



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: December 12, 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

November 7th, 2019

Documents:

[PZ MINUTES 11-7-2019.PDF](#)

3. COMMUNICATIONS

City Council Summary November 4th, 2019

Documents:

[NA 11-04-19.PDF](#)

City Council Summary November 18th, 2019

Documents:

[NA 11-18-19.PDF](#)

4. CONSENT ITEMS

5. Request To Acquire 533

2136 East Turner Street, City of Springfield

Documents:

[ACQUIRE 533 SR 1.PDF](#)

6. Request To Dispose 525

2136 East Turner Street, City of Springfield

Documents:

[DISPOSE 525 SR 1.PDF](#)

7. UNFINISHED BUSINESS

8. PUBLIC HEARINGS

9. Vacation 811

1500 blk North Sherman Avenue, Springfield R-12 School District

Documents:

[VACATION 811 TABLING MEMO.PDF](#)

10. Z-21-2019 W/COD #179

3411 South Kansas Avenue, Project Collective, LLC

Documents:

[Z-21-2019 COD 179 SR.PDF](#)

11. Z-22-2019 W/COD #182

3615 & 3697 North State Highway H/Glenstone Avenue, James Peacock

Documents:

[Z-22-2019 COD 182.PDF](#)

12. Z-23-2019 W/COD #180

3525 East Battlefield Road, McLean Enterprises

Documents:

[Z-23-2019 COD 180 FINAL SR.PDF](#)

13. Z-24-2019 W/COD #181

2521 South Holland Avenue, Jefferey L. Ballard

Documents:

[Z-24-2019 COD 181.PDF](#)

14. Conditional Use Permit 440

4349 South Kansas Avenue, Veterans for Senior Living, LLC

Documents:

[CUP 440 3.PDF](#)

15. Preliminary Plat Of Kay Pointe Place

3652 West Kay Pointe Boulevard and 901 South West Bypass, Hoppy LLC and D. Denton

Documents:

16. OTHER BUSINESS

17. ADJOURN

For items for which the public may speak, the Commission Chairperson will invite any one 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.

November 7, 2019
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session November 7, 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, David Shuler, and Natalie Broekhoven. Absent: Melissa Cox. Staff in attendance: Bob Hosmer, Principal Planner, Nicholas Woodman, Assistant City Attorney.

MINUTES: The minutes of October 10, 2019 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

UNFINISHED BUSINESS:

PUBLIC HEARINGS:

Vacation 812
1147 to 1161 West Division Street
Applicant: City of Springfield

Mr. Hosmer stated that this is a request to vacate right of way located at 1147 and 1161 West Division Street. The applicant, City of Springfield, is requesting to vacate the right of way to facilitate the development of intersection improvements at Division and Commercial Street. The entire right of way will be returned to properties on the north. Easements for existing utilities have been retained. The request for vacation meets the approval criteria. Any person objecting may petition the City Council to review the request to vacate by filing an appeal within 15 days with the City Clerk from the date the resolution was passed by the Planning and Zoning Commission. Staff recommends approval.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

Mr. Jobe motioned to **approve** Vacation 812 (1147 to 1161 West Division Street). Mr. Rose seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Shuler, Broekhoven, Thomas, Rose, and Jobe. Nays: None. Abstain: None. Absent: Cox.

OTHER BUSINESS:

Rules of Procedure
Citywide
Applicant: City of Springfield

Mr. Hosmer and Mr. Woodman proposed discussion on any proposed changes to the Rules of Procedure for the Planning and Zoning Commission and request that the Commission members submit their comments by e-mail and the full documents will be reviewed later.

Mr. Doennig requested that changes be made gender neutral.

Mr. Jobe noted he would like the Commission to stand with his e-mail statements from King Coltrin. See below.

Group Discussion via e-mail on 11/4/2019

King:	2.4 Quorum Five (5) members shall constitute a quorum for the transaction of business. This rule seems to make sense as it requires a quorum to conduct business. This is common among most kinds of boards or commissions. Under section 2.5 below you would have to have a unanimous vote of the 5 attending members. 2.5 Action by the Commission Five (5) votes shall be required to either approve or disapprove any action on which the Commission has final authority and to approve or amend any plan or policy. In the event the five (5) votes cannot be obtained, the item is automatically tabled and voted on at the Commission's next scheduled meeting. If five votes are not obtained after three such votes, the item shall be deemed denied. On actions on which the Commission acts as a recommending body to the City Council or to any other governmental body, a majority of those present at the time the vote is taken shall prevail. In the event of a tie vote, the item shall be automatically tabled. I am not an attorney, but it seems to me that the highlighted sentence above should end after "which the Commission has the final authority". If we are not the final authority why would it be different that any other item just because it is a plan or policy? The council will still have to do their job and can overturn what we do anyway. Am I alone in this thought? Thanks
Britton:	I agree. I would also add that my review of the P&Z rules of procedure did not turn up any section in which "plan" or "policy" is defined, so it's unclear to me when that rule would apply to an action other than where the commission has final authority. I don't see any need for this five-vote procedure other than when the commission has final authority.



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 November 4, 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. October 21, 2019 City Council Meeting and October 29, 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. Council Bill 2019-219 Was Tabled at the October 7, 2019 City Council Meeting.**
- 27249 7. **Council Bill 2019-219. (McGull) Tabled at the October 7, 2019 City Council Meeting.**

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

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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.

27250 8. Council Bill 2019-239. (Schilling)

A special ordinance approving a Redevelopment Plan submitted by the STL 505 Redevelopment Corporation for the redevelopment of an area generally located at 501 through 517 East Saint Louis Street; declaring the area in such plan to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare; authorizing certain tax abatement within the plan area; and authorizing the City Manager to execute an agreement with the Redevelopment Corporation relating to the implementation of the Redevelopment Plan. (Staff recommends approval.)

27251 9. Council Bill 2019-240. (Ollis)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with Traffic Technology Services, Inc., for the purpose of sharing the City's real time traffic management data to provide traffic signal information to vehicle manufacturers for "Connected Vehicle" applications.

27252 10. Council Bill 2019-242. (Hosmer)

A special ordinance authorizing the City Manager, to enter into an Intergovernmental Agreement with the Federal Bureau of Investigation for the Springfield Police Department to participate in the Career Criminal Task Force; and amending the budget of the Police Department for Fiscal Year 2019-2020 in the amount of \$74,596.00.

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

10482 12. Council Bill 2019-243. (McClure)

A resolution adopting the City of Springfield's Legislative Priorities for 2020.

10483 13. Council Bill 2019-244. (McClure)

A resolution authorizing Councilman Richard Ollis to participate in a mobility study tour hosted by LaneShift, LLC, in New York City from March 10, 2020, through March 13, 2020.

14. EMERGENCY BILLS.

15. PUBLIC IMPROVEMENTS.

16. GRANTS.

17. AMENDED BILLS.

18. COUNCIL BILLS FOR PUBLIC HEARING.

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

20. Council Bill 2019-245. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to accept grant funds from the Springfield Police Foundation totaling \$75,628.86, to fund the purchase of Photogrammetry/Mapping Software for the Traffic Section Drone, Rifle Rated Ballistic Shields, a K9 Camera System, a Long-Range Acoustic Device, and Major Crime Investigator Camera Packages; and amending the budget for the Police Department for Fiscal Year 2019-2020 in the amount of \$75,628.86.

21. Council Bill 2019-246. (Schilling)

A special ordinance authorizing the City Manager, or his designee, to accept a grant in the amount of \$10,000.00, from Community Partnership of the Ozarks for reimbursement of expenses incurred by the Springfield Police Department for participating in the Mental Health First Aid Program and amending the budget for the Police Department for Fiscal Year 2019-2020 in the amount of \$10,000.00.

22. Council Bill 2019-247. (Simpson)

A special ordinance authorizing the City Manager to enter into a contract with BKD, LLP, for the purpose of providing internal audit services for one year at a cost of \$77,586, with the option of up to four additional one-year terms.

23. Council Bill 2019-248. (Ollis, Lear, and McGull)

A general ordinance amending Article I. – ‘Administration and Enforcement of Codes’ of Chapter 36 of the Springfield City Code, known as the ‘Land Development Code.’ (Recommended by Plans and Policies Committee.)

24. Council Bill 2019-249. (Ollis, Lear, and McGull)

A general ordinance amending the City of Springfield Land Development Code, Article IV, ‘Building Trades, Appeals, and Licensing,’ to clarify existing language, delete unnecessary language, and amend certain language by repealing Article IV in its entirety, and enacting in lieu thereof a new Article IV, ‘Building Trades Examination and Certification Board.’ (Recommended by Plans and Policies Committee.)

25. Council Bill 2019-250. (Ollis, Lear, and McGull)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the Land Development Code, by repealing Article V, ‘Building Code,’ in its entirety, and enacting in lieu thereof a new Article V, ‘Building Code.’ (Recommended by Plans and Policies Committee.)

26. Council Bill 2019-251. (Ollis, Lear, and McGull)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the ‘Land Development Code,’ by repealing Article VI, ‘Electrical Code,’ in its entirety, and enacting in lieu thereof a new Article VI, ‘Electrical Code.’ (Recommended by Plans and Policies Committee.)

27. Council Bill 2019-252. (Ollis, Lear, and McGull)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code,' by repealing Article VII, 'International Property Maintenance Code,' in its entirety, and enacting a new Article VII, 'International Property Maintenance Code.' (Recommended by Plans and Policies Committee.)

28. Council Bill 2019-253. (Ollis, Lear, and McGull)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code,' by repealing Article VIII, 'Plumbing Code,' in its entirety, and enacting in lieu thereof a new Article VIII, 'Plumbing Code.' (Recommended by Plans and Policies Committee.)

29. Council Bill 2019-254. (Ollis, Lear, and McGull)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code,' by repealing Article IX, 'Mechanical Code,' in its entirety, and enacting in lieu thereof a new Article IX, 'Mechanical Code.' (Recommended by Plans and Policies Committee.)

30. Council Bill 2019-255. (Ollis, Lear, and McGull)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code,' by repealing Article XIV, 'Fuel Gas Code,' in its entirety, and enacting in lieu thereof a new Article XIV, 'Fuel Gas Code.' (Recommended by Plans and Policies Committee.)

31. Council Bill 2019-256. (Ollis, Lear, and McGull)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code,' by repealing Article XV, 'Private Sewage Disposal Code,' in its entirety, and enacting in lieu thereof a new Article XV, 'Private Sewage Disposal Code.' (Recommended by Plans and Policies Committee.)

32. Council Bill 2019-257. (Ollis, Lear, and McGull)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the Land Development Code, by repealing Article XVI, 'Existing Building Code,' in its entirety, and enacting in lieu thereof a new Article XVI, 'Existing Building Code.' (Recommended by Plans and Policies Committee.)

33. Council Bill 2019-258. (Ollis, Lear, and McGull)

A general ordinance adopting the 2018 Swimming Pool and Spa Code as Article XVIII of Chapter 36 of the Springfield City Code, known as the 'Land Development Code.' (Recommended by Plans and Policies Committee.)

34. Council Bill 2019-259. (Ollis, Lear, Hosmer, and McGull)

A general ordinance adopting the 2012 International Energy Conservation Code as Article XIX of Chapter 36 of the Springfield City Code, known as the Land Development Code; declaring the intent of the currently constituted City Council to adopt the 2018 or 2021 International Energy Conservation Code to take effect on January 1, 2023; and instructing City staff to solicit input from stakeholders about whether minor amendments to the 2018 or 2021 Code should be adopted prior to such Code's adoption and to present a report regarding the input and staff's recommendations to City Council. (Recommended by Plans and Policies Committee.)

35. Council Bill 2019-260. (Ollis, Lear, and McGull)

A general ordinance amending Chapter 36, Article XIII of the Springfield City Code, known as the Land Development Code, by repealing Article XIII, 'Residential Building Code,' in its entirety, and enacting in lieu thereof a new Article XIII, 'Residential Building Code,' amending Chapter 36, Article XIII, Section 36-1302, 'Deletions, modifications, amendments, and additions, Section N1102 (R402) 'Building Thermal Envelope,' by repealing said section in its entirety and enacting in lieu thereof a new Section N1102 to take effect on July 1, 2021; declaring the intent of the currently constituted City Council to adopt the 2018 or 2021 International Residential Building Code to become effective on January 1, 2022; and instructing City staff to solicit input from stakeholders about whether minor amendments to the 2018 or 2021 Code should be adopted prior to such Code's adoption and to present a report regarding the input and staff's recommendations to City Council. (Recommended by Plans and Policies Committee.)

36. Council Bill 2019-261. (Ollis, Lear, Hosmer, and McGull)

A special ordinance authorizing the City of Springfield, Missouri, to join the commercial component of the Show Me Property Assessment Clean Energy District created pursuant to Missouri Revised Statutes Sections 67.2800 to 67.2835, known as the "Property Assessment Clean Energy Act;" stating the City's intent to participate in the commercial component of the "Property Assessed Clean Energy" Program as a member of such District; requesting appointment to the District's Advisory Board; disclaiming any need for appropriation; and directing the City Clerk to send a certified copy of this Ordinance to the Board of Directors of the District. (Recommended by Plans and Policies Committee.)

37. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

38. NEW BUSINESS.

Recommended

The Mayor recommends the following appointment to the Mayor's Commission for Children: Monica Horton with term to expire November 29, 2022.

Recommended

The Mayor recommends the following appointments to the Tree City USA Citizen Advisory Committee: Kate Burns with term to expire December 1, 2020; Susan Turner and Will Branch with terms to expire December 1, 2021; and Aaron Scott with term to expire December 1, 2022.

Recommended

The Mayor recommends the following reappointment to the Tree City USA Citizen Advisory Committee: Nick Baker with term to expire December 1, 2022.

39. UNFINISHED BUSINESS.

40. MISCELLANEOUS.

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

42. Council Bill 2019-262. (Schilling)

A special ordinance relinquishing certain sanitary sewer easements located at 3145 and 3155 South Campbell Avenue for the purpose of accommodating new development at said locations.

43. CONSENT AGENDA – ONE READING BILLS.

44. CONSENT AGENDA – SECOND READING BILLS.

45. END OF CONSENT AGENDA.

46. 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 November 18, 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. November 4, 2019 City Council Meeting and November 5, 2019 and November 12, 2019 Special City Council Meetings.

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.

27253

7. Council Bill 2019-245. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to accept grant funds from the Springfield Police Foundation totaling \$75,628.86, to fund the purchase of Photogrammetry/Mapping Software for the Traffic Section Drone, Rifle Rated Ballistic Shields, a K9 Camera System, a Long-Range Acoustic Device, and Major Crime Investigator Camera Packages; and amending the budget for the

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Police Department for Fiscal Year 2019-2020 in the amount of \$75,628.86.

27254 8. Council Bill 2019-246. (Schilling)

A special ordinance authorizing the City Manager, or his designee, to accept a grant in the amount of \$10,000.00, from Community Partnership of the Ozarks for reimbursement of expenses incurred by the Springfield Police Department for participating in the Mental Health First Aid Program and amending the budget for the Police Department for Fiscal Year 2019-2020 in the amount of \$10,000.00.

27255 9. Council Bill 2019-247. (Simpson)

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6553 10 Council Bill 2019-248. (Ollis, Lear, and McGull)

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6555 12 Council Bill 2019-250. (Ollis, Lear, and McGull)

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6556 13 Council Bill 2019-251. (Ollis, Lear, and McGull)

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**Tabled Until
the
December
16, 2019 City
Council
Meeting**

14 Council Bill 2019-252. (Ollis, Lear, and McGull)

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6557 15 Council Bill 2019-253. (Ollis, Lear, and McGull)

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(Recommended by Plans and Policies Committee.)

6558 16 Council Bill 2019-254. (Ollis, Lear, and McGull)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code,' by repealing Article IX, 'Mechanical Code,' in its entirety, and enacting in lieu thereof a new Article IX, 'Mechanical Code.'
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6559 17 Council Bill 2019-255. (Ollis, Lear, and McGull)

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6560 18 Council Bill 2019-256. (Ollis, Lear, and McGull)

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6561 19 Council Bill 2019-257. (Ollis, Lear, and McGull)

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6562 20 Council Bill 2019-258. (Ollis, Lear, and McGull)

A general ordinance adopting the 2018 Swimming Pool and Spa Code as Article XVIII of Chapter 36 of the Springfield City Code, known as the 'Land Development Code.' (Recommended by Plans and Policies Committee.)

6563 21 Council Bill 2019-259. (Ollis, Lear, Hosmer, and McGull)

A general ordinance adopting the 2012 International Energy Conservation Code as Article XIX of Chapter 36 of the Springfield City Code, known as the Land Development Code; declaring the intent of the currently constituted City Council to adopt the 2018 or 2021 International Energy Conservation Code to take effect on January 1, 2023; and instructing City staff to solicit input from stakeholders about whether minor amendments to the 2018 or 2021 Code should be adopted prior to such Code's adoption and to present a report regarding the input and staff's recommendations to City Council. (Recommended by Plans and Policies Committee.)

6564 22 Council Bill 2019-260. (Ollis, Lear, and McGull)

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**Tabled Until
the
December
16, 2019 City
Council
Meeting**

23 Council Bill 2019-261. (Ollis, Lear, Hosmer, and McGull)

A special ordinance authorizing the City of Springfield, Missouri, to join the commercial component of the Show Me Property Assessment Clean Energy District created pursuant to Missouri Revised Statutes Sections 67.2800 to 67.2835, known as the "Property Assessment Clean Energy Act," stating the City's intent to participate in the commercial component of the "Property Assessed Clean Energy" Program as a member of such District; requesting appointment to the District's Advisory Board; disclaiming any need for appropriation; and directing the City Clerk to send a certified copy of this Ordinance to the Board of Directors of the District. (Recommended by Plans and Policies Committee.)

24 RESOLUTIONS. Citizens May Speak. May Be Voted On.**10484 25 Council Bill 2019-263. (Council)**

A resolution declaring the results of the special municipal election held on November 5, 2019 under the Home Rule Charter of the City of Springfield, Missouri.

10485 26 Council Bill 2019-264. (McGull)

A resolution declaring the intent of the City of Springfield, to annex 6.3 acres of private property and 1.5 acres of Missouri Department of Transportation right-of-way generally located at 3615 North State Highway H/Glenstone Avenue. (Staff recommends approval.)

10486 27 Council Bill 2019-265. (Ollis)

A resolution authorizing the City Manager, or his designee, to make application to the Ozark Transportation Organization for \$217,600 of federal grant funds administered by the Missouri Department of Transportation, through the Surface Transportation Block Grant program, for the purpose of funding the construction of the Fassnight Creek Greenway Trail, Clay Avenue to Brookside Drive.

10487 28 Council Bill 2019-266. (Lear)

A resolution adopting the Public Rights of Way ADA Transition Plan.

29 EMERGENCY BILLS.

30 PUBLIC IMPROVEMENTS.

31 GRANTS. Citizens May Speak. May Be Voted On.

27256 32 Council Bill 2019-267. (Hosmer)

A special ordinance authorizing the City Manager, or his designee, to accept an Environmental Workforce Development and Job Training Grant in the amount of \$200,000 from the United States Environmental Protection Agency ("EPA") for the purpose of creating job training programs that recruit, train, and place local unemployed and under-employed residents into full-time employment in the environmental field, and to enter into necessary agreements to carry out the grant; amending the budget of the Department of Workforce Development for Fiscal Year 2019-2020 in the amount of \$200,000 to appropriate the grant funds; and declaring that this bill qualifies for approval on one reading.

33 AMENDED BILLS.

34 COUNCIL BILLS FOR PUBLIC HEARING.

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

36 Council Bill 2019-268. (Ollis)

A special ordinance approving the plans and specification for construction of Blackman Woods Lift Station Relief Sewer; and to accept the bid of Accurate Excavating of S.W. Mo., Inc. in the amount of \$95,808.00 for the project; and authorizing the City Manager or his designee to enter into a contract with such bidder for said improvement.

37 Council Bill 2019-269. (Fisk)

A special ordinance amending the budget of the City of Springfield for Fiscal Year 2019-2020 in the amount of \$2,000,000, for the purpose of appropriating funds to complete the upgrade of the Trunked Radio System and purchase P-25 compliant radio equipment.

38 PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Appeared	Ms. Josephine Grace wishes to address City Council.
Appeared	Ms. Angela Mayer wishes to address City Council.
Appeared	Mr. Gary Horchem wishes to address City Council.
Appeared	Mr. Bryan Sturges wishes to address City Council.
Appeared	Mr. Terry Bloodworth wishes to address City Council.

39 NEW BUSINESS.

Recommended	The Committee of the Whole recommends the following appointment to the Board of Public Utilities: Louise Knauer to replace Jeff Childs. Ms. Knauer's term will expire December 1, 2022.
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Recommended The Committee of the Whole recommends the following reappointment to the Board of Public Utilities: Jennifer Wilson with term to expire December 1, 2022.

40 UNFINISHED BUSINESS.

41 MISCELLANEOUS.

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

43 Council Bill 2019-270. (McGull)

A special ordinance approving the sale of real property at 2230 North East Avenue to Reed Enterprises, LLC, for \$5,000.00; and authorizing the issuance of a deed for same. (Recommended by Land Inventory Committee.)

44 CONSENT AGENDA – ONE READING BILLS.

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

27257 46 Council Bill 2019-262. (Schilling)

A special ordinance relinquishing certain sanitary sewer easements located at 3145 and 3155 South Campbell Avenue for the purpose of accommodating new development at said locations.

Confirmed 47 Confirm the following appointment to the Mayor's Commission for Children: Monica Horton with term to expire November 29, 2022.

Confirmed Confirm the following appointments to the Tree City USA Citizen Advisory Committee: Kate Burns with term to expire December 1, 2020; Susan Turner and Will Branch with terms to expire December 1, 2021; and Aaron Scott with term to expire December 1, 2022.

Confirmed Confirm the following reappointment to the Tree City USA Citizen Advisory Committee: Nick Baker with term to expire December 1, 2022.

48 END OF CONSENT AGENDA.

49 ADJOURN.

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: DECEMBER 12, 2019

CITY COUNCIL PUBLIC HEARING:

N/A



CASE NUMBER:

Request to Acquire No. 533

LOCATION: 2136 East Turner Street

ACRES: ~3,952 square feet

EXISTING LAND USE: Vacant

APPLICANT: City of Springfield

STAFF: Jared Follin, 864-1612

STAFF RECOMMENDATION:

Approve

PROPOSED MOTION:

Move to approve Acquisition No. 533

APPLICANTS PROPOSAL:

The City of Springfield proposes to acquire property located along 2136 East Turner Street in order to acquire an adequate right-of-way width of Barnes street. The acquisition will also address discrepancies with the current right-of-way deeds. Turner and Barnes existed before being annexed into the city. The City acquired the east 20' of Barnes and east 30' of Turner in 2002; however, the remaining right-of-way was never officially acquired. The City will dedicated right-of-way it was meant to acquire and at the same time acquire property from the property owners of 2136 East Turner Street.

FINDINGS FOR STAFF RECOMMENDATION:

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

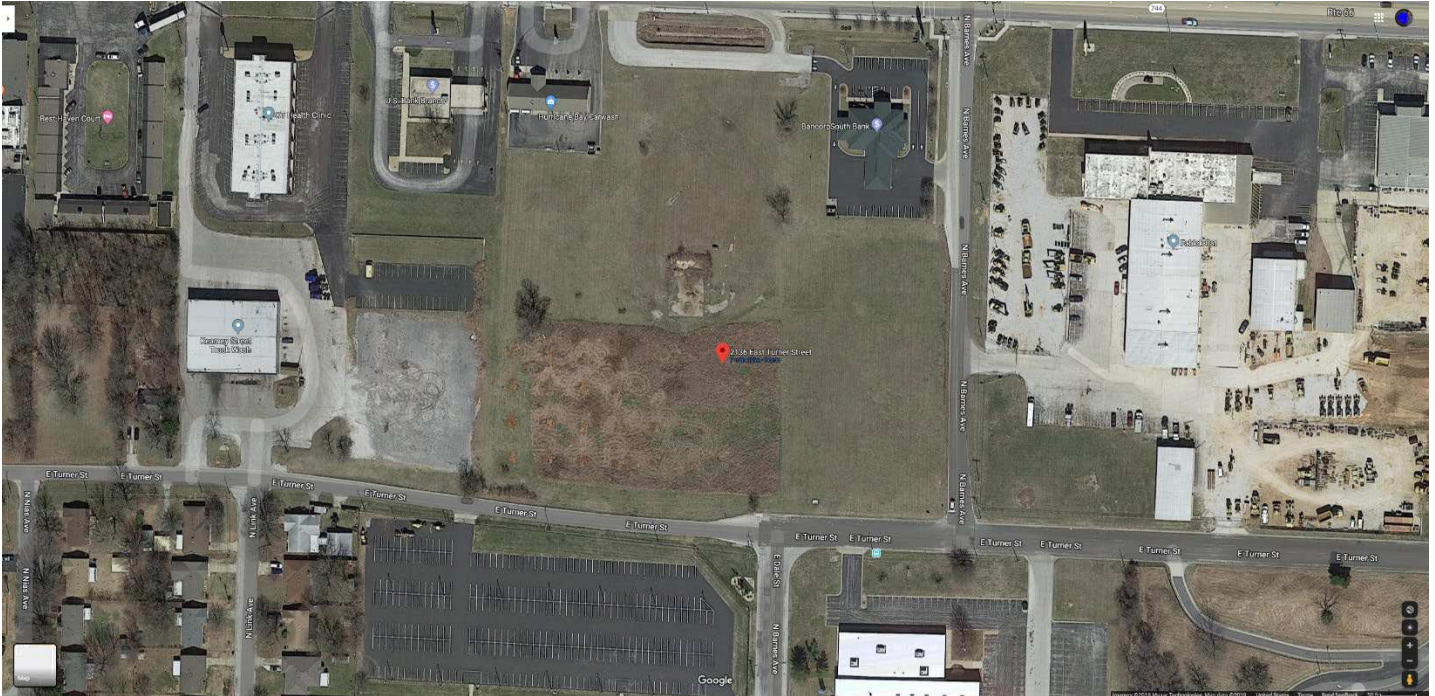
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HC	HM	GM	HM
LAND USE	Bank/Car Wash	Distribution/Manufacturing Uses	Car Wash	Manufacturing Uses

Development Review Staff Report



SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



Development Review Staff Report



PLANNING AND ZONING COMMISSION REVIEW:

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

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area appropriate for Medium-Intensity Retail, Office or Housing. The *Plan* encourages the maintaining of the city's streets in order provide adequate capacity, access, and safety for the traveling public.

STAFF COMMENTS:

PLANNING AND DEVELOPMENT

1. Approval of this request is consistent with the *Growth Management and Land Use Plan* of the *Comprehensive Plan* which identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. The current zoning is General Manufacturing; however, the acquisition of property for right-of-way is appropriate in all zoning districts.
2. The property is zoned General Manufacturing.
3. Approval will provide adequate right-of-way width for Barnes Street that could be used for future improvements. Discrepancies in right-of-way deeds will also be addressed.
4. The following language from Article XI, Section 11.7.3, of the City Charter sets forth the Planning and Zoning Commission's function regarding the acquisition of property and the process for appeal of such decision:

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

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

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

Development Review Staff Report



LAND ACQUISITION POLICY:

The Planning and Zoning Commission has adopted a policy statement for land acquisitions by public bodies. The individual sections of the policy statement are followed by the applicant's response to that section. Responses below were provided by the Public Works Department who made this request to acquire.

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

RESPONSE:

It is Public Works understanding the subject property is being used for a public street and is consistent with the adopted Plan and Policies of the City of Springfield.

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

RESPONSE:

This acquisition is to give the City of Springfield right-of-way along existing streets. No adverse effects anticipated. This acquisition would allow existing use of street to continue and provide ROW for future improvements.

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

RESPONSE:

This acquisition is to give the City of Springfield right-of-way along existing streets. No structures to remove.

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

RESPONSE:

This acquisition is to give the City of Springfield right-of-way along existing streets. Nothing to preserve, this is an existing street.

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

Development Review Staff Report



made pursuant to City ordinances including the City Purchasing Manual.

RESPONSE:

This acquisition is to give the City of Springfield right-of-way along existing streets. Nothing to preserve, this is an existing street.

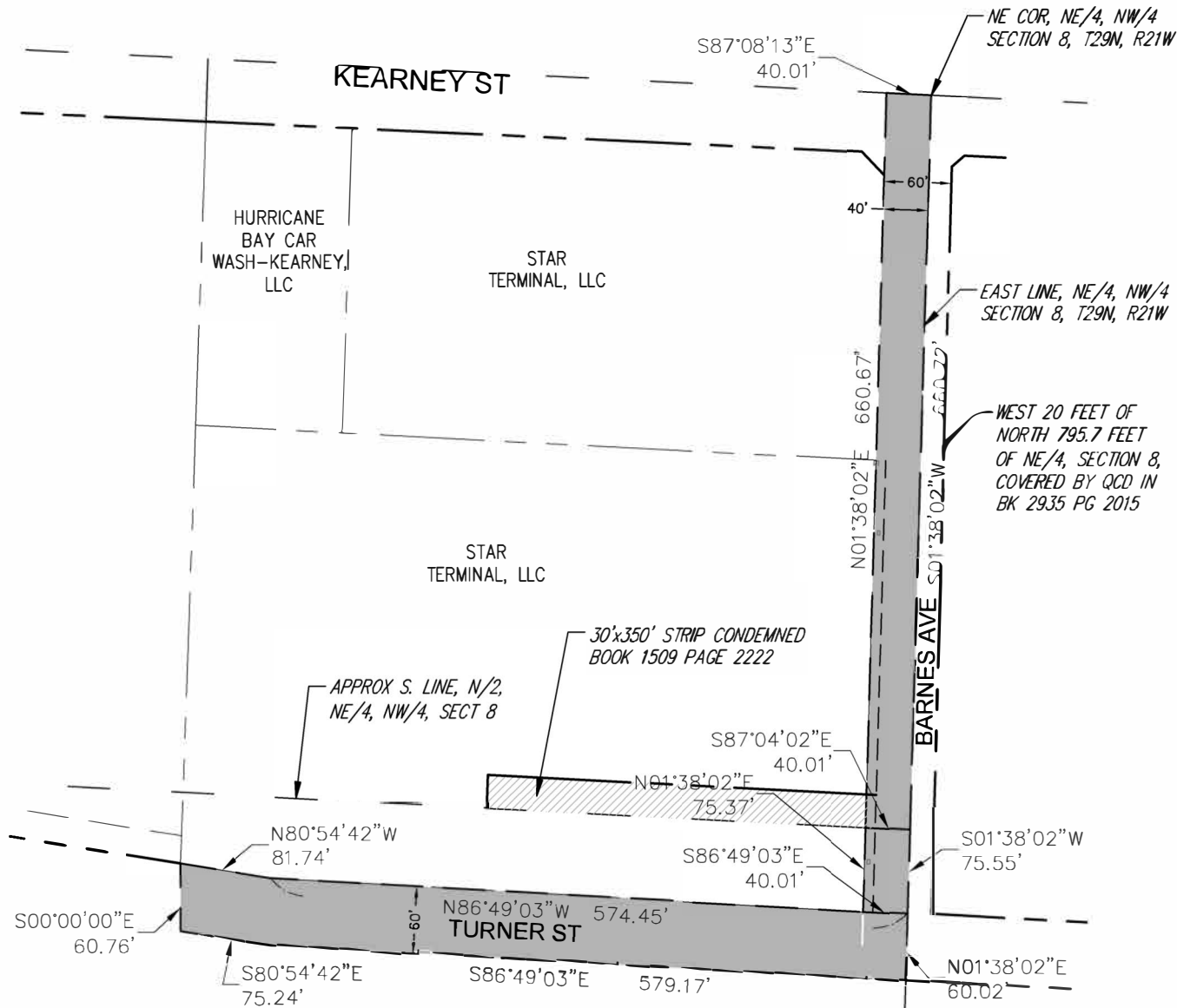
Quit Claim Descriptions

BARNES AVENUE

All that part of the Northeast Quarter of the Northwest Quarter of Section 8, Township 29 North, Range 21 West of the Fifth Principal Meridian, City of Springfield, Greene County, Missouri, being more particularly described as follows: All of the East Forty feet of the North Half of the Northeast Quarter of the Northwest Quarter of said Section 8, ALONG AND WITH the following: Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 8; thence, South 01°38'02" West, along and with the East line of said Quarter-Quarter Section, a distance of 660.67 feet, to the intersection of said East line with the South line of the North Half of the Northeast Quarter of the Northwest Quarter of said Section 8; thence, continue South 01°38'02" West, along and with said East line, a distance of 75.55 feet to the intersection of said East line with the accepted North right-of-way line of Turner Street; thence, North 86°49'03" West, along and with said North line, a distance of 40.01 feet; thence, North 01°38'02" East, parallel to and 40 feet West of the East line of the Northeast Quarter of the Northwest Quarter of said Section 8, a distance of 75.37 feet to the South line of the North Half of the Northeast Quarter of the Northwest Quarter of said Section 8; thence South 87°04'02" East, along and with said South line, a distance of 40.01 feet to the POINT OF BEGINNING, containing 0.63 acres.

TURNER STREET

All that part of the Northeast Quarter of the Northwest Quarter of Section 8, Township 29 North, Range 21 West of the Fifth Principal Meridian, City of Springfield, Greene County, Missouri, being more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 8; thence, South 01°38'02" West, along and with the East line of said Quarter-Quarter Section, a distance of 736.27 to the accepted North right-of-way line of Turner Street and the POINT OF BEGINNING; thence, North 86°49'03" West, along and with said North line, a distance of 574.45 feet; thence, North 80°54'42" West, along and with said North line, a distance of 81.74 feet to an existing iron pin at the Southeast corner of Lot 12 of Mercantile Plaza, a subdivision in the City of Springfield, Greene County, Missouri, according to the recorded plat thereof; thence, South 00°00'00" East, leaving said North line, a distance of 60.76 feet to the accepted South line of said Turner Street; thence, South 80°54'42" East, along and with said South line, a distance of 75.24 feet; thence, South 86°49'03" East, along and with said South line, a distance of 579.17 feet to the East line of the Northeast Quarter of the Northwest Quarter of said Section 8; thence, North 01°38'02" East, along and with said East line, a distance of 60.02 feet to the POINT OF BEGINNING, containing 0.90 acres.



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)
 lee@leeengineering.biz

Engineering with Integrity

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

DATE: 11/21/2019
PROJECT NO.: 1840

QUIT-CLAIM EXHIBIT
BARNES AVENUE
TURNER STREET
CITY OF SPRINGFIELD,
GREENE COUNTY, MO

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING: DECEMBER 12, 2019

CITY COUNCIL PUBLIC HEARING:

JANUARY 13, 2020



CASE NUMBER:

Disposition No. 525

LOCATION: 2136 East Turner Street

ACRES: ~10,500 square feet

EXISTING LAND USE: Vacant

APPLICANT: City of Springfield

STAFF: Jared Follin, 864-1612

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve Disposition No. 525

SUMMARY OF REQUEST:

City of Springfield proposes to dispose of a portion of the property located at 2136 East Turner Street. In 1969, the City condemned a 30' x 350' strip of property to use for Turner Street improvements; however, the description used was incorrect. As a result, the strip of property condemned sits in the middle of the property. The City hopes to clean up this discrepancy and at the same time acquire right-of-way for Turner and Barnes.

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property is within the city limits of the City of Springfield.
2. The proposed disposal will not adversely affect the City of Springfield's operations.
3. The subject property is to be bought by the property owner of 2136 East Turner Street.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HC	HM	GM	HM
LAND USE	Bank/Car Wash	Distribution/Manufacturing Uses	Car Wash	Manufacturing Uses

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



Development Review Staff Report



STAFF COMMENTS:

1. The subject property is within the city limits of the City of Springfield.
2. The proposed disposal will not adversely affect City of Springfield's operations.
3. The property was never intended to be condemned, therefore the City has no use of it.
4. The disposed portion of the property will be bought by the adjacent property owner.
5. The disposal is necessary to fix the discrepancy created in 1969. The property owner is working with the City to correct the issue.

LAND DISPOSAL POLICY:

Planning and Zoning Commission adopted the following policy statement for land disposals by public bodies:

1. Where is the property located?

2136 East Turner – NW corner of Turner St and Barnes Ave.

2. Legal description.

See Below

3. Why doesn't the City of Springfield need the property anymore?

Turner Street is not within the area described.

4. When was the current building erected?

There is no building on the property.

5. Why was property acquired? What did the city originally intend to do with the property?

This property was acquired by Condemnation in 1969 to improve Turner, but the legal description is incorrect. This does not cover the location of Turner Street.

6. Who will purchase property?

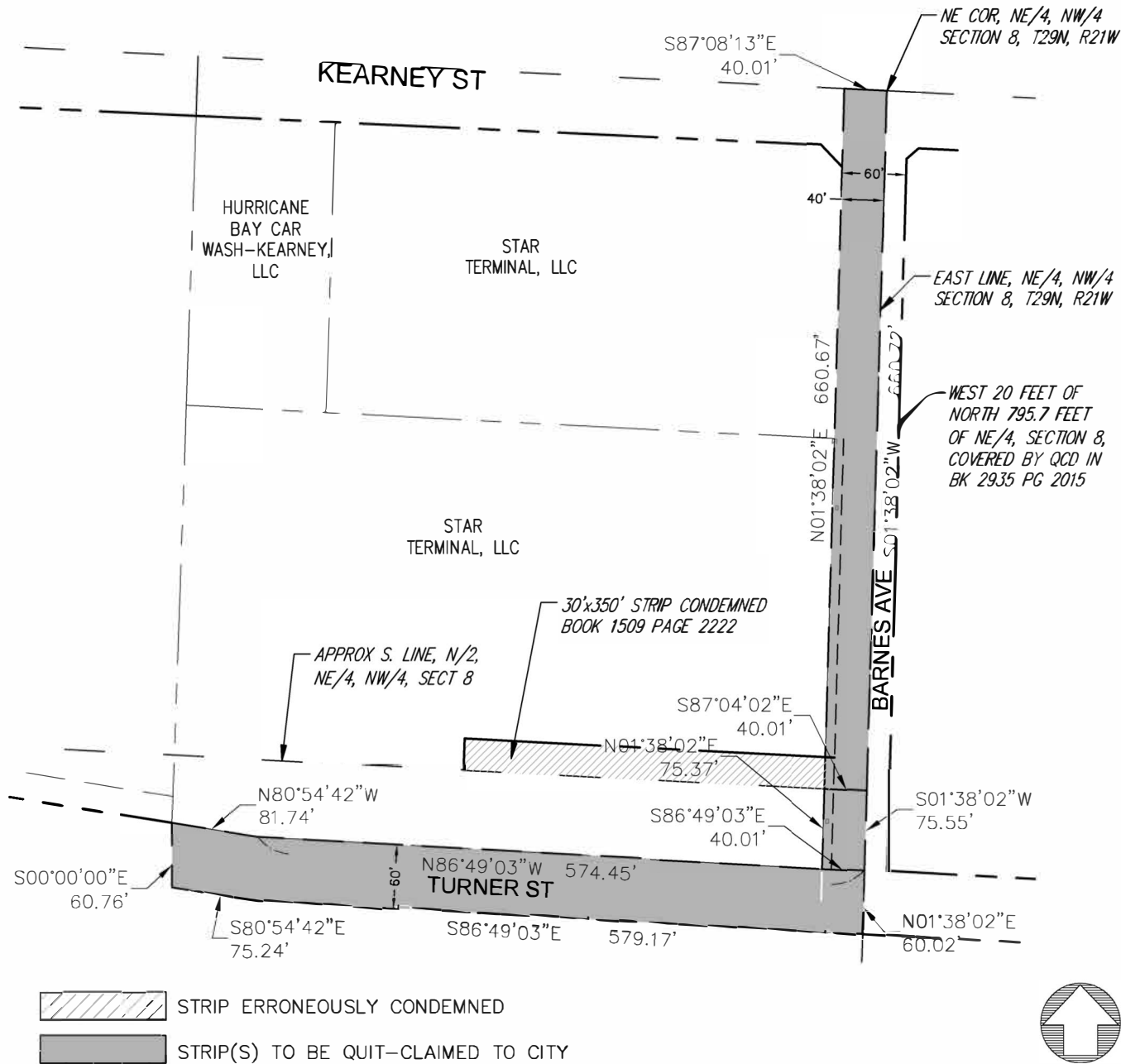
Star Terminal, LLC – owner of property at Turner St and Barnes Ave  who in return will Quit claim to City for Public Street, part of existing Turner St and Barnes Ave.

Development Review Staff Report



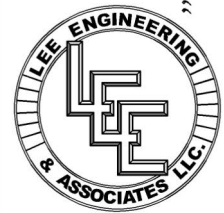
LEGAL DESCRIPTION:

The east 350 feet of the south 30 feet of the SE $\frac{1}{4}$, North $\frac{1}{2}$, NE $\frac{1}{4}$, NW $\frac{1}{4}$, Township 29N, Range 21W



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)
 lee@leeengineering.biz



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

QUIT-CLAIM EXHIBIT
BARNES AVENUE
TURNER STREET
CITY OF SPRINGFIELD,
GREENE COUNTY, MO

DATE:

11/21/2019

PROJECT NO.:

1840

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

DATE: December 2nd, 2019

TO: Planning and Zoning Commission

FROM: Jared Follin
Associate Planner

SUBJECT: Vacation 811

Staff is requesting that the vacation request be tabled to the next Planning and Zoning Commission meeting on January 9th, 2020.

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: DECEMBER 12, 2019

CITY COUNCIL PUBLIC HEARING:

JANUARY 13, 2020



CASE NUMBER:

Z-21-2019 with Conditional Overlay No. 179

PROJECT LOCATION: 3411 South Kansas Avenue

ACRES: 2.27 acres

EXISTING LAND USE: Vacant

APPLICANT: Project Collective, LLC

STAFF: Daniel Neal, Senior Planner

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION:

Move to approve Z-21-2019 with Conditional Overlay District No. 179 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 2.27 acres of property generally located at 3411 South Kansas Avenue from a R-LD, Low Density Multi-Family District COD No 162 to a R-MD, Medium Density Multi-Family Residential District and establishing Conditional Overlay District No. 179 to increase the residential density from 18 to 20 dwelling units per acre and minor revisions to the site plan to accommodate the additional density.

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing. The *Plan* encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities within existing neighborhoods. The *Plan* also states that “the land use plan map should not be taken too literally but should be used in conjunction with...policies of this plan and good judgement.” The Transportation Plan classifies Walnut Lawn as a secondary arterial roadway and Kansas Avenue is classified as collector roadway. Secondary arterial and collector roadways both support the proposed land use.
2. This application meets the intent of R-MD district to accommodate multifamily developments at densities up to approximately 29 units per acre. This district is intended to serve as a transition between major streets or commercial areas and lower density residential areas. This district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. In response to public comments and concerns during a past rezoning, access to Kansas Avenue will be prohibited. The proposed R-MD district meets this criteria of being a transition between major streets to the north and lower density housing to the south and east of the subject property.
3. According to the *Multi-Family Development Location and Design Guidelines*, the proposed development has attained 10 points, which would allow up to 17 dwelling units per acre. However, the COD requirement that restricts access to Kansas Avenue causes one additional point (and 3 additional du/ac) to be lost. The applicant

Development Review Staff Report

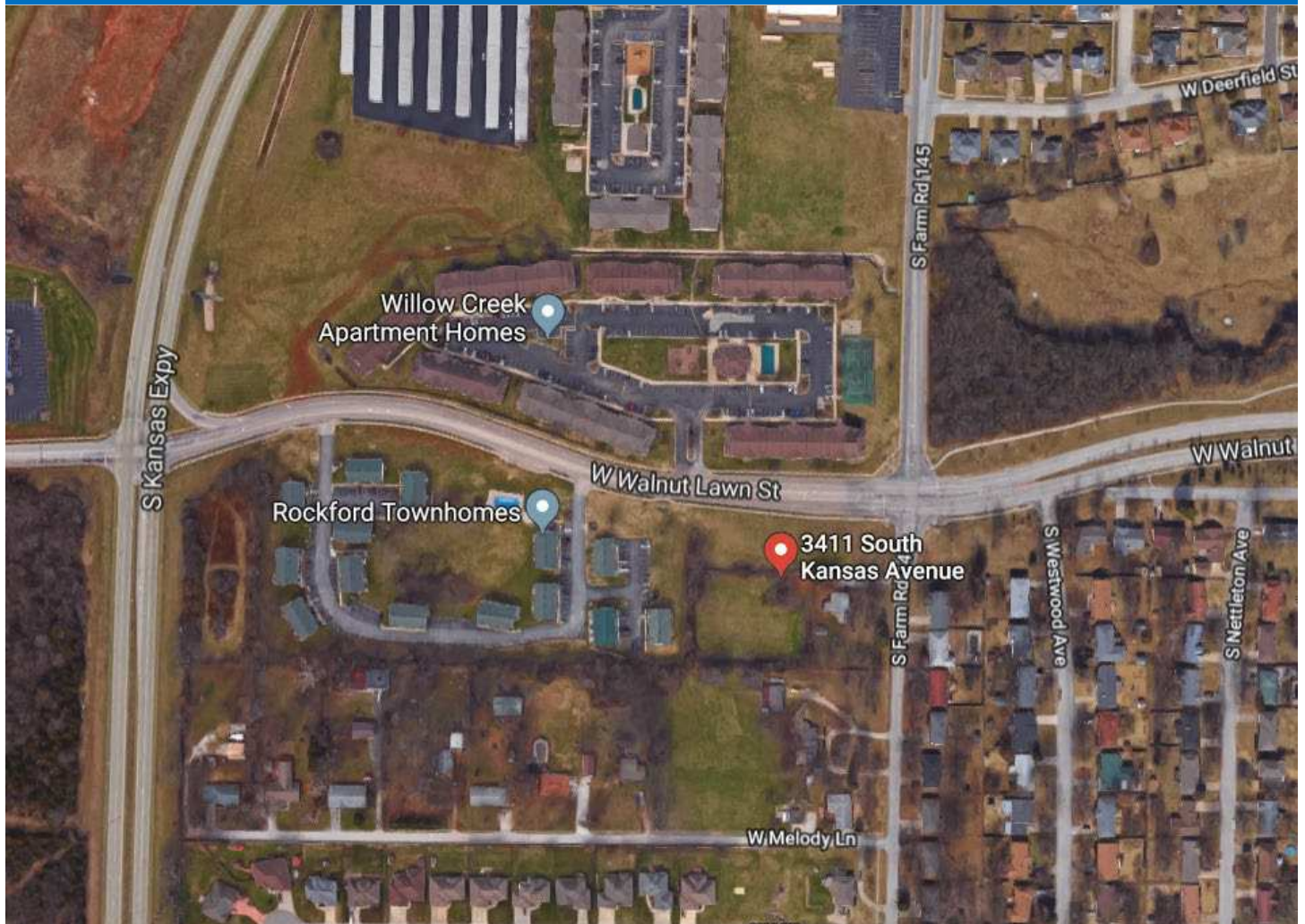


has requested a density of 20 dwelling units per acre. Staff believes that the additional point should be rewarded which allows the 18-20 du/ac as originally assigned prior to the driveway to Kansas Avenue being prohibited.

SURROUNDING ZONING AND LAND USES:				
	NORTH	SOUTH	EAST	WEST
ZONING	PD 157	R-SF	R-SF	R-LD
LAND USE	Multi-family uses	Single-family Residence	Single-family Residence	Multi-family uses

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



Development Review Staff Report

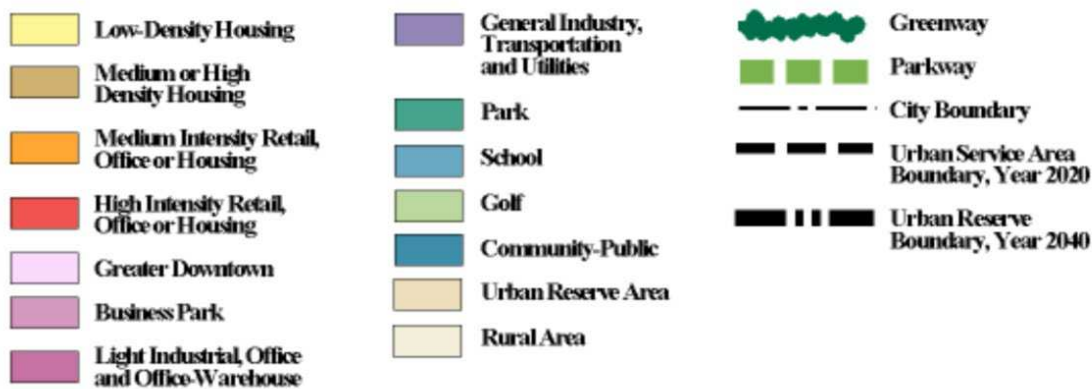
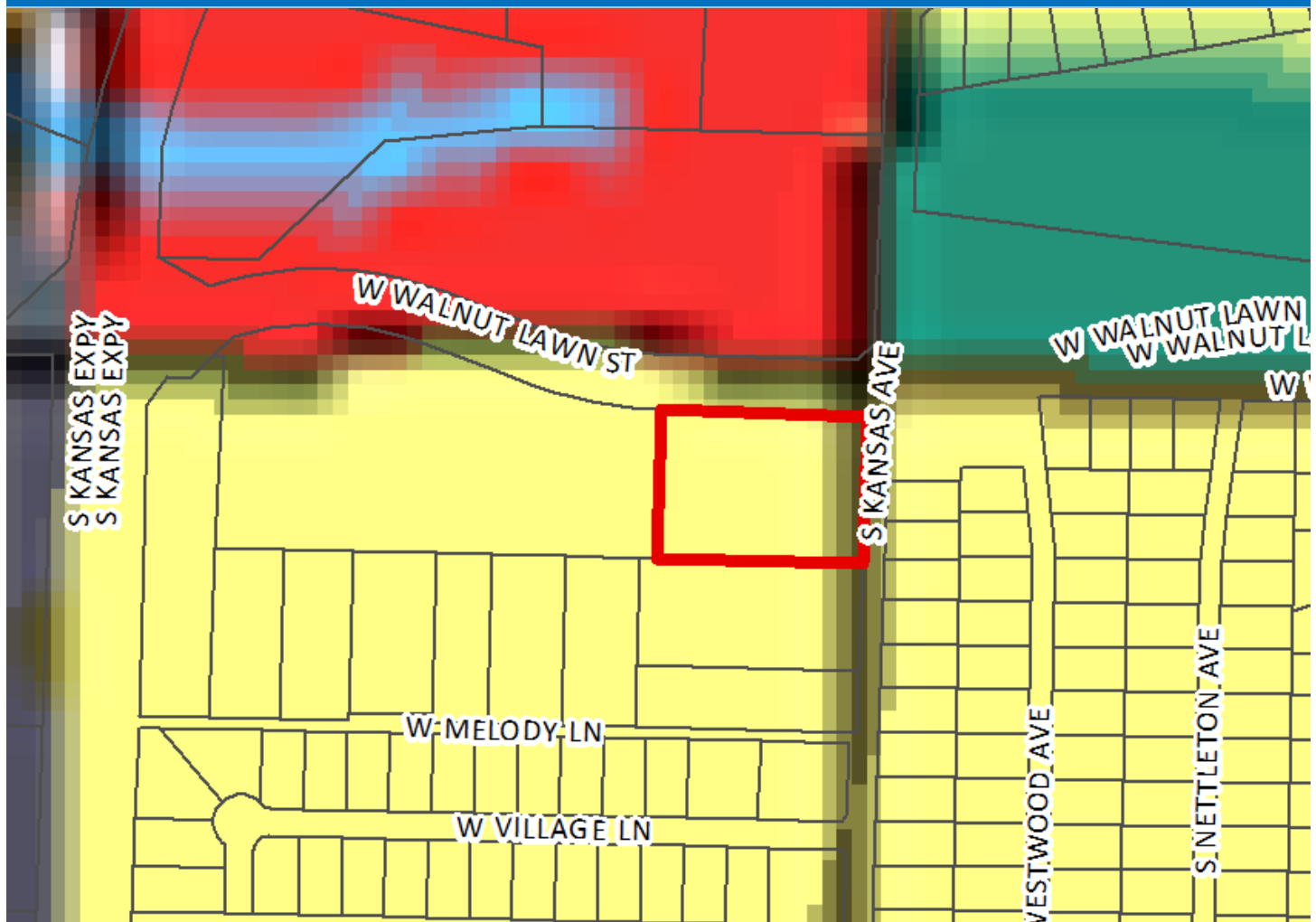


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report

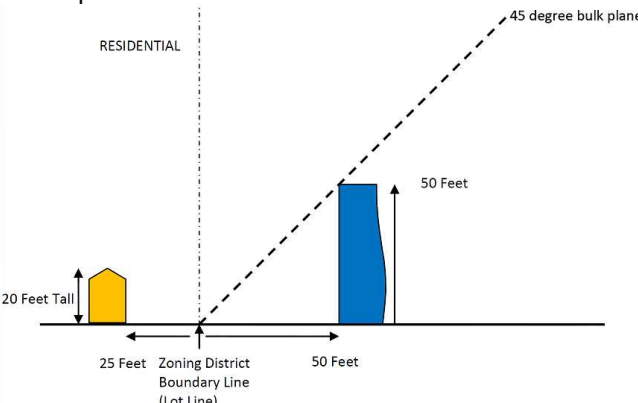
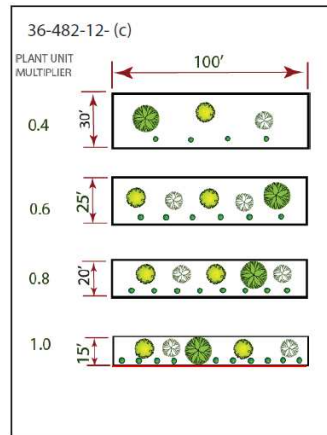


PROPERTY HISTORY:

The subject property was zoned to R-SF in a community-wide rezoning to the current Zoning Ordinance regulations in March 1995 (G.O. 4494). The subject property was rezoned to R-LD, Residential Low Density Multi-Family District with Conditional Overlay District No. 145 on March 26, 2018. After revisions to their site plan, the subject property was rezoned to R-LD, Residential Low Density Multi-Family District with Conditional Overlay District No. 162 on March 11, 2019.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-MD
Maximum Structure Height	Two (2) stories as restricted by Site Plan. Ordinance normally allows 45 feet or three (3) stories.
Minimum open space	Not less than 20 percent
Maximum impervious area	Shall not exceed 80 percent of total lot area
Building Setbacks	25 feet from Kansas Avenue

BULK PLANE	BUFFERYARD AND LANDSCAPING
45 degrees where property adjoins an R-SF district. This bulk plan would be required on the south of the development. 	Type "C" bufferyard is required along south property line. 

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing. The *Plan* encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities within existing neighborhoods. The *Plan* also states that "the land use plan map should not be taken too literally but should be used in conjunction with...policies of this plan and good judgement."

The property is located at the intersection of Walnut Lawn Street and Kansas Avenue. The Transportation Plan classifies Walnut Lawn as a secondary arterial roadway and Kansas Avenue is classified as collector roadway. Secondary arterial and collector roadways both support the proposed land use.

Development Review Staff Report



STAFF COMMENTS:

1. The applicant is proposing to rezone from a R-LD, Low Density Multi-Family District COD No. 162 to a R-MD, Medium Density Multi-Family Residential District and establishing Conditional Overlay District No. 179 to increase the residential density from 18 to 20 dwelling units per acre and minor revisions to the site plan to accommodate the additional density. In addition to increasing the density, the site plan has been modified to accommodate parking for the five additional dwelling units. The proposed rezoning will facilitate the development for a multi-family apartment complex. The Conditional Overlay District will limit the density to 20 dwelling units per acre and require the development to conform to the approved site plan (Attachment 5). The conditional overlay district restricts the development from accessing Kansas Avenue. The development will only have access to Walnut Lawn.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing. The *Plan* encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities within existing neighborhoods. The *Plan* also states that “the land use plan map should not be taken too literally but should be used in conjunction with...policies of this plan and good judgement”. City Council approved the rezoning to R-LD with a Conditional Overlay District No 162.
3. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) dwelling units per acre (the applicant is requesting 20 du/ac or less). According to the *Multi-Family Development Location and Design Guidelines*, the proposed development has attained 10 points, which would allow up to 17 dwelling units per acre. However, the COD requirement that restricts access to Kansas Avenue causes one additional point (and 3 additional du/ac) to be lost. The applicant has requested a density of 20 dwelling units per acre. Staff is not penalizing the applicant for the restricted access to Kansas Avenue which would reduce the allowed density. Staff believes that the additional point should be rewarded which allows the 18-20 du/ac as originally assigned prior to the driveway to Kansas Avenue being prohibited. Further analysis of the proposed development under the *Revised Multi-Family Development Location and Design Guidelines* is attached (Attachment 3). The development must be in substantial conformance to the attached site plan (Attachment 5).
4. This application meets the intent of R-MD district to accommodate multifamily developments at densities up to approximately 29 units per acre. This district is intended to serve as a transition between major streets or commercial areas and lower density residential areas. This district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. In response to public comments and concerns during a past rezoning, access to Kansas Avenue will be prohibited. The proposed R-MD district meets this criteria of being a transition between major streets to the north and lower density housing to the south and east of the subject property.
5. The proposed rezoning will increase the plantings within the bufferyard area that is adjacent to the R-SF district to the south. The Bufferyard Type C is required adjacent to R-SF (see above in Zoning Ordinance Requirements).
6. Approval of this application will allow for development of this property and promote infill development where investments have already been made in public services and infrastructure.
7. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 7, 2019 regarding the rezoning request. A summary of the meeting is attached (Attachment 4).

Development Review Staff Report



PUBLIC NOTIFICATION:

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

Notices sent to property owners within 185 feet: Mailed: 13 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No issues with proposed zoning.

CLEAN WATER SERVICES COMMENTS:

No objection to zoning amendment. Public sewer is available.

FIRE COMMENTS:

No comments.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies W. Walnut Lawn Street as a Secondary Arterial roadway and S. Kansas Avenue as a Collector roadway. The standard right-of-way width for W. Walnut Lawn Street is 35 feet from the centerline. The standard right-of-way width for S. Kansas Avenue is 30 feet from the centerline. It appears additional right-of-way is not needed along W. Walnut Lawn Avenue. It appears approximately 14 feet of additional right-of-way is needed along S. Kansas Avenue. In addition, a 30-foot by 30-foot right-of-way sight triangle is needed at the intersection of W. Walnut Lawn Street and S. Kansas Avenue. A survey is recommended to determine the exact amount of existing right-of-way. W. Walnut Lawn Street and S. Kansas Avenue are both city-maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

The most recent traffic count on W. Walnut Lawn Street east of S. Kansas Expressway is 10,281 vehicles per day. The most recent traffic count on S. Kansas Avenue south of W. Walnut Lawn Street is 4,312 vehicles per day. On-street parking is not allowed along W. Walnut Lawn Street or S. Kansas Avenue.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from S. Kansas Avenue that will need to be closed or moved, as it does not meet the minimum spacing requirements from the intersection of Walnut Lawn and Kansas Avenue. Any new proposed driveway approaches must meet the minimum spacing requirements (150' Approach/100' Exit). Driveway access is limit to W. Walnut Lawn Street only. Only one access is permitted onto W. Walnut Lawn Street. No access is permitted onto S. Kansas Avenue.

Development Review Staff Report



SIDEWALK

There is existing sidewalk along the property frontage of W. Walnut Lawn Street. The existing infrastructure meets current City Standards. There is not currently sidewalk along the property frontage of S. Kansas Avenue. Sidewalk is required to be constructed along S. Kansas Avenue to current City Standards as a part of this development/rezoning.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are a few various Greenway Trails in the area surrounding the property pertaining to this zoning. There are bus stops along W. Walnut Lawn Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily. The City of Springfield has plans to widen S. Kansas Avenue to at least a three-lane section in the future. There is not currently a timeline for when these street improvements will take place. In addition, at 3581 S. Kansas Avenue, a northbound left-turn lane is being added to S. Kansas Avenue, into the property. The City of Springfield and MODOT also have plans to make improvements to the Kansas Expressway/ Walnut Lawn intersection soon. Timeline for these improvements are still to-be-determined.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft)	Required Street ROW from Centerline (ft)
Street 1	W. Walnut Lawn Street	Secondary Arterial	No	54	35
Street 2	S. Kansas Avenue	Collector	No	16	30
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		24.48	29.92	326.4	N/A
*Proposed Trips Generated		24.48	29.92	326.4	N/A
Additional Trips Generated		0	0	0	N/A

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the Inman Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed and detention will be required. If disturbing 1 acre or greater, water quality is required. The property is located in a stream buffer area with a requirement of 30 ft on each side from the top of bank.

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

Development Review Staff Report



1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Inman Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	Yes
Is stormwater fee in lieu an option?	No

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2

MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE ASSESSMENT ZONING CASE Z-21-2019 & CONDITIONAL OVERLAY DISTRICT NO. 179

The applicant is requesting approval of multi-family apartments on 2.27 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 10 points, which would allow up to 17 dwelling units per acre. However, the COD requirement that restricts access to Kansas Avenue causes one additional point (and 3 additional du/ac) to be lost. The applicant has requested a density of 20 dwelling units per acre. Staff believes that the additional point should be rewarded which allows the 18-20 du/ac as originally assigned prior to the driveway to Kansas Avenue being prohibited. Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (1/3 points)

One point was given for land use accessibility. There is neighborhood retail mix within a ¼ mile and a supermarket located within a ½ mile.

B. Connectivity Analysis (2/5 points)

Two out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit routes.

C. Road Network Evaluation (1/2 points)

One point was given for the road network evaluation; however, two points would be possible if a driveway access to Kansas Avenue was available.

D. Design Guidelines (6/6 points)

A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development. Lighting sources or luminaries that have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations.
3. Building Orientation and Interior Landscaping – All building orientations will address Kansas Avenue and Walnut Lawn Street to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.
4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors,

Development Review Staff Report



awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations

5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system.
6. Useable Recreational Area/Facility – A minimum of 20% usable open space is required.
7. Amenities – The development will have a picnic area with a picnic table and barbeque grill.
8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

DENSITY: The assessment criteria resulted in a total of 10 points for a maximum density of 17 dwelling units per acre. However, the COD requirement that restricts access to Kansas Avenue causes one additional point (and 3 additional du/ac) to be removed. The applicant has requested a density of 20 dwelling units per acre. Staff believes that the additional point should be rewarded which allows the 18-20 du/ac as originally assigned prior to the driveway to Kansas Avenue being prohibited.

ATTACHMENT 3 CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-21-2019 & CONDITIONAL OVERLAY DISTRICT NO. 179

The requirements of *Section 36-383* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

1. The development shall have a maximum density of 20 dwelling units per acre for a total 45 units.
2. The development shall have no access to Kansas Avenue as shown in the attached site plan (Attachment 5).
3. The development of the subject property shall be in substantial conformance to the Multi-Family Location and Design Guidelines and the attached site plan (Attachment 5).

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: COD #162 (existing zoning) to COD #162 Amended (proposed zoning)
2. Meeting Date & Time: 9/18/19 4-6:30 pm
3. Meeting Location: Library Center
4. Number of invitations that were sent: 105 approx
5. How the mailing list was generated: from the City
6. Number of neighbors in attendance (attach a sign-in sheet): 1
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

NONE

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

NONE

I, Jason Finley (print name), attest that the neighborhood meeting was held on 9/18/19 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Jason Finley
Signature of person completing affidavit

JASON FINLEY
Printed name of person completing affidavit

Neighborhood Meeting Notice

Date of Letter:

9/9/19

DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

APPLICANT CONTACT INFORMATION:

Applicant/Representative Name:

Jason Finley, Project Collective

Address:

2082 Terrell Valley

City, State and Zip:

Republic, Mo 65738

Phone Number:

766-7843

E-mail:

jason@finleyconstructionllc.com

PROJECT LOCATION:

3411 S. Kansas

PROPOSED CHANGES:

Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

Change total units from 40 to 45.

PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting:

9/18/19

Location of Meeting:

Library Center
4653 S. Campbell, Springfield (Auditorium)

Time of Meeting: 4:00 PM to 6:30 PM

We look forward to seeing you at this meeting! Thank You!

ATTACHMENTS: Notice Letter from City with Comment Card attached to this letter

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	9-18-19	Telephone No.	417 844-7002
YOUR NAME:	Murielle Reed		
YOUR ADDRESS:	1141 W. Maplewood St.		
PROJECT ADDRESS:	3411 S. Kansas		
COMMENTS:			
I am satisfied with this adjusted proposal for the 55 and over apartment complex.			

Neighborhood Meeting Sign in Sheet For 3411 S Kansas

	Name	Address	Comments
1	Murielle Reed	1141 W. Maplewood	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

OWNER
PROJECT COLLECTIVE, LLC
PO BOX 457
SPRINGFIELD, MO 65738

CIVIL ENGINEER
PINNACLE DESIGN CONSULTANTS
304 WEST ERIE STREET, SUITE B
SPRINGFIELD, MO 65807
417.501.8820

STRUCTURAL ENGINEER
PINNACLE DESIGN CONSULTANTS
304 WEST ERIE STREET, SUITE B
SPRINGFIELD, MO 65807
417.501.8820

MEP ENGINEER
CJD ENGINEERING
2225 WEST CHESTERFIELD STREET, SUITE 200
SPRINGFIELD, MO 65807
417.877.1700

PROFESSIONAL NAME, AIA NCARB
PROFESSIONAL TITLE: ARCHITECT
MO# A-0000000

PRELIMINARY:
NOT FOR
CONSTRUCTION

[illegible]

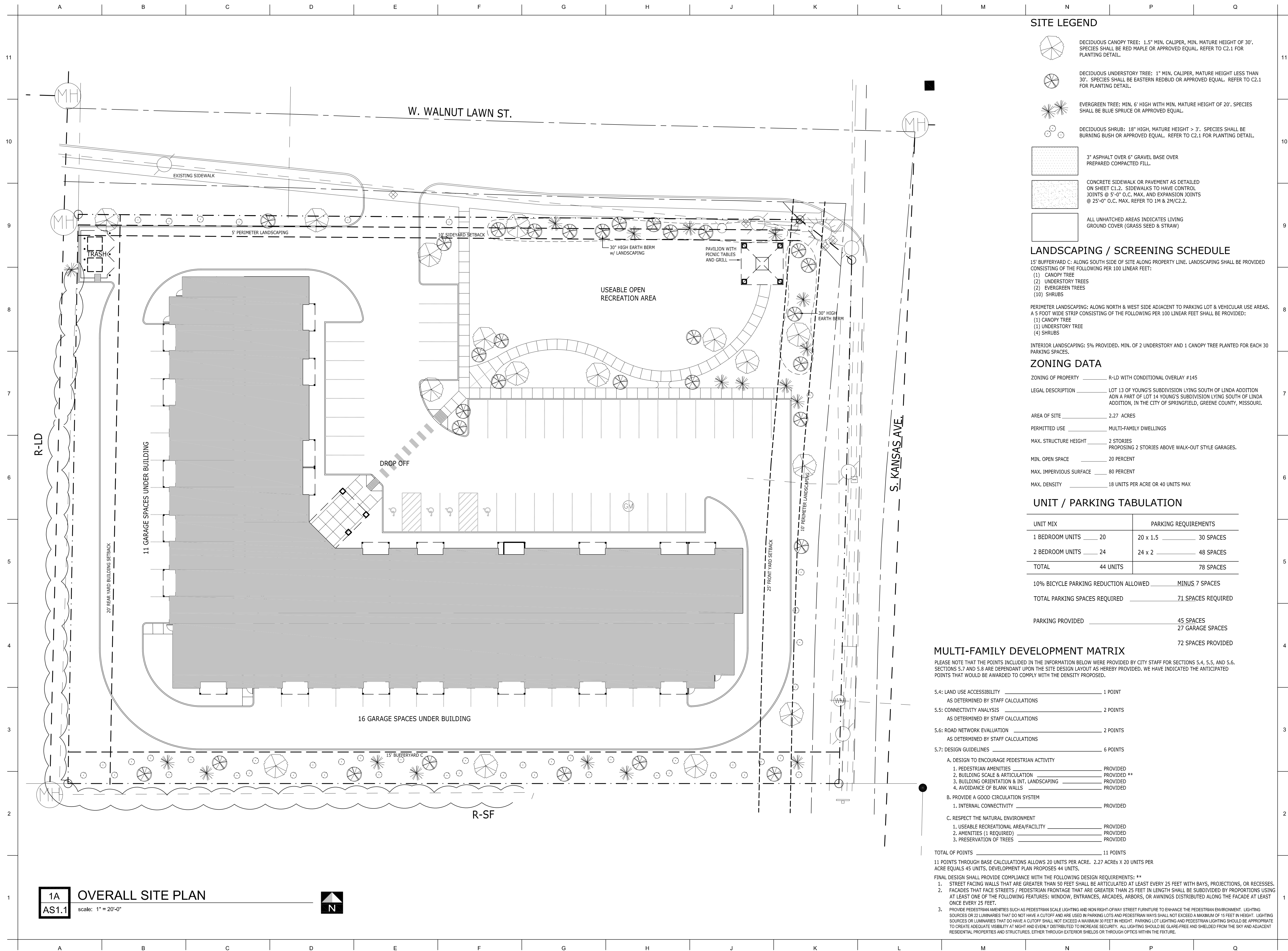
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PROJECT ADDRESS:
3411 SOUTH KANSAS AVENUE
SPRINGFIELD, MISSOURI 65807

SHEET

PROJECT NO.: 18-037
DRAWN BY: HDG
REVIEWED BY: BMS
DATE: 10.23.18

AS1.1



Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: DECEMBER 12, 2019

CITY COUNCIL PUBLIC HEARING:

JANUARY 13, 2020



CASE NUMBER:

Z-22-2019 w/ COD No. 182

PROJECT LOCATION: 3615 & 3697

North State Highway H/Glenstone Avenue

ACRES: 6.3 acres

EXISTING LAND USE: Seasonal retail sales, single-family residence

APPLICANT: James Peacock

STAFF:

Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve Z-22-2019 w/ COD No. 182 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 6.30 acres of property generally located at 3615 & 3697 North State Highway H/Glenstone Avenue from County R-1, Suburban Residence District and C-2, General Commercial District to GR, General Retail and establish Conditional Overlay District No. 182.

FINDINGS FOR STAFF RECOMMENDATION:

1. This application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies the south portion of the subject property as appropriate for Medium-Intensity Retail, Office or Housing and north portion of the subject property as appropriate for low-density housing. The *Plan* recommends the GR district for the Medium-Intensity Retail, Office or Housing land use category. The property to the north is zoned County C-1, Neighborhood Commercial District.
2. The GR district is consistent with the *Plan* which encourages commercial development to be located at the intersection of major streets. Glenstone Avenue is classified as a primary arterial and Valley Water Mill is a secondary arterial.
3. The GR district is consistent with the other properties located at the Glenstone and Valley Water Mill intersection. The Southeast corner of the intersection is zoned GR and the Northeast and Southwest corners are zoned Planned Development No. 303 and Planned 80 amendment 1, respectively, which allow for commercial and retail uses.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	C-1	PD 80 amd 1	PD 303, County PAD 1801	R-1

Development Review Staff Report



LAND USE	Adult daycare	Bank, Church	Undeveloped land, Church	Church
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Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

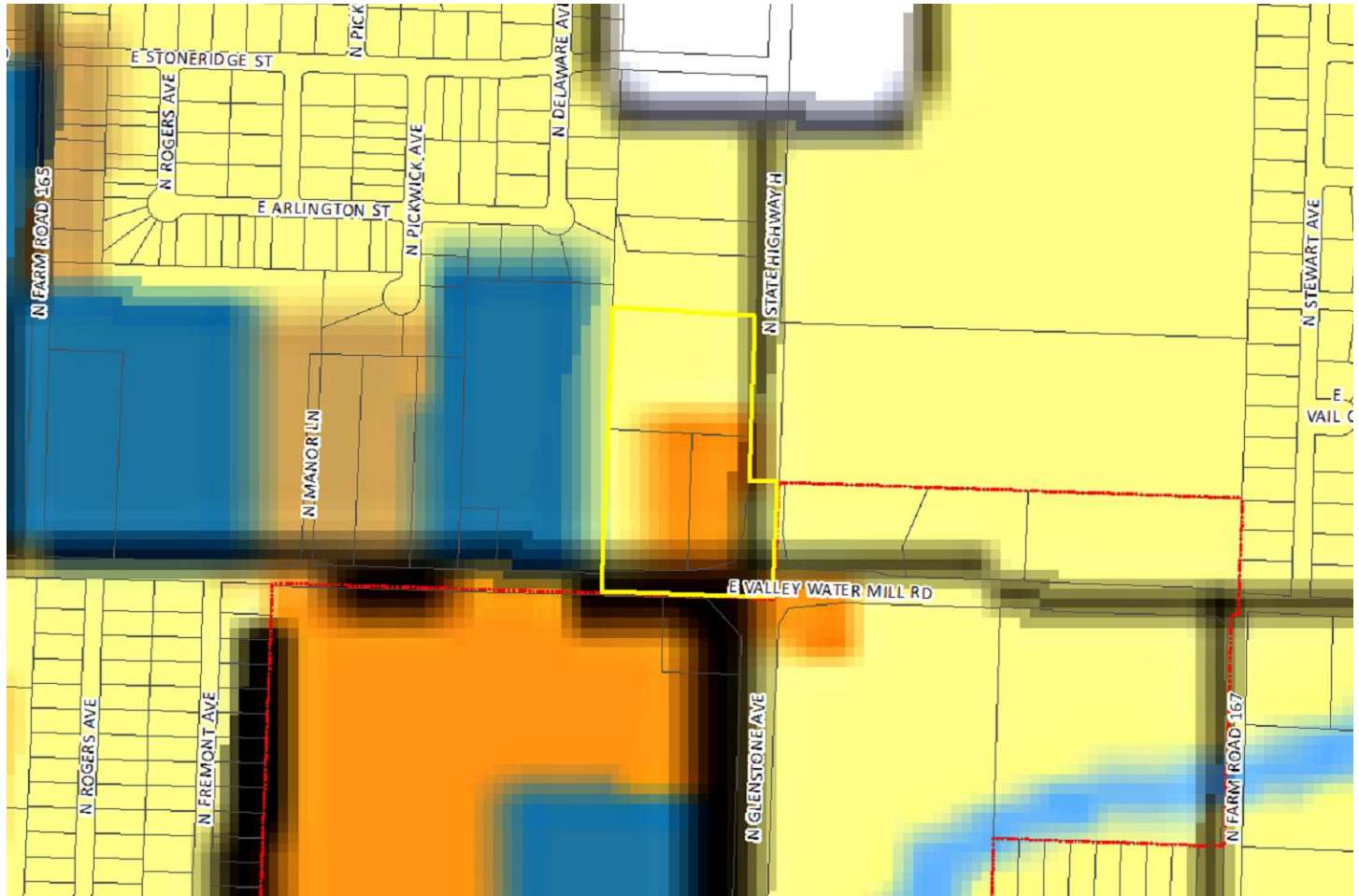


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



-  Low-Density Housing
-  Medium or High Density Housing
-  Medium Intensity Retail, Office or Housing
-  High Intensity Retail, Office or Housing
-  Greater Downtown
-  Business Park
-  Light Industrial, Office and Office-Warehouse

-  General Industry, Transportation and Utilities
-  Park
-  School
-  Golf
-  Community-Public
-  Urban Reserve Area
-  Rural Area

-  Greenway
-  Parkway
-  City Boundary
-  Urban Service Area Boundary, Year 2020
-  Urban Reserve Boundary, Year 2040

Development Review Staff Report

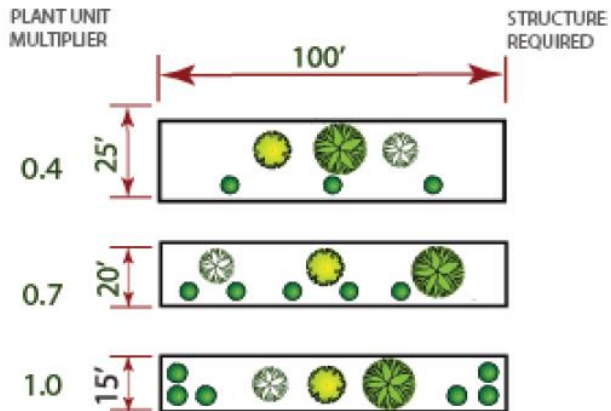
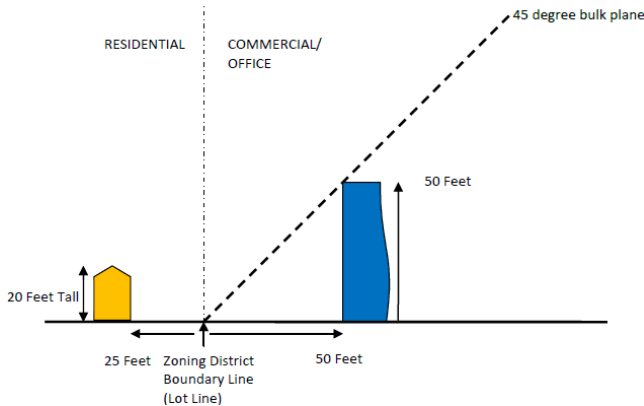


PROPERTY HISTORY:

The subject property is currently located outside City limits. The rezoning is being processed concurrently with an annexation and will have a public hearing at the same City Council meetings.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GR
Maximum Structure Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum open space	Not less than 20 percent
Maximum impervious area	Shall not exceed 80 percent of total lot area
BULK PLANE	BUFFERYARD AND LANDSCAPING
30-degree bulk plane is required adjacent to R-SF zoning.	A bufferyard type F required along the west property line adjacent to County R-1 zoning.



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the south portion of the subject property as appropriate for Medium Intensity Retail, Office or Housing and north portion of the subject property as appropriate for low-density housing. The *Plan* encourages commercial development to be located at the intersection of major streets. Glenstone Avenue is classified as a primary arterial and Valley Water Mill is a secondary arterial.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 6.30 acres of property generally located at 3615 & 3697 North State Highway H/Glenstone Avenue from County R-1, Suburban Residence District and C-2, General Commercial District to GR, General Retail and establish Conditional Overlay District No. 182. The rezoning is being processed concurrently with an annexation and will have a public hearing at the same City Council meeting.
2. This application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies the south portion of the subject property as appropriate for Medium-Intensity Retail, Office or Housing and north portion of the subject property as appropriate for low-density housing. The *Plan* recommends the GR district for the Medium-Intensity Retail, Office or Housing land use category. The property to the north is zoned County C-1, Neighborhood Commercial District.

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3. The GR district is consistent with the *Plan* which encourages commercial development to be located at the intersection of major streets. Glenstone Avenue is classified as a primary arterial and Valley Water Mill is a secondary arterial.
4. The GR district is consistent with the other properties located at the Glenstone and Valley Water Mill intersection. The Southeast corner of the intersection is zoned GR and the Northeast and Southwest corners are zoned Planned Development No. 303 and Planned 80 amendment 1, respectively, which allow for commercial and retail uses.
5. The GR district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. Commercial uses permitted in this district are generally required to conduct business activities indoors. The need for community-wide accessibility dictates that this district be located along or at the intersection of two or more arterial or higher classification streets.
6. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 21, 2019 regarding the rezoning request. A summary of the meeting is attached (Attachment 3)

PUBLIC NOTIFICATION:

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

Notices sent to property owners within 185 feet:	Mailed: 10	Returned: 0
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Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

CITY UTILITIES COMMENTS:

No objection to rezoning.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning however we have the following Critical issues:

1. Public sewer is not available to these tracts. Public sewer will need to be extended which will require public improvement plans. The sanitary sewer public improvements would have to be completed and accepted prior to issuance of building permit. Engineering and inspection fees of 5.34% of the approved contract amount would be required to file the approved plans.
2. Escrow of offsite sewer would not be allowed because the offsite sewer extension which may include a road bore.
3. The properties are in the county and would have to annex or file a consent to annexation before connecting to public sewer.

TRAFFIC COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies E. Valley Water Mill as a Secondary Arterial roadway. The standard right-of-way width for E. Valley Water Mill is 35 feet from the centerline. It appears approximately three feet of additional right-of-way needs to be acquired along a portion of the property frontage of E. Valley Water Mill. A survey is recommended to determine the exact amount of existing right-of-way. E. Valley Water Mill is currently under Greene County jurisdiction. Only a portion of E Valley Water Mill is part of this annexation. Highway H (Glenstone Avenue) is currently under MoDOT jurisdiction and will remain under MoDOT jurisdiction.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts for this section of E. Valley Water Mill. On-street parking is not allowed along E. Valley Water Mill.

DRIVEWAY ACCESS

There is currently one driveway access point to the property from E. Valley Water Mill. Any new proposed driveway approaches must meet current minimum spacing requirements.

SIDEWALK

There is not currently sidewalk along the entire length of the property frontage of E. Valley Water Mill. Sidewalk is required to be constructed along the entire length of the property frontage (where it is not currently existing) as a part of this development/rezoning.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

Development Review Staff Report



There are no bus stops or trails in the area. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

The property is split into two existing uses. The southern portion is zoned Commercial in the county and the northern portion is zoned Residential-Single Family. The rezoning of both parcels to General Retail in the City will trigger a Traffic Impact Study (TIS). The TIS will determine if any improvements are needed to Highway H (Glenstone) or E. Valley Water Mill. The TIS can be completed prior to staff approval of the rezoning based on the highest most intense use of the property or written into a conditional overlay to defer the TIS until the property develops. The requirement of the TIS is due to an increase of more than 1,000 additional trips during a weekday as well as an increase of more than 100 additional trips in the PM Peak, as can be seen below in Table 1.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	W. Valley Water Mill	Secondary Arterial	No	32	35
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated (Vacant)		0	0	0	0
*Proposed Trips Generated		38	212	2130	N/A
Additional Trips Generated		38	212	2130	N/A

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the South Dry Sac drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed and detention will be required. If disturbing 1 acre or greater, water quality is required. The property is not located in a stream buffer area.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Development Review Staff Report



-
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	South Dry Sac
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	No

FIRE DEPARTMENT COMMENTS:

No objections to rezoning.

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2 CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-22-2019 & CONDITIONAL OVERLAY DISTRICT NO. 182

The requirements of *Section 36-421* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

1. A traffic impact study shall be prepared at the time of development if the proposed development generates more than one thousand (1,000) daily trip ends or more than 100 trip ends in the AM or PM peak hours. The traffic impact study, if required, must be submitted prior to the issuance of a building permit and any improvements to the public street must be designed and either built or escrowed prior to the issuance of the building permit.
-

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-1 & C-2 (County) to GR - General Retail
(existing zoning) (proposed zoning)
2. Meeting Date & Time: November 21, 2019, 4:00 pm to 6:30 pm
3. Meeting Location: Praise Assembly Church
4. Number of invitations that were sent: 55
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 9
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

Comments were positive. Four people did ask if we would put evergreen trees along the property for added sound barrier.

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

We are not opposed to planting evergreen type trees along the West side of the property. There is an existing tree covered area on the the North, so no need for additional trees there.

I, Michael White (print name), attest that the neighborhood meeting was held on 11/21/19 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Michael White

Printed name of person completing affidavit

Neighborhood Meeting - November 21, 2019

	Name	Address	Comments	YES	NO
1	ALAN BEAUCHAMP	3535 N. GLENSTONE	"FOR IT!"	✓	
2	Caleb Burch	3117 E. Jewell St		✓	
3	Elizabeth Arner	1824 E Burntwood		✓	
4	Dee Smith	3751 N Delaware			
5	Jerry Rhodes	3817 N Shawnee	→		
6	MICHAEL D MOORE	1516 E. ARLINGTON ST	REQUEST THICK EVERGREEN TREE LINE FOR		
7	BEVERLEY A. MOORE	" " "	SIGHT AND SOUND BARRIER - THANKS		
8	BRAD SMITH	3751 N. DELAWARE	↑		
9	Rebecca Gutschow	1480 E PARKS CT			
10					
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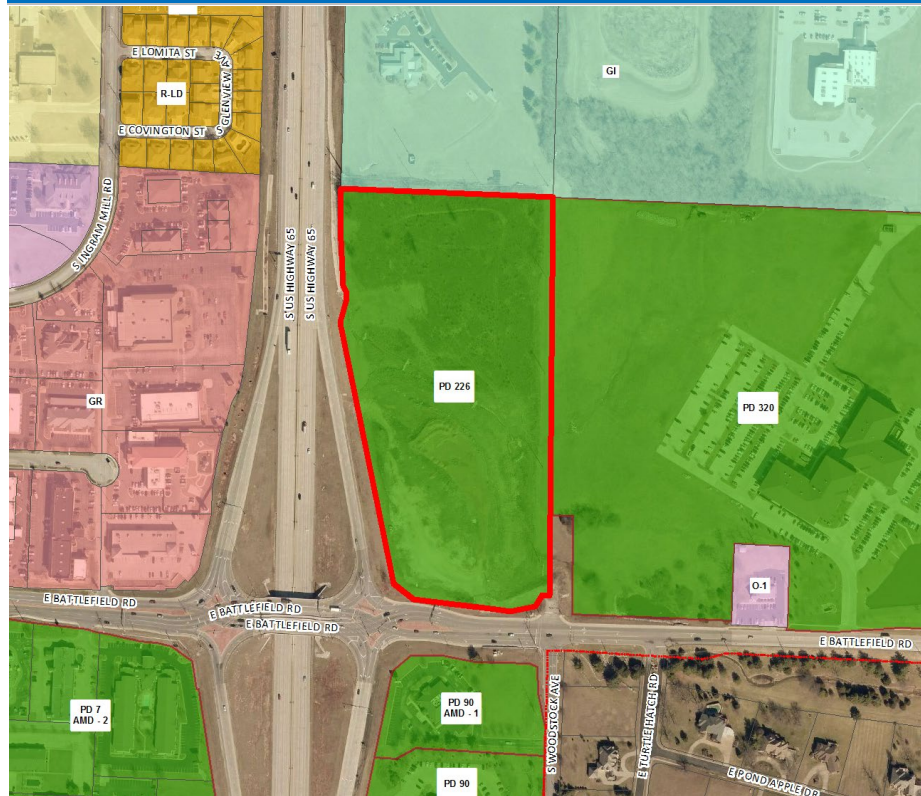
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: DECEMBER 12, 2019

CITY COUNCIL PUBLIC HEARING:

JANUARY 13, 2020



CASE NUMBER:

Z-23-2019 with Conditional Overlay No. 180

PROJECT LOCATION: 3525 E. Battlefield Road

ACRES: 17.07 acres

EXISTING LAND USE: Vacant

APPLICANT: McLean Enterprises

STAFF: Kyle McGinnis, Senior Planner
(417) 864-1615

STAFF RECOMMENDATIONS:

Approve w/Conditions

PROPOSED MOTION:

Move to approve with conditions Z-23-2019 with Conditional Overlay District No. 180 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 17.07 acres of property generally located at 3525 East Battlefield Road from Planned Development No. 226 to a GR, General Retail District and establishing Conditional Overlay District No. 180 to prohibit 24-hour automobile service stations with convenience stores.

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium Intensity Retail, Offices or Housing. The request to rezone the property to GR is therefore supported by the *Plan*. Per Section 36-421 of the *Zoning Ordinance*, properties zoned GR are intended to be used for community-wide personal and business services, shopping centers and specialty shops, generally located indoors. Due to their community-wide accessibility, GR districts are best suited at the intersection of two or more arterial or higher classification streets. The subject property fronts both Battlefield Road, a primary arterial, and U.S. Highway 65, a freeway, with close access to Woodstock Avenue, a collector roadway. The subject property is therefore suitable for the zoning district proposed.
2. The proposed Conditional Overlay District No. 180 would limit the use of the site by prohibiting 24-hour automobile service stations with convenience stores. The *Zoning Ordinance* defines automobile service stations, generally, as buildings or premises where the retail dispensing or sale of vehicular fuels occurs. Automotive-oriented uses located in the GR district typically require a Conditional Use Permit.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GI	PD No. 90, 1 st Amendment	PD No. 320	GR
LAND USE	City Utilities Facility	General Retail Use	General Office Use	General Commercial Use

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



Development Review Staff Report

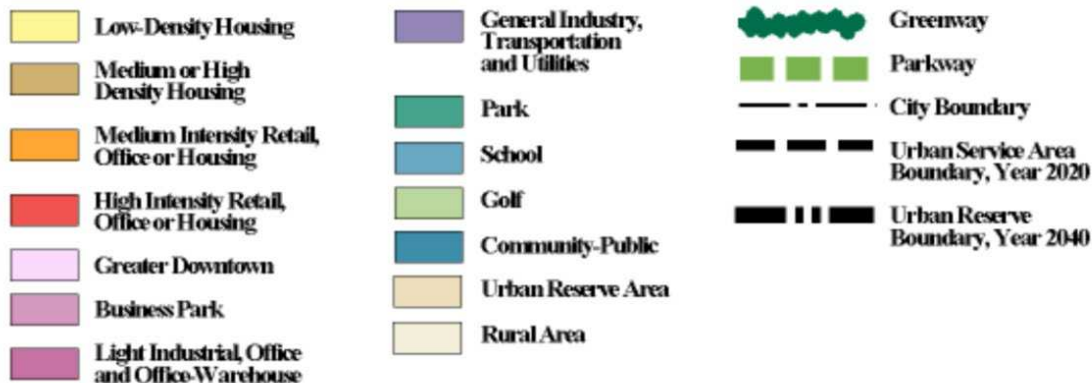
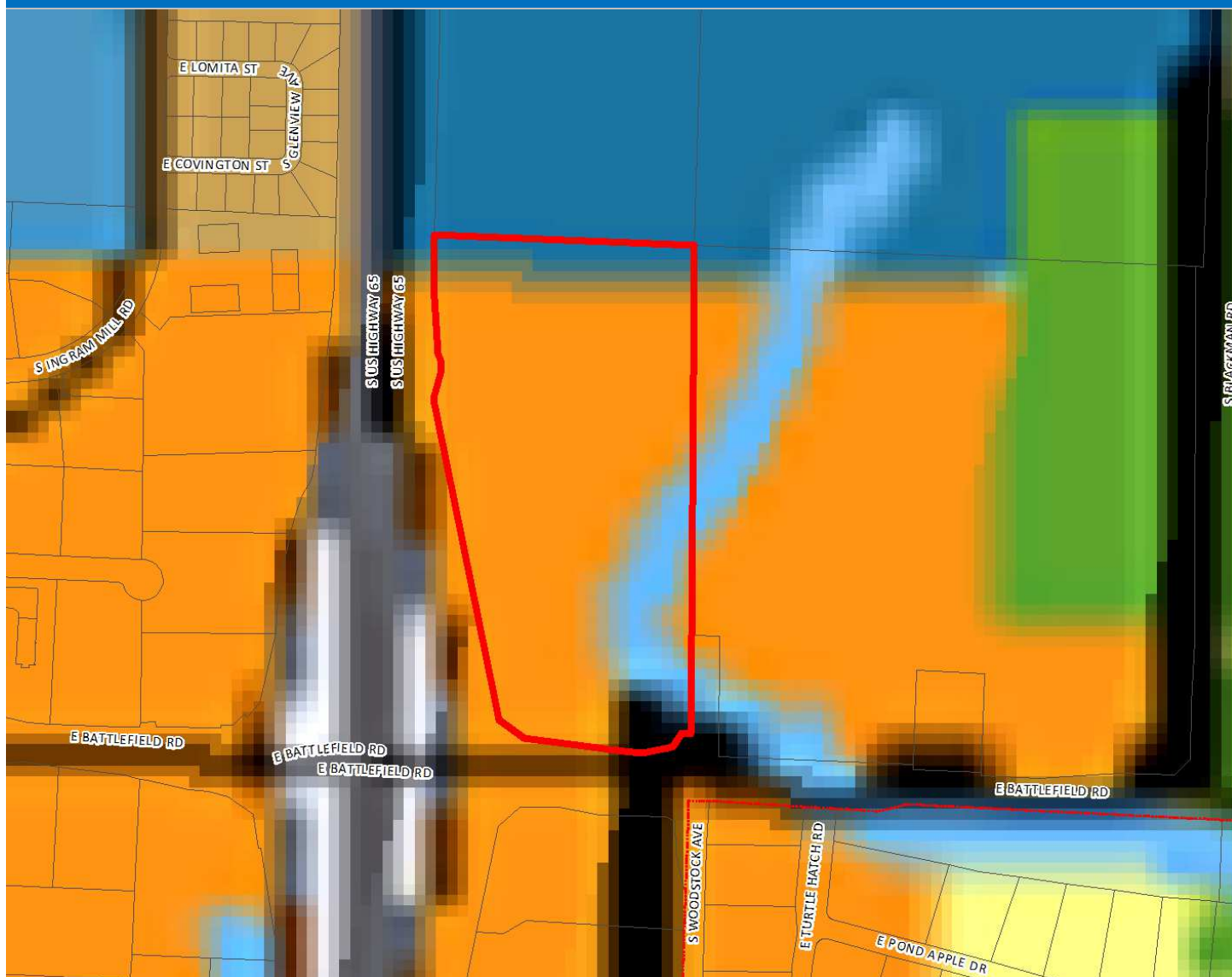


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



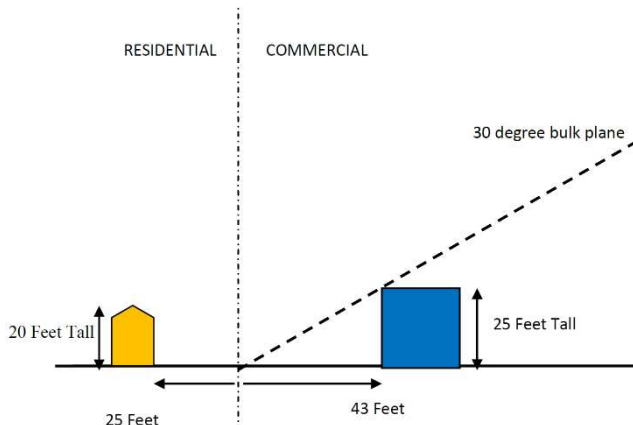
PROPERTY HISTORY:

The subject property was zoned to R-SF in a community-wide rezoning to the current *Zoning Ordinance* regulations in March 1995 (G.O. 4494) and was later rezoned to Planned Development No. 226 in March 1999 (G.O. 4874). This Planned Development permits a variety of uses, many of which would remain permitted with the approval of this request, including, but not limited to: general office uses; medical office uses; personal service uses; and retail sale uses. The Planned Development also limited businesses operating more than 20 hours a day to the western 250 feet of the property along U.S. Highway 65. The site has not experienced any development to date.

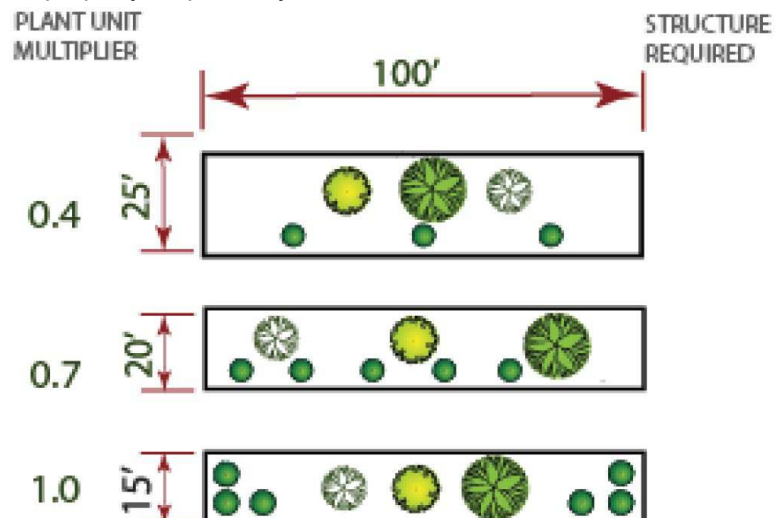
ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GR
Maximum Structure Height	None but for a maximum bulk plane of 30-degrees as measured from the boundary of any R-SF or R-TH districts (see below)
Minimum open space	Not less than 20 percent
Maximum impervious area	Shall not exceed 80 percent of total lot area
Building Setbacks	25 feet from E. Battlefield Road; 75 feet from right-of-way centerline of E. Battlefield Road; 150 feet from right-of-way centerline of U.S. Highway 65
BULK PLANE	BUFFERYARD AND LANDSCAPING

30 degrees where property adjoins an R-SF district. This bulk plane is not generally applicable to this site.



Type "B" is required along the property's east and north property lines where adjacent to Planned Development No. 320 and the GI property respectively.



Development Review Staff Report



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium Intensity Retail, Offices or Housing. The request to rezone the property to GR is therefore supported by the *Plan* due to the district's community-wide focus, which lends itself to shopping centers and other forms of development not seen in the less intense LB, Limited Business District.

The property is located at the intersection of E. Battlefield Road and U.S. Highway 65, near S. Woodstock Avenue. The Transportation Plan classifies E. Battlefield Road and U.S. Highway 65 as a primary arterial and freeway, respectively. Both street classifications are appropriate for the zoning district proposed.

STAFF COMMENTS:

1. The applicant is proposing to rezone from Planned Development No. 226 to GR, General Retail District and establishing Conditional Overlay District No. 180. The proposed COD No. 180 will limit the use of the site by prohibiting 24-hour automobile service stations with convenience stores. This request only involves rezoning the land and is not accompanied by a site plan for development. When development does occur, the site will take access from E. Battlefield Road at the existing intersection of E. Battlefield Road and S. Woodstock Avenue.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium Intensity Retail, Offices or Housing. The request to rezone the property to GR is therefore supported by the *Plan* due to the district's community-wide focus, which lends itself to shopping centers and other forms of development not seen in the less intense LB, Limited Business District. As a result of this rezoning request, the subject property's zoning district will mirror that of the properties opposite this section of U.S. Highway 65.
3. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.
4. Approval of this application will allow for development of this property; however, some public services and infrastructure are not yet available to this site. Please refer to the department comments provided in Attachment 1 for further details.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 6, 2019 regarding the rezoning request. A summary of the meeting is attached (Attachment 3).

PUBLIC NOTIFICATION:

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

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



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No issues with the proposed rezoning.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning; however, we do have the following comments:

1. Public sewer is not currently available to the site, so a public sewer extension will be required. Each lot must be served by gravity sewer. This will require public improvement plans designed to City specifications. Engineering and inspection fees amount to 5.34% of the approved contract amount must be paid prior to filing the plans.
2. Public improvements must be approved and completed before any building permits or plats can be issued or filed.
3. Sewer located off-site will not be able to be escrowed; because of this, it may help to separate the off-site sewer from the on-site public improvements. This will allow for the review and construction of the off-site sewer to proceed ahead of the on-site public improvements. We have no objections to escrowing the on-site improvements.

FIRE COMMENTS:

No comments.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies E. Battlefield as a Primary Arterial roadway. The standard right-of-way width for E. Battlefield is 50 feet from the centerline. It appears no right of way is needed. A survey is recommended to determine the exact amount of existing right-of-way. E. Battlefield is under City of Springfield jurisdiction.

TRAFFIC COUNTS & ON-STREET PARKING

The most current traffic count for E. Battlefield Rd at the northbound US 65 Ramp is 12,626 vehicles per day. On-street parking is not allowed along E. Battlefield Rd.

DRIVEWAY ACCESS

There are currently no driveway access points to the property from E. Battlefield Road. Access will be taken from Woodstock Avenue. No new driveway access points will be allowed.

SIDEWALK

There is currently sidewalk along the entire length of the property frontage of E. Battlefield Rd.

Development Review Staff Report



TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no bus stops or trails in the area. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

The property is currently vacant and will need to be accessed by Woodstock Avenue. Currently, Woodstock Avenue is constructed as just an approach on the north side of the intersection with Battlefield Rd. A signal is installed at this intersection and Woodstock Avenue continues to the south of E. Battlefield Road. The current zoning for this property is PD226, which required several roadway improvements when the property developed. Prior to that, the property was zoned R-SF. Because this property is rezoning to General Retail and the uses will be different than proposed in the original PD, a Traffic Impact Study is required at the time of development to determine if any additional improvements need to be made.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	E. Battlefield Rd	Primary Arterial	No	55	50
Street 2					
Street 3					
Street 4					
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		68	85	816	0
*Proposed Trips Generated		272	1139	12,240	N/A
Additional Trips Generated		204	1,054	11,424	N/A

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the James River drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed. If disturbing more than one acre, water quality is required. The property is not located in a stream buffer area.

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

1. Post-development peak runoff rates shall not exceed pre-development peak runoff rates for the one, 10 and 100-year rain events. Any increase in impervious area will require that the development meet current detention and water quality requirements.
2. If disturbing one acre or more of the site, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Development Review Staff Report



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5. A land disturbance permit will be required if disturbing more than one acre of land.

Public Works Stormwater Division	Response
Drainage Basin	James River
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	No

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2 CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-23-2019 & CONDITIONAL OVERLAY DISTRICT NO. 180

The requirements of *Section 36-421, General Retail District* of the *Land Development Codes*, shall be modified as set forth herein for development within this district and the rezoning contemplated by this Ordinance shall not be effective until the occurrence of the following conditions:

1. 24-hour automobile service stations with convenience stores shall be prohibited.
2. A Traffic Impact Study shall be prepared at the time of development for proposed Lots 1, 2, 3 and 4 of Magers Crossroads at 65 Subdivision. Any improvements required as part of the Traffic Impact Study must be constructed and approved, or funds escrowed, prior to the issuance of a building permit.
3. A final plat of proposed Lots 1, 2, 3, and 4 or Magers Crossroads at 65 Subdivision, or tract certification, in full compliance with the Subdivision Regulations shall be approved and recorded before this rezoning shall become effective.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD 226 to General Retail
(existing zoning) (proposed zoning)
2. Meeting Date & Time: November 6, 2019; 4-6:30 pm
3. Meeting Location: Fire Station 12 Community Room, 2455 S Blackman Rd, Springfield, MO
4. Number of invitations that were sent: 34
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 3
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

See attached neighborhood meeting summary

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

See attached neighborhood meeting summary

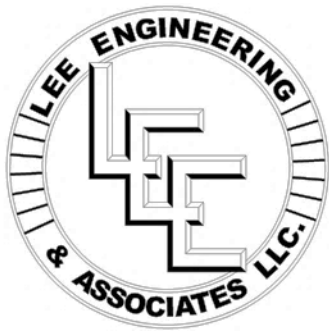
I, Martha Middleton (print name), attest that the neighborhood meeting was held on 11/6/2019 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Martha Middleton

Signature of person completing affidavit

Martha Middleton

Printed name of person completing affidavit



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

November 12, 2019

Planning and Zoning
840 N Boonville Ave
Springfield, MO 65802

RE: PLN2019-00439 – Battlefield & 65 Rezone
Affidavit of Neighborhood Notification and Meeting Summary

Lee Engineering hosted a neighborhood meeting at Fire Station 12, located at 2455 S. Blackman Rd., between 4:00 and 6:30 PM, on Wednesday, November 6, 2019. Lee Engineering had multiple people present to answer questions.

The issue being discussed was to allow a rezone to a typical GR district. The existing zoning, PD 226, provided restrictions for the Jack Henry site, as well as 3525 E. Battlefield Rd.; PD 226 also allowed heavy retail usage along I-65. The Jack Henry site is developed now and many of the PD 226 requirements/restrictions are no longer applicable or make sense.

Below is the one issue that was communicated by the neighborhood, verbally and written, with our response in bold italic:

1) It would be preferred that no gas stations or 24-hour convenience stores be included.

A conditional overlay district will be incorporated that limits gas stations.

The attendees were offered comment sheets to express their concerns to the city council. All comments from the neighborhood are attached. If you have any questions, please feel free to contact our office.

Thank you,

Derek A. Lee, PE.

Neighborhood Meeting Notice

Date of Letter:

10/24/2019

DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

APPLICANT CONTACT INFORMATION

Applicant/Representative Name: Lee Engineering & Associates, LLC

Address: 1200 E. Woodhurst Dr., Suite D200

City, State and Zip: Springfield, MO 65804

Phone Number: (417) 886-9100

E-mail: dlee@leeengineering.biz

PROJECT LOCATION: 3525 E. Battlefield Rd.

PROPOSED CHANGES:

Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

The existing zoning, PD 226, provided restrictions for the Jack Henry site, as well as 3525 E. Battlefield. PD 226 also allowed heavy retail usage along I-65. The Jack Henry site is developed now and many of the PD 226 requirements/restrictions are no longer applicable or make sense. The proposed zoning will allow a typical retail and office development.

PUBLIC NEIGHBORHOOD MEETING

Date of Meeting: 11/6/2019

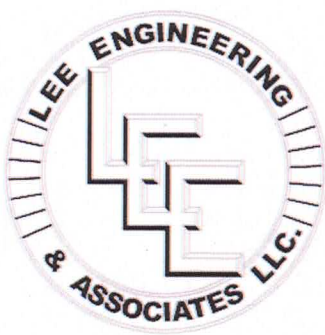
Location of Meeting: Fire Station 12 Community Room
2455 S. Blackman Rd., Springfield, MO 65809

Time of Meeting: ● 4:00pm to 6:30pm

We look forward to seeing you at this meeting! Thank You!

OWN1	OWN_ADDR	CITYNAME	STATECODE	ZIP1
CITY UTILITIES	301 E CENTRAL ST	SPRINGFIELD	MO	65802
HENRY, JACK & ASSOC INC	PO BOX 807	MONETT	MO	65708
GLENDALE PLACE LLC	3000 E CHESTNUT EXPY	SPRINGFIELD	MO	65802
FAMILY VIOLENCE CTR INC	519 E CHERRY ST	SPRINGFIELD	MO	65806
PFI WESTERN STORES INC	2816 S INGRAM MILL RD	SPRINGFIELD	MO	65804
RJL, PROPERTIES LLC	2816 S INGRAM MILL RD	SPRINGFIELD	MO	65804
MCG BUILDING CO LLC	2808 S INGRAM MILL RD	SPRINGFIELD	MO	65804
MASSEY LAND & CATTLE LLC	1202 S 6TH AVE	OZARK	MO	65721
CHATEAU OFFICE VILLAGE CONDO	2808 S INGRAM MILL RD	SPRINGFIELD	MO	65804
RANKIN OFFICE LLC	3022 S NATIONAL AVE	SPRINGFIELD	MO	65804
TERRACES PROP OWNERS ASSOC	3760 E POND APPLE DR	SPRINGFIELD	MO	65809
MILLER, DACEY	3945 E TURTLE HATCH RD	SPRINGFIELD	MO	65809
KIM, JAMES B	3630 E TURTLE HATCH RD	SPRINGFIELD	MO	65809
JUSTICE PROPERTIES INC	3520 E BATTLEFIELD ST	SPRINGFIELD	MO	65809
GREENECO RE EAST LLC	824 SALEM RD	CONWAY	AR	72034
NITSCH SPOUSAL TR	3685 E POND APPLE DR	SPRINGFIELD	MO	65809
CURRENT RESIDENT/BUSINESS OWNER	2701 S BLACKMAN RD	SPRINGFIELD	MO	65809
CURRENT RESIDENT/BUSINESS OWNER	2655 S BLACKMAN RD	SPRINGFIELD	MO	65809
CURRENT RESIDENT/BUSINESS OWNER	3725 E BATTLEFIELD RD	SPRINGFIELD	MO	65809
CURRENT RESIDENT/BUSINESS OWNER	2740 S GLENVIEW AVE	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	2746 S GLENVIEW AVE	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	2752 S GLENVIEW AVE	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	2758 S GLENVIEW AVE	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	2764 S GLENVIEW AVE	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	3434 E COVINGTON ST	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	3428 E COVINGTON ST	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	3420 E COVINGTON ST	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	2755 S GLENVIEW AVE	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	2749 S GLENVIEW AVE	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	2743 S GLENVIEW AVE	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	3404 E RIDGEVIEW ST	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	3401 E RIDGEVIEW ST	SPRINGFIELD	MO	65804
CURRENT RESIDENT/BUSINESS OWNER	3520 E BATTLEFIELD RD	SPRINGFIELD	MO	65809
CURRENT RESIDENT/BUSINESS OWNER	3550 E BATTLEFIELD RD	SPRINGFIELD	MO	65809

[illegible]



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

Wednesday, November 6, 2019

Re: Proposed Rezone
3525 E. Battlefield Rd.
Springfield, Missouri

NAME	ADDRESS	PHONE
Nitsch, Lois	3685 E. Pond Apple	Dr.

COMMENTS:

Prefer no gas station or 24 hr.
Convenience store.

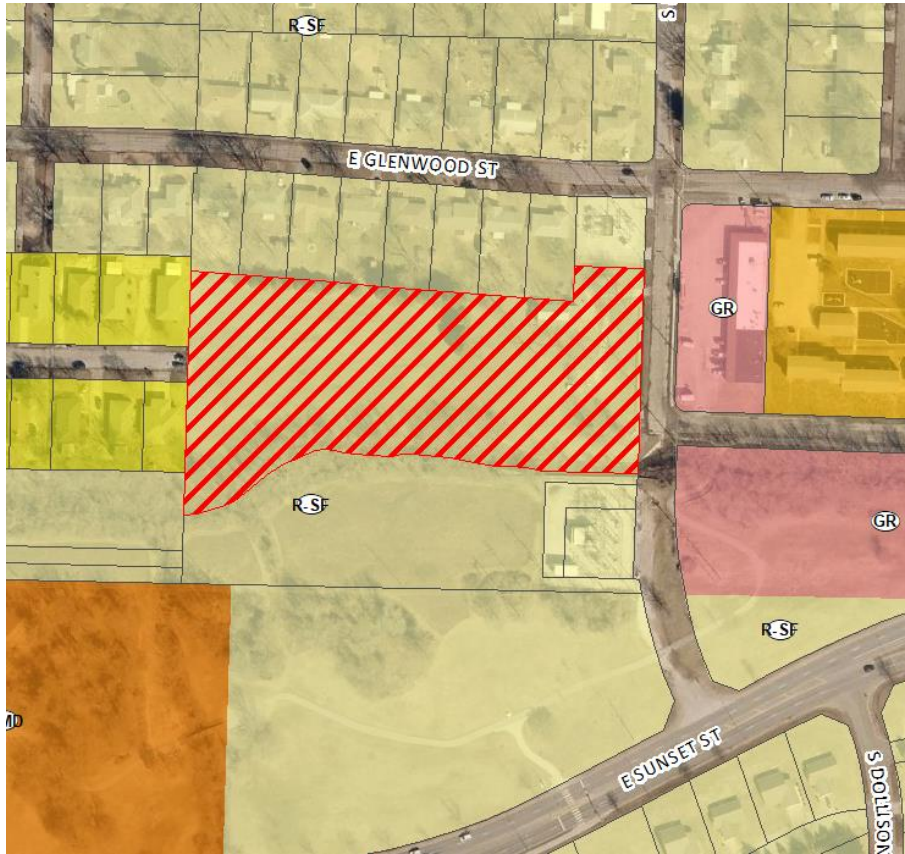
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: DECEMBER 12, 2019

CITY COUNCIL PUBLIC HEARING:

JANUARY 13, 2020



CASE NUMBER:

Z-24-2019 w/ Conditional Overlay District No. 181

PROJECT LOCATION: 2521 South Holland Avenue

ACRES: 3.58 acres

EXISTING LAND USE: Single-family house

APPLICANT: Jefferey Ballard

STAFF:

Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve Z-24-2019 w/ COD No. 181 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 3.58 acres of property generally located at 2521 South Holland Avenue from R-SF, Single-family Residential to R-LD, Low-Density Multi-family District and establish Conditional Overlay District No. 181.

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as a Greenway. However, the greenway is located south of this property and the map is not sufficiently detailed to determine the land use category. The properties to the north are identified as appropriate for low-density housing. The properties to the east indicate an appropriate land use as Medium Intensity Retail, Office or Housing. The *Plan* encourages each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. It discourages large housing projects that consist of a single building type. Some portion of each type of housing should, ideally, be available for occupancy on either an ownership or lease basis.
2. The R-LD district and proposed conditional overlay district will mitigate potential impact on the single-family housing to the north by restricting the maximum density to no more than eleven (11) dwelling units per acres. This density limit is the same as what is allowed in the R-TH, Residential Townhouse district. This is consistent with the adjacent R-TH district to the west. The standard development requirements in the R-LD district will also require a bufferyard type B which is a minimum of fifteen (15) feet with required plantings and a 45-degree bulk plane from the south property line.

Development Review Staff Report

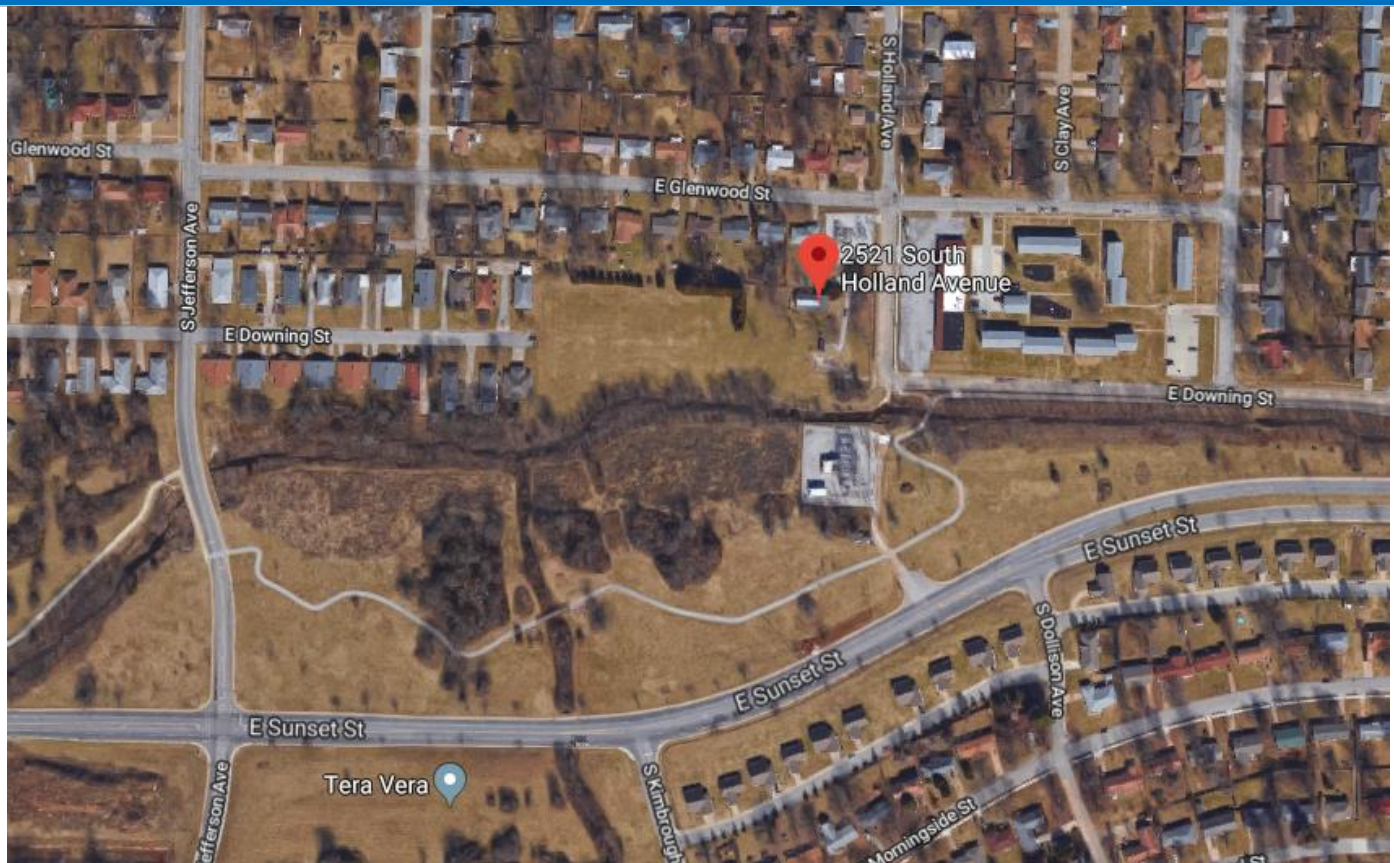


3. The *Plan* also encourages residential development provide a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City's residents
4. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:				
	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	GR	R-TH
LAND USE	Single-family residences	City-owned Undeveloped Land	Commercial Uses	Duplex housing

Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

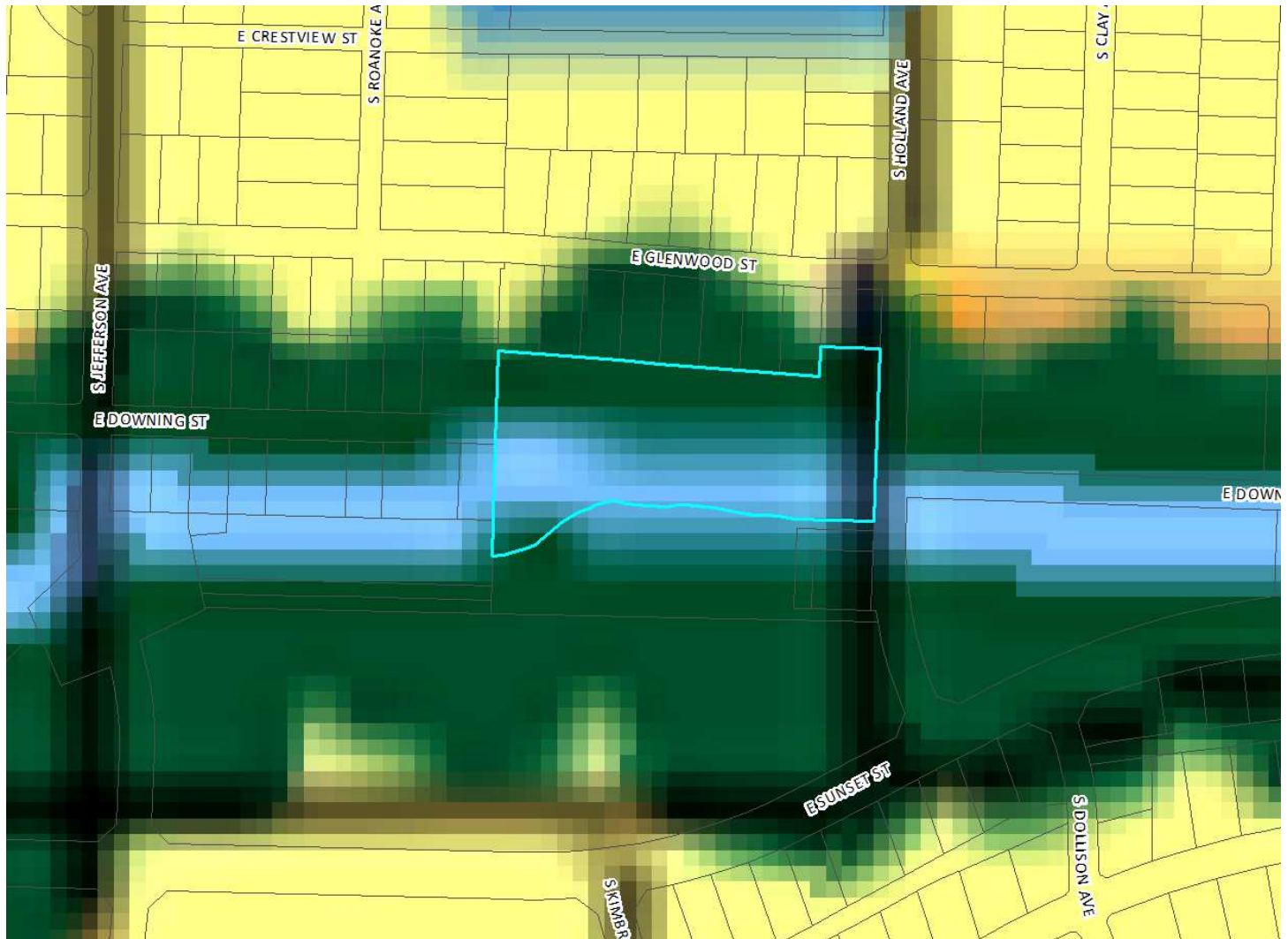


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



-  Low-Density Housing
-  Medium or High Density Housing
-  Medium Intensity Retail, Office or Housing
-  High Intensity Retail, Office or Housing
-  Greater Downtown
-  Business Park
-  Light Industrial, Office and Office-Warehouse

-  General Industry, Transportation and Utilities
-  Park
-  School
-  Golf
-  Community-Public
-  Urban Reserve Area
-  Rural Area

-  Greenway
-  Parkway
-  City Boundary
-  Urban Service Area Boundary, Year 2020
-  Urban Reserve Boundary, Year 2040

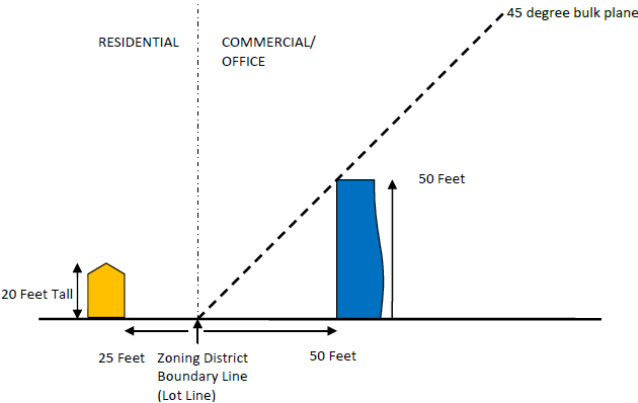
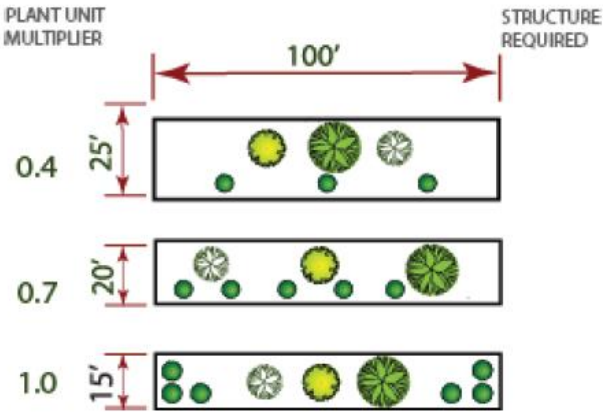
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PROPERTY HISTORY:

The subject property was originally zoned R-SF, Single-family Residential in 1995 during the citywide re-mapping.

City Council denied the same request to rezone the subject property to R-LD with COD 164 on January 28, 2019. The *Zoning Ordinance* requires the owner wait six (6) months after City Council decision to apply for the same rezoning.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-LD
Use Limitations	The COD limits the maximum density to eleven (11) dwelling units per acre.
Maximum Structure Height	When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Minimum open space	Not less than 20 percent
Maximum impervious area	Shall not exceed 80 percent of total lot area
BULK PLANE	BUFFERYARD AND LANDSCAPING
45-degree bulk plane is required along the north & south property line adjacent to R-SF zoning.	A Bufferyard type B is required along the north & south property line adjacent to R-SF zoning.
	36-482-12- (b) 

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as a Greenway. However, the greenway is located south of this property and the map is not sufficiently detailed to determine the land use category. The properties to the north are identified as appropriate for low-density housing. The properties to the east indicate an appropriate land use as Medium Intensity Retail, Office or Housing.

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

Development Review Staff Report



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

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 3.58 acres of property generally located at the 2521 South Holland Avenue from R-SF, Single-family Residential to R-LD, Low-Density Multi-family District and establish Conditional Overlay District No. 181. The applicant intends to build a multi-family development with a maximum density of eleven (11) dwelling units per acre.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as a Greenway. However, the greenway is located south of this property and the map is not sufficiently detailed to determine the land use category. The properties to the north are identified as appropriate for low-density housing. The properties to the east indicate an appropriate land use as Medium Intensity Retail, Office or Housing. The *Plan* encourages each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. It discourages large housing projects that consist of a single building type. Some portion of each type of housing should, ideally, be available for occupancy on either an ownership or lease basis.
3. The *Plan* also encourages residential development provide a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City's residents.
4. The R-LD district is intended to accommodate multifamily developments at densities up to approximately 18 units per acre. However, the applicant has limited the subject property to eleven (11) units per acre. The R-LD district is intended to serve as a transition between lower density and higher density residential districts and areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. The development is consistent with the intent of the R-LD district as the subject property is located adjacent to single-family housing to the north and commercial uses to the east and provides a transition between the two uses. The development intends to take primary vehicular access to Holland Avenue, classified as a Collector roadway and could potentially have a secondary access to Downing Street, classified as a local street. A turnaround is required to be constructed at the end of East Downing Street.
5. The R-LD district and proposed conditional overlay district will mitigate potential impact on the single-family family housing to the north by restricting the maximum density to no more than eleven (11) dwelling units per acres. This density limit is the same as what is allowed in the R-TH, Residential Townhouse district. This is consistent with the adjacent R-TH district to the west. The standard development requirements in the R-LD district will also require a bufferyard type B which is a minimum of fifteen (15) feet with required plantings and a 45-degree bulk plane from the south property line.
6. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.
7. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 21, 2019 regarding the rezoning request. A summary of the meeting is attached (Attachment 3)

PUBLIC NOTIFICATION:

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

Notices sent to property owners within 185 feet: Mailed: 23 Returned: 0

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

CITY UTILITIES COMMENTS:

No objection to rezoning.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Holland Avenue as a Collector roadway and E. Downing Street as a Local roadway. The standard right-of-way width for S. Holland Avenue is 30 feet from the centerline. It appears approximately 3 feet of additional right-of-way needs to be acquired along the entire length of the property frontage on S. Holland Avenue. The standard right-of-way width for E. Downing Street is 25 feet from the centerline. There appears to already be 25 feet of right-of-way from the centerline, however, a turnaround is required at the end of E. Downing Street on the west side of the proposed development. In order for this turnaround to be constructed, additional right-of-way will need to be dedicated to accommodate the improvements OR a public access easement may be dedicated for the extents of the turnaround. Amount of additional right-of-way OR easement dedicated is dependent upon type of turnaround desired. A survey is recommended to determine the exact amount of existing right-of-way. S. Holland Avenue and E. Downing Street are both City-maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts for these sections of S. Holland Avenue or E. Downing Street. On-street parking is allowed along both streets.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from S. Holland Avenue. Any new/modified driveway approaches proposed will need to meet minimum spacing requirements from intersections and from each other. A driveway approach is allowable off of the proposed turnaround at the end of E. Downing Street.

SIDEWALK

There is not currently sidewalk along the property frontage of S. Holland Avenue. Sidewalk is required to be constructed along the entire length of the property frontage of S. Holland Avenue as a part of the rezoning/development.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The South Creek Greenway Trail is immediately to the south of the property pertaining to this rezoning – on the south side of the creek. There are no bus stops in the area pertaining to this rezoning. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

Development Review Staff Report



IMPROVEMENTS

A turnaround is required to be constructed at the end of E. Downing Street on the western end of the property. This turnaround will require dedication of additional right-of-way *OR* a public access easement *AND* public improvement plans. The required improvements must be constructed and approved or funds escrowed prior to approval of construction plans. Sidewalk and driveways should be included in these public improvement plans. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily. The City of Springfield does not currently have any plans to make improvements to S. Holland Avenue and/or E. Downing Street.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	S. Holland Avenue	Collector	Yes	27	30
Street 2	E. Downing Street	Local	Yes	25	Varies
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		1	1	9	10
*Proposed Trips Generated		13	16	218	196
Additional Trips Generated		12	15	209	186

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the South Creek drainage basin. The property is located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will be allowed and detention is not required. If disturbing 1 acre or greater, water quality is required. The property is located in a stream buffer area and will require an easement of 80 ft on each side.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	South Creek
Is property located in Floodplain?	Yes
Is property located on a sinkhole?	No

Development Review Staff Report



Is property located in a stream buffer?	Yes
Is stormwater fee in lieu an option?	Yes

FIRE DEPARTMENT COMMENTS:

No objections to rezoning.

PARKS & GREENWAYS COMMENTS:

No objections to rezoning.

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-24-2019 & CONDITIONAL OVERLAY DISTRICT NO. 181

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

1. The maximum density for the development within the district shall not exceed 11 dwelling units per acre.
 2. A turnaround shall be constructed at the end of Downing Street, per Sec. 36-243(6) and the Public Works Design Standards. Public right-of-way or a public access easement shall be dedicated for the area of the turnaround.
 3. Documentation shall be provided demonstrating, to the satisfaction of the Director of Public Works, that flood elevations shall not increase above the base flood elevations, set by FEMA and in effect on the date of passage of this Ordinance, as a result of this development.
-



Heithaus Engineering & Associates, Inc.
Consulting Engineering & Land Surveying – *Since 1979*

535 W. Battlefield St. Springfield, MO 65807
(417) 887-3238 Fax (417) 887-1940

E-mail: HEI@heiweb.com
www.heiweb.com

December 1, 2019

Re: **Neighborhood Meeting Summary**
PLN2019-00440
Rezoning Request – 2521 S. Holland Ave.

The neighborhood meeting for this request was held on November 21st, 2019 between 4 pm to 6:30 pm at the existing residence located on the subject property at 2521 S. Holland Ave. From the 112 mailers that were sent to neighbors within a 500-ft. radius, 3 neighbor families dropped by to inquire about the proposed zoning and discuss how it may impact them.

Most of the neighbors have lived in the area for quite some time and were concerned that development would decrease their property values. We discussed that the property was already zoned Residential – Single Family and that single-family homes could be placed on the property without rezoning. We further discussed that the cost to install infrastructure for single-family development would leave little in a developer's budget for the house construction. This would likely result in less-than desirable single-family housing in the area.

Alternately, providing a more “clustered” development with the lowest Residential-Low Density zoning (maximum 11 DU's/acre), offers the benefit of having more-upscale units. The proximity to South Creek and the walking trails offers the appeal for an upscale, low-density apartment style development.

One neighbor noted a concern for the maximum height of the proposed apartment buildings. It was discussed that similar to a single-family home permitted with the existing zoning, 2-story apartments would be appropriate for this development. We also discussed the nice row of existing mature evergreens that would remain as part of the landscape buffer the City would require between this development and the existing residential.

The neighbors noted that their existing homes routinely get water in their crawl spaces from the high-water table. They each noted they have installed sump pumps in their crawl space to help manage this.

The neighbors also noted having seen water in the fields of the undeveloped property and were concerned that development outside of the floodway in the floodplain could cause flooding problems for them. We discussed that this property was lower (downstream) from their homes and would not cause flooding to their homes. We also discussed that if the rezoning request is approved, the City Stormwater Department would require the development to provide a no-rise certification prior to developing.

The neighbors were particularly concerned with the existing flooding at 501 E. Downing Street. We discussed how this property does not drain to that location and would not worsen the existing problem. Additionally we viewed the City's GIS map with them and discussed how large of a drainage area was being conveyed down Roanoke Ave. The duplex at 501 E. Downing was constructed in the drainage path at the end of Roanoke. There is a small swale on the side of duplex that is not adequate for this drainage area.



The neighbors voiced concerns about traffic along Glenwood St. and Jefferson Ave. We discussed if rezoned, the property would be developed with gated access from both Downing St. & Holland Ave to which would reduce traffic impacts to Glenwood.

The neighbors were concerned with the existing traffic problems at Holland Elementary School during the morning and afternoon drop-off / pick-up hours. In particular, they were concerned with how narrow Crestview along the south side of the school parking was and that with current construction activities along Crestview, it was impassible during these hours. We reviewed Google street views and the City's GIS map and agreed that the Crestview is particularly narrow with only 15'± wide roadway and open drainage ditches. We discussed that there is enough street right-of-way that Crestview could be widened and that the School property was large enough that it would be possible to relieve the traffic concerns. We encouraged them to mention these concerns to the School Board and City Traffic Dept.



Finally, the neighbors inquired as to whether the existing school system would be able to handle the additional children that could be housed with the proposed development. We discussed that based on the number of apartments, the additional children would not likely have a significant impact. For example, if half of the apartments had children, the ages of the children would not likely coincide and amount to a significant number (i.e. two infants, two in preschool, one in Kindergarten, two in 1st grade, one in 3rd grade, two in 4th grade, etc.). We also discussed that the School Board routinely evaluates school populations and adjusts school boundaries as needed.



The neighborhood meeting sign-in sheet is included with this summary.

Respectfully,

Teresa A. Davison

Teresa A. Davison, P.E.

Name	Phone #	Address
Glenda Turner	887-8940	611 E Glenwood
Martin Jones	496 6623	2451 S Holland
Bruce Stevenson for Jeff Williams	605-3599542	639 E. Glenwood St

Neighborhood Meeting - Sign In

Rezoning Request for 2521 S. Holland Ave.
Thursday, November 21st, 2019 (4 PM to 6:30 PM)

Sparlin, Michael

From: Bruce Steventon <bsteventon@gmail.com>
Sent: Tuesday, November 26, 2019 9:44 AM
To: Zoning@springfieldmo.gov
Subject: Comments from Neighborhood Meeting 11/21/2019

To Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield, Missouri, 65801

Hello, my name is Bruce Steventon and I am responding on behalf of my father-in-law, Jeff D. Williams, 639 E Glenwood St, Springfield, Missouri, 65807, regarding a Neighborhood Meeting on 11/21/2019 concerning a request to rezone the property at 2521 S Holland Ave.

(I am responding on Jeff Williams' behalf because my wife and I have been caring for her folks since her dad's stroke in 2018. He doesn't like using the phone, so he always directs people to call my phone number: 605-359-9542.)

I've discussed the details of the meeting with Jeff Williams and we have the following comments:

The property in question is in a flood zone. The water sheds from up the hill to the north. Many of the homes along Glenwood have water problems when there is a heavy rain. If single units were built on the land belonging to 2521 S Holland, I would never live there or recommend it to friends because of the local water problems. If measures were taken to protect the new buildings from the water, I would be concerned that those measures could adversely affect other home owners in the immediate area.

As a second concern, some years ago, subsidized apartments were built straight east of the property in question. Recently, new apartments were built to the west (downstream along South Creek off Jefferson). I am concerned that more apartments will have an adverse effect on the local property values.

Perhaps the city should obtain the property at 2531 S Holland and add it to the South Creek Greenway Trail Parks Property. This would not cause additional water issues, it would also protect the area wildlife that live in the vicinity.

Thank you for your consideration of our concerns, and the concerns of others living in this neighborhood.

Bruce Steventon

P. S. As a final thought, I know a man who inquired about 2521 S Holland before it was bought by the current owner. He wanted to build a workshop on the property but he was told that he could not build because it is a flood zone. I would have to think that the current owner would have been told it is a flood zone, and that is why he was able to get several acres of property within the city for such a low price.

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Sparlin, Michael

From: Martha wells <mandmwells@msn.com>
Sent: Monday, November 18, 2019 7:19 PM
To: Zoning@springfieldmo.gov
Subject: Development Comment Card

11/18/19
660-227-1880
Martha Wells
604 E. Glenwood St.
Springfield MO 65807
Project Address: 2521 S. Holland Ave. Springfield MO 65807

The property proposed for rezoning is south of my property. My back yard is separated by a chain link fence from the said property. Mr. Ballard has not made any changes to the property other than mowing the property. The neighbors in this area are concerned about additional run-off water and the potential for more flooding on the property and in the area. This property is in a flood plane. Heavy rains cause many of the houses in this area to have water collect under the houses. Most of the homes in the Seminole/Holland neighborhood have a sump pump in the crawl spaces. For this property to be developed correctly, I believe major flood control measures will have to be considered and developed before anything can be done to the property if this rezoning is passed. Does the City of Springfield want another flooded neighborhood with the potential for having to buy out peoples homes to correct a flood problem?

Between National and Kansas Expressway on Sunset Avenue, housing development is on the rise in this area. I just wonder how much water run-off South Creek will be able to absorb before it becomes a very major flooding issue.

Mr. Ballard has proposed 11 units per acre. It is my understanding that there is almost 3 acres of land on this property. That would mean almost 33 housing units plus a parking lot. All I can think about is that will mean a lot of concrete. Where is all the water going to go if there is a major flooding event? Into my back yard and under my house!!

I like my quiet neighborhood. I like the privacy of my backyard. I won't have privacy if there are 33 units developed in this field. Would any of the commission members or city council members want this in your backyard? I guarantee the answer would be "NO!"

Please consider voting "No" again against the rezoning of this property. The neighbors and I would greatly appreciate your thoughtful consideration in this rezoning issue.

Sincerely,
Martha Wells
Sent from [Mail](#) for Windows 10

Sparlin, Michael

From: stephanie nobles <stephaniesuenobles@yahoo.com>
Sent: Friday, November 15, 2019 11:05 AM
To: Zoning@springfieldmo.gov
Subject: zoning change

this in in reference to project address 2521 S Holland Ave.
my name is Stephanie S Nobles
I reside at 603 E Glenwood
My phone number is 417/823-9759

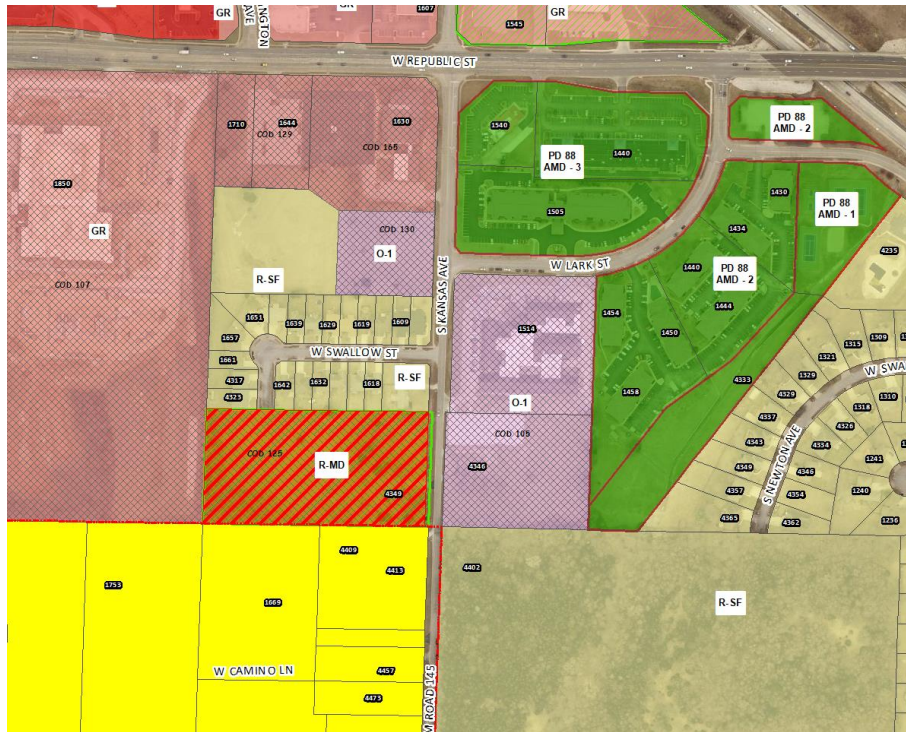
My comment is "Why is this issue coming up again? He tried this last year and was turned down by your commission. He has made No improvements on the land and our flooding problems have not improved, but has actually eroded over the last year.
Please again look at our issues with flooding. If he is granted this zoning change, it will make what is already Bad to Really Bad.
Thank for your time and consideration.
Stephanie Nobles

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: DECEMBER 12, 2019

CITY COUNCIL PUBLIC HEARING: DECEMBER 16, 2019



CASE NUMBER:

Conditional Use Permit 440

LOCATION: 4349 South Kansas Avenue

ACRES: 5 acres

EXISTING LAND USE: Nursing and Retirement Home

APPLICANT: Veterans for Senior Living LLC

STAFF: Michael Sparlin, Senior Planner, 864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve Conditional Use Permit 440 as submitted.

SUMMARY OF REQUEST:

This is a request to allow a nursing and retirement home within a R-MD, Medium-Density Multi-family Residential District generally located at 4349 South Kansas Avenue.

FINDINGS FOR STAFF RECOMMENDATION:

1. This application meets the approval standards for a Conditional Use Permit.
2. Approval of this request will provide for redevelopment of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	Greene Co R-1	O-1 COD 105	GR COD 107
LAND USE	Single-family residences	Single-family residences	Quail Creek Retirement Home	VA Clinic

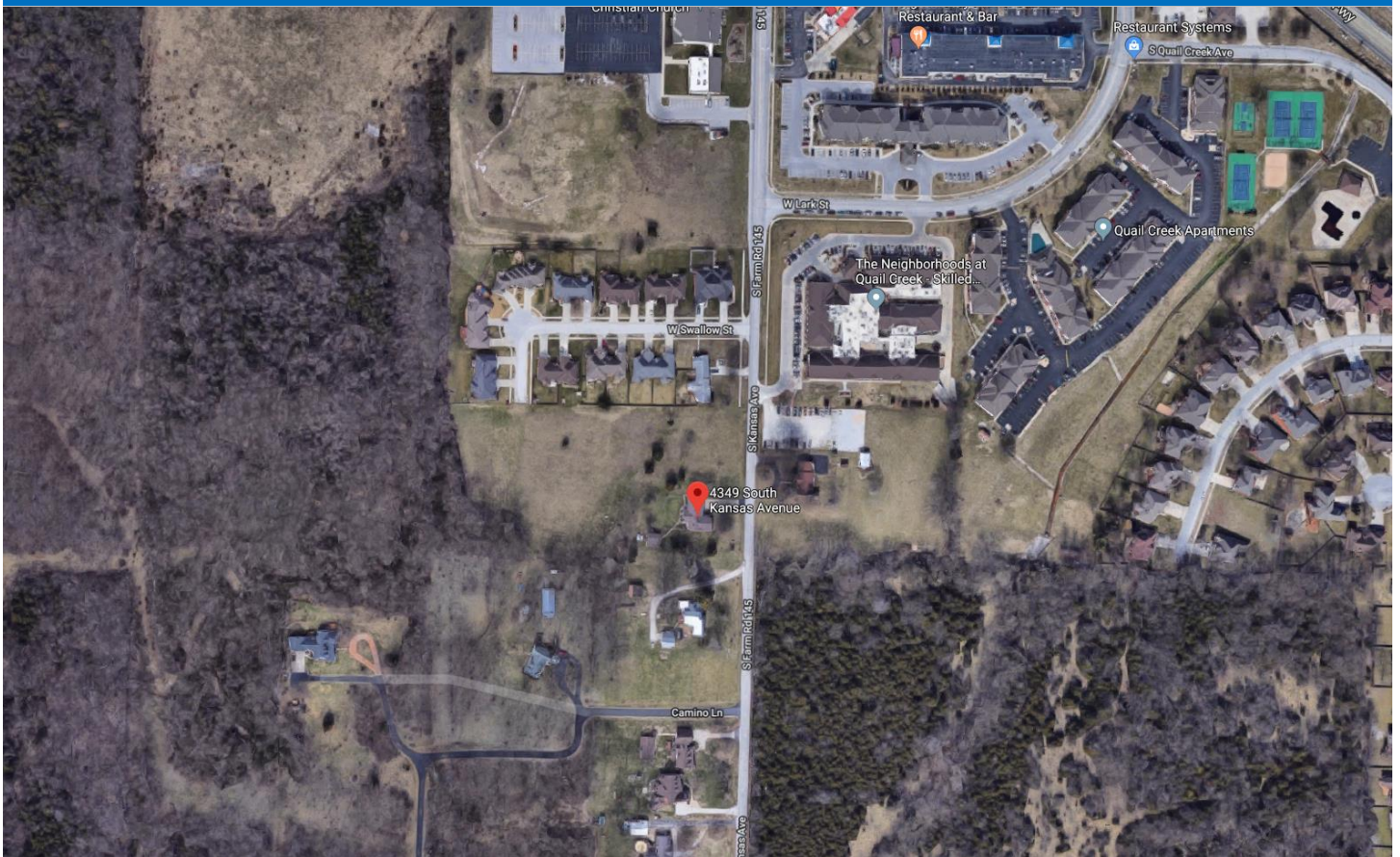
Development Review Staff Report



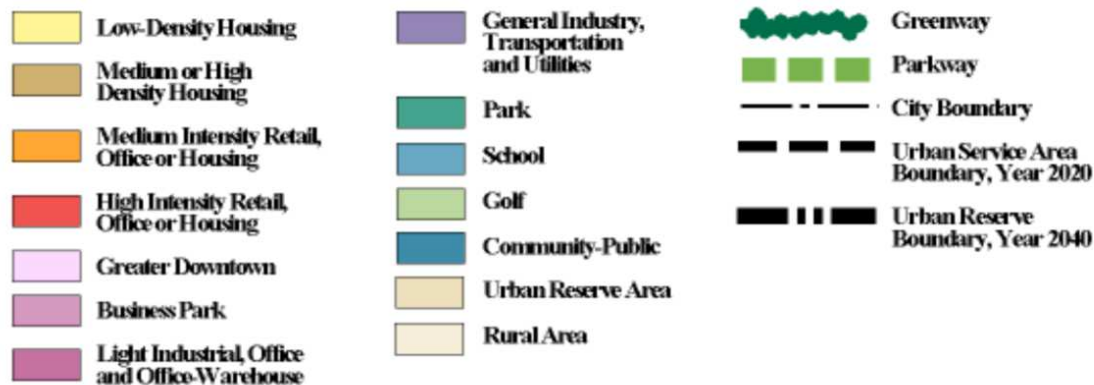
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



CITY OF
Springfield



Development Review Staff Report



PROPERTY HISTORY:

City Council approved a rezoning of the subject property from R-SF to R-MD in July 2017. City Council also approved a Conditional Use Permit No. 440 for a retirement and nursing home, the same request as this application. The approved CUP expired after 18 months. This application is similar to the previously approved CUP. The only difference is the site plan building configuration and the new application increases the independent units from 42 to 46.

ZONING ORDINANCE REQUIREMENTS:

Sec. 36-363. - Conditional Use Permit

- (1) *Purpose.* The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located so as to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.
- (8) *Period of validity.*
 - (a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18-month period:
 1. A building permit is obtained and the erection or alteration of a structure is started; or
 2. An occupancy permit is obtained and the conditional use commenced.The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.
 - (b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.
- d. *Damage or destruction.* In the event that the principal building or structure on the property is damaged or destroyed, by any means, to the extent of more than 75 percent of the replacement cost of the building or structure at the time such damage occurred, such building or structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located and the property shall not continue to be used for the uses permitted by the provisions of this section.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing.

STAFF COMMENTS:

Development Review Staff Report



1. The applicant is requesting approval of a Conditional Use Permit for a nursing and retirement home on the subject property within a R-MD, Medium-Density Multi-Family Residential District. The *Zoning Ordinance* requires a use permit in the R-MD, Medium-density Multi-Family Residential District for a nursing and retirement home.
2. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing. The R-MD District is one of the appropriate zoning districts recommended for the area designated as Medium or High Density Housing. The proposed multi-family residential uses and densities are an appropriate transition between the higher intensity retail, residential and office uses. Kansas Avenue is classified as a collector which is appropriate for multi-family and retirement home uses. The project will not be connecting to Meadowbrook Avenue, a stubbed street located at the end of the West Swallow Street cul-de-sac.
3. The bufferyard requirement between R-MD and R-SF zoning is a bufferyard "Type (C)" at least fifteen (15) feet wide with required plantings. This bufferyard will be required on all sides of the subject property where adjacent to R-SF, Single-Family Residential zoned property and R-1, Greene County zoning. The property zoned GR to the west does not require a bufferyard but the applicant will be providing a 30-foot wide Type C bufferyard. Bufferyard "C" which requires a minimum open space of fifteen (15) feet wide with the following plantings per one hundred (100) linear feet: one (1) canopy tree, two (2) understory trees, two (2) evergreen trees and ten (10) shrubs. There are no required structures (i.e. solid fence, wall or hedge) in the Bufferyard "C", however, a privacy fence will be provided on the north and south side of the of the property. A S1 bufferyard is required along Kansas Avenue which is fifteen (15) feet wide with the following plantings per one hundred (100) linear feet: one (1) canopy tree, one (1) understory tree and three (3) shrubs.
4. The maximum structure height for nursing and retirement home is thirty-five feet plus one additional foot for each additional two feet of setback provided on each side of the structure up to 75 feet. Above 75 feet, no additional setback is required. No portion of a multi-family structure shall be higher than a forty-five (45) degree bulk plane where the property adjoins a R-SF District. There are 136 parking spaces provided on the site plan which will be buffered from adjacent residential properties.
5. 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 (10) (Attachment 3) of the Zoning Ordinance. Any development of this property must also follow the R-MD, Medium-density Multi-Family Residential District requirements and Conditional Overlay District No 125.
6. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 14, 2019 regarding the request for a Conditional Use Permit. A summary of this meeting is included in Attachment 4.

PUBLIC NOTIFICATION:

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

Notices sent to property owners within 185 feet:	Returned: 0
14	

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT COMMENTS FOR CONDITIONAL USE PERMIT 440

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Kansas Ave as a Collector roadway. The standard right-of-way width for S. Kansas Avenue is 30 feet from the centerline. It appears additional right-of-way is not needed along S. Kansas Avenue. A survey is recommended to determine the exact amount of existing right-of-way. S. Kansas Avenue is a city maintained street.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts on S. Kansas Avenue. On-street parking is not allowed.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from S. Kansas Avenue. Any new proposed driveway approaches must meet the minimum spacing requirements as set forth in city code.

SIDEWALK

There is not currently sidewalk along the property frontage of S. Kansas Avenue. Sidewalk is required to be constructed along S. Kansas Avenue to current City Standards as a part of this development/rezoning.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are no bus stops along S. Kansas Ave. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

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

SITE PLAN

Detailed site-specific comments.

TRAFFIC - TABLE 1: PLANNED DEVELOPMENT/CONDITIONAL USE PERMIT DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	S. Kansas Avenue	Collector	No	30	30
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		4	5	48	N/A
*Proposed Trips Generated		18	22	180	N/A

Development Review Staff Report



Additional Trips Generated

14

17

132

N/A

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed and detention is required. If disturbing 1 acre or greater, water quality is required. The property is not located in a stream buffer area.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Ward Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	No

CLEAN WATER SERVICES COMMENTS:

No critical issues with the use permit or development however we have the following comments;

Site Comments;

1. Public sewer (10" PVC) is currently available along the western property boundary as shown on plan C1.0
2. When building plans are submitted, show the proposed peak and average flow rates on the code summary sheet.
3. Additionally, there is a trunk line connection fee TO JT 77A OF 15 4.69 CENTS PER SQ.FT. (based on parcel area, not building)

FIRE DEPARTMENT COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No issues with proposed CUP. No apparent impact to CU facilities.

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2 REQUIREMENTS FOR CONDITIONAL USE PERMIT 440

1. A nursing and retirement home is permitted in conformance with Attachment 5.
2. The nursing and retirement home shall comply with all the standards listed in Attachment 3.
3. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

Development Review Staff Report



STANDARDS FOR CONDITIONAL USE PERMIT 440

ATTACHMENT 3

36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's Response:	Staff response:
1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan.	The proposed conditional use, which is a senior living community consisting of up to 46 independent living units and sixty assisted living beds, is consistent with the adopted policies in the Springfield Comprehensive Plan.	This application is consistent with the <i>Growth Management and Land Use Plan</i> of the <i>Comprehensive Plan</i> which designates this area as appropriate for Medium or High Density Housing. The R-MD District is one of the appropriate zoning districts recommended for the area designated as Medium or High-Density Housing. The R-MD district allows nursing and retirement homes with a Conditional Use Permit.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	Public Works Traffic Division has reviewed the application and has determined that conditional use will not adversely affect safety of the motoring public and of pedestrians. Traffic comments are provided in Attachment 1.
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control.	The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control.	The Fire Department has reviewed this request and has no concerns with regard to safety from fire hazards and fire controls. Fire comments are provided in Attachment 1.
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	The proposed conditional use will not increase the hazard to adjacent property from flood or water damage. The development will conform to City of Springfield development standards for stormwater management.	Public Works Stormwater Management has reviewed this request and provided comments in Attachment 1. The development is required to meet development standards for stormwater management. The submitted site plan shows the location of the stormwater detention. The development of the property will be subject to the following conditions at the time of development: 1. Post development peak run-off rates shall not

Development Review Staff Report



36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's Response:	Staff response:
		exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements. 2. If disturbing 1 acre or greater, water quality will also have to be provided. 3. Drainage easements must be provided for this conveyance. 4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved. 5. A land disturbance permit will be required if disturbing 1 acre or greater.
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	It is not expected that the proposed use will have noise characteristics that exceed Zoning Ordinance standards.
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	Bufferyards adjacent to single-family residential zoning will shield vehicular and stationary lights from residential uses.	Bufferyards adjacent to single-family residential zoning will shield vehicular and stationary lights from residential uses.
7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site.	Signage will be limited to one low (no higher than 6' from ground) identification sign and directional signage within the site.	The applicant's response provides details on signage. The development will be subject to the signage standards on the Zoning Ordinance.
8. Such signs will not have an adverse effect on any adjacent properties.	The proposed conditional use, a senior living community, is residential in use and character. The senior living community sign will be lit from the ground or with backlit lettering. No internally illuminated signage is contemplated.	The development will be subject to the signage standards on the Zoning Ordinance and is not expected to have an adverse effect on any adjacent properties

Development Review Staff Report



36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's Response:	Staff response:
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	The developer will contribute additional street right-of-way so that the street width in the vicinity can be adequate for traffic reasonably expected to be generated by the proposed use, and the traffic contributed is relatively low.	The developer is dedicating right-of-way to meet the standards right-of-way width on Kansas Avenue.
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.	The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.	It is not anticipated that the proposed nursing and retirement home will cause that issues. The proposed use is residential in nature.
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings, structures, walls and fences on the site; and b. The nature and extent of landscaping and screening on the site.	The building is contemplated to be wood-framed, with sloped roof and of exterior materials generally associated with residential construction. Viewed from the street the building is three residential stories. The site will be enclosed with a solid privacy fence except on the street frontage. 15' landscaped bufferyards will be provided, and the entire building will be well within the 45-degree bulk plane.	The standards of the Zoning Ordinance adequately address these issues. A Type C bufferyard is required along the south and north property line which includes landscaping and a solid wooden privacy fence. The building will remain below the 45-degree bulk plane.
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	The significant natural topographic or physical features of the site, which is a vegetated downward slope of the west half of the north portion of the site, is viewed as an amenity for the proposed conditional use. In addition to a wet stormwater detention facility, the area is intended to be used as a trail and outdoor exercise amenity for residents.	The applicant's response adequately addresses this condition.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or	There is no known natural, scenic or historic feature of significant importance on the site. The west	The applicant's response adequately addresses this condition.

Development Review Staff Report



36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's Response:	Staff response:
historic feature of significant importance.	end of the site is an overland drainage way from the north and the development will maintain that drainage way.	
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	The proposed use complies with applicable regulations with regard to lot size, bulk regulations of 45-degree from the north and south property line, use limitations and performance standards.
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	The proposed conditional use, a senior living community, targeted to veterans, is a community need. The assisted living component has been vetted by the Missouri State Health Facilities Review Commission, which has issued a certificate of need.	The applicant's response adequately addresses this condition.
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect	Proposed off-street parking and loading areas meet the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located to protect such residential uses from any injurious effect.	This application is consistent with the <i>Growth Management and Land Use Plan</i> of the <i>Comprehensive Plan</i> which designates this area as appropriate for Medium or High Density Housing. The proposed nursing and retirement home is primarily a residential use.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	Adequate entrance or exit drives will be provided and will be designed to prevent traffic hazards and to minimize traffic congestion in public streets.	Public Works Traffic Divison has reviewed the proposed site plan and has determined that it meets this condition.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel. A new public sidewalk will be constructed along the road frontage, and can connect to pedestrian ways within the proposed development.	Public Works Traffic Divison has reviewed the proposed site plan and has determined that it will not create these hazards.

Development Review Staff Report



36-363 (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's Response:	Staff response:
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	The proposed use, as shown by the application, will not interfere with any known easements, roadways, rail lines, utilities and public or private rights-of-way.	The applicant's response adequately addresses this condition.
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	No existing structures are contemplated to be reused as part of the proposed conditional use.	The applicant's response adequately addresses this condition. The development is required to adhere to all standards of the Zoning Ordinance and other applicable ordinances.
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	It is believed that the proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; if not, the developer will provide for such services.	This request will provide for the productive use of the subject property which is already served with public infrastructure and services.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

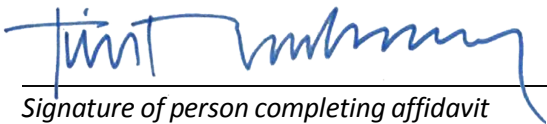
1. Conditional Use Permit for: CUP 440 - 4349 S Kansas Ave
2. Meeting Date & Time: 11/14/2019, 4:30 - 6:30 pm
3. Meeting Location: Southland Christian Church
4. Number of invitations that were sent: Approximately 35
5. How was the mailing list generated: By the City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): Approximately 10
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

Neighbors wanted to know when construction would commence and when it would be completed. They wanted to know what kind of rents and fees were going to be charged. At least one neighbor was concerned about storm water management, and an exhibit describing the strategies was on display. A few neighbors mentioned loss or reduction of wildlife as a casualty of development.

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

No written comments were received at the meeting.

I, Tim Rosenbury (*print name*), attest that the neighborhood meeting was held on 11/14/2019 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Tim Rosenbury

Printed name of person completing affidavit

Neighborhood Meeting Notice

Attachment 4

Date of Letter:

November 1, 2019

DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

APPLICANT CONTACT INFORMATION

Applicant/Representative Name: Tim Rosenbury

Address: 319 N Main Suite 200

City, State and Zip: Springfield, MO 65804

Phone Number: (417) 521-6121

E-mail: tim@brparc.com

PROJECT LOCATION: 4349 South Kansas

PROPOSED CHANGES:

Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

Conditional Use Permit to construct a residential community for seniors, particularly veterans, consisting of a three-story building of 46 apartments and 60 beds of assisted living. Apartments are allowed by the current zoning, which allows more units on site than what is being proposed. The assisted living beds require a Conditional Use Permit.

PUBLIC NEIGHBORHOOD MEETING

Date of Meeting: Thursday, November 14

Location of Meeting: Southland Christian Church at the southwest corner of Republic Road and Kansas Avenue

Time of Meeting: ● 4:00pm to 6:30pm

We look forward to seeing you at this meeting! Thank You!

Attachment 4

[illegible]

Attachment 4

Name	Address	Telephone
TIM ROSENBERG	319 N MAIN SUITE 200 SPRINGFIELD 65806	417/521-6121
STEVE STINNETT	MILLER COMMERCE	
KYLE COOK	"	
KELSEY CARSON	"	
ERIC MOTLEY	"	

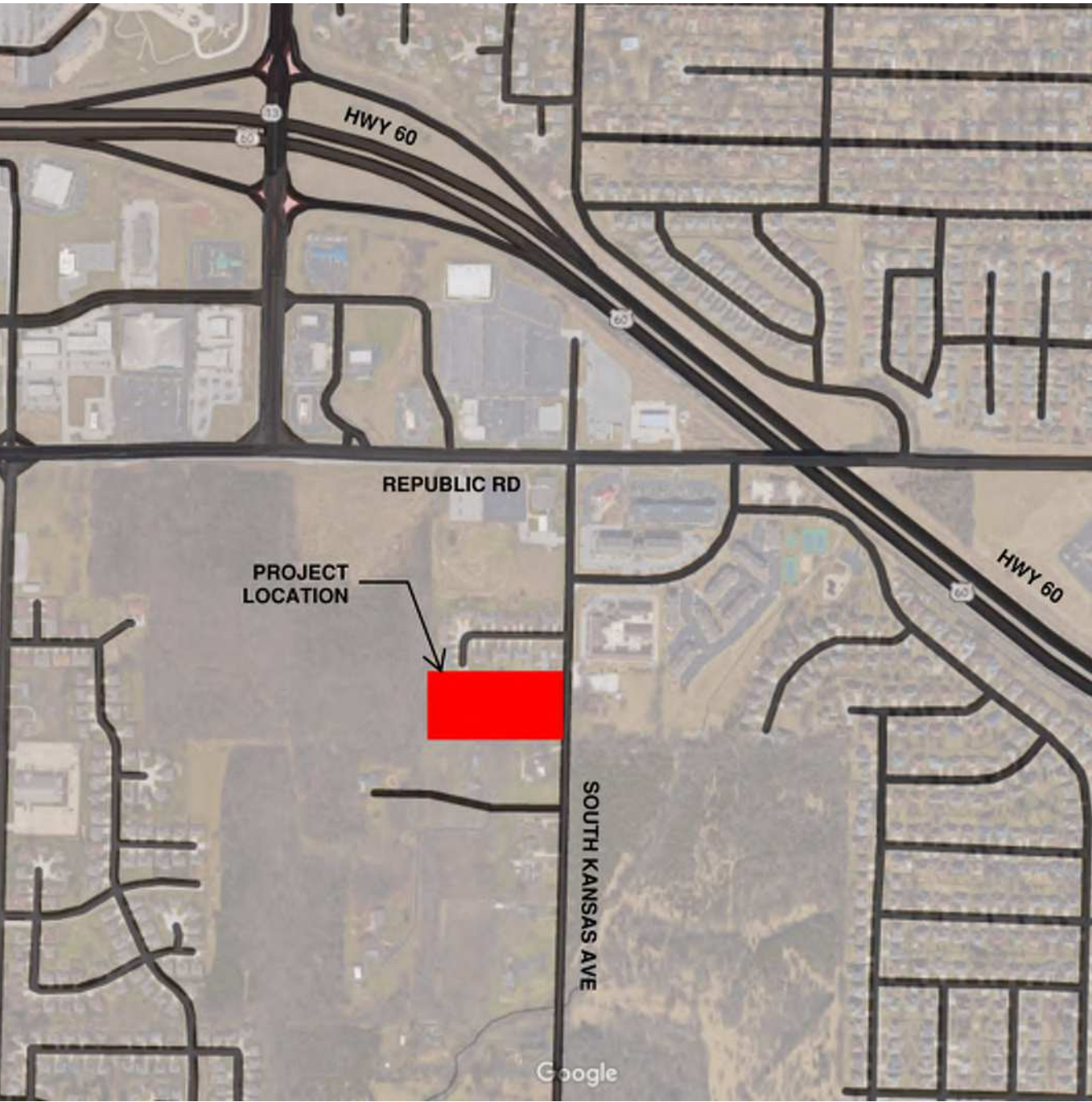
INDEPENDENT LIVING CENTER	SHOWN	ALLOWED IN CUP
TOTAL IMPERVIOUS AREA	108,332 SF (50.9%)	106,330 SF (50.00%)
TOTAL PERVIOUS AREA	104,328 SF (49.1%)	106,330 SF (50.00%)
TOTAL SITE AREA	212,660 SF (4.81 ACRES)	
TOTAL FACILITY SF:	101,839 SF	
	X 1.05	
	106,931 SF	

FACILITY SUMMARY

INDEPENDENT LIVING CENTER	SHOWN	ALLOWED IN CUP
2 BEDROOM APARTMENTS:	22 UNITS	25 UNITS
1 BEDROOM APARTMENTS:	24 UNITS	25 UNITS
TOTAL:	46 UNITS	50 UNITS
ASSISTED LIVING CENTER	SHOWN	ALLOWED IN CUP
MEMORY CARE:	24 BEDS	24 BEDS
ASSISTED LIVING:	36 BEDS	36 BEDS
TOTAL:	60 BEDS	60 BEDS
TOTAL FACILITY SF	101,839 SF	110,000 SF
TOTAL UNITS/ACRE	9.6 UNITS	10.4 UNITS

OFF-STREET PARKING SUMMARY

ASSISTED LIVING CENTER	SHOWN	ALLOWED IN CUP
1 SP/ 3 BEDS	20	20
1 SP/ 2 EMPLOYEES	30	30
INDEPENDENT LIVING CENTER	SHOWN	ALLOWED IN CUP
1 BR UNITS @ 1.5 SP EACH	36	38
2 BR UNITS @ 2 SP EACH	44	50
TOTAL	136 SPACES	138 SPACES
ACCESSIBLE SPACES	6 SPACES	6 SPACES
BICYCLE SPACES	12 SPACES	12 SPACES



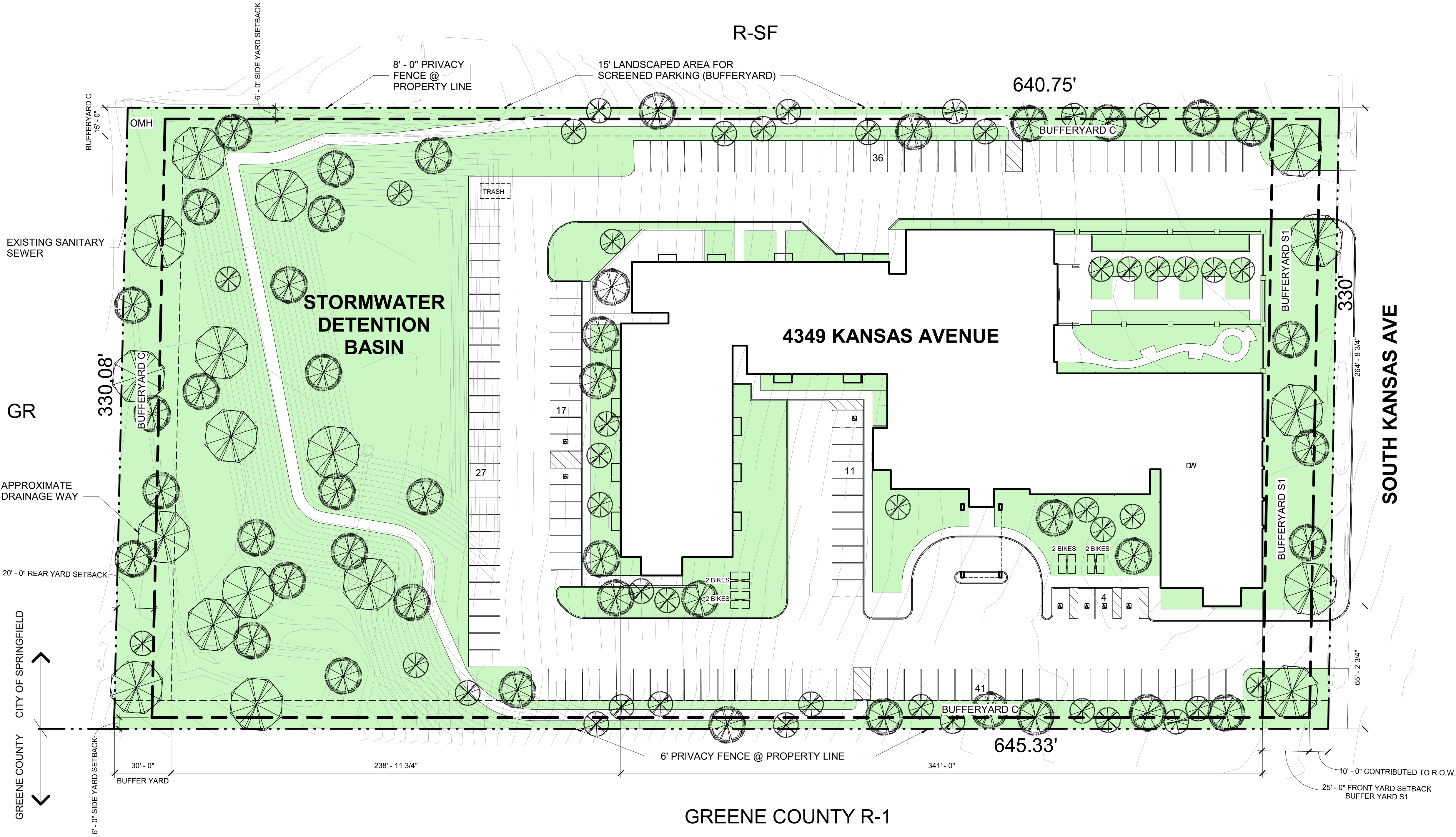
SITE LOCATION MAP

NOT TO SCALE



319 N Main, Suite 200
Springfield, MO 65806
417.521.6100

YOUR VISION. OUR FOCUS.



CONDITIONAL USE PERMIT ILLUSTRATIVE SITE PLAN

MISSION RIDGE at QUAIL CREEK

4349 SOUTH KANSAS AVENUE, SPRINGFIELD, MO

CONSTRUCTION DOCUMENTS



Exterior Renderings

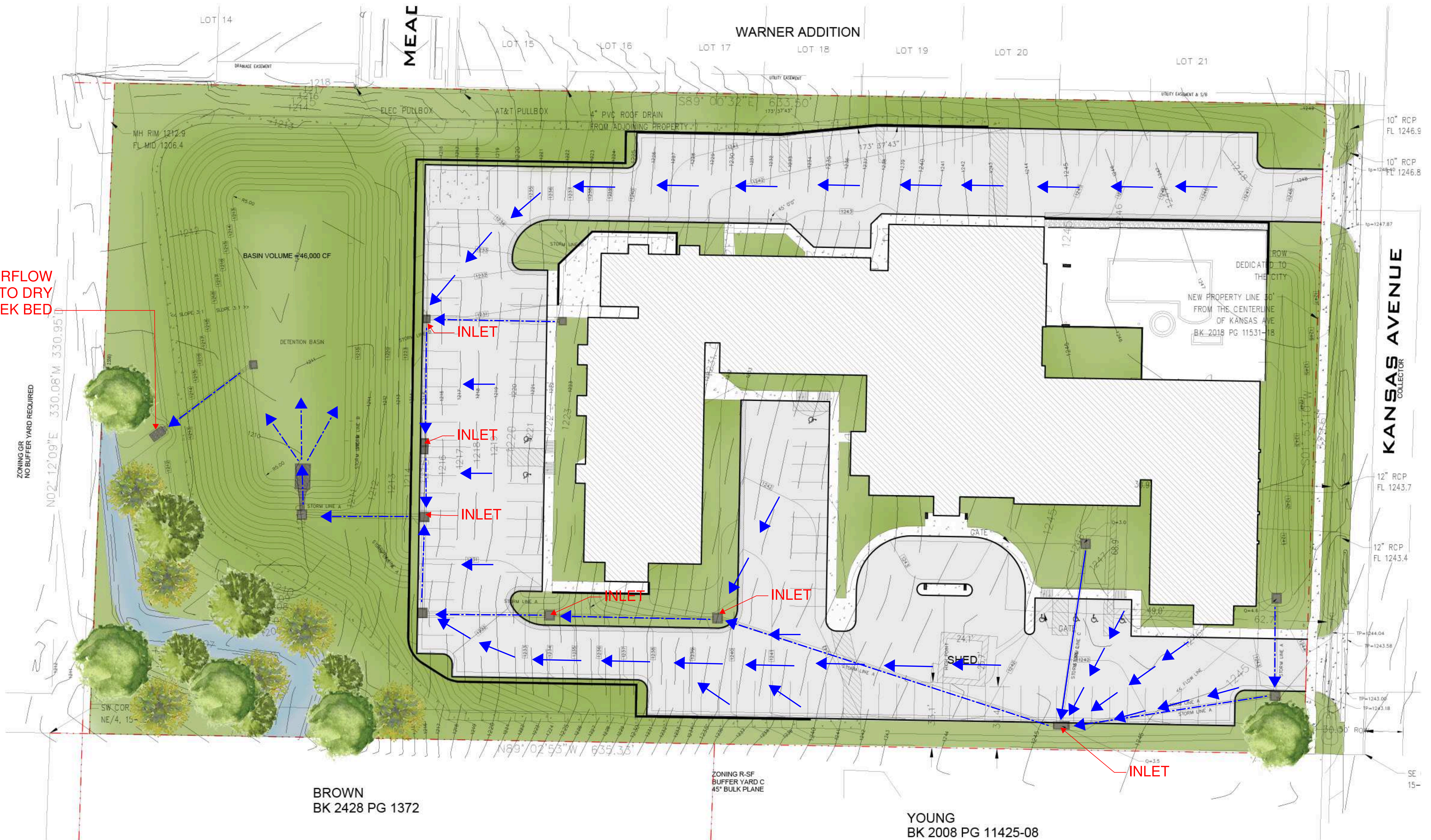
MISSION RIDGE at QUAIL CREEK

4349 SOUTH KANSAS AVENUE, SPRINGFIELD, MO
CONSTRUCTION DOCUMENTS



319 N Main, Suite 200
Springfield, MO 65806
417.521.6100
YOUR VISION. OUR FOCUS.

OVERFLOW
INTO DRY
CREEK BED



MISSION RIDGE - STORM WATER FLOW

SPRINGFIELD, MISSOURI



MISSION RIDGE - CONTEXT MAP

SPRINGFIELD, MISSOURI

Attachment 5

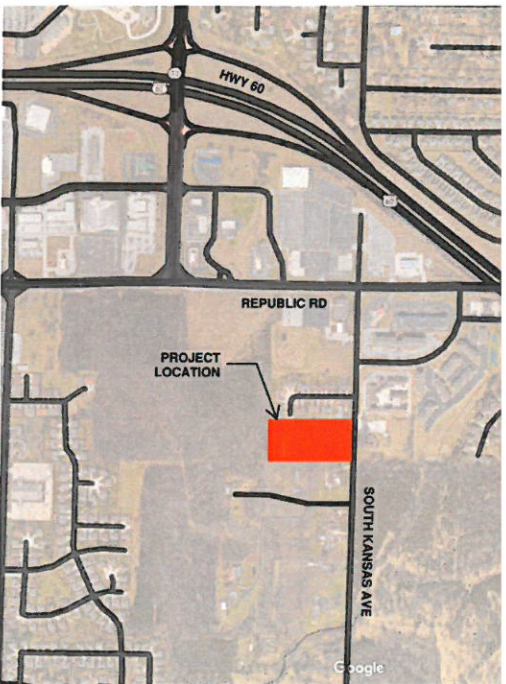
INDEPENDENT LIVING CENTER	SHOWN
TOTAL IMPERVIOUS AREA	110,264 SF (52.68'
TOTAL PERVIOUS AREA	97,517 SF (46.59'
TOTAL SITE AREA	209,327 SF (4.81 A
TOTAL FACILITY SF:	101,839 SF
	<u>X 1.05</u>
	106,931 SF

FACILITY SUMMARY

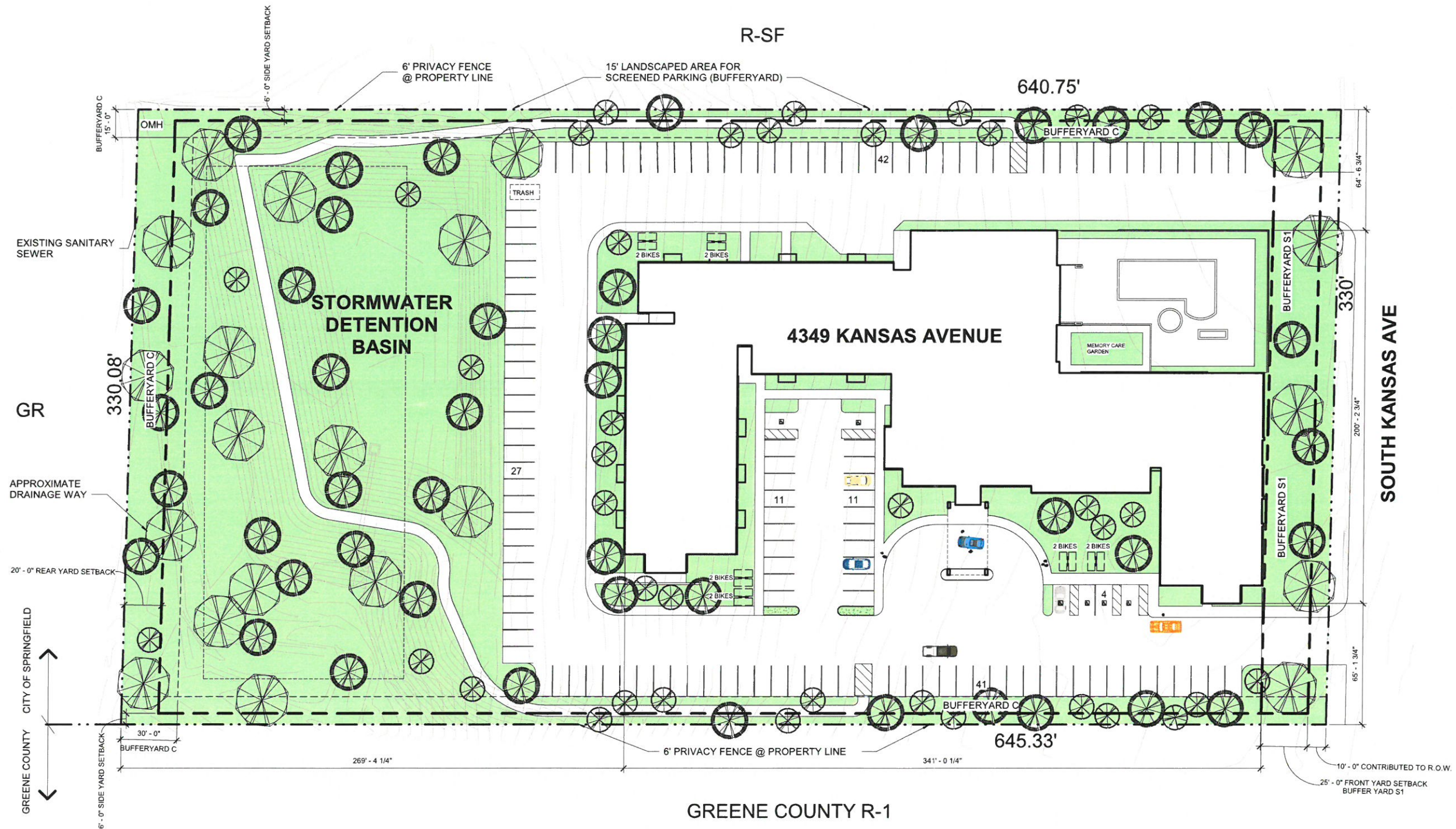
<u>INDEPENDENT LIVING CENTER</u>	<u>SHOWN</u>
2 BEDROOM APARTMENTS:	22 UNITS
1 BEDROOM APARTMENTS:	24 UNITS
TOTAL:	46 UNITS
<u>ASSISTED LIVING CENTER</u>	<u>SHOWN</u>
MEMORY CARE:	24 BEDS
ASSISTED LIVING:	36 BEDS
TOTAL:	60 BEDS
TOTAL FACILITY SF	101,839 SF
TOTAL UNITS/ACRE	9.6 UNITS

OFF-STREET PARKING SUMMARY

<u>ASSISTED LIVING CENTER</u>	<u>SHOWN</u>
1 SP/ 3 BEDS	20
1 SP/ 2 EMPLOYEES	30
<u>INDEPENDENT LIVING CENTER</u>	<u>SHOWN</u>
1 BR UNITS @ 1.5 SP EACH	36
2 BR UNITS @ 2 SP EACH	44
TOTAL	136 SPACES
ACCESSIBLE SPACES	6 SPACES
BICYCLE SPACES	12 SPACES



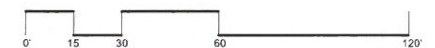
SITE LOCATION MAP

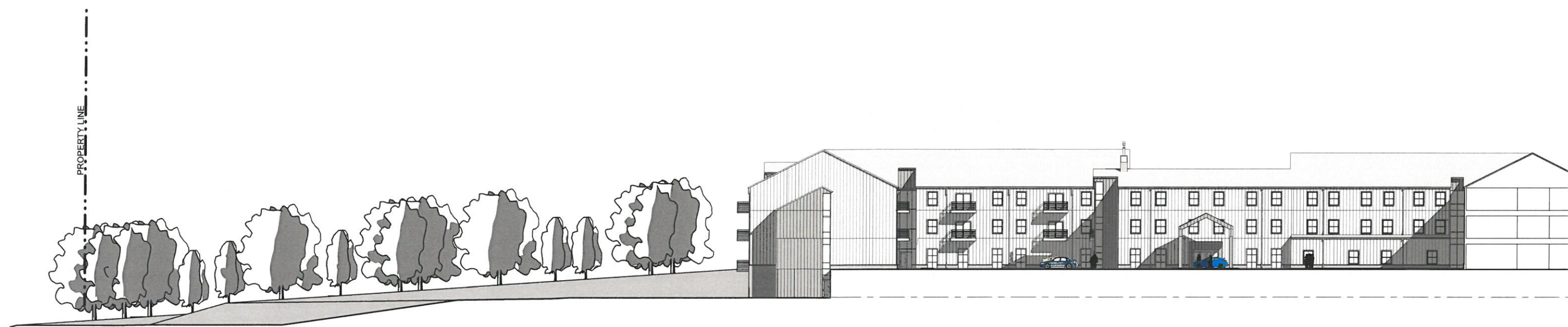


CONDITIONAL USE PERMIT ILLUSTRATIVE SITE PLAN

MISSION RIDGE at QUAIL CREEK

4349 SOUTH KANSAS AVENUE, SPRINGFIELD, MO
CONSTRUCTION DOCUMENTS





1 EAST - WEST SITE SECTION LOOKING NORTH
1" = 20'-0"

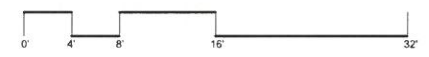


2 NORTH - SOUTH SITE SECTION LOOKING EAST
1" = 20'-0"

CONDITIONAL USE PERMIT ILLUSTRATIVE SITE SECTIONS

MISSION RIDGE at QUAIL CREEK

4349 SOUTH KANSAS AVENUE, SPRINGFIELD, MO
CONSTRUCTION DOCUMENTS

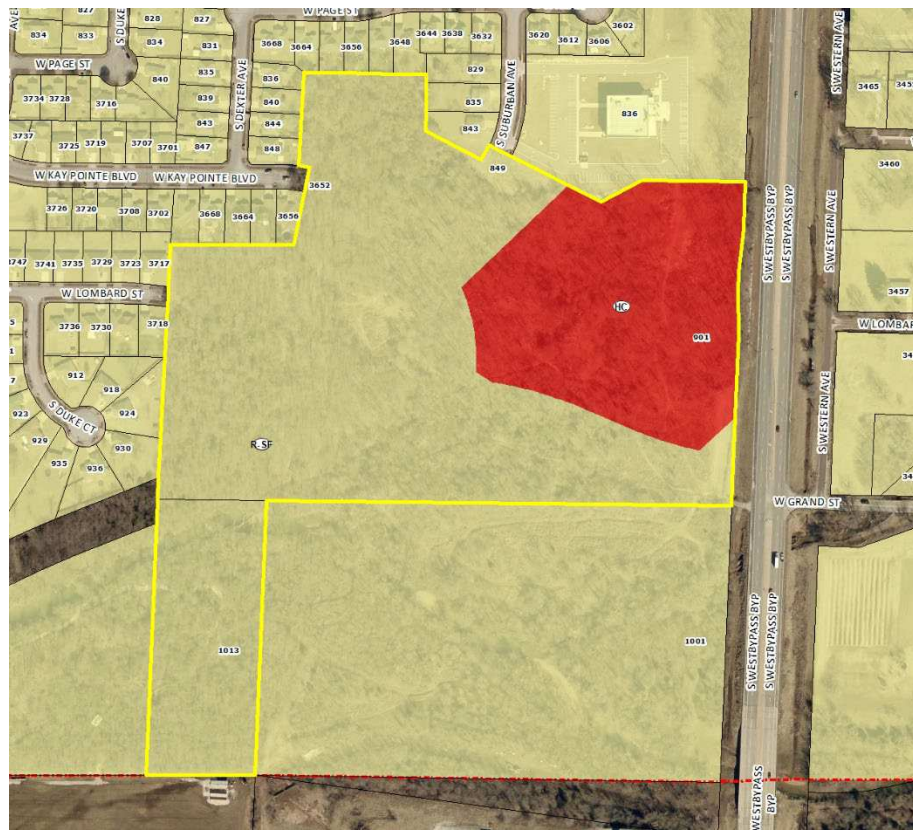


Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: DECEMBER 12, 2019

CITY COUNCIL PUBLIC HEARING: JANUARY 13, 2019



CASE NUMBER:

Preliminary Plat of Kay Pointe Place

LOCATION:

3652 West Kay Pointe Boulevard/
901 South West Bypass

ACRES:

Approximately 29.7 acres

EXISTING LAND USE:

Vacant land

APPLICANT:

Hoppy LLC, D. Denton

STAFF:

Jared Follin, 864-1612

STAFF RECOMMENDATIONS:

Approve w/Conditions

PROPOSED MOTION:

Move to approve preliminary plat with conditions.

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for a 48-lot subdivision named "Kay Pointe Place".

FINDINGS FOR STAFF RECOMMENDATION:

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

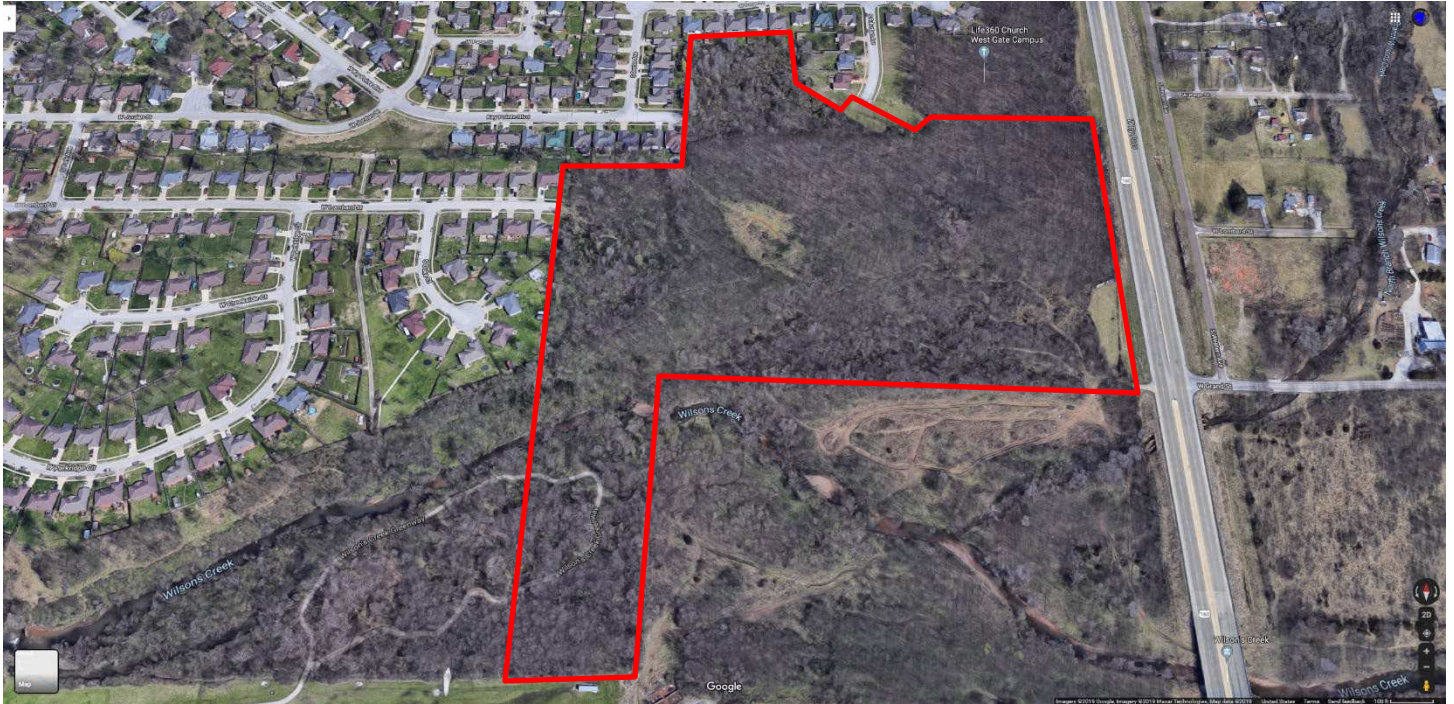
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family residences/Church Uses	Vacant	Single-family residences	Single-family residences

Development Review Staff Report



SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

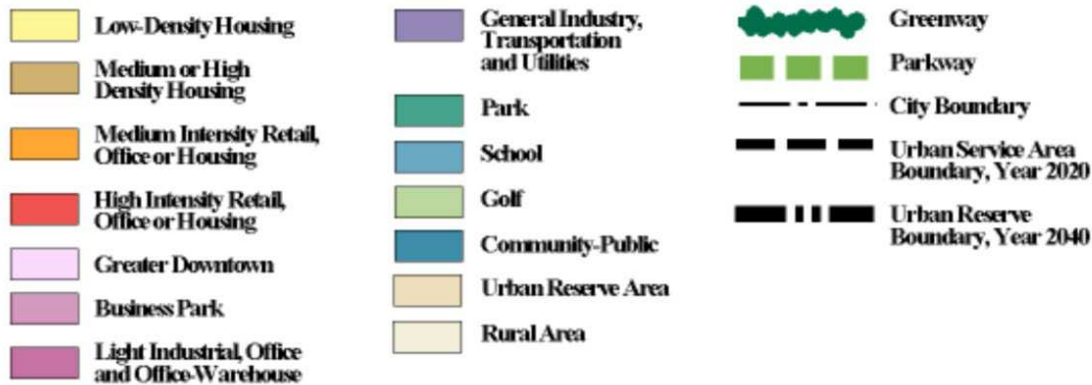
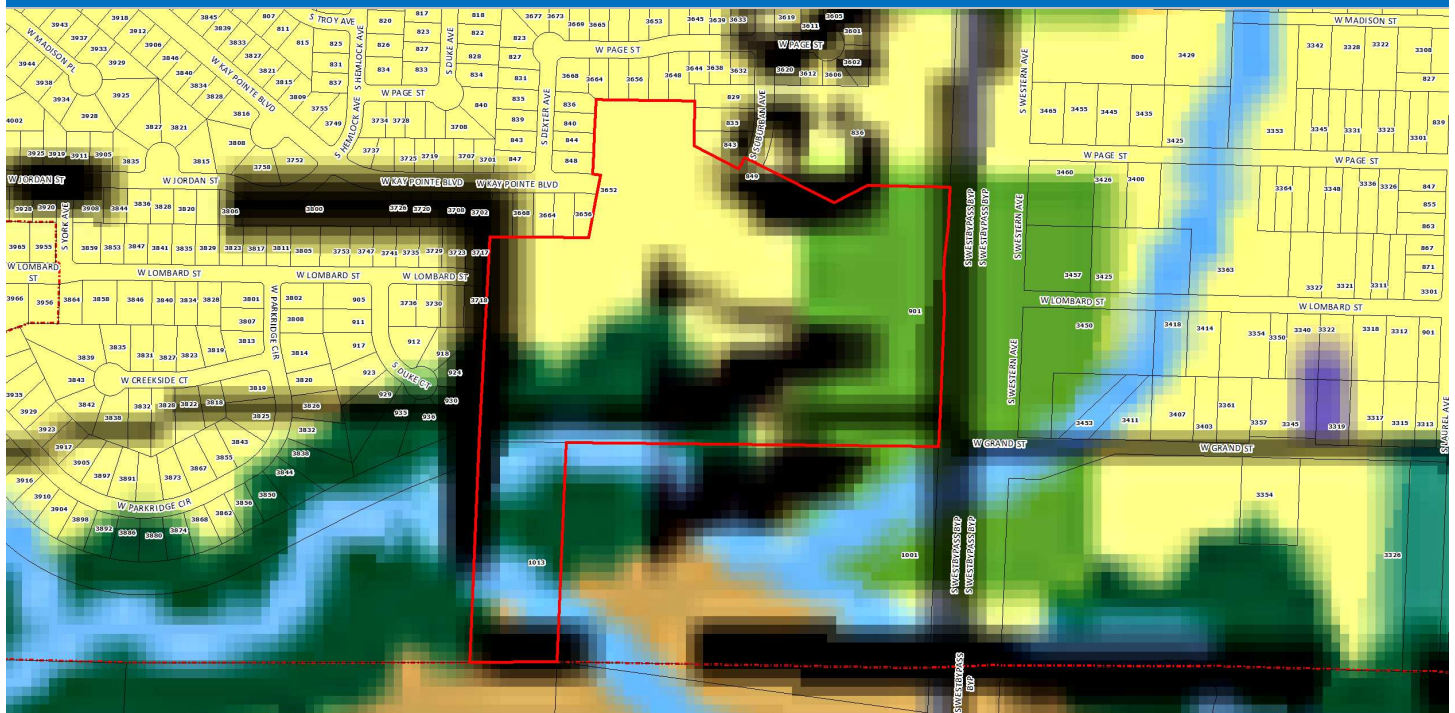


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The subject property was annexed into Springfield city limits partly in 1968 and partly in 1988. A portion of the property was rezoned to Highway Commercial with Conditional Overlay District #2 in 2007. The requirements of the conditional overlay district are not intended to be met with this Major Subdivision.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR R-SF
Use Limitations	N/A
Maximum Structure Height	35 feet or two and one-half stores above the finished grade, when side yards are less than 15 feet in width. 45 feet or three stories above the finished grade, when side yards are 15 feet in width or more.
Front Yard Setback	15 feet along a street classified as a local street
Side and Rear Setbacks	Side yard: 5 feet Rear: 10 percent of lot depth
Open Space Requirement	Not less than 30 percent
Design Requirements	Standard per code
BULK PLANE	LANDSCAPING
<i>See Maximum Structure Height</i>	N/A

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing and Parks & Greenways. Single-Family Residential is an appropriate district for this classification. The proximity of Rutledge-Wilson Park and the current/proposed greenway trails will promote healthy lifestyles and foster well-being with future residents of Kay Pointe Place.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 29.7 acres into a 48-lot subdivision named "Kay Pointe Place".
2. Several proposed residential lots are located in the Highway Commercial zoning district. These properties must be rezoned to Single-Family Residential before the Final Plat can be approved.
3. This plat does not fulfill the requirements of Conditional Overlay District #2. The COD will need to be reworked as part of the rezoning of the Highway Commercial District in order to remove requirements that no longer apply to the site.
4. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
5. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

PUBLIC NOTIFICATION:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

Development Review Staff Report



ATTACHMENT 1: DEPARTMENT COMMENTS

CITY UTILITIES:

Prelim plat is acceptable.

Final alignment of new Electric/Gas/Water mains and laterals will be determined by CU Engineering Department.

Contact Josh @ 417-831-8816 as needed.

CLEAN WATER SERVICES COMMENTS:

Need to submit public improvement plans designed and constructed to city design standards for the proposed public sewer shown on the plat. Public improvements must be constructed and accepted or escrowed before plat can be approved. If public sewer improvements are escrowed, sewer permits cannot be issued until the improvements are actually completed.

PUBLIC WORKS STORMWATER DIVISION COMMENTS:

There are no issues with preliminary plat, but we have the following comments when this becomes a final plat.

1. Water quality will need to be shown in a common area since this will serve all the lots.
2. Stating that a fee in lieu of constructing detention should be on the plat sheet.
3. There is existing detention at the end of Suburban Ave that needs to be shown in a common area with the final plat.
4. There are multiple channels on this property that may need to be shown in drainage easements - address this with the next submittal.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. Please add a trail easement in conjunction with the existing trail in the southern portion of the property.
2. The final plat cannot be approved until public improvements have been approved and improvements constructed or escrowed.

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. West Bypass as an Expressway roadway. The standard right-of-way width for S. West Bypass is 65 feet from the centerline. It appears additional right-of-way is not needed along S. West Bypass. A survey is recommended to determine the exact amount of existing right-of-way. S. West Bypass is a MoDOT maintained street.

DRIVEWAY ACCESS

There is currently no driveway access points onto the property from S. West Bypass and no access will be allowed to any lot on this plat.

SIDEWALK

There is not existing sidewalk along the property frontage of S. West Bypass. The existing infrastructure meets current City Standards. Sidewalk is required to be constructed along both sides of the extensions of Kay Point Boulevard, Lombard Street, Dexter Court and Kay Court. A trail easement at the southern portion of the property is also required.

Development Review Staff Report



IMPROVEMENTS

Kay Pointe Blvd, Dexter Court, Kay Court and Lombard Street are all required to be extended and constructed to existing city standards. These street improvements are required to be constructed or escrowed prior to approval of the final plat. The Major Thoroughfare Plan shows Grand Street being extended to the west of West Bypass. Public Works has reviewed the feasibility of this extension and due to the terrain in this area as well as other factors with built out development, the extension of Grand Street is not feasible. We are in the process of removing this from the Major Thoroughfare Plan. Therefore, the extension of Grand Street is not a requirement of this plat.

TRAFFIC - TABLE 1: PLATTING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	S. West Bypass	Expressway	No	95	65
Street 2	Lombard Street	Local	No	N/A	25
Street 3	Dexter Court	Local	No	N/A	25
Street 4	Kay Pointe Boulevard	Local	No	N/A	25
Street 5	Kay Court	Local	No	N/A	25

Development Review Staff Report



ATTACHMENT 2: CONDITIONS OF PLAT APPROVAL

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

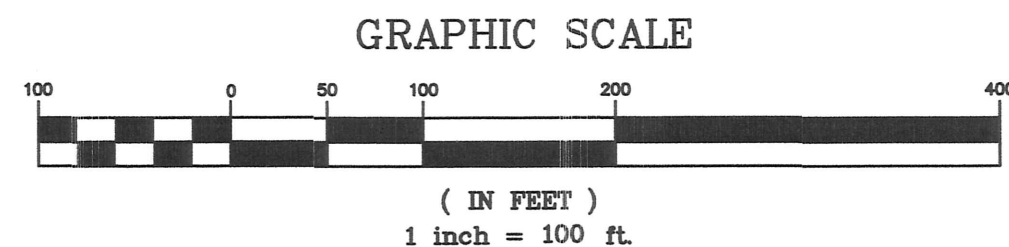
1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.
7. The portion of property zoned Highway Commercial w/COD #2 shall be rezoned in order to make all proposed residential lots zoned Single-Family Residential and to rework the Conditional Overlay District to better suite future development of the property.

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



CAUTION:

INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



PRELIMINARY PLAT OF KAY POINTE PLACE

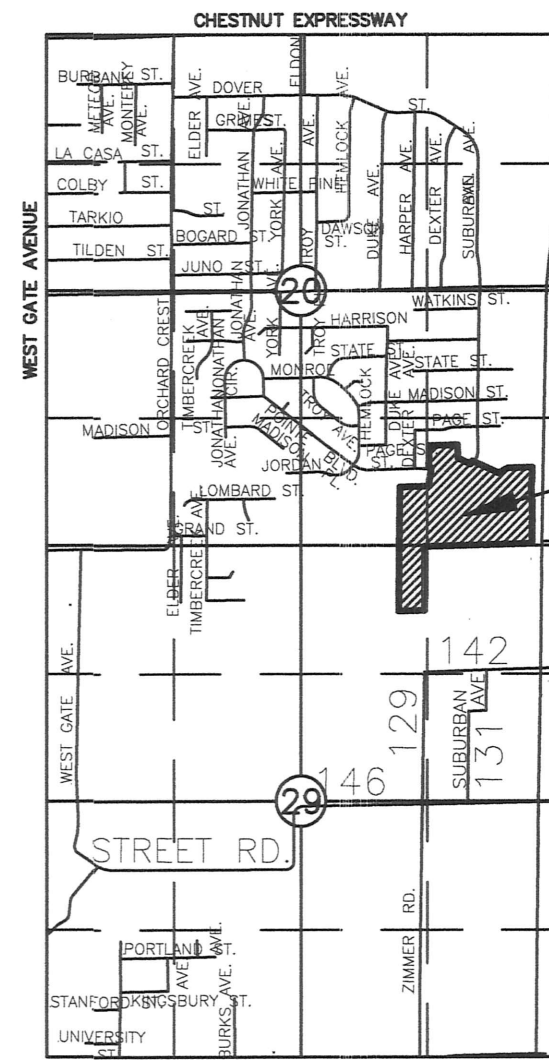
A SUBDIVISION IN GREENE COUNTY, MISSOURI

OWNER

HOPPY LLC
200 W. RUDASILL RD
TUCSON, AZ 85716

DEVELOPER

CARLETON RESOURCES LLC
6303 S. KISSICK
OZARK, MO 65721
PHONE: (417) 827-8589
CONTACT: KEVIN CARLETON



LOCATION MAP

SECTIONS 20 & 29
TOWNSHIP 29 RANGE 22
APPROX. SCALE: 1"=2000'

SOURCE OF DESCRIPTION

BOOK 2509 PAGE 2302

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

TIMERCREEK 6TH ADDITION
FINAL PLAT

WESTWOOD HILLS FIRST ADDITION
FINAL PLAT

WESTWOOD HILLS SECOND ADDITION
FINAL PLAT

WEST BYPASS PROPERTIES
FINAL PLAT

WEST BYPASS PROPERTIES - PLAT 2
FINAL PLAT

DEEDS AS SHOWN

LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- = PERMANENT MONUMENT
- ⊙ = SEWER MANHOLE
- ⊕ = FIRE HYDRANT
- S— = SANITARY SEWER LINE
- W— = WATER LINE
- SD— = STORM DRAIN LINE
- ⊘ = SINKHOLE
- ▨ = FLOODWAY
- ▨ = FLOOD ZONE AE
- ▨ = EASEMENTS AS SHOWN ON PLAT OF WESTWOOD HILLS SECOND ADDITION

DEVELOPMENT NOTES

Total Area	1,310,213 sq. ft. (30.1 acres)
Proposed Area	486,219 sq. ft. (11.2 acres)
Total No. of Lots	52
Smallest Lot	Lots 36-39 & 41-46: 6,000 Sq. Ft.
Largest Lot	Lot 52: 823,994 Sq. Ft.
Density	7 UNITS/ACRE
Proposed Land Use	SINGLE FAMILY HOME SITES
Current Zoning	Res. Single-Family & Highway Com.
Source of Title	Book 2509 Page 2302
Street Classifications	Local
5' Sidewalks	Shall Be Constructed When Developed
10' Utility Easements	Along Right-of-Way of all lots
Required Setbacks	
Front Yard	15 ft. (25 ft. at Cul-de-sac)
Side Yard	5 ft.
Side Yard On Corners	12.5 ft.
Rear Yard	15 ft.

SIDE YARD SETBACKS ARE NOT SHOWN DUE TO VISUAL SPACE LIMITATIONS

NOTES

- ALL CUL-DE-SAC LOTS HAVE AT LEAST 50.00 FEET OF FRONTAGE AT THE SETBACK LINE, NOT DIMENSIONED DUE TO VISUAL SPACE LIMITATIONS.
- THE PORTION OF PROPERTY ZONED HIGHWAY COMMERCIAL W/COD #2 MUST BE REZONED BEFORE FINAL PLAT APPROVAL.
- ROADWAY AND CUL-DE-SAC ISLANDS SHALL BE TREATED AS COMMON AREA
- FINAL LOCATION OF ELECTRIC, GAS & WATER MAINS AND LATERALS WILL BE DETERMINED BY CITY UTILITIES ENGINEERING DEPARTMENT (CONTACT: JOSH CASEY (417) 831-8816)
- THIS PLAT DOES NOT MEET THE CONDITIONS OF CONDITIONAL OVERLAY #2
- FEE IN LIEU OF CONSTRUCTING DETENTION

PROPERTY DESCRIPTION

COMMENCING AT AN EXISTING SURVEY MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 29, RANGE 22, GREENE COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, N89°37°03"W, 216.22 FEET TO AN EXISTING SURVEY MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF WEST BYPASS AND POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N89°37°03"W, A DISTANCE OF 1117.89 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 29, RANGE 22; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, S02°37'48"W, A DISTANCE OF 666.08 FEET TO AN EXISTING SURVEY MONUMENT; THENCE N89°53°27"W, A DISTANCE OF 263.92 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ALONG THE EXTENSION OF THE EAST LINE OF TIMERCREEK 6TH ADDITION, N02°00'40"E, A DISTANCE OF 687.10 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 20; THENCE ALONG SAID EAST LINE OF TIMERCREEK 6TH ADDITION, N02°56'09"E, A DISTANCE OF 627.08 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ALONG THE SOUTH AND EAST LINES OF WESTWOOD HILLS SECOND ADDITION, THE FOLLOWING 6 COURSES: S89°27'01"E, A DISTANCE OF 298.09 FEET TO AN EXISTING SURVEY MONUMENT; N11°24'42"E, A DISTANCE OF 190.76 FEET TO THE NORTH RIGHT-OF-WAY LINE OF KAY POINTE BOULEVARD; THENCE ON A CURVE TO THE LEFT, 26.13 FEET, SAID CURVE HAVING A RADIUS OF 424.34 FEET, A CENTRAL ANGLE OF 3°31'39", WITH A LONG CHORD OF 26.12 FEET WHICH BEARS N80°21'07"W TO AN EXISTING SURVEY MONUMENT; N02°56'08"E, A DISTANCE OF 229.19 FEET; S89°16'20"E, A DISTANCE OF 293.66 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ALONG THE SOUTH LINES OF WESTWOOD HILLS FIRST ADDITION, THE FOLLOWING 6 COURSES: S00°38'44"W, A DISTANCE OF 135.97 FEET TO AN EXISTING SURVEY MONUMENT; S62°31'00"E, A DISTANCE OF 150.20 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ON A CURVE TO THE LEFT, 39.46 FEET, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 8°22'25", WITH A LONG CHORD OF 39.42 FEET WHICH BEARS N31°03'08"E; S63°15'01"E, A DISTANCE OF 299.90 FEET TO AN EXISTING SURVEY MONUMENT; N62°56'38"E, A DISTANCE OF 109.90 FEET TO AN EXISTING SURVEY MONUMENT; S89°14'06"E, A DISTANCE OF 255.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST BYPASS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING 5 COURSES: S02°19'04"W, A DISTANCE OF 106.80 FEET; S08°16'57"W, A DISTANCE OF 100.54 FEET TO AN EXISTING SURVEY MONUMENT; S02°25'00"W, A DISTANCE OF 50.02 FEET TO AN EXISTING SURVEY MONUMENT; S03°41'49"E, A DISTANCE OF 100.53 FEET TO AN EXISTING SURVEY MONUMENT; S02°19'04"W, A DISTANCE OF 433.20 FEET TO THE POINT OF BEGINNING, CONTAINING 1,310,213 SQ. FT. (30.1 ACRES).

BEARINGS LISTED ARE BASED ON MISSOURI STATE PLANE, CENTRAL ZONE, NAD83 (2011).

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED. PREPARED BY WILSON SURVEYING CO., INC. DATED OCTOBER 31, 2019 AND SIGNED BY RICK WILSON L. S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON L. S. NO. 1970 IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SIGNATURE

WILSON SURVEYING CO., INC. LC 2670
BY RICK WILSON LS 1970

DATE PREPARED: DECEMBER 6, 2019

PREPARED BY

WILSON SURVEYING CO., INC.

SURVEYING/ENGINEERING/ LAND PLANNING
1835 S. STEWART AVENUE, SUITE 124
Springfield, Missouri 65804

TELE: (417) 522-7870 FAX: (417) 522-7874

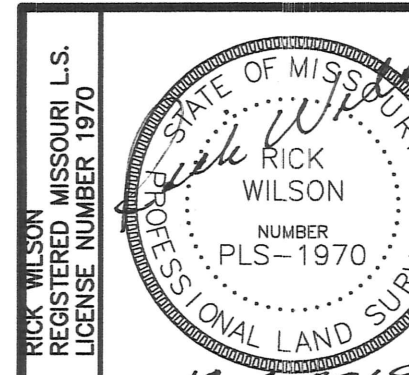
EMAIL: RICK.WILSON@WILSONSURVEYING.COM

DRAWING NO.: WD-105-419

JOB NO.: 18116

DRAWN BY: RHW & MSB

DATE: DECEMBER 6, 2019



Property Line Curve Table					
Curve #	Length	Radius	Δ Delta	Chord Direction	Chord Length
C1	8.13	413.50	1°07'37"	N78°01'29"W	8.13
C2	13.62	15.00	52°01'12"	N08°37'10"W	13.16
C3	50.58	50.00	57°57'41"	N05°38'56"W	48.45
C4	33.39	50.00	38°15'55"	N42°27'52"E	32.78
C5	33.39	50.00	38°15'56"	N80°43'47"E	32.78
C6	33.39	50.00	38°15'55"	S61°00'17"E	32.78
C7	33.96	50.00	38°54'44"	S22°24'58"E	33.31
C8	63.16	50.00	72°22'14"	S33°13'32"W	58.04
C9	13.62	15.00	52°01'12"	S43°24'02"W	13.16
C10	78.58	403.50	1°10'29"	S62°03'30"E	78.45
C11	78.58	403.50	1°10'29"	S50°54'01"E	78.45
C12	59.54	270.00	12°38'06"	N41°33'24"E	59.42
C13	39.46	270.00	8°22'25"	N31°03'08"E	39.42
C14	48.22	330.00	6°22'21"	S31°01'51"W	48.18
C15	48.27	330.00	6°22'50"	S39°24'26"W	48.23
C16	24.63	330.00	4°16'35"	S45°44'09"W	24.62
C17	4.93	325.00	0°52'08"	S48°18'29"W	4.93
C18	46.43	325.00	8°11'08"	S52°50'06"W	46.39
C19	46.43	325.00	8°11'08"	S61°01'12"W	46.39
C20	46.43	325.00	8°11'08"	S69°12'18"W	46.39
C21	46.43	325.00	8°11'08"	S77°23'25"W	46.39
C22	46.43	325.00	8°11'08"	S85°34'31"W	46.39
C23	30.41	325.00	5°21'40"	N87°39'05"W	30.40
C24	19.90	15.00	76°01'32"	S35°04'37"E	18.48
C25	65.66	60.00	62°41'59"	S41°44'23"E	62.43
C26	35.29	60.00	33°42'12"	S06°27'42"W	34.79
C27	35.29	60.00	33°42'12"	S40°09'55"W	34.79
C28	35.29	60.00	33°42'12"	S73°52'07"W	34.79
C29	35.29	60.00	33°42'12"	N72°25'41"W	34.79
C30	35.29	60.00	33°42'12"	N38°43'29"W	34.79
C31	35.29	60.00	33°42'12"	N05°01'16"W	34.79
C32	26.70	60.00	25°29'56"	N24°34'48"E	26.48
C33	9.00	15.00	34°23'37"	N20°07'57"E	8.87
C34	9.49	275.00	1°58'38"	N48°51'44"E	9.49
C35	19.20	353.50	3°06'41"	N77°01'57"W	19.19
C36	26.13	424.34	3°31'39"	N80°21'07"W	26.12

Centerline of Road Line Table		
Line #	Line Direction	Line Length
CL1	S78°35'18"E	45.00
CL2	S42°07'34"E	12.50

Centerline of Road Curve Table					
Curve #	Length	Radius	Δ Delta	Chord Direction	Chord Length
CLC1	244.05	383.50	36°27'44"	N60°21'26"W	239.98
CLC2	110.00	300.00	21°00'31"	N37°22'11"E	109.38
CLC3	248.90	300.00	47°09'18"	N71°27'06"E	239.99

State Plane Coordinates

Monument #	Northing	Easting
▲	151887.548	424274.734
▲	151947.798	424341.354

COORDINATES LISTED ARE METERS

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 29077C0328E, EFFECTIVE DECEMBER 17, 2010.