment and feedback. A Preferred Framework Option was developed from the feedback collected during the Charrette visit. The updated materials were presented at an Open House held on May 16, 2018 at Rountree Elementary School. Further feedback was collected and utilized in development of the Draft Plan.



H3 Engagement

Focus Group Interviews

March 5, 2018

Busch Municipal Building

Public Work – Session | Charrette

May 14th, 2018

Trinity Lutheran Church

City Staff and Elected Officials Focus Group Interviews

May 15, 2018

Busch Municipal Building

Follow-Up Focus Group Interviews

May 16, 2018

Busch Municipal Building

Public Open House

May 16, 2018

Rountree Elementary School

Steering Committee Meeting #1

March 6, 2018

Busch Municipal Building

Steering Committee Meeting #2

April 10, 2018

Busch Municipal Building – Remote Work - Session

Steering Committee Meeting #3

May 15, 2018

Busch Municipal Building

Steering Committee Meeting #4

July 10, 2018

Busch Municipal Building

Public Open House

July 10, 2018

Springfield Art Museum

Public Open House

H3 Studio in conjunction with the City of Springfield Planning and Development conducted a Public OpenHouse to provide community members the opportunity to review the materials produced through the planning process. H3 Studio presented the Draft Plan materials which included the Vision and Goals, the Design Principles, and the UCD Subarea Plan and detailed UCD Subarea Recommendations. Written and verbal feedback was collected from the Open House and used to refine the Draft Plan in order to develop the Final Plan and Recommendations.



City Engagement

Meeting with Rountree Board

April 26th, 2017

Neighborhood Plan Kick-off Meeting

May 16th, 2017

Steering Committee Meetings (15 total)

June 27th, 2017

July 18th, 2017

August 10th, 2017

August 22nd, 2017

September 5th, 2017

September 18th, 2017

October 10th, 2017

November 6th, 2017

November 27th, 2017

December 14th, 2017

March 6th, 2018

March 22nd, 2018

April 10th, 2018

May 29th, 2018

October 9th, 2018

Focus Area Meetings

Cherry Street & Cherry Pickwick Area

December 6th, 2017

Cherry/Pickwick Expansion

April 5th, 2018

Presentations

City Council Lunch

September 26th, 2017

P&Z Meeting

October 26th, 2017

P&Z Meeting

July 12th, 2018

City Council Lunch

August 7th, 2018

City Council Meeting

August 13th, 2018

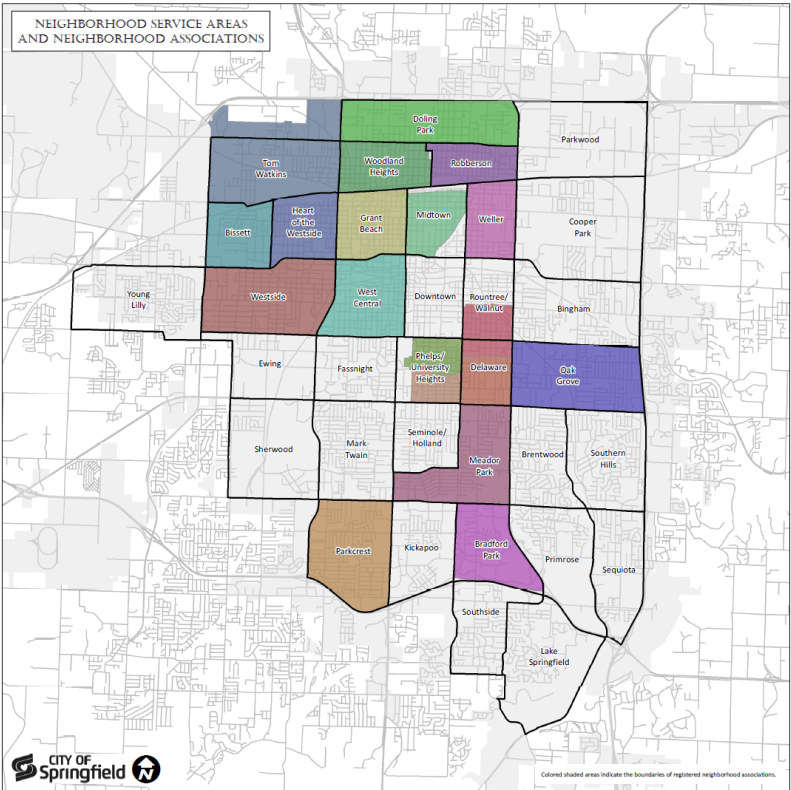


Neighborhood Analysis

Neighborhood Service Area (NSA)

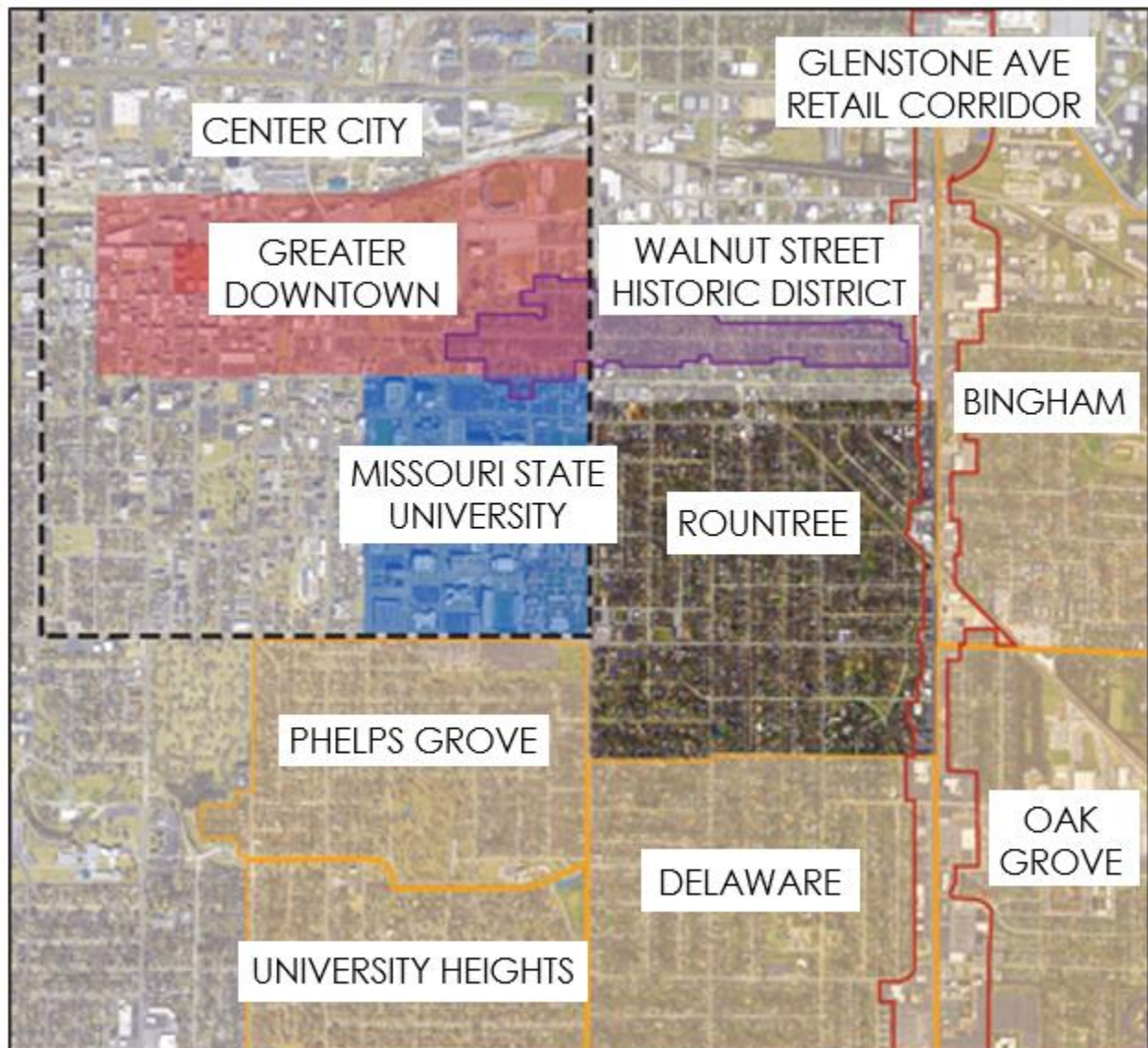
In 2006 to better plan for the city's neighborhoods, 34 Neighborhood Service Areas were organized based on guidance provided by the Vision 20/20 Neighborhoods Element. The City's practice has been to align neighborhood services and planning studies with Neighborhood Service Area boundaries. Almost all the City's organized and recognized neighborhood associations align with the Neighborhood Service Areas, as well. The Rountree Neighborhood Association and Rountree planning area represents one of two exceptions to that practice; the Phelps/University Heights Neighborhood Service Area, being the second.

As illustrated by the following map, the Rountree Neighborhood Service Area extends from Chestnut Expressway (north) to Grand Street (south) and from National Avenue (west) to Glenstone Avenue (east).



The Project Boundary – Rountree Context

The Rountree Neighborhood is set in a unique context within Springfield. The neighborhood is positioned between two primary north-south arterials, National Avenue – an education and healthcare institutional corridor and Glenstone Avenue – a major low-density, auto-oriented, retail corridor. The neighborhood, along National Avenue, is directly opposite Missouri State University and the eastern edge of the Center City District – inclusive of Missouri State University, the Greater Downtown area, and the Downtown Square. Rountree is also bordered by a number of adjacent neighborhoods including Phelps Grove, University Heights, Delaware, Oak Grove, and Bingham to the south and east. North of Rountree is the Walnut Street Historic District. These adjacencies bring with them both benefits and challenges for the neighborhood. The Rountree Neighborhood Association is bound to the west by National Avenue, to the north by Cherry Street – including the parcels fronting Cherry Street to the north, to the east by Glenstone Avenue, and to the south by Catalpa Street. These neighborhood edges and corridors differ in character, context, and function. The major focus for this independent study are the National Avenue and Cherry Street corridors, exploring their respective roles as neighborhood edges, while allowing for sustainable, mixed-use, pedestrian-oriented development. National Avenue and Cherry Street were selected for this study due to the development pressure currently being experienced.



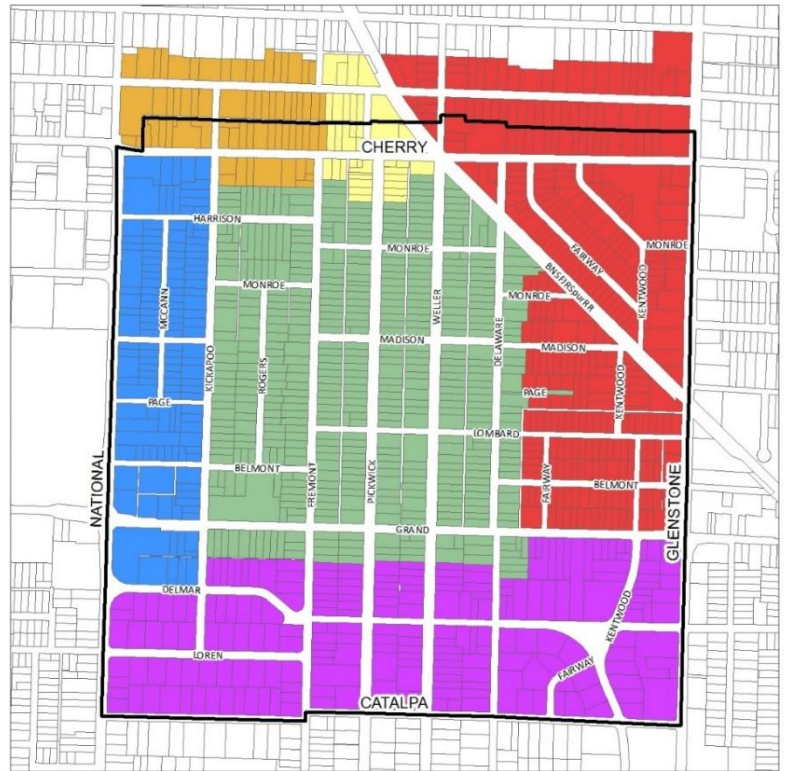
Rountree Neighborhood Study Area

A neighborhood's study area represents the geographic area in which properties, infrastructure and all related neighborhood demographics and dynamics are considered and studied when developing a neighborhood plan. As cited above, the study area should ideally be the same as the service area. The Rountree study area is significantly different from the service area. This inconsistency is due to an effort to be consistent with past Rountree plans and with the Rountree Neighborhood Association boundaries.

The Rountree study area takes in the entire area between Elm Street (north) to Catalpa Street (south) and everything between National Avenue (west) to Glenstone Avenue (east). In past studies, the northern boundary of the planning area began on the north side of Cherry Street, including all properties that shared frontage on Cherry Street. The decision was made by the steering committee and staff to expand the planning area north to include all properties fronting on Elm Street, from National Avenue to Glenstone Avenue.

Neighborhood Sub-Areas

Within the boundaries of the neighborhood study area, six sub-areas have been identified for more focused study. Each sub-area has been studied independently in the past, in part based on their tenuous nature and proximity to the university and position in the neighborhood. The internal edges of some represent the greatest challenge in transitioning from one to the next. Properties that exist on common edges often exist intermingled between more intense commercial and multi-family uses and less intense single-family residential uses. The limits of each sub-area selected do not definitively define intentions to support a change in land use, however strategies and tactics to accommodate a more harmonious transition should be considered along these edges. More flexibility may offer alternatives that would not be appropriate further into the neighborhood but may lead to the preservation of existing historic structures, the landscape and generate less congestion.



The following six sections outline the study conducted for each sub-area, including findings and key recommended actions for each. Some of the findings and recommended actions correspond to multiple sub-areas. Each sub-area is delineated by one of six colors, which consistently follows each, or multiple sub-areas, as referenced in the plan.

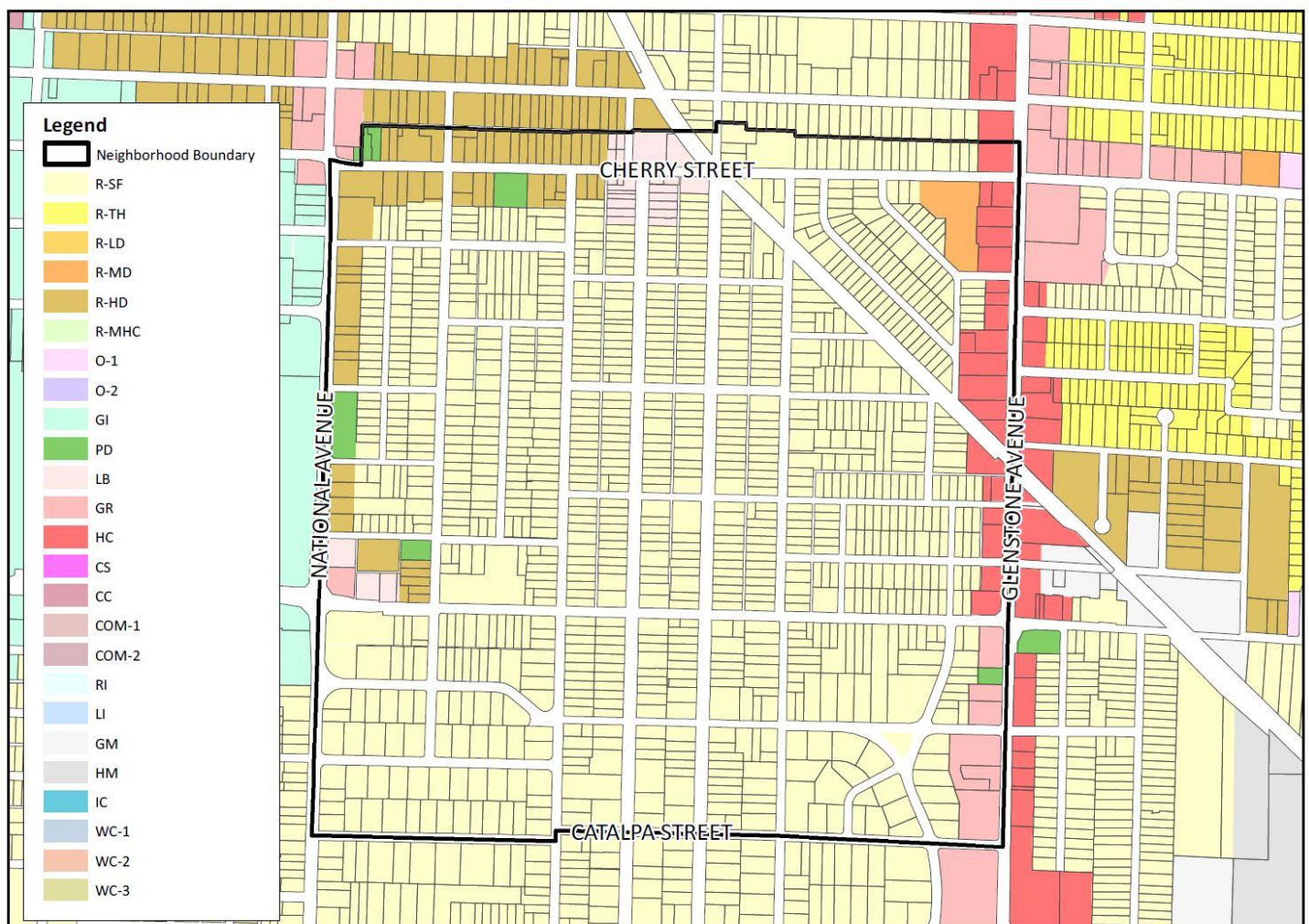
- Rountree Single-Family Neighborhood Sub-Area
- East Rountree Single-Family Neighborhood Sub-Area
- National Avenue Corridor Sub-Area
- Cherry / Elm Street Sub-Area
- Cherry/Pickwick Commercial Sub-Area
- Catalpa Single-Family Neighborhood Sub-Area

Zoning

Land use is regulated by six (6) zoning classifications; with Single-Family Residential (R-SF) making-up 84% of the neighborhood, along with Medium-Density Multi-Family Residential (R-MD) High-Density Multi-Family Residential (R-HD), Highway Commercial (HC), General Retail (GR), Limited Business (LB), and four sites zoned as Planned Development District (PD).

The Urban Conservation District (UCD) was created to provide the neighborhood with some protection from expansion of university uses and student housing. This overlay district provides supplemental regulations that establish a rental registration program, parking district, and further regulate zoning, conditional uses, signage and accessory uses in six (6) sub-areas (A-F).

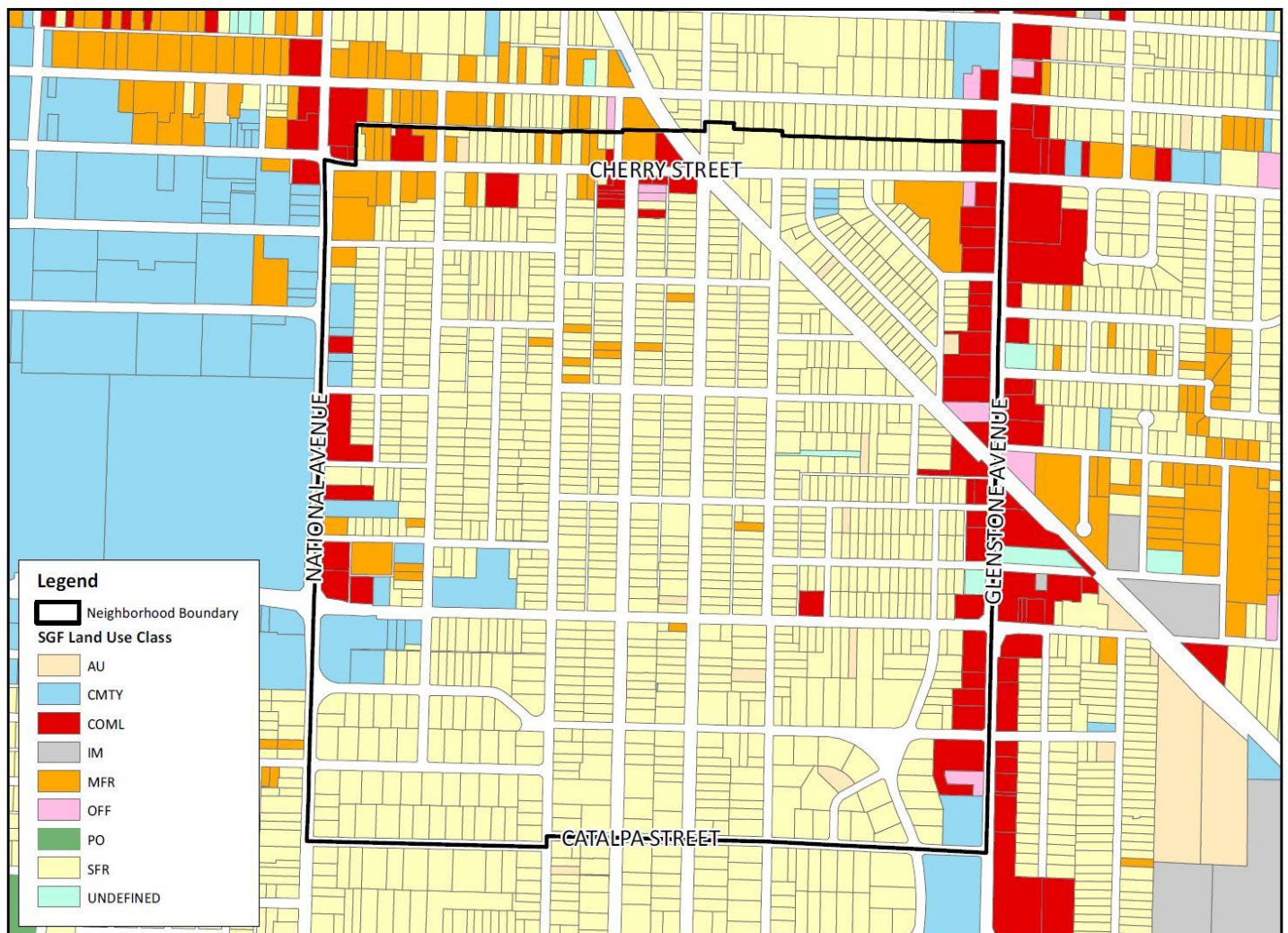
While zoning has been the predominate means to regulate development in the neighborhood and city, there are new trends emerging in urban areas across the country, which represent a major shift away from land use and more towards a design-based approach of guiding development. These more innovative approaches to community development provide a greater focus on the, design, function, form, and most importantly the relationship of individual sites and structures to the immediate neighborhood, the street system and overall built environment. Exploring opportunities to expand the regulatory framework of the underlying zoning and urban conservation district to impact key corridors and nodes in the neighborhood rests at the center of the initial request made to City Council by the Rountree Neighborhood Association, in May 2015.



Land Use

The Rountree Neighborhood is comprised of 401 acres. The neighborhood is traditional in form with a grid street pattern. Predominately single-family uses occupy roughly 60% of the neighborhood with multi-family uses (4%) clustered along the northern and western boundaries. Retail and service-based business are scattered along the eastern and western boundary as well. There is one neighborhood commercial area located at the intersection of Pickwick and Cherry with a dozen or so shops, eateries and offices.

The Rountree Neighborhood has a greater population density per acre than the City at 6.8 people per acre compared to the 3.2 persons per acre city-wide. The neighborhood is typical of lower density Springfield neighborhoods with detached single-family houses on large expansive residential lots, however the location of the neighborhood, adjacent to a state university, generate a large demand for affordable off-campus student housing and convenient services, which account for the highest density of people per acre.



H3 Studio Analysis

As part of the planning process, H3 Studio conducted an existing conditions analysis of a portion of the Rountree Neighborhood concentrated along the National Avenue and Cherry Street corridors. The purpose of this analysis is to identify the major challenges impacting the revitalization of the neighborhood. First, the team performed field surveys and on-site verifications of on-the-ground physical conditions. H3 Studio then prepared an urban analysis to identify community issues, assets, and the areas of the neighborhood that are most likely to experience change over time. In conjunction with feedback from community residents and stakeholders, this analysis provides guidance for considering redevelopment of the neighborhood edges.

In order to catalogue the existing conditions of the Rountree Neighborhood today and understand the major physical issues within the planning area, H3 Studio conducted on-site surveys and field verifications of existing building, site, and street conditions across the neighborhood. These surveys included:

- Street and Block Structure
- Street Classifications
- Zoning Districts and UCD overlay
- Neighborhood Boundaries
- Buildings: Condition, Occupancy, Height, Typology and Use
- Historic Districts and structures

The surveys were conducted “windshield style” and compiled into a series of maps and analysis diagrams that were utilized throughout the planning process. Graphic Information Systems (GIS) data, provided by the City of Springfield, was also utilized in this process to evaluate proximity and access to transit service, schools, commercial districts, and other neighborhood amenities. Some of the key analysis summaries are presented below and on the following page. The complete set of Key analysis summaries with maps can be found in H3's Cherry Street and National Avenue Corridor Study attached (Appendix A).

Street Network

The neighborhood street grid is fairly consistent and uninterrupted when traveling north-south through the neighborhood between Grand Street and Cherry Street. Roadways traveling east-west through the neighborhood are limited and disconnected. The median on National Avenue limits ingress and egress to the neighborhood between Grand Street and Bear Boulevard.

Building Typology

Within the survey area 80% of buildings are single-family dwellings. Commercial and office buildings account for 9% and multi-family buildings represent 7% of buildings.



Block Structure

Blocks in the Rountree Neighborhood are generally oriented north-south within the core of the neighborhood. Along Cherry Street and Elm Street, however, blocks are generally oriented east-west. Much of the neighborhood does have mid-block alley access, however alleys are narrow and in poor physical condition, therefore they are under-utilized for rear access to properties.

Building Occupancy

The vast majority of buildings in the survey area are occupied with 97% of buildings being occupied and only 3% being vacant.

Building Height

The majority of buildings in the survey area are 2 stories tall or less. 54% are one-story and 30% are two stories. The two tallest buildings are 6 stories and 10 stories and are located along National Avenue.

Building Condition

The majority of buildings within the survey area are in good to fair condition, with 47% in fair condition and 44% in good condition. Eight percent of buildings were in poor condition.

Building Ground Floor Use

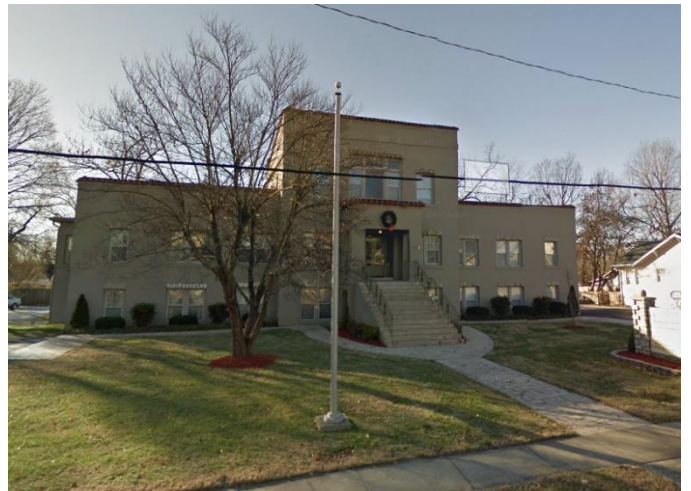
84% of buildings in the survey area have a residential ground floor use. Additionally, 6% of buildings have a commercial ground floor use and 3% have an office ground floor use.

Building Upper Floor Use

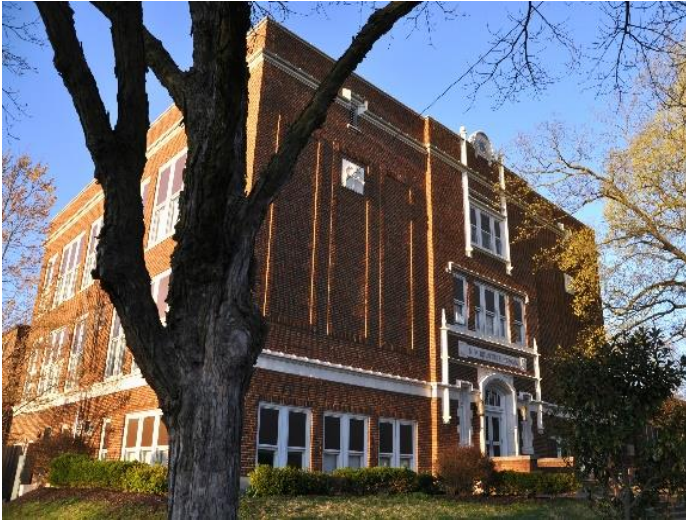
90% of buildings with an upper level have a residential upper floor use. There is very little change in ground floor use and upper floor use within the survey area.

Historic Buildings and Districts

The buildings located at 1330 E Cherry Street and 611 South Pickwick are listed on the Springfield Historic Registry. These are the only historically designated structures in the current Rountree Neighborhood boundaries. North of Rountree along Walnut Street are several historic properties located in the Walnut Historic District. Additionally, the Ambassador Apartments on Elm Street is listed on the National Register of Historic Places.



Rountree Elementary School



The popularity of many neighborhoods like Rountree can often be attributed to neighborhood schools. The Rountree School is recognized as an important neighborhood node and “third place” as it is the center of activity and an important gathering place for parents and neighborhood children.

Neighborhoods that are experiencing change, such as dramatic shifts in housing value, declining owner-occupancy rates and competition from non-residential uses are potentially vulnerable to the adverse impacts of school closings and redistricting. The Rountree Neighborhood has not been a stranger to these threats and should continue to be vigilant and active proponents of the school remaining open.

Rountree Elementary has a current enrollment of 255 students and is generally at capacity. The Springfield Public School District has tentative plans identified to renovate and increase enrollment to 300 and shift the catchment boundaries to capture additional students from the Sunshine and Delaware Elementary areas. This recommendation is part of a district-wide evaluation of all facilities, in which facilities are evaluated based on building condition, suitability for educational purposes, the degree of capital improvements needed and the capacity to support technology and equipment needs.

Missouri State University

The growth of Missouri State University (MSU) over the years has generated pressures for change in the neighborhoods surrounding the campus including Rountree. With over 24,000 students enrolled on the Springfield campus and an increase of over 4,000 students over the last decade, pressures have been mounting in the Rountree Neighborhood with specific regard to the demand for more off-campus student housing, specifically along National Avenue and Cherry Street. This Plan contains Goals and Recommended Actions aimed at mitigating impacts from the housing pressures along the fringes of the neighborhood. The neighborhood does not support any expansion of the campus for Missouri State University east into the neighborhood. Currently, there are a few properties along the National Avenue corridor that are owned by MSU and some that are owned by other entities that have supportive uses to the University like the Baptist Student Union, Lutheran Student Union and Alumni Center.



Transportation

Approximately 89% of the neighborhood has sidewalk coverage. Most streets within the neighborhood have sidewalks on both sides with wide tree lawns (the grassy area between the sidewalk and the street). The neighborhood has a well-deserved reputation for being pedestrian-friendly, due in large part to the sidewalks that connect the neighborhood commercial areas, Missouri State University campus and the neighborhood. The neighborhood is bounded by two primary arterial streets, Glenstone Avenue on the east and National Avenue on the west. National Avenue separates the neighborhood from Missouri State University and represents the greatest traffic obstacle for pedestrians. Five (5) evenly spaced crossings provide access across National Avenue.



A transit-oriented development (TOD) is a residential, commercial, or mixed-use development project, made up of one or more buildings, that has been designed to take advantage of nearby transit and includes features that encourage walking, biking, and transit ridership.

The neighborhood is bisected by two (2) arterial roadways; Cherry Street, a Secondary Arterial, and Grand Street, a Primary Arterial, both running east to west. Two (2) collector streets run north to south, Fremont Avenue and Weller Avenue, however each function primarily as local streets.

Cherry Street generally represents the northern boundary of the neighborhood and is often at the center of concern for pedestrian safety and speeding vehicles. The Pickwick/Cherry commercial area is located on this route and is consistently an issue for concerned residents and business owners. The offset intersection creates a challenge to provide safe pedestrian crossings and turning movements for vehicles. A traffic study and a pop-up traffic-calming demonstration was conducted in June of 2017, which targeted increased pedestrian safety at key crosswalk locations by installing temporary traffic-calming improvements and landscaping.

Cherry Street represents an opportunity to accomplish several improvements through implementing traffic-calming, establishing more flexibility with land use and design control and creating a corridor for mixed uses to support the large number of apartments.

The neighborhood street grid is fairly consistent and uninterrupted when traveling north-south through the neighborhood between Grand Street and Cherry Street. Roadways traveling east-west through the neighborhood are limited and disconnected. The median on National Avenue limits ingress and egress to the neighborhood between Grand Street and Bear Boulevard.

Public transportation is available to the Rountree Neighborhood on National Avenue and Glenstone Avenue on a frequent basis with stops every 30 minutes. National Avenue provides the best opportunity to promote the evolution of a **Transit Oriented District (TOD)** and a single route for increased or expedited transit service in the city. Recommendations to promote a greater density of development along this corridor would pair well with several high employment centers, such as MSU, Cox and Mercy hospitals. This traffic corridor extends basically from Chestnut Expressway to James River Freeway. The development of a TOD with "increased" bus transit service along this corridor could have significant impacts on the Rountree Neighborhood.

The Ozark Mountain Section of the American Planning Association, Missouri Chapter (APA Missouri), in partnership with Trailnet and the City of Springfield, hosted a tactical urbanism, pop-up traffic calming demonstration at the Cherry/Pickwick intersection in June 2017. The demonstration incorporated the use of removable materials such as traffic cones, planters, paint, tires, hay bales and tape to create choke points, bump outs, a parklet and a crosswalk. A full report resulting from the demonstration is attached (Appendix B). Permanent implementation of the concepts demonstrated is recommended in this Plan.



Sanitary Sewer and Storm Water

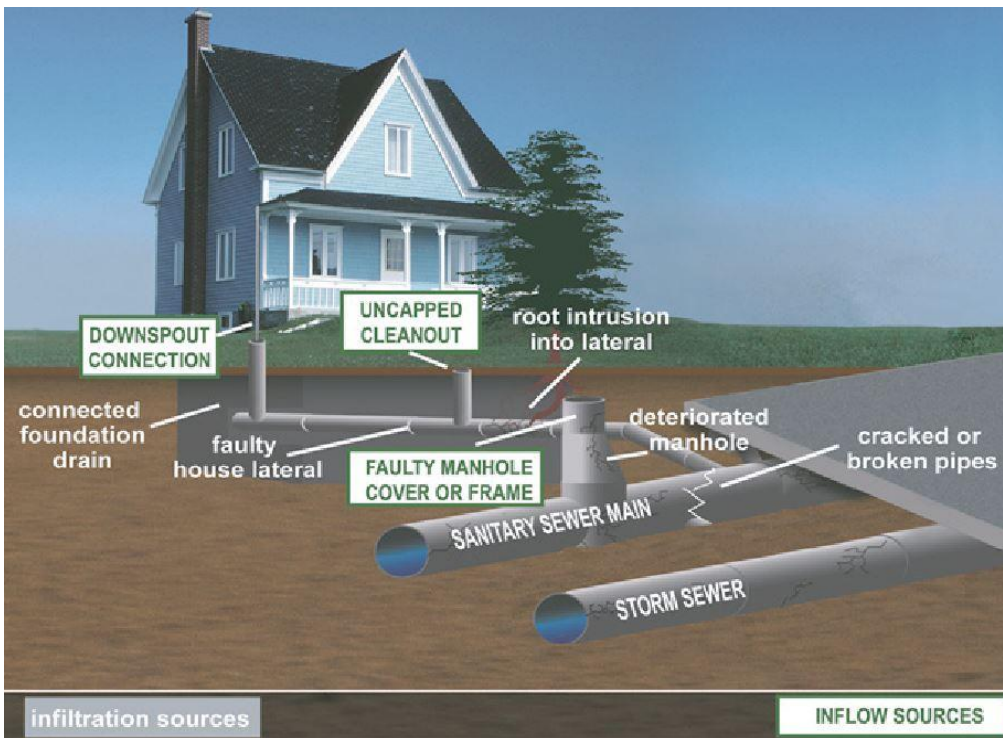
Infiltration occurs when ground water enters the sewer system through cracks, holes, faulty connections, or other openings.

The Rountree Neighborhood is served by a publicly provided sanitary sewer system, some of which is vastly undersized and well-over a 100-years old. Portions of the system have been rehabilitated yet other sections continue to be prone to infill and infiltration during large rain events, causing back-up issues for residents. Plans to increase rehabilitation of problem areas is hampered by the absence of easements and decades of added obstacles such as trees, landscaping and structures.

The City's Environmental Services Department has made strides in improving sanitary sewer systems in recent years. Plans to continue to install backflow prevention in private lines where problems are chronic, as well replace antiquated and undersized mains in much of the neighborhood.

Contributing to the sanitary sewer problems is the absence of a dedicated storm water collection system in the bulk of the Rountree Neighborhood. The extent of the storm water collection system is in the lower portion of the neighborhood. Storm water runoff largely drains south to southwest inundating low areas, streets, basements and failing sewer lines.

The City of Springfield Storm Water Services Division of Public Works has been working on prioritizing storm water improvements for the community. Several storm water projects have been identified in the Rountree Neighborhood. These projects would involve installation of new inlets and underground pipes to address flooding in the street and private property.



Inflow occurs when surface water such as storm water enters the sewer system through roof down spout connections, holes in manhole covers, illegal plumbing connections, or other defects.

The Neighborhood

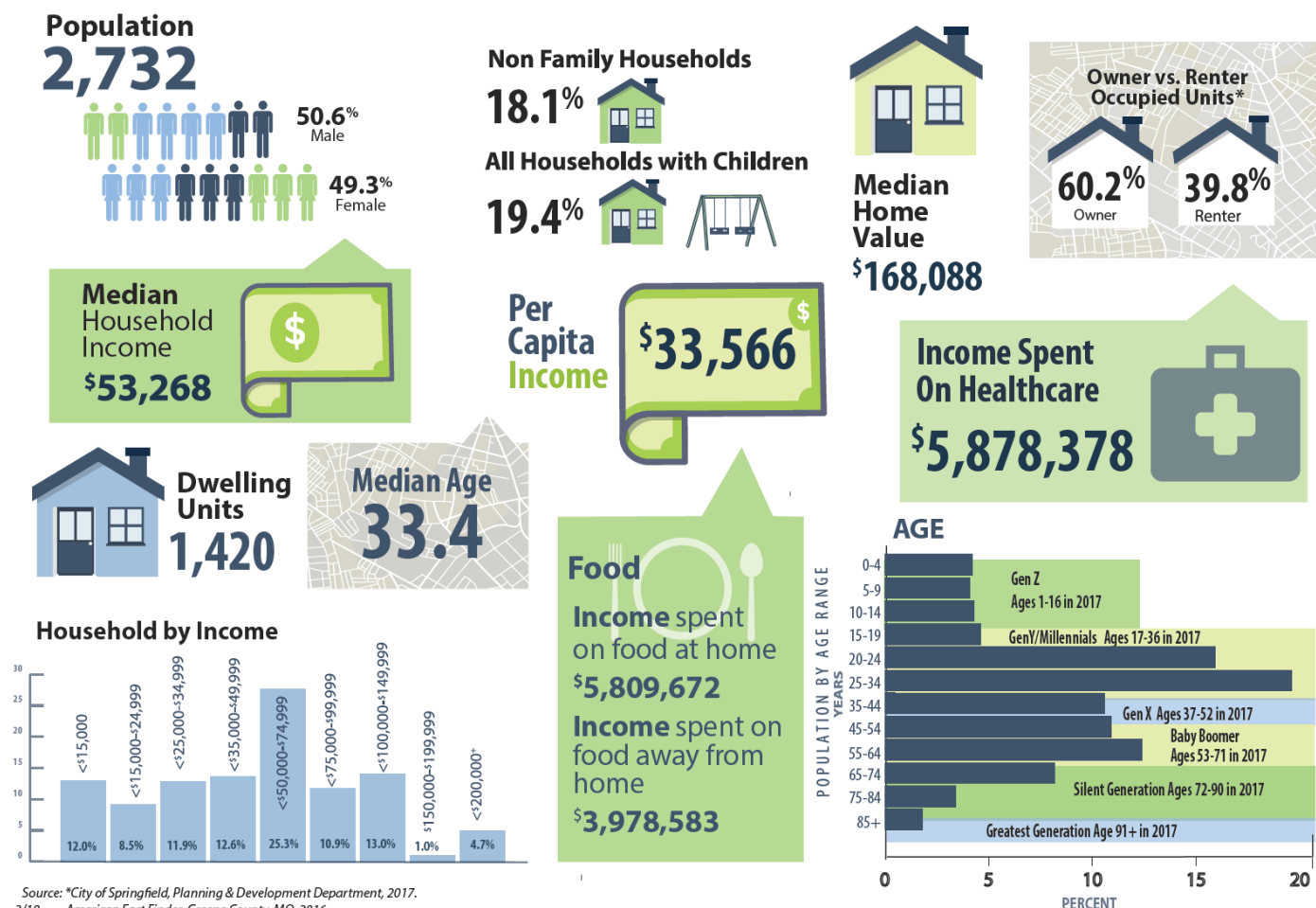
Rountree is demographically very diverse with the largest age group being the Gen Y/Millennials (ages 17-36). Of the 2,732 residents that call Rountree home, 40% are millennials. The proximity of the Rountree Neighborhood to Missouri State University, Ozarks Technical Community College, and Drury University likely play a role why so many millennials reside in the neighborhood. Gen X and Baby Boomers are the second and third largest cohorts represented in the neighborhood at 21% - 22%, respectively.

The higher education level is significantly higher than the city-wide total of 18%, with 37% holding a bachelor's degree. The neighborhood has a mix of ownership and renters, with approx. 57% home ownership. The neighborhood contains median home values that are 45% higher than the city-wide average and household incomes that are 58% higher than the city-wide average.



The neighborhood's adjacency to Missouri State University is reflected in these demographics including the rental market which is largely geared toward students, the significant number of college aged students (Gen Y and Millennials) living in the neighborhood, and the high number of residents holding bachelor's degrees can be associated with professors living in the neighborhood as well as graduate students.

Rountree by the numbers



Source: *City of Springfield, Planning & Development Department, 2017.
3/18 American Fact Finder, Greene County, MO, 2016.

Households

The Rountree Neighborhood is historically a very desirable and affluent neighborhood with stable home values. Accommodating the demand for quality and affordable housing in the next 20 years will be a significant challenge in the Rountree Neighborhood and city.

While not all the older residents will be looking to relocate, many will naturally be seeking housing options which allows them to down-size and age-in-place, while Millennials will continue to start and grow families and put down roots in neighborhoods like Rountree. Providing opportunities for both cohorts, as well as those in between, and the multitude of students who will be looking for affordable housing, will be one the greatest challenge for the neighborhood.

The cost of housing in Rountree is expected to continue to increase while the supply will remain relatively flat for those seeking detached single-family housing.

- Median home values in the Rountree Neighborhood range from **\$88,000** on the northern side of the neighborhood to **\$208,000** on the southern side.
- The median home value in the neighborhood is **45%** higher than that of the city-wide average.

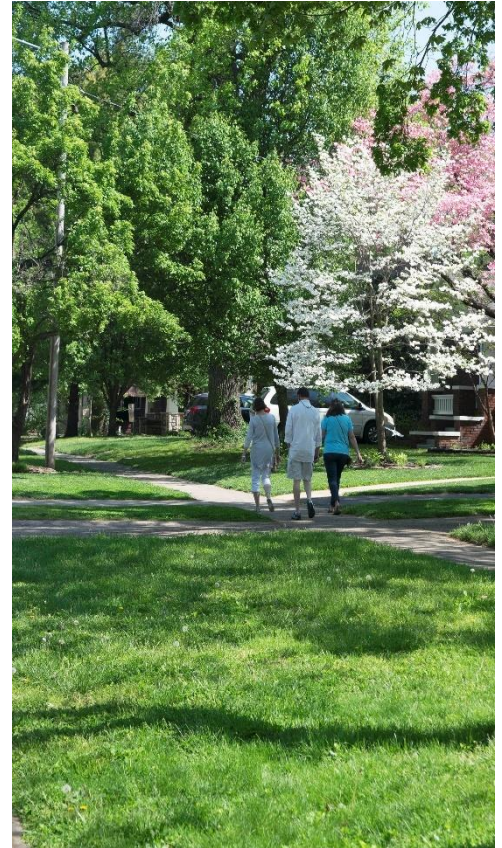
Owner Occupancy

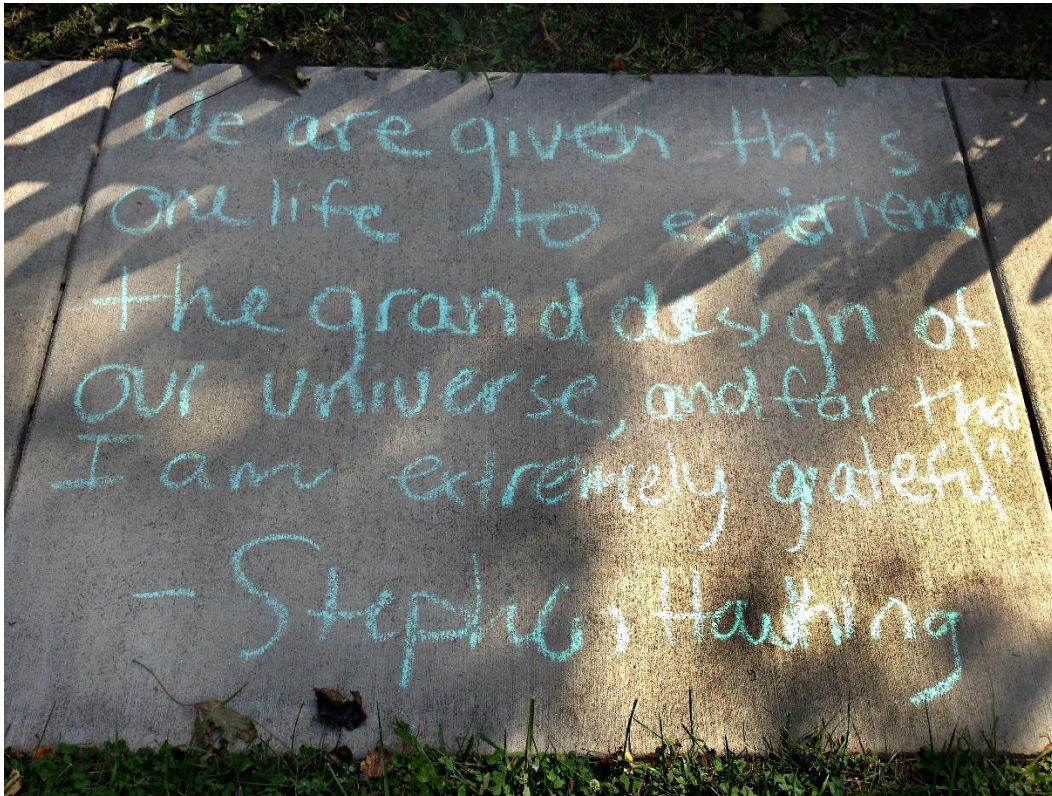
Despite its proximity to MSU, the Rountree Neighborhood has a very stable owner-occupancy rate, especially compared to the rest of the city, which is 5% greater than that of the city average. Owner-occupancy rates vary within the neighborhood, as well. On the eastern side of the neighborhood owner-occupancy rates are 48.5% compared to the neighborhood core at 69.2% and 71.8% south of Grand Street.

Socio-Economic

The civilian labor force, in the Rountree Neighborhood was nearly fully employed with an unemployment rate of 1.7% in 2017. 73.2% of those employed held white collar occupations consisting of professional, management, sales or in an administrative support capacity. The two largest occupational sectors were those employed in the professional field (37.5%) and the service sector (14.5%).

- The median household income is **58% higher** than the city-wide average.
- 60% of the Rountree population age-25 or older hold a bachelor's Degree or higher compared to 28% city-wide.





Visions, Goals & Actions

Issues & Ideas

Over the course of engaging the Rountree Community, and utilizing information gathered from the City of Springfield's ongoing public engagement efforts, H3 Studio compiled a list of Consensus Issues and Ideas facing the neighborhood. Draft issues and ideas were first identified through review of previously conducted Steering Committee Meeting Minutes, as well as the results from the online Rountree Community Survey. These issues and ideas were then reviewed, revised and prioritized by throughout the course of the project.

A comprehensive list of consensus issues and ideas that echoed throughout conversations with community residents is presented below. These issues and ideas in conjunction with the Neighborhood Analysis, form the basis of the Vision, Goals and Recommended Actions presented in this document.

The Vision, Goals, and Recommended Actions for the Rountree Neighborhood set forth the aspirations of this community and its residents. Throughout the planning process, the City and H3 Studio worked closely with neighborhood residents and community stakeholders to articulate the neighborhoods' long-term vision for ongoing and future community development revitalization. This Vision is supported by a series of Goals, which identify the key development, programming, and policy priorities, and Recommended Actions, which are representative of the effective strategies for physical redevelopment of the area. Together the Goals and Recommended Actions work together to achieve the community's vision. Given the variable nature of planning realities, these Recommended Actions should remain in effect as a guide for implementation should new opportunities arise or funding realities change. The Goals and Recommended Actions developed by the City and H3 Studio have been incorporated into this Plan document as Goals and Recommended Actions for each sub-area.

Issues

All issues identified by the stakeholders, steering committee, and public meeting attendees related to the following major themes in the neighborhood:

- We need to ensure that there are **living options for citizens of all ages** within the neighborhood to accommodate aging in place.
- There is **no overall parking strategy in place** for the entire area, including the commercial district and neighborhood.
- Vacant and dilapidated properties **create a negative image** for the neighborhood and impact the perception of safety.
- New development **scale and character are not contributing** to the community's vision for the area.
- The existing single-family core must address **deferred maintenance properties** in an effort to preserve and maintain the diverse and unique housing stock.
- We have **too many absentee landlords** in the neighborhood that result in nuisance and unkempt properties.
- There are insufficient **safe pedestrian connections** to the adjacent neighborhoods, MSU campus, and commercial district.
- There is a concern with **cut through traffic** on interior streets **and speeding** in the neighborhood, especially along Cherry Street.
- There is **insufficient stormwater infrastructure**, such as curbs and gutters, result in neighborhood flooding.
- The current **UCD lacks "teeth"** and is outdated, requiring updates to better serve the neighborhood as a tool for neighborhood improvement and preservation.
- There is concern relative to scale and character of recent **private student housing development** in the neighborhood.

Ideas

All ideas identified by the stakeholders, steering committee, and public meeting attendees related to the following major themes in the neighborhood:

- Improve **bicycle & pedestrian mobility and connections** to the adjacent areas, as well as throughout the neighborhood.
- Improve the **regulations over the design of new developments** in the area through form-based requirements and architectural design guidelines, while also **respecting history and the eclectic nature** of the Rountree Neighborhood.
- Improve areas outside the existing UCD boundaries through **expansion of the existing neighborhood and UCD boundaries** north to include Elm Street and east to Glenstone Avenue.
- Improve **landlord practices in the area** by mitigating absentee landlords.
- Improve the UCD regulations to include appropriate **density, parking ratios, and uses**, and exclude uses undesirable to the neighborhood.
- Improve neighborhood infrastructure by establishing a **Community Improvement District (CID)** to provide financing.
- Improve historic preservation efforts by establishing a **National Register Historic District** for the neighborhood or a portion of the neighborhood.



Rountree Neighborhood Vision

Celebrate Rountree's unique physical character, historical nature, strong sense of community, demographic diversity, and its proximity to Missouri State University and Downtown,

by establishing high quality neighborhood edges through enhanced streetscape and walkability, expanded neighborhood amenities, and high-quality building character and design,

to create a vibrant, diverse, multi-generational, walkable community positioned for sustainable future growth and long-term success.

- The residents, business owners, and stakeholders of the Rountree Neighborhood



National Avenue Corridor Vision

Redevelop National Avenue as a civic boulevard, that serves as a transitional edge to the neighborhood and front door to Missouri State University with improved pedestrian safety, and high-quality street design and landscaping, to encourage development that benefits the neighborhood and its institutional neighbor.



Cherry Street Corridor Vision

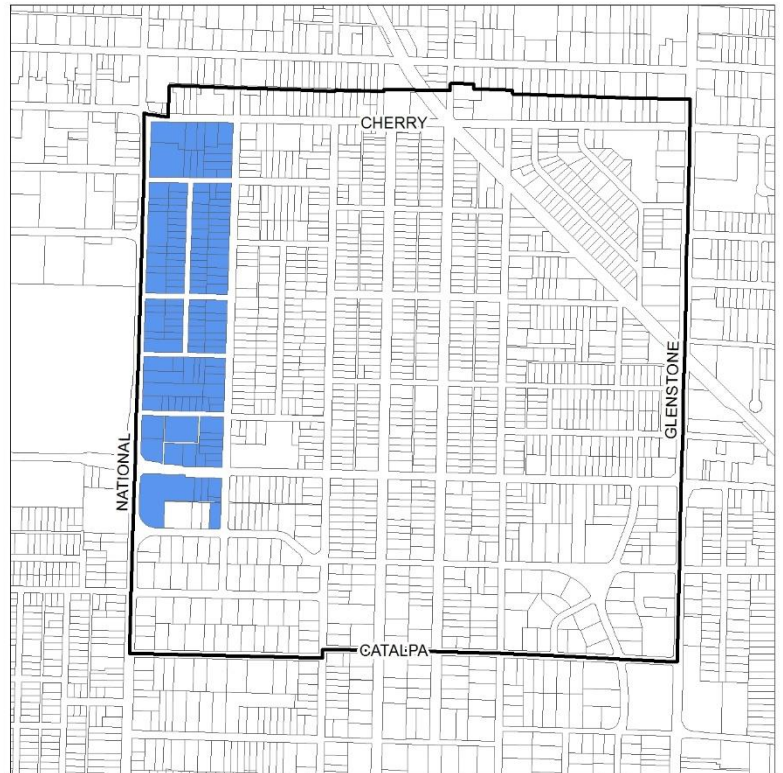
Re-envision the Cherry Street corridor to function as a gateway and front door to the neighborhood, with improved utility infrastructure, pedestrian and bicycle safety and amenities, and a high-quality streetscape to support a vibrant, complete street, neighborhood commercial node, with its own identity and image that enhances the unique character of Rountree and its neighbors.

National Avenue Corridor Sub-Area

National Avenue is a primary north-south arterial that carries between 30,000 and 37,000 vehicles per day connecting James River Freeway in the south to Chestnut Expressway in the north. Along this 5 mile stretch of National Avenue, there are a variety of major healthcare facilities, a segment of which have been referred to as the “Medical Mile;” a number of predominately single family neighborhoods including Rountree; the Springfield Art Museum and Phelps Grove Park; the Missouri State University Campus; the Jordan Valley Commons and gateway entrance to the greater downtown; and the Ozark Technical Community College Campus.

The Rountree Neighborhood is located along National Avenue, directly opposite Missouri State University's campus and front door. This adjacency brings with it a history of challenges as well as benefits, this is referred to as a town/gown relationship. The assets and challenges of communities adjacent to universities is not unique to Rountree nor Springfield, all college towns struggle with similar issues and benefit in similar ways. The challenges focus around off-campus student renters regarding overcrowding, noise and parking, which have been of concern for decades in Rountree. In recent years, private developers, not associated with the University, have been building off-campus rent-by-the-bed, pod style, student housing around Missouri State's campus.

The scale and character of this and other types of development has posed a new concern for Rountree residents regarding student rentals. The University also benefits the neighborhood and the city through job creation, economic contribution, and community outreach. The desirable housing stock in Rountree also attracts professors from the University to live in and invest in the neighborhood. The town gown relationship is a sensitive one that needs constant attention and an open stream of communication between the University and its neighbors.



The National Avenue Corridor Sub-area has an owner-occupancy rate of 30.00%, a decline of 20% since 2000. However, this area has experienced new development and redevelopment along the National Avenue frontage which could explain a more drastic decline in the owner-occupancy rate for this area compared to other areas within the neighborhood. The mean appraised value for single-family homes in this sub-area is \$110,447 which would primarily reflect those of the homes along McCann Avenue and west side of Kickapoo Avenue.

The following Goals and Recommended Actions relate specifically to the National Avenue Corridor Sub-area:

Goal 1. Facilitate mixed-use and civic development along National Avenue.

- Recommended Action: Establish UCD regulations to facilitate the development of building types of complementary scale and character along National Avenue to serve as a transition to the Rountree Neighborhood, especially the single-family homes along McCann Avenue.
- Recommended Action: Establish UCD regulations to facilitate dense, walkable, mixed-use nodes along National Avenue at Elm/Cherry Street and Grand Street to support National Avenue as a future Public Transportation Corridor.
- Recommended Action: Improve the walkability and pedestrian safety of National Avenue through public realm enhancements.



Goal 2: Guide the stabilization of McCann Avenue through the use, scale and character of development.

McCann Avenue is a transitional area between the higher intensity development along National Avenue and the single-family residential core of the neighborhood to the east. The section of McCann between Harrison and Belmont is largely rental property. There is significant interest by the residents and owners along McCann along with those within the rest of the neighborhood that have strong interest in preserving the single-family residential character of McCann Street. Due to the high rental rate and the proximity of this segment of McCann to the National Avenue corridor and the MSU campus, there is more predominance of problems associated with student housing such as overcrowding and other sometimes negative aspects such as noise and trash. Staff recommends that in order for this area to be sustainable as a single-family residential area the neighborhood needs to be diligent in reporting code violations and other undesirable activity.

- Recommended Action: Encourage the neighborhood to take ownership of McCann and adopt a tree planting program adjacent to the street to create a more defined edge to the neighborhood.
- Recommended Action: The neighborhood should aggressively participate in the Neighborhood Teams Program to discourage overcrowding and nuisance violations that contribute to the deterioration of the neighborhood character.

Cherry/Elm Street Sub-Area

Cherry Street is a secondary east-west arterial that carries between 6,000 and 8,000 vehicles per day (2010 data) intersecting primary arterials including Glenstone Avenue and National Avenue. The stretch of Cherry Street, from its overpass at Highway 65 in the east to its termination at Jefferson Avenue in the west is approximately 3.5 miles long. This length of Cherry Street serves to link the Bingham and Rountree Neighborhoods as well as a number of religious and educational facilities including Bingham Elementary School, Missouri State University, First and Calvary Presbyterian Church, Greenwood Laboratory School, Grace United Methodist Church, St. Agnes Cathedral, and St. Agnes Elementary School.



Cherry Street has a varied character along its length with a more suburban, lower density character to the east which becomes denser as it travels west of Glenstone Avenue towards downtown. The segment of Cherry Street through Rountree varies in character – east of the railroad tracks with a predominately single-family character and west of the railroad tracks having a greater mix of housing types. The Cherry Pickwick Commercial District is a unique neighborhood commercial node in Rountree containing a mix of restaurants, shops, a brewery, a spa, offices, child care, an art gallery, and more. Cherry Street has experienced significant development pressure in recent years as developers have been purchasing dilapidated structures and combining multiple contiguous parcels, making for larger development parcels along the corridor. The scale and character of recent development along Cherry Street, as well as a number of proposals have been met with opposition from neighborhood residents. The heightened development pressure has caused concern with Rountree residents as to the appropriate scale and character of development along Cherry Street.

The Cherry/Elm Street Sub-area is a linear corridor extending from National Avenue to the edge of the adjoining Pickwick/Cherry Commercial Sub-Area. This sub-area includes all the properties fronting on both sides of Cherry Street and Elm Street, except those with frontage on National Avenue. This sub-area includes Area E, as designated in the existing Urban Conservation District and was expanded north to Elm Street for further study and consideration because this area of Elm Street has the same underlying high-density multi-family residential zoning classification. Elm Street is not located in the existing Urban Conservation District boundary. The Cherry/Elm Street Sub-area has an owner-occupancy rate of 42.8% which is relatively high since the predominant zoning is multi-family residential. The median value of single-family housing in this sub-area is \$132,425 which is consistent with the Rountree Neighborhood Single-Family Residential Area.

The Cherry Street corridor presents a unique opportunity to set up a framework for the development of a mixed-use, pedestrian friendly corridor that focuses less on separating different land uses and more on the building form, design and the relationship to the street and surrounding users. The Rountree Plan steering committee identified the Cherry Street corridor as a location for mixed and multiple use development with guidelines in place to ensure development is compatible in scale and character with the rest of the neighborhood. The steering committee discussed the importance of promoting “human scale” development that is inviting to pedestrians and focused their efforts on ways to achieve this type of development.



The area along Elm Street is zoned R-HD, High Density Multi-Family Residential and is a mix of primarily single-family and multi-family residential development. The steering committee suggested this area be included in the study area because the zoning and development is reflective of that on Cherry Street to the south and including this area in the Urban Conservation District boundaries would benefit the



Rountree Neighborhood as well as the property owners along Elm Street. Development along this corridor of Elm Street, particularly the south side, impacts the properties along Cherry Street. The inclusion of these properties along Elm Street in the Urban Conservation District provides some assurances to the property owners along Cherry about the development that could occur adjacent to them and provides the property owners along Elm some additional opportunities regarding their property.

The following Goals and Recommended Actions relate specifically to the Cherry/Elm Street Sub-area:

Goal 3. Guide the scale and character of new development along Cherry Street and Elm Street.

One of the primary goals of the neighborhood going into the planning process was to address the development pressures along Cherry Street and development goals to create an identity for Cherry Street and establish the street as a unique mixed-use corridor within the neighborhood and the city as a whole.

- Recommended Action: Amend the Rountree Urban Conservation District to incorporate design-based principles to guide development along Cherry and Elm Streets.
- Recommended Action: Establish UCD amendments to support mixed-uses along Cherry and Elm Streets between National Avenue and the railroad tracks

Goal 4: Redesign Cherry Street as a mixed-use neighborhood street with a high degree of walkability.

The idea of establishing Cherry Street as a “front-door” to the neighborhood as a pedestrian friendly, mixed-use corridor requires that improvements be made to the street to provide for a safer, more inviting area for pedestrians and activity along the street.

Recommended Action: Implement streetscape and public realm enhancements along Cherry Street to include:

- Improved sidewalks
- Curb & Gutter improvements
- Storm Water improvements (including performative infrastructure such as rain gardens and bioswales)
- Parallel street parking and curb bump-outs
- Pedestrian scale lighting
- Street trees and landscaping

Recommended Action: Create a unique and coherent identity for Cherry Street through streetscape design, branded signage and wayfinding, and the establishment of a signature gateway entrance at Cherry Street and National Avenue that announces entry into the neighborhood

Recommended Action: Encourage access on the north side of Cherry Street to be taken from the alley.

Recommended Action: Encourage the use of shared driveways along the south side of Cherry Street where possible.

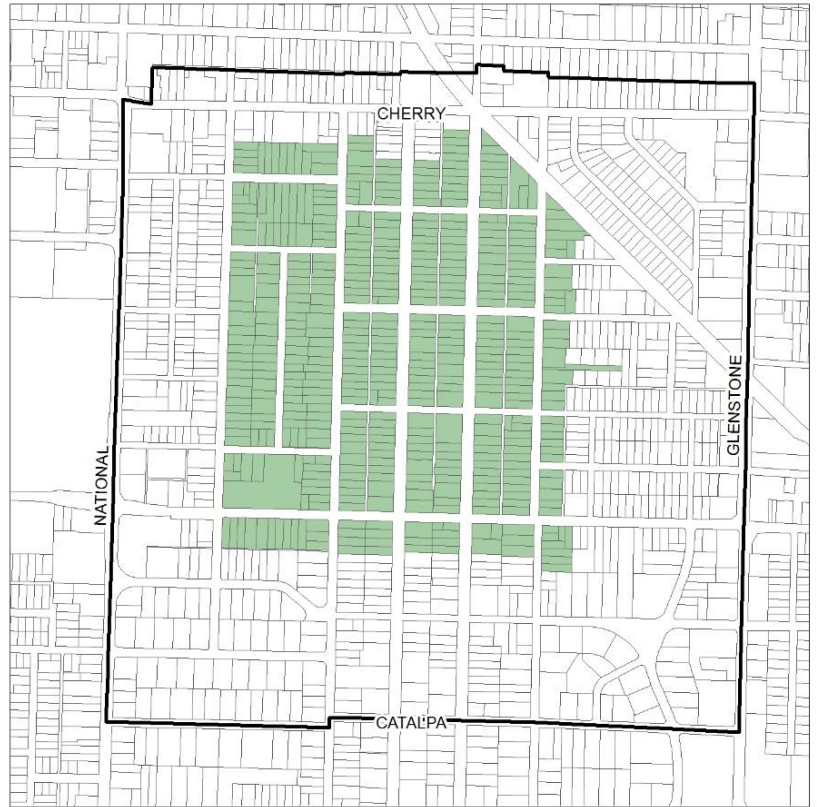


Rountree Single-Family Neighborhood Sub-Area

The lots in this sub-area are typically 8,000 – 9,000 square feet and are approximately 50' wide and 165' deep. The Rountree Single-family Neighborhood Sub-area is the residential core of the neighborhood and includes the area defined as "Area A" in the existing Urban Conservation District. This area extends generally from Kickapoo Avenue on the west to Delaware Avenue on the east, and the backside of the lots fronting on the south side of Cherry Street on the north to Grand Street on the south. The zoning and predominant use in this area is almost exclusively R-SF, Single Family Residential. This residential portion of the neighborhood is distinctively different, in form and feel, from the sub-areas east of Delaware and south of Grand.

This sub-area is characterized by a 69.2% owner-occupancy rate as compared to a 55.21% for the Rountree/Walnut Neighborhood Service Area and 57.2% owner-occupancy rate city-wide. The median appraised value of single-family houses in this sub-area is \$120,423 compared to \$115,707 city-wide. This sub-area also boasts a housing tenure of approximately 12 years for housing units compared to a median tenure of 9 years in both the Rountree/Walnut Neighborhood Service Area and city-wide. Efforts in this Sub-area should be aimed at preserving and enhancing the single-family character of the neighborhood.

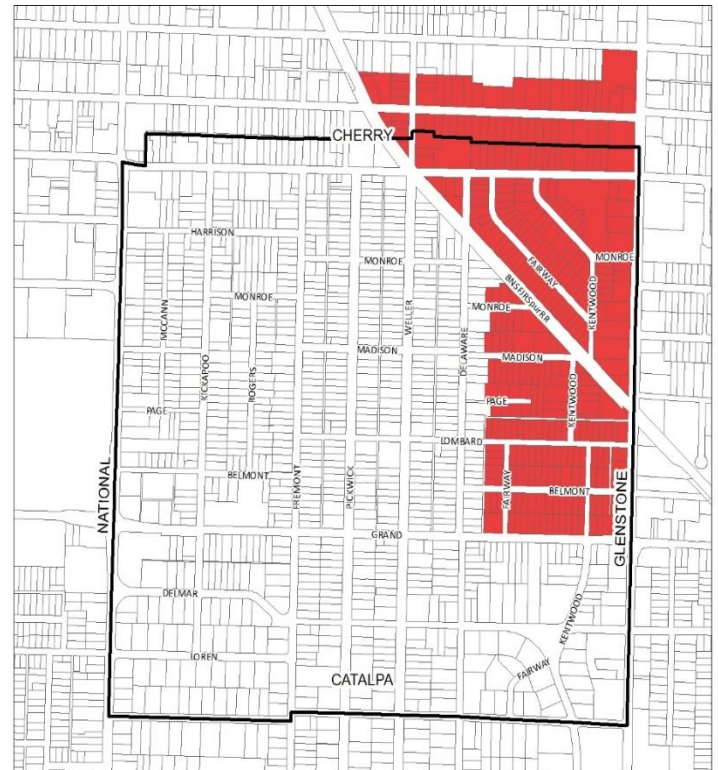
While there aren't any recommendations specific to this sub-area, there are several outlined later in the plan that relate to this area along with the other residential sub-areas and others that relate to the entire study area.



East Rountree Single-Family Neighborhood Sub-Area

This sub-area is located on the eastern side of the neighborhood and is not part of the existing Urban Conservation District. The area is generally bounded by the railroad tracks and Delaware Avenue on the west and Glenstone Avenue on the east, Elm Street on the north and Grand Street on the south. While the zoning and predominant land use is R-SF, Single Family Residential, except for the Glenstone Avenue frontage and the University Park Apartments, the character of the area is different than that of the rest of the residential core within Rountree. The northern portion of this sub-area is almost “cut-off” from the rest of the neighborhood by the railroad tracks. The southern portion is connected almost exclusively by east/west streets.

Residential lots in this sub-area are much smaller, as well as the homes, than the rest of Rountree and the housing density is more compact and dense. A few lots in this sub-area are irregular, but average 9,000 square feet and approximately 60' wide by 150' deep.



This area has an owner-occupancy rate of 48.5% collectively, however the area on the northeast side of the railroad tracks has an owner-occupancy rate of 44.0%, significantly lower than the single-family areas in the rest of the study area, within the service area and citywide. Statistics show a decline in owner-occupancy in this sub-area of over 20% between 1982 and 2017 which is almost double that of the other residential areas within the Rountree study area. The mean appraised value of homes in this sub-area is also significantly lower than that found in the other sub-areas within the study area with a mean appraised single-family home value of \$91,334 compared to \$120,423 in the residential core to the west. This sub-area, while somewhat isolated from the other residential areas because of the railroad tracks, is also impacted by the commercial corridor along Glenstone to the east. Efforts in this sub-area should be aimed at preserving the single-family housing and promoting this area as an integral part of the Rountree Neighborhood.

The properties located adjacent to Glenstone Avenue, on the extreme eastern side of the neighborhood, have traditional highway commercial form and use. While a few new projects make up the exceptions, most properties are characterized by detached structures, generously setback from the street, almost limitless street access, very little landscaping and no sidewalks; certainly, not designed to be pedestrian-friendly. Of those that abut the neighborhood to the west, only three properties located between South Kentwood Avenue and Glenstone Avenue, represent any real opportunity to have an internal relationship and serve the neighborhood with two frontages. Initially, there was interest from City staff to include recommendations for the redevelopment of this stretch of Glenstone, which is adjacent to the neighborhood. Further review revealed limited opportunities within the scope of the neighborhood planning process. An ultimate redevelopment plan should be considered for the Glenstone corridor, in its entirety or in larger sections.

The following Goals and Recommended Actions relate specifically to the East Rountree Single-Family Neighborhood Sub-area:

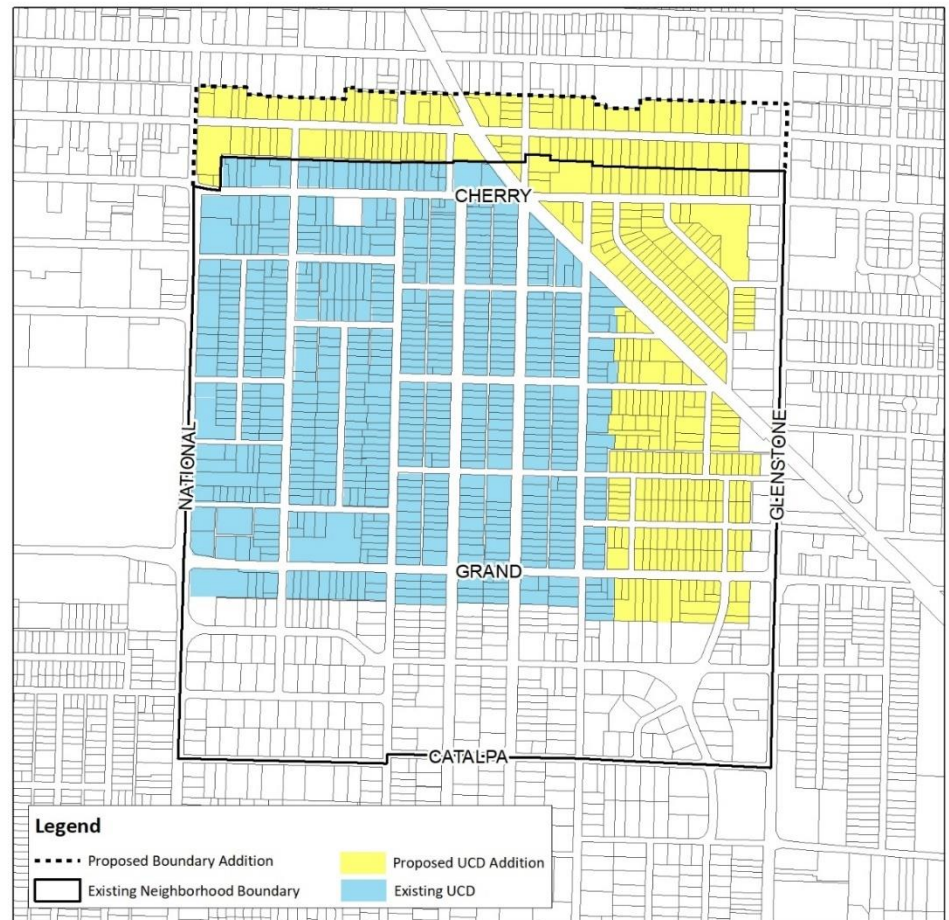
Goal 5. Uphold and strengthen the character of the Rountree Neighborhood and provide for consistent development within the neighborhood and along the edges.

Urban Conservation District designation is an innovative planning tool intended to promote the preservation and enhancement of Springfield's older neighborhoods. Through an Urban Conservation District designation, regulations can be drafted which are sensitive to the needs of a specific neighborhood.

In 1985 the Rountree Urban Conservation District was formed under the primary justification that "The area is not yet blighted or insanitary but is or may become detrimental to the public safety, health, morals or welfare because of a combination of any of the following factors: Dilapidation, obsolescence, deterioration, illegal use of structures; illegal conversion of residential structures; presence of structures below minimum code standards; abandonment, excessive vacancies, overcrowding of structures; overcrowding or excessive burdens on community facilities, lack of ventilation, light or sanitary facilities in structures, particularly residential structures, inadequate utilities, excessive land coverage, deleterious land use or layout, and depreciation of physical maintenance. Such an area shall be a conservation area."

At that time, the "Rountree Study Area was found to contain some evidence of the illegal conversion and use of residential structures as well as structural overcrowding. Overcrowding has placed excessive burdens on community facilities such as the street system. There was also some determination that, in certain sections of the Rountree Study Area, structural obsolescence and deterioration has occurred due to excessive land coverage, structural overcrowding of rental properties, and obsolete lotting arrangements."

City Council directed the Springfield Planning and Zoning Commission to prepare an urban conservation plan to relate the objectives set forth in the Zoning Ordinance for Urban Conservation Districts to the appropriate land use regulations, public facility improvements, traffic and parking controls, and other conservation strategies identified through the neighborhood planning process.



One of the primary recommendations resulting from the planning process is expansion of the UCD boundaries to include additional area to the east and north. The area to the east is within the current boundaries of the Rountree Neighborhood Association but outside the boundaries of the UCD.

The area to be included to the east includes residential properties generally bounded by Delaware Avenue and the railroad tracks to the west, Grand Street to the south, Cherry Street to the north and the backside of the commercial properties fronting along Glenstone Avenue to the east. The area to the north, along both sides of Elm Street, generally from National Avenue to Glenstone Avenue is outside the current boundaries of the Rountree Neighborhood Association and Rountree UCD.

One of the purpose statements for establishment of an Urban Conservation District is "to maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social and economic resources and the accommodation of desirable change."

The UCD has been a great tool to assist with implementation of policies and regulations to achieve the desired character of the Rountree Neighborhood. Expansion of the UCD boundaries to include the additional area to the east and north and modification of the existing language to provide some protections regarding redevelopment and infill development within the residential core of the neighborhood will help to further protect and advance the neighborhood toward its desired development goals.



The area to the east is an integral part of the neighborhood and increased efforts to preserve the single-family housing should be pursued and including unincorporated portions of the service area in the Rountree Neighborhood Association Boundaries and UCD will help to stabilize the area much like has been done in the other residential areas within the neighborhood.

The Springfield City Council approved a Resolution at their August 13, 2018 meeting declaring the intent of staff to prepare a plan to expand the UCD.

 Recommended Action:
Expand the Rountree Urban Conservation District to include additional area to the east from the existing UCD boundary to the backside of the commercial properties fronting on Glenstone Avenue and both sides of Elm Street generally from National Avenue to Glenstone Avenue.

 Recommended Action:
The Rountree Neighborhood Association should enact amendments to their by-laws extending the boundaries of the neighborhood association to include Elm Street generally from National Avenue to Glenstone Avenue.

Goal 6. Identify opportunities to unite and preserve distinctly different parts of the neighborhood.



Three (3) residential lots were purchased by the City as part of the floodplain acquisition program. 612 S. Fairway Avenue was purchased in 2000 and 606 S. Fairway Avenue was purchased in 2012. There is an existing sinkhole on the property immediately south of 612 South Fairway, however the two vacant residential lots north of the sinkhole could serve as a good location for a small pocket park with minimal playground equipment and picnic tables, particularly since Rountree doesn't have any existing park space. This property presents a unique opportunity to unite this area with the rest of the neighborhood by locating a gathering place in this portion of the neighborhood.

The Rountree Neighborhood is distinctively divided by a railroad spur that cuts diagonally across the eastern side of the neighborhood. While the spur is currently a semi-active line, it sees far less train traffic than in years past. In 2006, the City and Burlington-Northern Santa-Fe Railroad (BNSF) concluded the Railroad Reconfiguration and Grade Separation Study, to enact quiet zones at several key locations in the city, whereby street crossings would be eliminated, and the frequency of train whistles reduced. Weller Avenue/Cherry Street, Delaware Avenue and Madison Street/Kentwood Avenue were three of these locations, the proposal was vetted by City and BNSF representatives, presented to the public and eventually dismissed due to opposition in 2012. Neighborhood residents asked to have the proposed street-rail crossing modifications be eternally dismissed. While this plan cannot convey anything so conclusive or absolute, it can record the resistance from some and insistence that such a proposal not be considered again. The plan should also convey intentions of the local and federal authorities to revisit this proposal, at a future time, should upgrades to Cherry Street or the other crossings be required.

Many residents who live adjacent to a rail-line will tell you, they don't hear it and don't even notice the trains anymore". However, with an eye to the future a dream to see the right-of-way re-purposed, adjoining property owners and the neighborhood have expressed repeated displeasure with the condition in which the right-of-way is kept and the occurrence of undesirable activity, trash and paraphernalia. While the likelihood of the line being vacated and the opportunity to re-purpose is uncertain, the residents and city recognize the potential possibilities the spur could hold for a commuter line, trail or greenway. The plan represents an opportunity to record that desire and encourage its reuse, should the property become available.

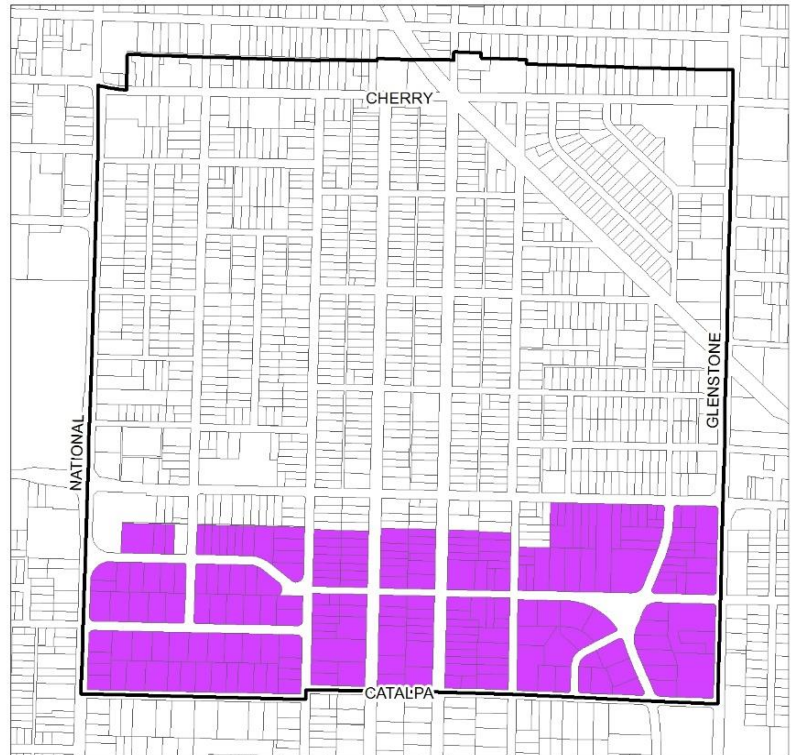


- **Recommended Action:** Pursue repurposing the underutilized properties at 606 and 612 South Fairway for neighborhood green space.
- ■ **Recommended Action:** Proposals to preserve the railroad right-of-way corridor for future use as a trail, transit corridor or recreational amenity should be pursued.

Catalpa Single-Family Neighborhood Sub-Area

This predominately single-family residential area is generally bounded by Grand Street on the north, Catalpa Street on the south and extends from National Avenue on the west to Glenstone Avenue on the east. The character of the area is different than that of the rest of the residential core within Rountree, as it has a much larger pattern of lots and is distinctly separated from the rest of the neighborhood by Grand Street. This area is included in the Rountree Elementary School service area which is perhaps why it is historically still considered to be in the Rountree Neighborhood.

The Catalpa Single-family Neighborhood Sub-area boasts an owner-occupancy rate of 71.77% which is the highest within the Neighborhood study area. The mean appraised value for single-family homes in his area is significantly higher than the rest of the study area at \$208,599. This sub-area is



stable and doesn't appear to be experiencing the same threats as other areas within the neighborhood. It is not recommended this area be included in the Rountree Urban Conservation District. In order for the area to be included within the Urban Conservation District one of the following four minimum criteria must be satisfied: 1) the area is blighted; 2) the area is insanitary due to dilapidation, deterioration, age or obsolescence; 3) the area may become detrimental to the public safety because of dilapidation, obsolescence, deterioration, etc. and/or 4) obsolete platting, diversity of ownership, etc. for vacant land. There are not any presenting factors that warrant the area being included in the Urban Conservation District at this time.

There are no recommended changes specific to this sub-area as part of this plan. It is recommended however that efforts be made to include the owners and residents in this sub-area when neighborhood-wide events, programs and related efforts are pursued to ensure they contribute and benefit along with those from the rest of the neighborhood.

While there aren't any key recommendations specific to this sub-area, there are several outlined later in the plan that relate to the entire study area.

Single-Family Residential Sub-Areas

The following goals and recommended actions relate to the Rountree Single-Family Neighborhood, East Rountree Single-Family Neighborhood and single-family properties within the National Avenue Corridor Sub-area.

Goal 7. Identify opportunities to preserve the housing stock, ensuring infill and redevelopment of single-family houses complement the scale and character of the neighborhood.

One of the fundamental tenants of the plan and Urban Conservation District is to preserve the single-family housing and neighborhood character. This can best be accomplished by establishing a process to guide residential infill and rehabilitation. A recommendation for the adoption of design guidelines for infill development was included in the 2001 Rountree Plan Addendum and support for a program was again voiced at the neighborhood wide kick-off meeting for this plan. The neighborhood's support for this idea was reinforced through the neighborhood-wide survey, in which approximately 75% of respondents strongly agreed that new construction or redevelopment should integrate their design and scale to be compatible with the existing neighborhood. The neighborhood has also expressed interest in tree preservation on private property. Design guidelines could include a tree preservation component so that when property is developed or redeveloped there is a requirement to preserve existing trees on the site or replace existing trees with a certain size caliper planting if preservation is not possible.



 **Recommended Action:** Pursue adoption of residential infill and rehabilitation development guidelines through an amendment to the Rountree Urban Conservation District to ensure remodels and infill development are of the desired quality and character for the neighborhood.



Goal 8. Facilitate the development of a mix of housing types and affordability in the neighborhood.

Creating opportunities for more diverse housing in the neighborhood was voiced during the kick-off event. Residents have also expressed an interest in regulations that accommodate accessory dwellings (granny-flats, tiny houses or accessory apartments) as an opportunity provide housing for extended family, to supplement income and increase density. A wide range of options and variables should be evaluated and considered should new zoning regulations be considered and possibly initiated in the neighborhood. The most appropriate method to permit an accessory use would be through an amendment to the Urban Conservation District.

In addition, residents voiced support for development projects which cater to seniors, single-person or smaller households, that include amenities and common space. Alternative housing options are a significant consideration for older generations. The baby boomer generation and older (ages 55+) represents 26% of the population in the Rountree Neighborhood. This is a consistent trend across the city and nation. For many, there is a natural inclination to down-size and seek housing options with more amenities and fewer maintenance responsibilities.

Providing more diverse housing options is also supported by a study of the neighborhood demographics. 74% of the housing units in the neighborhood are either one or two-person households. 32% of those households are occupied by individuals age-55 or older. These statistics represent

households in 2017. Forecasts suggest the obvious, that this generational group will continue to swell in the next 10-20 years by as much as 52% in the neighborhood. Support and consideration of the impact these aging cohorts, including how they influence the neighborhood in other ways, should be studied in greater detail as the neighborhood and City consider making changes such as those requested.

 **Recommended Action:** The City should work with the Rountree Neighborhood to further study to determine if there is interest and support for allowing accessory dwelling units in the single family areas of the neighborhood.

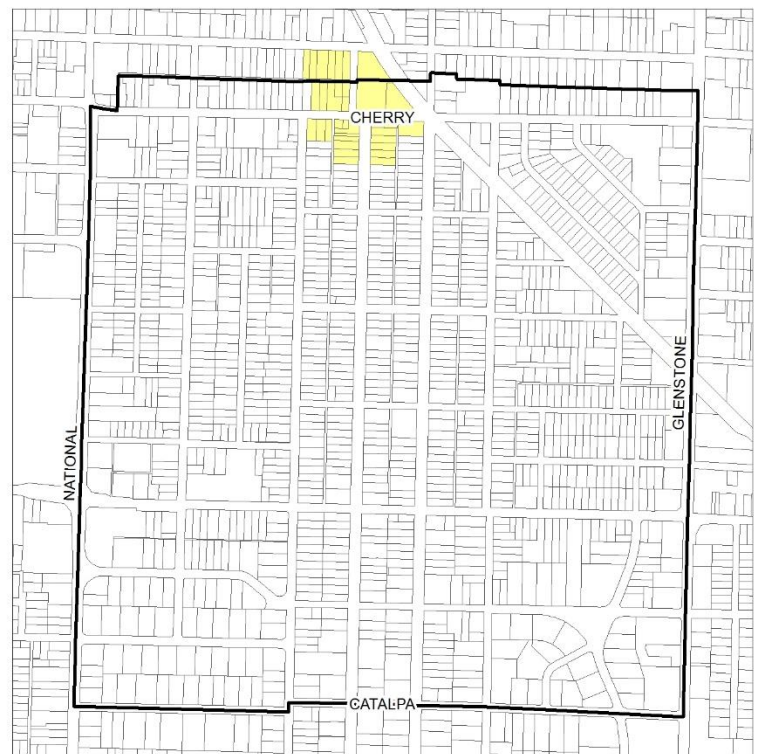
 **Recommended Action:** Establish UCD regulations to preserve the character of the single-family neighborhood core a range of affordability options to maintain the demographic diversity of the neighborhood.

Cherry/Pickwick Commercial Sub-Area

This neighborhood commercial area is generally located at the intersection of Cherry Street and Pickwick Avenue. This former trolley stop is a traditional cross roads commercial area that continues to thrive. The irregular sub-area is designated as Area F in the existing Urban Conservation District and extends south to the beginning of the single-family residential area and east to the railroad tracks. The northern and western boundary of this sub-area have been expanded to include additional properties with common ownership and characteristics. This expansion also aligns with that of the Cherry/Elm Street Sub-area but stops at Elm Street.

The commercial area at Cherry and Cherry serves as one of the most notably mentioned gathering and focal points in the neighborhood. Despite its popularity, overflow parking continues to be an outstanding issue with the neighborhood, in addition to pedestrian safety on Cherry Street.

There is a finite amount of public or on-street parking at the Cherry and Pickwick commercial area. Some years ago, the area was redesigned to improve safety at the intersection and provide accessible parking. Every effort was made to maximize the available on-street parking, in addition to adding landscaping improvements. The City's Traffic Engineering Department has made some adjustments to limit temporary parking and the Traffic Services Division of the Police Department continues enforcement as needed. Despite these efforts, sufficient parking for the area businesses and overflow parking continues to be an issue, impacting the residential parking further south.



With the popularity of this area on the rise, new requests for redevelopment have and will likely continue to follow. While new businesses will expand and enhance the Rountree experience with potentially new neighborhood services and places to gather, eat and shop; expansion may also bring new consequences to consider and prepare for. Parking, traffic and other land use implications will need to be considered as each proposal is evaluated.



The Cherry/Pickwick Commercial Sub-area has an owner-occupancy rate of 33.3%, despite the predominate LB, Limited Business zoning and commercial land use. The properties in the expanded area is zoned R-HD, High Density Multi-Family Residential with a predominate land use of single-family residential. The average appraised median home value is \$98,466 for single-family homes which is slightly lower than the rest of the neighborhood except for the East Rountree Single-Family Neighborhood Sub-area. Neighborhood residents have identified this area as a focal point and gathering place within their neighborhood and would like to see it continue to thrive. Expanding the boundaries as proposed will allow for some additional mix of uses at this existing neighborhood commercial node.

The following Goals and Recommended Actions relate specifically to the Cherry/Pickwick Commercial Sub-area:

Goal 9. Identify strategies to address the shortage and overflow of public parking available at the Cherry/Pickwick Commercial Sub-Area.

The provision of adequate parking for this sub-area was identified as a need in the original neighborhood plan and continues to be a concern and priority for business owners and neighborhood residents. Rountree residents treasure their neighborhood commercial area and want to see it preserved and flourishing. There is existing 30-minute parking as well as 2-hour parking in this area.



The existing Urban Conservation District ordinance exempts uses within this sub-area from the normal off-street parking requirements when occupying an existing structure to promote the continued redevelopment of the traditional commercial node to serve the neighborhood in a compact and pedestrian-friendly manner. However, to accommodate additional growth or expansion of the businesses in this area and to provide additional parking to serve this area, the Urban Conservation District should be amended to require the provision of off-street parking when the use within a structure changes or redevelopment occurs. Alternatively, additional parking could be accommodated by private agreements between businesses and property owners in the vicinity to develop and share parking.

Neighborhood residents and business owners have indicated that parking time limitations have not been followed which leads to a shortage of parking for business patrons. Enforcement of existing time limitations can help to increase the availability of parking throughout the day. Enforcement of the 30-minute and 2-hour parking limits should continue to be enforced in the Cherry/Pickwick Commercial area.

Neighborhood residents and business owners can coordinate with the Springfield Police Department on the enforcement of the parking regulations.

- Recommended Action: Amend the Rountree Urban Conservation District to determine an off-street parking requirement that is commensurate with a neighborhood commercial area to be applied when the use of a structure changes or redevelopment of a site occurs.
- Recommended Action: Encourage the formation of private agreements between the businesses and property owners to develop and share parking.
- Recommended Action: Work with the Springfield Police Department to strictly enforce the posted 30-minute and 2-hour parking regulations in the Cherry/Pickwick Commercial Sub-area.

Goal 10. Identify strategies to make the Cherry/Pickwick Commercial area safer and more pedestrian-friendly.

Speeding and safety concerns along Cherry Street and at the Cherry/Pickwick intersection have been voiced by neighborhood residents and business owners many times throughout the planning process. The City, in partnership with the Rountree Neighborhood Association and the Missouri Chapter of the American Planning Association, held a two-day pop-up traffic calming demonstration, in June 2017, on Cherry Street near the Pickwick/Cherry intersection to exhibit some traffic calming techniques. Some of the techniques showcased at the demonstration could be implemented permanently to reduce speeding on Cherry Street and increase pedestrian safety.



- Recommended Action: Implement permanent traffic calming improvements that were proposed as part of the pop-up traffic calming demonstration in June 2017.

Goal 11. Continue to enhance the Cherry/Pickwick District as the neighborhood's commercial center and central gathering place.

The addition of properties to the Cherry/Pickwick commercial area would provide the opportunity to grow the neighborhood commercial node. There has been development interest in existing residentially zoned properties adjacent to the commercial area over the past several years. The possibility of expanding the Cherry/Pickwick commercial area should be explored to determine if all or a portion of the area designated within this sub-area should be included in Area F of the Urban Conservation District.

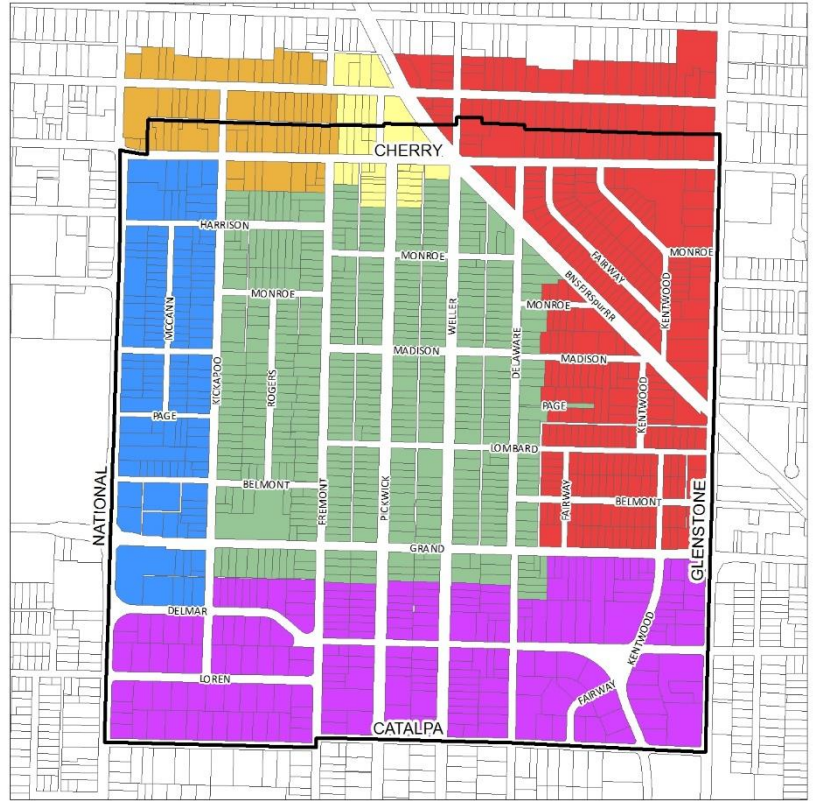
- Recommended Action: Consider expansion of the Cherry/Pickwick Commercial area to include additional properties west on Cherry Street, north on Pickwick Avenue and along Elm Street.
- Recommended Action: Establish UCD regulations to continue to support mixed-use development and re-investment that focuses more on form and design than land use within the Cherry/Pickwick neighborhood commercial node.

Entire Rountree Neighborhood Study Area

The following represent findings and feedback received from the neighborhood, including recommendations that relate to the entire study area:

Goal 12. Identify strategies to help preserve the historical character of the housing stock.

There are several homes in the Rountree Neighborhood study area that may have historical or architectural significance to Springfield. In 2001, the Rountree Plan Addendum recommended an action to consider the possibility of National Register status for preservation of structures and characteristics of a historic nature. The neighborhood-wide survey revealed that the historic architecture and character of the neighborhood was the top choice among respondents of things they liked most about the Rountree Neighborhood. The neighborhood would need to serve as a catalyst to initiate the process for designation.



 **Recommended Action:** The neighborhood Should further study to determine if there is interest and support for the designation of a local or national historic district for properties in the neighborhood.

Goal 13. Identify strategies to preserve trees located on private property and in the public right-of-way.

The tree lined streets in Rountree are one of the things that neighborhood residents value most about where they live. Preservation of the trees was voiced as a priority at the neighborhood wide kick-off meeting and was stressed as a priority among residents in the neighborhood-wide survey.

 **Recommended Action:** Establish a tree preservation element for private property, as part of the Residential Infill and Rehabilitation Development Guidelines and as part of the design guidelines recommended for the National Avenue Corridor and the Cherry/Elm Street Sub-areas.



 **Recommended Action:** Work with the City through the NeighborWoods program to maintain and grow the neighborhood's public street tree canopy.

Goal 14. Identify strategies to reduce speeding, discourage cut-through traffic and increase pedestrian safety.

Speeding and cut-through traffic was identified as a concern in Rountree in the original neighborhood plan and continues to be at the top of concerns among neighborhood residents. The implementation of traffic calming measures in various locations throughout the neighborhood would increase safety and improve the quality of the residential area. 40% of respondents in the neighborhood-wide survey ranked traffic calming measures as their top item that would increase their desire to walk/bicycle in the neighborhood. In addition, traffic calming measures were ranked as the top choice (32.95%) for a capital improvement project that residents would most like to see in Rountree. A variety of effective traffic calming measures, such as raised islands, chicanes and bump-outs, can be implemented to address common traffic issues.

 **Recommended Action:** The neighborhood should seek funding to fund small scale traffic calming improvements in the neighborhood.

 **Recommended Action:** Implement streetscape and public realm enhancements for increased pedestrian safety and comfort by ensuring sidewalks on both sides of the street, pedestrian scale lighting, highly visible crosswalks, trees, and landscaping.

 **Recommended Action:** Create a premier biking path through the neighborhood with clearly indicated shared-lane markings, wayfinding signage, and bike racks and bike pump/repair stations in key locations along the established bike route through the neighborhood, which currently runs along Fremont Avenue, Monroe Street, and Weller Avenue.

Goal 15. Pursue improvements to increase the social and economic vitality of the neighborhood.

During the plan development, a variety of comments were received from neighborhood residents that echo sentiments of great pride in their neighborhood for its strong sense of community and character. The neighborhood residents clearly value the physical elements of their neighborhood, but they should continue to pursue improving social and economic aspects as well. Recommendations included in this plan support new development, with quality design features that increase opportunities for social and economic exchange. Others encourage active participation in City sponsored programs that can impact positive change on several important issues.

Below are additional recommendations that require more commitment from neighborhood residents and leaders. These recommendations, which are not easy, but require pragmatic persistence can have big impacts on growing healthier relationships within the neighborhood, with Missouri State University and with local business owners and developers. Some of these come directly from feedback received by neighborhood participants via meetings or through the survey.

These recommendations are dependent on a high degree of resident participation and require persistence. Neighborhood-led projects, such as working independently towards consolidated trash service, development of a community improvement district (CID) or the organization of great events like the annual Halloween parade are examples of solidarity that will set the neighborhood apart from all the rest.



Residents of the neighborhood also echoed support for the creation of better partnerships with Missouri State University. The pursuit of partnerships to route the Bear-line through the neighborhood to ease parking and traffic, or the creation of incentives that encourage campus faculty to reside in the neighborhood are great examples that help to attract new residents with a variety of cultural priorities. In addition, several capital improvements have been identified that likely cannot be met with the current funding demands throughout the city. An option to fund streetscape improvements, buried utilities, or alley improvements in specific areas could be funded through the creation of a special taxing district. Again, projects such as these should be pursued at the neighborhood level within support from the City and other agencies that will be impacted.

Recommended Action: Work with Missouri State University to encourage staff and faculty to locate in the Rountree Neighborhood and to partner of expanding the Bear-Line to identify designated stops or hubs in the neighborhood to increase student resident/faculty ridership and reduce parking congestion.

Recommended Action: Pursue support from property owners, to approve a community improvement district (CID) that can fund public improvements outside of routine priorities identified by the City, City Utilities or the neighborhood. Some examples of improvements that could be funded through a CID include buried utilities, alley improvements, traffic calming projects, lighting improvements and storm water improvements.

Recommended Action: Work with a variety of departmental City staff to identify and implement street improvement and public realm enhancement projects.

Recommended Action: Continue to seek grant opportunities from a wide variety of both public and private sources to conduct future neighborhood planning studies and initiatives to aid in implementation of the neighborhood plan and to remain a pilot project community.

Additional Goals

The following five Goals each are heavily reliant on active participation from residents and property owners to participate in existing programs through active communication and reporting to the City's Citizen Resource Center. Issues including those mentioned below are prioritized based largely on the chronic nature of the issue and incidence; the number of calls for service or complaints received impacts the speed in which each issue receives attention. Each identified goal included below is applicable to the entire neighborhood.

Goal 16. Identify strategies to address chronic sewers backing-up and intermittent flooding.

The issue of sewer back-ups into housing within Rountree was identified as an issue at the neighborhood wide kick-off meeting at the start of this planning process. The city has been actively working to install backflow prevention devices in private service lines where this is a chronic problem, as well as working to rehabilitate older and undersized sewer lines. This work will continue as issues persist. A contributing factor is the absence of an adequate storm water collection system to intercept run-off. Storm water flooding within the neighborhood was



identified as a concern in the original neighborhood plan prepared in 1985 and continues to be a concern to the residents as voiced at the neighborhood wide kick-off meeting for this plan. Storm water flooding is a problem that is not isolated to the Rountree Neighborhood. Many neighborhoods across the city experience issues with flooding due to lack of adequate infrastructure. The Rountree Neighborhood has been identified as a priority with Environmental Services to address sewer and storm water issues. In addition to continuing with rehabilitation of older undersized sewer lines, the City is moving forward with the development of plans to install a storm water collection system in problem areas to relieve intermittent flooding.

Goal 17. Encourage the City to be vigilant with sidewalk maintenance and to construct sidewalks where they don't exist.

The importance of sidewalks can't be overstated. They are means to connect people, places and are a critical component of creating neighborhood character and improving the quality of life. Rountree is a testament to the importance of sidewalks and maintaining them, as well. The importance of sidewalk maintenance was mentioned in the Neighborhood Plan Addendum in 2001 and continues to be important to the neighborhood. The need for sidewalk improvement and maintenance was one of the topics identified at the neighborhood wide kick-off meeting for this plan and ranked among the top public improvements residents would like to see in the neighborhood-wide survey.

Constructing sidewalks on streets where there are gaps help to connect the three areas of the neighborhood and encourage residents to migrate from one to another, increasing communication and the growing a stronger sense of community. Filling in gaps on the east side of the neighborhood are also critical to connecting the neighborhood to the west to the proposed pocket park on Fairway.

Goal 18. Encourage improvements to the street lighting system to increase night-time visibility at the street and sidewalk level.

The neighborhood has identified the need for increased or more effective lighting in the neighborhood. The existing street lighting is located above the tree canopy and therefore doesn't illuminate the sidewalk and street as desired. The neighborhood could investigate opportunities to provide street level lighting if additional lighting is desired below the tree canopy. If there are gaps in the existing street lighting a service request can be made and additional lighting may be installed if the spacing meets City Utilities standards.

Goal 19. Encourage enforcement of the overcrowding ordinance and rental registration program.

Concerns regarding overcrowding have long been a concern in the Rountree Neighborhood. Due to its proximity to Missouri State University the potential for overcrowding from the student population is higher than in other neighborhoods in the city. The neighborhood has been advocating for strict enforcement of the ordinances relating to overcrowding since the original neighborhood plan was prepared in 1985 and the potential effects of overcrowding and other impacts from the University play a large role in why the Urban Conservation District was established. Service request records show most of overcrowding complaints have been submitted in the western portion of the neighborhood near National Avenue and the MSU campus. The existing UCD includes a rental registration provision that requires a listing of tenants within a rental structure. This requirement has had a positive impact in the neighborhood and reinstating the strict enforcement of this provision will benefit the neighborhood and help to curb any problems that may arise.



Goal 20. Encourage enforcement of front-yard parking, trash and other common and chronic nuisance ordinances.



Just as with overcrowding, strict enforcement of ordinances related to front yard parking, trash and other nuisances has been and still is a top priority within the neighborhood. Service request data shows the complaints for these types of code violations are distributed around the neighborhood and are not concentrated in any specific area. Effective enforcement of these ordinances begins with the submittal of complaints by the neighborhood residents to alert the City to potential violations for investigation and follow-up.

Long Term Comprehensive Considerations

The following considerations, identified by H3 Studios, are supported by City staff, but reflect significant planning positions that should be further evaluated in the context of a larger study during the development of the Comprehensive Plan in the year(s) to come.

Studying and forming recommendations for each will have a significant impact on the Rountree Neighborhood and will reach well beyond the intended area of influence. In different ways, the transportation system or the development and regulatory process will require significant study and commitment to implement these concepts. Each will influence several city-wide systems that should only be undertaken comprehensively and city-wide.

- Create a plan to better coordinate and guide land use and transportation decisions through a more integrated, functional and design-based process; in contrast to the conventional system of geographically separating use groups into zones, while attempting to ensure each is compatible with each other and the adjoining street network.

- Investigate the redesign of National Avenue as a walkable, multi-modal urban boulevard with improved transit options, pedestrian crossings and facilities, in combination with streetscape improvements to soften and improve safety along the edge of the busy arterial roadway.
- Facilitate multi-family, mixed use, and civic development along National Avenue in concert with the future development of two-family structures along McCann Avenue. This will serve as a transition between the more intense uses on National Avenue and the low-density single-family neighborhood core.
- Facilitate redevelopment opportunities along Glenstone Avenue to create more compatible uses with the adjoining neighborhood(s); evaluating the depth at which development penetrates the neighborhood and how to create a more integrated walkable market, service, and residential corridor.
- Investigate the redevelopment of properties near neighborhood nodes, like the Rountree Elementary School, to create opportunities for more expanded social gathering, in combination with programming community and school activities and events.



CHERRY STREET & NATIONAL AVENUE CORRIDOR STUDY

September 13, 2018

Prepared by **H3** Studio

for the

CITY OF SPRINGFIELD, MISSOURI

Acknowledgements

A SPECIAL THANKS TO...

The staff of the City of Springfield, Trinity Lutheran Church, Rountree Elementary School, and the Springfield Art Museum for hosting and planning events. And to the residents, business owners, stakeholders, City Council, City Staff and Steering Committee who participated in this process. Thank you!

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The City hired H3 Studio in the spring of 2018 to conduct an independent study of the National Avenue and Cherry Street corridors and provide recommendations for planning tools and regulatory strategies that will aid in creating the desired development patterns along each corridor with the goal of promoting sustainable, mixed-use, pedestrian-oriented development opportunities.

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01

INTRODUCTION & PROCESS

The purpose of this planning process was to work closely with stakeholders, leadership, and the general public to develop a vision for the Rountree Neighborhood as well as the National Avenue and Cherry Street corridors. The resulting visions will encompass a series of recommendations for the neighborhood that will improve the general welfare, experiential quality, perceptions, identity, safety, livability, and quality of life for all of the residents in Rountree.



PUBLIC PLANNING CHARRETTE



PUBLIC PLANNING CHARRETTE

The Objective

The first Rountree Area Neighborhood Plan was adopted July 15, 1985, prompted by development pressure along National Avenue, growth of the adjacent Missouri State University (previously Southwest Missouri State University), need for student housing near campus, and increased demand for parking close to campus. These pressures for change led the City to develop a neighborhood plan for Rountree in order to preserve the desirable residential neighborhood. An addendum to the Rountree Neighborhood Plan was adopted May 14, 2001, this was the last time the plan was updated.

The original 1985 Rountree Neighborhood Plan recommended that an Urban Conservation District (UCD) be established in Rountree as a planning tool to promote neighborhood preservation. The Rountree Urban Conservation District Plan was drafted for a portion of the Rountree Neighborhood and adopted July 22, 1985. Following adoption of the UCD, the document has been amended a number of times, between 1985 and 2017, to modify, repeal, remove and replace components of the plan. Overtime elements of the UCD plan that were unique to the District have since been implemented City-wide therefore making portions of the Rountree UCD plan redundant or outdated.

Efforts to update the Plan began in the spring of 2015, when the Rountree Neighborhood Association Board asked Springfield City Council to initiate a review and update of the Rountree Neighborhood Plan and the Rountree Urban Conservation District. City Council

directed staff to move forward with the planning process in January 2017. The City hired H3 Studio in the spring of 2018 to conduct an independent study of the National Avenue and Cherry Street corridors and provide recommendations for planning tools and regulatory strategies that will aid in creating the desired development patterns along each corridor with the goal of promoting sustainable, mixed-use, pedestrian-oriented development opportunities.

The Rountree Plan update was prompted by a number of neighborhood concerns that are similar to the concerns which initiated the 1985 planning process. Development pressure along Cherry Street and National Avenue is growing and a few recent developments have raised the question, what is the appropriate and desired scale and character of new development along these neighborhood edges? This vision-driven planning process was designed to answer this question through community and stakeholder engagement in order to build consensus.

The Planning Process

In order to ensure maximum input from stakeholders and members of the public, the 6-month planning process for H3 Studio's independent study was structured around a Steering Committee and Public Charrette process. The planning process was also strategically coordinated with the City's previous and ongoing public engagement and data gathering efforts. The key engagement conducted as part of this project and a brief description of each activity is provided on the facing page.

Focus Group Interviews

H3 Studio began by conducting focus group meetings with a variety of community stakeholders including area developers, business owners, residents, and representatives from Missouri State University. The second round of focus group meetings were conducted during the Charrette visit and included a meeting with Public Works and Traffic Engineering, City Council and City Management Staff, Planning Staff, Area Developers, and Business Owners. A follow-up meeting was held with Public Works and Traffic Engineering in June 2018.

Steering Committee Meetings

H3 Studio met four (4) times with the project's Steering Committee to discuss the various aspects of the project and conduct work-sessions on the plan components prior to review by the public.

Public Planning Charrette

H3 Studio conducted a three (3) day planning charrette with community residents and stakeholders. The charrette was conducted May 14 through 16 of 2018. The Public-Work Session held at Trinity Lutheran Church, was an opportunity for residents to review the neighborhood analysis; provide input on community issues and ideas; review the vision, goals, and principles; and provide framework options for development of the Cherry Street and National Avenue corridors. Work boards were provided at each table for attendees to provide written comment and feedback. A Preferred Framework Option was developed from the feedback collected during the Charrette visit. The updated materials were presented at an Open House held on May 16, 2018 at Rountree Elementary School. Further feedback was collected and utilized in development of the Draft Plan.

Public Open House

H3 Studio in conjunction with the City of Springfield Planning and Development conducted a Public Open House to provide community members the opportunity to review the materials produced through the planning process. H3 Studio presented the Draft Plan materials which included the Vision and Goals, the Design Principles, and the UCD Subarea Plan and detailed UCD Subarea Recommendations. Written and verbal feedback was collected from the Open House and used to refine the Draft Plan in order to develop the Final Plan and Recommendations.



PUBLIC PLANNING CHARRETTE

ENGAGEMENT

Focus Group Interviews

March 5, 2018

Busch Municipal Building

Public Work-Session | Charrette

May 14, 2018

Trinity Lutheran Church

City Staff and Elected Officials Focus Group Interviews

May 15, 2018

Busch Municipal Building

Follow-Up Focus Group Interviews

May 16, 2018

Busch Municipal Building

Public Open House

May 16, 2018

Rountree Elementary School

Steering Committee Meeting #1

March 6, 2018

Busch Municipal Building

Steering Committee Meeting #2

April 10, 2018

Busch Municipal Building - Remote Work-Session

Steering Committee Meeting #3

May 15, 2018

Busch Municipal Building

Steering Committee Meeting #4

July 10, 2018

Busch Municipal Building

Public Open House

July 10, 2018

Springfield Art Museum



AERIAL IMAGE OF ROUNTREE NEIGHBORHOOD

The Project Boundary

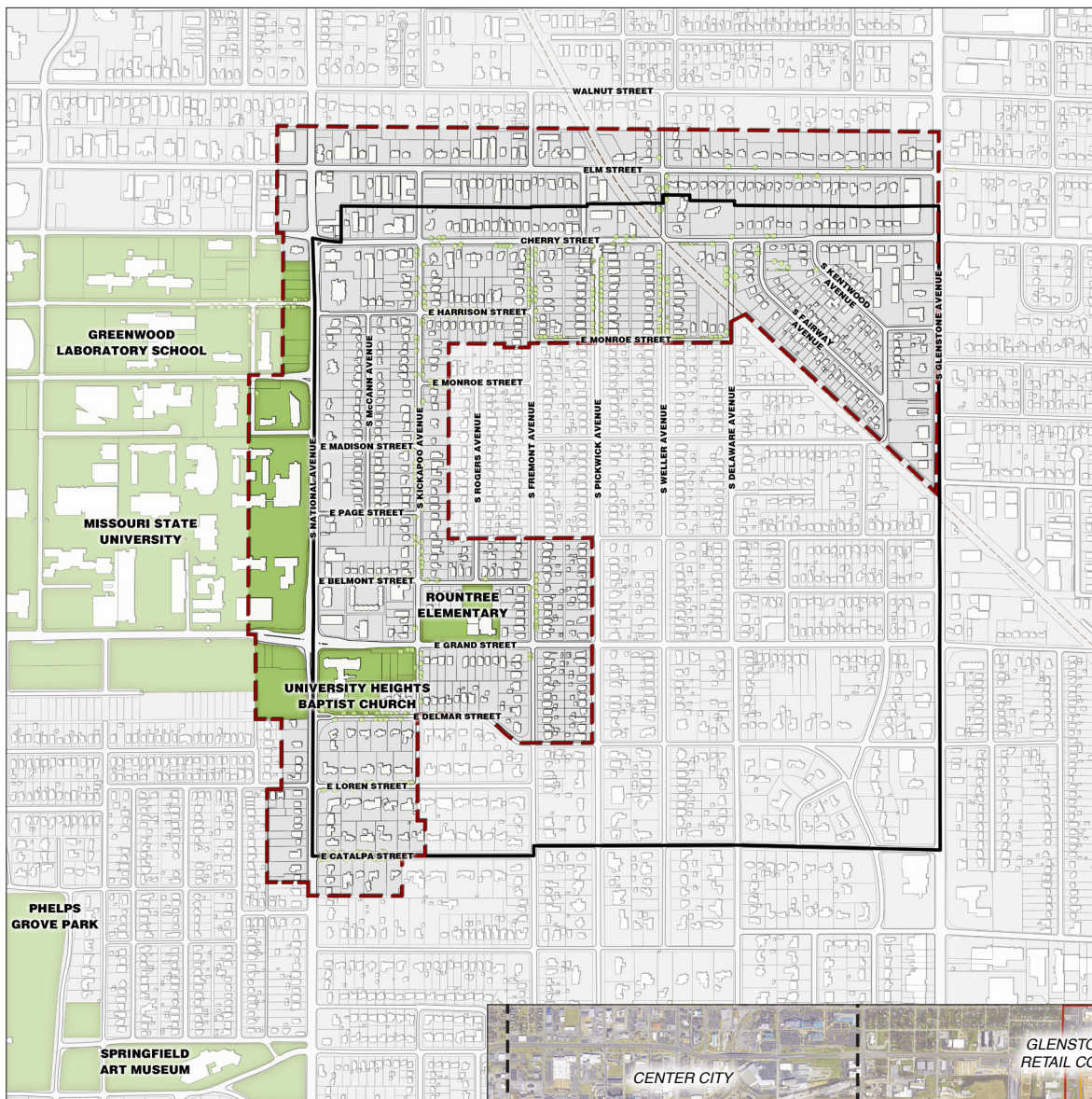
The Rountree Neighborhood Association is bound to the west by National Avenue, to the north by Cherry Street – including the parcels fronting Cherry Street to the north, to the east by Glenstone Avenue, and to the south by Catalpa Street. These neighborhood edges and corridors differ in character, context, and function. The major focus for this independent study are the National Avenue and Cherry Street corridors, exploring their respective roles as neighborhood edges, while allowing for sustainable, mixed-use, pedestrian-oriented development. National Avenue and Cherry Street were selected for this study due to the development pressure currently being experienced.

Avenue – an education and healthcare institutional corridor and Glenstone Avenue – a major low-density, auto-oriented, retail corridor. The neighborhood, along National Avenue, is directly opposite Missouri State University and the eastern edge of the Center City District – inclusive of Missouri State University, the Greater Downtown area, and the Downtown Square. Rountree is also bordered by a number of adjacent neighborhoods including Phelps Grove, University Heights, Delaware, Oak Grove, and Bingham to the south and east. North of Rountree is the Walnut Street Historic District. These adjacencies bring with them both benefits and challenges for the neighborhood.

The study area for the independent study of the National Avenue and Cherry Street corridors includes portions of the Rountree Neighborhood single-family core and surrounding context. The study area contains a number of key neighborhood elements such as the Cherry Pickwick Commercial District, Rountree Elementary School, University Heights Baptist Church, and Missouri State University campus frontage along National Avenue. The study area provides sufficient neighborhood context for determining the impact of development along the corridors.

Rountree Context

The Rountree Neighborhood is set in a unique context within Springfield. The neighborhood is positioned between two primary north-south arterials, National

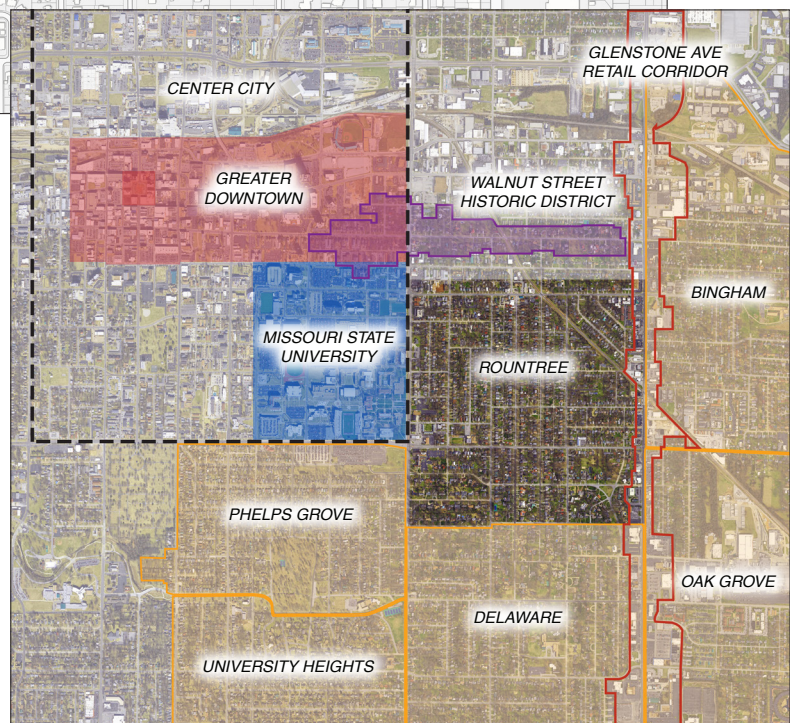


BASE MAP OF STUDY AREA

LEGEND

- Rountree Neighborhood Boundary
- - - Survey Area/Study Focus Area

These maps represent the existing conditions, context, plans, and jurisdictional boundaries in and around the Rountree Neighborhood.



AERIAL PHOTOGRAPH OF CONTEXT AREA



NATIONAL AVENUE AT CHERRY STREET



ROUNTREE RESIDENCE



MULTI-FAMILY ON ELM STREET



RESIDENCE ON CHERRY STREET



VACANCY ON CHERRY STREET

The Neighborhood

Rountree is a highly desired neighborhood in the City of Springfield, Missouri for its unique and varied architectural character, strong sense of community, mature tree canopy, and central location, directly adjacent to Missouri State University and the Center City District. The Cherry Pickwick Commercial District and Rountree Elementary School are fixtures in the community that serve as cherished neighborhood gathering points. Rountree is valued for its demographic diversity with a range of age distribution – the largest age group being the Gen Y/Millennials (ages 17-36), however all generations (Gen Z to the Greatest Generation, ages ranging from 1 to 91+) are represented in the community. The higher education level is significantly higher than the city-wide total of 18%, with 37% holding a bachelor's degree. The neighborhood has a mix of ownership and renters, with approx. 57% home ownership. The neighborhood contains median home values that are 45% higher than the city-wide average and household incomes that are 58% higher than the city-wide average. The neighborhood's adjacency to Missouri State University is reflected in these demographics including the rental market which is largely geared toward students, the significant number of college aged students (GenY and Millennials) living in the neighborhood, and the high number of residents holding bachelor's degrees can be associated with professors living in the neighborhood as well as graduate students.

National Avenue Corridor

National Avenue is a primary north-south arterial that carries between 30,000 and 37,000 vehicle per day (2010 data) connecting James River Freeway in the south to Chestnut Expressway in the north. Along this 5 mile stretch of National Avenue, there are a variety of major healthcare facilities, a segment of which have been referred to as the "Medical Mile;" a number of predominately single family neighborhoods including Rountree; the Springfield Art Museum and Phelps Grove Park; the Missouri State University Campus; the Jordan Valley Commons and gateway entrance to the greater downtown; and the Ozark Technical Community College Campus.

The Rountree Neighborhood is located along National Avenue, directly opposite Missouri State University's campus and front door. This adjacency brings with it a history of challenges as well as benefits, this is referred to as a town/gown relationship. The assets and challenges of communities adjacent to universities is not unique to Rountree nor Springfield, all college towns struggle with similar issues and benefit in similar ways. The challenges focus around off-campus student renters with regard to overcrowding, noise and parking, which have been of concern for decades in Rountree. In recent years, private developers, not associated with the University, have been building off-campus rent-by-the-bed, pod style, student housing around Missouri State's campus. The scale and character of this type of development has posed a new concern for Rountree residents with regard to student rentals. The university also benefits the neighborhood and the city through job creation, economic contribution, and community



CHERRY STREET



NATIONAL AVENUE

outreach. The desirable housing stock in Rountree also attracts professors from the University to live in and invest in the neighborhood. The town gown relationship is a sensitive one that needs constant attention and an open stream of communication between the University and its neighbors.

Cherry Street Corridor

Cherry Street is a secondary east-west arterial that carries between 6,000 and 8,000 vehicles per day (2010 data) intersecting primary arterials including Glenstone Avenue and National Avenue. The stretch of Cherry Street, from its overpass at Highway 65 in the east to its termination at Jefferson Avenue in the west is approximately 3.5 miles long. This length of Cherry Street serves to link the Bingham and Rountree neighborhoods as well as a number of religious and educational facilities including Bingham Elementary School, Missouri State University, First and Calvary Presbyterian Church, Greenwood Laboratory School, Grace United Methodist Church, St. Agnes Cathedral, and St. Agnes Elementary School.

Cherry Street has a varied character along its length with a more suburban, lower density character to the east which becomes denser as it travels west of Glenstone Avenue towards downtown. The segment of Cherry Street through Rountree varies in character – east of the railroad tracks with a predominately single-family character and west of the railroad tracks having a greater mix of housing types. The Cherry Pickwick Commercial District is a unique neighborhood commercial node in Rountree containing a mix of restaurants, shops, a brewery, a spa, offices, child care, an art gallery,

and more. Cherry Street has experienced significant development pressure in recent years as developers have been purchasing dilapidated structures and combining multiple contiguous parcels, making for larger development parcels along the corridor. The scale and character of recent development along Cherry Street, as well as a number of proposals have been met with opposition from neighborhood residents. The heightened development pressure has caused concern with Rountree residents as to the appropriate scale and character of development along Cherry Street. In response to the neighborhood's concerns, the Rountree Neighborhood Association Board of Directors requested, and were granted, an administrative delay for Cherry Street within the Rountree Neighborhood, which affects rezoning requests and lot combinations, in order to provide time for the Rountree Neighborhood Plan and Urban Conservation District to be updated.

02

NEIGHBORHOOD ANALYSIS

As part of the planning process, H3 Studio conducted an existing conditions analysis of a portion of the Rountree Neighborhood concentrated along the National Avenue and Cherry Street corridors. The purpose of this analysis is to identify the major challenges impacting the revitalization of the neighborhood. First, the team performed field surveys and on-site verifications of on-the-ground physical conditions. H3 Studio then prepared an urban analysis to identify community issues, assets, and the areas of the neighborhood that are most likely to experience change over time. In conjunction with feedback from community residents and stakeholders, this analysis provides guidance for considering redevelopment of the neighborhood edges.



CHERRY STREET LOOKING EAST

Issues & Ideas

*There were over
200
residents and
stakeholders of
the Rountree
Neighborhood
engaged in
this planning
process*

Over the course of engaging the Rountree Community, and utilizing information gathered from the City of Springfield's ongoing public engagement efforts, H3 Studio compiled a list of Consensus Issues and Ideas facing the neighborhood. Draft issues and ideas were first identified through review of previously conducted Steering Committee Meeting Minutes, as well as the results from the online Rountree Community Survey. These issues and ideas were then reviewed, revised and prioritized by the community-at large during the Community Charrette, and by the Steering Committee throughout the course of the project.

A comprehensive list of consensus issues and ideas that echoed throughout conversations with community residents is presented on the facing page. These issues and ideas in conjunction with Project Area Analysis, form the basis of the Vision, Goals and Development Principles presented in this document.

Issues

All issues identified by the stakeholders, steering committee, and public meeting attendees related to the following major themes in the neighborhood:

- We need to ensure that there are **living options for citizens of all ages** within the neighborhood to accommodate aging in place.
- There is **no overall parking strategy in place** for the entire area, including the commercial district and neighborhood.
- Vacant and dilapidated properties **create a negative image** for the neighborhood and impact the perception of safety.
- New development **scale and character are not contributing** to the community's vision for the area.
- The existing single-family core must address **deferred maintenance properties** in an effort to preserve and maintain the diverse and unique housing stock.
- We have **too many absentee landlords** in the neighborhood that result in nuisance and unkempt properties.
- There are insufficient **safe pedestrian connections** to the adjacent neighborhoods, MSU campus, and commercial district.
- There is a concern with **cut through traffic** on interior streets **and speeding** in the neighborhood, especially along Cherry Street.
- There is **insufficient stormwater infrastructure**, such as curbs and gutters, result in neighborhood flooding.
- The current **UCD lacks “teeth”** and is outdated, requiring updates to better serve the neighborhood as a tool for neighborhood improvement and preservation.
- There is concern relative to scale and character of recent **private student housing development** in the neighborhood.

Ideas

All ideas identified by the stakeholders, steering committee, and public meeting attendees related to the following major themes in the neighborhood:

- Improve **bicycle & pedestrian mobility and connections** to the adjacent areas, as well as throughout the neighborhood.
- Improve the **regulations over the design of new developments** in the area through form-based requirements and architectural design guidelines, while also **respecting history and the eclectic nature** of the Rountree Neighborhood.
- Improve areas outside the existing UCD boundaries through **expansion of the existing neighborhood and UCD boundaries** north to include Elm Street and east to Glenstone Avenue.
- Improve **landlord practices in the area** by mitigating absentee landlords.
- Improve the UCD regulations to include appropriate **density, parking ratios, and uses**, and exclude uses undesirable to the neighborhood.
- Improve neighborhood infrastructure by establishing a **Community Improvement District (CID)** to provide financing.
- Improve historic preservation efforts by establishing a **National Register Historic District** for the neighborhood or a portion of the neighborhood.



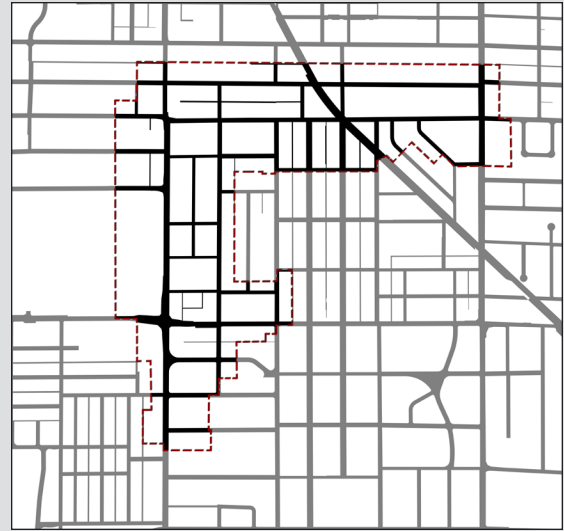
CHERRY PICKER IN THE COMMERCIAL DISTRICT

Neighborhood Analysis

In order to catalogue the existing conditions of the Rountree Neighborhood today and understand the major physical issues within the planning area, H3 Studio conducted on-site surveys and field verifications of existing building, site, and street conditions across the neighborhood. These surveys included:

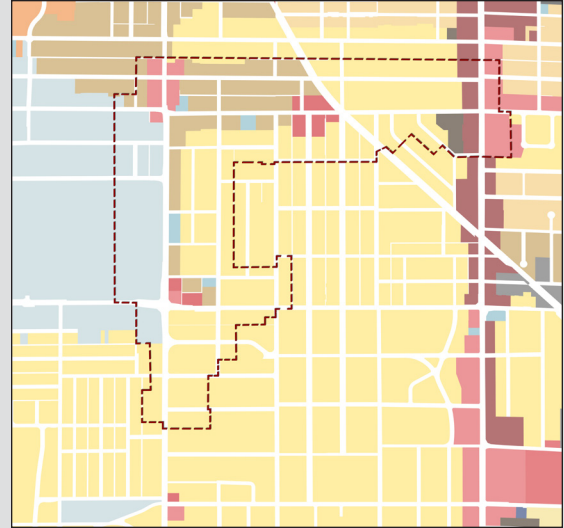
- *Street and Block Structure*
- *Street Classifications*
- *Zoning Districts and UCD overlay*
- *Neighborhood Boundaries*
- *Buildings: Condition, Occupancy, Height, Typology and Use*
- *Historic Districts and structures*

The surveys were conducted “windshield style” and compiled into a series of maps and analysis diagrams that were utilized throughout the planning process. Graphic Information Systems (GIS) data, provided by the Client, was also utilized in this process to evaluate proximity and access to transit service, schools, commercial districts, and other neighborhood amenities. Key analysis maps and summaries are presented on the following pages.



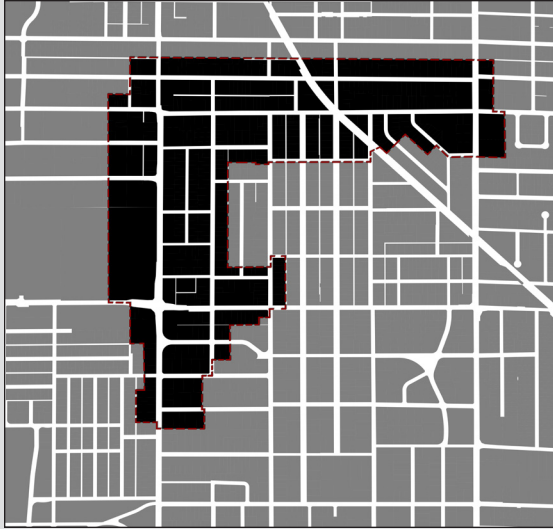
STREET NETWORK

The neighborhood street grid is fairly consistent and uninterrupted when traveling north-south through the neighborhood between Grand Street and Cherry Street. Roadways traveling east-west through the neighborhood are limited and disconnected. The median on National Avenue limits ingress and egress to the neighborhood between Grand Street and Bear Boulevard.



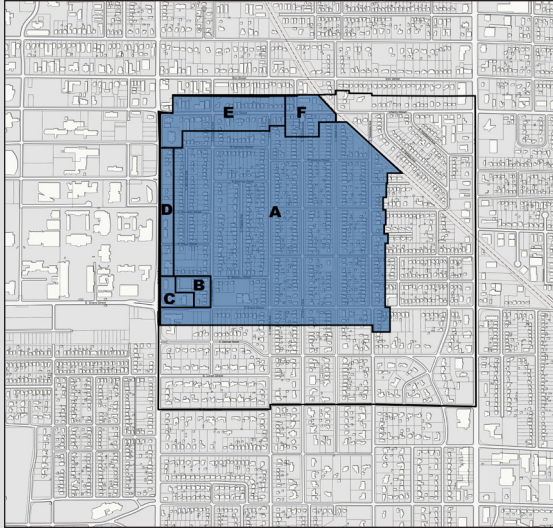
ZONING DISTRICTS

National Avenue contains a mix of General Retail, High-Density Multi-Family Residential, Government and Institutional, and Limited Business zoned properties. Cherry Street and Elm Street contain a large amount of High-Density Multi-Family Residential zoned areas with the Cherry Pickwick District being zoned Limited Business. The neighborhood core is zoned Single-Family Residential.



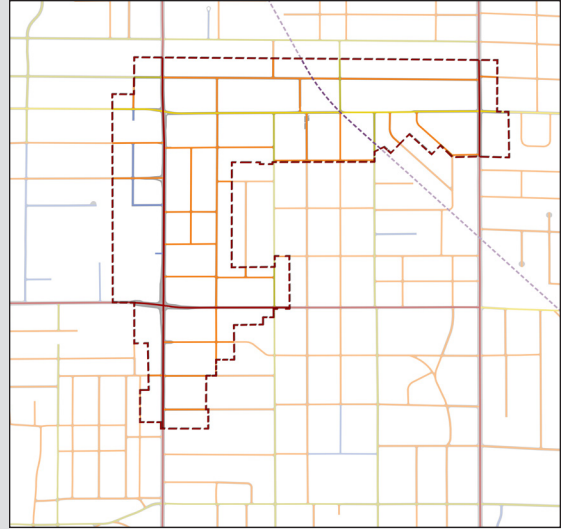
BLOCK STRUCTURE

Blocks in the Rountree Neighborhood are generally oriented north-south within the core of the neighborhood. Along Cherry Street and Elm Street, however blocks are generally oriented east-west. Much of the neighborhood does have mid-block alley access, however alleys are narrow and in poor physical condition, therefore they are under utilized for rear access to properties.



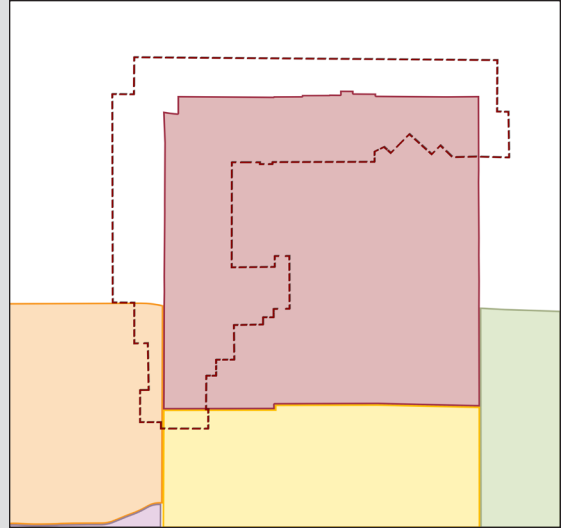
UCD ZONING OVERLAY

The current Rountree Urban Conservation District (UCD) is divided into six (6) subareas including (A) Rountree Single-Family Neighborhood Area; (B) Kickapoo/Belmont Area; (C) National/Grand Area; (D) National Avenue Corridor Area; (E) Cherry Street Corridor Area; and (F) Cherry/Pickwick Commercial Area. The UCD is a zoning overlay district. The current UCD only covers a portion of the neighborhood, roughly, Cherry Street to the railroad tracks, to Delaware Avenue, Grand Street and National Avenue.



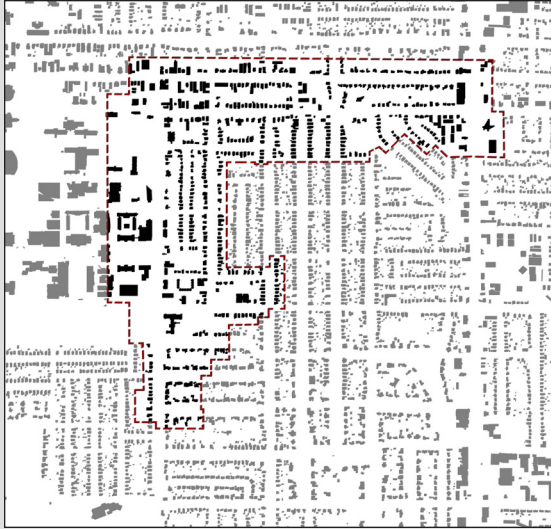
STREET CLASSIFICATIONS

The Rountree Neighborhood is bordered by two primary arterials –National Avenue and Glenstone Avenue, and intersected by another primary arterial –Grand Street. Cherry Street, a neighborhood seem, is classified as a secondary arterial. Fremont Avenue and Delaware Avenue are collector streets with the remaining neighborhood streets being classified as local or private streets.



NEIGHBORHOOD ASSOCIATIONS

The Rountree Neighborhood Association boundaries are roughly National Avenue, to Cherry Street, to Glenstone Avenue, to Catalpa Street. Adjacent Neighborhood Associations include Phelps, located around Phelps Grove Park southwest of National Avenue and Grand Street; Delaware, located directly south of Rountree, and Oak Grove, located southeast of Grand Street and Glenstone Avenue



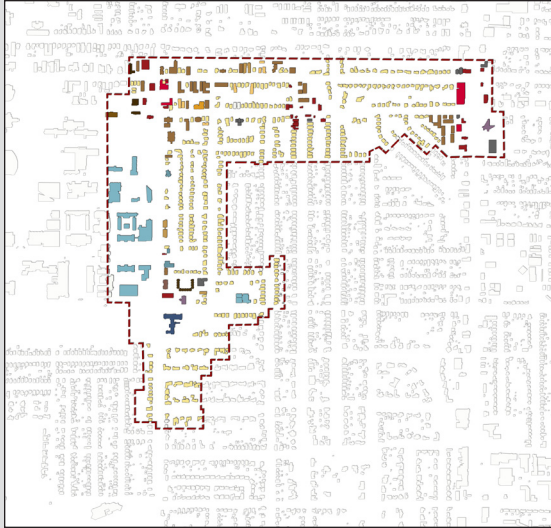
BUILDINGS

The survey included approximately 650 buildings. The density and arrangement of buildings in the neighborhood result in an urban neighborhood character.



BUILDING CONDITION

The majority of buildings in the survey area are in good to fair condition, with 47% in fair condition and 44% in good condition. 8% of buildings were in poor condition.



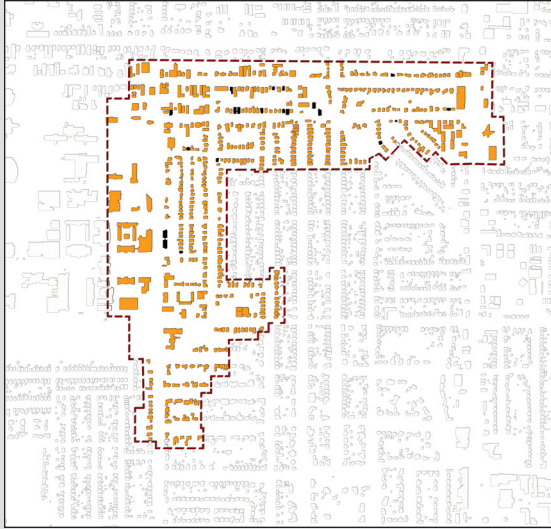
BUILDING TYPOLOGY

Within the survey area 80% of buildings are single-family dwellings. Commercial and office buildings account for 9% and multi-family buildings represent 7% of buildings.



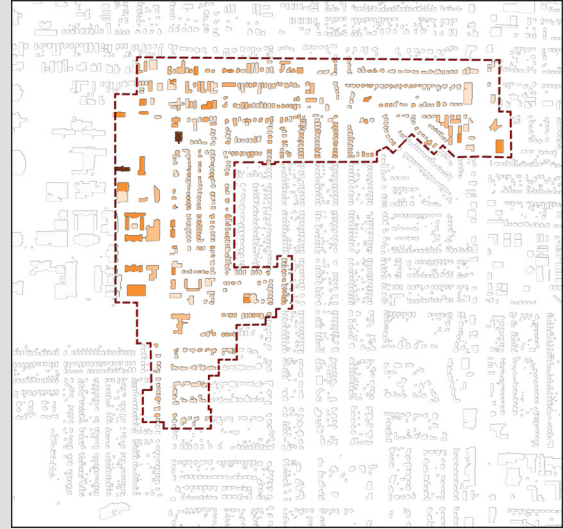
BUILDING GROUND FLOOR USE

84% of buildings in the survey area have a residential ground floor use. Additionally, 6% of buildings have a commercial ground floor use and 3% have an office ground floor use.



BUILDING OCCUPANCY

The vast majority of buildings in the survey area are occupied, with 97% of buildings being occupied and only 3% being vacant.



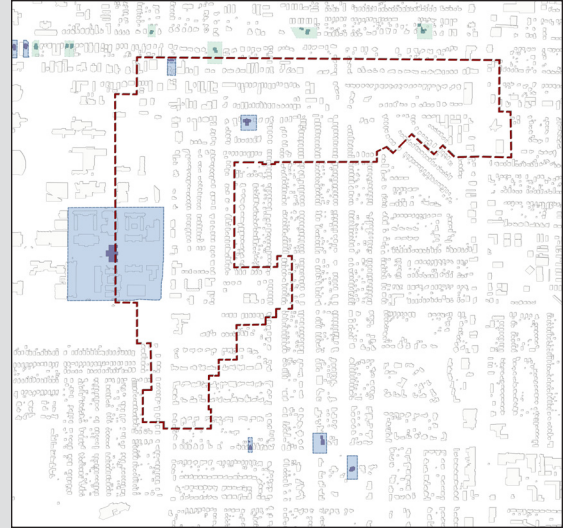
BUILDING HEIGHT

The majority of buildings in the survey area are 2 stories tall or less, 54% are one story and 30% are two stories. The two tallest buildings are 6 stories and 10 stories and are located along National Avenue.



BUILDING UPPER FLOOR USE

90% of buildings with an upper level have a residential upper floor use. There is very little change in ground floor use and upper floor use within the survey area.



HISTORIC BUILDINGS AND DISTRICTS

The building located at 1330 E. Cherry Street is listed on the Springfield Historical Property Registry, this is the only historically designated structure in the current Rountree neighborhood boundaries. North of Rountree along Walnut Street are several historic properties located in the Walnut Historic District. Additionally, the Ambassador Apartments on Elm Street is listed on the National Register of Historic Places.



03

VISION, GOALS & PRINCIPLES

The Vision, Goals, and Principles for the Rountree Neighborhood set forth the aspirations of this community and its residents. Throughout the planning process, H3 Studio worked closely with neighborhood residents and community stakeholders to articulate the neighborhoods' long-term vision for ongoing and future community development revitalization. This Vision is supported by a series of Community Goals, which identify the key development, programming, and policy priorities, and Development Principles, which are representative of the effective strategies for physical redevelopment of the area. Together the Goals and Principles work together to achieve the community's vision. Given the variable nature of planning realities, these principles should remain in effect as a guide for implementation should new opportunities arise or funding realities change.



CHERRY PICKWICK COMMERCIAL DISTRICT RENDERING

Rountree Neighborhood Vision

Celebrate Rountree's unique physical character, historical nature, strong sense of community, demographic diversity, and its proximity to Missouri State University and Downtown,

by establishing high quality neighborhood edges through enhanced streetscape and walkability, expanded neighborhood amenities, and high quality building character and design,

to create a vibrant, diverse, multi-generational, walkable community positioned for sustainable future growth and long-term success.

- The residents, business owners, and stakeholders of the Rountree Neighborhood

Cherry Street Vision

Re-envision the Cherry Street corridor to function as a gateway and front door to the neighborhood,

with improved utility infrastructure, pedestrian and bicycle safety and amenities, and a high quality streetscape

to support a vibrant, complete street, neighborhood commercial node, with its own identity and image that enhances the unique character of Rountree and its neighbors.

National Avenue Vision

Redevelop National Avenue as a civic boulevard, that serves as a transitional edge to the neighborhood and front door to Missouri State University

With improved pedestrian safety, and high quality street design and landscaping,

to encourage development that benefits the neighborhood and its institutional neighbor.

Community Goals

These Community Goals are established as part of the Rountree Neighborhood Visioning Process & Development Framework. They support the fulfillment of the Community Vision and are intended to act as a policy and programming guide for community and stakeholder organizations and institutions. The Community Goals—in no particular order—are presented below and on the following pages:

GOAL #1

RETAIN AND ENHANCE NEIGHBORHOOD GATHERING POINTS as fixtures in the community that serve to strengthen and build community.

GOAL #2

SUPPORT GROWTH of the existing Cherry Pickwick Commercial District to include a diversity of neighborhood businesses and services.

GOAL #3

IMPROVE SAFETY AND VISUAL QUALITY of Cherry Street and National Avenue with pedestrian scale lighting, healthy trees, robust native landscapes, improved pedestrian crossings and sidewalks.

GOAL #4

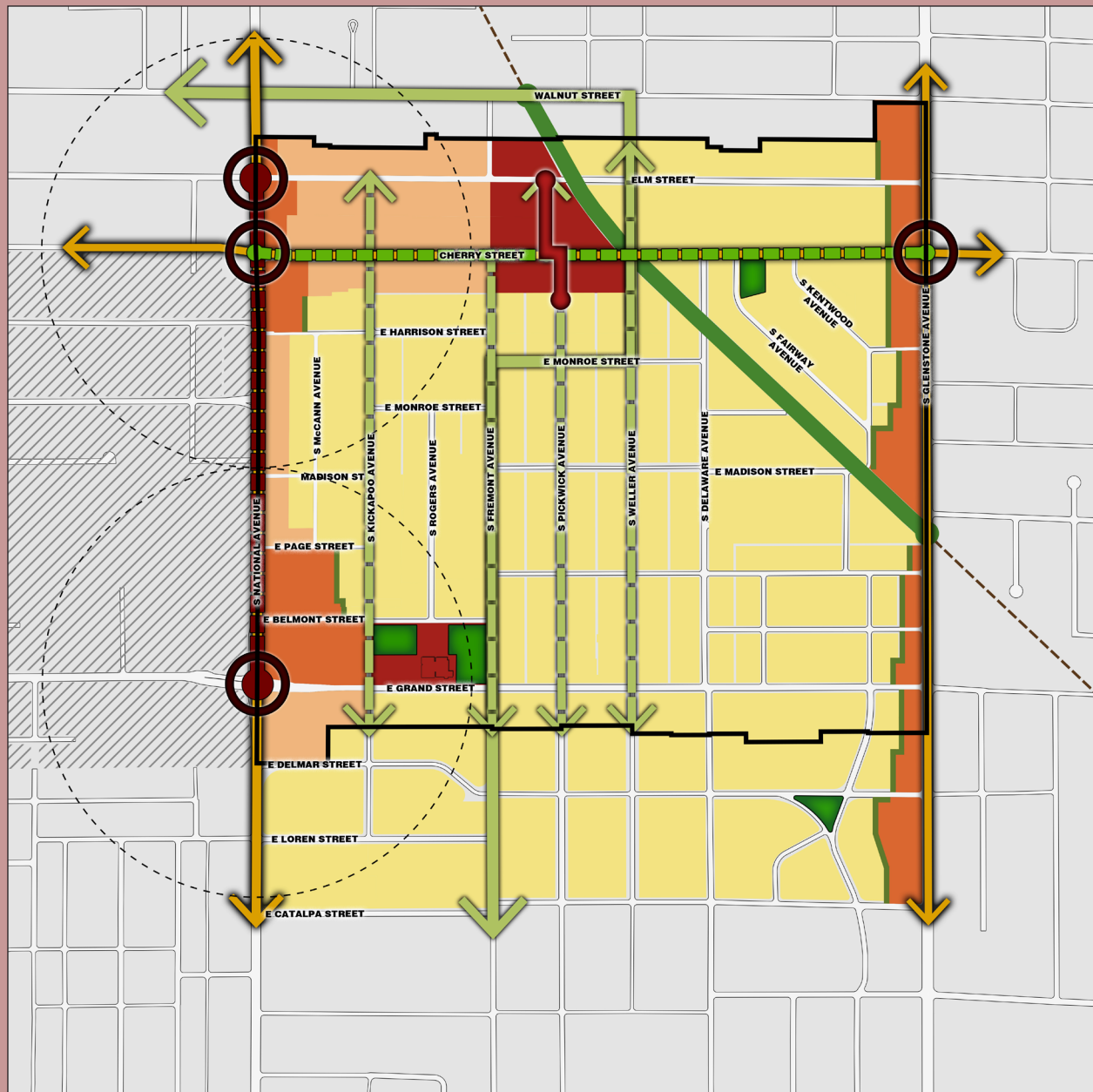
INCREASE THE DIVERSITY OF HOUSING TYPES AND AFFORDABILITY to create a multi-generational neighborhood while retaining and improving the single-family neighborhood core.

GOAL #5

GUIDE REDEVELOPMENT SIZE, SCALE AND CHARACTER through form-based UCD regulations and street design improvements to ensure street character and development character are complimentary with an appropriate level of parking for an urban walkable neighborhood.

GOAL #6

EXPAND THE UCD BOUNDARY to uphold the character of the Rountree Neighborhood and establish parameters to preserve and enhance development character in the various subareas.



ROUNTREE NEIGHBORHOOD DEVELOPMENT FRAMEWORK

Development Framework

The Rountree Neighborhood Development Framework consists of eleven (11) Development Principles. Each of these principles address one or more specific community development priorities, as identified by residents and community stakeholders. As a result, the Development Principles primarily address the physical development of the Rountree Neighborhood as well as supportive services.

In total, these eleven Development Principles, described on the following pages, work together to create the Development Framework for the Rountree Neighborhood.

These Principles represent a long-term prioritization of community development initiatives that the neighborhood will work cooperatively to achieve. Due to variable nature of funding availability and other opportunities, this Framework should serve as a road map to guide planning and development efforts and pursue future funding and implementation resources.

Development Principles

These Development Principles are established as part of the Rountree Neighborhood Visioning Process & Development Framework. They support the fulfillment of the Community Vision and are intended to act as a guide for implementation and long-term prioritization. The Development Principles—in no particular order—are presented below and on the following pages:

PRINCIPLE #1

FACILITATE MIXED-USE AND CIVIC DEVELOPMENT ALONG NATIONAL AVENUE

PRINCIPLE #2

REDESIGN CHERRY STREET AS A MIXED-USE NEIGHBORHOOD STREET WITH A HIGH DEGREE OF WALKABILITY

PRINCIPLE #3

CONTINUE TO ENHANCE THE CHERRY PICKWICK DISTRICT AS THE NEIGHBORHOOD'S COMMERCIAL CENTER AND CENTRAL GATHERING PLACE

PRINCIPLE #4

MAINTAIN THE SINGLE-FAMILY CHARACTER OF CHERRY STREET & ELM STREET EAST OF THE RAIL LINE

PRINCIPLE #5

ENHANCE THE AESTHETIC QUALITY & WALKABILITY OF GLENSTONE AVENUE AS THE EASTERN FRONT DOOR TO ROUNTREE

PRINCIPLE #6

ENCOURAGE MAINTAINING ROUNTREE SCHOOL AND ITS FACILITIES AS A MAJOR NEIGHBORHOOD GATHERING PLACE

PRINCIPLE #7

IMPROVE STREETSCAPES TO CREATE SAFE AND CONVENIENT PEDESTRIAN AND BICYCLE ROUTES THROUGH THE NEIGHBORHOOD

PRINCIPLE #8

FACILITATE THE DEVELOPMENT OF A MIX OF HOUSING TYPES AND AFFORDABILITY

PRINCIPLE #9

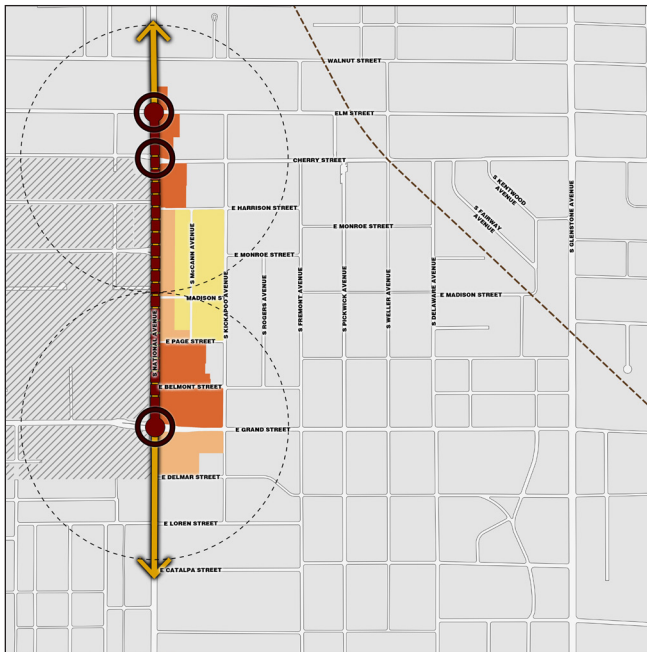
ESTABLISH NEW NEIGHBORHOOD PARKS & TREE CANOPY PRESERVATION EFFORTS

PRINCIPLE #10

REVISE NEIGHBORHOOD AND UCD BOUNDARIES TO FACILITATE INVESTMENT AND GUIDE IMPROVEMENT EFFORTS

PRINCIPLE #11

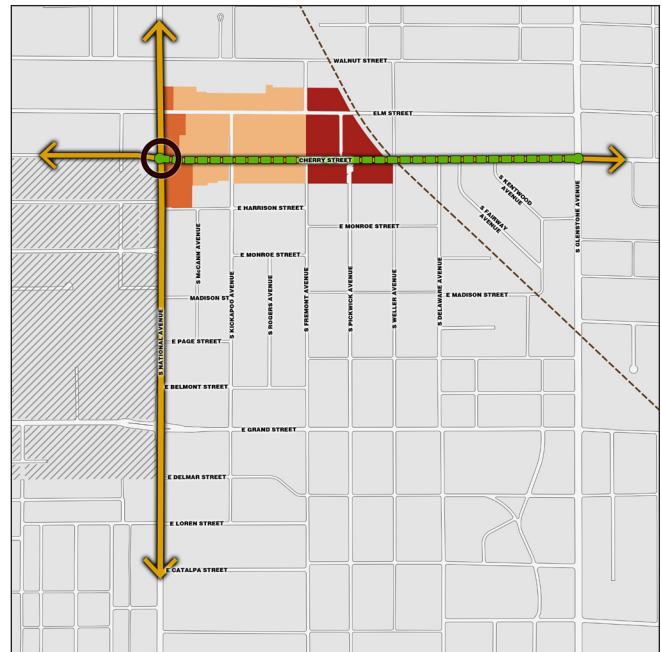
PURSUE FUNDING OPPORTUNITIES FOR NEIGHBORHOOD STUDIES, MAINTENANCE AND IMPROVEMENTS



Principle #1

FACILITATE MIXED-USE AND CIVIC DEVELOPMENT ALONG NATIONAL AVENUE

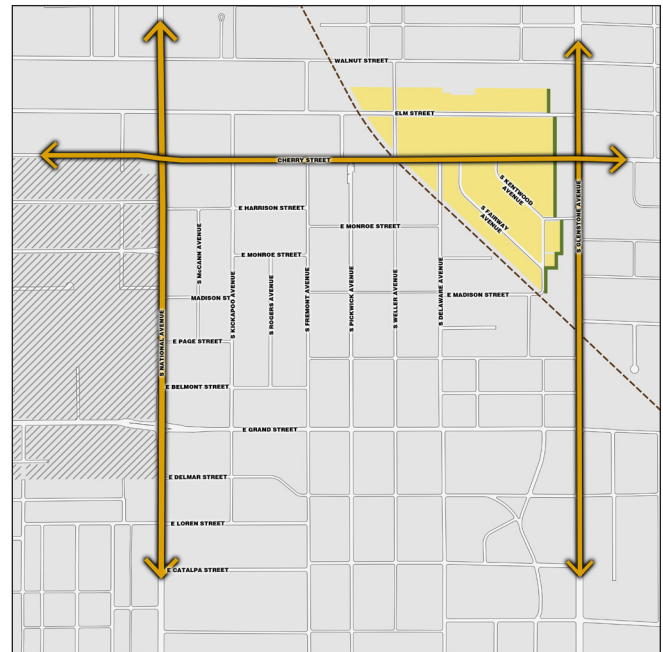
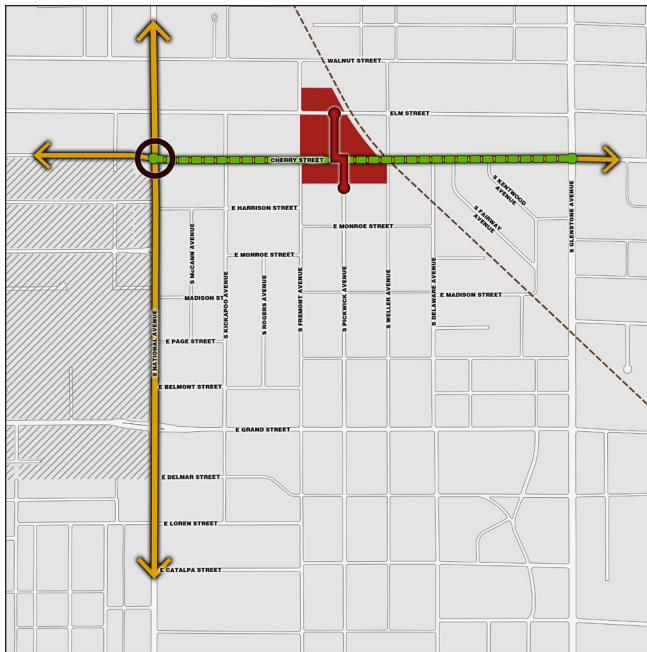
- Establish UCD regulations (see UCD Subarea Plan) to facilitate the development of building types of complementary scale and character along National Avenue to serve as a transition to the Rountree Neighborhood, especially single-family homes along McCann Avenue.
- Establish UCD regulations (see UCD Subarea Plan) to facilitate dense, walkable, mixed-use, Transit-Oriented Development (TOD) nodes along National Avenue at Elm/Cherry Street and Grand Street to support National Avenue as a future Public Transportation Corridor.
- Create Transit-Oriented Development (TOD) Nodes along National Avenue positioned near its intersections with Cherry Street and Grand Street.
- Improve the walkability and pedestrian safety of National Avenue through public realm enhancements.



Principle #2

REDESIGN CHERRY STREET AS A MIXED-USE NEIGHBORHOOD STREET WITH A HIGH DEGREE OF WALKABILITY

- Implement streetscape and public realm enhancements along Cherry Street to include:
 - *Improved Sidewalks;*
 - *Curb & Gutter Improvements;*
 - *Stormwater Improvements (including performative infrastructure such as rain gardens and bioswales)*
 - *Parallel Street Parking and Curb Bump-Outs (National to the railroad tracks);*
 - *Pedestrian Scale Lighting;*
 - *Street Trees & Landscaping*
- Create a unique and coherent identity for Cherry Street through streetscape design, branded signage and wayfinding, and the establishment of a signature gateway entrance at Cherry Street and National Avenue that announces entry into the neighborhood.
- Establish UCD regulations (see UCD Subarea Plan) to support increased residential density and mixed-uses along Cherry Street between National Avenue and the railroad tracks.



Principle #3

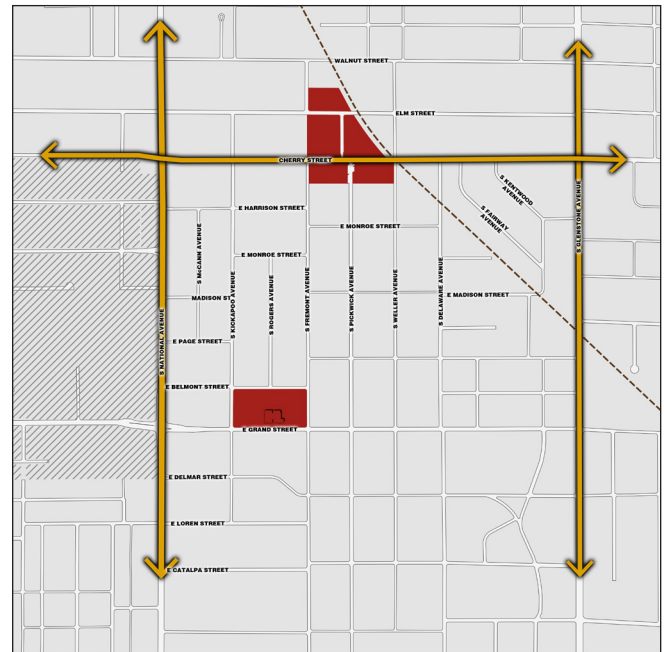
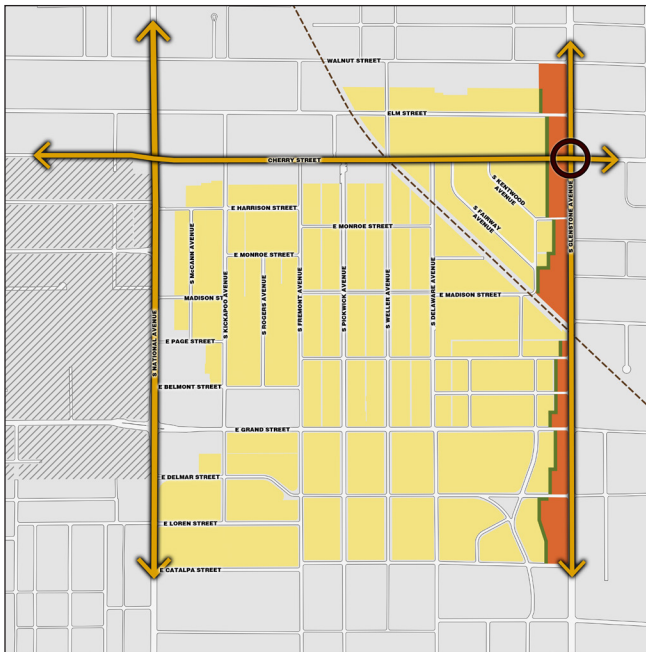
CONTINUE TO ENHANCE THE CHERRY PICKWICK DISTRICT AS THE NEIGHBORHOOD'S COMMERCIAL CENTER AND CENTRAL GATHERING PLACE

- Expand the Cherry Pickwick Business District north of Cherry Street to Elm Street.
- Establish UCD regulations (see UCD Subarea Plan) to continue to support mixed-use development and re-investment within the District.
- Prioritize the pedestrian experience and ensure safe and convenient opportunities for pedestrians to cross Cherry Street through the use of traffic calming measures, such as curb bump-outs, and highly visible, designated pedestrian crosswalks. The intersection at Cherry and Pickwick should provide the highest degree of walkability.
- Ensure adequate and well-calibrated parking regulations for on-street parallel parking in the District and to ensure parking management supports local businesses and expand the residential parking district to preserve sufficient on-street parking for residents.

Principle #4

MAINTAIN THE SINGLE-FAMILY CHARACTER OF CHERRY & ELM STREET EAST OF THE RAIL LINE

- Amend the UCD boundaries to include the area along Cherry & Elm Street east of the railroad tracks to Glenstone Avenue.
- Establish UCD regulations (see UCD Subarea Plan) to preserve the existing single-family detached character of Cherry & Elm Street east of the railroad tracks.
- Establish UCD Buffer and Screening regulations to provide a transition for residential uses that abut commercial properties along Glenstone Avenue.



Principle #5

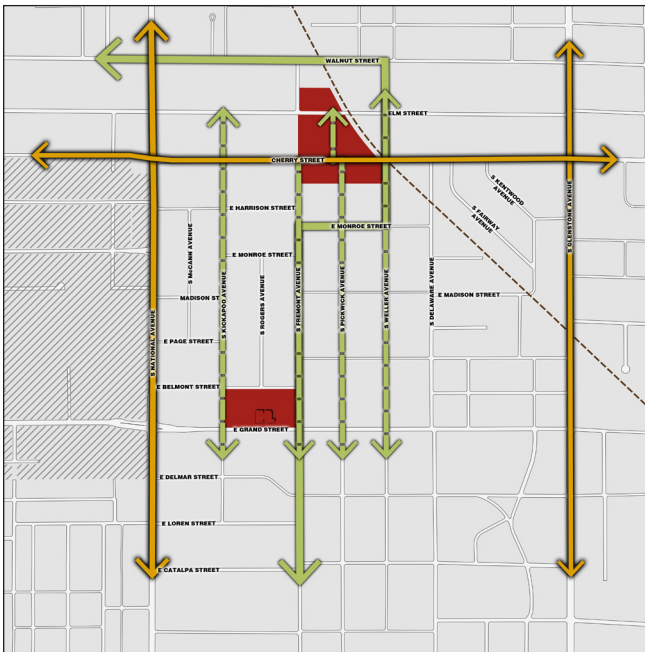
ENHANCE THE AESTHETIC QUALITY & WALKABILITY OF GLENSTONE AVENUE AS THE EASTERN FRONT DOOR TO ROUNTREE

- Establish landscape and design guidelines for Glenstone Avenue to enhance the visual aesthetic of the street.
- Improve pedestrian facilities including sidewalks and crosswalks to enhance the pedestrian experience along Glenstone Avenue.
- Establish a gateway entrance at Cherry Street and Glenstone Avenue that announces entry into the Rountree Neighborhood.

Principle #6

ENCOURAGE MAINTAINING ROUNTREE SCHOOL AND ITS FACILITIES AS A MAJOR NEIGHBORHOOD GATHERING PLACE

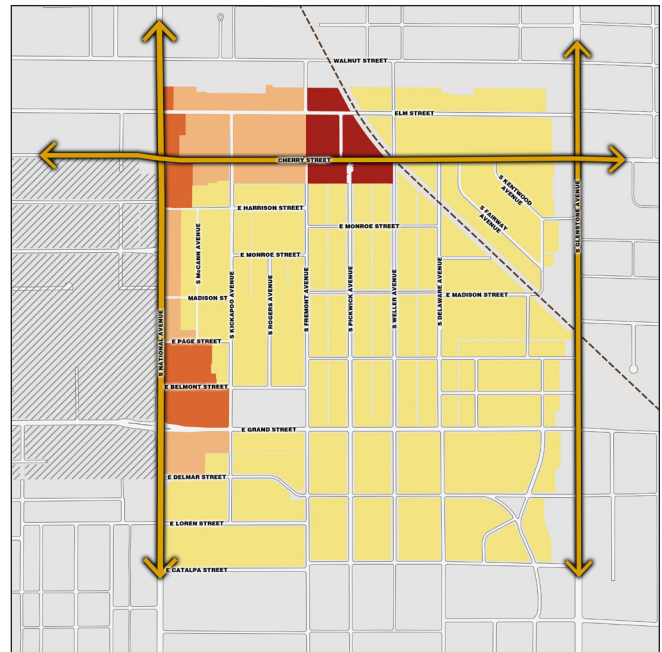
- Continue to voice support for keeping Rountree Elementary School open within the Springfield Public Schools system.
- Pursue partnership opportunities with Rountree Elementary School to utilize their facilities as a venue for additional community programming and events.



Principle #7

IMPROVE STREETSCAPES TO CREATE SAFE & CONVENIENT PEDESTRIAN & BICYCLE ROUTES THROUGH THE NEIGHBORHOOD

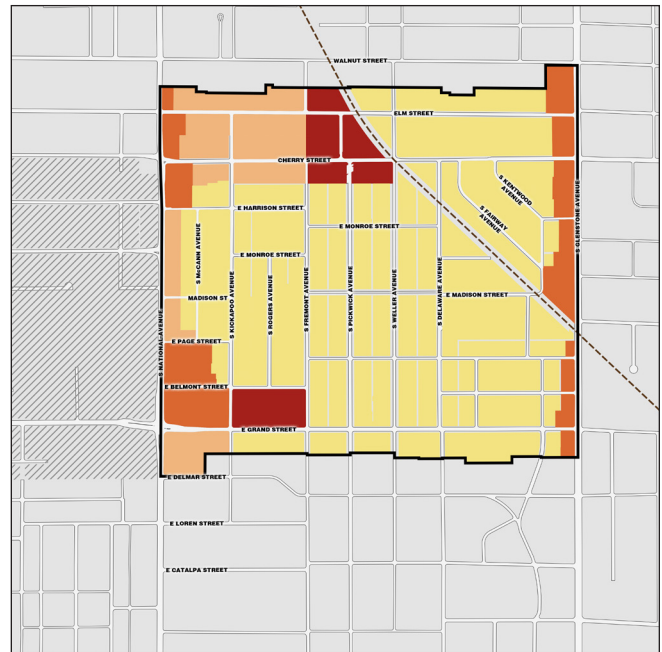
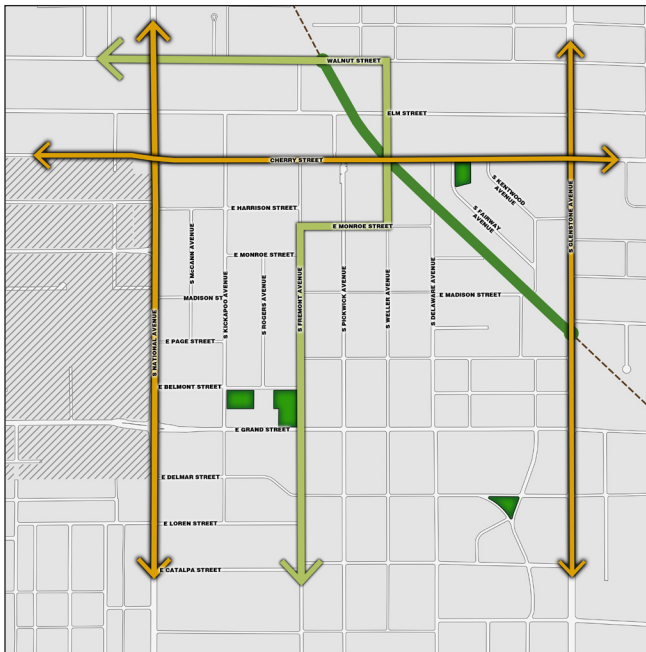
- Implement streetscape and public realm enhancements for increased pedestrian safety and comfort by ensuring sidewalks on both sides of the street, pedestrian scale lighting, highly visible crosswalks, trees, and landscaping for these key north-south streets:
 - S. Kickapoo Avenue*
 - S. Fremont Avenue*
 - S. Pickwick Avenue*
 - S. Weller Avenue*
- Create a premier biking path through the neighborhood with clearly indicated shared-lane markings, wayfinding signage, and bike racks and bike pump/repair stations in key locations along the established bike route through the neighborhood, which currently runs along Fremont Avenue, Monroe Street, and Weller Avenue.



Principle #8

FACILITATE THE DEVELOPMENT OF A MIX OF HOUSING TYPES AND AFFORDABILITY

- Establish UCD regulations (see UCD Subarea Plan) to facilitate the development of diverse housing types with a range of affordability, along portions of Cherry Street and Elm Street, to create a multi-generational neighborhood that supports aging in place.
- Allow for mixed-use development and increased density along Cherry Street.
- Establish UCD regulations (see UCD Subarea Plan) to preserve the character of the single-family neighborhood core and support a range of affordability options to maintain the demographic diversity of the neighborhood.



Principle #9

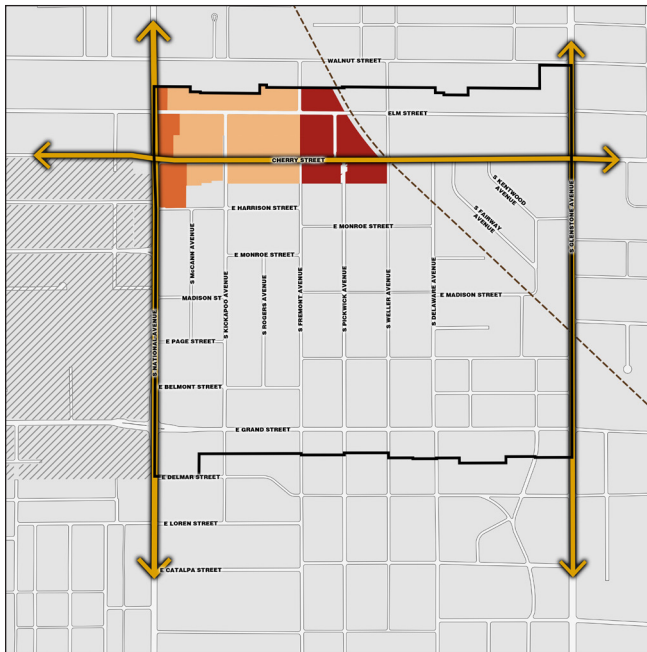
ESTABLISH NEW NEIGHBORHOOD PARKS & TREE CANOPY PRESERVATION EFFORTS

- Explore the idea of creating a greenway or linear park within the existing railroad right-of-way.
- Utilize vacant or city-owned parcels to create new parks and community gardens in the neighborhood.
- Determine the feasibility of creating a community park surrounding Rountree Elementary School, by assembling parcels abutting the school overtime as properties become available.
- As a Neighborhood Association work with Neighborwoods to maintain and grow the neighborhood's public street tree canopy.
- Work to bury, or relocate to alleys/rear property lines, the overhead utilities that conflict with the existing tree canopy.

Principle #10

REVISE NEIGHBORHOOD & UCD BOUNDARIES TO FACILITATE INVESTMENT & GUIDE IMPROVEMENT EFFORTS

- Expand Rountree Neighborhood Association and the Urban Conservation District (UCD) boundaries north to include both sides of Elm Street between National Avenue and Glenstone Avenue.
- Expand the current Urban Conservation District (UCD) boundary east to Glenstone Avenue, including the west side of Glenstone, from Elm Street to Grand Street.
- Establish UCD regulations to guide future development through the establishment of parameters for building placement, building height, building type, building use, and parking requirements.
- Develop Architectural Design Standards for portions of the Rountree Neighborhood to ensure remodels and infill development are of the desired quality and character appropriate for the neighborhood.
- Focus revitalization efforts in the section of Rountree northeast of the railroad tracks and south of Cherry Street



Principle #11

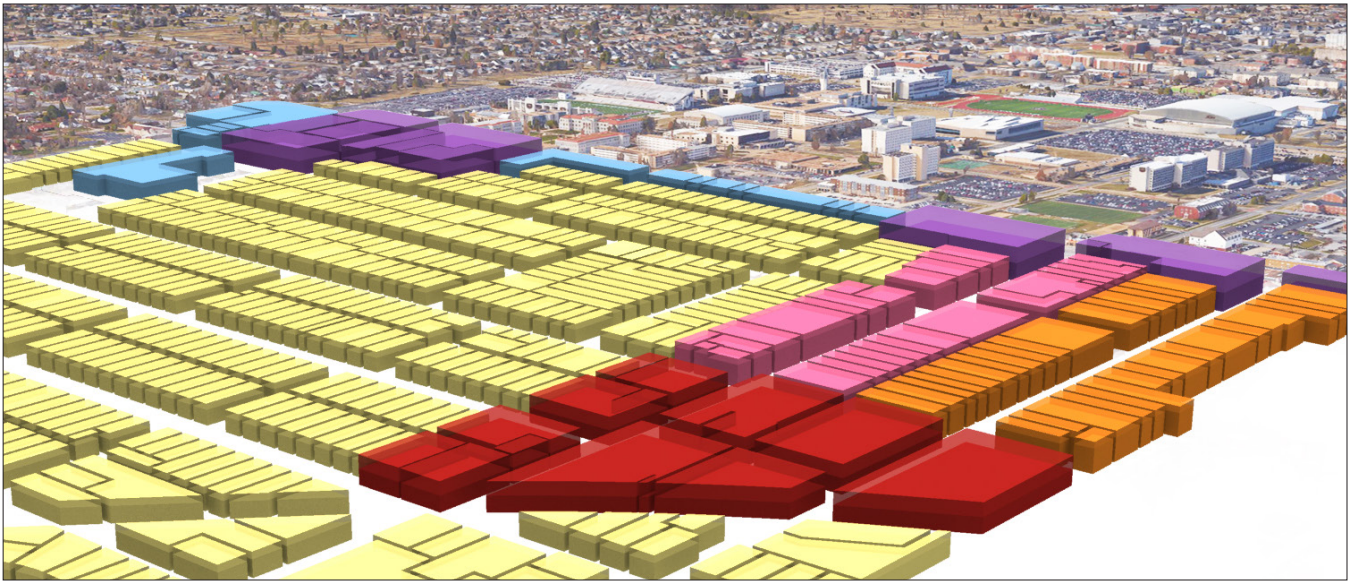
PURSUE FUNDING OPPORTUNITIES FOR NEIGHBORHOOD STUDIES, MAINTENANCE AND IMPROVEMENTS

- Establish a Community Improvement District (CID) to provide funding for streetscape enhancements and stormwater improvements. CID funds can also be used to support marketing, maintenance, and security programs and services in the neighborhood.
- Continue to seek grant opportunities from a wide variety of both public and private sources to conduct future neighborhood planning studies and initiatives to aid in implementation of the neighborhood plan and to remain a pilot project community.
- Work with City Council and City Staff to get street improvement and public realm enhancement projects in the Capital Improvement Plan budget.

04

UCD SUBAREA PLAN

The Rountree Neighborhood Urban Conservation District (UCD) Subarea Plan will serve as the armature for redevelopment in the neighborhood and is the basis of the form-based recommendations for updates to the Rountree Urban Conservation District (UCD) - which will aid in the incremental implementation of the community vision over time. The UCD Subarea Plan identifies character areas to guide redevelopment to achieve the desired type, use, character & qualities of said development.



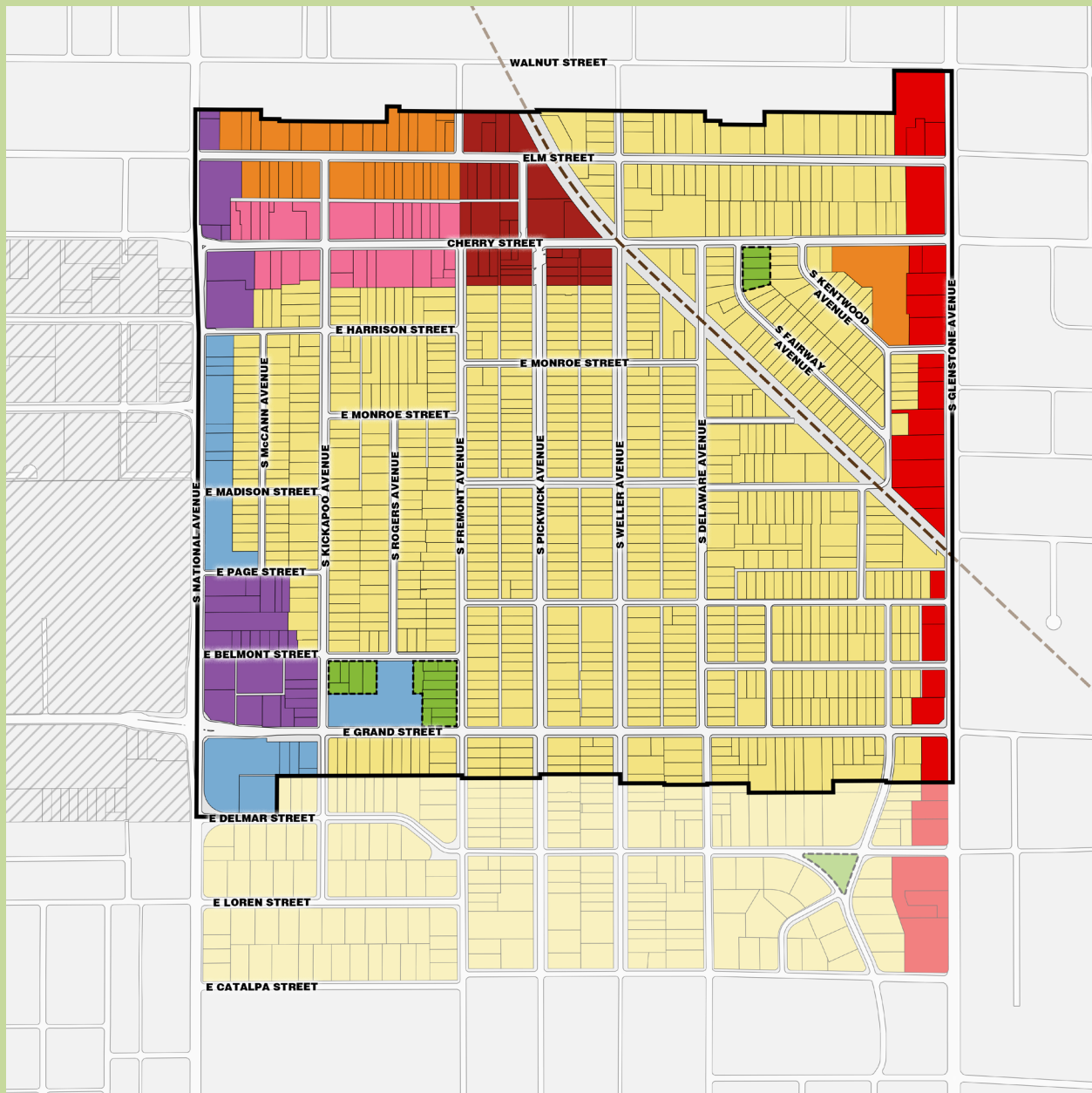
UCD Subarea Plan

The UCD Subarea Plan is intended to guide the overall growth of the neighborhood over the long-term. This Plan recommends revised UCD Boundaries and specific subarea recommendations to guide development type and character in order to support the neighborhood vision.

Development Type & Character

Character can be defined as the personality and qualities of a place that make it special or unique; and this component represents the characteristics such as use and height ranges as defined by the neighborhood during the process.

Character typically reflects the local history of an area; as well as, exhibits the characteristics that set the area apart from others. Character can affect how visitors and residents perceive a place and this can have a great impact on a variety of conditions, including safety, vibrancy, values, and desirability. The UCD Subarea Plan identifies seven (7) UCD subareas that function as development-type districts, in which form-based recommendations are outlined to be implemented through an amendment to the existing UCD. These districts range from single-family residential areas to mixed-use commercial zones. The subareas proposed for the Rountree Neighborhood are detailed on the following pages.



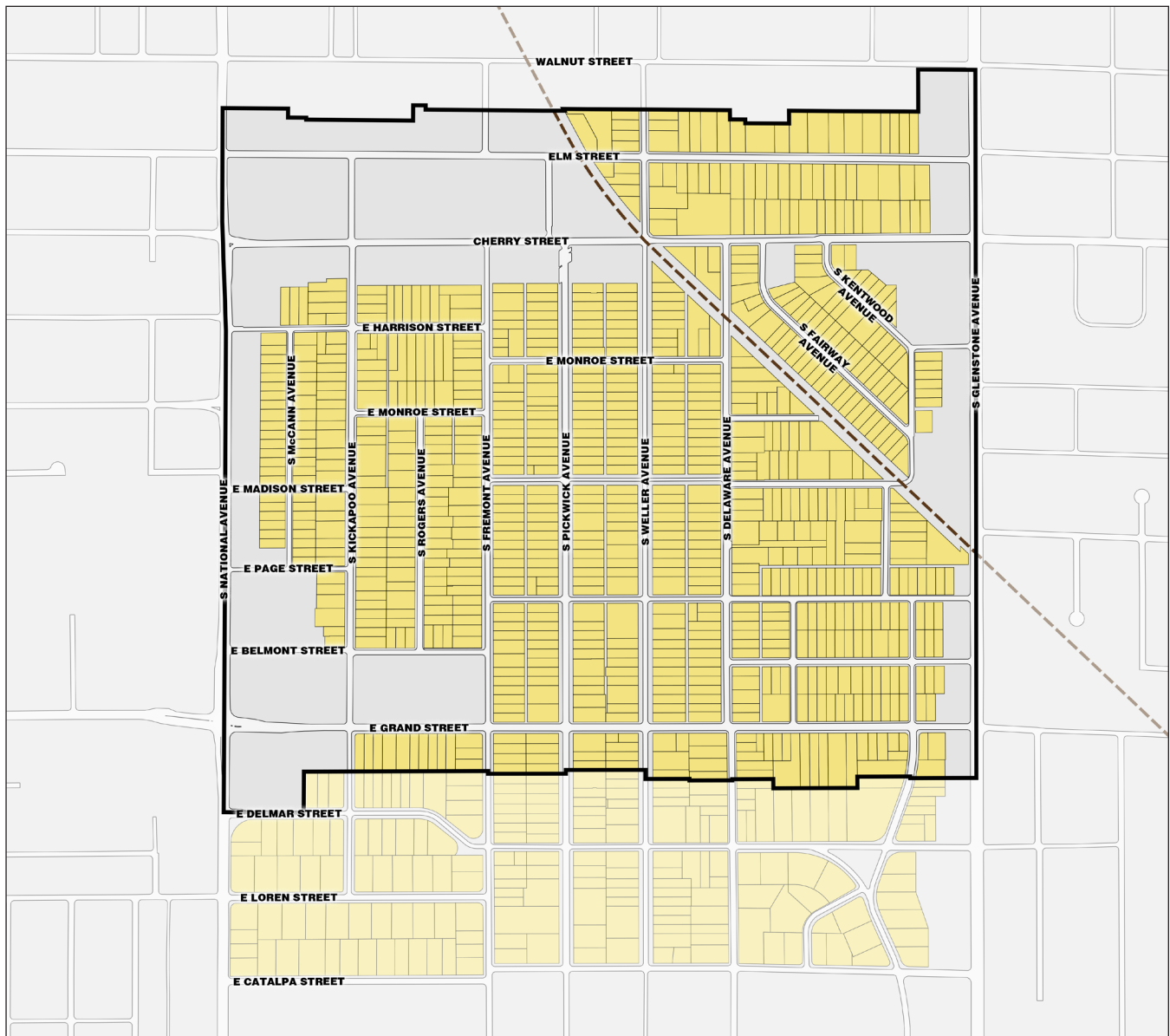
COMPOSITE UCD SUBAREA PLAN

LEGEND

- NEIGHBORHOOD GENERAL I** (SEE PAGES 37-39)
- NEIGHBORHOOD GENERAL II** (SEE PAGES 41-43)
- NEIGHBORHOOD MIXED-USE** (SEE PAGES 45-47)
- NEIGHBORHOOD CENTER** (SEE PAGES 49-51)
- MIXED-USE BOULEVARD** (SEE PAGES 53-55)
- CIVIC BOULEVARD** (SEE PAGES 57-59)
- RETAIL THOROUGHFARE** (SEE PAGE 61-62)
- PROPOSED OPEN SPACE**
- PROPOSED UCD BOUNDARY**

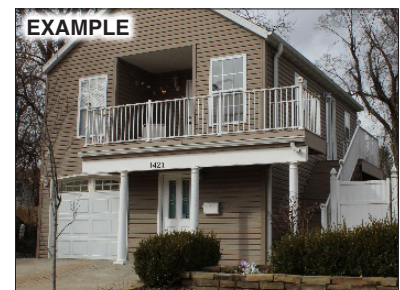
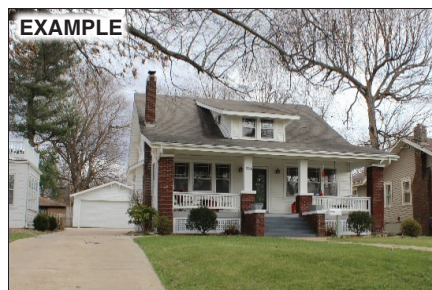
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NEIGHBORHOOD GENERAL I



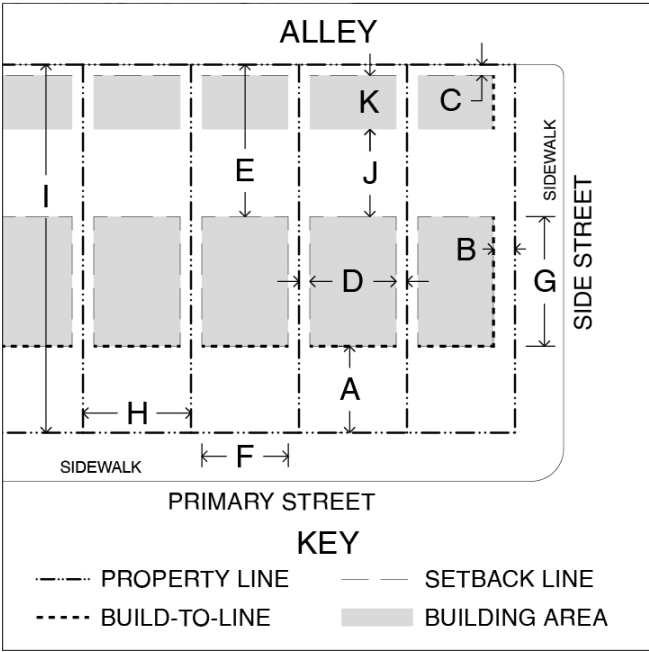
I - Intent Statement

The intent of this subarea is to regulate the physical form of the Neighborhood General I areas in order to preserve and enhance the integrity and quality of this single-family residential core of the neighborhood. This area is designated to provide for sensitive and respectful infill development which allows for the variety of residential architectural typologies found in the neighborhood. This intent statement and the images shown below are advisory only.

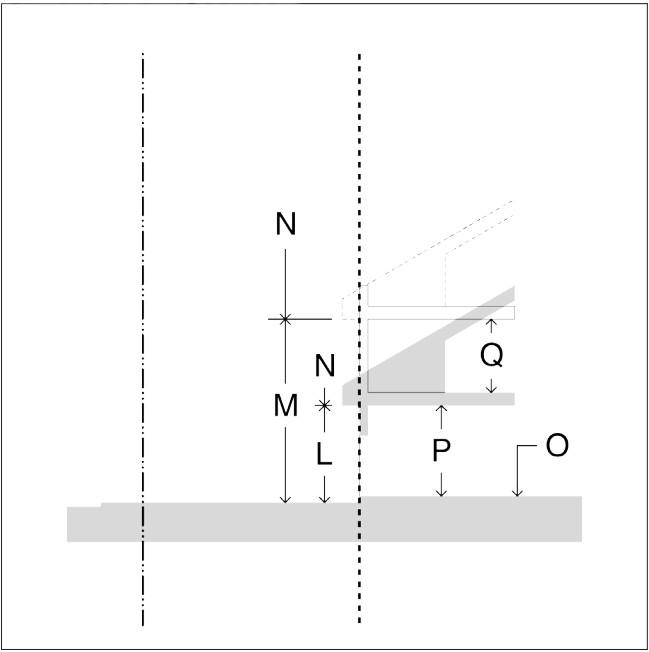


NEIGHBORHOOD GENERAL I

BUILDING PLACEMENT DIAGRAM



BUILDING HEIGHT DIAGRAM



II - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET:** 25' Min | 50' Max
- To Match Average Front Facade line of the Block Face.
 - 15' Min for Parcels Fronting McCann Avenue, Belmont Street, and Cherry Street on the South side, east of Fairway Avenue.
- [B] SIDE STREET:** 5' Min | 15' Max
- Applicable to Ancillary Building & Main Building
 - To Match Average Front Facade line of the Block Face.

SETBACK:

- [C] REAR SETBACK:** 5'
- Applicable to Ancillary Building Only with Rear Alley Access.
- [D] SIDE SETBACK:** 5' Min | 15' Max
- Applicable to Ancillary Building & Main Building.
 - Carriage House(s) must have 10' Side Setback; if no Alley.
- [E] REAR SETBACK:** 50' Min | 100' Max
- Applicable to Main Building Only

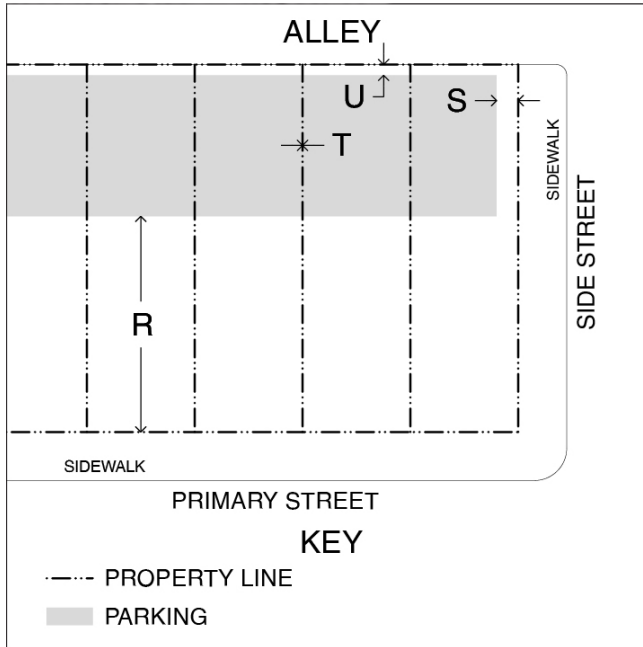
BUILDING FORM:

- [F1] PRIMARY STREET:** At Least 45% of Build-to-Line
- Applicable to Parcels with Lot Width <100'
- [F2] PRIMARY STREET:** At Least 25% of Build-to-Line
- Applicable to Parcels with Lot Width >100'
- [G] SIDE STREET:** At Least 15% of Build-to-Line
- [H] LOT WIDTH:** Per Existing
- [I] LOT DEPTH:** Per Existing
- [J1] BETWEEN BUILDINGS:** 25' Min
- When Ancillary Building is located partially or completely behind Main Building
- [J2] BETWEEN BUILDINGS:** 10' Min
- When Ancillary Building is Located Anywhere Other Than J1
- [K] DEPTH OF ANCILLARY BLDG:** 30' Max

III - BUILDING HEIGHT

- [L] BUILDING HEIGHT MINIMUM:** 1 Story and 16'
- [M] BUILDING HEIGHT MAXIMUM:** 2.5 Stories and 29'
- 2 Stories and 25' for Rear Garages and Carriage Houses; and in no case shall they be taller than the Main Building.
 - Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.
- [N] MAX. FROM BOTTOM OF EAVE TO TOP OF PARAPET OR ROOF:** 15' Max
- [O] FINISHED GROUND FLOOR LEVEL:** 1' Min | 4' Max
- Measured from elevation of back of sidewalk or adjacent lot level.
- [P] FIRST FLOOR CEILING HEIGHTS:** 10' Min | 12' Max (Floor to Ceiling)
- [Q] UPPER FLOORS CEILING HEIGHTS:** 8' Min | 12' Max (Floor to Ceiling)

PARKING REQUIREMENTS DIAGRAM



IV - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages are *PROHIBITED*.
- At-grade Parking Lots must match requirements R - U below.
- Below-grade Parking Garages must match Build-to-Line & Set-backs.

[R] PRIMARY STREET SETBACK:	Primary Street Build-To-Line, [A] plus 40' Min
[S] SIDE STREET SETBACK:	10' Min
[T] SIDE SETBACK:	0', if Surface Lot
[U] ALLEY SETBACK:	5' Min

REQUIRED SPACES:

- No off-street parking is required for any use type which is not listed herein Section IV; and off-street parking for any conditional use is determined through the Zoning Code.

USE TYPE:

Residential Uses

- One (1) Off-Street Parking Space Per Dwelling Unit

V - BUILDING TYPES

ALLOWED:

Detached Single-Family Dwelling Rear Garage

- May only be used on Lots that have a Main Building.

Carriage House

- May only be used on Lots that have a Main Building.

VI - USE REQUIREMENTS

Ground Floor Use Residential

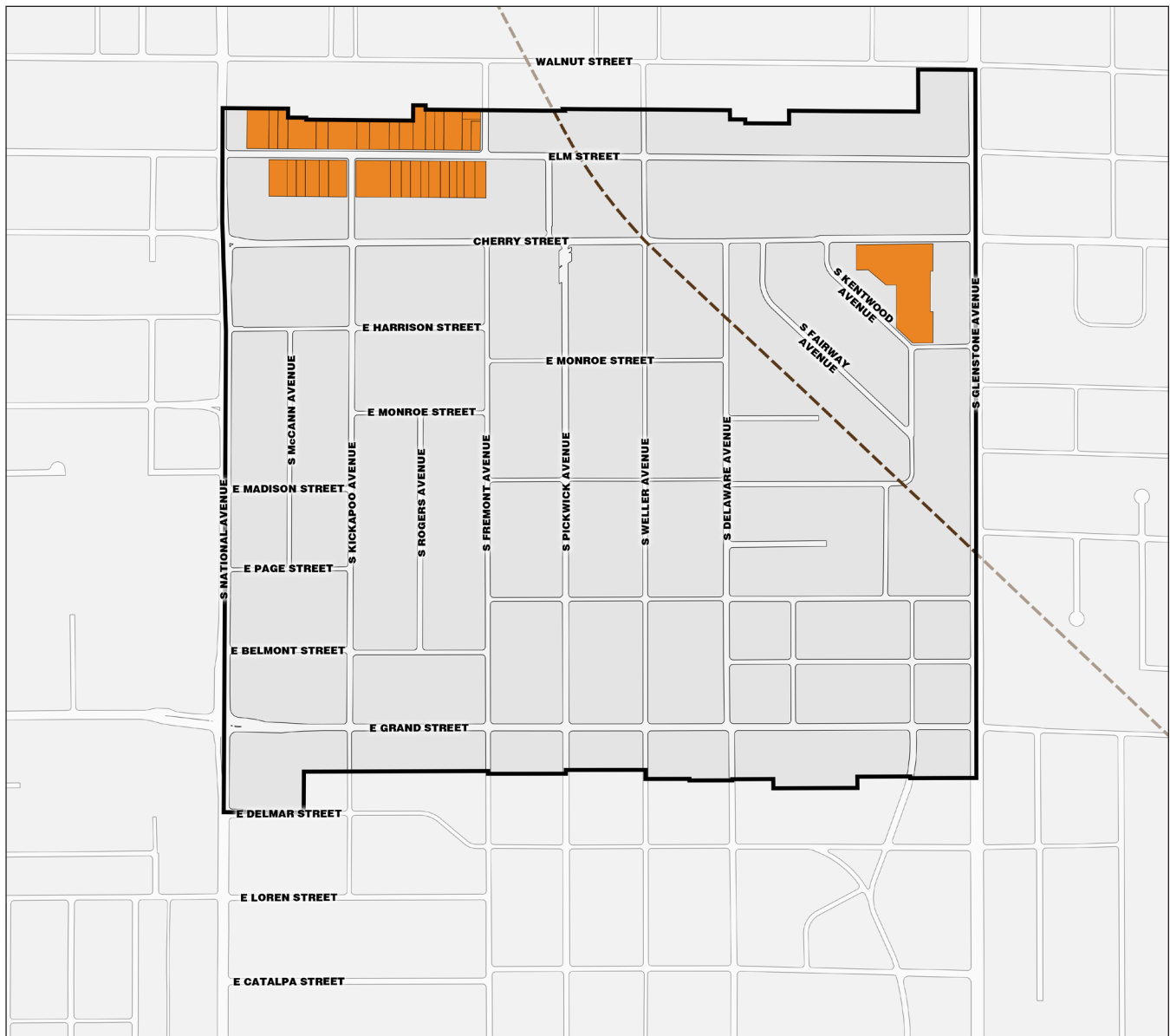
- To be updated with further input from the City of Springfield

Upper Floor Use(s) Residential

- To be updated with further input from the City of Springfield

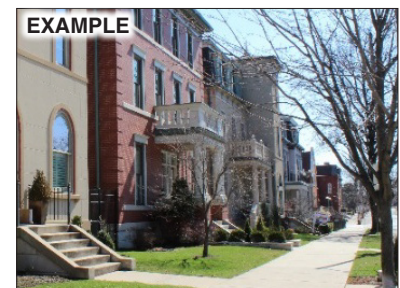
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NEIGHBORHOOD GENERAL II



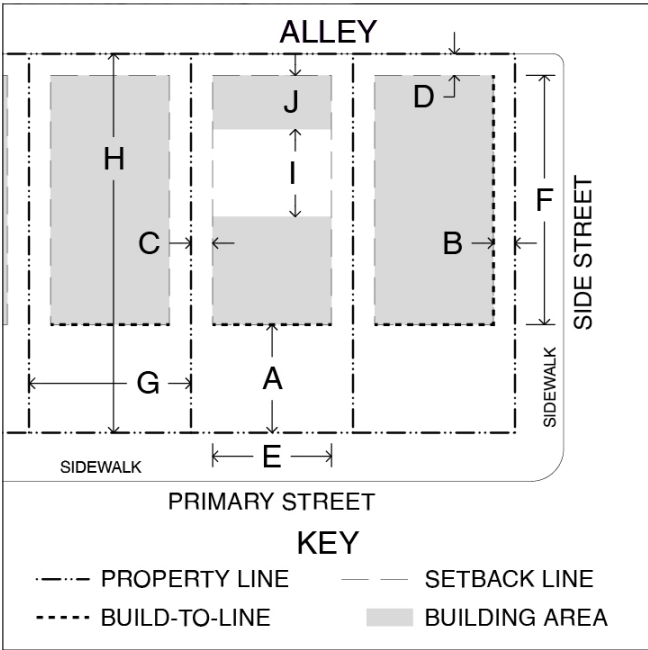
I - Intent Statement

The intent of this subarea is to regulate the physical form of the Neighborhood General II areas in order to preserve and enhance the integrity and quality of this predominately multi-family residential area of the neighborhood. This area is designated to provide for architecturally appropriate infill development which allows for a variety of building types, heights and forms as well as common yards found in the neighborhood. This intent statement and the images shown below are advisory only.

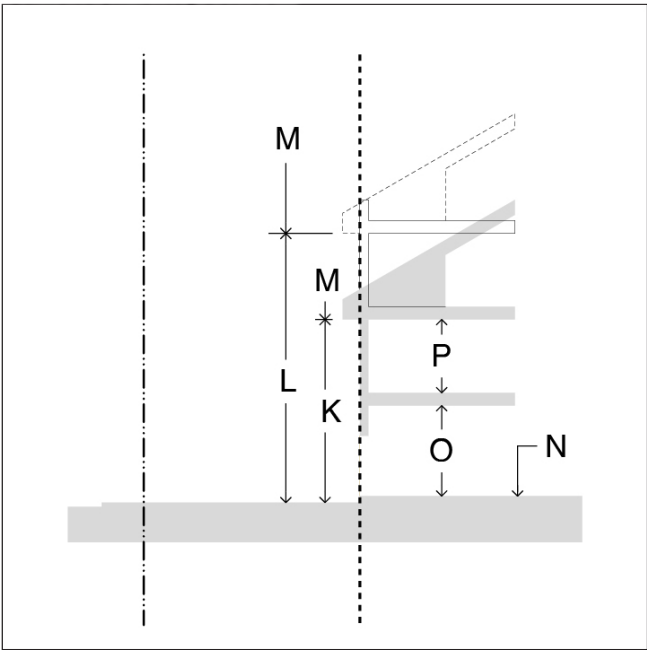


NEIGHBORHOOD GENERAL II

BUILDING PLACEMENT DIAGRAM



BUILDING HEIGHT DIAGRAM



II - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 25' Min | 50' Max
- To Match Average Front Facade line of the Block Face.
- [B] SIDE STREET: 10'
- Applicable to Ancillary Building & Main Building
 - To Match Average Front Facade line of the Block Face.

SETBACK:

- [C] SIDE SETBACK: 5' Min | 15' Max
- Applicable to Ancillary Building & Main Building.
- [D1] REAR SETBACK: 5' Min | 120' Max
- Applicable to Main Building Only
- [D2] REAR SETBACK: 5'
- Applicable to Ancillary Building Only with Rear Alley Access.

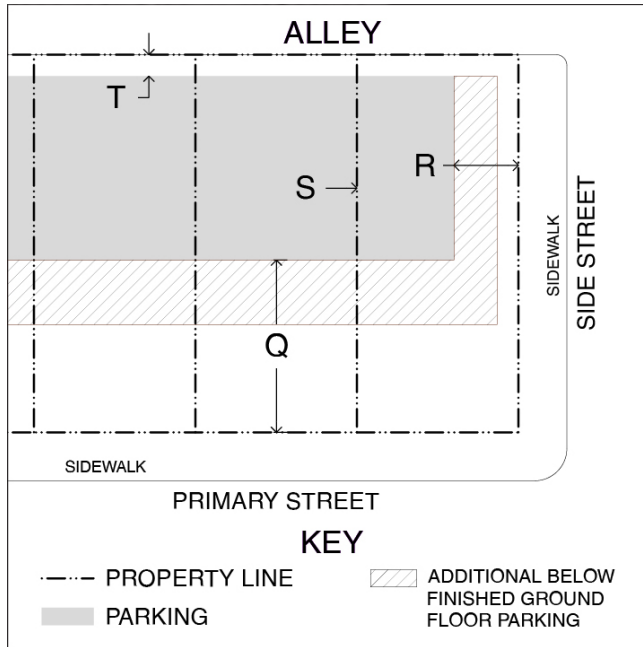
BUILDING FORM:

- [E] PRIMARY STREET: At Least 50% of Build-to-Line
- 80% for Stacked Flats, Duplex, Triplex & Fourplex
 - 30% for Detached Single-Family Dwelling, Lot Width > 100'
- [F] SIDE STREET: At Least 60% of Build-to-Line
- 25% for Detached Single Family Dwelling
- [G] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing
- [I1] BETWEEN BUILDINGS: 25' Min
- When Ancillary Building is located partially or completely behind Main Building
- [I2] BETWEEN BUILDINGS: 10' Min
- When Ancillary Building is Located Anywhere Other Than J1
- [J] DEPTH OF ANCILLARY BLDG: 30' Max

III - BUILDING HEIGHT

- [K] BUILDING HEIGHT MINIMUM: 2 Stories and 32'
- [L] BUILDING HEIGHT MAXIMUM: 3 Stories and 45'
- 2 Stories and 25' for Rear Garages and Carriage Houses; and in no case shall they be taller than the Main Building.
 - Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.
- [M] MAX. FROM BOTTOM OF EAVE TO TOP OF PARAPET OR ROOF: 15' Max
- [N] FINISHED GROUND FLOOR LEVEL: 1' Min | 4' Max
- Measured from elevation of back of sidewalk or adjacent lot level.
- [O] FIRST FLOOR CEILING HEIGHTS: 12' Min | 15' Max (Floor to Ceiling)
- [P] UPPER FLOORS CEILING HEIGHTS: 8' Min | 12' Max (Floor to Ceiling)

PARKING REQUIREMENTS DIAGRAM



IV - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages are *PROHIBITED*.
- At-grade Parking Lots must match requirements Q - T below.
- Below-grade Parking Garages must match Build-to-Line & Set-backs.

[Q] PRIMARY STREET SETBACK:	Primary Street Build-To-Line, [A] plus 50' Min
[R] SIDE STREET SETBACK:	10' Min
[S] SIDE SETBACK:	0', if Surface Lot
	• Per Main Building if Structured Parking
[T] REAR SETBACK:	5' Min

REQUIRED SPACES:

- No off-street parking is required for any use type which is not listed herein Section IV; and off-street parking for any conditional use is determined through the Zoning Code.

USE TYPE:

Residential Uses

- One (1) Off-Street Parking Space Per Dwelling Unit

V - BUILDING TYPES

ALLOWED:

Detached Single-Family Dwelling

Rear Garage

- May only be used on Lots that have a Main Building.

Carriage House

- May only be used on Lots that have a Main Building.

Duplex, Triplex & Fourplex

Rowhouse and Courtyard Rowhouse

Stacked Flats

Courtyard Building

VI - USE REQUIREMENTS

Ground Floor Use

Residential

- To be updated with further input from the City of Springfield

Upper Floor Use(s)

Residential

- To be updated with further input from the City of Springfield

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NEIGHBORHOOD MIXED-USE



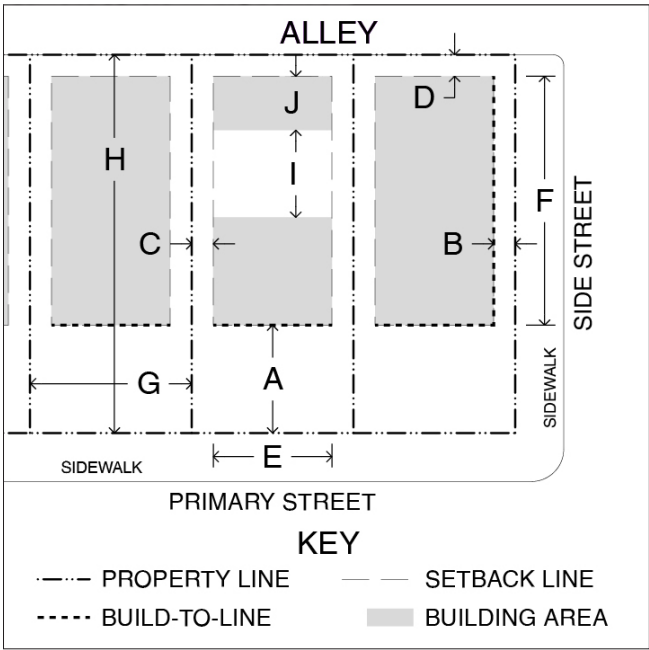
I - Intent Statement

The intent of this subarea is to regulate the physical form of the Neighborhood Mixed-Use areas in order to preserve and enhance the integrity and quality of the Cherry Street corridor as a neighborhood front door. This area is designated to provide for sensitive and respectful infill development which allows for the variety of residential architectural typologies found in the neighborhood while permitting a greater range of housing types and a mix of uses. This intent statement and the images shown below are advisory only.

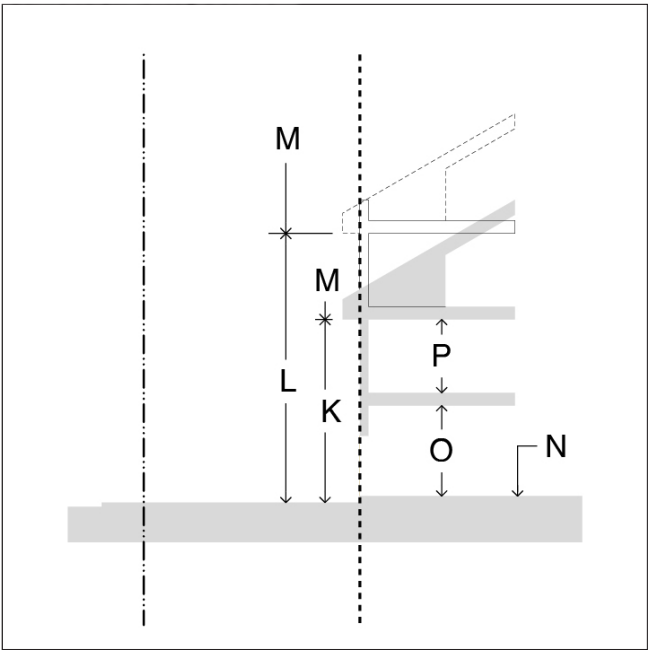


NEIGHBORHOOD MIXED-USE

BUILDING PLACEMENT DIAGRAM



BUILDING HEIGHT DIAGRAM



II - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] **PRIMARY STREET:** 25' Min | 50' Max
- To Match Average Front Facade line of the Block Face.
- [B] **SIDE STREET:** 10'
- Applicable to Ancillary Building & Main Building
 - To Match Average Front Facade line of the Block Face.

SETBACK:

- [C] **SIDE SETBACK:** 5' Min | 15' Max
- Applicable to Ancillary Building & Main Building.
- [D1] **REAR SETBACK:** 5' Min | 120' Max
- Applicable to Main Building Only
- [D2] **REAR SETBACK:** 5'
- Applicable to Ancillary Building Only with Rear Alley Access.

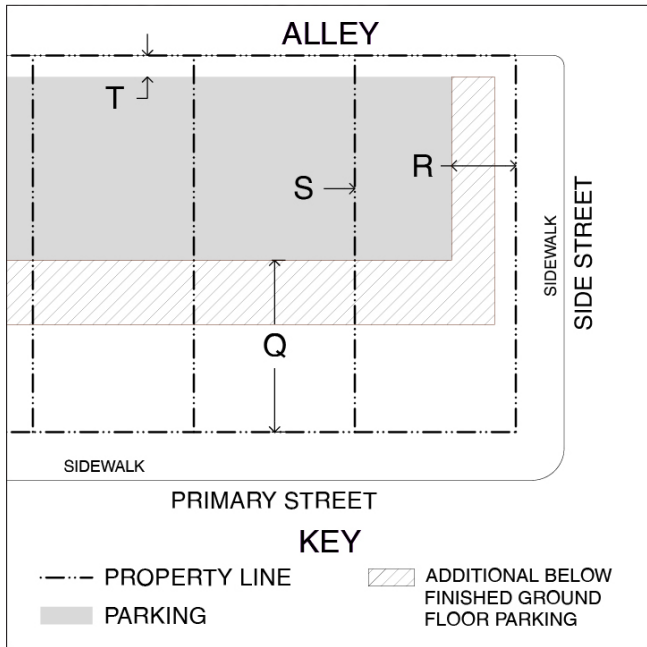
BUILDING FORM:

- [E] **PRIMARY STREET:** At Least 50% of Build-to-Line
- 80% for Stacked Flats, Live/Work, Duplex, Triplex & Fourplex
 - 30% for Detached Single-Family Dwelling, Lot Width > 100'
- [F] **SIDE STREET:** At Least 60% of Build-to-Line
- 25% for Detached Single Family Dwelling
- [G] **LOT WIDTH:** Per Existing
- [H] **LOT DEPTH:** Per Existing
- [I1] **BETWEEN BUILDINGS:** 25' Min
- When Ancillary Building is located partially or completely behind Main Building
- [I2] **BETWEEN BUILDINGS:** 10' Min
- When Ancillary Building is Located Anywhere Other Than J1
- [J] **DEPTH OF ANCILLARY BLDG:** 30' Max

III - BUILDING HEIGHT

- [K] **BUILDING HEIGHT MINIMUM:** 2 Stories and 32'
- [L] **BUILDING HEIGHT MAXIMUM:** 3 Stories and 45'
- 2 Stories and 25' for Rear Garages and Carriage Houses; and in no case shall they be taller than the Main Building.
 - Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.
- [M] **MAX. FROM BOTTOM OF EAVE TO TOP OF PARAPET OR ROOF:** 15' Max
- [N] **FINISHED GROUND FLOOR LEVEL:** 1' Min | 4' Max
- Measured from elevation of back of sidewalk or adjacent lot level.
- [O] **FIRST FLOOR CEILING HEIGHTS:** 12' Min | 15' Max (Floor to Ceiling)
- [P] **UPPER FLOORS CEILING HEIGHTS:** 8' Min | 12' Max (Floor to Ceiling)

PARKING REQUIREMENTS DIAGRAM



IV - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages are *PROHIBITED*.
- At-grade Parking Lots must match requirements Q - T below.
- Below-grade Parking Garages must match Build-to-Line & Set-backs.

[Q] PRIMARY STREET SETBACK:	Primary Street Build-To-Line, [A] plus 50' Min
[R] SIDE STREET SETBACK:	10' Min
[S] SIDE SETBACK:	0', if Surface Lot
[T] REAR SETBACK:	5' Min

REQUIRED SPACES:

- No off-street parking is required for any use type which is not listed herein Section IV; and off-street parking for any conditional use is determined through the Zoning Code.

USE TYPE:

Residential Uses

- One (1) Off-Street Parking Space Per Dwelling Unit

Office Uses

- <7,500 sf: No Off-Street Parking Requirements
- >7,500 sf: One (1) Space Per 1,250 sf over 7,500 sf

Primary Retail Uses

- <3,000 sf: No Off-Street Parking Requirements
- >3,000 sf: One (1) Space Per 1,250 sf over 3,000 sf

Secondary Retail Uses

- <7,500 sf: No Off-Street Parking Requirements
- >7,500 sf: One (1) Space Per 1,250 sf over 7,500 sf

V - BUILDING TYPES

ALLOWED:

Detached Single-Family Dwelling

Rear Garage

- May only be used on Lots that have a Main Building.

Carriage House

- May only be used on Lots that have a Main Building.

Duplex, Triplex & Fourplex

Rowhouse and Courtyard Rowhouse

Stacked Flats

Courtyard Building

Live/Work Units

VI - USE REQUIREMENTS

Ground Floor Use

Residential, Office, Primary Retail, Secondary Retail, Special

- To be updated with further input from the City of Springfield

Upper Floor Use(s)

Residential, Office, Special

- To be updated with further input from the City of Springfield

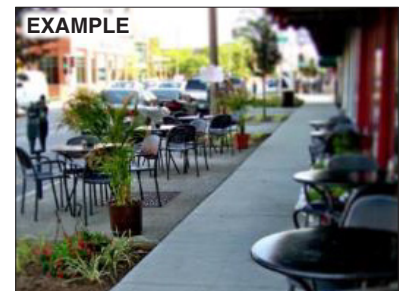
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NEIGHBORHOOD CENTER



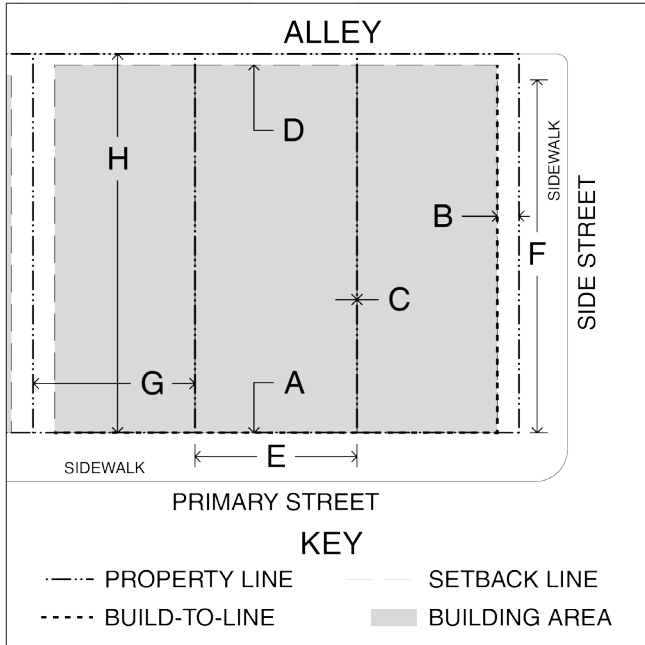
I - Intent Statement

The intent of this subarea is to regulate the physical form of the Neighborhood Center areas in order to preserve and enhance the integrity and quality of the Cherry Pickwick Business District and primary gathering place in the neighborhood. This area is designated to provide for sensitive and respectful infill development which allows for the dense urban, mixed-use development appropriate for this vibrant neighborhood commercial center found in the neighborhood. This intent statement and the images shown below are advisory only.

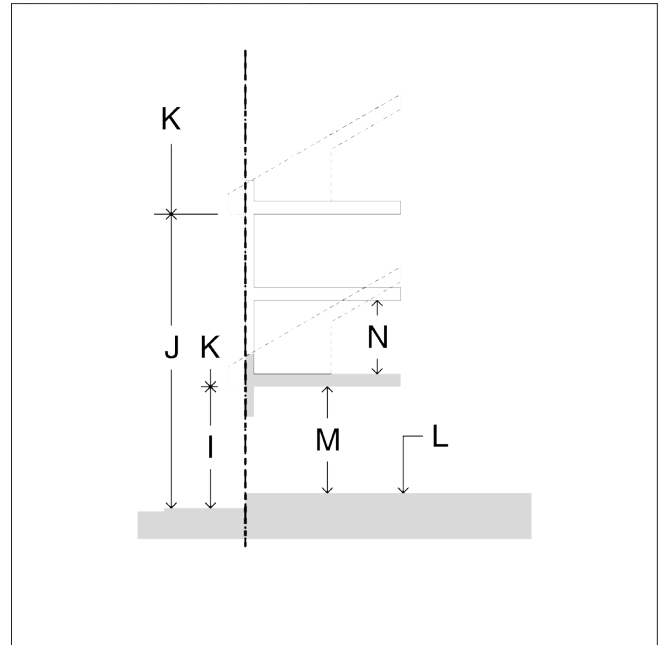


NEIGHBORHOOD CENTER

BUILDING PLACEMENT DIAGRAM



BUILDING HEIGHT DIAGRAM



II - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET:** 0' Min | 10' Max
- To Match Average Front Facade line of the Block Face.
- [B] SIDE STREET:** 0' Min | 10' Max
- To Match Average Front Facade line of the Block Face.

SETBACK:

- [C] SIDE SETBACK:** 0' Min | 10' Max
- Applicable to Main Building Only.
- [D] REAR SETBACK:** 5' Min
- Applicable to Main Building Only.

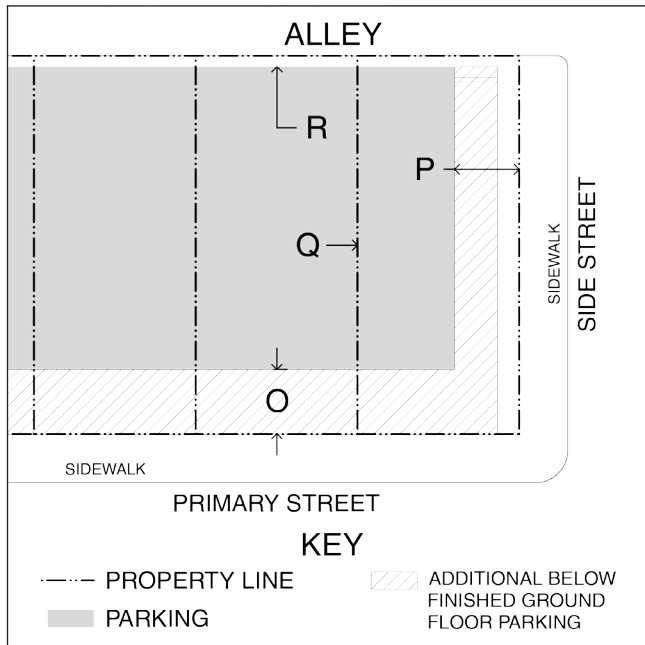
BUILDING FORM:

- [E] PRIMARY STREET:** At Least 80% of Build-to-Line
- [F] SIDE STREET:** At Least 40% of Build-to-Line
- [G] LOT WIDTH:** Per Existing
- [H] LOT DEPTH:** Per Existing

III - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM:** 1 Story and 15'
- [J] BUILDING HEIGHT MAXIMUM:** 3 Stories and 41'
- Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.
- [K] MAX. FROM BOTTOM OF EAVE TO TOP OF PARAPET OR ROOF:** 15' Max
- [L] FINISHED GROUND FLOOR LEVEL:** 6" Max
- Measured from elevation of back of sidewalk or adjacent lot level.
- [M] FIRST FLOOR CEILING HEIGHTS:** 12' Min | 15' Max (Floor to Ceiling)
- [N] UPPER FLOORS CEILING HEIGHTS:** 8' Min | 12' Max (Floor to Ceiling)

PARKING REQUIREMENTS DIAGRAM



IV - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages must match Build-to-Line & Set-backs
- At-grade Parking Lots must match requirements O - R below.
- Below-grade Parking Garages must match Build-to-Line & Set-backs.

[O] PRIMARY STREET SETBACK:	30' Min
[P] SIDE STREET SETBACK:	10' Min
[Q] SIDE SETBACK:	0', if Surface Lot
• Per Main Building if Structured Parking	
[R] REAR SETBACK:	5' Min

REQUIRED SPACES:

- No off-street parking is required for any use type which is not listed herein Section IV; and off-street parking for any conditional use is determined through the Zoning Code.

USE TYPE:

Residential Uses

- One (1) Off-Street Parking Space Per Dwelling Unit

Office Uses

- <7,500 sf: No Off-Street Parking Requirements
- >7,500 sf: One (1) Space Per 1,250 sf over 7,500 sf

Primary Retail Uses

- <3,000 sf: No Off-Street Parking Requirements
- >3,000 sf: One (1) Space Per 1,250 sf over 3,000 sf

Secondary Retail Uses

- <7,500 sf: No Off-Street Parking Requirements
- >7,500 sf: One (1) Space Per 1,250 sf over 7,500 sf

V - BUILDING TYPES

ALLOWED:

Commercial Block Building
Flex Building
Live/Work Units
Liner Building

VI - USE REQUIREMENTS

Ground Floor Use

Primary Retail, Secondary Retail

- Office Uses are Permitted on Elm Street and S Weller Avenue Only.
- To be updated with further input from the City of Springfield

Upper Floor Use(s)

Residential, Office, Special

- To be updated with further input from the City of Springfield

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MIXED-USE BOULEVARD



I - Intent Statement

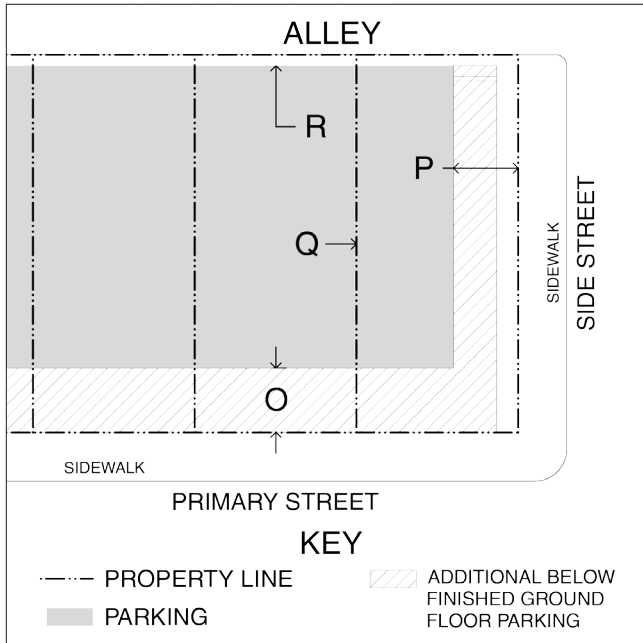
The intent of this subarea is to regulate the physical form of the Mixed-Use Boulevard areas in order to facilitate quality redevelopment of this neighborhood edge. This area is designated to provide for sensitive and respectful Transit-Oriented Development (TOD) that allows for walkability and concentrated density to support National Avenue as a future Public Transportation Corridor in the neighborhood. This intent statement and the images shown below are advisory only.



BUILDING PLACEMENT DIAGRAM



PARKING REQUIREMENTS DIAGRAM



IV - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages must match Build-to-Line & Setbacks
- At-grade Parking Lots must match requirements O - R below.
- Below-grade Parking Garages must match Build-to-Line & Setbacks.

- [O] PRIMARY STREET SETBACK: 50' Min
 [P] SIDE STREET SETBACK: 10' Min
 [Q] SIDE SETBACK: 0', if Surface Lot
 • Per Main Building if Structured Parking
 [R] REAR SETBACK: 5' Min

REQUIRED SPACES:

- No off-street parking is required for any use type which is not listed herein Section IV; and off-street parking for any conditional use is determined through the Zoning Code.

USE TYPE:

Residential Uses

- One (1) Off-Street Parking Space Per Dwelling Unit

Office Uses

- <7,500 sf: No Off-Street Parking Requirements
- >7,500 sf: One (1) Space Per 1,250 sf over 7,500 sf

Primary Retail Uses

- <3,000 sf: No Off-Street Parking Requirements
- >3,000 sf: One (1) Space Per 1,250 sf over 3,000 sf

Secondary Retail Uses

- <7,500 sf: No Off-Street Parking Requirements
- >7,500 sf: One (1) Space Per 1,250 sf over 7,500 sf

V - BUILDING TYPES

ALLOWED:

Commercial Block Building
 Flex Building
 Live/Work Units
 Liner Building

VI - USE REQUIREMENTS

Ground Floor Use

Primary Retail, Secondary Retail

- To be updated with further input from the City of Springfield

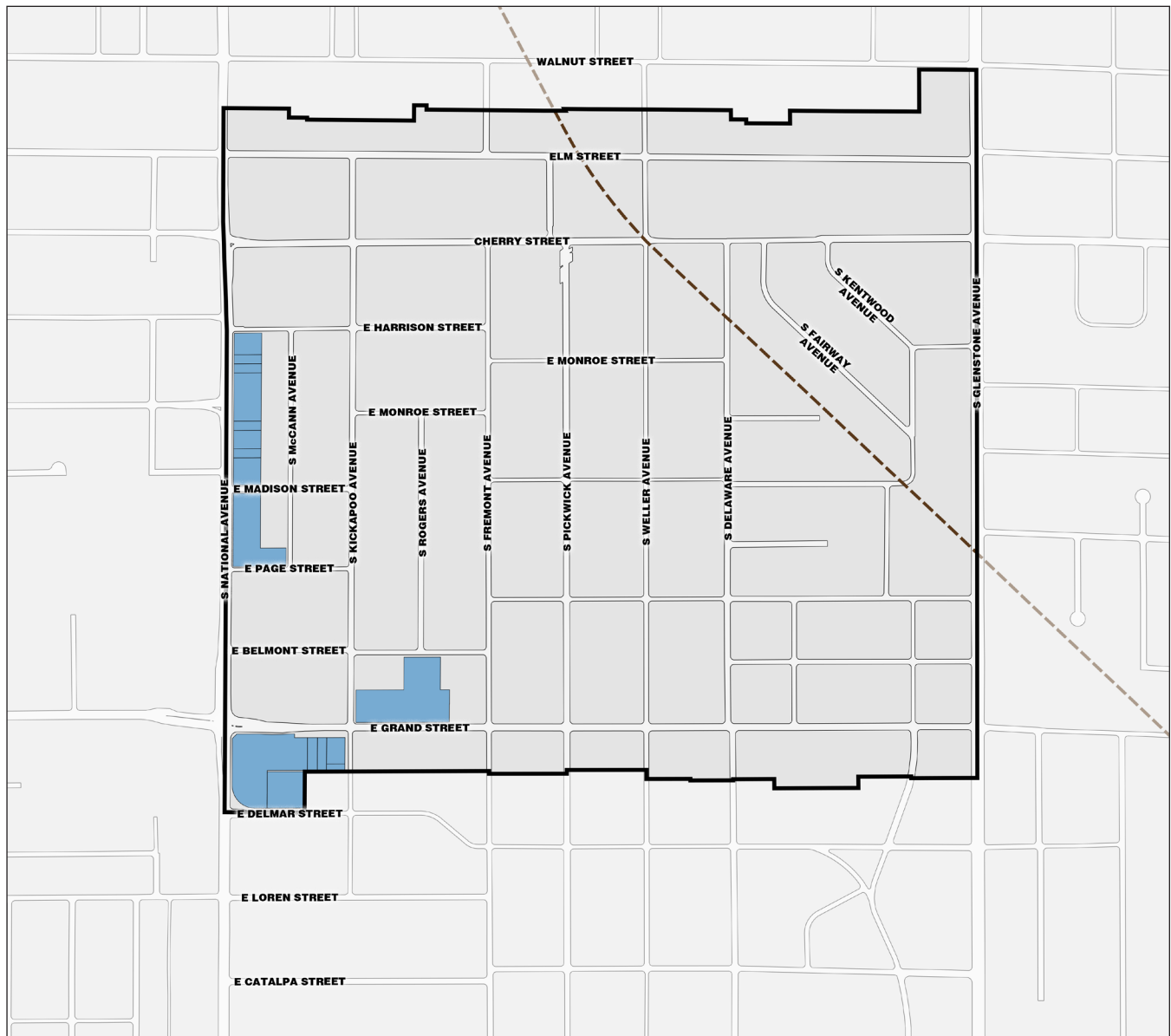
Upper Floor Use(s)

Residential, Office, Special

- To be updated with further input from the City of Springfield

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CIVIC BOULEVARD



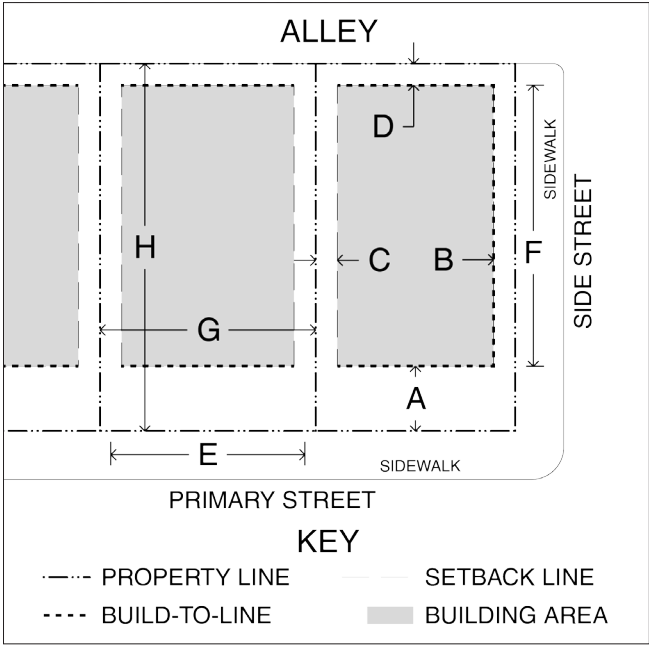
I - Intent Statement

The intent of this subarea is to regulate the physical form of the Civic Boulevard areas in order to preserve and enhance the integrity and quality of this civic edge of the neighborhood. This area is designated to provide for sensitive and respectful infill development which is of a complimentary scale and character and serves as a transition to the single-family homes found in the neighborhood along McCann Avenue. This intent statement and the images shown below are advisory only.

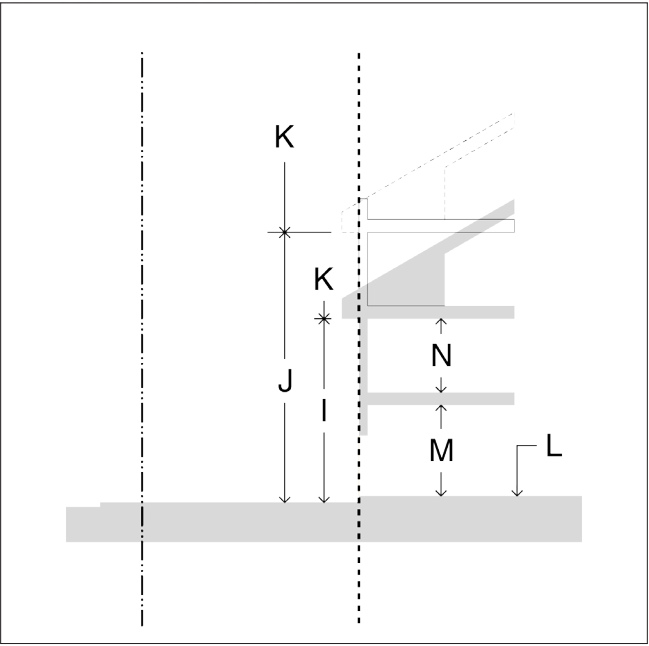


CIVIC BOULEVARD

BUILDING PLACEMENT DIAGRAM



BUILDING HEIGHT DIAGRAM



II - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] **PRIMARY STREET:** 30' Min | 50' Max
- To Match Average Front Facade line of the Block Face.
- [B] **SIDE STREET:** 10' Min
- To Match Average Front Facade line of the Block Face.

SETBACK:

- [C] **SIDE SETBACK:** 5' Min
- [D] **REAR SETBACK:** 30' Min
- Applicable to Main Building Only

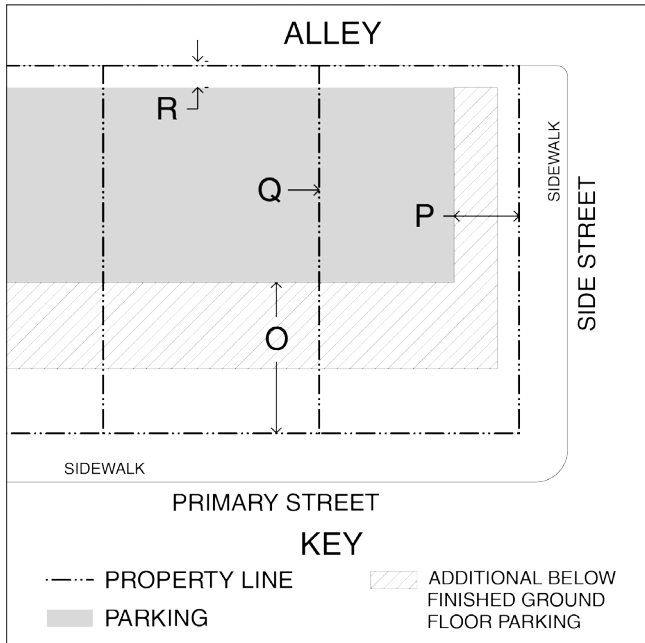
BUILDING FORM:

- [E] **PRIMARY STREET:** At Least 30% of Build-to-Line
- [F] **SIDE STREET:** At Least 25% of Build-to-Line
- [G] **LOT WIDTH:** Per Existing
- [H] **LOT DEPTH:** Per Existing

III - BUILDING HEIGHT

- [I] **BUILDING HEIGHT MINIMUM:** 2 Stories and 32'
- [J] **BUILDING HEIGHT MAXIMUM:** 3 Stories and 45'
- Mezzanines and Podiums greater than 1/3 of the Floor Plate Area shall be counted as a full story.
- [K] **MAX. FROM BOTTOM OF EAVE TO TOP OF PARAPET OR ROOF:** 15' Max
- [L] **FINISHED GROUND FLOOR LEVEL:** 1' Min | 4' Max
- Measured from elevation of back of sidewalk or adjacent lot level.
- [M] **FIRST FLOOR CEILING HEIGHTS:** 12' Min | 15' Max (Floor to Ceiling)
- [N] **UPPER FLOORS CEILING HEIGHTS:** 8' Min | 12' Max (Floor to Ceiling)

PARKING REQUIREMENTS DIAGRAM



IV - PARKING REQUIREMENTS

LOCATION:

- Above-grade Parking Garages must match Build-to-Line & Setbacks
- At-grade Parking Lots must match requirements O - R below.
- Below-grade Parking Garages must match Build-to-Line & Setbacks.

- [O] PRIMARY STREET SETBACK: 60' Min
- [P] SIDE STREET SETBACK: 10' Min
- [Q] SIDE SETBACK: 0', if Surface Lot
- Per Main Building if Structured Parking
- [R] REAR SETBACK: 5' Min

REQUIRED SPACES:

- No off-street parking is required for any use type which is not listed herein Section IV; and off-street parking for any conditional use is determined through the Zoning Code.
- Civic | Institutional Uses off-street parking regulations per Zoning Code.

USE TYPE:

Residential Uses

- One (1) Off-Street Parking Space Per Dwelling Unit

Office Uses

- <7,500 sf: No Off-Street Parking Requirements
- >7,500 sf: One (1) Space Per 1,250 sf over 7,500 sf

Primary Retail Uses

- <3,000 sf: No Off-Street Parking Requirements
- >3,000 sf: One (1) Space Per 1,250 sf over 3,000 sf

Secondary Retail Uses

- <7,500 sf: No Off-Street Parking Requirements
- >7,500 sf: One (1) Space Per 1,250 sf over 7,500 sf

V - BUILDING TYPES

ALLOWED:

Detached Single-Family Dwelling
 Duplex, Triplex & Fourplex
 Stacked Flats
 Live/Work Units
 Civic/Institutional

VI - USE REQUIREMENTS

Ground Floor Use

Civic | Institutional, Office,
 Secondary Retail Residential

- To be updated with further input from the City of Springfield

Upper Floor Use(s)

Civic | Institutional, Office,
 Residential

- To be updated with further input from the City of Springfield

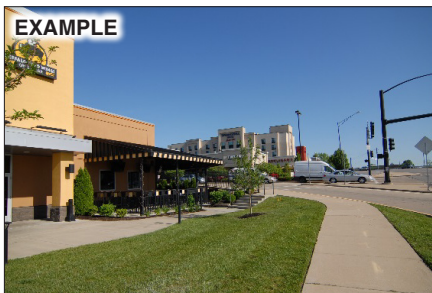
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RETAIL THOROUGHFARE



I - Intent Statement

The Retail Thoroughfare Subarea has been included in the subarea recommendations for the purpose of establishing Buffer Requirements where a side or rear lot line coincides with a side or rear lot of any lot in an adjacent residential zoning district. The intent of this subarea is not to regulate the physical form. The Glenstone Avenue corridor should be studied separately for physical form and public realm enhancements due to its unique physical character. This intent statement and the images shown below are advisory only.



RETAIL THOROUGHFARE



GLENSTONE AVENUE AT GRAND STREET



GLENSTONE AVENUE AT THE RAIL LINE

GLENSTONE AVENUE

Glenstone Avenue is a primary north-south arterial that forms the eastern edge of the Rountree Neighborhood. Glenstone Avenue intersects with Interstate 44 in the north and travels south connecting with James River Freeway/Highway 60. This corridor is automobile dominate in design and function, with limited opportunities for pedestrian crossings, wide and numerous curb cuts which interrupt sidewalk travel, and a lack of pedestrian scale design consideration.

The corridor contains an eclectic mix of uses including hotels and motels, strip mall development containing office and retail establishments, drive through dining establishments, gas stations, office towers, banks and institutional facilities, big box retail, automotive repair and auto sales lots, and more.

The 2 mile section of Glenstone Avenue between Trafficway Street and Sunshine Street should be studied for streetscape and corridor enhancements. This 2 mile segment has similar constraints such as shallow development parcels which abut single family neighborhoods. To improve the relationship between the commercial development along Glenstone Avenue and the adjacent single-family neighborhoods, selected uses and design guidelines should be established to ensure high quality development.

For the purpose of this study, a Buffer Requirement should be considered for inclusion in the Rountree Urban Conservation District (UCD). Buffering residential development from the commercial properties along Glenstone Avenue will be a first step in improving this relationship. The recommended Buffer Requirements are outlined below.

BUFFER REQUIREMENTS

- *Where a side or rear lot line coincides with a side or rear lot of any lot in an adjacent residential zoning district or is located across a public street or alley from a residential zoning district, a landscape greenbelt of at least twenty (20) feet in width shall be provided along such a lot. The greenbelt shall be planted with trees and shrubs and maintained in a healthy growing condition. Along the inner side of the greenbelt, except where the greenbelt adjoins a public street, there shall be provided either (1) A continuous visual screen with a minimum height of six (6) feet, such screen consisting of a compact evergreen hedge or foliage screening; or (2) An ornamental masonry wall or fence at least six (6) feet in height above grade.*

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05

NEXT STEPS

This study and the overall Rountree Neighborhood Plan update is the first step and foundation of the Rountree Neighborhood's future community development and revitalization efforts. In order to make this community vision a reality and capitalize on the momentum that this Visioning process has established, key next steps for the Rountree Neighborhood have been identified. These next steps will help to leverage existing opportunities, continue the success of the Rountree Neighborhood Association and on-going revitalization efforts, and position the Rountree Neighborhood for future capacity and strength.



SPANISH MISSION BUILDING ALONG CHERRY STREET BEING REDEVELOPED



NEW TIE AND TIMBER DEVELOPMENT ALONG CHERRY STREET

Implementation Overview

The Cherry Street & National Avenue Corridor Study sets forth the goals and aspirations of the Rountree Neighborhood. The Study is ambitious, community-based and vision-driven. The Implementation Plan outlines key actions by the City of Springfield and their partners, the Rountree Neighborhood Association, and stakeholders to orchestrate development and policy decisions in a coordinated way to maximize the City's resources and bring the community's vision to fruition.

Urban Conservation District

An Urban Conservation District (UCD) is a zoning overlay district in the City of Springfield Land Development Code, Chapter 36. This implementation tool allows for the UCD to establish specific standards and controls to regulate the district such as land uses, setbacks, height controls, landscaping, parking location and design, and more. A portion of the Rountree Neighborhood is currently located within an Urban Conservation District. Current district regulations include, General Provisions, Permitted and Conditional Uses, Nonconforming Uses, Parking, Home Occupations, Site Plan Review, and Registration of Rental Property. The existing UCD establishes six (6) subdistricts or subareas, each with specific and unique district regulations including permitted uses, conditional uses, parking lot landscaping, signs, and off-street parking requirements. The Urban Conservation District is

a great implementation tool that can be utilized to achieve the desired character of Rountree and its various character subareas. The Rountree UCD, as it is written today, mostly deals with land use and is not being used to its fullest potential. Codifying this Study and the Rountree Neighborhood Plan through use of the Urban Conservation District can aid in achieving the desired neighborhood character identified through the visioning process. UCD subarea plan recommendations are outlined on pages 34-62.

Community Improvement District

To successfully implement the findings of the Cherry Street & National Avenue Corridor Study and facilitate public realm enhancements, a Community Improvement District should be created. For the Rountree Neighborhood to continue to grow and achieve its future market potential, access to additional sources of revenue must be secured.

In Missouri Community Improvement Districts (CIDs) can be established in two ways: (1) as a separate political subdivision; or (2) as a non-profit corporation. CIDs established as non-profit corporations have less flexible means of raising revenue. A CID that is a non-profit corporation can only raise revenue via a special tax assessment, whereas a CID that is a separate political subdivision can impose a special assessment, impose a sales tax up to 1%, or impose a real property tax.

In addition to collecting revenue in the aforementioned ways, both types of CIDs can issue bonds, notes, or other obligations and can secure any such obligations by mortgage, pledge, assignment, or deed of trust



NEW MULTI-FAMILY DEVELOPMENT ALONG CHERRY STREET



NATIONAL AVENUE PEDESTRIAN CROSSWALK

on any property or income of the district. This will enable the governing entity to make significant capital improvements and infrastructure investments in the CID area. However, it bears noting that the bonds or other obligations issued by the entity will not be tax-exempt. In addition, either type of CID may finance costs through imposition of fees, rents, and charges for district property or grants, gifts, and donations.

CIDs require a greater amount of consensus from local residents and business owners. To establish a CID, the applying entity must submit a 5-year business plan to the host municipality, along with a petition of support signed by property owners that (1) collectively own at least 50% of the assessed value of the real property within the proposed district and (2) are more than 50% per capita of all owners of real property within the proposed district.

Other Funding

It is important that the Rountree Neighborhood Association leverage other grant opportunities, funding sources, and partnerships to fund revitalization and community development initiatives. By articulating a coordinated, consensus Vision for the Rountree Neighborhood, this Development Framework provides a tangible plan and desired outcomes that the RNA can use to apply for grants, recruit partners, and leverage interest and opportunities from community stakeholders to continue the successful revitalization of the neighborhood to achieve the community's Vision.

Phasing Plan

The Phasing Plan identifies a comprehensive list of implementation items that the City of Springfield, their partners and stakeholders can undertake to fully implement the vision of the Cherry Street & National Avenue Corridor Study. The Phasing Plan prioritizes public capital improvement projects, establishes required legislation and partnerships, and targets private development in strategic ways to maximize incremental financing and investment leverage potential. It is divided into four (4) key Phases and identifies the type of strategy (i.e. policy, partnership, operations, capital, advocacy, or legislation); the lead partner and major participant in implementation; measurable indicator to assess impact of action; a benchmark to determine the starting point for measuring progress during implementation; and the target to reach during the implementation time line. This phasing strategy is a recommendation and does not prohibit existing or future development projects from occurring outside of specified phases.

Project & Program Phasing is described in detail on the following pages.

Early Action Items

Year 1 (2018-2019)

Complete and approve UCD updates with form-based recommendations for the proposed subareas and amend District Boundaries to reflect the UCD subarea plan.

Strategy	Policy Legislation
Lead Partner	COS Planning & Development
Indicator	Plan Revision & Adoption
Benchmark	Existing Plan Adopted
Target	Adoption of Updated Plan

Collect updated traffic count data for interior neighborhood streets including Cherry Street, McCann, Fremont, Pickwick and Weller Avenues, as well as National Avenue.

Strategy	Operations
Lead Partner	COS Public Works & Traffic
Indicator	Traffic Counts
Benchmark	2010/2011 Traffic Count Data
Target	2018 Traffic Count Data

Complete planed intersection improvements at Cherry Street and Pickwick Avenue to include curb bump-outs and brick-stamped crosswalks and monitor/evaluate its impacts on pedestrian safety and vehicle speeds.

Strategy	Operations
Lead Partner	COS Public Works & Traffic
Indicator	Pedestrian Safety & Vehicle Speeds
Benchmark	TBD
Target	TBD

Monitor the intersection of Cherry Street and Kickapoo Avenue to determine if traffic calming improvements are warranted.

Strategy	Operations
Lead Partner	COS Public Works & Traffic
Indicator	Pedestrian Safety & Vehicle Speeds
Benchmark	TBD
Target	TBD

Work with Neighborwoods to maintain, grow, and diversify the neighborhood's public street tree canopy.

Strategy	Partnership Operations
Lead Partner	RNA & Neighborwoods
Indicator	Tree canopy coverage / species
Benchmark	% of neighborhood covered by public tree canopy / % of species (TBD)
Target	% coverage (TBD) / single species is not more than 10% of all trees

Support the transition of National Avenue into a Transit Corridor and TOD with increased service and higher frequencies.

Strategy	Advocacy Operations
Lead Partner	Ozark Transportation Org.
Indicator	Service & Frequency
Benchmark	TBD
Target	TBD

Short-Term

Years 2 to 5

Develop Architectural Design Standards for the neighborhood.

Strategy	Policy Legislation
Lead Partner	COS Planning & Development
Indicator	Existence of Design Standards
Benchmark	No Design Standards
Target	Architectural Design Standards

Establish a Community Improvement District (CID) to fund neighborhood streetscape and stormwater improvements as well as marketing, maintenance, and security programs and services in the neighborhood.

Strategy	Legislation Operations
Lead Partner	RNA & City of Springfield
Indicator	Existence of CID
Benchmark	No CID
Target	Creation of CID

Utilize vacant or city-owned parcels to create new neighborhood parks and community gardens

Strategy	Operations Advocacy
Lead Partner	Spfld-Greene County Parks
Indicator	# of new parks and community gardens
Benchmark	None existing
Target	TBD

Develop a streetscape plan for Cherry Street with a funding and phasing plan. Begin implementation of streetscape improvements.

Strategy	Capital Operations
Lead Partner	CID & Public Works & Traffic
Indicator	TBD
Benchmark	TBD
Target	TBD

Install shared lane markings on the designated bike route through the neighborhood and install bike racks in key locations.

Strategy	Operations Advocacy
Lead Partner	COS Public Works
Indicator	Linear feet of shared lane markings
Benchmark	# linear feet (TBD)
Target	# linear feet (TBD)

Improve sidewalks and install pedestrian scale lights along key interior neighborhood streets including Kickapoo, Fremont, Pickwick and Weller Avenues.

Strategy	Capital Operations
Lead Partner	RNA & COS Public Works
Indicator	Sidewalks Quality / % of public right-of-way with adequate pedestrian lighting
Benchmark	Exist. sidewalk quality TBD / % existing adequate pedestrian lighting TBD
Target	100% good condition sidewalks on both sides of the street / 100% adequate pedestrian lighting

Medium-Term

Years 6 to 10

Work to burry and relocate to alleys/rear property lines the overhead utilities that conflict with the existing and future planned public street tree canopy.

Strategy	Operations
Lead Partner	City of Springfield & Utilities
Indicator	linear feet overhead utilities conflicting with street trees
Benchmark	# linear feet TBD
Target	TBD

Continue to Implement Streetscape Plan for Cherry Street as funds become available.

Strategy	Capital Operations
Lead Partner	CID & Public Works & Traffic
Indicator	TBD
Benchmark	TBD
Target	TBD

Continue to enhance the designated bike route through the neighborhood with signage and wayfinding and the installation of a bike repair station and rest stop near the commercial district

Strategy	Partnership Operations
Lead Partner	RNA & City of Springfield
Indicator	Existence of wayfinding, signage and bike repair station
Benchmark	None existing (TBD)
Target	Installation of wayfinding, signage and bike repair station

Long-Term

Years 10+

Explore creating a greenway or linear park in the existing railroad right-of-way

Strategy	Operations Advocacy
Lead Partner	Spfld-Greene County Parks & Ozark Greenways
Indicator	TBD
Benchmark	TBD
Target	TBD

Determine feasibility and future desire to create a neighborhood park surrounding Rountree Elementary School, by assembling parcels abutting the school overtime as properties become available.

Strategy	Operations Advocacy
Lead Partner	Spfld-Greene County Parks
Indicator	TBD
Benchmark	TBD
Target	TBD

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DEVELOPMENT REVIEW STAFF REPORT
Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area

DATE: October 29, 2018

PURPOSE: To approve the Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area

LOCATION: Generally located along the north side of East Cherry Street near the intersection of East Cherry Street and South Fremont Avenue (1361 and 1365 East Cherry Street)

APPLICANT: Say You Can, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area be approved.

FINDINGS:

The proposed Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

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

ATTACHMENTS:

Attachment A: Background Report

Exhibit I: Legal Description

Exhibit II: Location Map

Exhibit III: Land Use Map Excerpt from the *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan*

Exhibit IV: Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area

ATTACHMENT A
Background Report
Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area

APPLICANT'S PROPOSAL:

Say You Can, LLC has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority Law, for a redevelopment project generally located on the north side of East Cherry Street near the intersection with South Fremont Avenue (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit IV*) for conformance with the *Springfield-Greene County Comprehensive Plan*.

The purpose of the Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area is to remove blight and redevelop the area for multi-family residential use. The Redevelopment Area consists of two parcels (1361 and 1365 East Cherry Street), which comprise approximately 0.51 acres and contain two currently vacant residential structures that were built in 1920. Specifically, the property at 1361 East Cherry Street currently contains a single-family residential structure, and the property at 1365 East Cherry Street contains a three-unit apartment building that was originally constructed as a single-family residential structure. The Plan proposes to demolish the existing structures within the Redevelopment Area and construct a new pocket neighborhood development containing six attached, single-unit residential dwellings that are oriented around a central courtyard. Each dwelling will contain two bedrooms and will utilize a modern farmhouse design, which is intended to give the project a single-family residential appearance that is compatible with the neighboring properties. More specifically, the proposed dwellings will be limited to two-stories in height and include front porches and picket-fenced green space. The project will also address East Cherry Street by directing the interior sidewalks and orienting the main facades of the two street-facing dwellings towards the street. Covered off-street parking will be provided at the rear of the site accessible via an abutting alley.

COMPREHENSIVE PLAN:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates much of the area along the north side of East Cherry Street between South National Avenue and South Pickwick Avenue as Medium- or High-Density Housing with the exception of a small section that generally extends approximately 400 feet west from South Fremont Avenue (*Exhibit III*). This area includes the Redevelopment Area and is designated for Low-Density Residential Housing. This land use designation includes single-family housing at up to six dwelling units per acre, home occupations specified in the Zoning Ordinance, and, as an optional element, small neighborhood-oriented retail or service businesses carefully located and screened at certain intersections.

The Redevelopment Plan does not strictly conform to the Land Use Plan. It proposes multi-family residential housing at 12 dwelling units per acre in an existing single-family residential area that is designated for Low-Density Housing. However, it should be noted that the *Growth Management and Land Use Plan Element* states that the Land Use Plan map, “*should not be taken too literally but should be used in conjunction with the guidelines from previously-prepared neighborhood plans, the growth management and community physical character policies of this plan and good judgement.*” Despite the conflicting land use designation, Staff finds the Comprehensive Plan suggests the Redevelopment Area is an appropriate location for the proposed pocket neighborhood development. The Redevelopment Area is located along a collector street immediately adjacent to an area designated as Medium- or High-Density Housing and is currently zoned R-HD, High-Density Multi-Family Residential District. Furthermore, the proposed pocket neighborhood development conforms to the Rountree Neighborhood Plan, as well as the growth management and community physical image policies of the Comprehensive Plan.

2. The *Growth Management and Land Use Element* recommends the character of existing neighborhoods be maintained and strengthened by encouraging infill or replacement housing that is compatible with neighboring structures in height, setback, lot width, front door orientation, and general architecture, particularly in older neighborhoods. Such recommendation is further supported by the *Community Physical Image Element of Springfield- Greene County Comprehensive Plan*, which recommends any publicly assisted redevelopment projects or new construction located in Urban Conservation Districts reinforce the positive features of surrounding neighborhood’s prevailing architectural themes.

The site plan, building elevations, and renderings contained in the Redevelopment Plan show the proposed development will be two stories in height with 25 ft front yard setbacks. The structures will be oriented and massed so they appear as two separate single-family structures when viewed from the street. The proposed development will also incorporate various single-family residential design elements intended to improve compatibility with the surrounding neighborhood.

3. According to the *Rountree Neighborhood Plan*, the Redevelopment Area is located within the East Cherry Street Corridor, which extends along East Cherry Street from South National Avenue to South Fremont Avenue. The Plan recognizes this area contains a significant amount of multi-family residential development due to its location near Missouri State University and that it is currently zoned for high-density residential development. The Plan suggests multi-family residential as an appropriate use, provided that it is developed in a manner that is sensitive to the surrounding properties and preserves the single-family character of the neighborhood. The Plan also recommends the provisions of the Rountree Urban Conservation District (UCD) be utilized. The purpose and intent of such regulations specific to the Cherry Street Corridor are to “promote the mixed residential nature of the area to provide housing opportunities to

students and to protect adjacent single-family areas from the adverse effects of the higher intensity development.”

As discussed above, the building elevations and renderings provided in the Redevelopment Plan show the proposed development will be limited to two stories, be oriented towards East Cherry Street, and will incorporate various design elements that will give it a single-family appearance. Such provisions are sensitive to the surrounding properties and will help preserve the single-family character of the neighborhood. Furthermore, the proposed development will adhere to the provisions of the Rountree UCD. Per the UCD regulations, site plans for all projects within the East Cherry Street Corridor shall be reviewed and approved by the Administrative Review Committee (ARC) based on their conformity to specific review criteria before any building permits can issued. The ARC has already reviewed and approved the proposed pocket neighborhood.

STAFF COMMENTS:

1. The proposed Redevelopment Plan is one component of the applicant's request to obtain partial real property tax abatement pursuant to the Land Clearance for Redevelopment Law (“Chapter 99, RSMo”). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real Property tax abatement is based on up to 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

The applicant is required to submit an application that includes a blight report and redevelopment plan. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. Per the City's recently adopted Workable Program, the East Cherry Pocket Neighborhood Redevelopment Area is considered a *single project redevelopment area*. Redevelopment Plans for such areas are subject to a but-for test, and the base level of abatement is set at 50% of the assessed value of the new construction or rehabilitation for 10 years. However, the City Council may increase the level of abatement by up to 25% (75% maximum) depending on how the Redevelopment Plan performs on the scorecard. Based on the scorecard, the applicant will be requesting the City Council to increase the authorized level of abatement an additional 15% above the base level to 65%.
3. The Redevelopment Area is currently zoned R-HD, High-Density Multi-Family Residential. It is also located inside the Rountree Urban Conservation District (UCD No. 2, Area E), which imposes additional requirements intended to

implement the policies and recommendations of the *Rountree Neighborhood Plan* such as to help maintain neighborhood character and integrity and to help foster harmonious, orderly, and efficient development and redevelopment within the Rountree Neighborhood. The UCD regulations require ARC to review and approve site plans for projects that involve new construction prior to issuing building permits. The ARC has reviewed and approved the pocket neighborhood development proposed in the Redevelopment Plan.

4. The project proposed in the Redevelopment Plan may be permitted under the existing R-HD/UCD No.2 zoning. The Planning and Zoning Commission's standard for review of the Redevelopment Plan is to determine its conformity to the Comprehensive Plan.

EXHIBIT I
Legal Description
Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area

ALL OF LOTS THIRTEEN (13) AND FOURTEEN (14), AMENDED PLAT OF RALPH WALKER'S SECOND SUBDIVISION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT II
Location Map
Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area



EXHIBIT III
Land Use Plan Excerpt from the *Growth Management and Land Use Element of the
Springfield-Greene County Comprehensive Plan.*

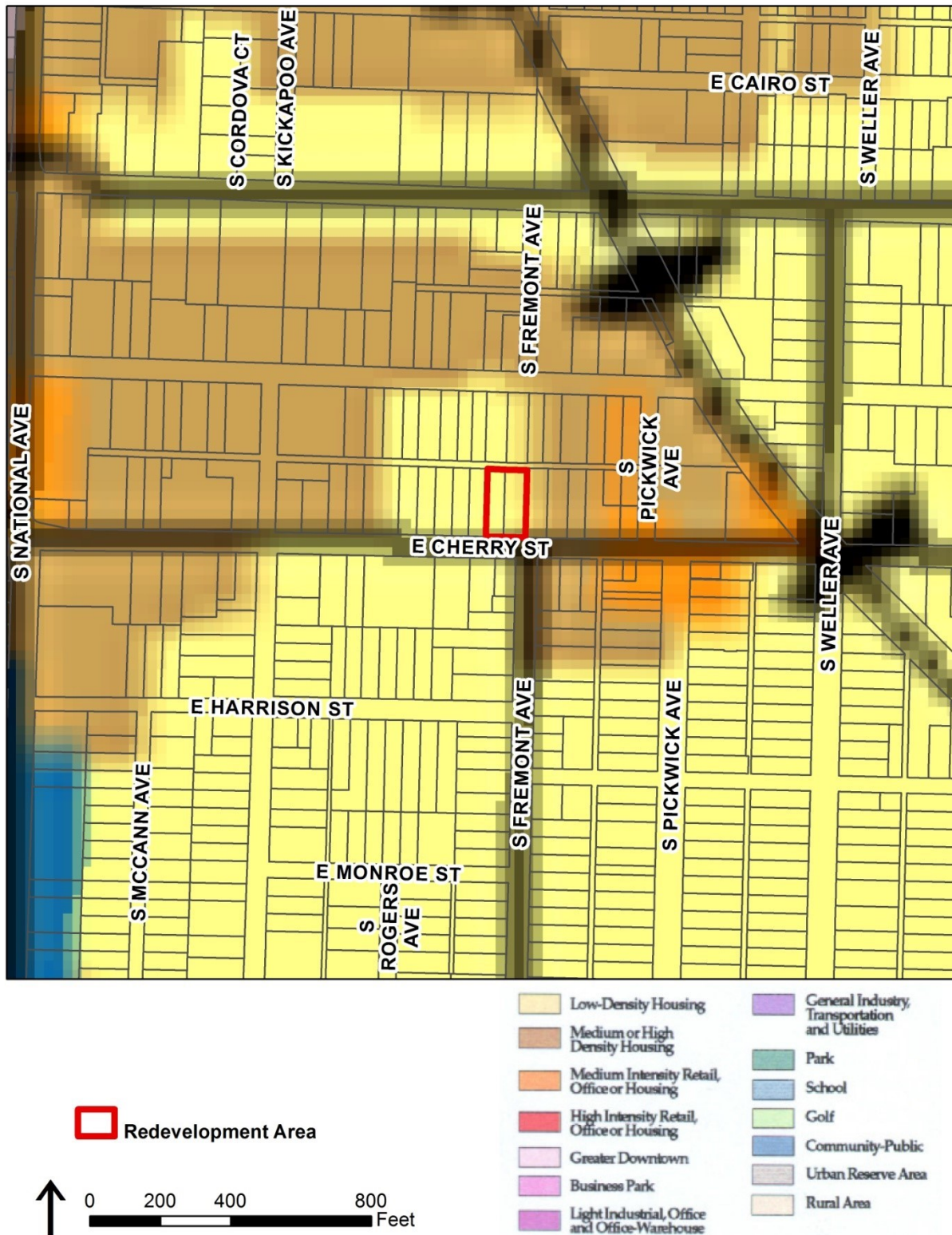


EXHIBIT IV

REDEVELOPMENT PLAN
FOR THE EAST CHERRY POCKET NEIGHBORHOOD REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI

November __, 2018

Redevelopment Plan

I. Introduction:

Say You Can, LLC, a Missouri limited liability company (the "**Developer**"), has prepared the following plan (the "**Redevelopment Plan**") for the redevelopment of 0.5 acres in Springfield, Missouri. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below), eliminating an existing blighted area and replacing it with an attractive and well-constructed pocket neighborhood development consisting of a six (6) residential units (the "**Project**"). Each residential unit will include two (2) and two and a half (2.5) bathrooms and will have the appearance of single family structures through thoughtful design that considers the character of the existing neighborhood. The Project will provide housing for approximately six (6) to twelve (12) individuals. Real property tax abatement will be utilized to encourage such redevelopment. The Developer will be investing estimated equity of 25% of the projected \$1.4 million cost of this Project to redevelop the Project site. But-for the provision of tax abatement this Project and/or similar development project activity to revitalize this blighted area would not be financially feasible.

II. Background:

There are two (2) residential structures in the Redevelopment Area. One residential structure is commonly identified as 1361 E. Cherry Street (the "**1361 House**") and the other residential structure is commonly identified as 1365 E. Cherry Street (the "**1365 House**" and collectively with the 1361 Houses, the "**Houses**"). The Developer acquired both the 1361 House and the 1365 House in early 2016.

III. Description of the Project

A. Boundaries of the Redevelopment Area

The area being redeveloped contains approximately 0.5 acres and is situated north of E. Cherry St. between Kickapoo Avenue and Pickwick Avenue in the City of Springfield, Missouri (the "**Redevelopment Area**"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A," and the Redevelopment Area is legally described on Exhibit "B," which is attached hereto and incorporated herein.

B. Need for Redevelopment

1. Rountree Urban Conservation District; Growth Management and Land Use Plan

The Redevelopment Area is located in Area E of the Rountree Urban Conservation District (the "**UCD**"). The UCD was approved by Springfield City Council in 1985 to allow the neighborhood to identify and solve problems associated with trash, noise, and safety.¹ The UCD

¹ See Ordinance No. 3645 (adopted on July 22, 1985). In connection with the establishment of the UCD, the City adopted the Rountree Area Neighborhood Plan (dated July 1985) (such document, as amended by the Rountree Neighborhood Plan Addendum, dated May 14, 2001) is referred to as the "**UC Plan**"). According to Section 4-2302, the purpose of the UC Plan and the UCD, include but are not limited to the following:

is an overlay district with special regulations that exceed those of the underlying zoning district, recognizing and protecting the unique nature of the area (the “**District Regulations**”).² Area E (also known as the Cherry Street Corridor Area) serves as home to many MSU students and contains a mixture of multi-family and single family housing stock.³ The District Regulations governing Area E are intended to, among other things, “promote the mixed residential nature of the area to provide housing opportunities for students and to protect adjacent single-family areas from the adverse effects of higher intensity development.”⁴ Multi-family dwelling is a permitted use under the District Regulations.⁵ Commercial uses are not permitted under the District Regulations. In addition, the Rountree Neighborhood Plan Addendum stresses how “[d]ilapidated, vacant and abandoned houses and other structure affect not only their own viability but lend an air of neglect to adjacent properties” creating safety hazards and making them less valuable.⁶ As noted in the Blight Report, one of the properties in the Redevelopment Area has been vacant for some time, thus increasing the need for need for redevelopment. The City’s Growth Management and Land Use Plan (“**GMLUP**”), is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.⁷ The GMLUP was adopted in November 2001 in order to provide broad guidance for private and public physical development of the region. Although the GMLUP seems to indicate the area is appropriate for Low-Density Housing, the GMLUP indicates areas directly to both the west and east of the Redevelopment Area are appropriate for Medium or High Density Housing.⁸ Given the close location of the Redevelopment Area to these adjacent areas, in addition to the location near the Missouri State University Activity Center,⁹ it follows that the Redevelopment Area is appropriate for Medium or High Density Housing.

2. Current Condition of Redevelopment Area.

As discussed in the preceding Blight Report, notwithstanding the Developer’s commercially reasonable efforts to maintain the Redevelopment Area, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. Specifically, the 1361 House has been vacant for some time and the 1365 House is vacant also. Substantial capital investment will be needed to fully rehabilitate and revitalize the Redevelopment Area, which further compounds the

B. To maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social and economic resources and the accommodation of desirable change; C. To prevent economic obsolescence and to promote reinvestment by fostering stable property values through a high level of economic activity, maintenance of essential urban services and by focusing financial assistance and other economic development programs; D. To promote the efficient use of urban lands, including the encouragement of compatible infill development on vacant and passed-over parcels; E. To encourage and to support rehabilitation of the physical environment and programs for the conservation and revitalization of urban areas; F. To foster harmonious, orderly and efficient growth, development and redevelopment; and G. To aid in the prevention or elimination of slums or blight.

² The UCD may impose regulations in addition to those of the underlying zoning district. See Section 4-2300 of the City of Springfield, Missouri zoning code.

³ See Art. III, §8(A) of the District Regulations.

⁴ Id.

⁵ See Art. III, §8(B)(4) of the District Regulations.

⁶ See Page 9 (Objective 3) of the Rountree Neighborhood Plan Addendum.

⁷ See Figure 18-5 of the GMLUP.

⁸ See Figure 18-7 of the GMLUP.

⁹ See Figure 18-5 of the GMLUP.

economic obsolescence of the Redevelopment Area. The Developer will be investing an estimated 25% equity of the projected \$1.4 million Project cost.

Further, the Redevelopment Area is not capable of providing housing accommodations to its utmost potential. The buildings in the Redevelopment Area only contain a total of four (4) small rental units. This severely limits the number of individuals who can live in the Redevelopment Area. The configuration of the Redevelopment Area does not allow it to support its highest and best use, which is medium to high density housing. This underutilization prevents the Redevelopment Area from generating taxes to its utmost potential and from fully contributing to the potential vitality of the UCD and surrounding areas.

3. Conformance of Redevelopment Plan with the UCD and GMLUP.

The Redevelopment Plan provides for the construction of a pocket neighborhood consisting of six (6) residential units, which will be located in the vicinity of MSU's campus, within three (3) blocks of the Greater Downtown District and within a block of various commercial uses located around E. Cherry Street and S. Pickwick Ave. Each of the residences will contain two (2) bedrooms and two and a half (2.5) bathrooms and possess the appearance of a single family residence. The pocket neighborhood will also have a six (6) unit detached garage with an assigned parking space for each residence. In total, the project will accommodate six (6) to twelve (12) individuals. The Project will include landscaping and architectural/design elements consistent with the UCD and surrounding properties as well as incorporate modern farm house design features such as a front porch and a picket fence garden. The new construction will remedy blight by creating a desirable living environment for residents, increasing the taxes generated by the Redevelopment Area, and encouraging further investment in the area. In particular, the redevelopment of a vacant property will cure the "air of neglect to adjacent properties" which creates safety hazards and makes nearby land less valuable.¹⁰ As reflected on the preliminary site plan in Exhibit "C" attached hereto and incorporated herein, the site will be redeveloped to utilize the Redevelopment Area to its full potential. Preliminary floor plans for the pocket neighborhood residential units are attached hereto as Exhibit "D" and incorporated herein. This will increase density by providing housing for approximately six (6) to twelve (12) individuals, which will in turn increase the area's pedestrian traffic and level of activity.

The Redevelopment Plan is consistent with the intent of the UCD, in that it will: (i) promote the efficient use of urban lands, (ii) encourage and support rehabilitation of the physical environment, and (iii) aid in the prevention or elimination of slums or blight.¹¹ In particular, the Redevelopment Plan will remove two vacant homes from the Redevelopment Area. The Redevelopment Plan is harmonious with surrounding uses and the development will consist of landscaping and architectural/design elements consistent with the UCD – including those depicted on "Exhibit D" attached hereto and incorporated herein. Specifically, the Developer will incorporate features such as front porches, corbels, shutters, window boxes, landscaping, and the planting of saplings near sidewalks. In addition, the Developer has already incorporated suggestions of the neighborhood into the design, including the reduction in height of the residential units to two stories. Although the Redevelopment Area is zoned R-HD, the Redevelopment Plan acknowledges and respects the residential nature of certain portions of the

¹⁰ See Page 9 (Objective 3) of the Rountree Neighborhood Plan Addendum.

¹¹ See Section 4-2302 of the City of Springfield, Missouri Zoning Ordinance.

surrounding area through the provision of off-street parking, limited building height, and density well below the applicable zoning limits and is consistent with the intent of the UCD. The Redevelopment Plan is also consistent with the goals and recommendations of the amended Rountree Neighborhood Plan, which is nearing completion (see Supplemental Statement).

The Growth Management and Land Use Plan (“GMLUP”), a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area, located just east of National Avenue along Cherry Street, and surrounding property is an appropriate area for medium or high density housing. The GMLUP also identifies MSU and surrounding areas as an Activity Center.¹² The GMLUP states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.¹³ The Redevelopment Area is located in close proximity to the MSU Activity Center. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the GMLUP. The highest and best use for this area includes well-designed residential properties designed to support the residential density goals of the GMLUP Element and that promotes safe and sanitary conditions and well-maintained building structures. Therefore, as set forth in this Redevelopment Plan, partial real property tax abatement will be available for the development of this attractive and high quality pocket neighborhood developed in accordance with this Redevelopment Plan, the Comprehensive Plan, and the zoning that is in effect at the time of development.

Without the comprehensive renovation and rehabilitation of the Redevelopment Area, its physical condition will continue to deteriorate and detract from the area. Thus, implementation of the Redevelopment Plan is needed to remediate blight in the Redevelopment Area, to create a safe and desirable living environment that more fully utilizes the property, increase the taxable revenues to the City.

C. *Redevelopment Plan Objectives and Strategies*

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for use as higher density housing. The Project involves the construction of a pocket neighborhood consisting of six (6) residential units. Each of the units will contain two (2) bedrooms and two and a half (2.5) bathrooms and will be limited to two (2) stories in height. Each unit will possess the appearance of a single family structure through thoughtful design. In total, the project will accommodate up to approximately six (6) to twelve (12) individuals. The Project will also provide on-site parking (in the form of a six (6) unit detached garage with dedicated spaces) and will utilize outdoor lighting as needed with the intent to create a safe living environment for the residents. The Project will include landscaping and architectural/design elements consistent with the UCD and surrounding properties as well as incorporate modern farm house design features such as a front porch and a picket fence garden.

IV. Land Use Plan:

¹² See page 18-34 of the GMLUP.

¹³ See page 18-28 of the GMLUP.

A. *Former and Existing Land Use*

The Redevelopment Area currently consists of two (2) houses. The 1365 House is currently divided into three (3) multi-family dwelling units, is vacant. The 1361 House, a single-family residential structure, is vacant. The Developer recently acquired the Houses in early 2016.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as a pocket neighborhood consisting of six (6) residential units. Each residence is intended to contain two (2) bedrooms and serve as a residence for one (1) to two (2) individuals. All the units in the pocket neighborhood will be limited to two (2) stories in height and each unit will be designed with the character of a modern farm house to include a front porch and picket fence garden, thereby possessing the appearance of a single family structure. All of the living space will be on the ground floor except for one (1) to two (2) bedrooms and one (1) bathroom on the second floor. A preliminary site plan reflecting the proposed land use in Redevelopment Area is attached as Exhibit "C" and incorporated herein.¹⁴

C. *Existing and Proposed Zoning*

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential District (R-HD). Moreover, the Redevelopment Area is located in the Rountree Urban Conservation District. There is no new zoning proposed for the Redevelopment Area. The Project is consistent with zoning requirements.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances, including the District Regulations.

V. Execution of the Project:

A. *Execution*

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

There will be no land acquisition required to implement the Redevelopment Plan, as the Developer owns the land within the Redevelopment Area.¹⁵

¹⁴ Note, the preliminary site plan includes the residential units and associated garage structure.

¹⁵ Note, 1365 E. Cherry is currently owned by an affiliate of the Developer, 311 S. Hampton, LLC.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project. Developer will contribute an estimated 25% of the projected \$1.4 million cost of development.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

Both the 1361 House and 1365 House are vacant.

F. *Redevelopment Schedule and Estimated Dates of Completion*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by November/December 2018
- Site Work (Demolition): Completed by January 2019
- Construction of Building: Completed by August 2019

G. *Taxation*

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. *Covenants*

The Redevelopment Plan shall run with the land and require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions:

A. *Compliance with General Plans*

As discussed in Article III, Section B above, the Redevelopment Plan for the Redevelopment Area conforms to the Rountree Neighborhood Plan and the District Regulations.

B. *Compliance with Workable Program*

Pursuant to Section 40-13(a)(1) of Article II of Chapter 40 of the Springfield City Code (the “Code”) the Project described in this Redevelopment Plan would not be financially feasible “But-for” the allowance of tax abatement. The City of Springfield’s *Economic Development Incentives Policy Manual* states under its General Policies that requests for discretionary

incentives, such as partial real property tax abatement shall meet the “but for” test.¹⁶ “There must be a finding by the City Council that the project would not occur, or would only occur at a significantly smaller scale, or will not be financially feasible or stable, or that public benefit will not occur if the incentive is not provided.”¹⁷ The Policy Manual also mentions that such incentives may be granted if the City Council finds there to be an overriding public benefit or a reduction in costs that would otherwise be paid by the City.¹⁸ Exhibit E contains two 10-year project pro forma financial statements (one with tax abatement, one without) provided by the Developer, each providing yearly cash flows and cash-on-cash return analyses. The cash-on-cash return is a measure of the annual rate of return made on the developer’s equity or cash invested the project. This calculation is one method of determining whether a project can provide a return on investment necessary to attract developer capital. The projections provided within these statements indicate that partial real property tax abatement is necessary in order for the project to proceed. Exhibit E also includes an amortization schedule and additional information that supports the conclusion that “but for” the tax abatement provided to the Project that the development of this high quality and attractive pocket neighborhood providing housing for six (6) to twelve (12) individuals that eliminates existing blight would not be feasible. Exhibit F contains a project budget supporting the estimates of the Developer and appraisal. The appraisal also indicates that the Developer is assessing a minimal development fee of 3.6% compared to an estimate of 15% for an alternate market rate development project.¹⁹ The Developer here is making a significant contribution of equity and reduced fees to support this Project at levels that make it financially feasible for traditional financing sources.

The Project will be subject to the property taxes due to the Greene County Assessor based upon their assessed valuation of the completed Project. The developer has also provided a tax impact analysis comparing the estimated property tax revenues with redevelopment and partial real property tax abatement to those without redevelopment and abatement. According to the tax impact analysis, while the tax revenue over the next 10 years would be reduced by approximately \$16,709, the affected taxing jurisdictions would see a net positive impact of \$22,150.87 in the cumulative receipt of PILOTs and property tax revenue over the next 10 years if the redevelopment occurs and tax abatement is authorized, as opposed to the redevelopment not occurring and tax abatement not being authorized.

C. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

D. *Compliance with Redevelopment Agreement*

Prior to application for Certificate of Qualification for Tax Abatement (the “Certificate”) issued in connection with this Project, a redevelopment Agreement must be executed between the applicant for the Certificate and the City. The provisions of the Redevelopment Agreement between the City and the applicant are essential provisions of the Redevelopment Plan and

¹⁶ Economic Development Incentives Policy Manual, City of Springfield, Missouri, February 15, 2011 (as amended on May 12, 2014).

¹⁷ *Id.*

¹⁸ *Id.*

¹⁹ See Ex. G, Appraisal Report, Roundtree Pocket Neighborhood, CBRE Valuation & Advisory Services, August 22, 2018, G, p. 44.

violations of the Redevelopment Agreement shall also constitute violations of the Redevelopment Plan. The Redevelopment Agreement shall at a minimum address the requirements specified in Section 4-14 of the Code.

E. *Population Density*

The Project will provide six (6) housing units on a 0.5 acre site (12 du/acre). Each residence will include two (2) bedrooms and two (2) bathrooms. In total, the Project will provide housing for six (6) to twelve (12) individuals.

F. *Public Facilities*

It is not anticipated at this time that the Project will require any additional public facilities or utilities.

VII. Procedure for Changes or Modification of Plan

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

VIII. Chapter 99 Scorecard

A. *Development in Financially Distressed Areas*

The Project is being constructed in the UCD. According to data from the 2012-2016 American Community Survey provided for the U.S. Census Bureau related to the County of Greene, Census Tract 9, the average median income for the area was \$24,444.²⁰ Data sources indicate that the poverty rate in the Redevelopment Area is 41.7%.²¹ However, the Project will serve populations in the vicinity of Missouri State University that indicates an 81.4% poverty rate with a median household income of \$7,467.²² The poverty rate is unsurprising as much of the available housing in the vicinity of the Redevelopment Area supports housing for a student population due to the proximity of Missouri State University. Based on the existing poverty rate, the Chapter 99 Scorecard will allow an additional 5% abatement.

B. *Community Benefit*

The Redevelopment Plan provides for the construction of a pocket neighborhood consisting of six (6) residential units with a single family structure appearance. The Redevelopment Plan does not provide for the construction of any retail projects resulting in the creation of full-time employment or tax generation. It is not anticipated that additional tax

²⁰ American Community Survey, 2012-2016, Greene County, Missouri
<http://census.missouri.edu/acs/profiles/report.php?period=5&year=2016&g=14000US29077000900|05000US29077|04000US29|01000US>

²¹ Id.

²² <http://www.city-data.com/poverty/poverty-Springfield-Missouri.html>

abatement under this category will be applicable although the approximately six (6) to twelve (12) individuals tenants of the units will certainly contribute to the local retail economy.

C. Community Image/Design

The Project design calls for the units in the pocket neighborhood to share similar height, bulk plane, set back, and proportion. The design also calls for articulated building facades and has landscape features such as a front porch, picket fence gardens, trees, planters, and a courtyard that will cumulatively exceed any landscaping requirements required of the Project under any landscaping plan required by the Municipal Ordinance Code of Springfield, MO for review and approval by the director of building development services.²³ Accordingly, the Chapter 99 Scorecard credits these design features of the Project with an additional 5% abatement.

D. Enhanced Public Safety

The Project intends to install wireless security cameras that monitor activity in the more open areas of the Project, such as alleyways, courtyard, and garage areas. This will add enhanced safety to the residents of the pocket neighborhood and to the public generally. These cameras will be registered with the Springfield Police Department to assist with crime prevention. Accordingly, the Chapter 99 Scorecard credits these design features of the Project with an additional 3% abatement.

E. Environmental Stewardship

The Project being constructed is not subject to Brownfield remediation. The Project will be constructed with high quality materials and comply with all required building and design requirements established by the City of Springfield, MO. Where possible and feasible, green materials and materials that add to the efficiency of energy savings will be utilized. The Project does not anticipate utilizing construction materials containing PAH (coal tar). Accordingly, the Chapter 99 Scorecard credits this commitment not to utilize these types of construction materials with an additional 2% abatement.

F. Total Abatement

“The minimum level of authorized Tax Abatement for projects with an approved Redevelopment Plan shall be 50%.”²⁴ The Tax Abatement level can be increased up to 75% utilizing the approved Tax Abatement Scorecard.²⁵ Based upon the Project description as set forth herein, the Redevelopment Plan would qualify for an additional Tax Abatement of 15%.

²³ See Sec. 36-482 - Landscaping and bufferyards, of the City of Springfield, Missouri Zoning Ordinance.

²⁴ See Article II, Sec. 40-15(a)(1) of the City of Springfield, Missouri Municipal Code.

²⁵ See General Ordinance 6437, City of Springfield, Missouri, March 27, 2018, Exhibit A - Chapter 99 Scorecard.

Supplemental Statement – Rountree Neighborhood Planning

Pursuant to a review initiated by the Rountree Neighborhood Association Board in the Spring of 2015 and a City Council directive to City staff in January 2017 to proceed with recommendations for amendments to the UCD (“Neighborhood Plan Proposals”). City staff is currently in the process of finalizing proposed amendments to the Rountree Neighborhood Plan, which upon completion, will be forwarded to the Planning and Zoning Commission and the City Council for review and approval. The Developer has had direct communication with City staff and has provided that they intend to comply with the goals and recommendations of City staff.

Due to timing issues related to the design of this Project and the significant investment of capital into this Redevelopment Plan the Developer seeks to move forward with the submission of this Redevelopment Plan for consideration by directly addressing any concerns regarding any pending changes to the Rountree Neighborhood Plan. The Developer has reviewed the proposed amendments to the Rountree Neighborhood Plan and the Redevelopment Plan appears to conform with the proposed amendments.

The goals and recommendations of the City staff follow this Supplemental Statement. The redevelopment plan will conform with the goals and recommendations of the amended Rountree Neighborhood Plan in several ways:

1. Encourage increased pedestrian activity through the design of the Project such as front porches, common areas, etc. The Project is designed as a pocket neighborhood with access and parking off the rear alley. Residents park on the backside of the Project and walk through the common courtyard to access their residences.
2. Support a mix of housing stock. Residents that prefer less property maintenance or a housing design that provides modern amenities not always available in older housing stock.
3. The Project building design supports components of a home most often used, such as master bed/bath, living, kitchen, office on the ground level main floor. This increases access to housing for tenants of multiple generations allowing residents from outside the Rountree neighborhood to relocate as a housing option becomes available or allows existing residents who are no longer compatible with existing living conditions but do not wish to leave the Rountree neighborhood to relocate to a housing option that better supports their physical needs.
4. Provides housing options for MSU staff and faculty near the university.
5. Four apartment style units are being replaced with six higher quality single family style units that will attract more disposable income close to local businesses in the neighborhood.
6. Removal of blighted housing that poses a potential for nuisance violations.
7. The Project traffic will be “Rear-Loaded” off the alley to garage spaces. The traffic is funneled from the alley to Pickwick on the east and Kickapoo to the west. Traffic can then divert to Elm or to Cherry which will reduce generally the traffic impact on Cherry, specifically between Kickapoo and Pickwick.

Exhibit A

Map of Redevelopment Area



Exhibit B

Legal Description of Redevelopment Area

ALL OF LOTS THIRTEEN (13) AND FOURTEEN (14), AMENDED PLAT OF RALPH WALKER'S SECOND SUBDIVISION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Site Layout and Design



GENERAL NOTES:

THIS PROJECT CONSISTS OF SIX RESIDENTIAL TOWNHOMES AND A STAGELONG GARAGE IN THREE SEPARATE BUILDINGS.

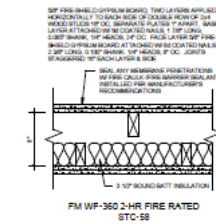
THE BUILDING ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE.

THE DENISING WALL SEPARATING THE TWO ENVELOPED INTERSECTIONS IS A 6" MIN. THICK CONCRETE WALL WITH 1" REINFORCING BARS. THE ATTIC SPACE TO THE UNDERBOP OF THE ROOF DECK SHALL ALLOW PENETRATION OF WATER ONLY. NO OTHER PENETRATIONS ARE ALLOWED.

WHEN THE DENISING WALL CONNECTS TO THE ROOF DECK, THE CONTRACTOR MUST PROVIDE ONE OF THE FOLLOWING:

- FIVE LAYER PL. WOOD DECKING FOR A DISTANCE OF 4' ON EACH SIDE OF THE WALL.
- ONE LAYER OF 5/8" THICK X 6" MIN. DIMENSION ATTACHED TO THE UNDERBOP OF THE ROOF DECK FOR A DISTANCE OF 4' ON EACH SIDE OF THE WALL.

THE PLANS FOR THIS PROJECT ARE OF LIMITED SCOPE. ANY CHANGES TO BE MADE DURING CONSTRUCTION OR CONSTRUCTION THAT ARE NOT A COMPLETE SET OF CONSTRUCTION DOCUMENTS.



(ISSUING OFFICE)
 Jeffrey David Wink, D-25622
 Virginia & Beverly
 Certificate of Authority E-
 2008021977

3030 S. Bethelwood, Suite A
 Springfield, MO 65806
 417.666.7711

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Pickwick District

1365 E Cherry

First Floor Plan

PLACE MAKERS

2020 E Satterfield, Suite A
Satterfield MD 20804
T 417-860-7711
F 417-860-7811

Jeffrey David Vella
A-20080322280
Certificate of Authority
A-2008012012

Revisions		Date	Issue Date
Rev.	Description	Drawn	

No.	Description	Date	Amount
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A101



1
A202
Courtyard Looking East
1/8" = 1'-0"



2
A202
Courtyard Looking North
1/8" = 1'-0"



3
A202
Courtyard Looking West
1/8" = 1'-0"



4
A202
Courtyard Looking South
1/8" = 1'-0"

03/06/2020
JAMES DAVIS, P.E., S-20072
JAMES DAVIS, P.E., S-20072
JAMES DAVIS, P.E., S-20072
JAMES DAVIS, P.E., S-20072

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CONTRACT NO. 1365 E CHERRY, PICKWICK DISTRICT, LLC

Pickwick District

1365 E Cherry

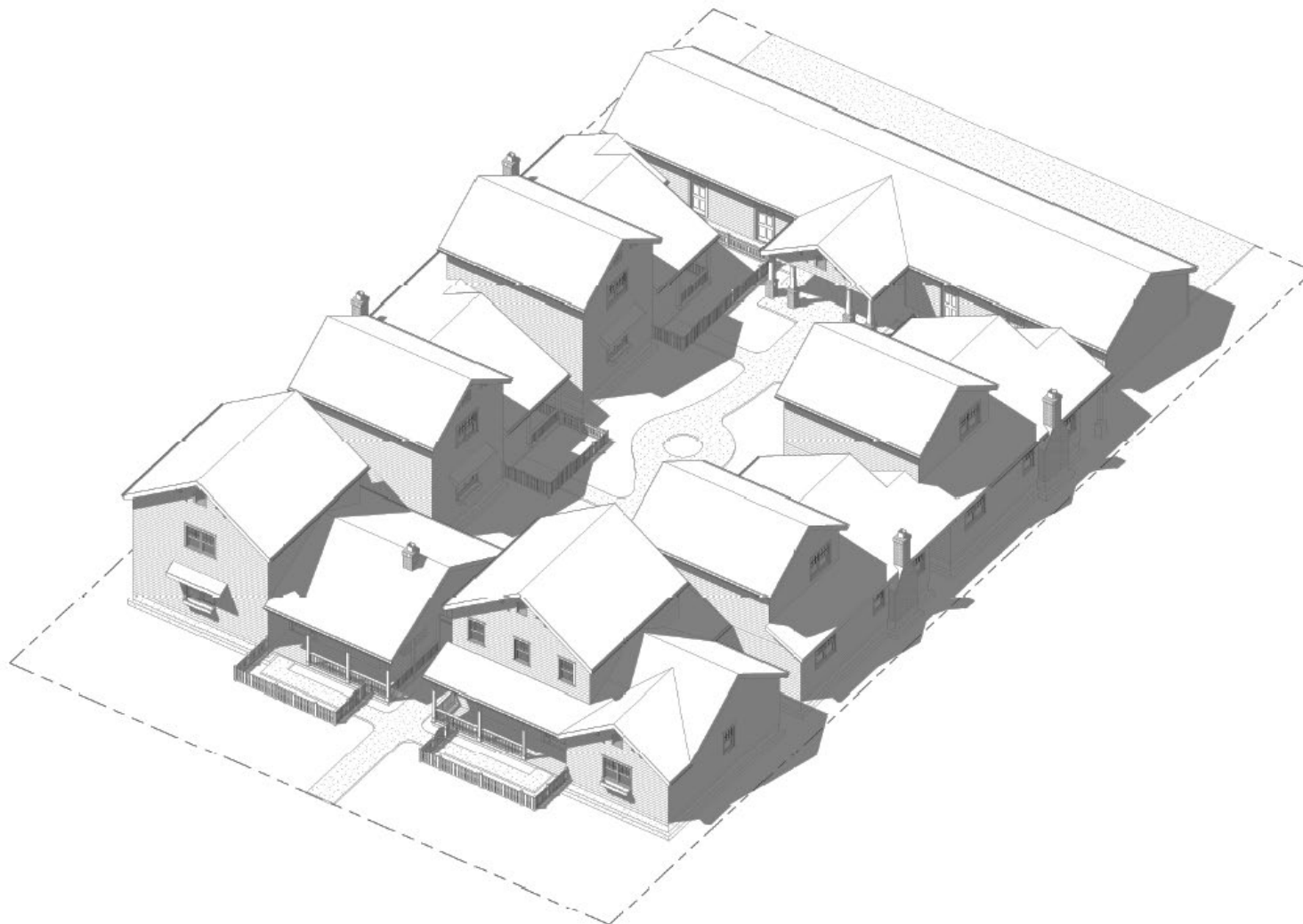
Courtyard Elevations

PLACE MAKERS

03/06/2020
JAMES DAVIS, P.E., S-20072
JAMES DAVIS, P.E., S-20072
JAMES DAVIS, P.E., S-20072
JAMES DAVIS, P.E., S-20072

No.	Description	Date	Drawn	Check	Issue Date
1	1365 E Cherry	03/06/2020	JAMES DAVIS	JAMES DAVIS	03/06/2020

A202



0000000000
 Jeffrey David Vinko, S. 00073
 Vinko & Sonnet
 Certificate of Authority S:
 0000000000

0000000000, Suite A
 Springfield, MO 65804
 417-860-7111

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Pickwick District

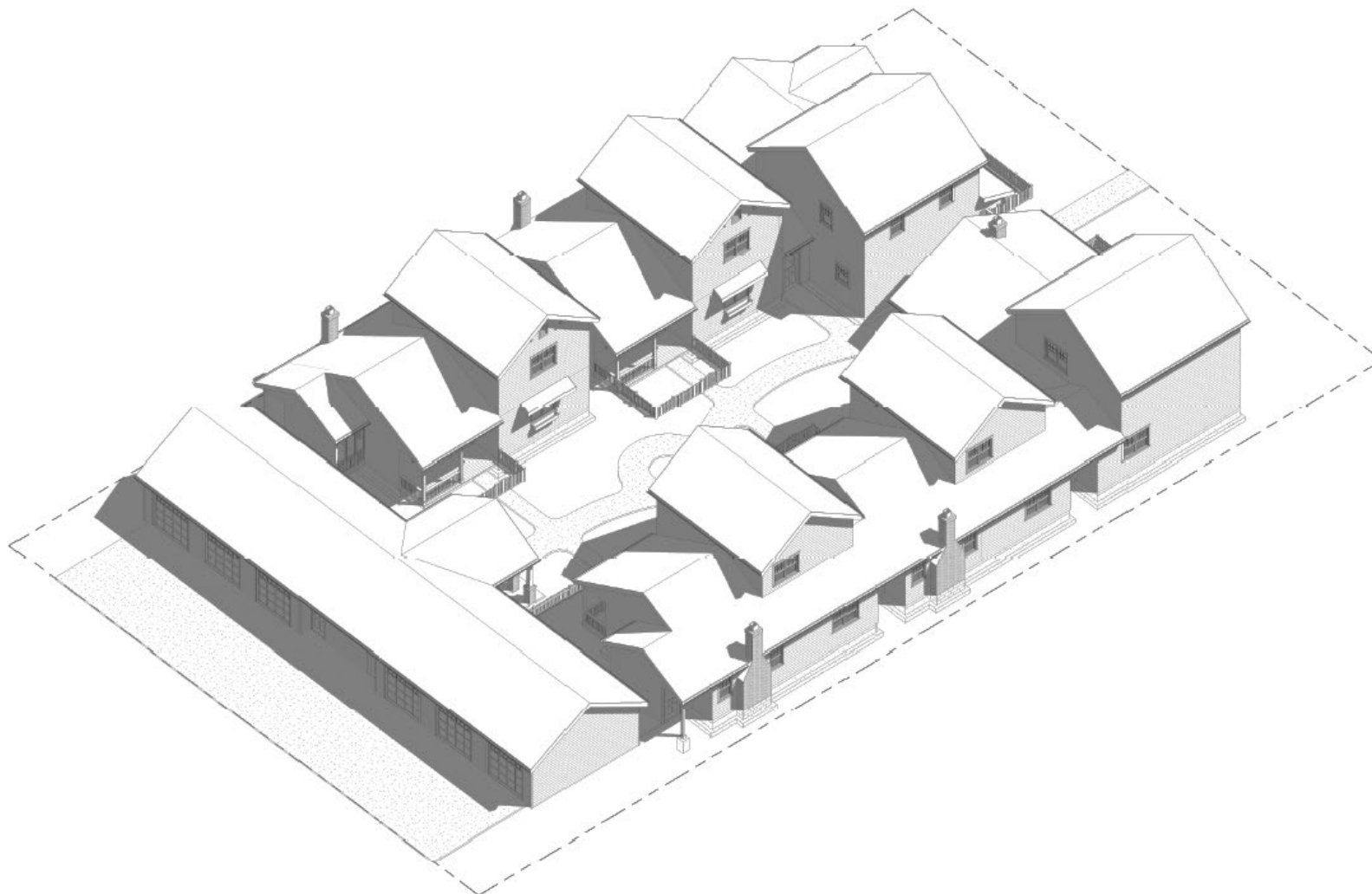
1365 E Cherry

Aerial View

PLACE MAKERS	
0000000000, Suite A Springfield, MO 65804 T 417-860-7111 F 417-860-7111	Jeffrey David Vinko S. 00073 Certificate of Authority 0000000000

No.	Description	Date	Sheet Number
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X103



04/06/2014
 Jeffrey David Halls, E-20073
 Vicksburg, MO 65084
 Certificate of Authority #: 200621877

2007 E Southern, Suite A
 Springfield, MO 65804
 417.682.7711

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Pickwick District

1365 E Cherry

Aerial View

PLACE MAKERS
 2007 E Southern, Suite A
 Springfield, MO 65804
 T 417.682.7711
 F 417.682.7711
 A 417.682.7711

Jeffrey David Halls
 A-200732073
 Certificate of Authority
 A-200621877

No.	Description	Date	Sheet Number	Notes

X104



ENGINEERED
 Andrew Goodrich, S. 0873
 State of Florida
 Certificate of Professional
 Engineering

20115 Babcock, Suite A
 Sarasota, FL 34234
 813.455.7111
 000000017

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Pickwick District

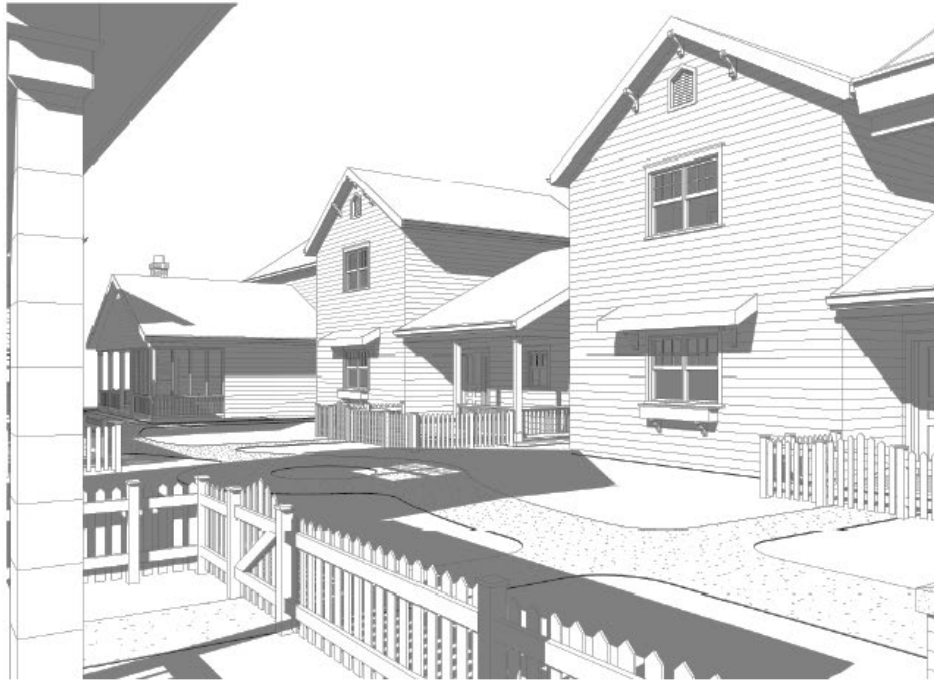
1365 E Cherry

Cherry St. Views

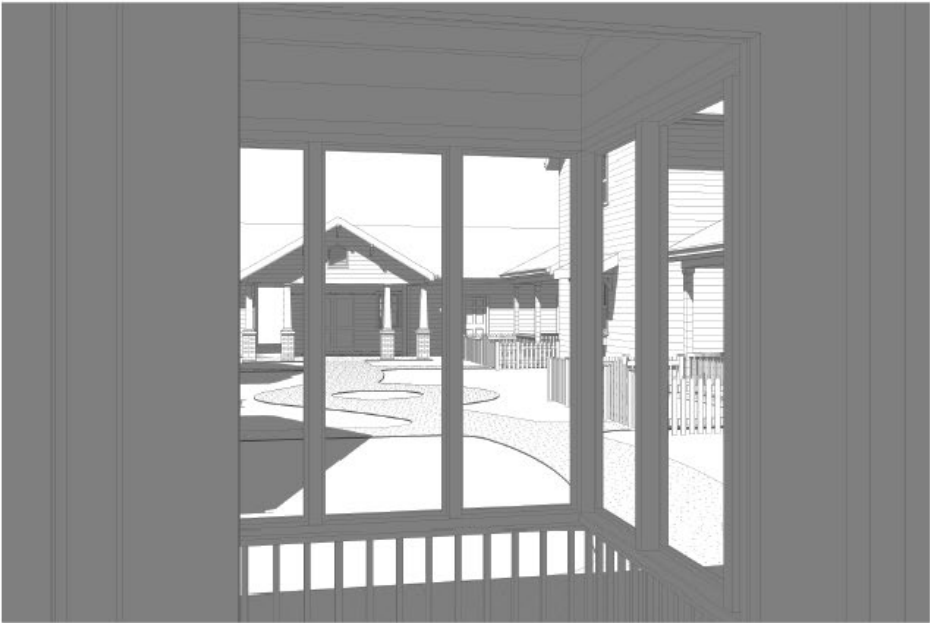
PLACE MAKERS
 1365 E. Babcock, Suite A
 Sarasota, FL 34234
 P 813.455.7111
 F 813.455.7111

Andrew Goodrich
 S. 0873
 Certificate of Professional
 Engineering

No.	Description	Scale	Sheet Number
			X105



0000000000 Jeffrey David Vandy, © 2007 Vandy & Vandy Certificate of Authority #: 0000000000		0000000000 Sub A Vandy & Vandy Certificate of Authority #: 0000000000	
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Pickwick District			
1365 E Cherry			
Courtyard Views			
PLACE MAKERS			
0000000000 Sub A Vandy & Vandy Certificate of Authority #: 0000000000		Jeffrey David Vandy A 0000000000 Certificate of Authority #: 0000000000	
Revisions	Date	Drawn	Issue Date
No.	Description	Date	Sheet Number
			X106



OWNER/CLIENT Jeffrey Davis Wills, S. 05073 Greenville, SC 29615 Certificate of Authority #: 000001977		3030 S. 05073, Suite A Springfield, MO 65804 417-880-7711
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Pickwick District		
1365 E Cherry		
Courtyard Views		
PLACE MAKERS		
3030 S. 05073, Suite A Greenville, SC 29615 417-880-7711 417-880-7711		Jeffrey Davis Wills A. 000001977 Certificate of Authority A. 000001977
Revisions		Date
No.	Description	Date
		Issue Date

X107

Exhibit “E”

Tax Impact Analysis

[please see attached]

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis for 1361 & 1365 E. Cherry Street

City of Springfield, Missouri
7-Aug-18

311 S. Hampton, LLC
4319 S. National #126
Springfield, MO 65810

EAST CHERRY POCKET NEIGHBORHOOD
2018 Real Estate Assessment & Taxes

1361 E. Cherry

Current Assesment Ratio	19%	
	Appraised*	Assessed
Land	\$ 22,500	\$ -
<u>Improvements</u>	<u>\$ 71,900</u>	
Total	\$ 94,400	

Jurisdiction	Tax	Levy per \$100
City of Springfield		0.6218
Springfield -- Greene County Library		0.2467
Ozarks Technical College		0.2023
Greene County		0.1218
Road & Bridge		0.1218
State of Missouri		0.0300
Sheltered Workshop		0.0473
Springfield R-12		4.1058
County Seniors' Services		0.0500
Commercial SurTax		
	<u>\$ -</u>	5.5475

*Per Assessor

1365 E. Cherry

Current Assesment Ratio	19%	
	Appraised*	Assessed
Land	\$ 28,400	\$ -
<u>Improvements</u>	<u>\$ 95,700</u>	
Total	\$ 124,100	

Jurisdiction	Tax	Levy per \$100
City of Springfield		0.6218
Springfield -- Greene County Library		0.2467
Ozarks Technical College		0.2023
Greene County		0.1218
Road & Bridge		0.1218
State of Missouri		0.0300
Sheltered Workshop		0.0473
Springfield R-12		4.1058
County Seniors' Services		0.0500
Commercial SurTax		
	<u>\$ -</u>	5.5475

*Per Assessor

EAST CHERRY POCKET NEIGHBORHOOD
Tax Impact Analysis - Assessment Assumptions

Property	2018					
	Appraised*			Assessed		
	Land	Improvements	Total	Land	Improvements	Total
1361 E. Cherry St.	22,500	71,900	94,400	4,280	13,660	17,940
1365 E. Cherry St.	28,400	95,700	124,100	5,400	18,180	23,580
Totals	\$ 50,900	\$ 167,600	\$ 218,500	\$ 9,680	\$ 31,840	\$ 41,520

Property	Redeveloped Estimate					
	Appraised*			Assessed		
	Land	Improvements	Total	Land	Improvements	Total
Comm.	-	-	-	-	-	-
Res. Pocket Neighborhood	50,900	699,100	750,000	9,671	132,829	142,500
Totals	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ 142,500

Breakdown of Land/Improvement Values not provided by Appraiser

Assessment ratio (commercial) 32%

Assessment ratio (residential) 19%

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis

Projected Tax Revenue without Redevelopment

Biennial Growth Rate Assumption - Real Estate Taxes

-1.00%

				Real Estate Taxes Paid														
Year		Assessed Value (\$)			0.6218	0.2467	0.2023	0.1218	0.1218	0.0300	0.0473	4.1058	0.0500			5.5475		
Plan	Calendar	Land	Imp.	Total	City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R- 12	Seniors' Services	Commercial Sur Tax		Tax Paid		
1	2019	9,680	31,840	41,520	\$ 258.17	\$ 102.43	\$ 83.99	\$ 50.57	\$ 50.57	\$ 12.46	\$ 19.64	\$ 1,704.73	\$ 20.76	\$ -	\$	2,303.32		
2	2020	9,680	31,840	41,520	\$ 258.17	\$ 102.43	\$ 83.99	\$ 50.57	\$ 50.57	\$ 12.46	\$ 19.64	\$ 1,704.73	\$ 20.76	\$ -	\$	2,303.32		
3	2021	9,583	31,522	41,105	\$ 255.59	\$ 101.41	\$ 83.16	\$ 50.07	\$ 50.07	\$ 12.36	\$ 19.44	\$ 1,687.69	\$ 20.55	\$ -	\$	2,280.30		
4	2022	9,583	31,522	41,105	\$ 255.59	\$ 101.41	\$ 83.16	\$ 50.07	\$ 50.07	\$ 12.33	\$ 19.44	\$ 1,687.69	\$ 20.55	\$ -	\$	2,280.30		
5	2023	9,487	31,207	40,694	\$ 253.04	\$ 100.39	\$ 82.32	\$ 49.57	\$ 49.57	\$ 12.21	\$ 19.25	\$ 1,670.81	\$ 20.35	\$ -	\$	2,257.50		
6	2024	9,487	31,207	40,694	\$ 253.04	\$ 100.39	\$ 82.32	\$ 49.57	\$ 49.57	\$ 12.21	\$ 19.25	\$ 1,670.81	\$ 20.35	\$ -	\$	2,257.50		
7	2025	9,392	30,895	40,287	\$ 250.50	\$ 99.39	\$ 81.50	\$ 49.07	\$ 49.07	\$ 12.09	\$ 19.06	\$ 1,654.10	\$ 20.14	\$ -	\$	2,234.92		
8	2026	9,392	30,895	40,287	\$ 250.50	\$ 99.39	\$ 81.50	\$ 49.07	\$ 49.07	\$ 12.09	\$ 19.06	\$ 1,654.10	\$ 20.14	\$ -	\$	2,234.92		
9	2027	9,298	30,586	39,884	\$ 248.00	\$ 98.39	\$ 80.69	\$ 48.58	\$ 48.58	\$ 11.97	\$ 18.87	\$ 1,637.56	\$ 19.94	\$ -	\$	2,212.56		
10	2028	9,298	30,586	39,884	\$ 248.00	\$ 98.39	\$ 80.69	\$ 48.58	\$ 48.58	\$ 11.97	\$ 18.87	\$ 1,637.56	\$ 19.94	\$ -	\$	2,212.56		
TOTAL					\$ 2,530.60	\$ 1,004.02	\$ 823.32	\$ 495.70	\$ 495.70	\$ 122.12	\$ 192.50	\$ 16,709.78	\$ 203.49	\$ -	\$	22,577.22		

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis

Projected Tax Revenue with Redevelopment but without Abatement

Biennial Growth Rate Assumption - Real Estate Taxes

3.00%

		Real Estate Taxes Paid													
Year		Assessed Value (\$)			0.6218	0.2467	0.2023	0.1218	0.1218	0.0300	0.0473	4.1058	0.0500	5.5475	
					Greene			County							
					City of	County	Ozarks Tech.	Greene	Road &	State of	Sheltered	Springfield R-	Seniors'	Commercial	
Plan	Calendar	Land	Imp.	Total	Springfield	Library	College	County	Bridge	Missouri	Workshop	12	Services	Sur Tax	Tax Paid
1	2019	9,671	132,829	142,500	886.07	351.55	288.28	173.57	173.57	42.75	67.40	5,850.77	71.25	-	7,905.19
2	2020	9,671	132,829	142,500	886.07	351.55	288.28	173.57	173.57	42.75	67.40	5,850.77	71.25	-	7,905.19
3	2021	9,961	136,814	146,775	912.65	362.09	296.93	178.77	178.77	44.03	69.42	6,026.29	73.39	-	8,142.34
4	2022	9,961	136,814	146,775	912.65	362.09	296.93	178.77	178.77	44.03	69.42	6,026.29	73.39	-	8,142.34
5	2023	10,260	140,918	151,178	940.03	372.96	305.83	184.14	184.14	45.35	71.51	6,207.08	75.59	-	8,386.61
6	2024	10,260	140,918	151,178	940.02	372.96	305.83	184.13	184.13	45.35	71.51	6,207.07	75.59	-	8,386.60
7	2025	10,568	145,146	155,713	968.23	384.14	315.01	189.66	189.66	46.71	73.65	6,393.28	77.86	-	8,638.20
8	2026	10,568	145,146	155,713	968.22	384.14	315.01	189.66	189.66	46.71	73.65	6,393.26	77.86	-	8,638.18
9	2027	10,885	149,500	160,385	997.28	395.67	324.46	195.35	195.35	48.12	75.86	6,585.10	80.19	-	8,897.38
10	2028	10,885	149,500	160,385	997.27	395.67	324.46	195.35	195.35	48.12	75.86	6,585.09	80.19	-	8,897.36
TOTAL					9,408.47	3,732.83	3,061.01	1,842.96	1,842.96	453.93	715.70	62,124.98	756.55	-	83,939.39

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis

Projected Tax Revenue with Redevelopment and Abatement

Biennial Growth Rate Assumption - Real Estate Taxes 3.00%

Estimated Abatement 50.00%

					Real Estate Taxes Paid											
Year		Assessed Value (\$)			0.6218	0.2467	0.2023	0.1218	0.1218	0.0300	0.0473	4.1058	0.0500	5.5475		
					City of	Greene	Ozarks	Greene	Road &	State of	Sheltered	Springfield R-	Seniors'	Commercial		
Plan	Calendar	Land	Imp.	Total	Springfield	County Library	Tech. College	County	Bridge	Missouri	Workshop	12	Services	Sur Tax	Tax Paid	PILOTs Paid
1	2019	9,671	132,829	142,500	60.13	23.86	19.56	11.78	11.78	2.90	4.57	397.07	4.84	-	536.50	\$ 3,684.34
2	2020	9,671	132,829	142,500	60.13	23.86	19.56	11.78	11.78	2.90	4.57	397.07	4.84	-	536.50	\$ 3,684.34
3	2021	9,961	136,814	146,775	61.94	24.57	20.15	12.13	12.13	2.99	4.71	408.98	4.98	-	552.59	\$ 3,794.88
4	2022	9,961	136,814	146,775	61.94	24.57	20.15	12.13	12.13	2.99	4.71	408.98	4.98	-	552.59	\$ 3,794.88
5	2023	10,260	140,918	151,178	63.80	25.31	20.76	12.50	12.50	3.08	4.85	421.25	5.13	-	569.17	\$ 3,908.71
6	2024	10,260	140,918	151,178	63.80	25.31	20.76	12.50	12.50	3.08	4.85	421.26	5.13	-	569.17	\$ 3,908.71
7	2025	10,568	145,146	155,713	65.71	26.07	21.38	12.87	12.87	3.17	5.00	433.90	5.28	-	586.26	\$ 4,025.99
8	2026	10,568	145,146	155,713	65.71	26.07	21.38	12.87	12.87	3.17	5.00	433.90	5.28	-	586.26	\$ 4,025.99
9	2027	10,885	149,500	160,385	67.68	26.85	22.02	13.26	13.26	3.27	5.15	446.92	5.44	-	603.85	\$ 4,146.76
10	2028	10,885	149,500	160,385	67.68	26.85	22.02	13.26	13.26	3.27	5.15	446.92	5.44	-	603.85	\$ 4,146.76
TOTAL					638.53	253.34	207.74	125.08	125.08	30.81	48.57	4,216.25	51.35	-	5,696.73	\$ 39,121.36

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis

Distribution of PILOTs

Annual payments are based on the estimated real property taxes that would be paid on the improvements if they were not tax exempt, but rather had an residential assessed valuation of \$132,829 based on an appraised valuation of \$750,000 minus the Greene County Assessor's valuation of the land of the Redevelopment Area of \$50,900.

Year		PILOTs (\$)	PILOTs Paid to Taxing Jurisdictions									
Plan	Calendar		0.6218	0.2467	0.2023	0.1218	0.1218	0.0300	0.0473	4.1058	0.0500	5.5475
			City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R- 12	Seniors' County Services	Commerci al Sur Tax
1	2019	3,684.34	412.97	163.84	134.36	80.89	80.89	19.92	31.41	2,726.85	33.21	-
2	2020	3,684.34	412.97	163.84	134.36	80.89	80.89	19.92	31.41	2,726.85	33.21	-
3	2021	3,794.88	425.35	168.76	138.39	83.32	83.32	20.52	32.36	2,808.66	34.20	-
4	2022	3,794.88	425.35	168.76	138.39	83.32	83.32	20.52	32.36	2,808.65	34.20	-
5	2023	3,908.71	438.11	173.82	142.54	85.82	85.82	21.14	33.33	2,892.90	35.23	-
6	2024	3,908.71	438.11	173.82	142.54	85.82	85.82	21.14	33.33	2,892.90	35.23	-
7	2025	4,025.99	451.26	179.04	146.82	88.39	88.39	21.77	34.33	2,979.70	36.29	-
8	2026	4,025.99	451.26	179.04	146.82	88.39	88.39	21.77	34.33	2,979.70	36.29	-
9	2027	4,146.76	464.80	184.41	151.22	91.05	91.05	22.43	35.36	3,069.09	37.38	-
10	2028	4,146.76	464.80	184.41	151.22	91.05	91.05	22.43	35.36	3,069.09	37.38	-
TOTAL		39,121.36	4,384.98	1,739.75	1,426.63	858.94	858.94	211.56	333.56	28,954.39	352.60	-
												39,121.36

EAST CHERRY POCKET NEIGHBORHOOD

Tax Impact Analysis

Jurisdiction	Tax Revenue			
	Without Redevelopment or Abatement	With Redevelopment and Abatement	Impact on Jurisdiction	
City of Springfield	\$ 2,530.60	\$ 5,023.51	\$	2,492.91
Springfield -- Greene County Library	\$ 1,004.02	\$ 1,993.09	\$	989.07
Ozarks Technical College	\$ 823.32	\$ 1,634.37	\$	811.05
Greene County	\$ 495.70	\$ 984.02	\$	488.32
Road & Bridge	\$ 495.70	\$ 984.02	\$	488.32
State of Missouri	\$ 122.12	\$ 242.37	\$	120.25
Sheltered Workshop	\$ 192.50	\$ 382.13	\$	189.63
Springfield R-12	\$ 16,709.78	\$ 33,080.64	\$	16,370.86
County Seniors' Services	\$ 203.49	\$ 403.95	\$	200.46
Commercial SurTax	\$ -	\$ -	\$	-
TOTAL	\$ 22,577.23	\$ 44,728.10	\$	22,150.87

Pro Forma for the East Cherry Pocket Neighborhood Development Area

		Year 1		Year 2		Year 3		Year 4	
		2019 Projections	2019 w/Abatement	2020 Projections	2020 w/Abatement	2021 Projections	2021 w/Abatement	2022 Projections	2022 w/Abatement
INCOME:									
	Gross Rents	\$144,000.00	\$144,000.00	\$146,880.00	\$146,880.00	\$149,817.60	\$149,817.60	\$152,813.95	\$152,813.95
	Less Vacancy	\$7,200.00	\$7,200.00	\$7,344.00	\$7,344.00	\$7,490.88	\$7,490.88	\$7,640.70	\$7,640.70
	Other Revenue	\$2,000.00	\$2,000.00	\$2,040.00	\$2,040.00	\$2,080.80	\$2,080.80	\$2,122.42	\$2,122.42
	GROSS INCOME:	\$138,800.00	\$138,800.00	\$141,576.00	\$141,576.00	\$144,407.52	\$144,407.52	\$147,295.67	\$147,295.67
EXPENSES:									
	Utilities	\$1,200.00	\$1,200.00	\$1,217.55	\$1,217.55	\$1,241.90	\$1,241.90	\$1,266.74	\$1,266.74
	RE Taxes**	\$7,825.00	\$4,220.84	\$7,942.00	\$4,220.84	\$8,061.00	\$4,347.47	\$8,182.00	\$4,347.47
	Trash	\$840.00	\$840.00	\$863.61	\$863.61	\$880.89	\$880.89	\$898.50	\$898.50
	Administrative	\$720.00	\$720.00	\$736.20	\$736.20	\$750.92	\$750.92	\$765.94	\$765.94
	Insurance	\$3,000.00	\$3,000.00	\$3,058.04	\$3,058.04	\$3,119.20	\$3,119.20	\$3,181.59	\$3,181.59
	Oper., Lawn, Snow, Maint.	\$6,000.00	\$6,000.00	\$6,116.08	\$6,116.08	\$6,238.40	\$6,238.40	\$6,363.17	\$6,363.17
	Property Management	\$13,680.00	\$13,680.00	\$13,959.39	\$13,959.39	\$14,238.58	\$14,238.58	\$14,523.35	\$14,523.35
	Leasing	\$900.00	\$900.00	\$920.24	\$920.24	\$938.65	\$938.65	\$957.42	\$957.42
	Accounting	\$1,000.00	\$1,000.00	\$1,019.35	\$1,019.35	\$1,039.73	\$1,039.73	\$1,060.53	\$1,060.53
	Advertisements	\$500.00	\$500.00	\$509.67	\$509.67	\$519.87	\$519.87	\$530.26	\$530.26
	Capital Reserves	\$3,000.00	\$3,000.00	\$3,058.04	\$3,058.04	\$3,119.20	\$3,119.20	\$3,181.59	\$3,181.59
	TOTAL EXPENSES:	\$38,665.00	\$35,060.84	\$39,400.19	\$35,679.03	\$40,148.35	\$36,434.82	\$40,911.10	\$37,076.57
	NET OPERATING INCOME:	\$100,135.00	\$103,739.16	\$102,175.81	\$105,896.97	\$104,259.17	\$107,972.70	\$106,384.57	\$110,219.10
	Less Debt Service*	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00
	CASH FLOW	\$11,558.00	\$15,162.16	\$13,598.81	\$17,319.97	\$15,682.17	\$19,395.70	\$17,807.57	\$21,642.10
	Cash-on-Cash Return	0.04	0.05	0.05	0.06	0.06	0.07	0.06	0.08
	LTV	72.70%	70.18%	71.25%	68.75%	69.83%	67.42%	68.43%	66.05%
	Debt-Service Ratio	1.13	1.17	1.15	1.20	1.18	1.22	1.20	1.24
	Market Value	\$1,540,538.46	\$1,595,987.08	\$1,571,935.58	\$1,629,184.20	\$1,603,987.22	\$1,661,118.45	\$1,636,685.73	\$1,695,678.50

(assumes a 6.5% CAP rate)

*Debt Service

Borrower Equity	\$280,000.00	Rate	6.24%			
Loan Amount	\$1,120,000.00	Amort.	25 Years Monthly Pmt.	\$7,382 Annual Pmt.	\$88,577	

**Includes any applicable PILOTs

Return Analysis follows this Pro Forma
after Year 2019 stabilization

Annual Rent Increase	2.00%	Trash	0.61%	Leasing	0.65%
Vacancy Loss	5.00%	Administrative	0.52%	Accounting	0.72%
Utilities	0.86%	Insurance	2.16%	Advert.	0.36%
Property Mgmt.	9.86%	Oper., Maint.	4.32%	Capital Res.	2.16%

Pro Forma for the East Cherry Pocket Neighborhood Development Area

Year 5		Year 6		Year 7		Year 8	
2023 Projections	2023 w/Abatement	2024 Projections	2024 w/Abatement	2025 Projections	2025 w/Abatement	2026 Projections	2026 w/Abatement
\$155,870.23	\$155,870.23	\$158,987.64	\$158,987.64	\$162,167.39	\$162,167.39	\$165,410.74	\$165,410.74
\$7,793.51	\$7,793.51	\$7,949.38	\$7,949.38	\$8,108.37	\$8,108.37	\$8,270.54	\$8,270.54
\$2,164.86	\$2,164.86	\$2,208.16	\$2,208.16	\$2,252.32	\$2,252.32	\$2,297.37	\$2,297.37
\$150,241.58	\$150,241.58	\$153,246.42	\$153,246.42	\$156,311.34	\$156,311.34	\$159,437.57	\$159,437.57
\$1,292.08	\$1,292.08	\$1,317.92	\$1,317.92	\$1,344.28	\$1,344.28	\$1,371.16	\$1,371.16
\$8,305.00	\$4,477.88	\$8,429.00	\$4,477.88	\$8,556.00	\$4,612.25	\$8,684.00	\$4,612.25
\$916.47	\$916.47	\$934.80	\$934.80	\$953.50	\$953.50	\$972.57	\$972.57
\$781.26	\$781.26	\$796.88	\$796.88	\$812.82	\$812.82	\$829.08	\$829.08
\$3,245.22	\$3,245.22	\$3,310.12	\$3,310.12	\$3,376.33	\$3,376.33	\$3,443.85	\$3,443.85
\$6,490.44	\$6,490.44	\$6,620.25	\$6,620.25	\$6,752.65	\$6,752.65	\$6,887.70	\$6,887.70
\$14,813.82	\$14,813.82	\$15,110.10	\$15,110.10	\$15,412.30	\$15,412.30	\$15,720.54	\$15,720.54
\$976.57	\$976.57	\$996.10	\$996.10	\$1,016.02	\$1,016.02	\$1,036.34	\$1,036.34
\$1,081.74	\$1,081.74	\$1,103.37	\$1,103.37	\$1,125.44	\$1,125.44	\$1,147.95	\$1,147.95
\$540.87	\$540.87	\$551.69	\$551.69	\$562.72	\$562.72	\$573.98	\$573.98
\$3,245.22	\$3,245.22	\$3,310.12	\$3,310.12	\$3,376.33	\$3,376.33	\$3,443.85	\$3,443.85
\$41,688.68	\$37,861.56	\$42,480.35	\$38,529.23	\$43,288.38	\$39,344.63	\$44,111.03	\$40,039.28
\$108,552.90	\$112,380.02	\$110,766.06	\$114,717.18	\$113,022.96	\$116,966.71	\$115,326.54	\$119,398.29
\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00
\$19,975.90	\$23,803.02	\$22,189.06	\$26,140.18	\$24,445.96	\$28,389.71	\$26,749.54	\$30,821.29
0.07	0.09	0.08	0.09	0.09	0.10	0.10	0.11
67.06%	64.78%	65.72%	63.46%	64.41%	62.24%	63.13%	60.97%
1.23	1.27	1.25	1.30	1.28	1.32	1.30	1.35
\$1,670,044.68	\$1,728,923.44	\$1,704,093.26	\$1,764,879.72	\$1,738,814.82	\$1,799,487.90	\$1,774,254.50	\$1,836,896.81

Return Analysis follows this Pro Forma
after Year 2019 stabilization

Pro Forma for the East Cherry Pocket Neighborhood Development Area

Year9		Year 10	
2027 Projections	2027 w/Abatement	2028 Projections	2028 w/Abatement
\$168,718.95	\$168,718.95	\$172,093.33	\$172,093.33
\$8,435.95	\$8,435.95	\$8,604.67	\$8,604.67
\$2,343.32	\$2,343.32	\$2,390.19	\$2,390.19
\$162,626.32	\$162,626.32	\$165,878.85	\$165,878.85
\$1,398.59	\$1,398.59	\$1,426.56	\$1,426.56
\$8,814.00	\$4,750.61	\$8,947.00	\$4,750.61
\$992.02	\$992.02	\$1,011.86	\$1,011.86
\$845.66	\$845.66	\$862.57	\$862.57
\$3,512.73	\$3,512.73	\$3,582.98	\$3,582.98
\$7,025.46	\$7,025.46	\$7,165.97	\$7,165.97
\$16,034.96	\$16,034.96	\$16,355.65	\$16,355.65
\$1,057.07	\$1,057.07	\$1,078.21	\$1,078.21
\$1,170.91	\$1,170.91	\$1,194.33	\$1,194.33
\$585.45	\$585.45	\$597.16	\$597.16
\$3,512.73	\$3,512.73	\$3,582.98	\$3,582.98
\$44,949.57	\$40,886.18	\$45,805.28	\$41,608.89
\$117,676.75	\$121,740.14	\$120,073.57	\$124,269.96
\$88,577.00	\$88,577.00	\$88,577.00	\$88,577.00
\$29,099.75	\$33,163.14	\$31,496.57	\$35,692.96
0.10	0.12	0.11	0.13
61.86%	59.80%	60.63%	58.58%
1.33	1.37	1.36	1.40
\$1,810,411.59	\$1,872,925.28	\$1,847,285.67	\$1,911,845.51

Return Analysis follows this Pro Forma
after Year 2019 stabilization

Return Analysis

Cash-on-Cash Return (without Abatement)		
	Construction	Year 1
Initial Equity/Residual Value	(280,000)	
Cash Flow		11,558
Total Cash Flow	(280,000)	11,558
Cumulative Cash Flow	(280,000)	(268,442)
Cumulative Cash-on-Cash Return at Stabilization		-95.87%
Year 1 Cash-on-Cash Return		0.04

Cash-on-Cash Return (with Abatement)		
	Construction	Year 1
Initial Equity/Residual Value	(280,000)	
Cash Flow		15,162
Total Cash Flow	(280,000)	15,162
Cumulative Cash Flow	(280,000)	(264,838)
Cumulative Cash-on-Cash Return at Stabilization		-94.59%
Year 1 Cash-on-Cash Return		0.05

East Cherry Pocket Neighborhood

Loan Amount \$1,120,000.00
 Term (Months) 300
 Interest Rate 6.240%
 Monthly Payment (\$7,381.38)
 Annual Payment (\$88,576.56)

<u>Month</u>	<u>Total Pmt.</u>	<u>Int. Rate</u>	<u>Int. Pmt.</u>	<u>Prin. Pmt.</u>	<u>Prin. Balance</u>
Beg. Balance					\$1,120,000.00
1	\$7,381.38	6.24%	\$5,824.00	\$1,557.38	\$1,118,442.62
2	\$7,381.38	6.24%	\$5,815.90	\$1,565.47	\$1,116,877.15
3	\$7,381.38	6.24%	\$5,807.76	\$1,573.61	\$1,115,303.54
4	\$7,381.38	6.24%	\$5,799.58	\$1,581.80	\$1,113,721.74
5	\$7,381.38	6.24%	\$5,791.35	\$1,590.02	\$1,112,131.72
6	\$7,381.38	6.24%	\$5,783.08	\$1,598.29	\$1,110,533.43
7	\$7,381.38	6.24%	\$5,774.77	\$1,606.60	\$1,108,926.83
8	\$7,381.38	6.24%	\$5,766.42	\$1,614.96	\$1,107,311.87
9	\$7,381.38	6.24%	\$5,758.02	\$1,623.35	\$1,105,688.52
10	\$7,381.38	6.24%	\$5,749.58	\$1,631.80	\$1,104,056.72
11	\$7,381.38	6.24%	\$5,741.09	\$1,640.28	\$1,102,416.44
12	\$7,381.38	6.24%	\$5,732.57	\$1,648.81	\$1,100,767.63
13	\$7,381.38	6.24%	\$5,723.99	\$1,657.38	\$1,099,110.25
14	\$7,381.38	6.24%	\$5,715.37	\$1,666.00	\$1,097,444.24
15	\$7,381.38	6.24%	\$5,706.71	\$1,674.67	\$1,095,769.58
16	\$7,381.38	6.24%	\$5,698.00	\$1,683.37	\$1,094,086.20
17	\$7,381.38	6.24%	\$5,689.25	\$1,692.13	\$1,092,394.08
18	\$7,381.38	6.24%	\$5,680.45	\$1,700.93	\$1,090,693.15
19	\$7,381.38	6.24%	\$5,671.60	\$1,709.77	\$1,088,983.38
20	\$7,381.38	6.24%	\$5,662.71	\$1,718.66	\$1,087,264.72
21	\$7,381.38	6.24%	\$5,653.78	\$1,727.60	\$1,085,537.12
22	\$7,381.38	6.24%	\$5,644.79	\$1,736.58	\$1,083,800.54
23	\$7,381.38	6.24%	\$5,635.76	\$1,745.61	\$1,082,054.92
24	\$7,381.38	6.24%	\$5,626.69	\$1,754.69	\$1,080,300.23
25	\$7,381.38	6.24%	\$5,617.56	\$1,763.81	\$1,078,536.42
26	\$7,381.38	6.24%	\$5,608.39	\$1,772.99	\$1,076,763.43
27	\$7,381.38	6.24%	\$5,599.17	\$1,782.21	\$1,074,981.23
28	\$7,381.38	6.24%	\$5,589.90	\$1,791.47	\$1,073,189.76
29	\$7,381.38	6.24%	\$5,580.59	\$1,800.79	\$1,071,388.97
30	\$7,381.38	6.24%	\$5,571.22	\$1,810.15	\$1,069,578.81
31	\$7,381.38	6.24%	\$5,561.81	\$1,819.57	\$1,067,759.25
32	\$7,381.38	6.24%	\$5,552.35	\$1,829.03	\$1,065,930.22
33	\$7,381.38	6.24%	\$5,542.84	\$1,838.54	\$1,064,091.68
34	\$7,381.38	6.24%	\$5,533.28	\$1,848.10	\$1,062,243.58
35	\$7,381.38	6.24%	\$5,523.67	\$1,857.71	\$1,060,385.88

36	\$7,381.38	6.24%	\$5,514.01	\$1,867.37	\$1,058,518.51
37	\$7,381.38	6.24%	\$5,504.30	\$1,877.08	\$1,056,641.43
38	\$7,381.38	6.24%	\$5,494.54	\$1,886.84	\$1,054,754.59
39	\$7,381.38	6.24%	\$5,484.72	\$1,896.65	\$1,052,857.94
40	\$7,381.38	6.24%	\$5,474.86	\$1,906.51	\$1,050,951.42
41	\$7,381.38	6.24%	\$5,464.95	\$1,916.43	\$1,049,034.99
42	\$7,381.38	6.24%	\$5,454.98	\$1,926.39	\$1,047,108.60
43	\$7,381.38	6.24%	\$5,444.96	\$1,936.41	\$1,045,172.19
44	\$7,381.38	6.24%	\$5,434.90	\$1,946.48	\$1,043,225.71
45	\$7,381.38	6.24%	\$5,424.77	\$1,956.60	\$1,041,269.11
46	\$7,381.38	6.24%	\$5,414.60	\$1,966.78	\$1,039,302.33
47	\$7,381.38	6.24%	\$5,404.37	\$1,977.00	\$1,037,325.33
48	\$7,381.38	6.24%	\$5,394.09	\$1,987.28	\$1,035,338.04
49	\$7,381.38	6.24%	\$5,383.76	\$1,997.62	\$1,033,340.43
50	\$7,381.38	6.24%	\$5,373.37	\$2,008.01	\$1,031,332.42
51	\$7,381.38	6.24%	\$5,362.93	\$2,018.45	\$1,029,313.98
52	\$7,381.38	6.24%	\$5,352.43	\$2,028.94	\$1,027,285.03
53	\$7,381.38	6.24%	\$5,341.88	\$2,039.49	\$1,025,245.54
54	\$7,381.38	6.24%	\$5,331.28	\$2,050.10	\$1,023,195.44
55	\$7,381.38	6.24%	\$5,320.62	\$2,060.76	\$1,021,134.68
56	\$7,381.38	6.24%	\$5,309.90	\$2,071.48	\$1,019,063.21
57	\$7,381.38	6.24%	\$5,299.13	\$2,082.25	\$1,016,980.96
58	\$7,381.38	6.24%	\$5,288.30	\$2,093.07	\$1,014,887.89
59	\$7,381.38	6.24%	\$5,277.42	\$2,103.96	\$1,012,783.93
60	\$7,381.38	6.24%	\$5,266.48	\$2,114.90	\$1,010,669.03
61	\$7,381.38	6.24%	\$5,255.48	\$2,125.90	\$1,008,543.13
62	\$7,381.38	6.24%	\$5,244.42	\$2,136.95	\$1,006,406.18
63	\$7,381.38	6.24%	\$5,233.31	\$2,148.06	\$1,004,258.12
64	\$7,381.38	6.24%	\$5,222.14	\$2,159.23	\$1,002,098.88
65	\$7,381.38	6.24%	\$5,210.91	\$2,170.46	\$999,928.42
66	\$7,381.38	6.24%	\$5,199.63	\$2,181.75	\$997,746.67
67	\$7,381.38	6.24%	\$5,188.28	\$2,193.09	\$995,553.58
68	\$7,381.38	6.24%	\$5,176.88	\$2,204.50	\$993,349.09
69	\$7,381.38	6.24%	\$5,165.42	\$2,215.96	\$991,133.13
70	\$7,381.38	6.24%	\$5,153.89	\$2,227.48	\$988,905.64
71	\$7,381.38	6.24%	\$5,142.31	\$2,239.07	\$986,666.58
72	\$7,381.38	6.24%	\$5,130.67	\$2,250.71	\$984,415.87
73	\$7,381.38	6.24%	\$5,118.96	\$2,262.41	\$982,153.45
74	\$7,381.38	6.24%	\$5,107.20	\$2,274.18	\$979,879.28
75	\$7,381.38	6.24%	\$5,095.37	\$2,286.00	\$977,593.27
76	\$7,381.38	6.24%	\$5,083.49	\$2,297.89	\$975,295.38
77	\$7,381.38	6.24%	\$5,071.54	\$2,309.84	\$972,985.54
78	\$7,381.38	6.24%	\$5,059.52	\$2,321.85	\$970,663.69
79	\$7,381.38	6.24%	\$5,047.45	\$2,333.92	\$968,329.77
80	\$7,381.38	6.24%	\$5,035.31	\$2,346.06	\$965,983.71
81	\$7,381.38	6.24%	\$5,023.12	\$2,358.26	\$963,625.45
82	\$7,381.38	6.24%	\$5,010.85	\$2,370.52	\$961,254.92

83	\$7,381.38	6.24%	\$4,998.53	\$2,382.85	\$958,872.07
84	\$7,381.38	6.24%	\$4,986.13	\$2,395.24	\$956,476.83
85	\$7,381.38	6.24%	\$4,973.68	\$2,407.70	\$954,069.14
86	\$7,381.38	6.24%	\$4,961.16	\$2,420.22	\$951,648.92
87	\$7,381.38	6.24%	\$4,948.57	\$2,432.80	\$949,216.12
88	\$7,381.38	6.24%	\$4,935.92	\$2,445.45	\$946,770.67
89	\$7,381.38	6.24%	\$4,923.21	\$2,458.17	\$944,312.50
90	\$7,381.38	6.24%	\$4,910.43	\$2,470.95	\$941,841.55
91	\$7,381.38	6.24%	\$4,897.58	\$2,483.80	\$939,357.75
92	\$7,381.38	6.24%	\$4,884.66	\$2,496.72	\$936,861.04
93	\$7,381.38	6.24%	\$4,871.68	\$2,509.70	\$934,351.34
94	\$7,381.38	6.24%	\$4,858.63	\$2,522.75	\$931,828.59
95	\$7,381.38	6.24%	\$4,845.51	\$2,535.87	\$929,292.72
96	\$7,381.38	6.24%	\$4,832.32	\$2,549.05	\$926,743.67
97	\$7,381.38	6.24%	\$4,819.07	\$2,562.31	\$924,181.36
98	\$7,381.38	6.24%	\$4,805.74	\$2,575.63	\$921,605.73
99	\$7,381.38	6.24%	\$4,792.35	\$2,589.03	\$919,016.70
100	\$7,381.38	6.24%	\$4,778.89	\$2,602.49	\$916,414.22
101	\$7,381.38	6.24%	\$4,765.35	\$2,616.02	\$913,798.19
102	\$7,381.38	6.24%	\$4,751.75	\$2,629.62	\$911,168.57
103	\$7,381.38	6.24%	\$4,738.08	\$2,643.30	\$908,525.27
104	\$7,381.38	6.24%	\$4,724.33	\$2,657.04	\$905,868.23
105	\$7,381.38	6.24%	\$4,710.51	\$2,670.86	\$903,197.37
106	\$7,381.38	6.24%	\$4,696.63	\$2,684.75	\$900,512.62
107	\$7,381.38	6.24%	\$4,682.67	\$2,698.71	\$897,813.91
108	\$7,381.38	6.24%	\$4,668.63	\$2,712.74	\$895,101.16
109	\$7,381.38	6.24%	\$4,654.53	\$2,726.85	\$892,374.31
110	\$7,381.38	6.24%	\$4,640.35	\$2,741.03	\$889,633.28
111	\$7,381.38	6.24%	\$4,626.09	\$2,755.28	\$886,878.00
112	\$7,381.38	6.24%	\$4,611.77	\$2,769.61	\$884,108.39
113	\$7,381.38	6.24%	\$4,597.36	\$2,784.01	\$881,324.38
114	\$7,381.38	6.24%	\$4,582.89	\$2,798.49	\$878,525.89
115	\$7,381.38	6.24%	\$4,568.33	\$2,813.04	\$875,712.85
116	\$7,381.38	6.24%	\$4,553.71	\$2,827.67	\$872,885.18
117	\$7,381.38	6.24%	\$4,539.00	\$2,842.37	\$870,042.81
118	\$7,381.38	6.24%	\$4,524.22	\$2,857.15	\$867,185.66
119	\$7,381.38	6.24%	\$4,509.37	\$2,872.01	\$864,313.65
120	\$7,381.38	6.24%	\$4,494.43	\$2,886.94	\$861,426.70

SOURCES & USES OF FUNDS

USE OF FUNDS (Based on Development Budget)

Acquisition Cost (1361 & 1365 E. Cherry)	\$ 215,000.00
Soft Cost - Renovation	\$ 208,000.00
Hard Cost - Renovation	\$ 977,000.00

Cobined Total Cost

SOURCES OF FUNDS

Developer Cash into Acquisition	\$ 215,000.00
Developer Cash/Equity into Construction Proj	\$ 65,000.00
Construction Loan - Simmons Bank*	\$ 1,120,000.00
Total Loans + Equity	\$ 1,400,000.00

*Construction Loan based on Term Sheet: 6.24% fixed for 5 years with 25 year amortization.

9/21/2018

Kelly Byrne
4319 S National #126
Springfield MO 65810

RE: 1361-1365 E Cherry "Pocket Neighborhood"
Loan Structure - Construction to Term Financing

To Whom It May Concern,

Based on financial and other information provided as of this date, I have outlined a general proposal for discussion purposes only which outlines the terms of the proposed "Pocket Neighborhood" development.

Construction Loan Maximum Loan-to-Value Ratio (LTV)

Generally, on a commercial construction loan, the LTV should not to exceed 80% of appraised value or cost, whichever is less. However, this limit may be increased up to 90% of cost or 80% of appraised value, whichever is less if the minimum debt service coverage ratio (DSC) for the project is at least 1.30x based on a 20-year amortization.

General Guideline – Maximum Duration

The construction period shall be for either 24 months from the date of closing or 6 months from the issuance of the Certificate of Occupancy, whichever is less.

Stabilization Period

A stabilization period may be provided beyond the end of the construction period. The conditions under which a stabilization period may be provided are as follows:

- During the stabilization period, the loan should be payable in monthly payments of interest only.
- A stabilization period shall be based on an objective measurement such as total occupancy or DSC.
- Stabilization period shall end upon the earlier of the following:
 - Stabilization of the subject property; or
 - The end of twelve (12) months following the end of the construction period.

Term Loan

At consummation the loan will be structured as a construction loan to automatically convert to a term loan, once the stabilization period is met.

Amortization

Once the stabilization period is met, the bank would consider an amortization period of 25 years.

**Interest Rate**

The interest rate is subject to multiple factors including but not limited to: borrower financial strength, guarantor financial strength, LTV and the date of loan closing. Based on the information the bank has at this point the interest rate would be 6.24% fixed for 5 years.

Minimum DSC Requirement

Generally, the subject project should have a minimum DSC of 1.20x.

Based upon the below assumptions, the estimated monthly payment would equate to \$7,382 per month.

Assumptions:

- The total cost estimate \$1,400,000
- 80% LTV
- 25-year amortization
- 6.24% interest rate

Based on the pro-forma information the bank has at this time the projected DSC for this project would equate to 1.17x. It would be expected that the borrower be able to mitigate this shortfall with additional cash equity or assemble a reasonable revised project budget that would equate to a lower cost for the project.

This proposal shall not be construed as a commitment, representation or binding contract and no cause of action shall arise as a result of this proposal. Any future commitment that may be issued by Simmons Bank will be subject to satisfactory conclusion of the bank's due diligence, completion of the bank's credit underwriting process, and requisite approval by the bank's credit authorities. This information is intended for discussion purposes only and is offered by Simmons Bank as a preliminary indication of interest.

Regards,

Christian Lewis, VP
Simmons Bank

EXHIBIT "F"

Estimated Project Budget

1361-1365 E Cherry

sq ft

11538.00

Project Budget

Line Item	Cost	Cost Breakdown
Land with abatement	\$215,000.00	Land
Appraisal	\$5,500.00	\$215,000.00
Closing Costs	\$7,500.00	Est. Soft Costs
Architects	\$30,000.00	\$208,000.00
Interior Design	\$5,000.00	Est. Hard Costs
PI for Alley	\$15,000.00	\$977,000.00
Site Work	\$5,000.00	Total Cost:
Demo	\$20,000.00	\$1,400,000.00
Buyout for Sewer	\$6,000.00	
Taxes	\$2,000.00	
Construction Costs	\$862,000.00	
garage/commons	\$70,000.00	
Signage	\$1,500.00	
F, F&E	\$5,000.00	
Legal and Professional Fees	\$17,500.00	
Accounting	\$1,000.00	
Insurance	\$3,000.00	
Supervision	\$0.00	
Landscaping	\$15,000.00	
Marketing	\$1,500.00	
Development Fee	\$50,000.00	
Pre Development Holding	\$25,000.00	
Construction Interest	\$17,500.00	
Lease Up Carry	\$20,000.00	
Total Cost	\$1,400,000.00	
Cost/Sq. Ft.	\$121.34	
Cost/Unit	\$233,333.33	
*Total Cost (not including land and demolition)	\$1,165,000.00	
Cost/Sq. Ft.	\$100.97	
Cost/Unit	\$194,166.67	

*This estimate reconciles with the appraisal (p. 44-46) provided with the application.

Exhibit “G”

Appraisal

[Provided Under Separate Cover]



**OFFICIAL NOTICE
PLANNING AND ZONING COMMISSION
2019 SCHEDULE**

NOTICE is hereby given to all citizens and interested parties that the Planning and Zoning Commission of the City of Springfield, Missouri, has scheduled the following regular meeting dates for the year 2019. Meetings are scheduled for 6:30pm in the City Council Chambers, third floor of City Hall.

REGULAR MEETINGS

First Meeting	Second Meeting
January 17, 2019	January 31, 2019
February 14, 2019	February 28, 2019
March 14, 2019	March 28, 2019
April 11, 2018	April 25, 2019
May 9, 2019	May 23, 2019
June 6, 2019	June 20, 2019
July 11, 2019	July 25, 2019
August 15, 2019	August 29, 2019
September 12, 2019	September 26, 2019
October 10, 2019	October 24, 2019
November 7, 2019	November 21, 2019
December 12, 2019	December 26, 2019

A handwritten signature in cursive script that reads 'Mary Lilly Smith'.

Mary Lilly Smith, Executive Secretary
Planning and Zoning Commission
City of Springfield