



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: October 10, 2019

Time: 6:30 p.m.

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

1. ROLL CALL

2. APPROVAL OF MINUTES

September 12th, 2019

Documents:

[PZ MINUTES 9-12-2019.PDF](#)

3. COMMUNICATIONS

City Council Summary September 9th, 2019

Documents:

[NA09-09-19.PDF](#)

City Council Summary September 23rd, 2019

Documents:

[NA09-23-19.PDF](#)

4. CONSENT ITEMS

5. Relinquishment Of Easement 890

3155 South Campbell Avenue, South Campbell Investments, LLC

Documents:

[RE 890 SR.PDF](#)

6. Relinquishment Of Easement 891

1930 East Kearney Street, Glen-Kearney Dev, LLC and Bevs Prop, LLC

Documents:

[RE 891 SR.PDF](#)

7. Relinquishment Of Easement 892

1700 blk South Meadowview Avenue, Commander Financial Services, LLC

Documents:

[RE 892 SR.PDF](#)

8. UNFINISHED BUSINESS

9. Galloway Recommendations

Along Lone Pine Avenue, south of Battlefield Road, City of Springfield

Documents:

[GALLOWAY RECOMMENDATIONS SR.PDF](#)
[PZ MEMO OCTOBER 10 2019 - GALLOWAY.PDF](#)

10. PUBLIC HEARINGS

11. OTHER BUSINESS

12. STL 505 Redevelopment Area

505 East St. Louis Street, STL 505 Redevelopment Corporation

Documents:

[STL 505 REDEVELOPMENT PLAN PZ SR.PDF](#)

13. Approval Of The 2020 Planning And Zoning Commission Meeting Calendar

Citywide, City of Springfield

Documents:

[2020 PZ CALENDAR.PDF](#)

14. 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.

September 12, 2019
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session September 12, 2019 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

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

MINUTES: The minutes of August 15, 2019 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 888
421 East Sunshine Street
Applicant: School District of Springfield, R-12

Relinquishment of Easement 889
505 East St. Louis Street
Applicant: LW MSU, LLC

COMMISSION ACTION:

Ms. Cox motioned to **approve** consent item Relinquishment of Easement 888 (421 East Sunshine Street) and Relinquishment of Easement 889 (505 East St. Louis Street). Mr. Shuler seconded the motion. Ayes: Doennig, Coltrin, Shuler, Cox, Thomas, Rose, and Jobe. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

PUBLIC HEARINGS:

Z-20-2019

833, 911 & 921 East Division Street and 1500 blk of North Sherman Avenue and 824 & 826 East Locust Street

Applicant: School District of Springfield, R-12

Mr. Hosmer stated that this is a request to rezone approximately 3 acres of property generally located in the 833, 911 and 921 East Division Street, 1500 Block of North Sherman Avenue and 824 and 826 East Locust Street from R-SF, Single-Family Residential and R-TH, Residential Townhouse and LB, Limited Business to GI, Government and Institutional Use District. The Comprehensive Plan identifies this as an appropriate for Low-Density Housing. Schools are allowed in all residential districts. The request is consistent with the Mid-Town Neighborhood Plan which recommends managing the expansion of institutional uses without negatively affecting the future of the residential portions of the neighborhood. The applicant, SPS, will consolidate the three zoning districts into one district and allow for the development of a new elementary school. The Major Thoroughfare Plan classifies Division Street as a Primary Arterial, Sherman Avenue as a Collector and Locust Street as a Local roadway. A Traffic Impact Study was not required. The property is located within the Jordan Creek North Branch drainage area; and is not in stream buffer. A fee in lieu of on-site stormwater detention will not be allowed. The GI district is established for lands where governmental activities, major public and private educational and medical facilities are located. There is a pending request to vacate Sherman Avenue. Staff recommends approval.

Ms. Melissa Cox voiced access concerns about the potential Vacation.

Mr. Hosmer noted that staff has not seen the layout at this time, and this is not what is being considered tonight.

Mr. Doennig opened the public hearing,

Mr. Derek Lee, 1200 E. Woodhurst, representing the owner noted that there were neighborhood concerns regarding vehicles backing out in the area, but has had no negative comments regarding the school building.

Mr. Doennig asked about the northeast corner and if a school is already in place.

Mr. Lee stated that there is a building in the area, however it is not be utilized as a school.

Mr. Doennig closed the public hearing.

Mr. Terry Schull, 1534 N. Clay Avenue, voiced his concerns regarding traffic and parking issues stating not enough room for buses and parents picking up their children and does not like this situation.

Mr. Donald Hampton, 922 E. Locust Street, questioned if the alley access would be blocked. He noted that he has seen homeless people gathering and also trash/junk being dumped and would like it to be blocked.

Mr. King Coltrin asked if the speaker if he opposed the proposed school and if he has discussed his concerns.

Mr. Schull stated that he did not have a problem with the proposed school, only the alleyway and did discuss it with the school district.

Mr. Mike Higgins, 1000 E. Division wanted to know if his house would be affected by the proposed school and vacating Sherman Avenue.

Mr. Hosmer stated that his home will not be affected.

Ms. Susan Schull, 1534 N. Clay Avenue questioned the layout/plan of the school and believes the buses will have problems turning around.

Mr. King Coltrin asked if the speaker if she opposed the proposed school and if he has discussed his concerns.

Ms. Schull stated her concerns are with the layout/plans but does not oppose the school.

Mr. Ken Spellman, 1622 E. Lark Street, questioned the flow of traffic in the alley and believes it restricts access to his tenant (parking and traffic concerns) that lives on E. Locust Street.

Mr. Doennig closed the public meeting.

Ms. Cox asked about the access (Vacation and alley).

Mr. Hosmer stated that he is not sure of the access, however potentially vacating Sherman, but has not seen any of the details.

Ms. Cox asked about buses using the alleyway.

Mr. Hosmer stated that will need to be improvements.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-20-2019 (833, 911 & 921 East Division Street and 1500 blk of North Sherman Avenue and 824 & 826 East Locust Street). Mr. Shuler seconded the motion. Ayes: Doennig, Coltrin, Shuler, Cox, Thomas, Rose, and Jobe. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

Planned Development 372

852 & 906 South National Avenue and 1224 & 1234 East Page Street

Applicant: Missouri Baptist

Mr. Hosmer stated that this is a request to rezone approximately 2.2 acres generally located at 852 & 906 S. National Avenue and 1224 & 1234 E. Page Street from a R-HD, High-Density Multifamily Residential District and R-SF, Single-Family Residential District within UCD No 2, Areas A & D to Planned Development No. 372 for a mixed-use development. The Comprehensive Plan, Rountree Neighborhood Plan, and Rountree Urban Conservation District support the rezoning of the subject properties. This area is located within the Missouri State University and Vicinity (Major) Activity Center. Rountree Neighborhood Plan goal is to promote sustainable, mixed-use, pedestrian-oriented development opportunities. The Plan's vision for the National Avenue Corridor Sub-Area is to re-envision the corridor to function as a gateway and front door to the neighborhood from the Missouri State campus, with

improved utility infrastructure, pedestrian and bicycle safety and amenities, and a high-quality streetscape to support a vibrant, complete street, mixed-use nodes and civic development, with its own identity and image that enhances the unique character of Rountree and its neighbors. The applicant is proposing to develop a mixed-use development (multi-family residential, Baptist Student Union, offices and retail uses). The Major Thoroughfare Plan classifies National Avenue as a primary arterial and Page Street is classified as a local roadway. A Traffic Impact Study (TIS) is required as a part of this development (10 feet of additional right-of-way along National Avenue and 8 feet along Page Street). The property is located within the Fassnight Creek drainage area; and is not in stream buffer. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. The applicant is requesting a residential density up to 38 dwelling units per acre. The Multi-Family Development Location and Design Guidelines assessment resulted in a density of 32 dwelling units per acres. Staff supports an increase in density based on the project's proximity to the MSU campus, transit routes and the proposed micro-efficiency apartments. The applicant is proposing 65 micro-efficiency and 17 two-bedroom apartments which equates to approximately 37 dwelling units per acre. This rezoning request is consistent with a previously approved development along National Avenue to the north i.e. PD 356 (aka Boomertown). The PD will allow for 1,500 sf of restaurant space and 1,550 sf of retail space. Amenities will include an onsite volleyball court and park benches provide as shown on the site plan. The PD will also allow for 1 food truck space within the parking lot center (hours of operation 8 AM to 9 PM). A Bufferyard "Type D" at least fifteen (15) feet wide with a 6-foot solid wood fence, masonry/brick wall or evergreen hedge is required adjacent to RSF property. All structures will remain below a 45-degree bulk plane from adjacent R-SF property. The maximum structure height will be 5 stories or 60 feet. The site plan does allow for a possible bus turn out and possible pedestrian bridge across National Avenue, but these have yet to be finalized. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Billy Kimmons, 400 South Avenue, representing the owner. They have studied the Rountree Plan (UCD) and made sure it complimented the Plan and reached out to the neighborhood and has received support. During the neighborhood meeting there were noted traffic concerns and the developer made parking changes to receive the neighborhood support.

Mr. Chris Wilson, 906 S. National Avenue, representing Missouri Baptist Student Union and states that the neighborhood is excited and wants to provide walkability.

Mr. Doennig closed the public hearing.

Ms. Cox asked about the bus turnout and the in and out on Page Street.

Mr. Hosmer stated that it would be an extension back into the street.

Ms. Cox also asked about the current pedestrian crosswalk and who maintains it.

Ms. Dawne Gardner noted that it is Pedestrian signal only and maintained by the City.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Planned Development 372 (852 & 906 South National Avenue and 1224 & 1234 East Page Street).

Mr. Rose seconded the motion. Ayes: Doennig, Coltrin, Shuler, Cox, Thomas, Rose, and Jobe. Nays: None. Abstain: None.

Absent: Ogilvy and Broekhoven.

Conditional Use Permit 439

2675 South Jefferson Avenue

Applicant: Miller Commerce Assets, LLC

SE Coryell Holdings, LLC

Stinnett Properties, LLC

Mr. Hosmer stated that this is a request to approve a reduction in the required front yard setback from 25 feet to 15 feet for the proposed structures associated with Tera Vera II located at 2675 South Jefferson Avenue. The Comprehensive Plan identifies this area as appropriate for Low-Density Housing and Medium Intensity Retail, Office or Housing uses. The Major Thoroughfare Plan classifies Jefferson Avenue as a secondary arterial roadway. This property is zoned R-LD, Low-density Multifamily Residential District. Structures within this district that front a street classified as collector or greater, require a minimum of 25-foot setback from the front property line; however, this setback can be reduced with the approval of a Conditional Use Permit. The CUP, if approved, would allow for the construction of a small portion of the clubhouse, associated outdoor paved area, and a duplex under the 25-foot

setback or to 15 feet. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 of the Zoning Ordinance. Staff recommends approval.

Mr. Doennig asked about improvements on the ROW on Jefferson Avenue.

Mr. Hosmer stated that there would need to be improvements.

Mr. Doennig opened the public hearing.

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

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Conditional Use Permit 439 (2675 South Jefferson Avenue). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Shuler, Cox, Thomas, Rose, and Jobe. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

OTHER BUSINESS:

Galloway Recommendations
Along Lone Pine Avenue, south of Battlefield Road
Applicant: City of Springfield

Mr. Hosmer stated that there is no presentation provided since the public hearing has been closed and this case is being brought back due to the last Planning and Zoning Commission's meeting of a tied vote that requires it to come forward after being tabled.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Galloway Recommendations (Along Lone Pine Avenue, south of Battlefield Road). Ms. Cox seconded the motion. Ayes: Doennig, Shuler, and Cox. Nays: Coltrin, Thomas, Rose, and Jobe. Abstain: None. Absent: Ogilvy and Broekhoven.

Mr. Doennig noted that it is a 3-yea/4-nay vote and per interpretation this case is tabled.

Mr. Jobe questioned the rules of procedures.

Mr. Nick Woodman noted in interpreting using statutory construction principles, the plain meaning in interpretation of the roles of procedure requires five (5) votes to approve or disapprove in order to move forward.

Additional comments on interpretation on the rules of procedure between Mr. Jobe and Mr. Woodman.

Mr. Doennig stated the Commission will move forward with the current vote and ask for City staff to make a final determination on the meaning of the vote and respond back to the Commission.

Additional questions on rules of procedures and the lack of five (5) votes.

Mr. Woodman noted that at the next meeting, if the Commission does not obtain five (5) votes to approve or disapprove it will go forward to Commission as a denial in recommendation.

Initiate Common Open Space and Common Improvement Regulations Amendments
Citywide
Applicant: City of Springfield

Mr. Hosmer stated that this request is for initiation of Amendment to Section 36-463, Common Open Space and Common Improvement Regulations. The Planning and Zoning Commission or the City Council has the authority to initiate text amendments per section 36-367. Section 36-463, Common Open Space and Common Improvement Regulations is land created by a subdivision which is held in common ownership. Currently, City Council must hold a hearing to allow the City to mow common areas that are in

violation of ordinances for the overgrowth of weeds and grass. Staff believes City Council review is unnecessary for this type of violation. Staff is proposing that an administrative hearing officer be assigned these responsibilities. City Council is also charged with the relinquishment of common open space/areas. Staff believes this type relinquishment can be handled administratively with a replat of a subdivision. 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 for both the Commission and the City Council.

Ms. Cox asked about the ownership because it is considered common area.

Mr. Hosmer noted that a lot of common areas are owned by multiple ownerships and can be held responsible.

Ms. Cox asked how the relinquishment of common area property happens.

Mr. Hosmer noted that they may have to replat with all the owners and gave out examples on various property types to replat or cleanup properties without City Council approval.

Mr. Doennig noted that common areas are typically owned by the Homeowner Associations and mostly maintained, however there are a few that require the City to be able to do improvements on properties without City Council approval.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Initiate Common Open Space and Common Improvement Regulations Amendments (Citywide). Mr. Rose seconded the motion. Ayes: Doennig, Coltrin, Shuler, Cox, Thomas, Rose, and Jobe. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.



Noted Agenda

City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers

Phyllis Ferguson, Zone 1
Abe McGull, Zone 2
Mike Schilling, Zone 3
Matthew Simpson, Zone 4

General Councilmembers

Jan Fisk, General A
Craig Hosmer, General B
Andrew Lear, General C
Richard Ollis, General D

Upcoming Council Meeting Agenda September 9, 2019 - 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 12, 2019 and August 26, 2019 City Council Meetings and August 20, 2019 and August 27, 2019 Special City Council Meetings. |
| 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 MEETINGS. |
| | 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.

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864 -1443 at least 3 days prior to the scheduled meeting.

27229 7. Council Bill 2019-198. (Ferguson)

A special ordinance approving the plans and specifications for the Division Street and Commercial Street Intersection Improvement Project; accepting the bid of A.T. Urban Development, Inc., in the amount of \$212,891.00, for the project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

6544 8. Council Bill 2019-199. (Ferguson)

A general ordinance amending the Fee Schedule for certain municipal services as provided in the Springfield City Code, Chapter 2 'Administration,' Article VI 'Finances,' Division 3 'Charges for Various Municipal Services,' Section 2-425, 'Fees for city services; license and inspection fees' by amending the fee schedule for the Department of Building Development Services, in order to eliminate the double fee charged for building or wrecking permits required by dangerous building proceedings.

**Removed from
Consent Agenda 2nd
Reading**

27230

8.25 Council Bill 2019-200. (Lear)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with Missouri Network Alliance, LLC, d/b/a Bluebird Network for the purpose of sharing existing and future underground conduits at various locations in City rights-of-way to expand the City's traffic management fiber-optic communications network.

**Removed from
Consent Agenda 2nd
Reading**

27231

8.5 Council Bill 2019-201. (Ollis)

A special ordinance authorizing the City Manager, or his designee, to enter into a supplemental agreement in the amount of \$40,097.53, with Missouri Highways and Transportation Commission and TransCore, LP, for additional development, implementation and maintenance of the Advanced Traffic Management System software and hardware to be operated by the Missouri Department of Transportation and the City of Springfield at the Transportation Management Center of the Ozarks, for traffic management and traveler information services throughout the regional roadway network.

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

Failed 10. Council Bill 2019-205. (Schilling)

A resolution granting a Short-Term Rental Type 2 Permit for the property located at 2038 West Swallow Street, for the purpose of allowing the establishment of a Short-Term Rental Type 2 pursuant to General Ordinance 6497.

10473 11. Council Bill 2019-217. (McClure)

A resolution extending the term of the Sexual Assault Task Force until October 31, 2019.

- 12. EMERGENCY BILLS. Citizens May Speak. May Be Voted On.**
- Failed 13. Council Bill 2019-204. (McClure)**
- A general ordinance amending the Springfield City Code, Chapter 2, 'Administration,' Article I, 'In General,' by repealing Section 2-8, 'Disclosure of certain transactions,' pertaining to the disclosure of financial transactions by candidates for City Council, City Council members, and certain City employees, and enacting, in lieu thereof, a new Section 2-8; and declaring an emergency.
- 14. PUBLIC IMPROVEMENTS.**
- 15. GRANTS.**
- 16. AMENDED BILLS.**
- 17. COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.**
- 18. Council Bill 2019-207. (Lear)**
- A special ordinance approving the City Utilities' Fiscal Year 2020 Annual Operating Budget for its Fiscal Year ending September 30, 2020.
- 19. Council Bill 2019-206. (Hosmer)**
- A general ordinance approving revisions to City Utilities' Service Rules and Regulations and Outdoor Lighting Policy, revisions to its electric, gas and water General Terms and Conditions Governing Service rate schedules, and revisions to its Private Outdoor Lighting Service Rate schedule.
- 20. Council Bill 2019-208. (Simpson)**
- A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 0.49 acres of property, generally located at 1700 South Enterprise Avenue, from Planned Development No. 41, 2nd amendment, to Planned Development No. 371; and adopting an updated Official Zoning Map. (Planning and Zoning Commission and Staff recommend approval.) (By: Skinner Real Estate, LLC; 1700 S. Enterprise Avenue; Planned Development No. 371.)
- 21. Council Bill 2019-209. (McGull)**
- A special ordinance granting Conditional Use Permit No. 438 for the purpose of allowing outdoor dining and to reduce the front yard setback requirements in the LB, Limited Business District and Rountree Urban Conservation District Number 2, Area F, which is located at 1454 East Cherry Street. (Staff and Planning and Zoning Commission both recommend approval).

22. Council Bill 2019-210. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 1.8 acres of property, generally located at 1720 West Grand Street, from R-SF, Single-Family Residential District to GR, General Retail District; establishing Conditional Overlay District No. 177; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: College of the Ozarks; 1720 W. Grand Street; Z-18-2019 w/Conditional Overlay District No. 177.)

23. Council Bill 2019-211. (Ferguson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 1.37 acres of property, generally located at 1720 West Grand Street, from R-SF, Single-Family Residential District to R-LD, Low-Density Multi-Family Residential District; establishing Conditional Overlay District No. 178; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: College of the Ozarks; 1720 W. Grand Street; Z-19-2019 w/Conditional Overlay District No. 178.)

24. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.**25. Council Bill 2019-212. (Ollis)**

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 Noble Hill Sanitary Landfill; and to enter into an Agreement for Easement, Notice and Covenant Running with the Land granting Missouri Department of Natural Resources access to the City's Sanitary Landfill.

26. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Appeared	Ms. Amy Champlin wishes to address City Council.
Did Not Appear	Mr. Daryl Day wishes to address City Council.
Appeared	Ms. Jaye Owens wishes to address City Council.
Did Not Appear	Ms Della Slisz wishes to address City Council
Appeared	Mr. Jeff Barber wishes to address City Council.
Appeared	Mr. Dustin Reilich wishes to address City Council.
Appeared	Mr. Caleb Arthur wishes to address City Council.
Appeared	Mr. Bob Mundy wishes to address City Council.

27. NEW BUSINESS.

Andrew Lear will be the employer representative at the upcoming 2019 Missouri Local Government Employees Retirement System (LAGERS) Annual meeting.

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.

28. UNFINISHED BUSINESS.**29. MISCELLANEOUS.****30. CONSENT AGENDA – FIRST READING BILLS. See Item #3.****31. Council Bill 2019-213. (Ferguson)**

A special ordinance authorizing the City Manager, or his designee, to refund \$1,000 in earnest money to Trigg, LLC; and repealing Special Ordinance 27202.

32. Council Bill 2019-214. (Ferguson)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Troy Acres Subdivision generally located at 3843 West Mount Vernon Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

33. Council Bill 2019-215. (Schilling)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Kansas at Grand Subdivision generally located at 1720 West Grand Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

34. CONSENT AGENDA – ONE READING BILLS. See Item #3.**10474 35. Council Bill 2019-216. (Fisk)**

A resolution authorizing the City Manager, or his designee on behalf of the City, to apply for state grant funds in the amount of \$35,000 from the Missouri Department of Conservation, to support native plant establishment and enhancement on the Fassnight Creek Naturalization at Springfield Art Museum Project; and to exercise any and all powers to obtain such funding.

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

**Removed from
Consent Agenda and
became Item 8.25**

37. Council Bill 2019-200. (Lear)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with Missouri Network Alliance, LLC, d/b/a Bluebird Network for the purpose of sharing existing and future underground conduits at various locations in City rights-of-way to expand the City's traffic management fiber-optic communications network.

**Removed from
Consent Agenda and
became Item 8.5**

38. Council Bill 2019-201. (Ollis)

A special ordinance authorizing the City Manager, or his designee, to enter into a supplemental agreement in the amount of \$40,097.53, with Missouri Highways and Transportation Commission and TransCore, LP, for additional development, implementation and maintenance of the Advanced Traffic Management System software and hardware to be operated by the Missouri Department of Transportation and the City of Springfield at the Transportation Management Center of the Ozarks, for traffic management and traveler information services throughout the regional roadway network.

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
Abe McGull, Zone 2
Mike Schilling, Zone 3
Matthew Simpson, Zone 4

General Councilmembers

Jan Fisk, General A
Craig Hosmer, General B
Andrew Lear, General C
Richard Ollis, General D

Upcoming Council Meeting Agenda September 23, 2019 - 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.

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|--|---|
| | 1. ROLL CALL. |
| Postponed until
October 7 City Council
meeting | 2. APPROVAL OF MINUTES. September 9, 2019 City Council Meeting
and September 17, 2019 Special City Council Meeting. |
| Approved as
Presented | 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 MEETINGS. |
| | 6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken.
May Be Voted On. |
| 27232 | 7. Council Bill 2019-207. (Lear) |
| | A special ordinance approving the City Utilities' Fiscal Year 2020 Annual
Operating Budget for its Fiscal Year ending September 30, 2020. |

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6545 8. Council Bill 2019-206. (Hosmer)

A general ordinance approving revisions to City Utilities' Service Rules and Regulations and Outdoor Lighting Policy, revisions to its electric, gas and water General Terms and Conditions Governing Service rate schedules, and revisions to its Private Outdoor Lighting Service Rate schedule.

6546 9. Council Bill 2019-208. (Simpson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 0.49 acres of property, generally located at 1700 South Enterprise Avenue, from Planned Development No. 41, 2nd amendment, to Planned Development No. 371; and adopting an updated Official Zoning Map. (Planning and Zoning Commission and Staff recommend approval.) (By: Skinner Real Estate, LLC; 1700 S. Enterprise Avenue; Planned Development No. 371.)

27233 10. Council Bill 2019-209. (McGull)

A special ordinance granting Conditional Use Permit No. 438 for the purpose of allowing outdoor dining and to reduce the front yard setback requirements in the LB, Limited Business District and Rountree Urban Conservation District Number 2, Area F, which is located at 1454 East Cherry Street. (Staff and Planning and Zoning Commission both recommend approval).

6547 11. Council Bill 2019-210. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 1.8 acres of property, generally located at 1720 West Grand Street, from R-SF, Single-Family Residential District to GR, General Retail District; establishing Conditional Overlay District No. 177; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: College of the Ozarks; 1720 W. Grand Street; Z-18-2019 w/Conditional Overlay District No. 177.)

6548 12. Council Bill 2019-211. (Ferguson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 1.37 acres of property, generally located at 1720 West Grand Street, from R-SF, Single-Family Residential District to R-LD, Low-Density Multi-Family Residential District; establishing Conditional Overlay District No. 178; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: College of the Ozarks; 1720 W. Grand Street; Z-19-2019 w/Conditional Overlay District No. 178.)

27234 13. Council Bill 2019-212. (Ollis)

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 Noble Hill Sanitary Landfill; and to enter into an Agreement for Easement, Notice and Covenant Running with the Land granting Missouri Department of Natural Resources access to the City's Sanitary Landfill.

14. RESOLUTIONS. Citizens Have Spoken. May Be Voted On. Council Bill 2019-203 Was Tabled at the August 26, 2019 City Council Meeting.**10475 15. Council Bill 2019-203. (Schilling) Citizens Have Spoken. May Be Voted On. Tabled at the August 26, 2019 City Council Meeting.**

A resolution directing the City of Springfield, Missouri, to withdraw as a member of the Missouri Clean Energy District created pursuant to the "Property Assessment Clean Energy Act;" and directing the City Clerk to send a certified copy of this Resolution to the Board of Missouri Clean Energy District.

16. EMERGENCY BILLS.**17. PUBLIC IMPROVEMENTS.****18. GRANTS. Citizens May Speak. May Be Voted On.****27235 19. Council Bill 2019-218. (Fisk)**

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 and to enter into an interlocal agreement with Greene County, outlining the division of the grant funds; amending the budget for the Springfield Police Department for Fiscal Year 2019-2020 in the amount of \$160,487.00; and declaring that this bill qualifies as a one reading bill pursuant to Charter Section 2.16(25).

20. AMENDED BILLS.**21. COUNCIL BILLS FOR PUBLIC HEARING.****22. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.**

23. Council Bill 2019-219. (McGull)

A special ordinance declaring the necessity of condemning construction and permanent easements over, under, and through the following properties generally located near 340 South Patterson Avenue and west of East Horning Street, south of Elmwood Avenue in the City of Springfield, Missouri; and authorizing certain officers, or their designees, to do all things necessary to carry out the terms of this Ordinance for the purpose of completing the Beechwood Heights Storm Water Project-Phase I: East Walnut Street Project #2015PW0091WTE funded through the ¼-Cent Capital Improvement Sales Tax.

24. Council Bill 2019-220. (Lear)

A special ordinance authorizing a budget adjustment amending the Fiscal Year 2019-2020 budget of the Department of Environmental Services Solid Waste Management Enterprise Fund in the amount of \$1,850,000 by appropriating fund balance reserves of said fund for the purpose of purchasing and refurbishing several pieces of heavy equipment at the Springfield Noble Hill Sanitary Landfill.

25. Council Bill 2019-221. (Ollis)

A general ordinance amending the Springfield City Code, Chapter 2, 'Administration,' by repealing in its entirety Section 2-8 'Disclosure of certain transactions.'

26. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Appeared Ms. Nancy Dornan wishes to address City Council.

Appeared Ms. Josephine Grace wishes to address City Council.

27. NEW BUSINESS.

Recommended The Mayor recommends the following appointment to the Tree City USA Citizen Advisory Committee: Cynthia McNiel to fill the unexpired term of Amanda Stadler. Ms. McNiel's term will end December 1, 2021.

28. UNFINISHED BUSINESS.**29. MISCELLANEOUS.****30. CONSENT AGENDA – FIRST READING BILLS. See Item #3.****31. Council Bill 2019-222. (Schilling)**

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Missouri Highways and Transportation Commission granting temporary access to City rights-of-way to allow the State to make improvements to the Scenic Avenue Bridge over James River Freeway and define responsibilities for construction and maintenance.

32. CONSENT AGENDA – ONE READING BILLS.

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

34. Council Bill 2019-213. (Ferguson)

A special ordinance authorizing the City Manager, or his designee, to refund \$1,000 in earnest money to Trigg, LLC; and repealing Special Ordinance 27202.

27238 35. Council Bill 2019-214. (Ferguson)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Troy Acres Subdivision generally located at 3843 West Mount Vernon Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

27237 36. Council Bill 2019-215. (Schilling)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Kansas at Grand Subdivision generally located at 1720 West Grand Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

37. END OF CONSENT AGENDA.

38. ADJOURN.

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:

OCTOBER 10, 2019

CITY COUNCIL PUBLIC HEARING:

NOVEMBER 4, 2019



CASE NUMBER:

Request to Relinquish Easement
No. 890

LOCATION: 3145 & 3155 South
Campbell Avenue

ACRES: N/A

EXISTING LAND USE: Commercial
building and parking lot

APPLICANT: South Campbell
Investments, LLC

STAFF: Andrew Menke, 864-1613

STAFF RECOMMENDATION:
Approve and forward recommendation to
City Council

PROPOSED MOTION:
Move to approve Relinquish Easement
No. 890

SUMMARY OF APPLICANTS REQUEST:

The applicant, South Campbell Investments, LLC, is requesting to relinquish sanitary sewer easements to facilitate the development of the property. A replacement easement has been dedicated. The relinquishment of the easements is contingent upon the construction of public improvements.

Development Review Staff Report



STAFF COMMENTS:

PLANNING AND DEVELOPMENT:

1. The applicant is requesting to relinquish sanitary sewer easements in order to facilitate the development of the property.
2. The Planning and Zoning Commission does not have the authority to approve this request due to conditions being set forth by the applicant. The relinquishment of the easements is contingent upon public improvements being constructed. This request must be forwarded to City Council for approval.
3. No one has objected to this request to date.

CONDITIONS:

- A. If approved, the relinquishment of the sanitary sewer easement is not effective until:

1. The applicant completes the public improvements to the proposed sanitary sewer easement area and the construction of those improvements is accepted by the City.

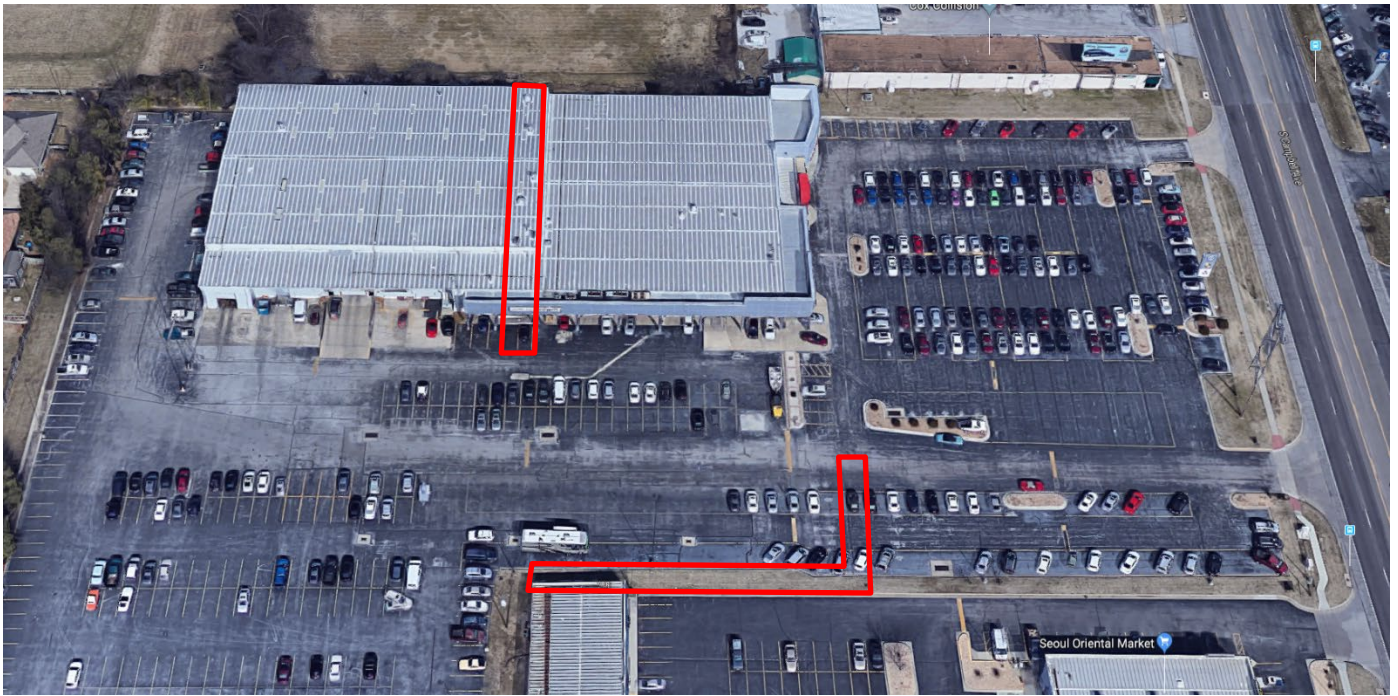
If these conditions are not completed within one (1) year from City Council's approval, then that approval is null and void and the sanitary sewer easement requested to be relinquished will remain.

ENVIRONMENTAL SERVICES – CLEAN WATER SERVICES:

1. No objection to vacating easement on lot 1 since there is no existing sewer within it.
2. The easement across lot 2 cannot be vacated until the sewer relocation plans have been filed, constructed and accepted.
3. The easement cannot be vacated until the sewer has been relocated. The Planning and Zoning Commission does not have the authority to approve this request due to conditions being set forth by the applicant. The relinquishment of the easements is contingent upon public improvements being constructed. This request must be forwarded to City Council for approval.

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.	No one has objected to the relinquishment of the easement.
2. The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and, with the conditions set forth, do not object to the relinquishment of the subject easement. The applicant has dedicated a replacement easement.
3. That the retention of the easements no longer serves any useful public purpose.	Once construction of public improvements has been completed, the retention of the easements will no longer serve a public purpose. The applicant has dedicated a replacement easement through a separate instrument.

Development Review Staff Report



LEGAL DESCRIPTION:

A partial relinquishment of a 15.00-foot-wide Sanitary Sewer Easement, recorded in Deed Book 1756 at Page 1178, in the Greene County Recorder's Office, Greene County, Missouri and being a part of Lot 1 of The Final Plat of South Campbell Addition, a subdivision in the City of Springfield and recorded in the Greene County Recorder's Office, Greene County, Missouri and being more particularly described as follows:

COMMENCING at the Northwest Corner of Lot 1, of South Campbell Addition; Thence S 88°42'39" E, along the North line of said Lot 1, a distance of 295.06 feet to the Northwest Corner of said Sanitary Sewer Easement for a Point of Beginning; Thence S 88°42'39" E, continuing along said North line, a distance of 15.01 feet, to the Northeast corner of said easement; thence S 02°49'47" W, along the East line of said easement, a distance of 228.07 feet to a point on the South line of a 25.00 foot-wide Utility Easement as recorded in Deed Book 1739, at Page 1015, in the Greene County Recorder's Office, Green County, Missouri; Thence N 87°47'02" W, along said South line, a distance of 15.00 feet; Thence N 02°49'47" E, along the West line of said Sanitary Sewer Easement, a distance of 227.83 feet to the Point of Beginning.

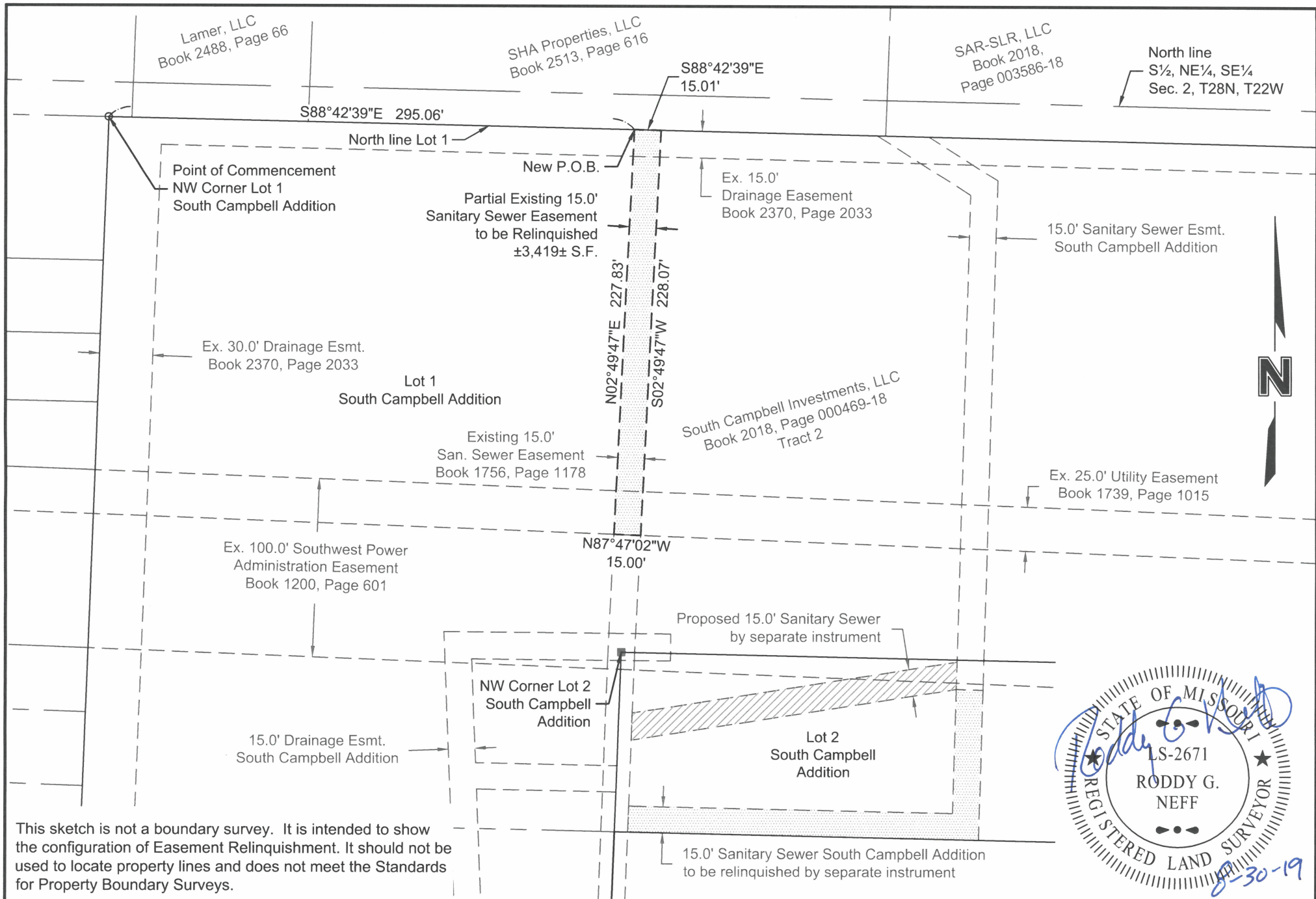
Containing 3,419 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

And

A partial relinquishment of a platted 15.00-foot-wide Sanitary Sewer Easement, being a part of Lot 2 of the Final Plat of South Campbell Addition, a subdivision in the City of Springfield and recorded in the Greene County Recorder's Office, Greene County, Missouri and being more particularly described as follows:

COMMENCING at the Southwest Corner of Lot 2, of South Campbell Addition; Thence S 88°48'40" E, along the South line of said Lot 2, a distance of 7.50 feet, to a point on the East line of an existing 15.00 foot-wide Sanitary Sewer Easement recorded in Deed Book 1756 at Page 1178, recorded in the Greene County Recorder's Office, Greene County, Missouri, said point also being the Southwest corner of a platted 15.00 foot-wide Sanitary Sewer Easement as shown on the Final Plat of South Campbell Addition, for a Point of Beginning; Thence N 02°04'53" E, along the West line of said platted easement, a distance of 15.00 feet to the North line of said platted easement; Thence S 88°48'40" E, along the North line of said platted easement, a distance of 181.53 feet; Thence N 01°35'30" E, along the West line of said platted easement, a distance of 70.42 feet; Thence S 88°24'30" E, a distance of 15.00 feet to the East line of said platted easement; Thence S 01°35'30" W, along the East line of said platted easement, a distance of 85.31 feet to a point on the South line of said platted easement and the South line of Lot 2; Thence N 88°48'40" W, along said South line, a distance of 196.66 feet to the Point of Beginning.

Containing 4,004 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.



Project no:	018-2880
Drawn by:	KMK
Date:	08/29/19

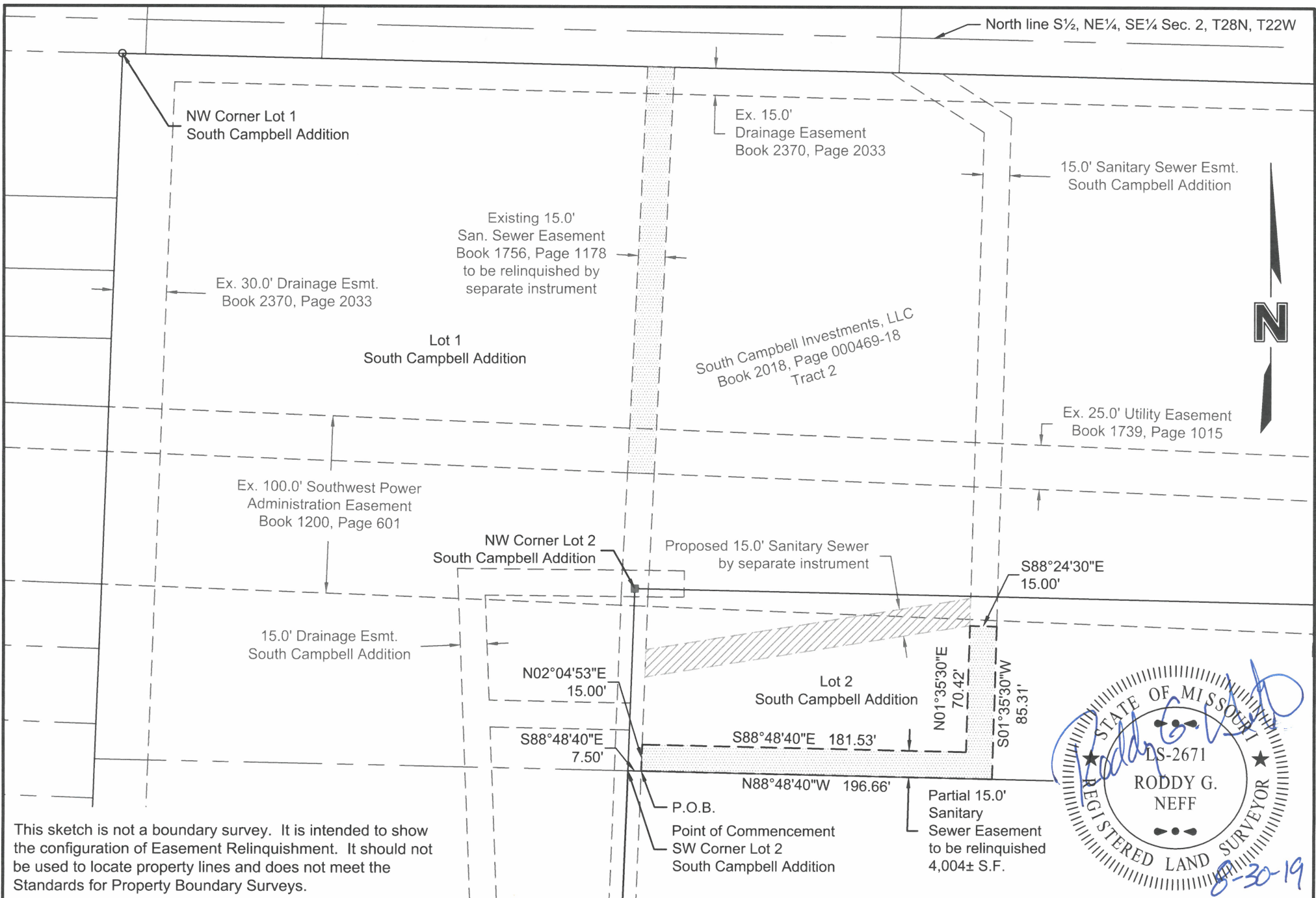
EASEMENT RELINQUISHMENT

olsson

Olsson Associates, Inc. Survey MO
 Certificate of Authority #LC366
 550 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802 FAX 417.890.8805

EXHIBIT

B



This sketch is not a boundary survey. It is intended to show the configuration of Easement Relinquishment. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

Project no: 018-2880

Drawn by: KMK

Date: 08/29/19

EASEMENT RELINQUISHMENT

olsson

Olsson Associates, Inc. Survey MO
Certificate of Authority #LC366
550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802 FAX 417.890.8805

EXHIBIT

B

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:

OCTOBER 10, 2019

CITY COUNCIL PUBLIC HEARING:

N/A



CASE NUMBER:

Request to Relinquish Easement
No. 891

LOCATION: 1930 East Kearney Street

ACRES: N/A

EXISTING LAND USE: Vacant

APPLICANTS: Glen-Kearney Dev, LLC
and Bevs Prop, LLC

STAFF: Andrew Menke, 864-1613

STAFF RECOMMENDATION:

Approve

PROPOSED MOTION:

Move to approve Relinquish Easement
No. 891

SUMMARY OF APPLICANTS REQUEST:

The applicants, Glen-Kearney Dev, LLC and Bevs Prop, LLC, are requesting to relinquish a utility easement, electric easement, and sanitary sewer easement to facilitate the development of the property. A replacement sanitary sewer easement has already been dedicated.

STAFF COMMENTS:

PLANNING AND DEVELOPMENT:

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

CITY UTILITIES – DEVELOPER SERVICES:

All CU facilities in indicated easement areas have been relocated or fees paid for construction for relocation. No issues with relinquishments.

MEDIACOM:

Did not respond in the allotted review time.

Development Review Staff Report



ENVIRONMENTAL SERVICES – CLEAN WATER SERVICES:

Testing of the sanitary sewer improvements for 1930 E Kearney has been completed and approved and video has been completed and approved. Vacation is approvable.

AT&T:

AT&T has no issues with this vacation, however, AT&T has facilities within R/W and U/E feeding existing structures near this development that will continue to be maintained. Locates need to be conducted prior to construction to identify any utilities in the proposed development locations, and to identify if they conflict with this development plan. The site development may require existing AT&T facilities to be relocated at the developer's expense. Contact engineer Steven Beier 417-836-2761 180 days prior to construction. Please note that if the development of this property will need additional AT&T facilities placed, contact engineer Steven Beier 417-836-2761 180 days prior to construction.

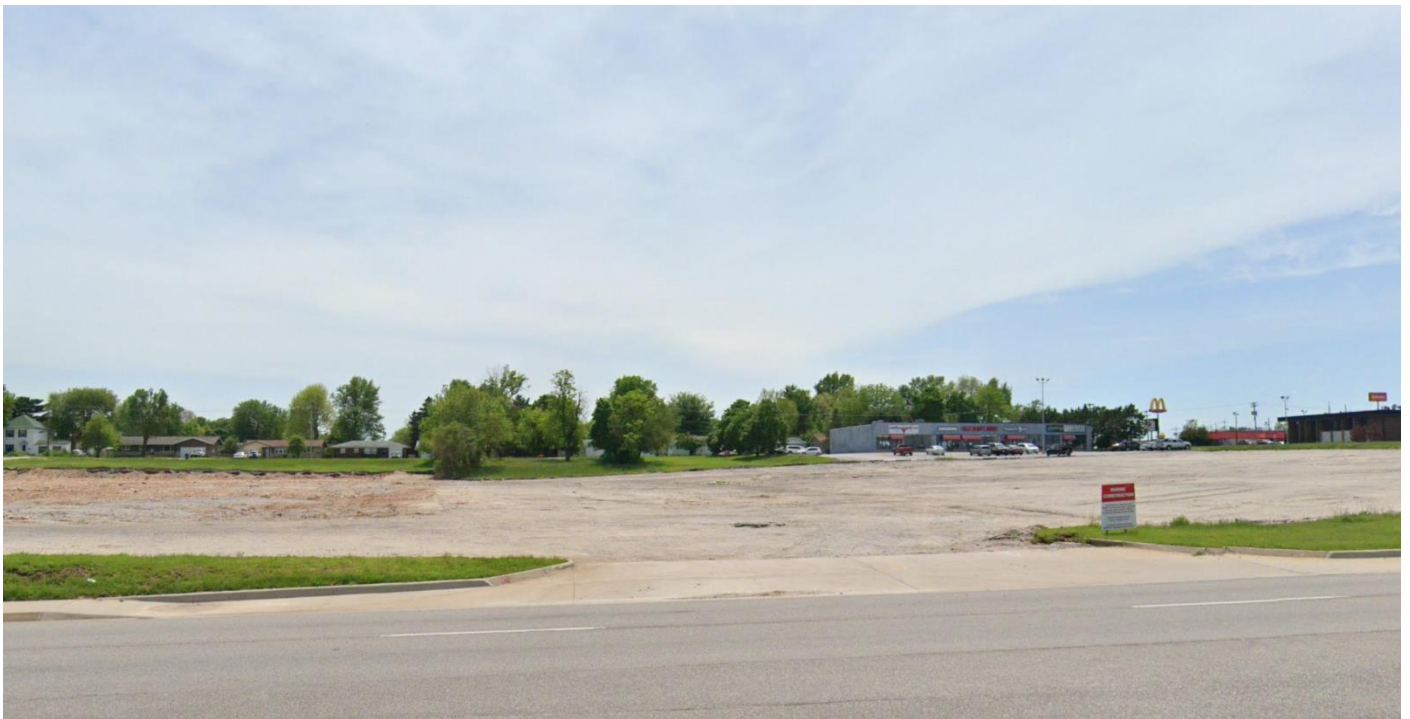
Development Review Staff Report



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.	No one has objected to the relinquishment of the easement.
2. The appropriate City agency has filed with the Planning and Development Department a statement that the 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 easement. The applicant has dedicated a replacement sanitary sewer 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 sanitary sewer easement through a separate instrument.

Development Review Staff Report



LEGAL DESCRIPTION:

Sewer Easements

All that part of existing sanitary sewer easements contained in Book 1100 Pages 469, 472, 493, and 501 and in Plat Book EE Page 65, all in the City of Springfield, Greene County, Missouri, further described as:

Commencing from the Northeast corner of the Replat of Lot 1, Kearney-Glenstone Subdivision, a subdivision in the City of Springfield, Greene County, Missouri; thence, North 89° 13' 53" West along and with the North line of said subdivision, a distance of 109.96 feet to the POINT OF BEGINNING; thence, North 89° 13' 53" West continuing along and with said North line, a distance of 14.19 feet; thence, Northeasterly along and with a 658.37 foot radius curve to the right having a chord bearing of North 59° 04' 52" East, a chord length of 309.02 feet, an arc distance of 311.93 feet; thence, South 00° 47' 57" West, a distance of 10.53 feet; thence, Southwesterly along and with a 648.37 foot radius curve to the left having a chord bearing of South 59° 22' 39" West, a chord length 291.42 feet, an arc length of 293.93 feet to the POINT OF BEGINNING; containing 3029 feet, more or less.

Utility Easement – Book 1679 Page 957

Beginning at the southeast corner of lot 8, Kearney-Glenstone Subdivision, thence west 35 feet, thence north 115 feet, thence west 20 feet, thence north 20 feet, thence east 20 feet, thence north to the north line of said lot to a point 45 feet west of the northeast corner of said lot, thence east 45 feet, thence south to the point of beginning.

Electric Easement – Book 1540 Page 45

Beginning at a point on the south right of way line of Kearney Street, as now exists, and on the east line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 8, Township 29, Range 21, thence westerly along the south right of way line of Kearney Street, as now exists, a distance of 250' for a new point of beginning.

Commencing at the new point of beginning, thence south 267', thence east 15', thence north 267', thence west 15' to new point of beginning.

5' SAN SEW ESMT
BK 1100 PG 501
BK 1100 PG 493
BK 1100 PG 472

S00°47'57"W
10.53'

L=311.93', R=658.37'
Δ=27°08'47"
Ch=N59°04'52"E

Ch=309.02'

L=293.93', R=648.37'
Δ=25°58'27"
Ch=S59°22'39"W

Ch=291.42'

5' SAN SEW ESMT
BK 1100 PG 469
BK EE PG 65

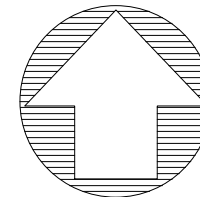
N89°13'53"W
109.96'

POB

N89°13'53"W
14.19'

POC
NE CORNER
REPLAT OF LOT 1
KEARNEY-GLENSTONE
SUBDIVISION

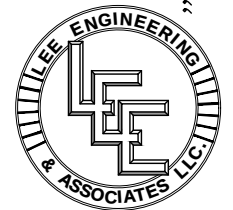
**REPLAT OF LOT 1,
KEARNEY-GLENSTONE
SUBDIVISION**
BEVS PROP LLC
BK 2005
PG 65824-05



SCALE 1" = 40'

NOTE:
THIS DRAWING HAS BEEN PREPARED ONLY AS AN EXHIBIT TO ILLUSTRATE NEW EASEMENTS TO BE DEDICATED BY RECORDED INSTRUMENTS AND IS NOT TO
BE CONSTRUED TO REPRESENT A PROPERTY BOUNDARY SURVEY.

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



"Engineering with Integrity"

**SEWER EASEMENT
RELINQUISHMENTS**
BK 1100 PP 469,
472, 493, 501
PLAT BK EE PG 65

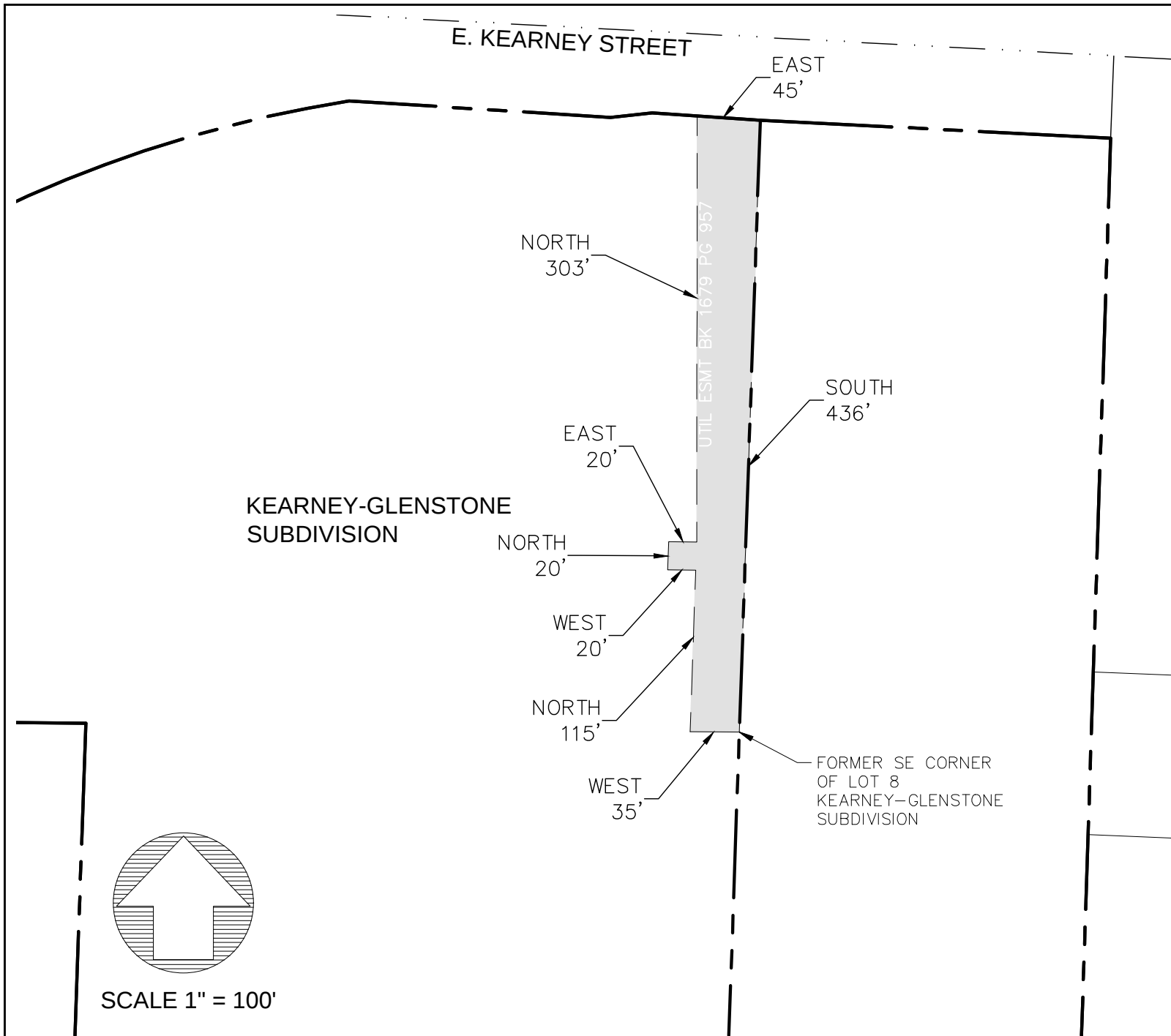
Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

DATE:

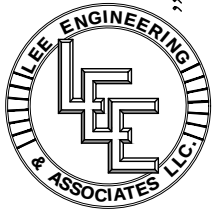
05/22/2019

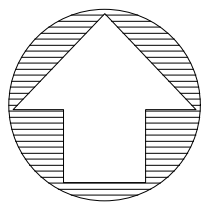
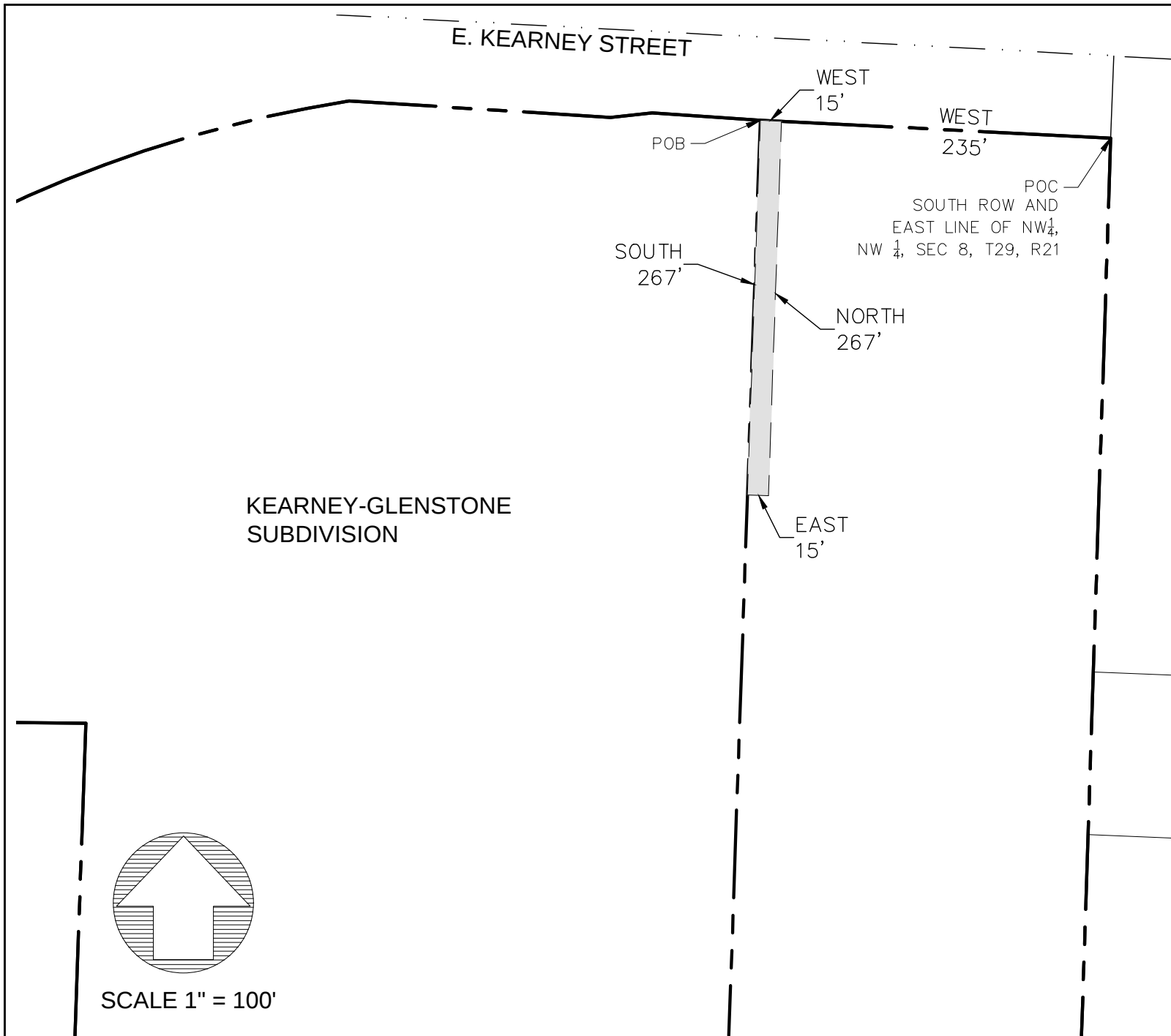
PROJECT NO.:

1640



NOTE: THIS DRAWING HAS BEEN PREPARED ONLY AS AN EXHIBIT TO ILLUSTRATE NEW EASEMENTS TO BE DEDICATED BY RECORDED INSTRUMENTS AND IS NOT TO BE CONSTRUED TO REPRESENT A PROPERTY BOUNDARY SURVEY.

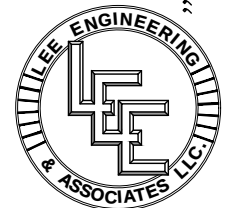
DATE: 04/29/2019		PROJECT NO.: 1640
UTILITY EASEMENT RELINQUISHMENT BK 1679 PG 957		
Missouri State Certificate of Authority Engineering #2005015504 Land Surveying #2009028050		
LEE Engineering & Associates, L.L.C. 1200 E. Woodhurst Dr., Suite D200 Springfield, Missouri 65807 417-886-9100 (phone) 417-886-9336 (fax) dlee@leeengineering.biz		
		<i>"Engineering with Integrity"</i>



SCALE 1" = 100'

NOTE:
THIS DRAWING HAS BEEN PREPARED ONLY AS AN EXHIBIT TO ILLUSTRATE NEW EASEMENTS TO BE DEDICATED BY RECORDED INSTRUMENTS AND IS NOT TO BE CONSTRUED TO REPRESENT A PROPERTY BOUNDARY SURVEY.

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



"Engineering with Integrity"

**ELECTRIC EASEMENT
RELINQUISHMENT
BK 1540 PG 45**

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

DATE:

05/22/2019

PROJECT NO.:

1640

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:

OCTOBER 10, 2019

CITY COUNCIL PUBLIC HEARING:

N/A



CASE NUMBER:

Request to Relinquish Easement
No. 892

LOCATION: Lot 13 of Forest Hills
Subdivision

ACRES: N/A

EXISTING LAND USE: Vacant

APPLICANT: Commander Financial
Services, LLC

STAFF: Andrew Menke, 864-1613

STAFF RECOMMENDATION:
Approve

PROPOSED MOTION:

Move to approve Relinquish Easement
No. 892

SUMMARY OF APPLICANTS REQUEST:

The applicant, Commander Financial Services, LLC, is requesting to relinquish a utility easement to facilitate the development of a property. No utilities currently exist within the easement. No replacement easements are to be dedicated.

STAFF COMMENTS:

PLANNING AND DEVELOPMENT:

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

CITY UTILITIES – DEVELOPER SERVICES:

No issues with relinquishment.

MEDIACOM:

Mediacom has no issues.

AT&T:

Did not respond in the allotted review time.

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.	No one has objected to the relinquishment of the easement.
2. The appropriate City agency has filed with the Planning and Development Department a statement that the 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 easement. The applicant is not required to dedicate 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 is not required to dedicate a replacement easement.

Development Review Staff Report



LEGAL DESCRIPTION:

A 5.00 FOOT WIDE UTILITY EASEMENT BEING A PART OF THE GRANTOR'S TRACT OF LAND AS LYING IN LOT 13, OF FOREST HILLS SUBDIVISION AND DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2019, PAGE 25504-19 AND SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, OF FOREST HILLS SUBDIVISION, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY OF MEADOWMERE AVENUE; THENCE LEAVING SAID WEST RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF LOT 13, NORTH 87°18'31" WEST, 161.45 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 01°37'35" EAST, 5.00 FEET; THENCE SOUTH 87°18'31" EAST, 161.54 FEET TO A POINT LYING ON THE AFOREMENTIONED WEST RIGHT-OF-WAY OF MEADOWMERE AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 02°41'29" WEST, 5.00 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

CONTAINING 808 SQUARE FEET OR 0.018 ACRES AND 162 LINEAR FEET, MORE OR LESS.

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:

AUGUST 15, 2019

CITY COUNCIL PUBLIC HEARING:

AUGUST 26, 2019



CASE:

Recommendations for the Galloway Redevelopment Area (report attached) to guide future development in the area.

LOCATION:

South Lone Pine corridor between Battlefield Road and Republic Road, pursuant to City Council Resolution No. 10408.

STAFF:

Olivia Hough 864-1092

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve the recommendations in the report as a policy guide for future development.

SUMMARY OF REQUEST:

The City of Springfield Planning and Development Department is requesting approval of staff recommendations for the Galloway area that includes the Lone Pine Avenue corridor between Battlefield Street and Republic Street, as shown in Attachment 1, Policy Boundary. The Planning and Zoning Commission is tasked with reviewing the proposed recommendations in the report for conformance with the City's Comprehensive Plan, Attachment 2.

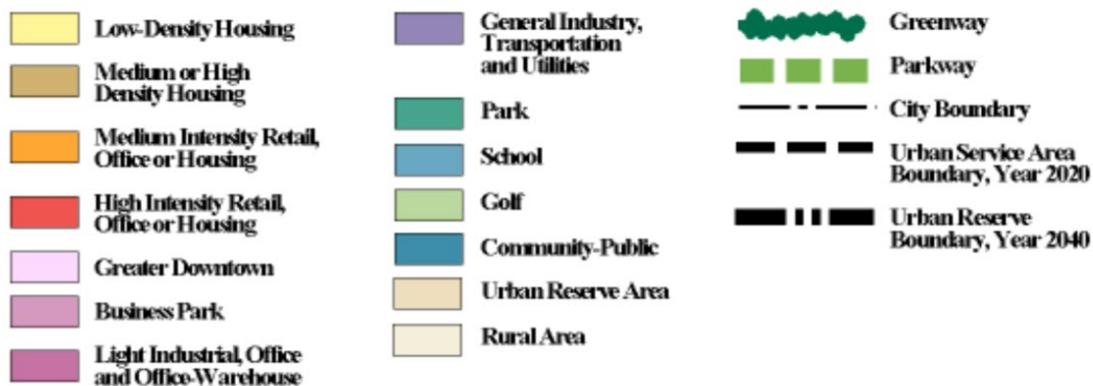
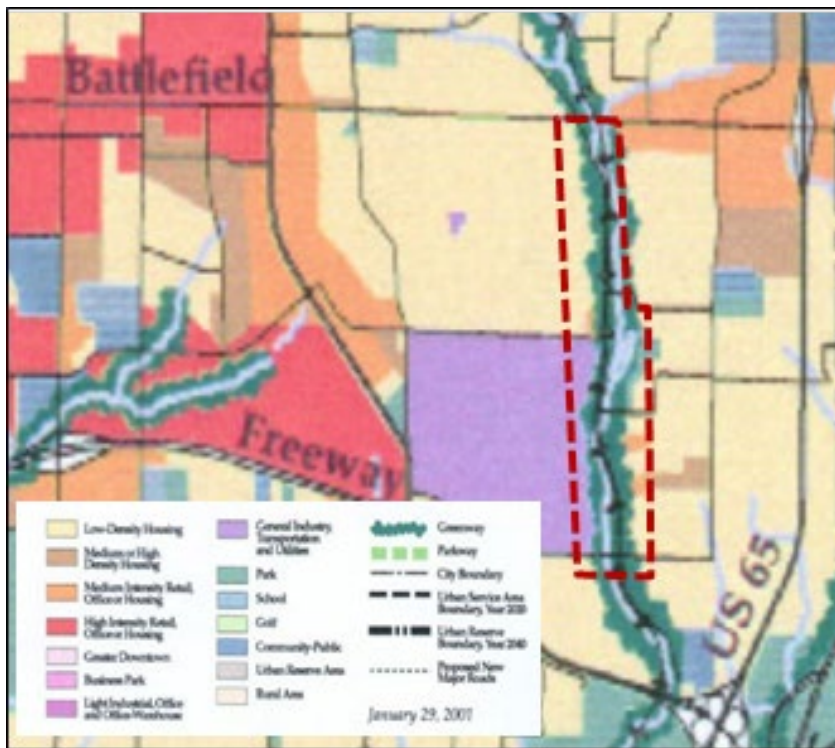
This request is for Commission to approve the staff recommendations for the Galloway Redevelopment Area and recommend that City Council adopt the report as a policy document to guide future development in the area.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. The Growth Management and Land Use Element of the Springfield Greene County Comprehensive Plan designates the future of land located in and around the Galloway Redevelopment Area for low density housing, medium intensity retail, office or housing, and general industry, transportation and utilities. This is a high-amenity area, given its location adjacent to and including residential neighborhoods, the Battlefield and Glenstone Retail Activity Center, the Lone Pine Recycling Center, Sequiota Park, four sizable churches, and transit services on Battlefield. In recent years, portions of the area have been rezoned to allow additional multi-family residential and commercial land uses. These rezonings typically involved rezoning from R-SF, Single Family Residential District, and GM, General Manufacturing District to R-MD, Medium Density Multi Family District; LB, Limited Business District; GR General Retail District; and PD, Planned Development Districts. The quarry remains zoned HM, Heavy Manufacturing District and a 5.6 acres parcel at the southeast corner of South Lone Pine Avenue and East Barton Street remains zoned GM, General Manufacturing District. The recommendations contained in this report are consistent with the comprehensive plan policy of generally increasing the compactness of urban development, where housing may be closely integrated with retail or office space to optimize transportation investments, citizen convenience and investor confidence, as described in the Pattern of Land Use section of the Growth Management and Land Use Plan. The report satisfies these plan recommendations by proposing retail, office, and housing in close proximity to amenities like Sequiota Park and the Greenway trails and near primary arterials, while promoting a safe, walkable and bicycle friendly district with emphasis on preserving the “village character” regarding building scale and site design. Furthermore, the recommendations are compatible with the *Community Physical Image and Character Element* of the *Comprehensive Plan*, by helping to ensure high quality development and redevelopment that fits within the existing topography and building vernacular, enhance the pedestrian experience with increased beautification and amenities, protects water quality of Galloway Creek, preserves the tree canopy, and expands connections to the park and trails.
2. The recommendations for the Galloway area contained in the staff report are in conformance with the Comprehensive Plan, which identifies this area as an appropriate location for the continued operation of the quarry, greenway trail, and a mix of residential and low to medium intensity retail and office land uses. The area is located along a secondary arterial, Lone Pine Avenue, and is consistent with the objective to encourage community level commercial areas on arterial streets particularly near intersections of primary and secondary arterials (Lone Pine intersects the primary arterial of Battlefield Street and, also the future primary arterial Republic Street and the secondary arterial Galloway Street).
3. The proposed recommendations also meet the *Comprehensive Plan* objectives to protect environmental resources and for physical image enhancement. In addition, the recommendations are consistent with the objectives contained in the *Parks, Open Space and Greenway Plan Element*.

Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



SUMMARY OF PROPOSAL:

The City of Springfield Planning and Development Department is requesting approval of staff recommendations for the Galloway area that includes the Lone Pine Avenue corridor between Battlefield Street and Republic Street, as shown in Attachment 1, Policy Boundary. The Planning and Zoning Commission is tasked with reviewing the proposed recommendations in the report (Attachment 2) for conformance with the City's Comprehensive Plan.

The purpose of the report is to address unique challenges in the area per City Council Resolution 10408 which directed staff to complete a review development issues in the area, take public input, and prepare for City Council's consideration a report regarding any recommended actions. While the report does not propose any rezoning, it does make general recommendations for future development based on extensive public input and guided by professional design expertise. Recommendations have been made for the following categories:

1. The City's highest priority must be **public safety** for pedestrians, cyclists, and motorists in the area. Many of these recommendations are for transportation improvements, which may be both publicly and privately funded, but all public improvements receive City approval prior to construction.
2. **Environmental protection** is another key priority for the City and the public. Protection of the natural environment will require City regulations and use of best practices in public and private improvements. The Galloway area has several unique features such as its dense forestation, rocky sloped topography, and historic mixed-use development pattern.
3. Our **image enhancement** recommendations help guide public improvements and private developments to preserve the defining characteristics of the area while allowing for continued growth of the area.
4. We conclude the report with **general recommendations** that have multiple responsible parties for implementation and rely heavily on community participation.

If adopted by City Council, this document will serve as the policy for development in the area and will be used in reviewing applications for rezoning and subdivisions.

STAFF COMMENTS:

1. The proposed recommendations will allow future development to occur that is sensitive to the needs of the community and the natural environment.
2. Individual applicants will be required to submit evidence that their projects are in conformance with the recommendations in the policy.
3. Conditional Overlay Districts will be used in conjunction with rezoning cases to protect the village character including limitations on incompatible uses, sign regulations, building façade design elements, parking lot placement, and retaining wall restrictions.
4. The report demonstrates the results of community input collected over a seven-month period in 2019, and the expertise of design professionals and City staff.
5. The recommendations in the report are consistent with City policy which encourages reinvestment and new development in the Urban Service Area.
6. The location of the Galloway Redevelopment Area offers adjacent residents and the southeast Springfield community convenient access to retail, restaurants, and recreation in a beautiful natural setting. The area is also served by sidewalks, the Galloway Creek Greenway Trail, Sequiota Park, and is located one mile from 65 Highway and less than two miles from the Battlefield Mall.

Development Review Staff Report



DEPARTMENT COMMENTS:

The Departments of Public Works, Environmental Services, and Parks and Recreation provided input used in the development of these recommendations. Sapp Design architects were consulted along with a seven month long public engagement effort. The report has been posted on the City's website for public comment since July 9, 2019. The property owners within the boundary, Galloway Village Neighborhood Association, and relevant City departments were notified of this report, opportunity for comment and public hearing dates.

POLICY BOUNDARY:

ATTACHMENT 1



Galloway Redevelopment Area Staff Recommendations for Development and Summary of Public Engagement



Photo Credit: Kaitlyn McConnell, Ozarks Alive

Planning & Development Department
840 Boonville Avenue
Springfield, MO 65802



Executive Summary

This report contains staff recommendations for the South Lone Pine Avenue corridor between Battlefield Road and Republic Road, pursuant to City Council Resolution No. 10408. This Resolution put a 270-day administrative delay on rezonings and lot combinations in order to allow time for study and public engagement to inform this staff report.

While staff recognizes the unique character of the Galloway area, many of the issues identified are city-wide issues which are best addressed in the Comprehensive Planning process that is currently underway. With that in mind, staff has prepared the following recommendations based on extensive public input and guided by professional expertise from Sapp Design. Recommendations have been made for the following categories:

The City’s highest priority must be **public safety** for pedestrians, cyclists, and motorists in the area. Many of these recommendations are for transportation improvements, which may be both publicly and privately funded, but all public improvements receive City approval prior to construction.

Environmental protection is another key priority for the City and the public. Protection of the natural environment will require City regulations and use of best practices in public and private improvements.

The Galloway area has several unique features such as its extensive tree canopy, rocky sloped topography, and historic mixed-use development pattern. Our **image enhancement** recommendations help guide public improvements and private developments to preserve the defining characteristics of the area while allowing for continued growth of the area.

We conclude the report with **general recommendations** that have multiple responsible parties for implementation and rely heavily on community participation.

If adopted by City Council, this document will serve as the policy for development in the area and will be used in reviewing applications for rezoning and subdivisions. The boundary for this policy includes gateways into the study area at the intersections of Battlefield Road and Republic Road with Lone Pine Avenue, and approximately 300 feet of frontage along Lone Pine Avenue between Battlefield and Republic.

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Background

The Galloway Village area has nearly 200 years of community history dating back to early farm settlements and its namesake Major Charles Galloway, a Mexican-American War and Civil War veteran who was a well-known merchant. In the 1880's, Ash Grove Lime Works purchased the quarry and relocated employees to the area and it became a stop on the Chadwick Flyer rail route. Residents and tourists were attracted to the cave, creek, stores and later the fish hatchery in the park. In 1969, the City of Springfield annexed Galloway and it evolved into an antique and craft destination in the 1980's. In 2014, Springfield City Council adopted a [blight study and redevelopment plan](#) for the Galloway area by Special Ordinance No. 26407, covering nearly 75 acres along the 3400 to 4100 blocks of South Lone Pine. Since then, development along the Lone Pine corridor from Battlefield Road to Republic Road has intensified. Recent developments include the Township 28 multi-family development, the mixed-use Quarry Town and Galloway Creek developments, and a variety of new businesses including Acacia Spa and Mostly Serious. These businesses and developments join long-established businesses such as Galloway Village Veterinary, Firehouse Pottery, Galloway Grill, and several smaller retail shops and service providers.

The recent surge in retail and residential multi-family construction in the area has brought to light a variety of development challenges and citizen concerns about current and future impacts on the area's rich history, natural resources, and historic mixed-use development pattern. The Galloway Village Neighborhood Association was formed in November 2018 in response to concerns over development and new construction in the area.

After meeting with interested parties in Fall 2018, Zone 4 Councilman Matthew Simpson requested a [resolution for an administrative delay](#) on rezoning and lot combinations in the Lone Pine corridor so that City staff could gather input and develop recommendations. Resolution No. 10408 was passed November 5, 2018. The 270-day development moratorium expires on Aug. 2, 2019.

Goals of the Administrative Delay

Resolution No. 10408 charged staff with the following goals:

- Review development issues in the area.
- Take public input from area residents, property owners, design professionals, the business and development community, Ozark Greenways, and the City departments of Parks and Recreation, Public Works, Environmental Services, and Planning and Development.
- Prepare for Council's consideration a report regarding any recommended actions.

Summary of Public Engagement Process

City staff began the public engagement process for the Administrative Delay in January 2019. A Stakeholder Committee made up of area residents, business owners and developers was assembled to work with City staff to help engage the larger community and identify solutions for the future of this area. Public engagement included three public meetings, six Stakeholder Committee meetings, a website dedicated to providing information and collecting feedback, and two online surveys to collect public input. More than 500 community members are estimated to have participated in this process by completing surveys, attending meetings, and submitting comments. The individuals involved represented a cross-section of community interests, such as surrounding residents, businesses, Greenways users, Sequiota Park patrons, and other interested citizens. The public was informed of opportunities for comment through media press releases, direct mail, neighborhood signs, social media, and dispatches from Stakeholder Committee members and the Galloway Village Neighborhood Association. Detailed information from the community engagement activities is available on the City website at <https://www.springfieldmo.gov/3867/Our-Galloway>.

Common Themes Identified Through Public Engagement

- Preserve the quaint **village atmosphere** of the Galloway area as it was historically developed.
- Increase **pedestrian and cyclist safety** in proximity to the street and parking areas while continuing to improve vehicular traffic flow.
- Expand and improve the **Greenway trails**.
- Preserve and protect the **natural environment**, specifically the tree canopy, water quality, rocky sloped topography and wildlife habitat.
- Protect and preserve the heavily wooded and peaceful setting in **Sequoiota Park** and expand the park property and amenities, adding picnic areas, new restrooms, and improved connections and access. Restrict development that detracts from the park-like feel in and around the Park.
- Tailor **architectural design and land use** in the area to ensure quality new development that is compatible with the surroundings; particularly related to building height, density, history, and the natural environment.
- Continue notifying citizens and **considering citizen/resident concerns** when evaluating development projects in the area.

Vision Statement Developed by Stakeholder Committee

The Lone Pine corridor will be welcoming for living and commerce. It will emphasize use of human-scale design components typically embodied in a village environment. This includes high-quality development with distinctive architectural features that respect the area's historic context, sensitive to the surrounding developments, in harmony with nature, built into the topography, beautifully landscaped, colorful and offering many common areas for recreation and socializing.

The corridor will continue to be a pedestrian-friendly environment where people can easily walk, bicycle, and drive.

Private development will emphasize diverse small retail and service businesses, while employing best practices to protect the area's natural resources and amenities, particularly Galloway Creek, Sequiota Park, and the tree canopy.

Administrative Delay Area



Policy Boundary



Staff Recommendations – PUBLIC SAFETY

- A. **Improve traffic flow and safety** in the area. Springfield citizens have identified the Galloway Street corridor and the intersection at Battlefield and Lone Pine as top priorities for safety and capacity improvements to accommodate increased vehicular, pedestrian, and bicycle traffic and reduce potential conflicts.¹
 - i. Funding has been approved for these projects through the 2019 ¼-Cent Capital Improvement Sales Tax renewal.
 - ii. **Improve safety for street-edge parking** by clearly delineating parking areas along the street edge from the street surface. Visual contrast between the two areas can be created by material choice, color, or painting a boundary line between the two areas.
- B. Install a **physical barrier or fencing between the trail and roadway**, where feasible, to improve safety and visibility and denote separation. This is especially needed along Lone Pine, where there is less than ten feet of separation between the trail and street.
 - i. Parking on the Galloway Trail, especially during construction, has been another safety concern. The City has installed “No Parking” signs adjacent to the trail in response to citizen concerns about this practice. In addition, businesses hosting special events in the area should arrange for and identify adequate parking for their customers and explore shared parking, as needed.
- C. **Flooding is a major concern** in the area, identified in the Blight Study for the Galloway Redevelopment Area and through public input, creating potential safety concerns as well as property damage. The City should explore cost-effective solutions to maintain safe passage on Lone Pine during times of flooding.
 - i. Due to its location in the flood plain, Lone Pine Avenue floods on a routine basis and has for many years. In fact, 1978 flood insurance rate maps show a similar floodplain as current maps. In some locations along Lone Pine, between Republic Road to Sequiota Park, the road is three to four feet below the base flood elevation. Further study is needed to determine the most effective way to address this issue.
- D. Continue to **maintain and enhance the safety and quality of the Galloway Trail**, which is the oldest and most heavily used trail in the Ozarks Greenways system and is in need of repair.
 - i. Grant funding has already been secured by the City for replacement of the Galloway Trail surface from Sequiota Park to Republic Road.

¹¼ Cent Capital Improvement and 1/8 Cent Transportation Sales Tax Surveys in 2016 and reaffirmed by voters in the 2019 ¼-Cent Capital Improvement Sales Tax renewal.

Staff Recommendations – NATURAL ENVIRONMENT PROTECTION

- A. **Water quality protection and stormwater management for new development** should follow all local, state and federal laws and employ on-site controls as per City Code² to retain Galloway Creek's rating as one of the healthiest streams in the city and minimize increased flooding risk.
- i. Innovative stormwater management techniques such as maximizing open space, green roofs, rain water collection systems, rain gardens, and berms are encouraged and should be integrated in public improvements and private developments, when feasible.
 - ii. Volunteer groups have undertaken multiple stream cleanup efforts which should be applauded and continued.
- B. **Obtain stream buffer easements for all new developments** along natural channels in the area in accordance with the Water Quality Protection Manual. (For example, Galloway Creek requires a 100-foot easement on each side of the stream bank.) Exceptions to the buffer requirements should be discouraged.
- i. The stream buffer requirements apply to streams shown on the stream buffer map (<http://maps.springfieldmo.gov/mapgallery/>) that meet the definition of a natural channel as defined in Sections 1.0 and 2.1 of Chapter 8 of the Flood Control and Water Quality Protection Manual. Buffer distances vary based on the size of the stream's contributing drainage area.
- C. **Protect the tree canopy** of the Galloway area, which is one of its defining characteristics. This was continually identified as a top priority during public engagement.
- i. The Stakeholder Committee expressed an interest in the City developing a tree preservation ordinance, which would be beneficial for protection and reforestation of tree canopy throughout the City. If such an ordinance is considered, Galloway could serve as a pilot area for the program.
 - ii. The City should aggressively pursue tree planting and preservation measures on public property in the area, including park property and right-of-way for roads and trails. Private developers should preserve mature, healthy trees whenever possible and install high-quality landscaping to enhance the area.

²The City of Springfield Flood Control and Water Quality Protection Manual was adopted in December 2017 and updated in April 2018.

Staff Recommendations – IMAGE ENHANCEMENT

A. Park and Trail Amenities

- i. **Improve and expand amenities in Sequiota Park**, such as restroom facilities, drinking fountains and seating areas.
- ii. **Plant trees** along the Galloway Trail and in Sequiota Park to add shade and rejuvenate the tree canopy in the area. Public Works and Parks staff estimates that up to 200 trees could be planted in these areas. We recommend coordination with community groups, such as Tree City USA and Rotary that have tree-planting as an identified priority, as well as community groups and interested citizens who wish to contribute to the wooded environment of the area.
- iii. **Develop “pocket parks”** along the trail for resting and picnicking.

B. Preserve and enhance the “village feel” of the area.

- i. Based on public input, important elements of this “village character” are small businesses (retail, food and beverage, and services), reuse of existing structures, a mix of architectural styles that complement each other, a walkable feel, and opportunities for neighborly interactions in private establishments and public spaces.
- ii. **Promote a high-quality streetscape experience that is welcoming and encourages walkability.** This item may be achieved by individual property and business owners or through more coordinated efforts of the Neighborhood Association or the proposed Community Improvement District (CID) for the area.
 - Components identified to achieve this recommendation include planters and window boxes, brightly colored doors or building accents, eye-catching retail entrances, attractive landscaping and plantings, public art, fountains, dog watering stations, outdoor seating, street trees, decorative lighting, signage that is appropriately placed and visually pleasing, and clean, maintained sidewalks, parking areas, trails and public spaces.
- iii. **Encourage a continued mix of uses that preserves the village character of the area.** The study area has historically been home to retail and food/beverage uses; in recent years it has evolved to include offices, service businesses, and multi-family housing.

Staff Recommendations – IMAGE ENHANCEMENT, continued

- iv. **Use Conditional Overlay Districts in conjunction with rezoning cases to protect the village character including:**
 - i. **Limit uses** that are incompatible with the village character of the area, such as storage units, gas stations, drive-through restaurants or other drive-through businesses, car washes, cell towers, and uses requiring new manufacturing zoning.
 - ii. **Limit size, illumination, placement and number of signs, and prohibit digital signage** in order to maintain the village aesthetic. Encourage colorful and creative signage.
 - iii. Encourage design elements compatible with historic development pattern and existing structures. **Appropriate design elements include** articulation of building faces and compatible ratios of glass in windows, doors, and walls. **Restrict glazing ratios** to no more than 40% of exterior surface.
 - iv. Limit the **building height** through bulk plane regulations. Exceptions to bulk plane requirements are discouraged.
 - v. Require **parking lot placement** behind buildings where feasible and require attractive landscaping and tree canopy preservation.
 - vi. **Limit excessive grading or rock blasting** to preserve the rocky, sloped topography which defines the Galloway area, by **limiting retaining walls in height and requiring a minimum distance between tiers**. Staff recommends no more than eight feet in wall height and a minimum of six feet between tiers.
- v. **Encourage appropriate density of multi-family development using the Revised Multi-Family Design Guidelines and Location Criteria**³ (“multi-family matrix”) in order to comply with adopted City policies encouraging greater access for all citizens to public amenities such as parks and trails, and support inclusive and equitable development of the area.
 - i. Note: Permitted density of existing multi-family developments in the area is as follows: Township 28 is zoned to allow up to 20 dwelling units (du)/acre (COD 17). Quarrytown is zoned to allow up to 12 du/acre (PD 351). Galloway Creek Lofts is zoned GR, General Retail District, which allows up to 40 du/acre but is constructed at 32 du/acre.

C. Protect the natural features of the area.

- i. **Increase landscaping requirements.** Encourage the use of canopy trees and high quality plantings in landscaping. Inspect projects during and after construction to ensure compliance with landscaping requirements.

³ Adopted by City Council Resolution No. 9668, March 23, 2009.

Staff Recommendations – GENERAL

- A. **Continue to build relationships and improve communication** between area stakeholders (the Neighborhood Association, residents, business and property owners, and the proposed CID), the development community, and the City to further the vision for this area and raise awareness of public input opportunities as new projects are in the planning stages. Encourage two-way information sharing between developers and residents for activities that may impact the area.
- B. **Emphasize the history and character** of the area, particularly Sequiota Park, Ozark rock structures, and other significant points of cultural interest. Use signage, place naming, artwork, or other creative means to keep the history of the area alive. The goal is to create a sense of pride for established businesses and residents, enhance the visitor experience, and encourage new developments to be mindful of how they fit into the greater context. Interested property owners may want to consider working with a qualified architectural historian or historic preservation professional to conduct a historic resource survey to research and document important historic places and to determine if certain structures or places may be eligible for listing on the local or national historic registers.
- C. **Enhance landscaping and beautification in future public improvements.** Use of native plantings and materials such as limestone, creek gravel, or salvaged stone is recommended. Gateway signage or landscaping could be installed at roundabouts or at key intersections and maintained by one of the neighborhood or community groups. Economic impacts and feasibility to bury the overhead utilities should be discussed with City Utilities as public improvement projects move from concept to construction.

Acknowledgments

City Council Members

- Ken McClure, Mayor
- Phyllis Ferguson - Zone 1
- Abe McGull - Zone 2
- Mike Schilling - Zone 3
- Matthew Simpson - Zone 4
- Jan Fisk - General Seat A
- Craig Hosmer - General Seat B
- Andrew Lear - General Seat C
- Richard Ollis - General Seat D

Stakeholder Committee Members

- Randall Doennig, Planning and Zoning Commission
- Wendy Huscher, About Faces Photography
- Betsey Johnson, Galloway Village Neighborhood Association Board Member
- Jarad Johnson, Mostly Serious
- Mary Kromrey, Ozark Greenways
- Marci Kirkup, Galloway Village Neighborhood Board Member
- Jessica Pearson, Green Circle Projects
- Amie Vandamme, Firehouse Pottery

Project Consultant

- John McNabb, Sapp Design Architects

City Staff

- Olivia Hough, Project Lead/Senior Planner
- Mary Lilly Smith, Planning and Development Director
- Brendan Griesemer, Planning and Development Assistant Director
- Sarah Kerner, Economic Development Director
- Cora Scott, Public Information and Civic Engagement Director
- Melissa Haase, Public Information and Civic Engagement Assistant Director
- Ron Petering, Environmental Services Assistant Director
- Miles Park, Parks Assistant Director
- Eric Claussen, Public Works Traffic Engineer

Special Thanks to...

All Saints Anglican Church and The Venues for hosting the public meetings and to all the residents, business owners, and interested citizens who provided input for the future.

From: [dan carter](#)
To: [Hough, Olivia](#)
Subject: Re: FW: Galloway Grill
Date: Monday, August 5, 2019 8:05:23 PM

Thank you for the clarification.
As long as we are not included in the cid.

DC. Info@gallowaygrill.com

On Mon, Aug 5, 2019, 10:52 AM Hough, Olivia <ohough@springfieldmo.gov> wrote:

Greetings Mr. Carter,

I appreciate you reaching out to me with your concerns. You are correct that your property located on the corner of Lone Pine and Republic is included in the recommended policy boundary and was not included in the blight designation or previous boundaries. The current policy boundary is based on input received throughout the most recent public engagement process for Galloway in which this intersection was identified as a gateway into the corridor where future design and land uses could impact the “village feel” the Galloway community has determined they would like to protect.

I should note that businesses such as Galloway Grill are exactly the kinds of amenities people said they like and want to protected in the area.

The recommendations would NOT impact your properties based on the current uses as a restaurant and parking. These recommendations would only apply to you or a future owner if you were to apply for a rezoning. I would hope that once you review the recommendations you would agree that these are all reasonable and in keeping with the spirit of the Galloway area including the Lone Pine and Republic intersection. You can review the recommendations at: <https://www.springfieldmo.gov/ourgalloway>

Please let me know if you have any additional comments or suggestions.

Sincerely,

Olivia Hough

Senior Planner/Brownfields Coordinator

Department of Planning and Development

(417) 864-1092



From: dan carter <danielcarter88@gmail.com>
Sent: Thursday, August 1, 2019 6:02 PM
To: Hough, Olivia <OHough@springfieldmo.gov>
Subject: Galloway Grill

Hi Olivia,

I just received our Galloway Area Policy Recommendations letter. Somehow our properties are in the shaded area now. We are not in the blight area and have never been in any of the Galloway corridor maps. As far as I know I have seen every map to date that has to do with the boundaries of all the developments..Blight..CID..and they all use Republic road as the Southern boundary. Hopefully the shaded area on the mailer is a boundary shading error. The addresses that My wife and I own are....

4211 South Lone Pine(4205 S. Lone Pine) And GG Parking across the street.

4231 S. Middleton Ave.

We have no development plans and if we were included in error I wanted to bring it to your attention..Since we opted out of the Blight area and do not benefit from the

Property Tax Benefits we would like to be removed from this new map.

--

Thank You,

Dan Carter

Galloway Grill

info@gallowaygrill.com

WWW.GALLOWAYGRILL.COM

Cell-417-860-0287

Phone -417-882-5300

Fax - 417-882-5301

From: [Dave Scott](#)
To: [ourgalloway](#)
Subject: Lone pine /Galloway policy recommendations
Date: Monday, August 5, 2019 10:52:45 PM

As a property owner in this affected area, I do not agree with delaying any development. Although it has increased traffic and my drive is a little harder to get out of, I can adapt and overcome. I also feel the retail/living buildings, including the apartments, was tastefully done and enhanced the area considerably! I will never understand the mentality of these residence that think they should be able to dictate what a property owner can do with their property. So far, every thing that has been done South of me along Lone Pine has increased property value. The only thing that has been done that I don't like, is the allowed parking lot where they have to back out into traffic on the East side of the retail development. That was a bone head decision. I also don't feel my land or the Carson's land should even be part of Galloway association! I am 100% sure Mrs. Carson feels the same way. I also feel if these residents want to live in a stagnate town that has zero interest in growth or improvement, then they should probably move to Rockaway Beach or similar town.

Sincerely,
David Scott
3051 S. Lone Pine Ave.



July 30, 2019

RE: Galloway Area Policy Recommendations

Dear Property Owner,

The City of Springfield has prepared a report which contains staff recommendations for the South Lone Pine Avenue corridor between Battlefield Road and Republic Road, pursuant to City Council Resolution No. 10408. This Resolution put a 270-day administrative delay on rezonings and lot combinations in order to allow time for study and public engagement to inform the staff report. Recommendations included in the report will apply to property contained within the attached Policy Boundary map shaded in green. ***The recommendations in the report do include property that you own.***

Staff will present a report to the Planning and Zoning Commission at an open Public Hearing on **August 15, 2019 at 6:30PM**, and City Council will hold a Public Hearing on **August 26, 2019 at 6:30PM**. Both meetings will be held in City Council Chambers, third floor of Historic City Hall, 830 N Boonville. You are welcome to attend these meetings and to speak if you would like.

As a property owner, you may want to review the report which is posted on the website at: www.springfieldmo.gov/ourgalloway and express your views, by sending an email to ourgalloway@springfieldmo.gov. If you provide written comments via email by 5:00pm on Tuesday August 20, 2019, your comments will be provided to City Council.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Olivia Hough', written over a light blue horizontal line.

Olivia Hough
Senior Planner

Enclosure: Policy Boundary

Policy Boundary



**DEPARTMENT OF PLANNING AND DEVELOPMENT
MEMORANDUM**

TO: Planning and Zoning Commission

FROM: Olivia Hough

DATE: October 8, 2019

SUBJECT: Galloway Development Recommendations vote on October 10, 2019 Meeting

The Planning and Zoning Commission reviewed the Galloway development recommendations report on August 15, 2019 and recommended 8-0 to remove the southeast and southwest corners of Battlefield Road and Lone Pine Avenue from the policy boundary. Commission voted 4-4 to recommend approval of the policy as amended. The Commission's Rules of Procedure dictate a tie vote results in tabling the measure. On September 12, 2019 Commission voted again resulting in a 3-4 vote to recommend approval of the policy as amended. Since the Rules of Procedure dictate five votes are needed to approve a policy, this item was again tabled.

Commission is being asked to vote again on whether to approve or deny the staff recommendations contained in the report. This October 10, 2019, vote will be for the third and final time. If the result is a tie or less than five votes either way the measure will be forwarded to City Council as a recommendation to deny the proposal.

The Commission's public hearing on the issue is closed. The report has not changed since the August 15, 2019 meeting.

Commission's recommendation on August 15th to amend the boundary and the outcome of their October 10, 2019 vote for approval or denial will be provided to City Council at their October 21, 2019 public hearing when they may vote on the policy.

A handwritten signature in black ink, appearing to read "Olivia Hough", is written over a horizontal line.

Olivia Hough
Senior Planner, Planning and Development

Cc: Bob Hosmer, Mary Lilly Smith, Sarah Kerner, Nick Woodman, Brendan Griesemer

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

OCTOBER 10, 2019

CITY COUNCIL PUBLIC HEARING:

OCTOBER 21, 2019



CASE:

Redevelopment Plan for the STL 505 Redevelopment Area

LOCATION:

Northeast corner of the intersection of East Saint Louis Street and North Benton Avenue (501-517 East Saint Louis Street)

STAFF:

Matt D. Schaefer, AICP
417-864-1100

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve the Redevelopment Plan for the STL 505 Redevelopment Area.

ATTACHMENTS:

Exhibit I: Legal Description
Exhibit II: Redevelopment Plan

SUMMARY OF REQUEST:

STL 505 Redevelopment Corporation has filed an application requesting partial real property tax abatement pursuant to Chapter 353, Missouri Revised Statutes for a proposed redevelopment project generally located at the northeast corner of the intersection of East Saint Louis Street and North Benton Avenue. The application includes a redevelopment plan, which the Springfield Planning and Zoning Commission shall review for conformance to the *Springfield-Greene County Comprehensive Plan*.

Staff requests the Planning and Zoning Commission recommend the City Council approve the Redevelopment Plan for the STL 505 Redevelopment Area based on findings that said Redevelopment Plan conforms to the *Springfield-Greene County Comprehensive Plan*.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

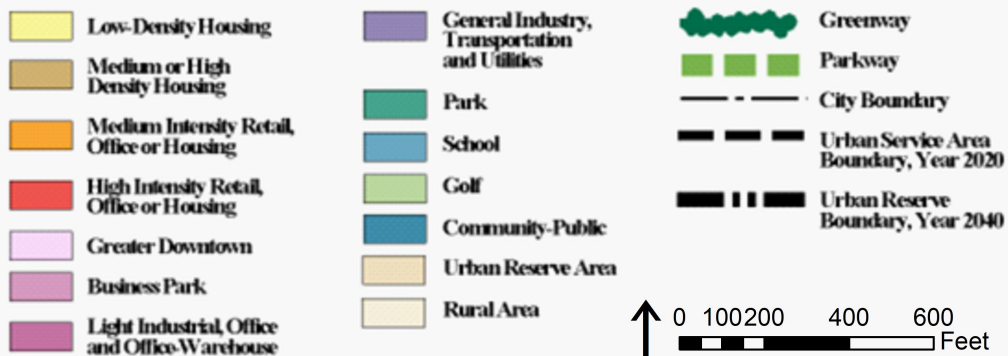
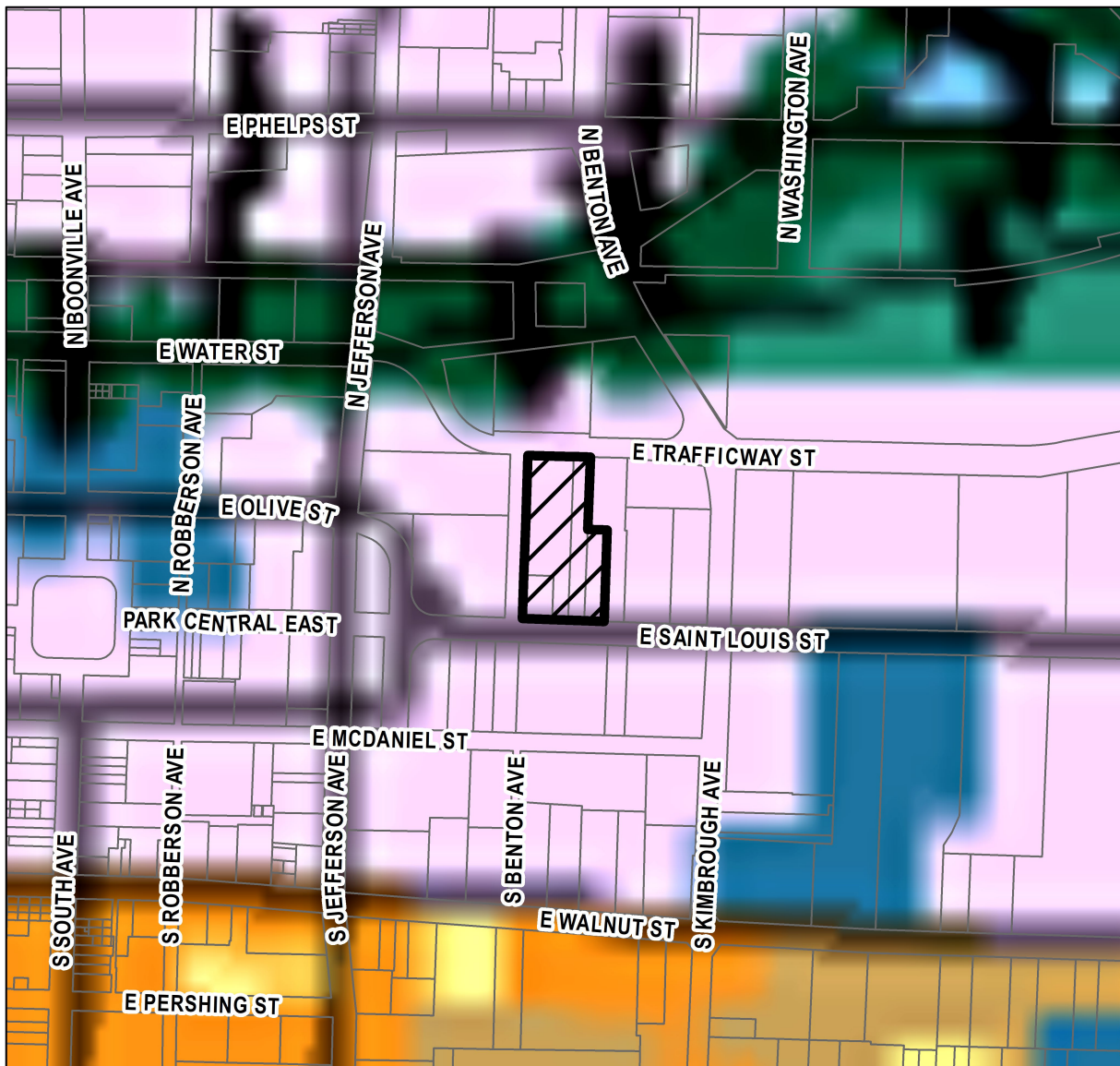
1. According to the *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan*, the area in and around the STL 505 Redevelopment Area is classified as “Greater Downtown.” This land use category allows and promotes high-intensity office, retail, housing, academic, and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation. The Plan identifies the Center City District as the most appropriate zoning district. The STL 505 Redevelopment Area is zoned CC, Center City District, and will provide high-density multi-family residential housing. The proposed redevelopment will also have a strong pedestrian orientation due to its location in downtown Springfield and its close proximity to public transit, retail shops, parks, restaurants, entertainment venues, and other downtown amenities.
2. The *Growth Management and Land Use Element* also indicates the Redevelopment Area is located within the Center City Activity Center. One of the Plan’s objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by providing new housing that will accommodate approximately 526 students.
3. One of the goals of the *Center City Plan Element* of the *Springfield-Greene County Comprehensive Plan* is to transform the Greater Downtown District, which includes the Park Central Square, University Plaza, Walnut Street and Missouri State University sub-districts, into a well maintained, attractive, and inviting environment area for people of all ages that is alive with business, shopping, and visitors. In order to achieve this goal, the *Center City Plan Element* recommends promoting the emergence of a residential base, as well as increasing the diversity and compactness of land uses throughout Greater Downtown.

Furthermore, the Plan recognizes the subdistricts within the Greater Downtown District are separated from one another and do not effectively function as a single unified entity. It specifically mentions how the downtown commercial core is separated from University Plaza by a mixture of isolated, auto-oriented buildings. The Plan recommends unifying and linking these subdistricts with streetscape enhancements and by filling voids in the building pattern with new development.

The Redevelopment Plan supports these recommendations by proposing to redevelop a vacant and underutilized site located along East Saint Louis Street, which is the primary linkage between Park Central Square and University Plaza, into a high-density student housing development. The new development will fill a void in the building pattern and enhance the streetscape along East Saint Louis Street, as well as bring hundreds of new residents to the area, which will increase pedestrian and business activity in the area.

4. The *Center City Plan Element* also notes that the Center City area suffers from physical deterioration and economic obsolescence. It also states although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and redevelop the area into a new residential development.

GROWTH MANAGEMENT AND LAND USE PLAN:



SUMMARY OF PROPOSAL:

The STL 505 Redevelopment Area consists of four parcels of land that are individually addressed at 501, 505, 511, and 517 East Saint Louis Street, which together encompass approximately 1.8 acres. The Area is currently occupied by two vacant, single-story commercial buildings at 501 East Saint Louis Street, as well as the remnants of the parking lot and building foundation of the former Arbor Motel at 505 East Saint Louis Street, which was demolished in 2007. The remainder of the Redevelopment Area at 511 and 517 East Saint Louis Street is currently unimproved.

The Redevelopment Plan proposes to demolish the existing structures and construct a new 193-unit student housing development that will accommodate approximately 526 students. The development will consist of a single five-story building that will contain a mixture of studio and one-, two-, three-, and four-bedroom dwelling units that will be oriented around two courtyards. The entire first-floor frontage along East Saint Louis Street will be dedicated as amenity space for a lobby, lounge, study room, fitness center, and coffee shop. Additional amenity space will be provided in the two courtyards, which will feature a swimming pool, a dog park, grilling areas, outdoor seating, fire pits, and open space. The development will also include a 171-space parking garage in the basement level, which will be accessible from North Benton Avenue. Said parking garage will provide off-street parking at the rate of approximately one space per three bedrooms, with the remaining parking demand being supplied off-site.

STAFF COMMENTS:

Chapter 353, RSMo and Chapter 36, Springfield City Code authorize the establishment of Urban Redevelopment Corporations for purposes of redeveloping blighted areas. In accordance with the Statute, the City of Springfield may grant up to 25 years of partial real property tax abatement to encourage redevelopment of blighted areas. Taxes are abated during the first ten years, based on 100% of the increase in assessed value of land and improvements. During the remaining 15 years, taxes are abated based on 50% of the assessed value of land and improvements. In order to receive the abatement, the redevelopment area must be redeveloped and used in accordance with an adopted redevelopment plan.

The applicant is required to submit a detailed application, as well as undergo a review process that includes notifying the taxing jurisdictions (i.e. school district, county, library district, etc.) and attending public hearings before the Land Clearance for Redevelopment Authority (LCRA), Planning and Zoning Commission, and City Council.

The LCRA will review the application on October 8, 2019 and make a recommendation as to whether the Area should be declared a blighted area.

The Planning and Zoning Commission's responsibility is to review the Redevelopment Plan for conformance with the Comprehensive Plan and make a recommendation regarding the same to City Council.

EXHIBIT I
Legal Description
Redevelopment Plan for the STL 505 Redevelopment Area

501 & 503 E. St. Louis Street

Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:

All beginning at the Northeast corner of the intersection of Benton Avenue and St. Louis Street as same are now located; thence North along the East line of Benton Avenue, 115 feet; thence East 75 feet, more or less, to a point due North of a point on the North side of St. Louis Street at which an iron pin is set; thence South to said iron pin 115 feet; thence West along the North side of St. Louis Street, 75 feet, more or less, to the beginning, all being a part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 29, Range 22, in the City of Springfield, Greene County, Missouri.

505 E. St. Louis Street

Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:

Beginning 75.5 feet East of the Northeast corner of St. Louis Street and Benton Avenue as now established in the City of Springfield; thence North 115 feet; thence West 75.5 feet to the East line of Benton Avenue; thence North along the East line of Benton Avenue 307 .11 feet, more or less to the Southeast corner of Benton Avenue and Olive Street; thence East along the South line of Olive Street 114 feet; thence South to a point on the North line of St. Louis Street 41.25 feet East of beginning; thence West 41.25 feet along the North line of St. Louis Street to the point of beginning, all in the City of Springfield, Greene County, Missouri, all being in the Northeast Quarter of the Northwest Quarter in Section 24, Township 29, Range 22.

511 & 517 E. St. Louis Street

Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:

Tract I:

Beginning 158 feet East of the Northeast corner of St. Louis Street and Benton Avenue as determined by the survey made by George H. Kastendieck dated June 27, 1959 filed in Surveyor's Record Book 35 at Page 49; thence North 432.50 feet to the South line of Olive Street; thence West along the South line of Olive Street 42.8 feet; thence South to the North line of St. Louis Street to a point 41.25 feet West from the point of beginning; thence East along the North line of St. Louis Street to the point of beginning, all as designated and set forth in the aforesaid survey made by George H. Kastendieck, County Surveyor, dated June 27, 1959 filed in surveyor's record Book 35 at Page 49, and all in Springfield, Greene County, Missouri.

Tract 2:

Beginning at the Southeast corner of George Burge's Lot, which corner is 157 1/2 feet East of the Northeast corner of St. Louis Street and Benton Ave. in the City of Springfield, Greene County, Missouri, running thence East 50 feet to the Lot formerly owned by Goldsberry; thence North 240 feet; thence West 50 feet; thence South to the beginning, subject to and with the rights under Party-Wall Agreement affecting this land.

EXHIBIT II
Redevelopment Plan for the STL 505 Redevelopment Area

Redevelopment Plan

I. Introduction

STL 505 Redevelopment Corporation (the “**Developer**”), has prepared the following plan (the “**Redevelopment Plan**”) for the planned rehabilitation of 501-503, 505, 511, and 517 E. St. Louis Street, Springfield, Missouri, into a residential housing development (the “**Project**”).

II. Description of the Project

A. Boundaries of the Redevelopment Area

The area to be redeveloped includes four (4) parcels of land, which will be replatted into one parcel, but are commonly described as 501-503, 505, 511, and 517 E. St. Louis Street, Springfield, Missouri (the “**Redevelopment Area**”). The Redevelopment Area consists of approximately 1.7897 acres of land. A map identifying the Redevelopment Area is attached hereto as Exhibit A and the Redevelopment Area is legally described on Exhibit B attached hereto.

B. Need for Redevelopment

The Developer is currently seeking a blight designation for the Redevelopment Area concurrently with the submission of this Redevelopment Plan. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield. Blight will be remediated in several way, amongst them (1) combining parcels into a uniform site of a size that allows for development free from the restrictive nature of long and narrow individual parcels; (2) the Project will develop the necessary utility infrastructure lacking to support any redevelopment; (3) existing commercial buildings that are vacant and deteriorated will be removed; (4) existing conditions to the current unimproved portions of the parcels (including broken concrete, overgrowth, etc. will be removed; (5) the general economic and social liability of the Redevelopment Area will be replaced with a high quality and attractive development; and (6) tax base of the redevelopment Area will be maximized. The Project will then provide for a reasonable tax base to the City that is lacking with respect to the current Redevelopment Area.

C. Redevelopment Plan Objectives and Strategies

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield’s Center City Plan Element (the “**CCPE**”), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield (“**Center City**”).¹² One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as “an education and communications city” fulfilling the needs of businesses and students of tomorrow.¹³ Center City includes some of the oldest parts of the Springfield

¹²See page 1-1 of the CCPE.

¹³See page 1-2 of the CCPE.

community and, as demonstrated by the current condition of the Redevelopment Area, it suffers from problems commonly resulting from physical deterioration and economic obsolescence.¹⁴

The Redevelopment Area is located within the downtown vicinity of the City of Springfield and generally in the direction of growth and expansion for Missouri State University (“**MSU**”) who executed an agreement establishing direction for the future physical growth of MSU.¹⁵ This agreement evolved from the desire to redirect the physical expansion of MSU’s campus away from the neighborhoods located to the south and east of MSU and to direct it instead toward Greater Downtown’s core area around Park Central Square.¹⁶ The Project will be a residential development tailored towards college students and will add to the overall housing stock available to students and continue to allow for additional development in line with MSU’s campus expansion toward Park Central Square.

The Greater Downtown District is comprised of two separate centers (University Plaza and Park Central Square).¹⁷ Park Central Square is the older core of the Greater Downtown District offering more of the commercial core and architectural charm of the Greater Downtown District while University Plaza has been developed more recently.¹⁸ The Greater Downtown District has suffered from "little functional, economic or visual relationship between the two greater Downtown centers."¹⁹ The CCPE seeks to encourage development in this area to counter the "deterioration and obsolescence" of the area.²⁰ The CCPE further identifies "[t]he northern and western sides of the central commercial core around Park Central Square" as areas that "show more building deterioration..." and that "[t]he area west of the central commercial core is in need of redevelopment and revitalization...."²¹ The "linkage between Park Central Square and University Plaza would be made most strongly along St. Louis Street."²² Further, the CCPE anticipates that redevelopment in this area would change to "commercial or high density residential."²³ Additional goals in the Greater Downtown District, specifically in the Redevelopment Area include infilling empty spaces between buildings which thereby eliminates a negative and inhospitable appearance of vacancy and underdevelopment (particularly to the north and west of Park Central Square), bring housing into the area with particular aims for mid-rise density, and the inclusion of structured parking elements.²⁴

The Growth Management and Land Use Plan (“**Land Use Plan**”), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies Center City as an Activity Center.²⁵ The Land Use

¹⁴See page 2-10 of the CCPE.

¹⁵See page 3-38 of the CCPE.

¹⁶See page 3-38 of the CCPE.

¹⁷See page 3-14 of the CCPE

¹⁸ *Id.*

¹⁹ *Id.*

²⁰ *Id.*

²¹ *Id.*

²² See page 3-17 of the CCPE.

²³ *Id.*

²⁴ See page 3-38 of the CCPE.

²⁵See page 18-34 of the Land Use Plan. Now referencing City Center

Plan 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.²⁶ The Redevelopment Area is located in the Greater Downtown District just to the northwest of the MSU Activity Center. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The implementation of this Redevelopment Plan will transform the Redevelopment Area into an attractive location for tenants to reside. This will also help to create additional interest and activity in Center City and more specifically serve as a high quality project that brings economic vitality and visual charm to the area between Park Central Square and University Plaza in the Greater Downtown District that has been identified in the CCPE as lacking. The Project conforms to and promotes the ideals of development in an area of need that connects centers within the Greater Downtown District, provides a high density residential housing development as anticipated and desired by the CCPE, improves the overall appearance of the Greater Downtown District by removing vacant and inhospitable areas of deterioration, fills empty spaces between buildings in the area, incorporates elements of structured parking, and provides a Project that encourages a pedestrian friendly environment. The Redevelopment Plan also conforms to the preferred concept of the CCPE that "[a] relatively uniform mid-rise scale of buildings that cover a large amount of land area are preferable to a few very tall buildings with 'dead' spaces between them."²⁷

Moreover, the Redevelopment Plan will allow for additional development and housing within the Center City Activity Center and will provide for medium to higher density housing as called for by the Land Use Plan. Additionally, the rehabilitation of the Redevelopment Area will increase the taxable revenues to the City, while placing a greater portion of Center City in congruence with the visions of the CCPE discussed above.

III. Redevelopment Plan Requirements

A. Overview

The Redevelopment Plan provides for a residential use with a small commercial space. The new development is being designed to complement the look and style, scale, and intensity of desired in the City Center area. It is expected that the Redevelopment Plan will in-turn encourage and foster private investment in the surrounding areas. In addition, the safety of the Redevelopment Area (both real and perceived) will improve due to the increase in activity and investment.

The intent of this Redevelopment Plan is to encourage needed and desired residential and commercial redevelopment through partial real property tax abatement. The existing zoning

²⁶See page 18-28 of the Land Use Plan.

²⁷ See page 3-40 of the CCPE.

classifications for the Redevelopment Area is CC-City Center. There are four (4) parcels in the Redevelopment Area that will be consolidated into one site parcel for development.

B. *General Maintenance Guidelines*

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

C. *Design Guidelines*

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

IV. Land Use Plan

A. *Former and Existing Land Use*

There are currently two (2) structures in the Redevelopment Area. Currently, the two (2) structures are owned by the Developer who recently acquired the properties from Benton Avenue, LLC. The structures have separate addresses but are connected via a roof life and shared walkway and total approximately 3,366 sq. ft. The structures are currently vacant but were previously utilized as commercial office space. The larger Redevelopment Area has been utilized previously to support an old motel, bank structure, and other commercial retail space.

B. *Proposed Land Use*

The proposed Project will involve the development of one hundred and ninety-three (193) apartment units further described as forty-five (45) studio; five (5) one-bed/one bath; forty-one (41) 2-bed/2-bath; fourteen (14) three-bed/three-bath; and eighty-eight (88) four-bed/4-bath units plus one (1) manager unit. The apartments will accommodate approximately five hundred and twenty-six (526) residents. The structures currently addressed at 501 E. St. Louis St. and 503 E. St. Louis St. will be demolished. Site plans and plans and specifications for the Project are attached hereto ad Exhibit G and incorporated herein.

The Project also intends to incorporate a fitness/recreation room, study center, bike storage, dog park, and laundry facilities that will be accessible to tenants. Two courtyards will be incorporated into the design, one that is focused on study areas that provides benches, plug-ins, etc. and another that is more social that provides amenities such as cabana space, a walk-in wading space, patio, etc. A small retail space for retail or a coffee shop is anticipated but comprising only about 1,500 sq. ft. of space.

While zoning does not require a minimum level of parking availability, the Project intends to incorporate parking on-site as part of the Project design and will additionally consider off-site parking options to support the residents of the Project.

C. *Existing and Proposed Zoning*

The Redevelopment Area is currently zoned CC, Center City District and no rezoning will be required.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

V. Execution of the Project

A. *Execution*

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

The Developer currently owns the land and improvements in the Redevelopment Area. The Developer does not plan to acquire any additional land. No eminent domain will be needed for land acquisition.

C. *Financing*

Please refer to *Source and Use of Funds* as contained in Exhibit F of the Redevelopment Plan.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

The existing buildings are currently vacant and as such, there is no need for relocation assistance.

F. *Redevelopment Schedule and Estimated Dates of Completion Redevelopment*

The Developer estimates that the Project will be completed in accordance with the following schedule:

- Project Schedule
 - ☐ Pre-Construction (Inspections/Permits): October 2019
 - ☐ Site Work (Demolition): October 2019
 - ☐ Construction of Building: Completed by December 2020

VI. Other Provisions

A. *Compliance with State and Local Law*

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

B. *Population Density*

The Project will consist of one hundred ninety-three (193) units on a 1.7897 acre site. Population densities, land coverage, and building intensities within the Redevelopment Area are projected to increase after redevelopment and will be regulated according to the City's Zoning Ordinance.

C. *Public Facilities*

The Redevelopment Plan is not anticipated to require any additional schools, parks, recreational and community facilities, or other public facilities. Additional water, sewerage, other public utilities, or sidewalks upgrades and/or relocations will be necessary. The cost of such improvements will be borne by the Property Owner who is implementing the development. Improvements and upgrades to the existing streets shall be encouraged, and if feasible, when projects require the installation of new utility lines such lines should be located underground. While the Project does have on-site parking (though current zoning does not require parking), additional public/on-street parking will likely exist to accommodate the Project's parking demand.

EXHIBIT A

[MAP OF REDEVELOPMENT AREA ATTACHED]

1. Individual Parcels to be consolidated: Figures A-1, A-2, A-3, and A4
2. Redevelopment Area (Google Earth) Figures A-5 and A-6
3. Redevelopment Area (Parcel Map) Figure A-7
4. Redevelopment Area (Architect ground level perspective)

Figure A-1: 511 E. St. Louis Street

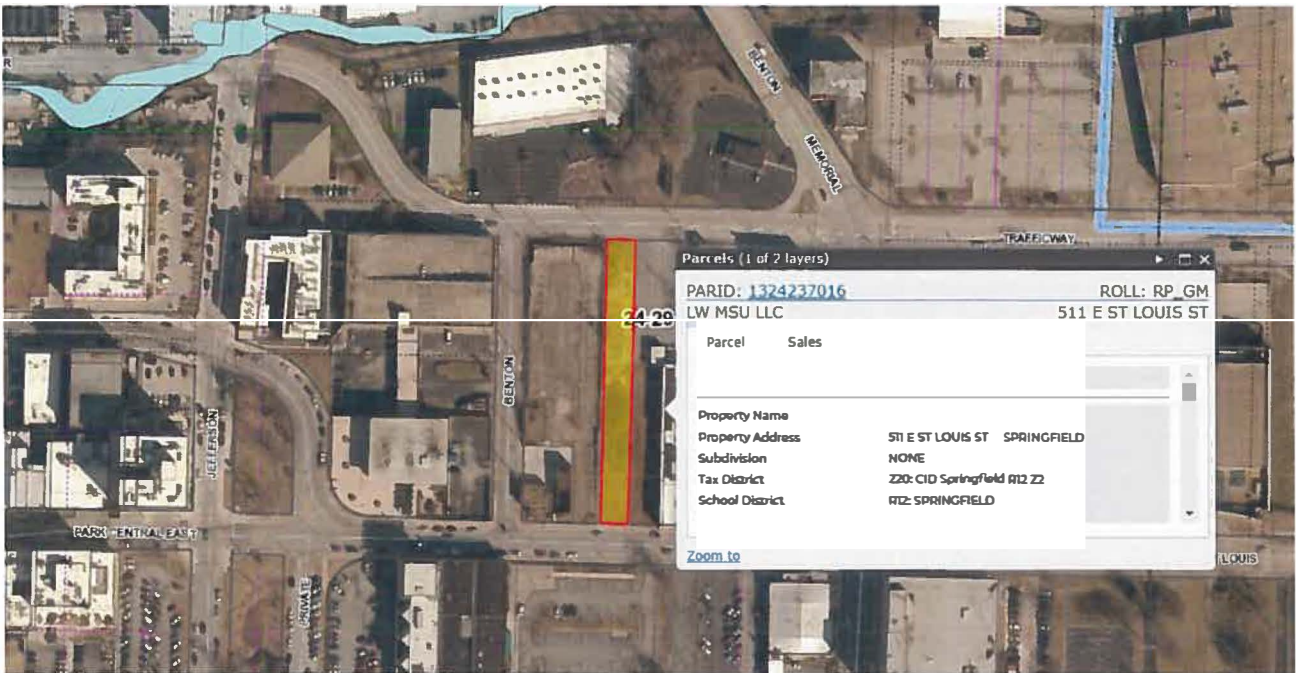


Figure A-2: 517 E. St. Louis Street

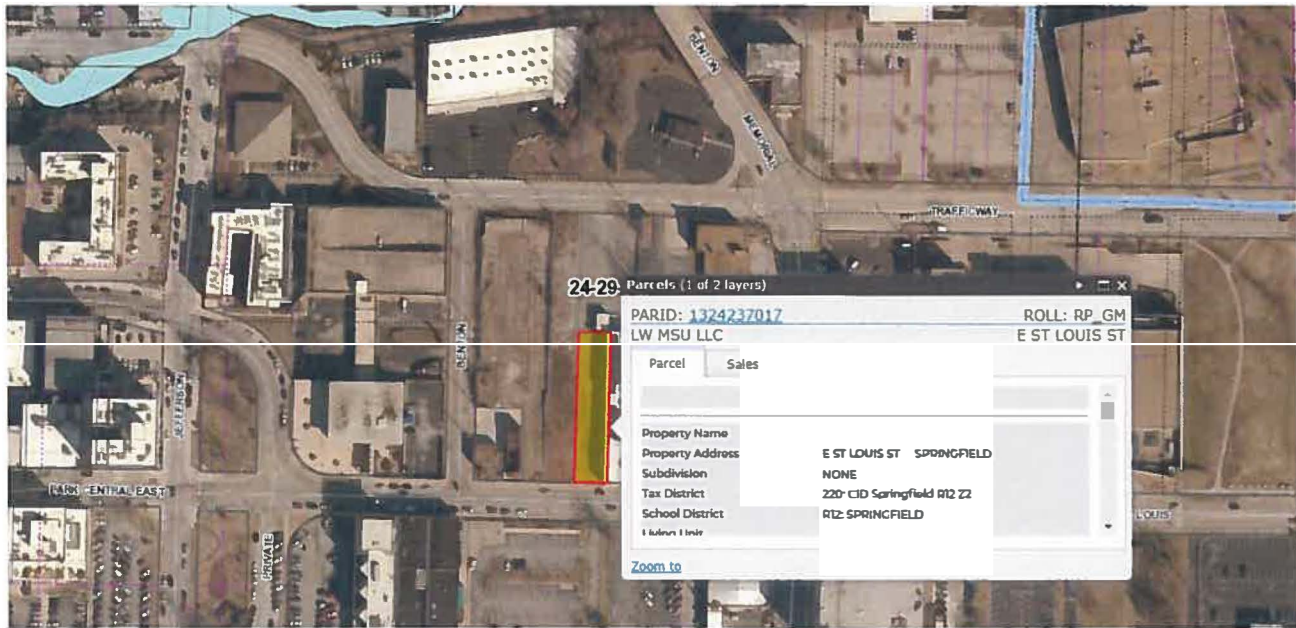


Figure A-3: 505 E. St. Louis Street

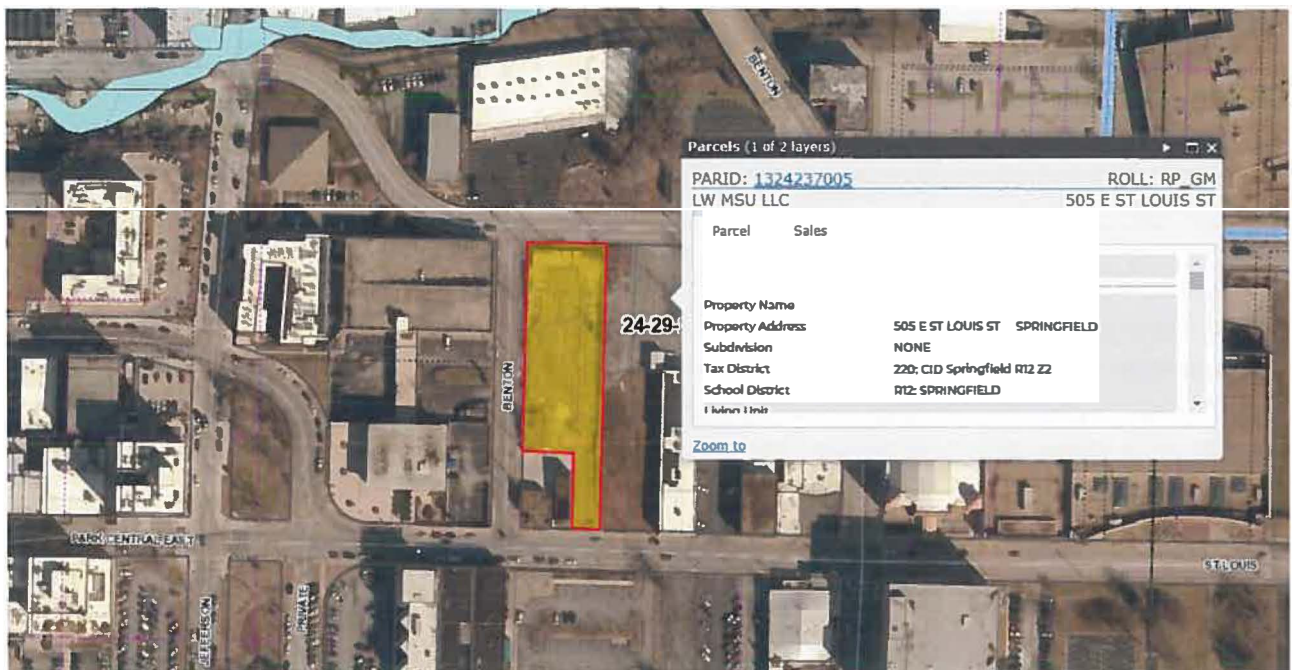


Figure A-4: 501-503 E. St. Louis Street

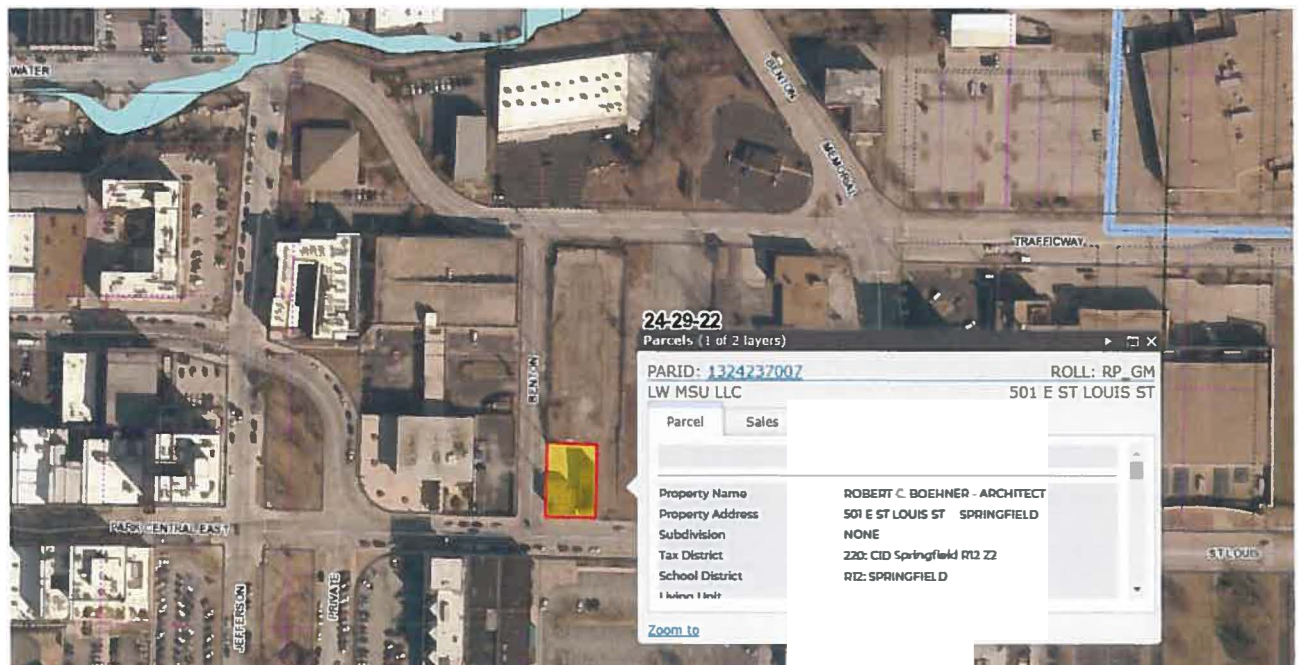


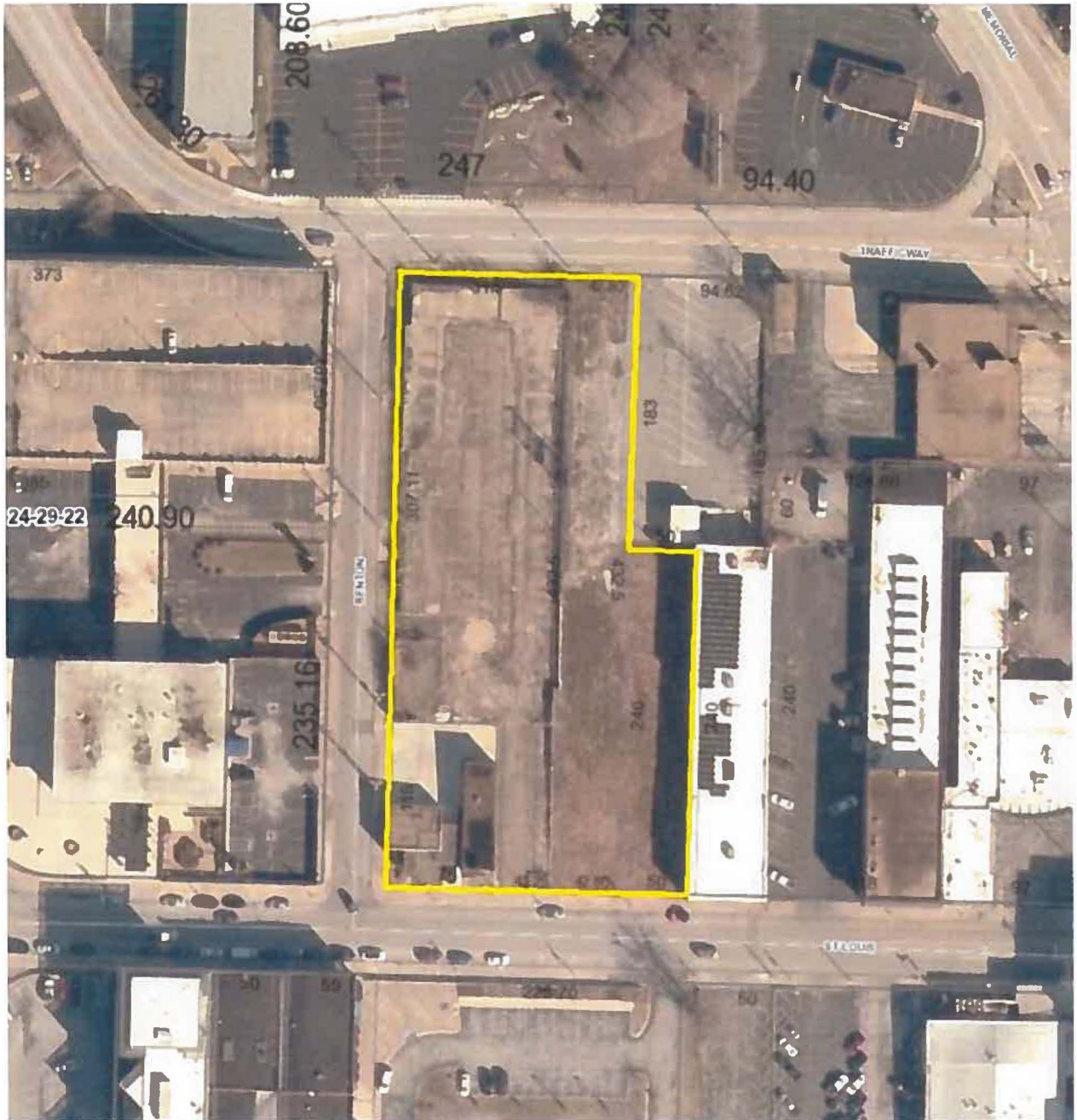
Figure A-5: Consolidated Property View (501-517 E. St. Louis Street)



Figure A-6: Consolidated Property View (501-517 E. St. Louis Street)



Figure A-7 Add Parcel map



The site is situated on the east side of North Benton Avenue and the north side of East St. Louis Street just east of Downtown Springfield and North of Missouri State University. This site previously housed a drive-up hotel to the north, and a bank to the south. The site is situated in the eastern portion of downtown Springfield and is surrounded by a bank to the west, the City Discovery Center to the south, a flea market to the north and an event venue to the east. There is a sizeable grade change ascending from north to south.

The site's position in the city leaves it in a walkable area with ¼ mile to Park Central Square and ½ mile to Missouri State Campus. In addition, there are bus stops for the number 5, 12 and 25 bus routes located at the southern end of the site. These provide users access to downtown and Missouri State campus on weekdays, weekends and holidays.



3



2



4

ARCHITECTURAL DESIGN EXISTING CONDITIONS



EXHIBIT B

LEGAL DESCRIPTION

New Legal Description to be provided upon finalized replat of the four parcels. Currently the four parcels are legally described as follows:

501 & 503 E. St. Louis Street

Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:

All beginning at the Northeast corner of the intersection of Benton Avenue and St. Louis Street as same are now located; thence North along the East line of Benton Avenue, 115 feet; thence East 75 feet, more or less, to a point due North of a point on the North side of St. Louis Street at which an iron pin is set; thence South to said iron pin 115 feet; thence West along the North side of St. Louis Street, 75 feet, more or less, to the beginning, all being a part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 29, Range 22, in the City of Springfield, Greene County, Missouri.

505 E. St. Louis Street

Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:

Beginning 75.5 feet East of the Northeast corner of St. Louis Street and Benton Avenue as now established in the City of Springfield; thence North 115 feet; thence West 75.5 feet to the East line of Benton Avenue; thence North along the East line of Benton Avenue 307.11 feet, more or less to the Southeast corner of Benton Avenue and Olive Street; thence East along the South line of Olive Street 114 feet; thence South to a point on the North line of St. Louis Street 41.25 feet East of beginning; thence West 41.25 feet along the North line of St. Louis Street to the point of beginning, all in the City of Springfield, Greene County, Missouri, all being in the Northeast Quarter of the Northwest Quarter in Section 24, Township 29, Range 22.

511 & 517 E. St. Louis Street

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Tract 1:

Beginning 158 feet East of the Northeast corner of St. Louis Street and Benton Avenue as determined by the survey made by George H. Kastendieck dated June 27, 1959 filed in Surveyor's Record Book 35 at Page 49; thence North 432.50 feet to the South line of Olive Street; thence West along the South line of Olive Street 42.8 feet; thence South to the North line of St. Louis Street to a point 41.25 feet West from the point of beginning; thence East along the North line of St. Louis Street to the point of beginning, all as designated and set forth in the aforesaid survey made by George H. Kastendieck, County Surveyor, dated June 27, 1959 filed in surveyor's record Book 35 at Page 49, and all in Springfield, Greene County, Missouri.

Tract 2:

Beginning at the Southeast corner of George Burge's Lot, which corner is 157 1/2 feet East of the Northeast corner of St. Louis Street and Benton Ave. in the City of Springfield, Greene County, Missouri, running thence East 50 feet to the Lot formerly owned by Goldsberry; thence North 240 feet; thence West 50 feet; thence South to the beginning, subject to and with the rights under Party-Wall Agreement affecting this land.

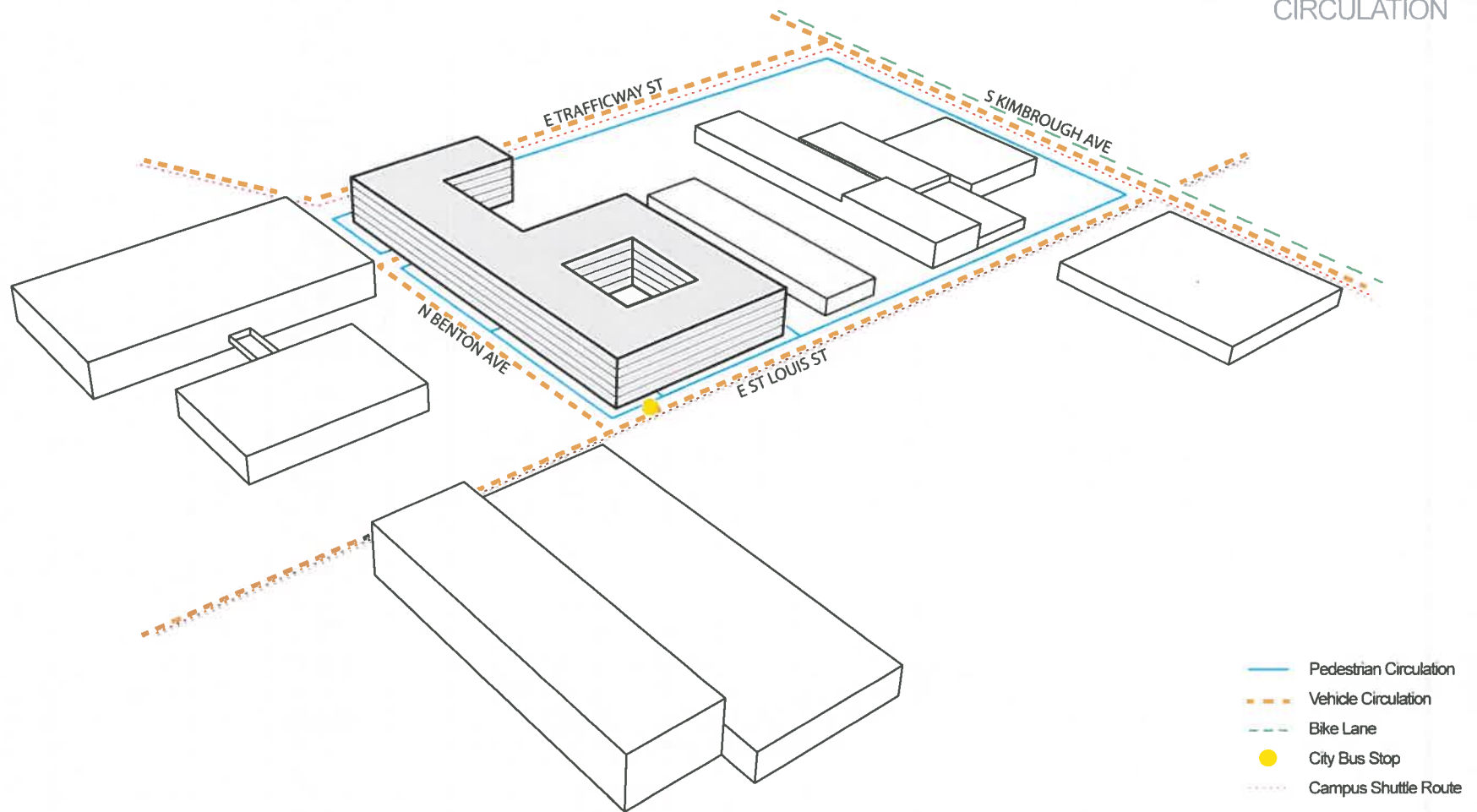
EXHIBIT G
[REDEVELOPMENT PLANS AND SPECS]

[please see attached]

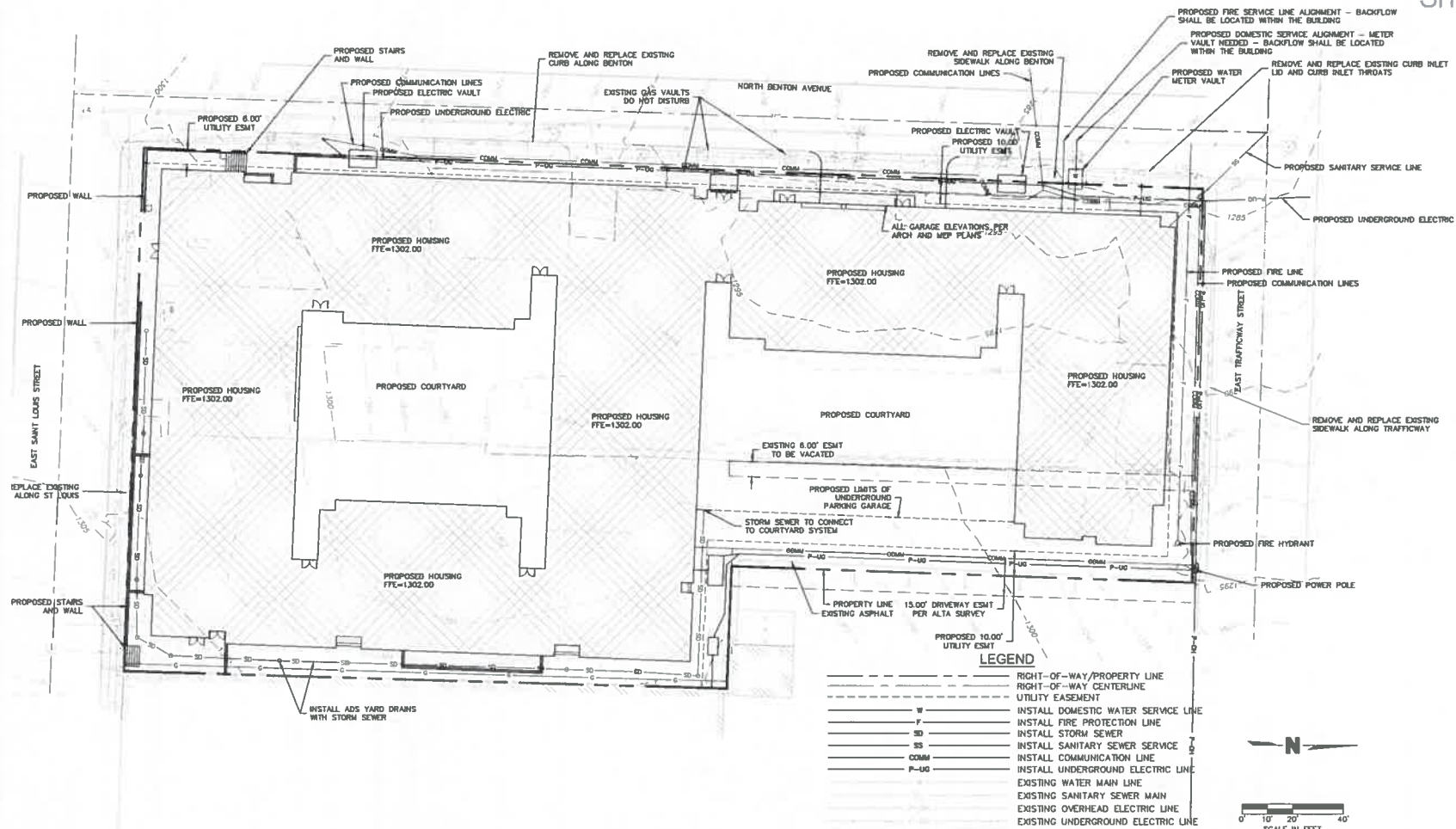


SCHEMATIC DESIGN
STL 505

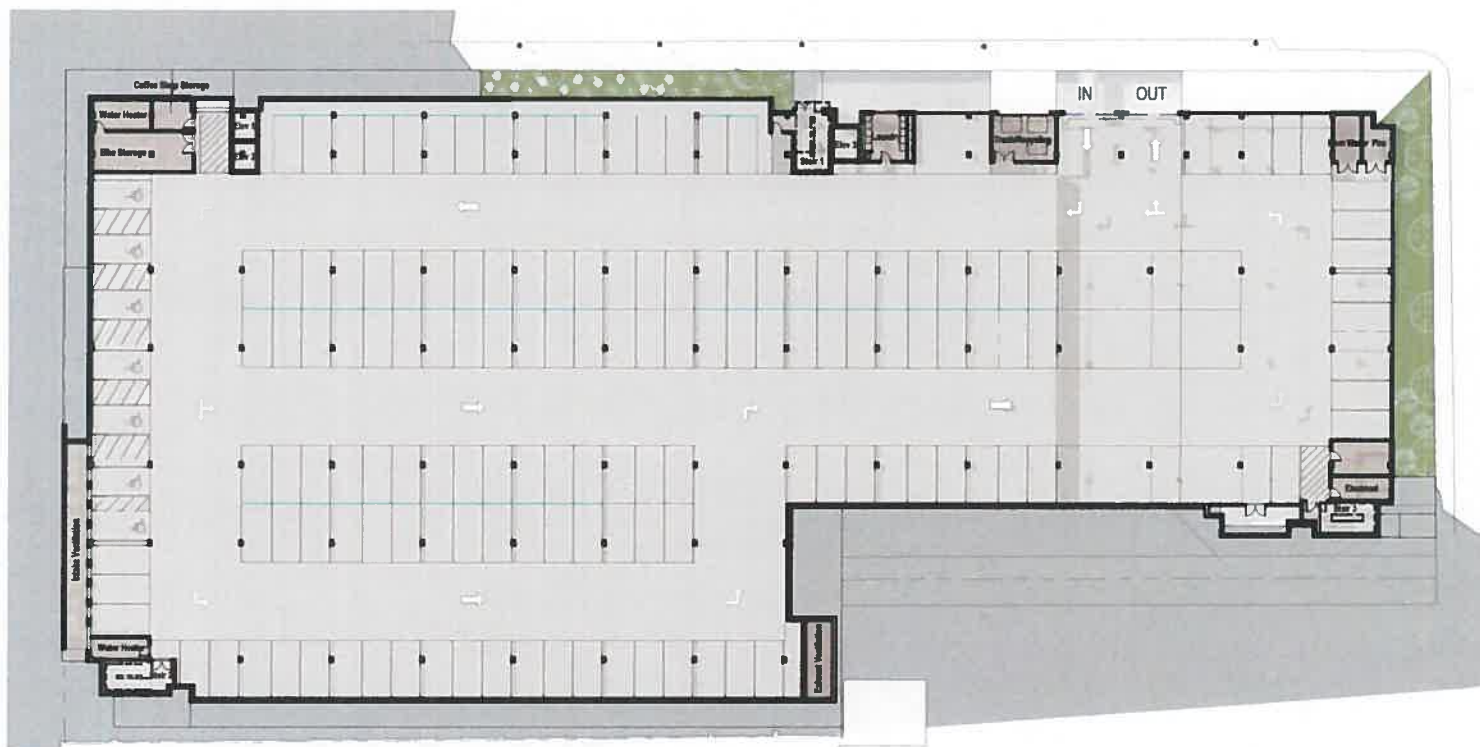
ARCHITECTURAL DESIGN CIRCULATION



CIVIL SITE PLAN



ARCHITECTURAL DESIGN FLOOR PLANS - PARKING



CARS	164 UNITS
VAN ADA	5 UNITS
ADA	2 UNIT
TOTAL PARKING	171 UNITS

- Studio
- 2 Bedroom Unit
- 4 Bedroom Unit
- 1 Bedroom Unit
- 3 Bedroom Unit

ARCHITECTURAL DESIGN FLOOR PLANS - LEVEL 1



STUDIOS	45 UNITS
1 BEDROOMS	5 UNITS
1 BEDROOM MGR	1 UNIT
2 BEDROOMS	41 UNITS
3 BEDROOM	14 UNITS
4 BEDROOMS	88 UNITS
TOTAL BEDS	526 BEDS (EXL. MGR UNIT)

- Studio
- 2 Bedroom Unit
- 4 Bedroom Unit
- 1 Bedroom Unit
- 3 Bedroom Unit

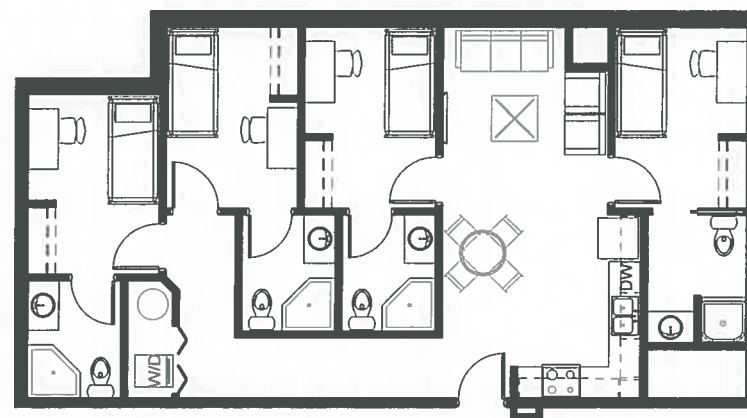
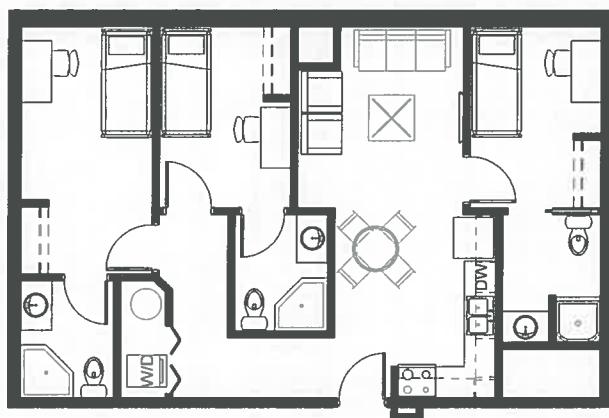
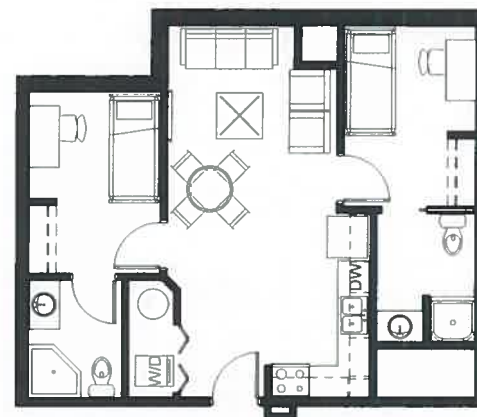
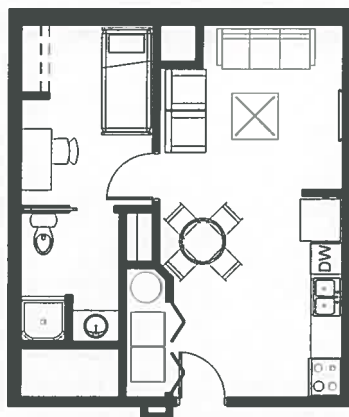
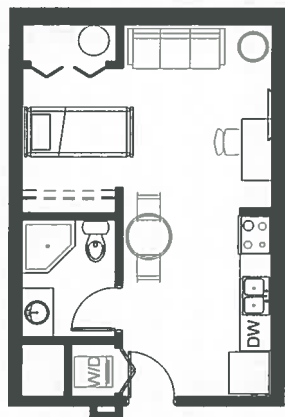
ARCHITECTURAL DESIGN FLOOR PLANS - LEVEL 2-5

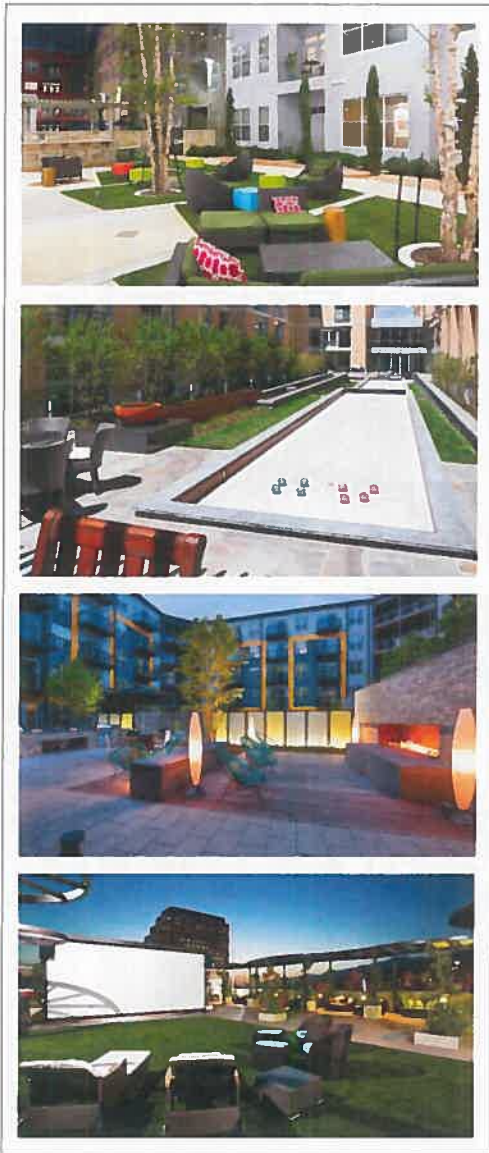


PROPERTY LINE

STUDIOS	45 UNITS
1 BEDROOMS	5 UNITS
1 BEDROOM MGR	1 UNIT
2 BEDROOMS	41 UNITS
3 BEDROOM	14 UNITS
4 BEDROOMS	88 UNITS
TOTAL BEDS	526 BEDS (EXL. MGR UNIT)

ARCHITECTURAL DESIGN UNIT PLANS





Precedent Images

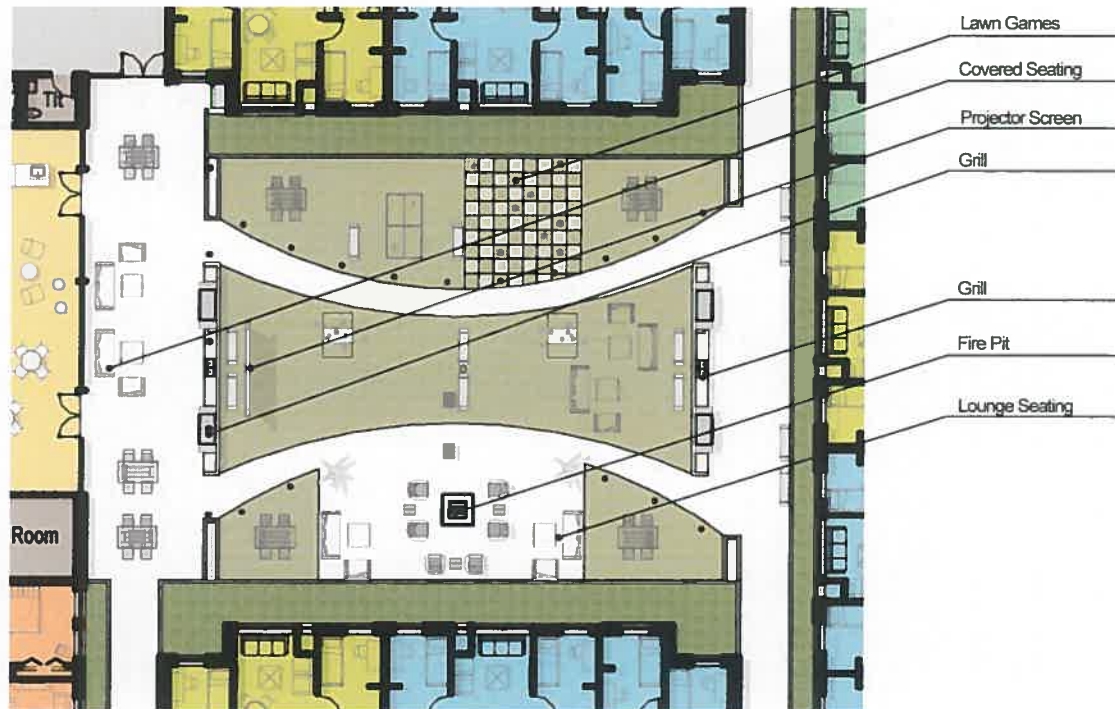
ARCHITECTURAL DESIGN COURTYARDS





Precedent Images

ARCHITECTURAL DESIGN COURTYARDS





Lobby



Coffee Shop



Lounge



Recreation

ARCHITECTURAL DESIGN AMENITY SPACES

The entry of the building is supported by many amenity spaces. Surrounding the lobby, building users have access to places to relax or be active both in groups and as individuals. Located adjacent to the building, the entry lobby and the coffee shop allow users access to both indoor and outdoor seating. On the opposite side of the lobby, the lounge and recreation areas provide users with many options for places to gather, socialize and work. The lounge hosts various seating options as well as televisions and a fireplace. In the recreation area, students will find places to gather and play games such as ping pong or pool. Removed from the bustling entry, there is a quieter spaces supported by small meeting rooms where users can work and study. Located in between the work and lounge zones, users will have access to a fitness and laundry room. Users will find each room equipped with all they will need to fully utilize the space including both cardio and strength-training equipment.

ARCHITECTURAL DESIGN
EXTERIOR ELEVATIONS



West Elevation



East Elevation

ARCHITECTURAL DESIGN EXTERIOR ELEVATIONS



North Courtyard Elevation



North Elevation



East Courtyard Elevation



South Elevation

ARCHITECTURAL DESIGN RENDERINGS



Building Entry



Enclosed Courtyard

ARCHITECTURAL DESIGN RENDERINGS



Lobby and Coffee Shop



Recreation and Lounge



**OFFICIAL NOTICE
PLANNING AND ZONING COMMISSION
2020 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 2020. Meetings are scheduled for 6:30pm in the City Council Chambers, third floor of City Hall.

REGULAR MEETINGS

First Meeting	Second Meeting
January 9, 2020	January 23, 2020
February 13, 2020	February 27, 2020
March 12, 2020	March 26, 2020
April 9, 2018	April 23, 2020
May 7, 2020	May 21, 2020
June 4, 2020	June 18, 2020
July 16, 2020	July 30, 2020
August 13, 2020	August 27, 2020
September 10, 2020	September 24, 2020
October 8, 2020	October 22, 2020
November 5, 2020	November 19, 2020
December 17, 2020	December 31, 2020



Mary Lilly Smith, Executive Secretary
Planning and Zoning Commission
City of Springfield