

October 10 , 2019
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session October 10, 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, Dee Ogilvy, and Melissa Cox. Absent: Natalie Broekhoven and David Shuler. Staff in attendance: Bob Hosmer, Principal Planner, Nicholas Woodman, Assistant City Attorney.

MINUTES: The minutes of September 12, 2019 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 890
3155 South Campbell Avenue

Applicant: South Campbell Investments, LLC

Relinquishment of Easement 891
1930 East Kearney Street

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

Relinquishment of Easement 892
1700 blk South Meadowview Avenue

Applicant: South Campbell Investments, LLC

COMMISSION ACTION:

Ms. Cox motioned to **approve** consent item Relinquishment of Easement 890 (3155 South Campbell Avenue), Relinquishment of Easement 891 (1930 East Kearney Street) and Relinquishment of Easement 892 (1700 blk South Meadowview Avenue). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Thomas, Rose, and Jobe. Nays: None. Abstain: None. Absent: Shuler and Broekhoven.

UNFINISHED 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 3 to 4 vote and per interpretation it was 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, Ogilvy, and Cox. Nays: Coltrin, Thomas, Rose, and Jobe. Abstain: None. Absent: Shuler and Broekhoven

OTHER BUSINESS:

STL 505 Redevelopment Area
505 East St. Louis Street

Applicant: STL 505 Redevelopment Corporation

Ms. Kerner stated that this is a redevelopment of a blighted area by providing partial real property tax abatement. Applicant must demonstrate that the redevelopment area is blighted, that the proposed redevelopment project will provide a measurable public benefit, and that it would not occur "but for" the abatement.

- Partial real property tax abatement (up to 25 years)

- Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment.
- PILOTs equal to the taxes on the improvements prior to redevelopment will be required.
- Years 11-25: 50% of the assessed value of land and improvements.

The Planning and Zoning Commission's role is to review the redevelopment plan for conformance with the Springfield-Greene County Comprehensive Plan.

- NE corner of E St Louis Street and N Benton Ave (501-517 E St Louis St)
- Four parcels, approx. 1.8 acres
- Zoned CC, Center City District
- Acquired and assembled in June 2019
- Occupied by two vacant office buildings and remnants of former Arbor Motel (demolished in 2007)
- Demolish and consolidate parcels
- Construct new five-story 193-unit/526 bed multi-family housing development
 - o Mix of studio and one-, two-, three-, and four-bedroom units
- Amenities space
 - o First-floor frontage E St Louis St
 - o Two courtyards
- 171-space parking garage in basement
 - o Accessible via N Benton Ave
 - o Approx. one space per three tenants
 - o Remaining parking demand will be supplied off-site (e.g. on-street parking, leased off-street parking, etc.)

Findings for staff recommendations

- Redevelopment Plan conforms to the Springfield-Greene County Comprehensive Plan
 - o Growth Management and Land Use Element
 - ✓ Classifies this area as "Greater Downtown." Recommended uses include high-intensity office, retail, housing, academic, and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation.
 - o 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.
- Center City Plan Element
 - o One of the goals is to transform the Greater Downtown District into a well maintained, attractive, and inviting environment area for people of all ages that is alive with business, shopping, and visitors.
 - o Recommends promoting the emergence of a residential base, as well as increasing the diversity and compactness of land uses
 - o 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.

Mr. Doennig opened the public hearing.

Mr. Matt Wine, 2144 E. Republic Road representing the developer and has worked with the city to conform to the goals.

Ms. Ogilvy asked about the parking availability for residents and people coming downtown.

Mr. Wine noted that the developer will be able to answer the parking question, however noted that Center City zoning does not require parking availability.

Mr. Steve Papa, 1917 Bridgecrest, Keller, TX - Developer's representative noting that the proposed development does offer 171 parking spaces and is in negotiations regarding additional private and MSU parking availability.

Ron Weis, 3745 W. Randall Road noted his concerns regarding parking and believes that the proposed development should have at least 60% to 70% parking of the planned occupancy and stated that the current parking percentage is around 30% to 35%. He also stated that current parking in Center City is a problem and believes this will stop businesses coming downtown.

Mr. Coltrin asked Mr. Weis if he was opposed to student housing.

Mr. Weis stated that he is not opposed to student housing, just the parking availability.

Mr. Gordon Elliott, 350 S. Hammons Parkway voiced his concerns over the lack of available parking spaces and believes small businesses will be hurt. He stated three concerns regarding the development. Lack of variety in development, massive over-building and does not believe that the building needs to have quad living spaces and believes excessive tax credits are being used and this will take money away from schools. He would also like more information on the occupancy and what is best for Springfield.

Mr. Doennig closed the public hearing.

Ms. Cox asked if the City is offering co-parking and if at Jordan Valley?

Mr. Hosmer noted that Center City does not require parking and noted that they are providing some parking, but in other districts they would be required to provide up to approximately 300 parking spaces based on planned occupancy.

Mr. Coltrin asked that the City during the Comprehensive Plan update that they address the parking issue for Center City.

Ms. Smith noted that it has been a topic of conversation regarding minimum parking and it will be addressed in the Comprehensive Plan.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** STL 505 Redevelopment Area (505 East St. Louis Street). Mr. Rose seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Thomas, Rose, and Jobe. Nays: None. Abstain: None. Absent: Shuler and Broekhoven.

Approval of the 2020 Planning and Zoning Commission Meeting Calendar
Citywide

Applicant: City of Springfield

Mr. Hosmer presented the proposed Planning and Zoning calendar for 2020.

COMMISSION ACTION:

Mr. King motioned to approve the 2020 Planning and Zoning Commission Meeting Calendar (Citywide). Mr. Rose seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Thomas, Rose, and Jobe. Nays: None. Abstain: None. Absent: Shuler and Broekhoven.