

November 8, 2018
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session November 8, 2018 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

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

MINUTES: The minutes of October 11, 2018 TABLED to December 6, 2018 meeting.

COMMUNICATIONS:

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

CONSENT ITEMS:

Acquire 527
1051 West College Street
Applicant: Thomas Ehlers

Relinquishment of Easement 870
3216 South Glenstone Avenue
Applicant: KJ Texas Properties, LLC

COMMISSION ACTION:

Ms. Cox motioned to **approve** consent items, Acquire 527 (1051 West College Street) and Relinquishment of Easement 870 (3216 South Glenstone Avenue). Mr. Rose seconded the motion. Ayes: Coltrin, Cox, Broekhoven, Shuler, Rose, Thomas, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Doennig.

UNFINISHED BUSINESS:

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

Mr. Hosmer stated that the developer asked that this case be TABLED and presented at the Planning and Zoning Commission meeting on December 6, 2018.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** Z-20-2018 w/COD #155 (3503, 3521 & 3527 South Lone Pine Avenue) to the December 6, 2018 Planning and Zoning Commission meeting. Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Cox, Broekhoven, Rose, Thomas, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Shuler.

Z-26-2018
4200 blk West Kearney Street
Applicant: Arma Development

Mr. Hosmer stated that this is a request to rezone approximately 2.87 acres of property generally located in the 4200 block of West Kearney Street, from LB, Limited Business District to GM, General Manufacturing District. The Growth Management and Land Use Plan 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. The property was zoned LB, in January 2002. The property has remained undeveloped. Staff recommends approval.

Mr. Coltrin opened the public hearing.

Mr. Richard Kramer, 8932 E. Riverview Drive, requesting this property to be rezoned back from Manufacturing to Limited Business.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-26-2018 (4200 blk West Kearney Street) to the November 8, 2018 Planning Commission meeting. Mr. Thomas seconded the motion. Ayes: Coltrin, Cox, Broekhoven, Shuler, Rose, Thomas, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Doennig.

PUBLIC HEARINGS:

Z-27-2018 w/COD #159

3192. 3192 & 3196 East Farm Road 188

Applicant: One Eight-Eight, LLC

Mr. Hosmer stated that this a request to rezone 13.11 acres of property located at 4653 South Campbell Ave 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 Growth Management and Land Use Plan identifies the northern portion as High-Intensity Retail, Office or Housing and the southern area as appropriate for Low-Density Housing uses, However, most of the property was zoned to Greene County C-2, General Commercial in 2012. This area is adjacent to the U.S. 65 and Evans Road Activity Center which encourages more intense land uses and development. Farm Road 188 is classified as a local roadway. The applicant is proposing to construct a new dental office. The property is being processed for annexation at City Council. The proposed Conditional Overlay District will require a lot combination, sidewalks and allow a dental office use with minimal road improvements to Farm Road 188. Any additional uses will require a traffic study and if improvements are required they will have to be made prior to development. Staff recommends approval.

Mr. Coltrin opened the public hearing.

Mr. Jared Davis, 2095 W. Woodland, representing the owner and here to answer any questions.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-27-2018 w/COD #159 (3192. 3192 & 3196 East Farm Road 188). Ms. Ogilvy seconded the motion. Ayes: Coltrin, Cox, Broekhoven, Shuler, Rose, Thomas, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Doennig.

Street Name Change No. 77

3000-3200 blk East Farm Road 188

Applicant: City of Springfield

Mr. Hosmer stated that this a request to change name of Street in the 3000 and 3200 Block of East Farm Road 188. Staff is requesting that Street Name Change No. 77 be withdrawn from consideration.

COMMISSION ACTION:

Ms. Cox motioned to **withdraw** Street Name Change No. 77 (3000-3200 blk East Farm Road 188). Mr. Rose seconded the motion. Ayes: Coltrin, Cox, Broekhoven, Shuler, Rose, Thomas, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Doennig.

Z-28-2018 w/COD #160

2700 blk South Jefferson Avenue

Applicant: Empire Mortgage Company, Inc.

Preliminary Plat Tera Vera II

2700 blk South Jefferson Avenue

Applicant: Empire Mortgage Company, Inc.

Combined the presentation for zoning and preliminary plat.

Mr. Hosmer stated that this is a request to rezone approximately 5.03 acres of property located in 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 application is consistent with the Growth Management and Land Use Plan which identifies the west portion of the subject property as appropriate for Medium Intensity Retail, Office or Housing and the east portion as appropriate for Low-Density Housing. Sunset Ave is classified as a secondary arterial and Jefferson is classified as a collector roadway. A fee in lieu of on-site stormwater detention will not be allowed for this property. The applicant intends to build a multi-family development with a maximum density of eleven (11) dwelling units per acre. COD will limit the R-LD.

The standard development requirements in the R-LD district will require a bufferyard type B which is a minimum of fifteen (15) feet with required plantings and a 45-degree bulk plane from the R-SF (south property line). Staff recommends approval.

Mr. Hosmer stated that this is a request to approve a one lot subdivision located in the 2700 block of South Jefferson Avenue. The applicant is proposing to subdivide approximately 5.03 acres into a one-lot subdivision. The applicant is applying for a subdivision variance to allow access within 150 feet on Jefferson Avenue from the intersection at Sunset Street. No access to Sunset. If Planning and Zoning Commission and City Council approves the preliminary plat is active for two (2) years. Staff recommends approval of variance and preliminary plat.

Mr. Coltrin opened the public hearing.

Mr. Derek Lee, 1200 E. Woodhurst, representing the owner and here to answer any questions.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-28-2018 w/COD #160 (2700 blk South Jefferson Avenue). Mr. Jobe seconded the motion. Ayes: Coltrin, Cox, Broekhoven, Shuler, Rose, Thomas, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Doennig.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Preliminary Plat Tera Vera II with the variance (2700 blk South Jefferson Avenue). Ms. Broekhoven. Jobe seconded the motion. Ayes: Coltrin, Cox, Broekhoven, Shuler, Rose, Thomas, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Doennig.

Z-29-2018 w/COD #161

1900 West Kearney Street and 2332, 2344 North Elizabeth Avenue

Applicant: Joe Montgomery

Mr. Jobe recused himself.

Mr. Hosmer stated that this is a 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. The Growth Management and Land Use 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. 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. The 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. The bufferyard required between GR and R-SF would be a Bufferyard "Type F" at least a twenty (20) feet wide. A 30-degree bulk plane from R-SF. Staff recommends approval.

Mr. Coltrin opened the public hearing.

Mr. Rick Wilson, 1835 S. Stewart, representing the owner. The owner needed additional depth to do something meaningful with the property.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Z-29-2018 w/COD #161 (1900 West Kearney Street and 2332, 2344 North Elizabeth Avenue). Ms. Cox seconded the motion. Ayes: Coltrin, Cox, Broekhoven, Shuler, Rose, Thomas, and Ogilvy. Nays: None. Abstain: None. Absent: Doennig. Mr. Jobe recused himself.

Preliminary Plat Kum & Go #1463

3434 West Chestnut Expressway

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

Mr. Jobe recused himself.

Mr. Hosmer stated that this is a request to approve a one lot subdivision located at 3434 West Chestnut Expressway. The northern part of the property was rezoned to HC, Highway Commercial as 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. This preliminary plat will rectify issues where MoDOT sold excess ROW to private property owners along West Bypass without following the subdivision process. If Planning and Zoning Commission and City Council approves the preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Coltrin opened the public hearing.

Mr. Jared Rasmussen, 550 E. St. Louis Street, here to answer any questions.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Preliminary Plat Kum & Go #1463 (3434 West Chestnut Expressway). Ms. Cox seconded the motion. Ayes: Coltrin, Cox, Broekhoven, Shuler, Rose, Thomas, and Ogilvy. Nays: None. Abstain: None. Absent: Doennig. Mr. Jobe recused himself.

Preliminary Plat Kum & Go #1470

1810 East Kearney Street

Applicant: Kum & Go, L.C.

Mr. Hosmer stated that this is a request to approve a 2-lot subdivision located at 1810 East Kearney Street. The subject property was originally MoDot and sold as excess right-of-way. When right-of-way is vacated, the existing zoning of the adjacent property is automatically extended. The property is zoned HC. If Planning and Zoning Commission and City Council approves the preliminary plat is active for two (2) years. Staff recommends approval.

Ms. Cox asked about the southern half of the plat.

Mr. Hosmer stated that it was excess MoDot property and it is the entire area highlighted yellow on the presentation map.

Mr. Coltrin opened the public hearing.

Mr. Jared Rasmussen, 550 E. St. Louis Street, here to answer any questions.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Preliminary Plat Kum & Go #1470 (1810 East Kearney Street). Ms. Cox seconded the motion. Ayes: Coltrin, Cox, Broekhoven, Shuler, Rose, Thomas, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Doennig.

Preliminary Plat Renewal Amendments

Citywide

Applicant: City of Springfield

The Planning and Zoning Commission initiated amendments to the Subdivision Regulations Section 36-226 (3) on May 10, 2018.

Mr. Hosmer stated that this 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 with another two years at the discretion of the Planning and Zoning Commission. 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.

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, one an indefinite number of time s. 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.~~

Mr. Coltrin opened the public hearing.

No speakers.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

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

Economic and Housing Access Calamity Amendments

Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is proposed text amendment for Economic and Housing Access Calamity Amendments. City Council initiated amendments to Section 36-303 (34) on October 22, 2018. 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. 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. 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. 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.

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

(34) Economic and housing access calamity.

- (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.

Ms. Cox asked for expansion on "calamity."

Mr. Hosmer said an ordinance was passed in the recession and the housing collapse. There was an opportunity for churches (housing) for people who needed the assistance, and this was when the economy gets bad enough to open additional shelters.

Ms. Smith noted that council declared that the city was in an economic and housing calamity since approximately 2012 and is reviewed yearly. It defines the threshold when individuals below the poverty level (Springfield) is higher than the individuals below the poverty level in the state. In 2017 the statewide poverty level was below 15.6% and Springfield's level was 26.4% and during that time the City can suspend some of the rules for uses to establish a facility providing food and lodging and it would not be considered an overnight shelter. They will have to cease those opportunities after 60 days when the calamity does not exist.

Ms. Ogilvy asked if a calamity could be perhaps a tornado?

Ms. Smith noted that she believes tornados are defined as emergencies.

Mr. Coltrin opened the public hearing.

No speakers.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Economic and Housing Access Calamity Amendments (Citywide). Mr. Rose seconded the motion. Ayes: Coltrin, Cox, Broekhoven, Rose, Thomas, Shuler, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Doennig.

Initiate Driveway Surfacing Amendments

Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this to initiate 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.

Ms. Cox asked about other alternate material. Mr. Hosmer stated that there will be an opportunity to use other material.

Mr. Coltrin opened the public hearing.

Mr. Jeff Barber, 746 W. Weller, asked about the impact on neighborhoods and what alternatives are for paving and the possible costs and if this will also address alley's.

COMMISSION ACTION:

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

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.

Applicant: City of Springfield

Ms. Broekhoven recused herself.

Ms. Owen stated that the Rountree Neighborhood Plan was originally adopted in 1985 and has been amended one time in 2001. A neighborhood plan is an extension of the City's Comprehensive Plan, so it is a guide for making land use decisions. The Rountree Urban Conservation District (or UCD) was designated in 1985 alongside the neighborhood plan and has been amended several times over the years since. An Urban Conservation District is an overlay district designed to protect the neighborhood. The primary emphasis for the Rountree UCD when it was designated was to protect the neighborhood from the impact of SMSU (now MSU), preserve the housing stock and look at development along National Avenue and at Cherry and Pickwick. Rountree is one of four neighborhoods within the city with an adopted neighborhood plan and it is the oldest plan. The Rountree UCD is one of 5 UCDs that have been designated in the city. 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. In April 2017 city staff met with the Rountree neighborhood association board and then in May 2017 held a neighborhood wide meeting to begin the planning process. Earlier this year a consultant, 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. As part of the planning process city staff and H3 have collectively held over 25 meetings with the steering committee and focus and stakeholder groups to get feedback for the plan. This is a preview of the recommendations from the update to the Rountree Plan and some recommended changes to the Rountree UCD.

The goal is to uphold the strength and character of the neighborhood and provide for consistent development along its edges, to accomplish this, it is recommended the neighborhood association boundaries expand its boundaries to include Elm Street to the north and that the Rountree UCD boundaries be expanded to include additional residential property to the east and on both sides of Elm Street. The residential property to the east is currently within the neighborhood boundaries but not within the UCD boundaries. The single-family core of the neighborhood is stable and that can at least in part be contributed to the UCD designation years ago.

There has been some discussion with the steering committee about the possibility of expanding the UCD boundaries to the south to Catalpa to match the neighborhood association boundaries, while this would make the boundaries consistent, our analysis did not reveal any significant findings in that area of the neighborhood which could justify the expansion of the UCD to that area.

The second goal relates to the single-family areas within the neighborhood and to preserve the housing stock within the neighborhood. The preservation of the housing stock has been identified as important to the neighborhood in the original plan in 1985, in the amended plan in 2001 and has been identified as a desire again during this process and recommend the neighborhood pursue adoption of residential infill and rehabilitation guidelines within the UCD.

Additional goals relate to the National Avenue corridor and are to guide the scale and character of new development along the corridor to improve and support quality development, safety and walkability along this edge of the neighborhood. Some of the recommended actions to implement these goals include incorporating design-based principles into the UCD. We are also recommending at evaluating the existing uses as well as additional uses that should be permitted within this area and recommend that National Avenue would be a mixed-use corridor with higher intensity development at the intersections of National and Cherry and National and Grand with lower intensity uses along the street. Part of the intent of creating a walkable, pedestrian friendly corridor is to encourage and support pedestrian improvements along and across National to increase safety.

Cherry and Elm Streets goals recommend the scale and character of new development along the streets and advocate and implement streetscape improvements, traffic-calming and pedestrian improvements along Cherry. Recommended actions include incorporating design-based principles into the UCD to ensure that new development is consistent and complimentary to the neighborhood. We also recommend evaluating existing permitted uses and determining additional uses that should be permitted to support and encourage a

mixed-use corridor on Cherry and the provision of wider sidewalks, parkway and on-street parking along Cherry.

Recommendations for Cherry/Pickwick neighborhood commercial area are to increase opportunities for new businesses to locate in this area identify strategies to make the area safer and more pedestrian friendly. One of the recommended actions for this area is to consider expansion of the area to add some additional area to the west along Cherry and north along Pickwick and at the intersection of Pickwick and Elm as well as traffic calming features that were demonstrated back in June last year be permanently implemented. This would include a crosswalk at Pickwick and Cherry and some additional features to slow traffic such as bump outs and choke points.

Mr. Coltrin asked about participation and Ms. Owens stated that approximately 250 responded to the survey of approximately 1200/1500 households in the Rountree area.

Mr. Coltrin ask about if there would be any additional guidelines to be followed if someone within the Rountree area would remodel their home and Ms. Owen stated that they would have to follow future guidelines.

Ms. Cox asked about the purpose of expanding the UCD area and Ms. Owen stated that the request came from the residents.

Ms. Cox expressed concerns about design-based principals being a vague term and how it moves forward and being mindful along certain corridors and what consideration for Cherry, Elm and parts of Rountree that need flexibility and balance. She reiterated “why” on enlargement of Rountree, needing traffic calming, and the vagueness of design-based principals.

Mr. Coltrin asked if a resident can opt-out of being part of the UCD/Rountree expansion and Ms. Owen stated that those issues would be addressed during the process.

Mr. Coltrin opened the public hearing.

Ms. Laurel Bryant, 1014 W. Weller, noted that she was on the steering committee and expressed her thoughts and wanted to make sure the character of the neighborhood’s is recognized.

Mr. Jeff Barber, 746 S. Weller, reflected on the presentation and wants the character of the neighborhoods to be kept and would like this to be adopted.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** 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). Ms. Cox seconded the motion. Ayes: Coltrin, Cox, Shuler, Rose, Thomas, Ogilvy, and Jobe. Nays: None. Abstain: None. Absent: Doennig. Broekhoven recused herself.

Redevelopment Plan for the East Cherry Pocket Neighborhood
Redevelopment Area

Applicant: Say You Can, LLC

Mr. Matt Schaefer stated that this is a redevelopment plan for the East Cherry Pocket Neighborhood. The Land Clearance for Redevelopment Authority Law provides incentives to encourage blight removal and new investment within designated redevelopment areas. Requirements must include that the Redevelopment Area must be declared a “blighted area” and must be adopted - shall conform to the City’s general plan for the development of the City and comply with the Workable Program. Projects consistent with the

Redevelopment Plan may receive partial real property tax abatement for 10 years. The Planning and Zoning Commission's role is to review proposed redevelopment plans for conformance with the City's general plan for the development of the City as a whole. There are two combined parcels addressed at 1361 & 1365 E Cherry St (Approx. 0.51 acres) and occupied by two vacant residential structures, both built in 1920. (1361 E Cherry St: single-family dwelling and 1365 E Cherry St: three-unit apartment building, originally built as single-family dwelling - Zoned R-HD/UCD No. 2).

The Redevelopment proposal includes to demolish existing structures and construct new pocket neighborhood development (six attached, single-unit residential dwellings oriented around a central courtyard/covered off-street parking accessible via alley).

Design elements include two-story height limitation, front porches, picket-fenced green space, and addresses the street.

The Redevelopment Plan conforms to the Springfield-Greene County Comprehensive Plan.

Growth Management and Land Use Element:

Includes Land Use Plan designates area for low-density housing up to 6 du/acre, Land Use Plan should be considered in conjunction with neighborhood plans, growth management and community physical character policies, and good judgement. The character of existing neighborhoods should 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.

Community Physical Image Element:

Suggests publicly assisted redevelopment projects or new construction located in Urban Conservation Districts reinforce the positive features of surrounding neighborhood's prevailing architectural themes.

Rountree Neighborhood Plan (existing):

Multi-family residential is an appropriate use if it is sensitive to the surrounding properties and preserves the single-family character of the neighborhood. The Rountree Urban Conservation District (UCD) regulations should be utilized to promote the mixed residential nature of the area, to provide housing opportunities, and to protect adjacent single-family areas.

Rountree Neighborhood Plan (proposed):

Goal 3: Guide the scale and character of new development along Cherry Street and Elm Street. Create an identity for Cherry Street and establish the street as a unique mixed-use corridor within the neighborhood and the City. Implement UCD regulations to incorporate design-based principles to guide development and support mixed-uses.

Goal 4: Redesign Cherry Street as a mixed-use neighborhood street with a high degree of walkability. Implement streetscape enhancements. Encourage vehicular access via alleys on north side of street and shared driveways on south side of street.

Ms. Cox asked for clarification on the access.

Mr. Schaefer said that they can enter/exit from the alleyway (garages are in the back).

Mr. Coltrin opened the public hearing.

Mr. Nick Irmen, 2144 E. Republic Road, representing the developer and here to answer any questions.

Mr. Coltrin asked how many square feet are in each unit and what happens if they have more than one car.

Mr. Irmen stated approximately 1500 square feet.

Mr. Kelly Byrne, 1111 E. Walnut, the owner and here to answer any questions and each unit has 2 bedrooms and 1.5 bath with a single car garage. This is a walk/bike area and allows for bike parking and there is street parking for additional cars.

Ms. Laurel Bryant, 1014 W. Weller, representing the neighborhood board and remain neutral because some believe that Rountree is not blighted. Has worked with this developer and looking at this as a test for the workable plan.

Mr. Jeff Barber, 746 S. Weller, had two projects built by the developer in the area and both are near East Cherry Flats, one development does not match the neighborhood and they encouraged to make this development match the neighborhood and pleased with the plan.

Ms. Cox asked how a long a property must be vacant before it can be considered for blighted redevelopment plan and abatement.

Mr. Schaefer stated that blight is defined by physically deterioration, obsolete platting, predominance of street layout, etc., and there is no time-period for a property.

Mr. Coltrin closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** the Redevelopment Plan for the East Cherry Pocket Neighborhood (Redevelopment Area). Ms. Broekhoven seconded the motion. Ayes: Coltrin, Cox, Shuler, Rose, Thomas, Ogilvy, Broekhoven, and Jobe. Nays: None. Abstain: None. Absent: Doennig.

2019 Planning and Zoning Commission Meeting Calendar
Citywide

Applicant: City of Springfield

Mr. Hosmer presented the proposed Planning and Zoning calendar for 2019.

COMMISSION ACTION:

Ms. Cox motioned to **approve** the 2019 Planning and Zoning Commission Meeting Calendar (Citywide). Ms. Broekhoven seconded the motion. Ayes: Coltrin, Cox, Shuler, Rose, Thomas, Ogilvy, Broekhoven, and Jobe. Nays: None. Abstain: None. Absent: Doennig.