



City of Springfield

Agenda

Planning and Zoning Commission

Britton Jobe, Chair

Natalie Broekhoven, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Bruce Colony
Bill Knuckles
Eric Pauly
Dan Scott

March 9, 2023

6:30 PM

City Council Chambers
Historic City Hall
830 Boonville Ave.

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. Approval of February 6, 2023 minutes.

2.2. Approval of February 9, 2023 minutes.

3. COMMUNICATIONS.

3.1. City Council Summary February 6, 2023.

3.2. City Council Summary February 21, 2023.

4. CONSENT AGENDA.

All items may be approved with a single motion without a public hearing, unless removed from the consent agenda.

4.1. Relinquishment of Easement 935
600 South Glenstone Avenue

Applicant: 600 S Glenstone, LLC

5. UNFINISHED BUSINESS.

5.1. **Z-27-2022 w/COD #220**

1739, 1745, 1755 South National Avenue and 1111, 1119, 1133, and 1141 East Sunshine Street and 1138 East University Street

Applicant: BK&M, LLC

5.2. **Home Occupation Amendments Citywide**

Applicant: City of Springfield

5.3. **Neighborhood Compatibility Amendments Citywide**

Applicant: City of Springfield

5.4. **Stand Alone Multi-Family in Commercial District Amendments Citywide**

Applicant: City of Springfield

5.5. **Conditional Use Permit Amendments Citywide**

Applicant: City of Springfield

6. **PUBLIC HEARINGS.**

6.1. **Z-4-2023 w/COD #225**

3444 West Sunshine Street and 1819 South Farm Road 133

Applicant: Donald L. & Patricia L. McCurry Trust and South Creek Development Corporation and Sunshine Crossing, LLC

6.2. **Z-5-2023 w/COD #226**

2202 North Belcrest Avenue

Applicant: SFC Real Estate, LLC

6.3. **Z-6-2023**

3503 West Washita Street

Applicant: South Creek Development Corporation

6.4. **Z-7-2023**

3710 East Cherry Street

Applicant: Hickory Village 55 Plus, LLC

6.5. Planned Development 384
1409 North Washington Avenue

Applicant: Boyd School Redevelopment Corporation

6.6. Planned Development 385
1760 East Bradford Parkway

Applicant: BIBI Bradford, LLC

7. OTHER BUSINESS.

8. ADJOURN.

In accordance with Americans with Disabilities Act (ADA) guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 417-864-1651 as soon as possible to ensure our ability to accommodate your needs.

February 6, 2023
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in special session in the City Council Chambers.

Roll Call - Present: Britton Jobe (Chairman), Natalie Broekhoven (Vice-Chair), Bruce Colony, Christopher Lebeck, Eric Pauly, Bill Knuckles, Betty Ridge, Dan Scott, and Helen Gunther. Absent: None. Staff in attendance: Bob Hosmer, Planning Manager, Susan Istenes, Planning Director, Rhonda Lewsader, City Attorney.

MINUTES:

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions and introduced new members of the Commission.

CONSENT ITEMS:

Request to Acquire 539
946 & 955 East Trafficway Street and 234 North John Q. Hammons Parkway
Applicant: City of Springfield

COMMISSION ACTION: (remove from consent agenda)

Mr. Colony motioned to remove from consent item. Ms. Broekhoven seconded the motion. Ayes: Broekhoven, Colony, Knuckles, Lebeck, Pauly, Gunther, Ridge, and Scott. Nays: Jobe. Abstain: None. Absent: None.

Mr. Hosmer stated that this is a request to acquire property (baseball stadium and parking lots) and is consistent with the Comprehensive Plan and staff recommends approval.

Mr. Colony asked what would happen if the stadium were not purchased. Ms. Lewsader noted that the purpose of the commission and its function is to review if it is appropriate for the Master Plan. Further discussion on what permissions and steps/criteria were taken for the approval and purchase of the baseball field/team.

Mr. Hosmer wanted to clarify that he noted as part of the initial review on page 7 of the staff report (Land Acquisition Policy) that Forward SGF should also be part of the applicant responses as well as Vision 20/20.

Further discussion on what needed to be amended.

COMMISSION ACTION: (amend reference)

Mr. Lebeck motioned to amend where appropriate the reference of Vision 20/20 to add Forward SGF (Vision 20/20 – Forward SGF). Mr. Knuckles seconded the motion. Ayes: Jobe, Broekhoven, Colony, Knuckles, Lebeck, Pauly, Gunther, Ridge, and Scott. Nays: None. Abstain: None. Absent: None.

Further discussion regarding the Master Plan and its review every five years and when was the last review done. Mr. Hosmer noted that Forward SGF plan was just adopted last December and will review and amend the Comprehensive Plan on a five-year process to not get behind and being consistent with policies.

Mr. Hosmer noted that the Master Plan and the Comprehensive Plan are referenced as the same (resolution).

More discussion on funds for improvements with the Master Plan.

Mr. Jobe opened the public hearing.

Mr. Jobe closed the public hearing.

COMMISSION ACTION: (final vote)

Mr. Knuckles motioned to approve Request to Acquire 539 (946 & 955 East Trafficway Street and 234 North John Q. Hammons Parkway). Ms. Broekhoven seconded the motion. Ayes: Jobe, Broekhoven, Colony, Knuckles, Lebeck, Pauly, Gunther, Ridge, and Scott. Nays: None. Abstain: None. Absent: None.

UNFINISHED BUSINESS:

PUBLIC HEARINGS:

OTHER BUSINESS:

ADJOURN: 5:20pm

February 9, 2023
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session in the City Council Chambers.

Roll Call - Present: Britton Jobe (Chairman), Natalie Broekhoven (Vice-Chairman), Bruce Colony, Christopher Lebeck, Eric Pauly, Bill Knuckles, Betty Ridge, and Helen Gunther. Absent: Dan Scott. Staff in attendance: Bob Hosmer, Planning Manager, Susan Istenes, Planning Director, Jill Burris, Assistant City Attorney, Kyle McGinnis, Senior Planner, and Michael Sparlin, Senior Planner.

MINUTES: The minutes of January 12, 2023, were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

UNFINISHED BUSINESS:

Z-27-2022 w/COD #220

1739, 1745 & 1755 South National Avenue and 1111, 1119, 1133 & 1141 East Sunshine Street and 1138 East University Street

Applicant: BK&M, LLC

Request to postpone to the March 9, 2023, Planning and Zoning meeting. (Mr. Lebeck recused himself)

COMMISSION ACTION:

Mr. Knuckles motioned to **postpone** Z-27-2022 w/COD #220 (1739, 1745 & 1755 South National Avenue and 1111, 1119, 1133 & 1141 East Sunshine Street and 1138 East University Street) to March 9, 2023. Ms. Broekhoven seconded the motion. Ayes: Jobe, Broekhoven, Pauly, Knuckles, Ridge, and Gunther. Nays: Colony. Abstain: None. Absent: Scott. Christopher Lebeck recused himself.

Vacation 826

1700 blk West Loren Street

Applicant: Advocates for Healthy Community, Inc.

Mr. McGinnis stated that this is a request to vacate a portion of the public right-of-way at the 1700 block of West Loren Street.

Mr. Knuckles asked about a sanitary sewer easement.

Mr. McGinnis noted that there is a sanitary sewer and cross access easement on the property.

Mr. Jobe opened the public hearing.

Mr. Derek Lee, 1200 E. Woodhurst Street, representing the owner (Jordan Valley Community Health Center) and they are combining the land to develop a campus. They do not own the right-of-way so they can't grant an easement, so the city is offering to vacate.

Mr. Knuckles asked if the other part/half of the street has been vacated, Mr. Lee does not know but it is all the property in between it.

Mr. Jobe closed the hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Vacation 826 (1720 West Grand Avenue). Mr. Lebeck seconded the motion. Ayes: Jobe, Broekhoven, Colony, Pauly, Lebeck, Knuckles, Ridge, and Gunther. Nays: None. Abstain: None. Absent: Scott.

Home Occupation Amendments

Citywide

Applicant: City of Springfield

Postponed to the March 9, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken.

PUBLIC HEARINGS:

Z-1-2023 w/COD #222

1018 North Farmer Avenue and 1622, 1628 & 1634 West Scott Street

Applicant: Baptist Temple of Springfield

Mr. McGinnis stated that this is a request to rezone approximately 0.71 acres of property generally located at 1018 N. Farmer Avenue and 1622 through 1634 W. Scott Street from R-SF, Single-family residential district to R-TH, Residential townhouse district and establishing Conditional Overlay District No. 222. The project area is located within the Center City Neighborhood placetypes (corrected and referenced as an “established neighborhood placetype” in staff report and verbally noted during presentation).

Mr. Colony asked for the limitations on the Conditional Overlay District and asked about small-scale commercial.

Mr. McGinnis noted that only one is that future construction conforms to the affordable housing design guidelines. Mr. McGinnis also noted that the zoning district would not allow small scale commercial, but it is the placetype that would encourage commercial where appropriate. This placetype is to enhance and diversify the neighborhoods.

Mr. Knuckles asked if the properties to the east would be within the Conditional Overlay District and Mr. McGinnis noted that the properties are not.

Mr. Jobe opened the public hearing.

Ms. Michelle Lopez, 5256 S. Aspen Drive and here as a representative to the property management and to answer any questions.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-1-2023 w/COD #222 (1018 North Farmer Avenue and 1622, 1628 & 1634 West Scott Street). Ms. Broekhoven seconded the motion. Ayes: Jobe, Broekhoven, Colony, Pauly, Lebeck, Knuckles, Ridge, and Gunther. Nays: None. Abstain: None. Absent: Scott.

Z-3-2023 w/COD #223
2238, 2250 & 2316 East Catalpa Street
Applicant: NGA Holdings, LLC

Mr. Sparlin stated this is a request to rezone approximately 14.8 acres of property generally located at 2238, 2250, 2316 East Catalpa Street from R-TH, Residential Townhouse District to R-LD, Low-density Multi-family Residential District and establishing Conditional Overlay District No. 223.

Mr. Knuckles asked about bufferyard B and if adequate for that type of development. Mr. Sparlin noted that it is sufficient and complies with the zoning code requirements.

Mr. Knuckles about egress/ingress on to Catalpa and if the only access and Mr. Sparlin noted that there are no other streets abutting the property.

Mr. Pauly asked about the bulk plane (45-degree) and noted that it seems a problem if allowing into a residential area. Mr. Sparlin noted that the R-LD, Low-Density Multifamily Residential Districts have the same standards for R-SF, Single Family Residential Districts.

Mr. Pauly asked if they will exceed the 15 feet width limit to allow a three-story building, Mr. Sparlin noted that they could have a three-story building, but developer/applicant can answer that question.

Ms. Ridge asked if the railroad is still active in that area and Mr. Sparlin noted that he is unsure.

Mr. Colony asked about stormwater and said a lot of flooding occurs by the tracks and would like the drainage issues to be addressed.

Mr. Joe Codichini stated that first stipulation at the time of development is that they must install new pipe (900/1000 ft) to alleviate the overflow and the second they have to have detention that would accommodate the sinkholes in the area.

Mr. Colony noted the intersection at Barnes and Catalpa and how terrible it is.

Mr. Chad Zickefoose stated that the intersection will be analyzed and possible improvements at the time (traffic impact study) of construction.

Mr. Jobe opened the public hearing.

Mr. Nathan Adams, 3213 S. West Bypass, stated that these will be 2-story buildings (townhome development) will have the same density as R-SF by not splitting the property to not develop public streets.

Mr. Pauly asked about bulk plane and if a 2 or 3 story building.

Mr. Adams stated it will be only 2-story buildings, but not sure on type of roof.

Mr. Colony wants clarification on public street comment, Mr. Adams noted this will be like a "gated community" and not separated out and will have one owner. Mr. Colony also noted that there are several nice and large trees and would like them to be preserved. Mr. Adams said that they will try to preserve as many as possible.

Mr. Knuckles asked who will maintain the private infrastructure. Mr. Adams noted that the single owner would maintain the property.

Ms. Leslie Vandenberg, 1162 S. Marlan is against the zoning change, but not against growth. She voiced her concerns regarding traffic, ingress/egress (wants more access points) and stormwater/flooding issues noting that there are no storm drains and asked for this to be denied until stormwater and roadway have been improved.

Mr. Colony noted her concerns for traffic and stormwater and asked if these issues were rectified, then would she still have issues and she stated that traffic would still be a problem and looking at apartment complexes across from a single-family residential area.

Mr. Knuckles asked if the city has plans for street improvements. Mr. Chad Zickefoose stated that there are no plans for Catalpa and Barnes but could in the future if a traffic study would recommend improvements.

Mr. Lebeck asked about the zoning and dwelling unit per acre and was clarified that it allows for 11 du/ac.

Ms. Britton Dennis, 1161 S. Maple Grove Avenue voiced her concerns for an apartment complex versus single family homes, she also noted concerns for traffic, stormwater, biking (part of the Greenwood bike trail) and low inventory of properties for purchase.

Ms. Sherry Lincoln, 1163 S. Maple Grove is here on behalf of the children and teachers in the area and stating that the local schools would be severely impacted with the additional students (overcrowding) in the classrooms. She also noted that the street is not safe (traffic) and that they have had flooding issues.

Ms. Amelia Mooney, 1166 S. Maple Grove noted that there are approximately 30 single family homes in the neighborhood and the only exit is Catalpa and stated that they have problems with the homeless living in woods and believes that townhouses would put too much of a strain on the neighborhood and Greenway Trail and this type of project is not suitable. She also stated that she would like for any study (traffic impact) to happen before construction, not after.

Mr. Colony wanted clarification and explained that building permits (after traffic study) would not be issued until construction has begun.

Mr. Zickefoose noted that if the rezoning is approved then a traffic study is required and then the recommendations would need to be escrowed or constructed before any building permits would be issued.

Mr. Jobe closed the public hearing.

Mr. Colony asked if the developer would be allowed to construct their project, and would they be granted a Certificate of Occupancy? Mr. Zickefoose stated that they would not receive a Certificate of Occupancy until completed and a sidewalk will be required on Catalpa (frontage).

Mr. Lebeck asked for clarification on the recommendations, item 6 (Findings for Staff Recommendations). Mr. Hosmer said the same du/ac does not reach a threshold for a traffic study prior to the zoning case.

Mr. Zickefoose explained what would prompt a required traffic study, but traffic study can put a condition on the development.

Mr. Knuckles asked about the density and suggested that the city look at the traffic along Catalpa and Barnes as well as drainage issues.

Mr. Jobe stated that Planning and Zoning Commission can approve a change to the land use and does share the current concerns, but the scope is limited to the amendment map and will be in support of it.

Ms. Broekhoven asked what the street designation of Barnes and Catalpa is, Mr. Zickefoose noted that they are both collector's and the stepdown use type would be good for this area, but Barnes and Catalpa are basically neighborhood streets and are dangerous. Current zoning is the same intensity with a Conditional Overlay District that brings attention to the traffic issues and believes this is a positive outcome and will vote in support.

Mr. Pauly also travels this daily and does not believe he can support this due to the traffic concerns.

Ms. Ridge also noted that she had traveled Catalpa daily and the road conditions were not that bad, but the railroad crossing is dangerous and mentioned stormwater issues.

Mr. Lebeck stated that Planning and Zoning must note the 8 conditions (Planning and Zoning Authority / Section 36-367) when looking at rezoning and said the traffic issues already exist and this development will have positive benefits and he will support the rezoning.

Mr. Colony noted the perfect opportunity to fix the stormwater and traffic issues and will be supporting and wants the city to work with the developer to fix the current issues.

Ms. Gunther asked about turn lanes, Mr. Zickefoose said the developer would be required to build whatever improvements, exception would be if Catalpa / Barnes already require turn lanes.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-3-2023 w/COD #223 (2238, 2250 & 2316 East Catalpa Street). Mr. Lebeck seconded the motion. Ayes: Jobe, Broekhoven, Colony, Lebeck, Knuckles, Ridge, and Gunther. Nays: Pauly. Abstain: None. Absent: Scott.

OTHER BUSINESS:

Preliminary Plat of Troy Acres First Addition
520 South Troy Avenue

Applicant: Crawford Mace, LLC

Mr. Hosmer stated that this is a request to approve a preliminary plat for a 6-lot residential subdivision located at 520 South Troy Avenue.

Mr. Jobe opened the public hearing.

Mr. Bill Mace, 2112 State Hwy and here to answer any questions.

Mr. Ted Adams, 315 South Troy Avenue stated his concerns of the street width for the 6 homes as proposed and would like to know if the developer will be fixing the street.

Mr. Lee Viorel for owner at 421 S. Troy Avenue and is against the size of the lots and have 33 landowners who do not approve the density and would like for them to reconsider for 3 lots. He voiced concern for parking, location of driveway access easements, too narrow of street, no curb and gutter and believes this development is not harmonious for the neighborhood. He also talked about the lot size for placement of the houses and garages/carport that would cause possible street parking.

Mr. Lebeck asked for lot sizes surrounding the area and Mr. Viorel was told they are roughly double in size.

Mr. Knuckles as for street and plat requirements, Mr. Zickefoose stated that the city code does not require improvements to the existing street and there are no plans to widen Troy Avenue.

Mr. Jobe asked for advisement on the discretion to consider for the subdivision. Mr. Hosmer stated that meeting the standard is what the Commission is to assess.

Mr. Colony (Duke Avenue) noted the neighboring lot sizes and point out that they are only a bit larger than the proposed development.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Preliminary Plat of Troy Acres First Addition (520 South Troy Avenue). Mr. Knuckles seconded the motion. Ayes: Jobe, Broekhoven, Colony, Pauly, Lebeck, Knuckles, Ridge, and Gunther. Nays: None. Abstain: None. Absent: Scott.

Neighborhood Compatibility Amendments

Citywide

Applicant: City of Springfield

Postponed to the March 9, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken

Stand Alone Multi-Family in Commercial District Amendments

Citywide

Applicant: City of Springfield

Postponed to the March 9, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken

Rules of Procedure for Planning and Zoning

Applicant: City of Springfield

Mr. Hosmer stated that this a proposal to modify the Rules of Procedure for the Planning and Zoning Commission.

1. Ms. Susan Istenes stated that for better reading at Section 2.6 Action by the Commission.
"If five votes are not obtained after three such votes, the item shall be deemed denied." Suggest the sentence change to "If 5 votes notes are not obtained after three meetings, the item shall be deemed denied. Strike: ~~such~~, change the word "votes" to meetings.

Mr. Knuckles asked for clarification on denial. Mr. Colony went over the changes and would like Ms. Burris to clarify.

Ms. Burris stated this is for a recommending body, not an approving body and goes back to the tie issue, confirming if you can't get to five votes, not five members present, etc., and Mr. Colony and Mr. Hosmer (Vacations, not going forward to City Council) went over the final items.

COMMISSION ACTION 1:

Mr. Colony motioned to **approve** the amendment for the Rules of Procedure for Planning and Zoning. Mr. Knuckles seconded the motion. Ayes: Jobe, Broekhoven, Colony, Pauly, Lebeck, Knuckles, Ridge, and Gunther. Nays: None. Abstain: None. Absent: Scott.

2. Mr. Jobe has one concern on page 7 of the redlined copy (request for postponement).
Exceptions: The Commission may grant a request to postpone or table a case for a longer period than from the originally scheduled date of the public hearing in cases where ~~circumstances beyond the control of the applicant~~

~~render it difficult to comply with the public hearing schedule.~~ Read as “the applicant in the opinion of the commission demonstrates a good cause.” and went over why this is being offered as an amendment.

Mr. Lebeck stated the following.

“Exceptions: The Commission may grant a request to postpone or table a case for a longer period than from the originally scheduled date of the public hearing for good cause shown.” ~~in cases where circumstances beyond the control of the applicant render it difficult to comply with the public hearing schedule.~~

Ms. Burris suggests, “finding of good cause.”

Mr. Lebeck stated the following.

“Exceptions: The Commission may grant a request to postpone or table a case for a longer period than from the originally scheduled date of the public hearing upon finding of good cause.” ~~shown in cases where circumstances beyond the control of the applicant render it difficult to comply with the public hearing schedule~~

COMMISSION ACTION 2:

Mr. Lebeck motioned to **approve** the amendment for the Rules of Procedure for Planning and Zoning. Mr. Colony seconded the motion. Ayes: Jobe, Broekhoven, Colony, Pauly, Lebeck, Knuckles, Ridge, and Gunther. Nays: None. Abstain: None. Absent: Scott.

Mr. Colony read from the completed “draft” version and questions the 180 days and asking if the 180 days is cumulative. Ms. Burris said that she believes it would be “cumulative 180 days” and after 180 days it would automatically be withdrawn.

Mr. Colony also asked about the 48-hour request for postponement if not approved and Ms. Burris said they would proceed with the public hearing on the agenda.

Mr. Lebeck is asking if less than 48 hours, then the full agenda is posted and what are and who is making a substantive amendment, color, adding one tree to landscaping, etc.

Mr. Jobe voiced his same concern if the amendment is substantive, and Ms. Burris said they would have to have a substantive finding under the current rules and notes that this is just a request to postpone and not to rehear such action.

Mr. Colony asked for the difference of postponing versus tabling. Ms. Burris gave out examples.

COMMISSION ACTION (accept recommendations):

Mr. Colony motioned to **accept** the recommendations for the Rules of Procedure for Planning and Zoning as amended. Mr. Knuckles seconded the motion. Ayes: Jobe, Broekhoven, Colony, Pauly, Lebeck, Knuckles, Ridge, and Gunther. Nays: None. Abstain: None. Absent: Scott.

ADJOURN: 8:05pm



City of Springfield

Agenda

City Council

Ken McClure, Mayor

Zone Councilmembers

Monica Horton, Zone 1

Abe McGull, Zone 2

Mike Schilling, Zone 3

Matthew Simpson, Zone 4

General Councilmembers

Heather Hardinger, General A

Craig Hosmer, General B

Andrew Lear, General C

Richard Ollis, General D

February 6, 2023

6:30 PM

City Council Chambers

Rules and procedures can be found on the [Agenda Center](#).

1. ROLL CALL.

2. APPROVAL OF MINUTES.

- 2.1. Approval of Minutes. January 23, 2023, City Council Meeting, January 24, 2023, Special City Council Meeting, and January 31, 2023, Special City Council Meeting.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2023-028 (Hardinger)

A general ordinance amending the Springfield City Code, Chapter 82, 'Parks and Recreation,' Article I, 'General,' Section 82-1, 'Park rules generally,' to clarify the hours of operation and closure of the City's various park locations and to improve the consistent regulation of alcohol throughout the park system

6.2. Council Bill 2023-029 (Hosmer)

A general ordinance amending Chapter 120, 'Wastewater Regulations,' Article VI, 'Wastewater Charges and Rates,' Section 120-245, 'Rates,' and Section 120-247, 'Extra Charges,' of the Springfield City Code, by repealing the existing rate schedule and establishing a new rate schedule that provides for phased-in annual rate increases for three years, beginning July 1, 2023, which shall provide necessary funding for accommodating increases in operating costs and for the additional cost of complying with the Clean Water Act and Missouri Department of Natural Resources mandates.

6.3. Council Bill 2023-030 (Lear)

A special ordinance authorizing the City Manager, or designee, on behalf of the City, to enter into a First Amendment to the Battlefield Wastewater Service Contract to provide an expanded, Battlefield Annexation Boundary within which Battlefield can annex in order to provide wastewater services.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2023-033 (Schilling)

A resolution authorizing the City Manager, or his designee, to apply for a State Revolving Fund Loan of up to \$13,000,000 paired with a Water Quality Incentive Grant of up to \$1,500,000 from the Missouri Department of Natural Resources for the purpose of funding construction of the Renew Jordan Creek – Main to Boonville Project. (Staff recommends approval.)

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2023-034 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.4 acres of property generally located at 739 West Talmage Street from R-SF, Single-family residential district, to Planned Development No. 383; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: Baptist Temple of Springfield; 739 W. Talmage St.; Planned Development No. 383.)

13. FIRST READING BILLS.

Citizens May Speak. Not Anticipated To Be Voted On.

13.1. Council Bill 2023-035 (Hardinger)

A special ordinance amending the General Fund budget for the City Clerk for the City of Springfield, Missouri, for Fiscal Year 2022-2023, by appropriating a portion of the accumulated carryover funds and increasing expenses in the amount of \$90,000 for special election costs related to the referendum petition of the rezoning of certain properties on South Lone Pine Avenue.

13.2. Council Bill 2023-036 (Lear, Hardinger, Schilling, and Simpson)

A general ordinance amending the Fee Schedule for certain City services as provided in the Springfield City Code, by making such adjustments as provided in the attached "Evaluation of Charges for Municipal Services;" and adopting new fees for certain City services. (The Finance and Administration Committee recommends approval.)

13.3. Council Bill 2023-037 (Schilling)

A special ordinance declaring the necessity of acquiring by condemnation the real property herein described for the purpose of constructing and maintaining storm water and bridge infrastructure in the Renewal of Jordan Creek Improvements Phase 1

Project and the Main Avenue Bridge Replacement Project; and authorizing designated officers, or their designees, to do all things necessary to carry out the terms of this Ordinance.

13.4. Council Bill 2023-038 (Horton)

A special ordinance declaring the necessity of acquiring by condemnation permanent and temporary easements over, under, and through the property herein described for the purpose of constructing and maintaining storm water infrastructure in the Grant and Norton Stormwater Improvement Project; and authorizing designated officers, or their designees, to do all things necessary to carry out the terms of this Ordinance.

13.5. Council Bill 2023-039 (Simpson)

To authorize the City Manager, or his designee, to enter into an agreement with the State of Missouri, Office of Administration, for the purpose of accepting state American Rescue Plan Act ("ARPA") funds appropriated by the General Assembly for the benefit of the Greene County Agricultural and Mechanical Society d/b/a the Ozarks Empire Fair; authorizing the City Manager, or his designee, to enter into a subrecipient grant agreement with the Ozarks Empire Fair Foundation for the funds appropriated by House Bill 3020, Section 20.851, Fiscal Year 2023, for the benefit of the Ozarks Empire Fair; and amending the budget of the City of Springfield for Fiscal Year 2022-2023 in the amount of \$10,000,000.

13.6. Council Bill 2023-040 (Lear)

A general ordinance amending the Springfield City Code, Chapter 2, 'Administration,' Article VI, 'Finances,' Division 4, 'Police Officers' and Fire Fighters' Retirement System,' Section 2-458, 'Investment of assets of retirement fund,' to tie authorized investment categories to the statement of investment policy.

13.7. Council Bill 2023-041 (McClure)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with The John Q. Hammons Charitable Trust dated May 11, 2018, for the purpose of purchasing said Trust's rights in Hammons Field and to execute all exhibits attached to said agreement for the purpose of settling issues related to the bankruptcy of The Revocable Trust of John Q. Hammons; authorizing the City Manager, or his designee, to enter into an agreement with 946 East Trafficway, LLC, for the purpose of purchasing two parking lots; and authorizing the City Manager, or his designee, to enter into an agreement amending and restating a ballpark lease agreement with the Springfield Cardinals, LLC; and amending the budget of the City of Springfield for Fiscal Year 2022-2023 in the amount of \$16,000,000 for the purpose of appropriating funds to purchase the Charitable Trust's rights to Hammons Field, to purchase the parking lots, and to provide funds for initial capital improvements to Hammons Field.

14. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15. NEW BUSINESS.

15.1. Refer to the Plans and Policies Committee the issue of demolition by neglect.

15.2. The Mayor recommends the following reappointments to the Tree City USA Advisory Committee: Aaron Scott, as the Community Foundation of the Ozarks representative,

and Brandon Cook, as the citizen-at-large representative, with terms to expire December 1, 2025; and Susan Turner, as the Ozarks Greenways representative, with term to expire December 1, 2024.

- 15.3. The Mayor recommends the following appointments to the Tree City USA Advisory Committee: Nancy Evans, as the Neighborhood representative, with term to expire December 1, 2024; and Robert McDaniel, as the citizen-at-large representative, with term to expire December 1, 2025.
- 15.4. The Mayor recommends the following reappointment to the Mayor's Commission on Human Rights and Community Relations: Chase Snider with term to expire October 1, 2025.
- 15.5. The Mayor recommends the following appointments to the Mayor's Commission on Human Rights and Community Relations: Jamea Crum with term to expire October 1, 2023; Kay Holcumbrink and Charity Jordan with terms to expire October 1, 2025.
- 15.6. The Committee of the Whole recommends the following reappointment to the Police Civilian Review Board: Katie Bolt-Goeke with term to expire May 1, 2025.
- 15.7. The Committee of the Whole recommends the following appointment to the Police Civilian Review Board: Kim Flores with term to expire May 1, 2025.
- 15.8. As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

16. UNFINISHED BUSINESS.

17. MISCELLANEOUS.

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

18.1. Council Bill 2023-042 (Ollis)

A special ordinance authorizing the City Manager, or his designee, to enter into an intergovernmental cooperative agreement with Missouri Highways and Transportation Commission for the reimbursement of expenses associated with the replacement of traffic detector loops at intersections maintained by the Missouri Department of Transportation when removed as part of City of Springfield streets resurfacing projects.

19. CONSENT AGENDA – ONE READING BILLS. See Item #3.

19.1. Council Bill 2023-043 (Hosmer)

A resolution reappointing Ryan Mooney, Gary Powell, and Matt Simpson to the Springfield Enhanced Enterprise Zone Board. (The Mayor and City staff recommend approval.)

19.2. Council Bill 2023-044 (Lear)

A resolution approving nominations made by the Mayor and appointing Todd Chambers, Abigail Jefferson, Dakota Jefferson, James Johnson, and reappointing Lois Reeves to the Northwest Area Community Improvement District Board of Directors. (City staff recommends approval.)

19.3. Council Bill 2023-045 (Hardinger)

A resolution authorizing the City Manager, or his designee, to apply for a grant of up to \$50,000 from the Missouri Department of Transportation to fund the salary and travel expenses for City or contract personnel to manage the Springfield's Pedestrian Safety Campaign, SafeAcross, and to pay for local pedestrian safety education.

20. CONSENT AGENDA – SECOND READING BILLS.

21. END OF CONSENT AGENDA.

22. ADJOURN.



City of Springfield

Agenda

City Council

Ken McClure, Mayor

Zone Councilmembers

Monica Horton, Zone 1

Abe McGull, Zone 2

Mike Schilling, Zone 3

Matthew Simpson, Zone 4

General Councilmembers

Heather Hardinger, General A

Craig Hosmer, General B

Andrew Lear, General C

Richard Ollis, General D

February 21, 2023

6:30 PM

City Council Chambers
830 Boonville Ave.

[Rules and procedures.](#)

1. ROLL CALL.

2. APPROVAL OF MINUTES. (APPROVED AS PRESENTED)

- 2.1. Approval of Minutes. February 6, 2023, City Council Meeting and February 14, 2023, Special City Council Meeting.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. (APPROVED AS PRESENTED)

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, POLICE CHIEF REPORT, AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2023-034 (Horton). **Tabled until the March 20, 2023, City Council Meeting.**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.4 acres of property generally located at 739 West Talmage Street from R-SF, Single-family residential district, to Planned Development No. 383; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: Baptist Temple of Springfield; 739 W. Talmage St.; Planned Development No. 383.)

6.2. Council Bill 2023-035 (Hardinger) **ORDINANCE 27803**

A special ordinance amending the General Fund budget for the City Clerk for the City of Springfield, Missouri, for Fiscal Year 2022-2023, by appropriating a portion of the accumulated carryover funds and increasing expenses in the amount of \$90,000 for

special election costs related to the referendum petition of the rezoning of certain properties on South Lone Pine Avenue.

6.3. Council Bill 2023-036 (Lear, Hardinger, Schilling, and Simpson) **ORDINANCE 6778**

A general ordinance amending the Fee Schedule for certain City services as provided in the Springfield City Code, by making such adjustments as provided in the attached "Evaluation of Charges for Municipal Services;" and adopting new fees for certain City services. (The Finance and Administration Committee recommends approval.)

6.4. Council Bill 2023-037 (Schilling) **ORDINANCE 27804**

A special ordinance declaring the necessity of acquiring by condemnation the real property herein described for the purpose of constructing and maintaining storm water and bridge infrastructure in the Renewal of Jordan Creek Improvements Phase 1 Project and the Main Avenue Bridge Replacement Project; and authorizing designated officers, or their designees, to do all things necessary to carry out the terms of this Ordinance.

6.5. Council Bill 2023-038 (Horton) **ORDINANCE 27805**

A special ordinance declaring the necessity of acquiring by condemnation permanent and temporary easements over, under, and through the property herein described for the purpose of constructing and maintaining storm water infrastructure in the Grant and Norton Stormwater Improvement Project; and authorizing designated officers, or their designees, to do all things necessary to carry out the terms of this Ordinance.

6.6. Council Bill 2023-039 (Simpson) **ORDINANCE 27806**

A special ordinance to authorize the City Manager, or his designee, to enter into an agreement with the State of Missouri, Office of Administration, for the purpose of accepting state American Rescue Plan Act ("ARPA") funds appropriated by the General Assembly for the benefit of the Greene County Agricultural and Mechanical Society d/b/a the Ozarks Empire Fair; authorizing the City Manager, or his designee, to enter into a subrecipient grant agreement with the Ozarks Empire Fair Foundation for the funds appropriated by House Bill 3020, Section 20.851, Fiscal Year 2023, for the benefit of the Ozarks Empire Fair; and amending the budget of the City of Springfield for Fiscal Year 2022-2023 in the amount of \$10,000,000.

6.7. Council Bill 2023-040 (Lear) **ORDINANCE 6779**

A general ordinance amending the Springfield City Code, Chapter 2, 'Administration,' Article VI, 'Finances,' Division 4, 'Police Officers' and Fire Fighters' Retirement System,' Section 2-458, 'Investment of assets of retirement fund,' to tie authorized investment categories to the statement of investment policy.

7. **RESOLUTIONS.**

8. **EMERGENCY BILLS.**

9. **PUBLIC IMPROVEMENTS.**

10. **GRANTS.**

Citizens May Speak. May Be Voted On.

10.1. Council Bill 2023-046 (Hardinger) **ORDINANCE 27808**

A special ordinance authorizing the City Manager, or his designee, to accept a Disease Intervention Specialist Workforce Program grant from the Federal Department of Health and Human Services Centers for Disease Control and Prevention through the Missouri

Department of Health and Senior Services in the amount of \$303,194.10 for use by the Springfield-Greene County Health Department in support of the sexually transmitted disease prevention and control strategies and to enter into necessary agreements to carry out the grant; amending the Fiscal Year 2022-2023 budget of the Springfield-Greene County Health Department in the amount of \$303,194.10 for the purpose of appropriating the grant funds; and declaring that this bill qualifies for approval in one reading.

10.2. Council Bill 2023-047 (Hardinger) **ORDINANCE 27809**

A special ordinance authorizing the City Manager, or his designee, to accept a State Homeland Security Grant Program grant to support the sustainment and operation of the Springfield Fire Department/Region-D Hazardous Materials Team, Technical Rescue Team, and Bomb Squad, with a combined value of \$309,501.20; and declaring that this bill qualifies for approval in one reading.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

13. FIRST READING BILLS. It is anticipated that City Council will vote on these bills at the March 6, 2023, City Council Meeting.

Citizens May Speak. Not Anticipated To Be Voted On.

13.1. Council Bill 2023-048 (Simpson)

A special ordinance amending the budget of the Springfield Art Museum for Fiscal Year 2022-2023 in the amount of \$200,000 to appropriate funds from the Art Museum Special Project Fund for the acquisition of an outdoor sculpture.

13.2. Council Bill 2023-049 (Hosmer)

A general ordinance amending the Springfield City Code, Section 2-92, known as the 'Salary Ordinance,' relating to classifications and salary grades for various job titles within the City service as contained in the Professional, Administrative, and Technical Non-Union Schedule by adding seven (7) new job titles and deleting four (4) job titles; and the Professional, Administrative, and Technical IBEW Union Schedule by adding two (2) job titles; amending the Fiscal Year 2022-2023 budget to adjust the authorized employee positions by adding seven (7) new Full Time Equivalent positions to the Environmental Services Department; and establishing two new Occupational Series Groups, one for the Veterinarian position and one for Labor and Employee Relations positions, both with associated Occupational Series market pay adjustments.

13.3. Council Bill 2023-050 (Lear)

A special ordinance authorizing and directing the issuance, sale and delivery by the City of Springfield, Missouri, of Special Obligation Improvement Bonds, Series 2023, in a principal amount not to exceed \$15,500,000 for the purpose of providing funds to pay costs related to improvements to Historic City Hall, the City's animal shelter and Public Works operations building, and certain fire stations; amending the Fiscal Year 2022-2023 budget of the City in the amount of \$15,500,000; authorizing and approving certain documents in connection with the issuance of the Bonds; authorizing certain other documents and actions in connection therewith; and declaring an emergency.

14. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

14.1. Calvin Allen wishes to address City Council. **Appeared.**

15. NEW BUSINESS. All items were accepted as presented.

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

16. UNFINISHED BUSINESS.

17. MISCELLANEOUS.

18. CONSENT AGENDA – FIRST READING BILLS.

19. CONSENT AGENDA – ONE READING BILLS. See Item #3.

19.1. Council Bill 2023-051 (Ollis) **RESOLUTION 10689**

A resolution confirming the appointments of Matt Schaefer and Brent Parker to the Convention and Entertainment Community Improvement District Board of Directors.
(Staff recommends approval.)

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

20.1. Council Bill 2023-042 (Ollis) **ORDINANCE 27807**

A special ordinance authorizing the City Manager, or his designee, to enter into an intergovernmental cooperative agreement with Missouri Highways and Transportation Commission for the reimbursement of expenses associated with the replacement of traffic detector loops at intersections maintained by the Missouri Department of Transportation when removed as part of City of Springfield streets resurfacing projects.

21. BOARD CONFIRMATIONS. All items were accepted as presented.

21.1. Confirm the following reappointments to the Tree City USA Advisory Committee: Aaron Scott, as the Community Foundation of the Ozarks representative, and Brandon Cook, as the citizen-at-large representative, with terms to expire December 1, 2025; and Susan Turner, as the Ozarks Greenways representative, with term to expire December 1, 2024.

21.2. Confirm the following appointments to the Tree City USA Advisory Committee: Nancy Evans, as the Neighborhood representative, with term to expire December 1, 2024; and Robert McDaniel, as the citizen-at-large representative, with term to expire December 1, 2025.

21.3. Confirm the following reappointment to the Mayor's Commission on Human Rights and Community Relations: Chase Snider with term to expire October 1, 2025.

21.4. Confirm the following appointments to the Mayor's Commission on Human Rights and Community Relations: Jamea Crum with term to expire October 1, 2023; Kay Holcumbrink and Charity Jordan with terms to expire October 1, 2025.

- 21.5. Confirm the following reappointment to the Police Civilian Review Board: Katie Bolt-Goeke with term to expire May 1, 2025.
- 21.6. Confirm the following appointment to the Police Civilian Review Board: Kim Flores with term to expire May 1, 2025.

22. END OF CONSENT AGENDA.

23. ADJOURN.

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

DATE: March 6, 2023

TO: Planning and Zoning Commission

FROM: Andrew Menke
Assistant Planner

SUBJECT: Relinquishment of Easement 935

This case is postponed to the Planning and Zoning Commission meeting on March 23, 2023.

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

DATE: March 2, 2023

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Zoning Case Z-27-2022 COD #220

This case is postponed to the Planning and Zoning Commission meeting on March 23, 2023.

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

DATE: March 1, 2023

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Home Occupation Amendments

This case is postponed to the next Planning and Zoning Commission meeting on March 23, 2023.

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

DATE: March 1, 2023

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP
Planner Manager

SUBJECT: Neighborhood Compatibility Amendments

This case is postponed to the Planning and Zoning Commission meeting on March 23, 2023.

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

DATE: March 1, 2023

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP
Planner Manager

SUBJECT: Stand Alone Multi-Family in Commercial Districts

This case is postponed to the Planning and Zoning Commission meeting on March 23, 2023.

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

DATE: March 1, 2023

TO: Planning and Zoning Commission

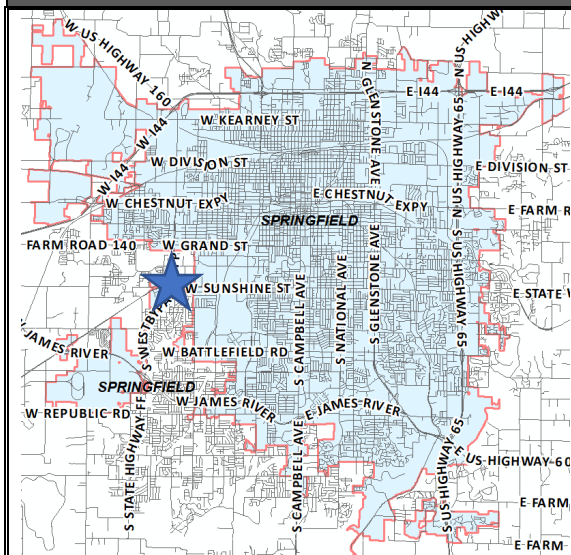
FROM: Michael Sparlin
Senior Planner

SUBJECT: Conditional Use Permit Amendments

This case is postponed to the next Planning and Zoning Commission meeting on March 23, 2023.

PROJECT SUMMARY:

LOCATION MAP

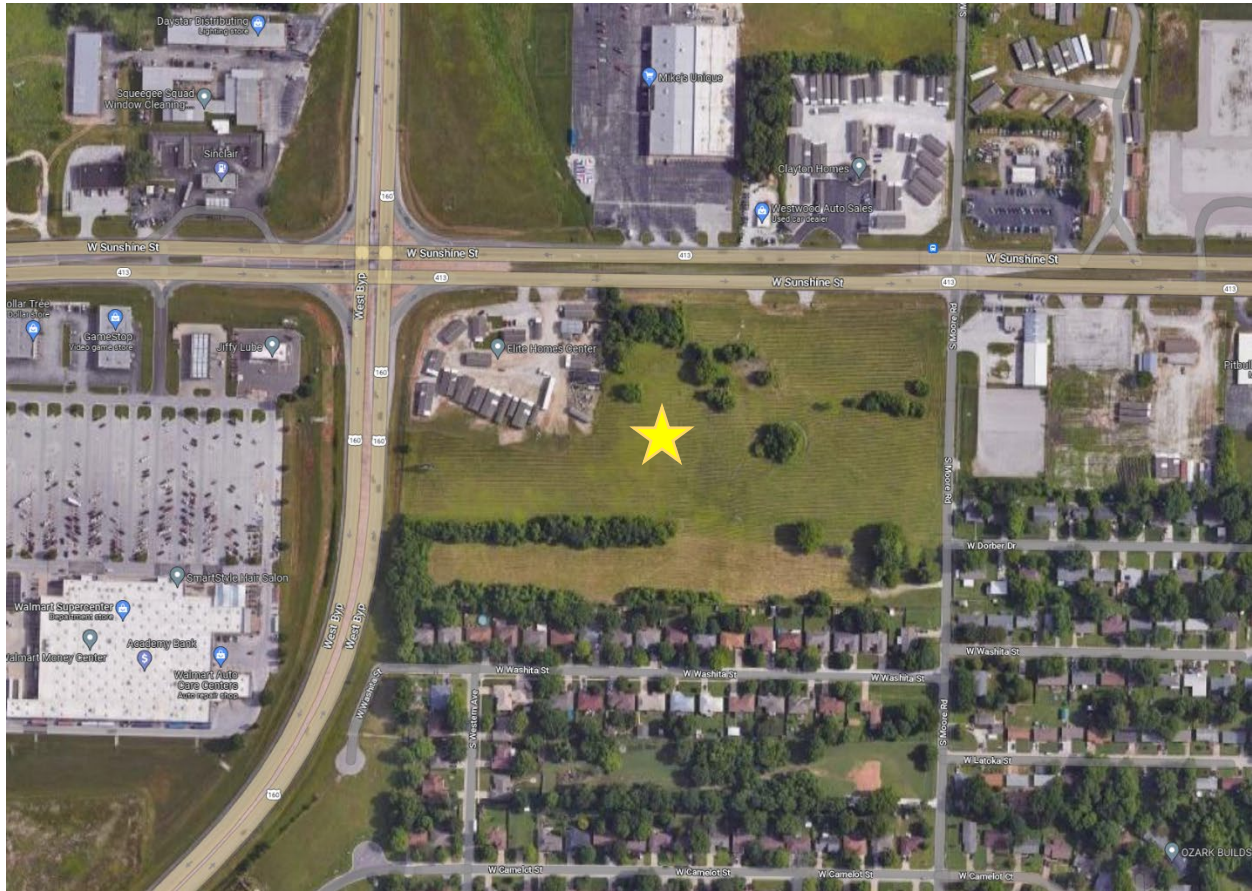


ZONING MAP



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

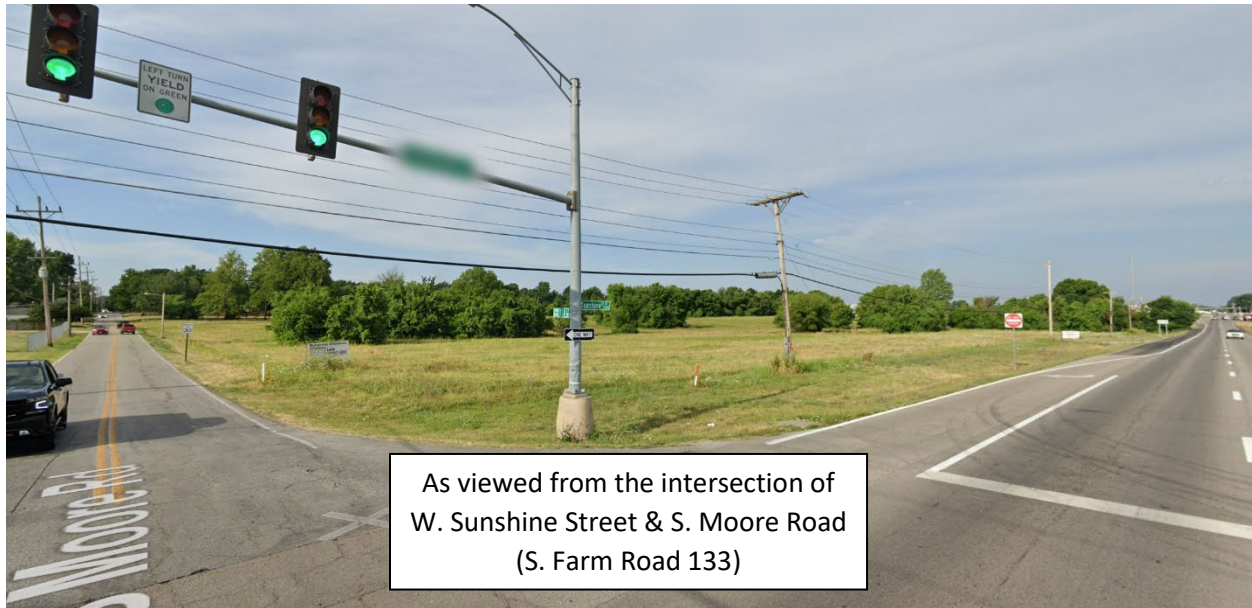


GOOGLE MAPS STREET VIEW:



As viewed from the intersection of
W. Sunshine Street & West Bypass

DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The eight and one-half acre property which comprises the northeast portion of the project area was initially annexed into the City of Springfield in 2000 and was later rezoned to the GR, General retail district later that year. In 2021, an applicant came forward to rezone this property (1819 S. Moore Road) from the GR district to the HC district; however, they later withdrew their application and so no zoning change occurred.

The five-acre band of land along the south edge of the project area was annexed into the City in 2005 with a request to rezone the property to the R-LD, Low-density multifamily district; however, due to staff concerns, this was later changed to a request to rezone to a Planned Development permitting low-density residential development. The developer at that time failed to complete certain conditions that were required to receive the rezoning, and so no zoning change occurred. This property has maintained its County R-1 zoning since that time.

The remainder of the current project area has not yet been annexed into the city.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan.
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary.
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.

DEVELOPMENT REVIEW STAFF REPORT

4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity.
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property.
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HIGHWAY COMMERCIAL
Use Limitations	(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors. (b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district. (c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved, or otherwise improved with an all-weather, dust-free surface. (d) All uses shall operate in accordance with the noise standards contained in Section 36-485, Noise standards. (e) No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code. (f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303 (22).
Minimum Lot Size	Not applicable to the HC, Highway commercial district.
Maximum Height	Not applicable to the HC, Highway commercial district.
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.
Minimum Yard Requirements	Front yards – 25 feet when fronting on a street classified as collector or higher, or as required by Section 36-453, Supplemental open space, and yard regulations. 15 feet when fronting a street classified as local, or as required by Section 36-453. The front yard setback may be reduced below the minimum required above if a Conditional Use Permit is approved in accordance with Section 36-363, Conditional use permits, or if a preliminary plat is approved in accordance with the City's subdivision regulations.

DEVELOPMENT REVIEW STAFF REPORT

	Side yards – None, except as required by Section 36-453 and the bufferyard requirements contained in Section 36-482, Landscaping and bufferyards. Rear yards – None, except as required by the bufferyard requirements contained in Section 36-482.
Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan, meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved. (b) A landscape plan, meeting the requirements of Sections 36-482 and 36-483, Off-street parking and loading design standards, shall be submitted, and approved. (c) Off-street parking and vehicular use areas shall be screened from all residential uses, in accordance with Section 36-480, Screening and fencing. (d) Refuse storage areas shall be screened from view in accordance with Section 36-480. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards. (g) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Future development must comply with the interior and perimeter landscaping requirements, as applicable to a future site plan, per subsections 36-482 (9) (a) and (b), unless the property owner opts to utilize the point system described in subsection 36-482 (10) instead. Based on the proposed zoning for the subject area and the zoning of its neighbors, a bufferyard F will be required along the south property line where adjacent to property zoned Greene County R-1, Suburban residence district.

DEVELOPMENT REVIEW STAFF REPORT

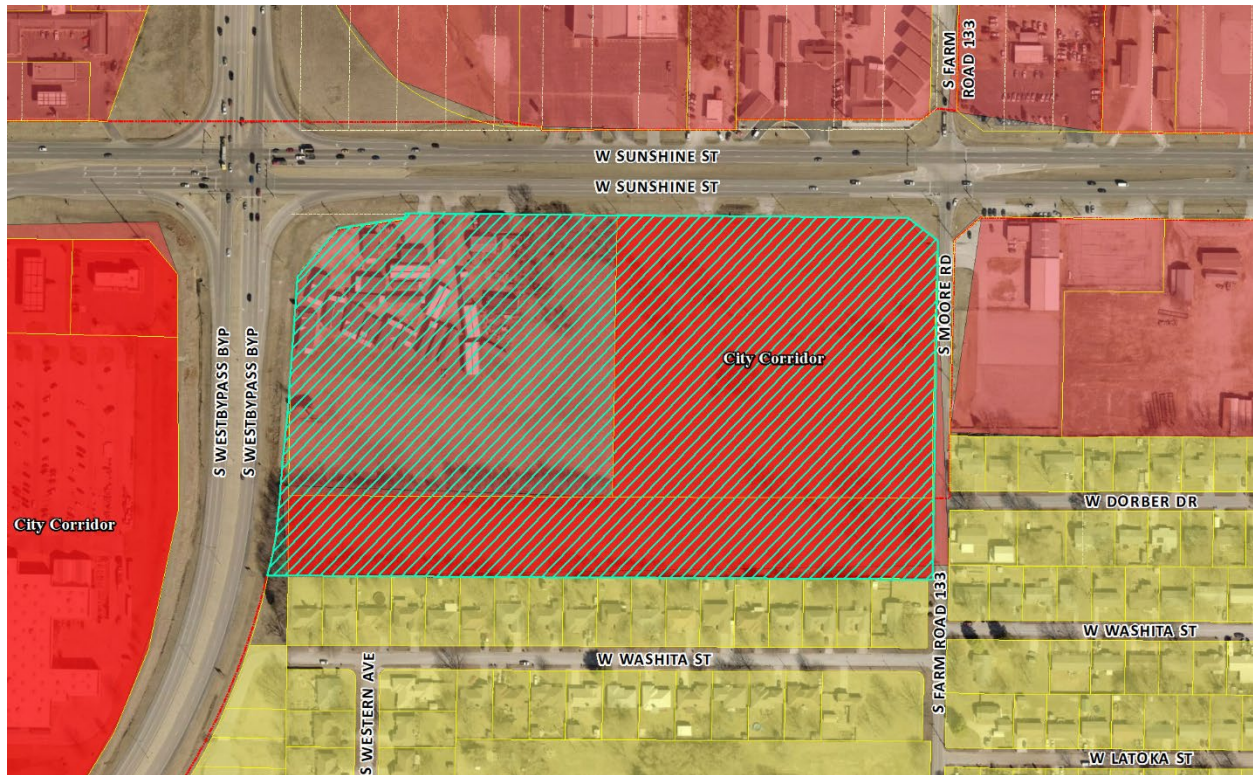
COMPATIBILITY WITH COMPREHENSIVE PLAN:

The properties involved in this rezoning request were included within the City Corridor Placetype during the formation of the new *Comprehensive Plan* (see the Future Placetype Map on page 7), with the exception of 3503 W. Washita Street, which was placed within the Traditional Neighborhood Placetype (only the north portion of the W. Washita Street property is included within this commercial rezoning request in order to provide access to West Bypass; the property owner has submitted a separate application requesting to rezone the southern portion to R-SF, Single-family residential district, per Z-6-2023). The City Corridor Placetype is characterized by commercial and service-related development ranging in scale from standalone businesses to large retail centers, with opportunities for high-density multifamily projects reliant on proximity to retail, commercial services, and employment centers when located along major roadways containing high traffic volumes.

The applicant has requested to rezone the project area to the HC, Highway commercial district – the City’s most intense commercial district, which, “[depends] upon high visibility, [generates] high traffic volumes, or caters to the traveling public,” as described in Section 36-422, HC, Highway commercial district, of the City’s Land Development Code. These characteristics tend to require proximity to arterial roadways or other limited-access streets. These traits align the HC district with the intent of the City Corridor Placetype, which relies on access to major roadways to best draw upon a regional customer base. Because the project area will directly abut single-family detached dwellings to the south, emphasis should be placed on providing sufficient screening and landscape buffering between future commercial development and the existing single-family neighborhood. In addition, multi-story buildings, “...should be sited and designed to reduce the impact on adjacent lower intensity residential development,” per page 46, Transitions, of the *Comprehensive Plan*. The applicant has provided a rendering of the southern border of their property illustrating their intent to grade, screen, and buffer the site to shield these residents from future development to the greatest extent feasible (Attachment 3).

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES																
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehouse & Distribution Facilities	Heavy Industry & Manufacturing	Airport, Railroad & Freight Facilities
Residential Neighborhood	●	○	◇	○	◇	◇	○	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	●	○	◇	◇	○	○	○	○	○	○	○	○	○	○	○
Downtown	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

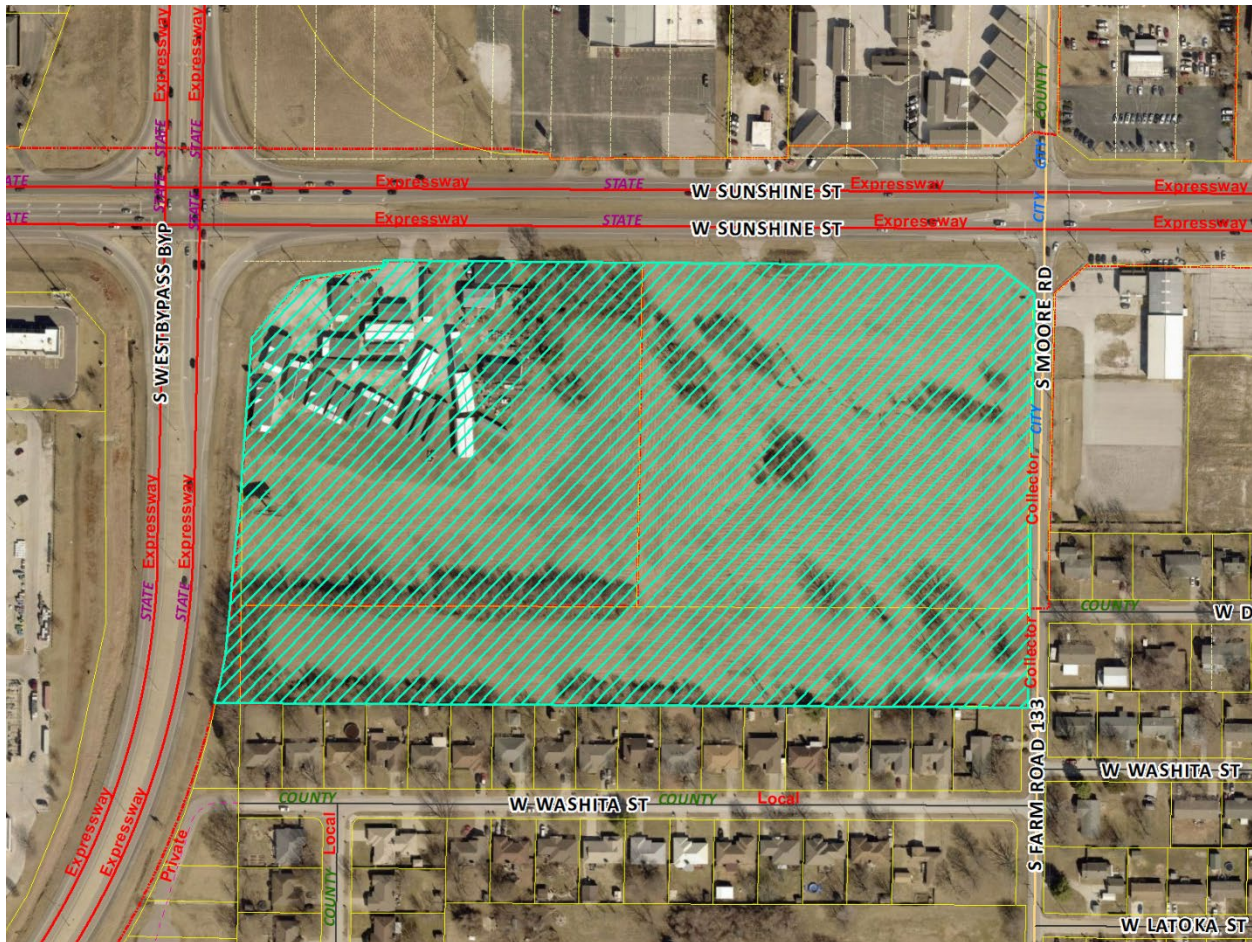
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	Greene County C-2	Greene County R-1	Greene County C-2 & R-1	GR
LAND USE	Retail sales, used automotive sales, and manufactured home sales	Single-family detached dwellings	Automotive rentals and leasing, single-family detached dwellings	Retail sales, automotive service garage
PLACETYPES	City Corridor	Traditional Neighborhood	City Corridor, Traditional Neighborhood	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No issues with the proposed rezoning.
2. CITY UTILITIES:
No issues with the proposed rezoning.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No objections to the rezoning; however, we have the following comments:
 - a. Parcel Nos. 1332100113 and 1333210002 are both subject to a \$0.033 per square foot sanitary sewer trunkline fee to connect to the West Bypass trunkline. Parcel Nos. 1333210001 and 1333210016 are both subject to a \$0.16602092 per square foot joint district fee to connect to Sanitary Sewer Join District 171 of Section 11. These fees will be collected when buildings plans are submitted or if additional sanitary sewer improvements are submitted, whichever comes first. These fees are in addition to the standard sewer impact fees required under Code Section 120.246.
 - b. Each proposed lot will have access to public sewer once re-platted. No additional public sewer is required.
4. FIRE DEPARTMENT:
The installation of fire hydrants and fire access lanes shall comply with the 2018 IFC.
5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:
The property is in the **Wilsons Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention **will not be allowed, and detention is required**. The property **does have a stream buffer on site**.

Public Works – Stormwater has no concerns for the proposed rezoning. Please note that development of the property will be subject to the following conditions at the time of development:

All Chapter and Section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention Requirements:

- a. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.

DEVELOPMENT REVIEW STAFF REPORT

- i. Detention is required for the proposed annexation at the time of development. The site drains to W. Sunshine Street and has downstream-adjacent properties that could be affected by the runoff from site.

Water Quality Requirements:

- a. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb one acre or greater. Including projects less than one acre that are part of a larger common plan of development or sale that will disturb one or more acres of the life of the project. Chapter 10 Sec. 2.0.
 - i. Water Quality will be required at the time of development.

Stream Buffer Requirements:

- a. Stream buffers consisting of the stream and approved buffer zones shall be designated as a Stream Buffer Area on any replat, preliminary plat, or final plat in accordance with City Code Sec. 36-253 or recorded in a stream buffer easement. Alternatively, stream buffers may be dedicated to the city with the City's acceptance. The owner of a stream buffer area may also wish to pursue a conservation easement, which may provide tax benefits. In accordance with Chapter 12, Section 3.1, stream buffers in new subdivision shall be located within a Common Area that is owned and maintained by a property owners association. Stream Buffer Areas designated on a plat shall be accompanied by the following plat note:

"Stream Buffer Areas are dedicated for the protection of stormwater runoff quality, stream preservation, and flood control. The property owner may fully use and enjoy the land within the Stream Buffer Area provided that such use is in accordance with Chapter 96 of the Springfield City Code, as amended, and the Flood Control and Water Quality Protection Manual, as amended. Maintenance, repair, and restoration, if necessary, of the Stream Buffer Area is the responsibility of the property owner and shall be conducted in accordance with the Flood Control and Water Quality Protection Manual."

- b. The stream on site is a tributary of Wilsons Creek and is categorized as a Class D – Small Tributary. The stream buffer will need to be recorded in a stream buffer easement at the time of development or platting. PW – Stormwater is agreeable to the stream being modified at the time of development through a public improvement project. The stream modification will need to be approved by PW – Stormwater before any excavating of the stream is conducted.

Additional Stormwater Standards to be met:

- a. A land disturbance permit will be required with disturbing one acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
- b. As-builts of the detention and water quality improvements are required. We would like the following as-built notes on the plans:

DEVELOPMENT REVIEW STAFF REPORT

- i. The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify measures.
- c. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES – Water Quality per Chapter 12 Sec. 3.0.
- d. Include on the plans a calculation of the Existing Impervious Surface Area, Existing Open Space Area, Post-Development Impervious Surface Area, and Post-Development Open Space Area. Per Chapter 4 Sec. 3.2 for Detention Summary.
 - i. Existing gravel surfaces meeting the above definition are eligible for 50% credit.

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

Street Classification, Right-Of-Way, and Jurisdiction:

City's Transportation Plan classifies W. Sunshine Street and S. West Bypass as Expressway roadways, and S. Moore Road as a Collector roadway. The standard right-of-way width from the centerline of W. Sunshine Street and S. West Bypass is 65 feet. It appears that no additional right-of-way is needed along either street. The standard right-of-way width from the centerline of S. Moore Road is 30 feet. It appears that additional right-of-way is needed along this street. A survey is recommended to determine the exact amount of existing right-of-way. W. Sunshine Street and S. West Bypass are state-maintained streets, and S. Moore Road is a city-maintained street.

Traffic Counts & On-Street Parking:

The most recent traffic count for W. Sunshine Street is 29,680 vehicles per day, 29,860 vehicles per day for S. West Bypass, and 3,470 vehicles per day for S. Moore Road. On-street parking is not allowed along W. Sunshine Street, S. West Bypass, or S. Moore Road.

Driveway Access:

There are five existing driveway access points onto the property from W. Sunshine Street, one existing driveway access point from S. Moore Road, and zero existing driveway access points from S. West Bypass. Access to this property will be allowed based on the accepted Traffic Impact Study for this development.

Sidewalk:

There are no existing sidewalks along the property frontage of W. Sunshine Street, S. West Bypass, or S. Moore Road.

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Trails, Bus Stops, and Additional Information:

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There is one bus stop along W. Sunshine Street near this property. There are no bus stops along S. West Bypass and S. Moore Road near this property.

Improvements:

A Traffic Impact Study (TIS) was completed for this development. Based on the TIS, the following improvements are required, as reflected in the Conditional Overlay District No. 225 provisions in Attachment 1:

- Access P1 (West Bypass): Shall construct a right-in/right-out only access with a designated northbound right-turn lane.
- Access P2 (Sunshine Street): Shall construct a right-in/right-out only access with a designated eastbound right-turn lane.
- Access P3 (Moore Road): Shall construct a full access with a designated eastbound left-turn lane.
- Sunshine Street and Moore Road: Shall construct a designated northbound left-turn lane, a designated southbound left-turn lane, and extend the westbound left-turn lane to meet the minimum storage length requirements.
- Any change in use that creates an increase in total trip generation as presented in this traffic impact assesment of more than 500 trips daily and/or 50 trips in the peak hour will require a modified traffic impact assessment.

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. Sunshine Street	Expressway	No	90	65
Street 2	S. West Bypass	Expressway	No	100	65
Street 3	S. Moore Road	Collector	No	20	30

STAFF ANALYSIS AND RECOMMENDATION:

- The applicant, South Creek Development Corp, has requested to rezone an area of land located southeast of the intersection of W. Sunshine Street and West Bypass from the Greene County C-2, R-1, and PAD No. 1901 districts and the City of Springfield's GR, General retail district, to the City of Springfield's HC, Highway commercial district, with the intent to construct a large retail center.
- Based on the project site's proximity to two major roadways and significant land area, staff has determined that the HC district is an appropriate zoning designation at this location. The HC district is intended to provide for a wide variety of commercial- and service-oriented uses

DEVELOPMENT REVIEW STAFF REPORT

to the motoring public, relying heavily on-site visibility from public right-of-way. To better ensure that future development within this district meets the *Comprehensive Plan*'s goal to spur quality development with attractive visual appeal, staff requested that the applicant also establish Conditional Overlay District No. 225 (Attachment 1). This Conditional Overlay District aims to limit the outdoor activities of future development within this district, specifically prohibiting certain uses that rely on a heavy outdoor presence and which are not appropriate at this key intersection and entrance into the City of Springfield.

3. The proposed rezoning is in general alignment with the goals of the *Comprehensive Plan*, which designates the project area as part of the City Corridor Placetype. This Placetype is predominately comprised of commercial- and service-oriented uses along major roadways and encourages high-density multifamily uses when located near the retail, commercial services, and employment centers they rely on. The intent of the HC, Highway commercial district, and City Corridor Placetype are very similar, both relying on business from the motoring public traveling along major corridors throughout the city.
4. There are changing conditions in the area affected that make the proposed rezoning necessary. The applicant has submitted applications to annex the various parcels of land included in this rezoning application into the City of Springfield, requiring that such properties be provided a Springfield zoning designation at this time.
5. The range of uses in the proposed HC, Highway commercial district and Conditional Overlay District No. 225 are compatible with the uses permitted on other property in the immediate vicinity. Of those properties which front W. Sunshine Street or West Bypass in the vicinity surrounding this rezoning, all are zoned Highway commercial district or General retail district, both of which allow for the broad development of commercial, personal service, or office facilities. Though the subject area also abuts County property located within the Traditional Neighborhood Placetype, the applicant has proposed a Bufferyard F, in excess of the minimum width required by Section 36-482, Landscaping and bufferyards, along the south property line of the future commercial development (Attachment 3) to protect this existing single-family neighborhood from future non-residential activity in the area.
6. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned. Per the reviews provided by City Utilities and Environmental Services – Wastewater Management, there are no critical issues pertaining to the provisioning of their services to this property. Wastewater Management notes that public sewer will be available to all proposed tracts of the future preliminary plat associated with this development, and that certain sanitary sewer trunkline and joint district fees must be paid during the building permit and public improvement plan phase of the project.
7. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic, or reduce traffic safety in the vicinity. Per their review above, Public Works – Traffic has not noted any critical concerns with the potential increase of traffic volume, or the safety of traffic in the area, as a result of the proposed rezoning.

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8. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
9. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

1. Staff recommends approval of the rezoning request based on its compatibility with the *Comprehensive Plan's* City Corridor Placetype.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

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ATTACHMENT 1 Conditional Overlay District No. 225 Provisions

The requirements of Section 36-422, HC, Highway commercial district of the Land Development Code 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. The following uses are prohibited in this district:
 - a. Auction sales and flea markets entirety within enclosed buildings.
 - b. Automobile service garages.
 - c. Automobile service stations.
 - d. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
 - e. Campgrounds and recreational vehicles parks.
 - f. Cemeteries.
 - g. Commercial off-street parking lots and structures.
 - h. Manufactured housing (mobile home) and trailer sales, leasing and service with or without storage.
 - i. Marijuana-related uses.
 - j. Overnight and/or transitional service shelters.
 - k. Public or private vehicle and boat storage garages, yards, or lots.
 - l. Self-service storage facilities.
 - m. Swimming pool sales and displays.
 - n. Taxi dispatch yards and offices.
2. The following use limitations shall apply with respect to Lots 3 – 6 of the proposed Sunshine Towne Center subdivision:
 - a. All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited.
3. The Traffic Impact Study submitted and approved was based on the intensity of the proposed development use for the zoning district and its future impact to the existing transportation system. Based on the results of the traffic study, the following improvements are required:
 - a. Access P1 (West Bypass): Construct a right-in/right-out only access with a designated northbound right-turn lane.
 - b. Access P2 (Sunshine Street): Construct a right-in/right-out only access with a designated eastbound right-turn lane.
 - c. Access P3 (Moore Road): Construct a full access with a designated eastbound left-turn lane.
 - d. West Bypass and Sunshine Street: Construct a dual northbound turn lane, a dual westbound turn lane, and an acceleration lane extending from Access P1 to the northbound right-turn lane.
 - e. Sunshine Street and Moore Road: Construct a designated northbound left-turn lane, a designated southbound left-turn lane, and extend the westbound left-turn lane to meet minimum storage length requirements.

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- f. Any change in the proposed uses that creates an increase in total trip generation as presented in the TIA of more than 500 trips daily and/or 50 trips in the peak hour will require a modified traffic impact assessment.

ATTACHMENT 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

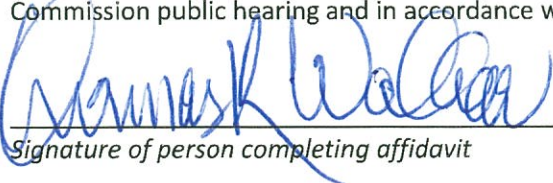
1. Request change to zoning from: County R-1 General Retail et al to Highway Commercial (HC)
(existing zoning) (proposed zoning)
2. Meeting Date & Time: February 14th, 2023
3. Meeting Location: Macedonia Preschool & Daycare
4. Number of invitations that were sent: 153
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 40
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).

No negative feedback given

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

Not Applicable

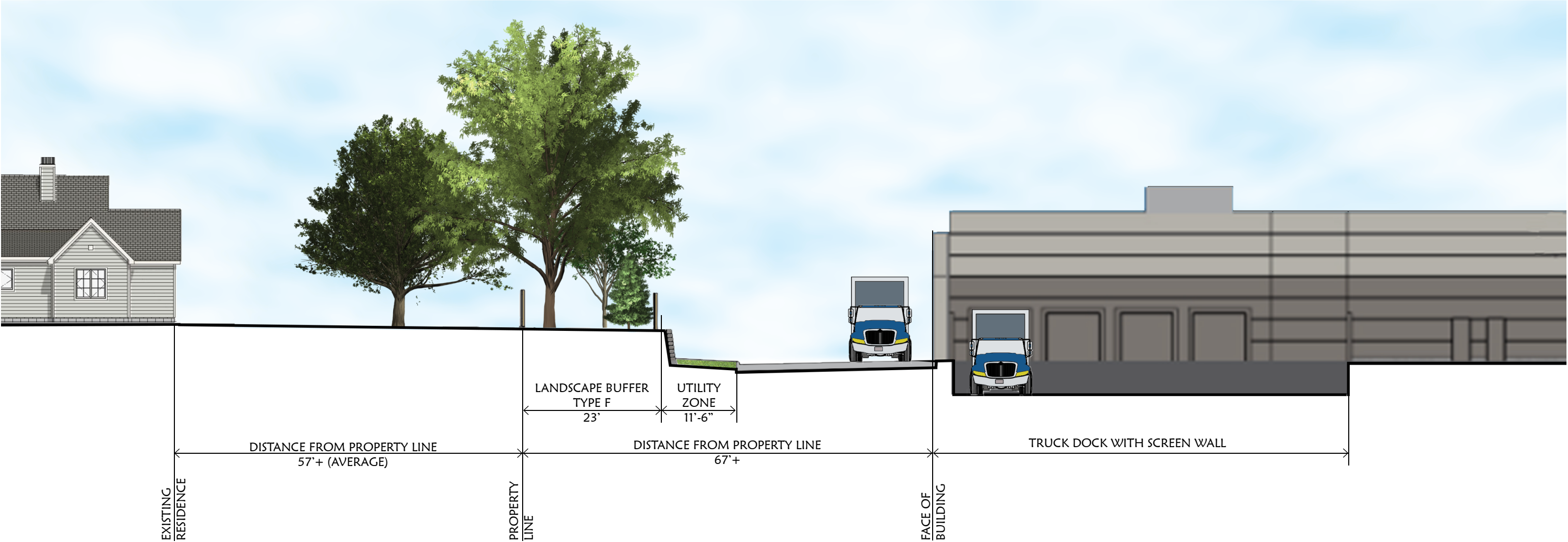
I, THOMAS K WALKER (print name), attest that the neighborhood meeting was held on 2-14-23 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

THOMAS K WALKER
Printed name of person completing affidavit

Date 02/14/2023

LANDSCAPE BUFFER SECTION AT SOUTHERN PROPERTY LINE



LANDSCAPE BUFFER "TYPE F" DETAILS	
REQUIRED	PROVIDED
PER 100 FT: 3 CANOPY TREES	PER 100 FT: 3 CANOPY TREES
3 UNDERSTORY TREES	3 UNDERSTORY TREES
4 EVERGREEN TREES	4 EVERGREEN TREES
20 SHRUBS	1 <u>ADDITIONAL</u> EVERGREEN TREE FOR EVERY 5 REQUIRED SHRUBS (IN LIEU)
	(1) 6 FT TALL PRIVACY FENCE
	EFFORTS WILL BE MADE TO PRESERVE EXISTING TREES ALONG PROPERTY LINE

SUNSHINE TOWNE CENTRE

S WEST BYPASS & W SUNSHINE STREET
SPRINGFIELD, MISSOURI

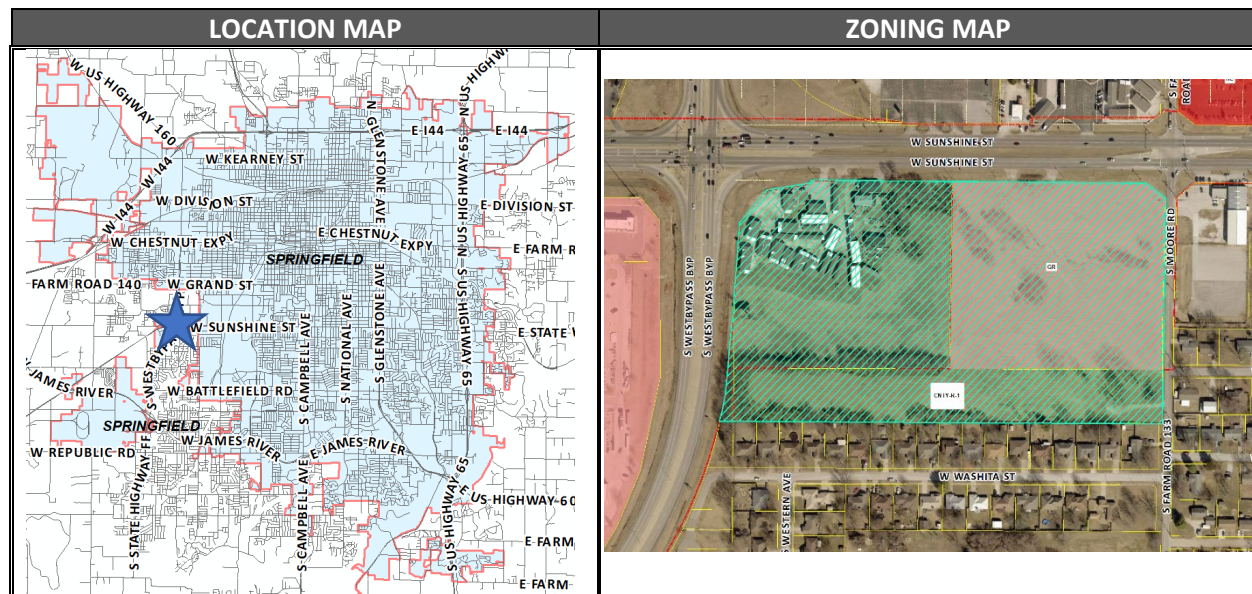


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PROJECT INFORMATION	
Case Number:	Z-4-2023 w/COD #225
Location:	3444 W. Sunshine Street, 1819 S. Moore Road, and 1903 S. Farm Road 133
Total Acres:	22.4 acres
Applicant:	Donald L. & Patricia L McCurry Trust
Existing Land Use:	Manufactured home sales, vacant
Neighborhood Meeting:	February 14, 2023
Planning and Zoning Commission:	March 9, 2023
City Council:	April 3, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Kyle McGinnis
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

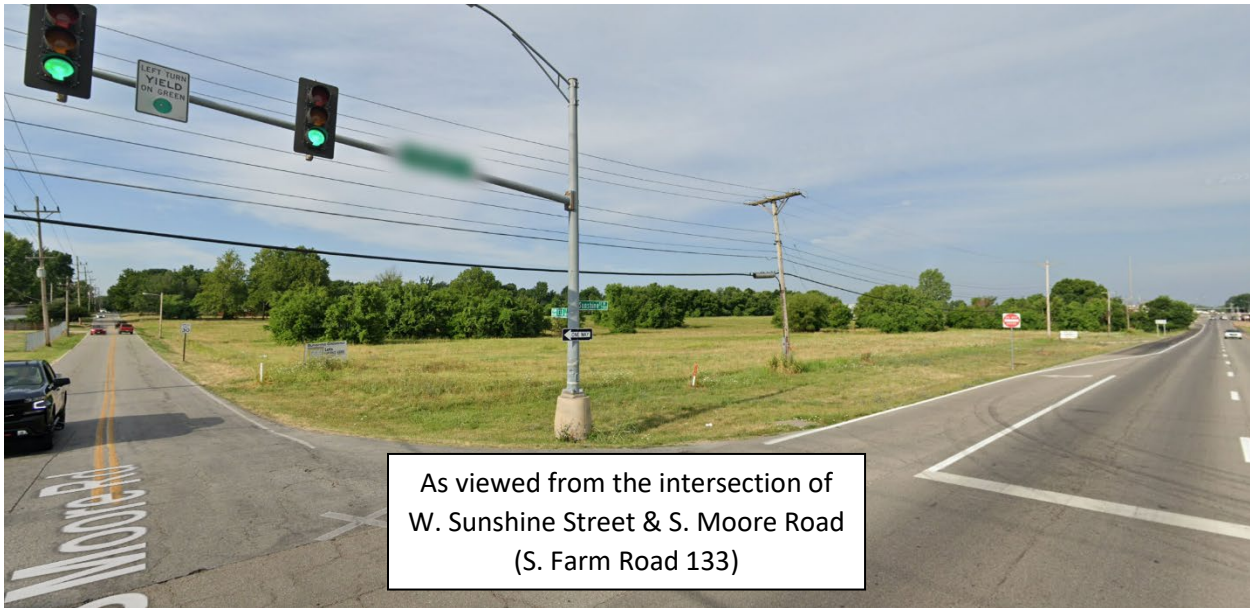
PROJECT SUMMARY:

Request to rezone approximately 22.4 acres of land generally located at 3444 W. Sunshine Street, 1819 S. Moore Road, 1903 S. Farm Road 133, and 3503 W. Washita Street from the Greene County C-2, General commercial district, Greene County R-1, Suburban residence district, and City of Springfield GR, General retail district to the HC, Highway commercial district and establishing Conditional Overlay District No. 225.



As viewed from the intersection of
W. Sunshine Street & West Bypass

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PROPERTY HISTORY:

The eight and one-half acre property which comprises the northeast portion of the project area was initially annexed into the City of Springfield in 2000 and was later rezoned to the GR, General retail district later that year. In 2021, an applicant came forward to rezone this property (1819 S. Moore Road) from the GR district to the HC district; however, they later withdrew their application and so no zoning change occurred.

The five-acre band of land along the south edge of the project area was annexed into the City in 2005 with a request to rezone the property to the R-LD, Low-density multifamily district; however, due to staff concerns, this was later changed to a request to rezone to a Planned Development permitting low-density residential development. The developer at that time failed to complete certain conditions that were required to receive the rezoning, and so no zoning change occurred. This property has maintained its County R-1 zoning since that time.

The remainder of the current project area has not yet been annexed into the city.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan.
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary.
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.

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4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity.
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property.
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HIGHWAY COMMERCIAL
Use Limitations	(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors. (b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district. (c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved, or otherwise improved with an all-weather, dust-free surface. (d) All uses shall operate in accordance with the noise standards contained in Section 36-485, Noise standards. (e) No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code. (f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303 (22).
Minimum Lot Size	Not applicable to the HC, Highway commercial district.
Maximum Height	Not applicable to the HC, Highway commercial district.
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.
Minimum Yard Requirements	Front yards – 25 feet when fronting on a street classified as collector or higher, or as required by Section 36-453, Supplemental open space, and yard regulations. 15 feet when fronting a street classified as local, or as required by Section 36-453. The front yard setback may be reduced below the minimum required above if a Conditional Use Permit is approved in accordance with Section 36-363, Conditional use permits, or if a preliminary plat is approved in accordance with the City's subdivision regulations.

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	Side yards – None, except as required by Section 36-453 and the bufferyard requirements contained in Section 36-482, Landscaping and bufferyards. Rear yards – None, except as required by the bufferyard requirements contained in Section 36-482.
Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan, meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved. (b) A landscape plan, meeting the requirements of Sections 36-482 and 36-483, Off-street parking and loading design standards, shall be submitted, and approved. (c) Off-street parking and vehicular use areas shall be screened from all residential uses, in accordance with Section 36-480, Screening and fencing. (d) Refuse storage areas shall be screened from view in accordance with Section 36-480. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards. (g) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Future development must comply with the interior and perimeter landscaping requirements, as applicable to a future site plan, per subsections 36-482 (9) (a) and (b), unless the property owner opts to utilize the point system described in subsection 36-482 (10) instead. Based on the proposed zoning for the subject area and the zoning of its neighbors, a bufferyard F will be required along the south property line where adjacent to property zoned Greene County R-1, Suburban residence district.

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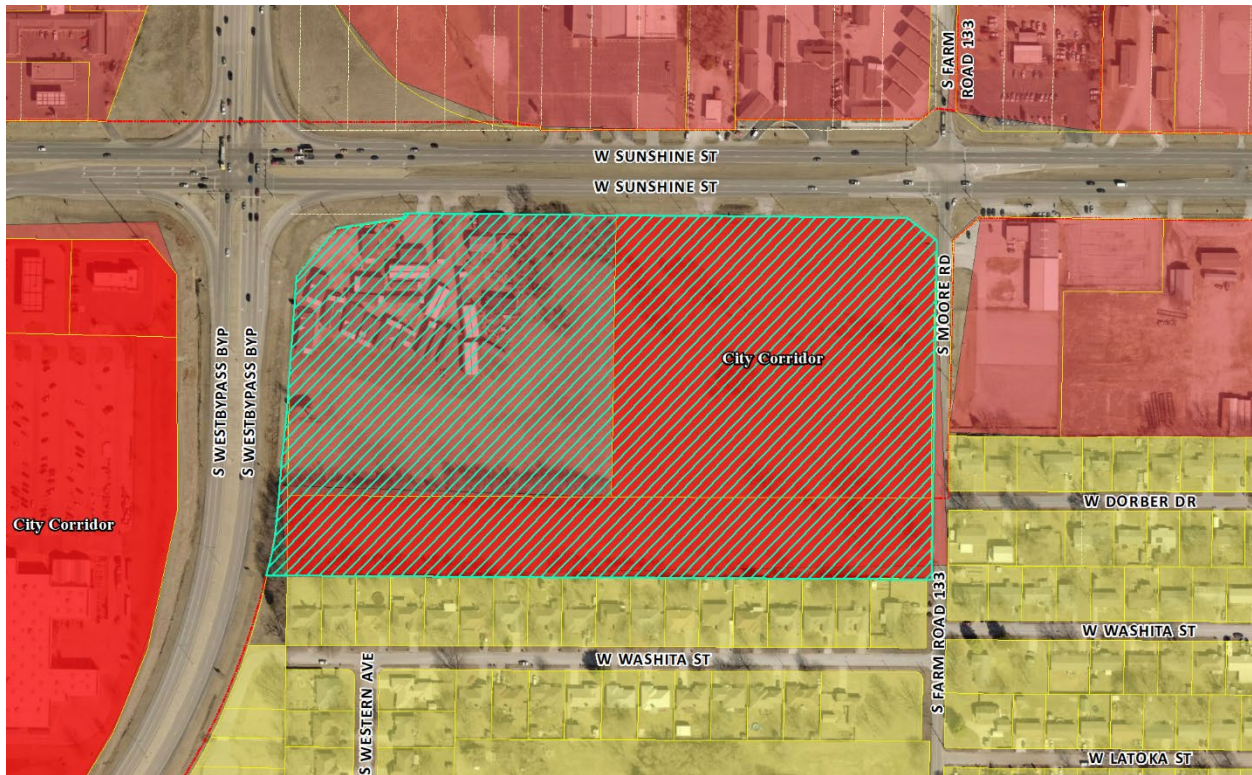
COMPATIBILITY WITH COMPREHENSIVE PLAN:

The properties involved in this rezoning request were included within the City Corridor Placetype during the formation of the new *Comprehensive Plan* (see the Future Placetype Map on page 7). This Placetype is characterized by commercial and service-related development ranging in scale from standalone businesses to large retail centers, with opportunities for high-density multifamily projects reliant on proximity to retail, commercial services, and employment centers when located along major roadways containing high traffic volumes.

The applicant has requested to rezone the project area to the HC, Highway commercial district – the City’s most intense commercial district, which, “[depends] upon high visibility, [generates] high traffic volumes, or caters to the traveling public,” as described in Section 36-422, HC, Highway commercial district, of the City’s Land Development Code. These characteristics tend to require proximity to arterial roadways or other limited-access streets. These traits align the HC district with the intent of the City Corridor Placetype, which relies on access to major roadways to best draw upon a regional customer base. Because the project area will directly abut single-family detached dwellings to the south, emphasis should be placed on providing sufficient screening and landscape buffering between future commercial development and the existing single-family neighborhood. In addition, multi-story buildings, “...should be sited and designed to reduce the impact on adjacent lower intensity residential development,” per page 46, Transitions, of the *Comprehensive Plan*. The applicant has provided a rendering of the southern border of their property illustrating their intent to grade, screen, and buffer the site to shield these residents from future development to the greatest extent feasible (Attachment 3).

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FUTURE PLACETYPE MAP:

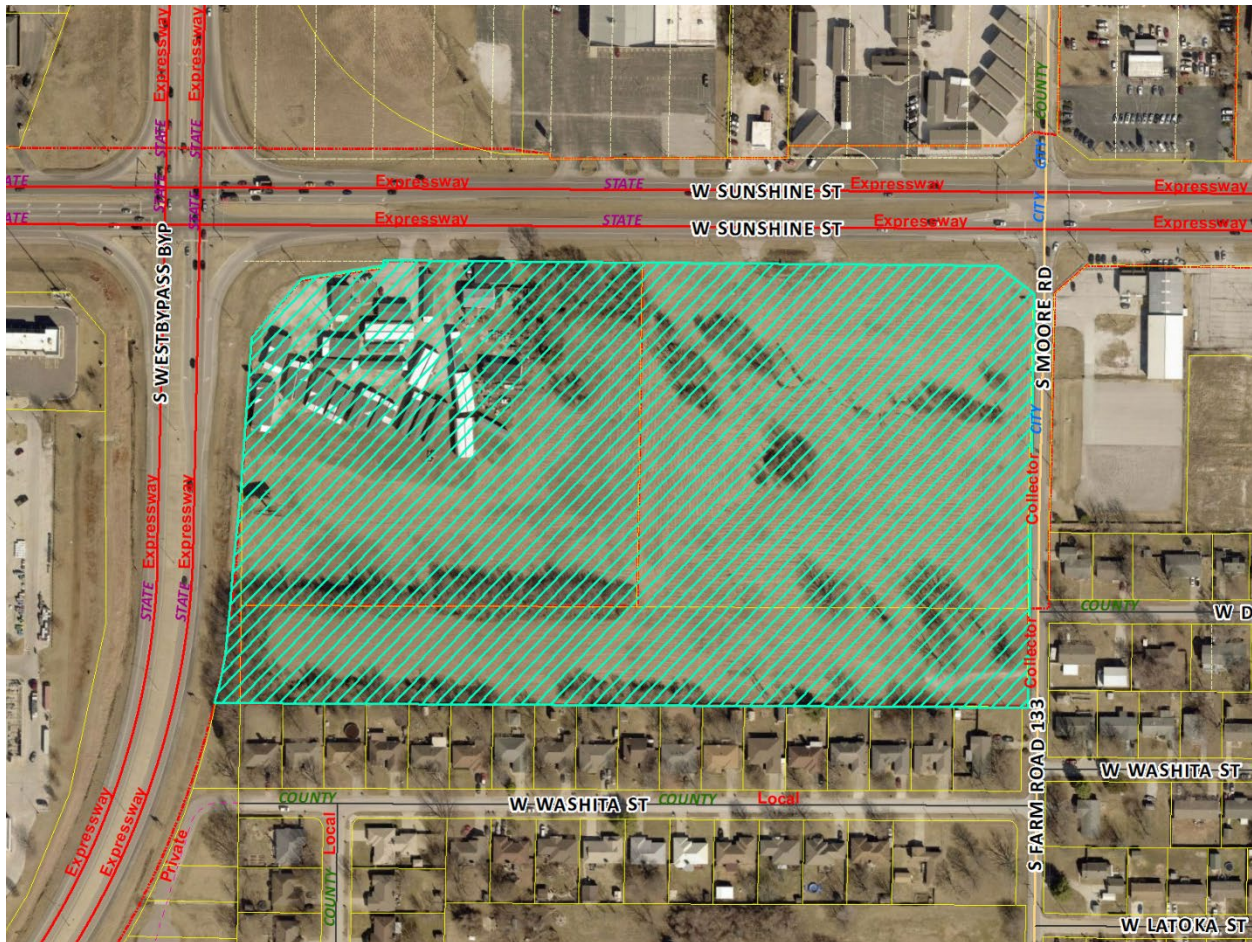


PLACETYPES	LAND USES															
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehouse & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	◇	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	●	○	◇	◇	○	○	○	○	○	○	○	○	○	○
Downtown	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

- **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype
- **Supporting Land Use:**
Less prevalent and serve to support the primary land use.
- ◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	Greene County C-2	Greene County R-1	Greene County C-2 & R-1	GR
LAND USE	Retail sales, used automotive sales, and manufactured home sales	Single-family detached dwellings	Automotive rentals and leasing, single-family detached dwellings	Retail sales, automotive service garage
PLACETYPES	City Corridor	Traditional Neighborhood	City Corridor, Traditional Neighborhood	City Corridor

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DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No issues with the proposed rezoning.
2. CITY UTILITIES:
No issues with the proposed rezoning.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No objections to the rezoning; however, we have the following comments:
 - a. Parcel Nos. 1332100113 and 1333210002 are both subject to a \$0.033 per square foot sanitary sewer trunkline fee to connect to the West Bypass trunkline. Parcel Nos. 1333210001 and 1333210016 are both subject to a \$0.16602092 per square foot joint district fee to connect to Sanitary Sewer Join District 171 of Section 11. These fees will be collected when buildings plans are submitted or if additional sanitary sewer improvements are submitted, whichever comes first. These fees are in addition to the standard sewer impact fees required under Code Section 120.246.
 - b. Each proposed lot will have access to public sewer once re-platted. No additional public sewer is required.
4. FIRE DEPARTMENT:
The installation of fire hydrants and fire access lanes shall comply with the 2018 IFC.
5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:
The property is in the **Wilsons Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention **will not be allowed, and detention is required**. The property **does have a stream buffer on site**.

Public Works – Stormwater has no concerns for the proposed rezoning. Please note that development of the property will be subject to the following conditions at the time of development:

All Chapter and Section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention Requirements:

- a. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.

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- i. Detention is required for the proposed annexation at the time of development. The site drains to W. Sunshine Street and has downstream-adjacent properties that could be affected by the runoff from site.

Water Quality Requirements:

- a. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb one acre or greater. Including projects less than one acre that are part of a larger common plan of development or sale that will disturb one or more acres of the life of the project. Chapter 10 Sec. 2.0.
 - i. Water Quality will be required at the time of development.

Stream Buffer Requirements:

- a. Stream buffers consisting of the stream and approved buffer zones shall be designated as a Stream Buffer Area on any replat, preliminary plat, or final plat in accordance with City Code Sec. 36-253 or recorded in a stream buffer easement. Alternatively, stream buffers may be dedicated to the city with the City's acceptance. The owner of a stream buffer area may also wish to pursue a conservation easement, which may provide tax benefits. In accordance with Chapter 12, Section 3.1, stream buffers in new subdivision shall be located within a Common Area that is owned and maintained by a property owners association. Stream Buffer Areas designated on a plat shall be accompanied by the following plat note:

"Stream Buffer Areas are dedicated for the protection of stormwater runoff quality, stream preservation, and flood control. The property owner may fully use and enjoy the land within the Stream Buffer Area provided that such use is in accordance with Chapter 96 of the Springfield City Code, as amended, and the Flood Control and Water Quality Protection Manual, as amended. Maintenance, repair, and restoration, if necessary, of the Stream Buffer Area is the responsibility of the property owner and shall be conducted in accordance with the Flood Control and Water Quality Protection Manual."

- b. The stream on site is a tributary of Wilsons Creek and is categorized as a Class D – Small Tributary. The stream buffer will need to be recorded in a stream buffer easement at the time of development or platting. PW – Stormwater is agreeable to the stream being modified at the time of development through a public improvement project. The stream modification will need to be approved by PW – Stormwater before any excavating of the stream is conducted.

Additional Stormwater Standards to be met:

- a. A land disturbance permit will be required with disturbing one acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
- b. As-builts of the detention and water quality improvements are required. We would like the following as-built notes on the plans:

DEVELOPMENT REVIEW STAFF REPORT

- i. The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify measures.
- c. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES – Water Quality per Chapter 12 Sec. 3.0.
- d. Include on the plans a calculation of the Existing Impervious Surface Area, Existing Open Space Area, Post-Development Impervious Surface Area, and Post-Development Open Space Area. Per Chapter 4 Sec. 3.2 for Detention Summary.
 - i. Existing gravel surfaces meeting the above definition are eligible for 50% credit.

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

Street Classification, Right-Of-Way, and Jurisdiction:

City's Transportation Plan classifies W. Sunshine Street and S. West Bypass as Expressway roadways, and S. Moore Road as a Collector roadway. The standard right-of-way width from the centerline of W. Sunshine Street and S. West Bypass is 65 feet. It appears that no additional right-of-way is needed along either street. The standard right-of-way width from the centerline of S. Moore Road is 30 feet. It appears that additional right-of-way is needed along this street. A survey is recommended to determine the exact amount of existing right-of-way. W. Sunshine Street and S. West Bypass are state-maintained streets, and S. Moore Road is a city-maintained street.

Traffic Counts & On-Street Parking:

The most recent traffic count for W. Sunshine Street is 29,680 vehicles per day, 29,860 vehicles per day for S. West Bypass, and 3,470 vehicles per day for S. Moore Road. On-street parking is not allowed along W. Sunshine Street, S. West Bypass, or S. Moore Road.

Driveway Access:

There are five existing driveway access points onto the property from W. Sunshine Street, one existing driveway access point from S. Moore Road, and zero existing driveway access points from S. West Bypass. Access to this property will be allowed based on the accepted Traffic Impact Study for this development.

Sidewalk:

There are no existing sidewalks along the property frontage of W. Sunshine Street, S. West Bypass, or S. Moore Road.

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Trails, Bus Stops, and Additional Information:

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There is one bus stop along W. Sunshine Street near this property. There are no bus stops along S. West Bypass and S. Moore Road near this property.

Improvements:

A Traffic Impact Study (TIS) was completed for this development. Based on the TIS, the following improvements are required, as reflected in the Conditional Overlay District No. 225 provisions in Attachment 1:

- Access P1 (West Bypass): Shall construct a right-in/right-out only access with a designated northbound right-turn lane.
- Access P2 (Sunshine Street): Shall construct a right-in/right-out only access with a designated eastbound right-turn lane.
- Access P3 (Moore Road): Shall construct a full access with a designated eastbound left-turn lane.
- Sunshine Street and Moore Road: Shall construct a designated northbound left-turn lane, a designated southbound left-turn lane, and extend the westbound left-turn lane to meet the minimum storage length requirements.
- Any change in use that creates an increase in total trip generation as presented in this traffic impact assesment of more than 500 trips daily and/or 50 trips in the peak hour will require a modified traffic impact assessment.

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. Sunshine Street	Expressway	No	90	65
Street 2	S. West Bypass	Expressway	No	100	65
Street 3	S. Moore Road	Collector	No	20	30

STAFF ANALYSIS AND RECOMMENDATION:

- The applicant, South Creek Development Corp, has requested to rezone an area of land located southeast of the intersection of W. Sunshine Street and West Bypass from the Greene County C-2 and R-1 districts, and the City of Springfield's GR, General retail district, to the City of Springfield's HC, Highway commercial district, with the intent to construct a large retail center.
- Based on the project site's proximity to two major roadways and significant land area, staff has determined that the HC district is an appropriate zoning designation at this location. The HC district is intended to provide for a wide variety of commercial- and service-oriented uses

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to the motoring public, relying heavily on-site visibility from public right-of-way. To better ensure that future development within this district meets the *Comprehensive Plan*'s goal to spur quality development with attractive visual appeal, staff requested that the applicant also establish Conditional Overlay District No. 225 (Attachment 1). This Conditional Overlay District aims to limit the outdoor activities of future development within this district, specifically prohibiting certain uses that rely on a heavy outdoor presence and which are not appropriate at this key intersection and entrance into the City of Springfield.

3. The proposed rezoning is in general alignment with the goals of the *Comprehensive Plan*, which designates the project area as part of the City Corridor Placetype. This Placetype is predominately comprised of commercial- and service-oriented uses along major roadways and encourages high-density multifamily uses when located near the retail, commercial services, and employment centers they rely on. The intent of the HC, Highway commercial district, and City Corridor Placetype are very similar, both relying on business from the motoring public traveling along major corridors throughout the city.
4. There are changing conditions in the area affected that make the proposed rezoning necessary. The applicant has submitted applications to annex the various parcels of land included in this rezoning application into the City of Springfield, requiring that such properties be provided a Springfield zoning designation at this time.
5. The range of uses in the proposed HC, Highway commercial district and Conditional Overlay District No. 225 are compatible with the uses permitted on other property in the immediate vicinity. Of those properties which front W. Sunshine Street or West Bypass in the vicinity surrounding this rezoning, all are zoned Highway commercial district or General retail district, both of which allow for the broad development of commercial, personal service, or office facilities. Though the subject area also abuts County property located within the Traditional Neighborhood Placetype, the applicant has proposed a Bufferyard F, in excess of the minimum width required by Section 36-482, Landscaping and bufferyards, along the south property line of the future commercial development (Attachment 3) to protect this existing single-family neighborhood from future non-residential activity in the area.
6. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned. Per the reviews provided by City Utilities and Environmental Services – Wastewater Management, there are no critical issues pertaining to the provisioning of their services to this property. Wastewater Management notes that public sewer will be available to all proposed tracts of the future preliminary plat associated with this development, and that certain sanitary sewer trunkline and joint district fees must be paid during the building permit and public improvement plan phase of the project.
7. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic, or reduce traffic safety in the vicinity. Per their review above, Public Works – Traffic has not noted any critical concerns with the potential increase of traffic volume, or the safety of traffic in the area, as a result of the proposed rezoning.

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8. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
9. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

1. Staff recommends approval of the rezoning request based on its compatibility with the *Comprehensive Plan's* City Corridor Placetype.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1 Conditional Overlay District No. 225 Provisions

The requirements of Section 36-422, HC, Highway commercial district of the Land Development Code 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. The following uses are prohibited in this district:
 - a. Auction sales and flea markets entirety within enclosed buildings.
 - b. Automobile service garages.
 - c. Automobile service stations.
 - d. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
 - e. Campgrounds and recreational vehicles parks.
 - f. Cemeteries.
 - g. Commercial off-street parking lots and structures.
 - h. Manufactured housing (mobile home) and trailer sales, leasing and service with or without storage.
 - i. Marijuana-related uses.
 - j. Overnight and/or transitional service shelters.
 - k. Public or private vehicle and boat storage garages, yards, or lots.
 - l. Self-service storage facilities.
 - m. Swimming pool sales and displays.
 - n. Taxi dispatch yards and offices.
2. The following use limitations shall apply with respect to Lots 3 – 6 of the proposed Sunshine Towne Center subdivision:
 - a. All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited.
3. The Traffic Impact Study submitted and approved was based on the intensity of the proposed development use for the zoning district and its future impact to the existing transportation system. Based on the results of the traffic study, the following improvements are required:
 - a. Access P1 (West Bypass): Construct a right-in/right-out only access with a designated northbound right-turn lane.
 - b. Access P2 (Sunshine Street): Construct a right-in/right-out only access with a designated eastbound right-turn lane.
 - c. Access P3 (Moore Road): Construct a full access with a designated eastbound left-turn lane.
 - d. West Bypass and Sunshine Street: Construct a dual northbound turn lane, a dual westbound turn lane, and an acceleration lane extending from Access P1 to the northbound right-turn lane.
 - e. Sunshine Street and Moore Road: Construct a designated northbound left-turn lane, a designated southbound left-turn lane, and extend the westbound left-turn lane to meet minimum storage length requirements.

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- f. Any change in the proposed uses that creates an increase in total trip generation as presented in the TIA of more than 500 trips daily and/or 50 trips in the peak hour will require a modified traffic impact assessment.

ATTACHMENT 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

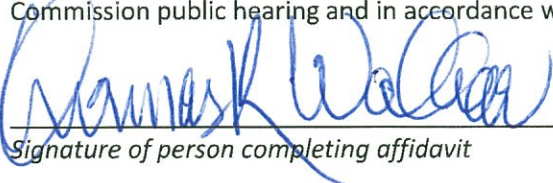
1. Request change to zoning from: County R-1 General Retail et al to Highway Commercial (HC)
(existing zoning) (proposed zoning)
2. Meeting Date & Time: February 14th, 2023
3. Meeting Location: Macedonia Preschool & Daycare
4. Number of invitations that were sent: 153
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 40
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).

No negative feedback given

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

Not Applicable

I, THOMAS K WALKER (print name), attest that the neighborhood meeting was held on 2-14-23 (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."

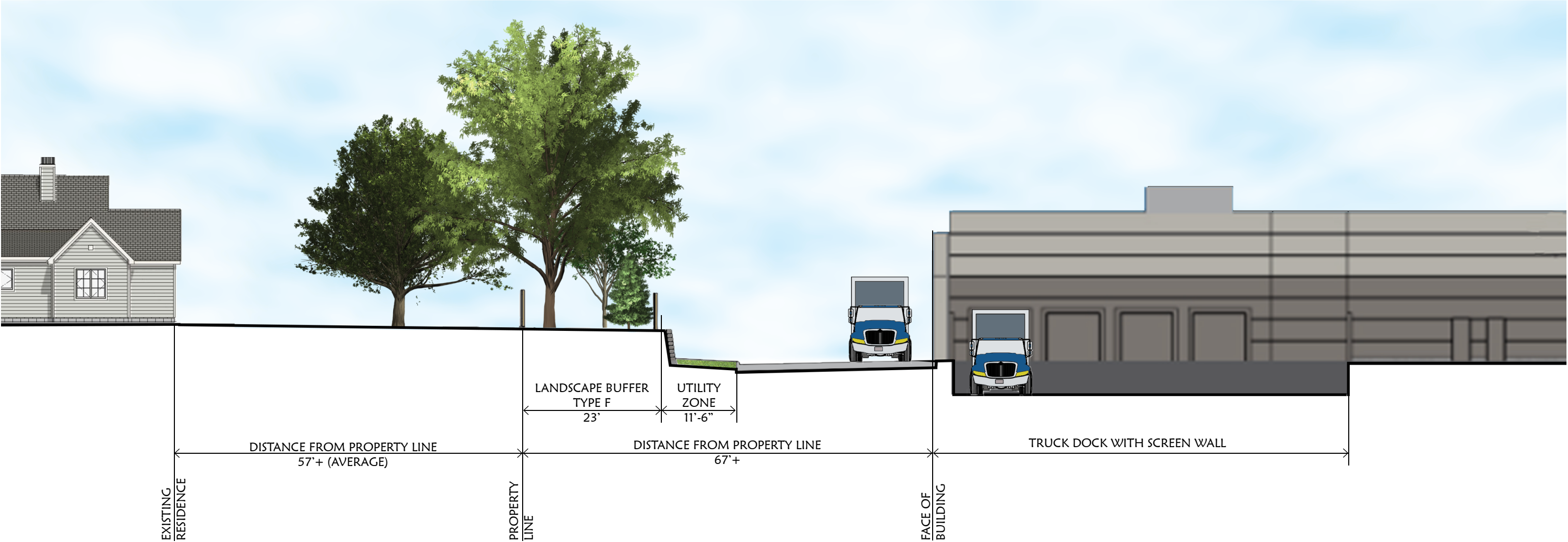

Signature of person completing affidavit

THOMAS K WALKER
Printed name of person completing affidavit

Date 02/14/2023

Date 02/17/2023

LANDSCAPE BUFFER SECTION AT SOUTHERN PROPERTY LINE



LANDSCAPE BUFFER "TYPE F" DETAILS	
REQUIRED	PROVIDED
PER 100 FT: 3 CANOPY TREES	PER 100 FT: 3 CANOPY TREES
3 UNDERSTORY TREES	3 UNDERSTORY TREES
4 EVERGREEN TREES	4 EVERGREEN TREES
20 SHRUBS	1 <u>ADDITIONAL</u> EVERGREEN TREE FOR EVERY 5 REQUIRED SHRUBS (IN LIEU) (1) 6 FT TALL PRIVACY FENCE EFFORTS WILL BE MADE TO PRESERVE EXISTING TREES ALONG PROPERTY LINE

SUNSHINE TOWNE CENTRE

S WEST BYPASS & W SUNSHINE STREET
SPRINGFIELD, MISSOURI

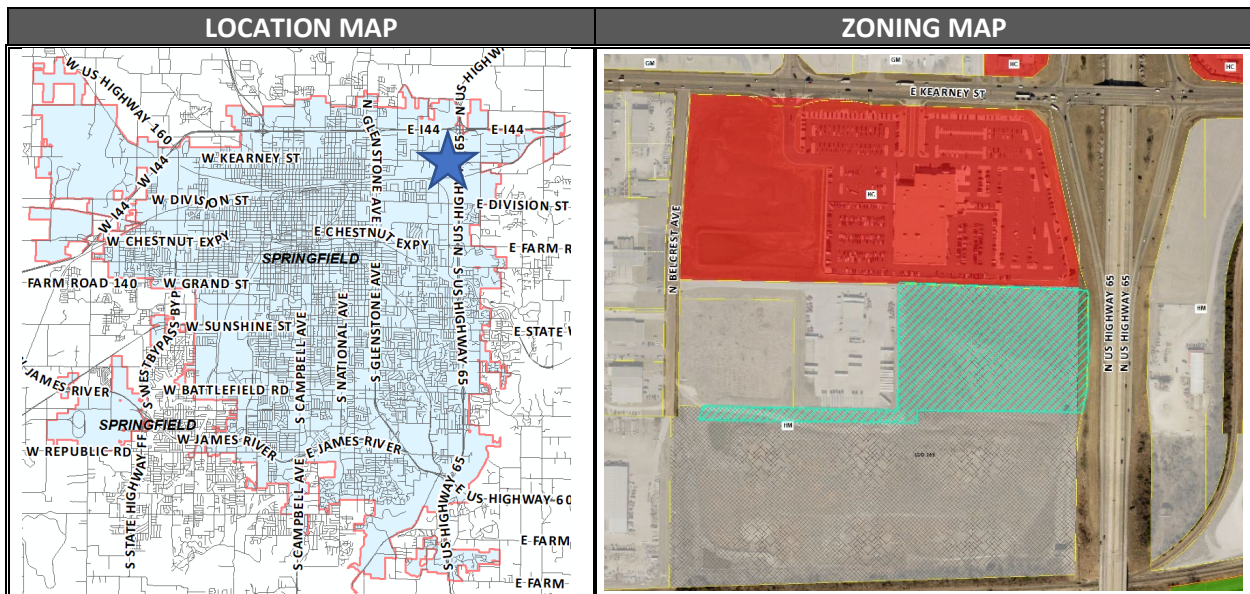


DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Z-5-2023 w/COD #226
Location:	2202 N. Belcrest Avenue
Total Acres:	9.45 acres
Applicant:	SFC Real Estate LLC
Existing Land Use:	Vacant land
Neighborhood Meeting:	February 16, 2023
Planning and Zoning Commission:	March 9, 2023
City Council:	April 3, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Kyle McGinnis
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 9.45 acres of property generally located within the 2200 block of N. Belcrest Avenue from HM, Heavy manufacturing district with Conditional Overlay District No. 163 to HC, Highway commercial district and establishing Conditional Overlay District No. 226.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE MAPS STREET VIEW:



PROPERTY HISTORY:

The property within which the subject area is contained was split-zoned HM, Heavy manufacturing district (south 25 acres fronting railroad right-of-way) and HC, Highway commercial district (north eight acres fronting U.S. Highway 65) in 1995 as part of the city-wide mapping approved via Ordinance No. 4494. In late 2018, a proposal came before City Council to rezone the entire 33-acre property to HM, Heavy manufacturing district and to establish Conditional Overlay District No. 163. The rezone request was processed concurrently with a Preliminary Plat for Morris Industrial Park Phase One, and both the rezone request and Preliminary Plat were approved by City Council in late January 2019. The Final Plat was approved by the Director of Planning & Development in February 2019. The property has since remained undeveloped.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;

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5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HIGHWAY COMMERCIAL
Use Limitations	(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors. (b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district. (c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface. (d) All uses shall operated in accordance with the noise standards contained in Section 36-485, Noise standards. (e) No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code. (f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303 (22).
Minimum Lot Size	Not applicable to the HC, Highway commercial district.
Maximum Height	Not applicable to the HC, Highway commercial district.
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts (generally unapplicable to the subject site).
Minimum Yard Requirements	Front yards – 25 feet when fronting on a street classified as collector or higher, or as required by Section 36-453, Supplemental open space and yard regulations. 15 feet when fronting a street classified as local, or as required by Section 36-453. The front yard setback may be reduced below the minimum required above if a Conditional Use Permit is approved in accordance with Section 36-363, Conditional use permits, or if a preliminary plat is approved in accordance with the City's subdivision regulations.

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	Side yards – None, except as required by Section 36-453 and the bufferyard requirements contained in Section 36-482, Landscaping and bufferyards. Rear yards – None, except as required by the bufferyard requirements contained in Section 36-482.
Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan, meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved. (b) A landscape plan, meeting the requirements of Sections 36-482 and 36-483, Off-street parking and loading design standards, shall be submitted and approved. (c) Off-street parking and vehicular use areas shall be screened from all residential uses, in accordance with Section 36-480, Screening and fencing. (d) Refuse storage areas shall be screened from view in accordance with Section 36-480. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards. (g) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Future development must comply with the interior and perimeter landscaping requirements, as applicable to a future site plan, per subsections 36-482 (9) (a) and (b), unless the property owner opts to utilize the point system described in subsection 36-482 (10) instead. Based on the proposed zoning for the subject area and the zoning of its neighbors, no bufferyard landscaping will be required.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

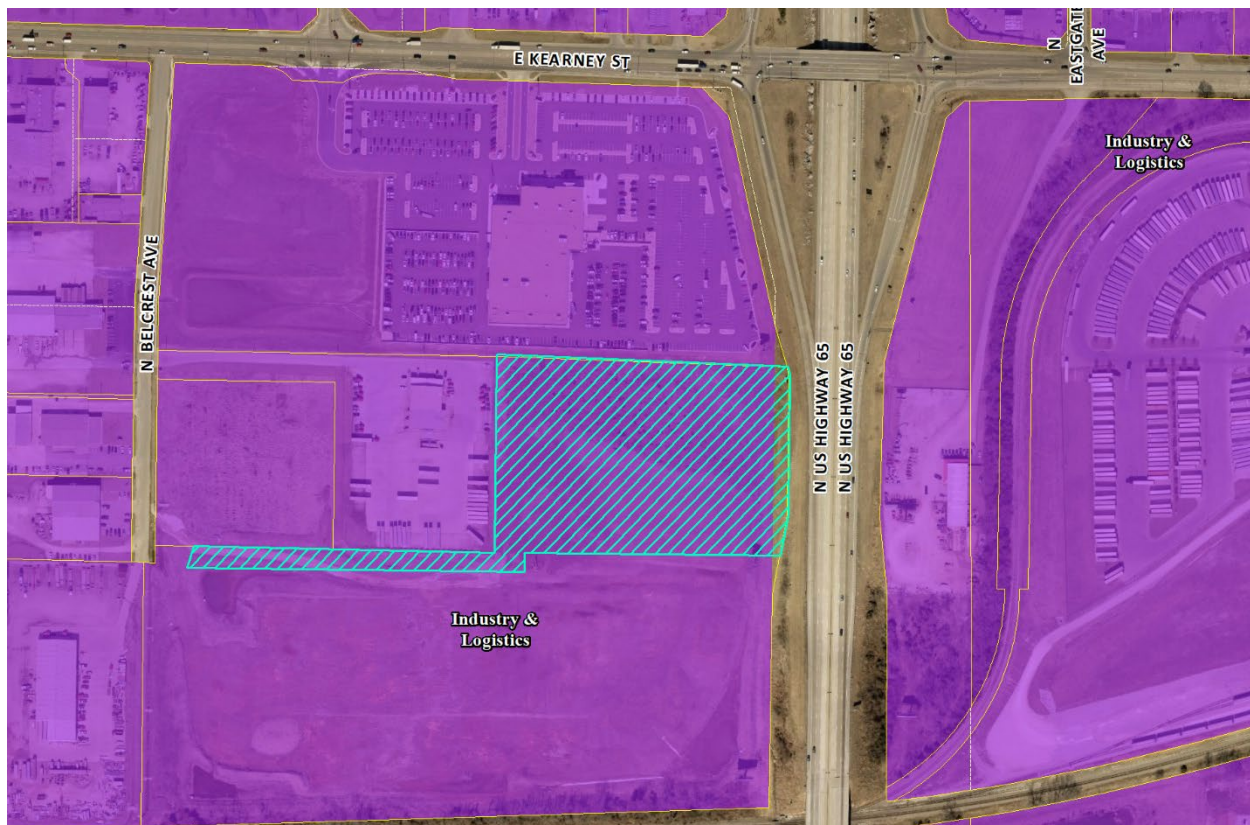
The project area is located within the Industry & Logistics placetype, which encompasses all of the property located within City Limits south of Interstate 44, north of E. Division Street, and east of N. Packer Road (see the Future Placetype Map on page 4 for reference). Per the *Land Use & Development* chapter of the *Comprehensive Plan*, this placetype primarily consists of, "...heavy and moderately intense manufacturing, distribution uses, and a range of operations

DEVELOPMENT REVIEW STAFF REPORT

that rely on proximity to the City's airport, interstate, and rail facilities." Based on these primary functions, this placetype also accommodates other activities typically associated with industry and manufacturing, including outdoor activity involving storage or parking of vehicles and equipment.

Placetypes are not as rigid as zoning districts and allow for supporting or ancillary uses which complement and enhance its sense of place; as an extension of this, a single placetype is not likely to be defined by a single zoning district or even a collection of closely related zoning districts (e.g. industrial districts), but rather a mix of tangentially related zoning districts which together form a cohesive sense of place when developed with similar character, scale, and form. The Industry & Logistics placetype allows for certain supporting uses which complement the placetype's primary industrial or manufacturing uses, including office, hospitality, retail sales and service uses, universities, colleges, and vocational schools, and government, healthcare, and institutional uses, to name a few. As a result, this placetype should include a mix of industrial zones complemented by office or commercial zones where deemed suitable. The HC, Highway commercial district, the City's most intense commercial district, which allows for a variety of commercial uses and outdoor activities, is a suitable match for the Industry & Logistics placetype.

FUTURE PLACETYPE MAP:



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PLACETYPES	LAND USES															
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	◇	○									
Mixed Residential	●	●	○	○	◇	◇	○									
Downtown			●	○	○	○	●	○	○	○						
Mixed-Use	○	○	●	○	○	○	○	○	○							
City Corridor			●	○	○	○	○	○	○	○						
Institutional & Employment Center			○	○	○	○	○	○	○	○						
Business Flex				○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics				○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			●	○												

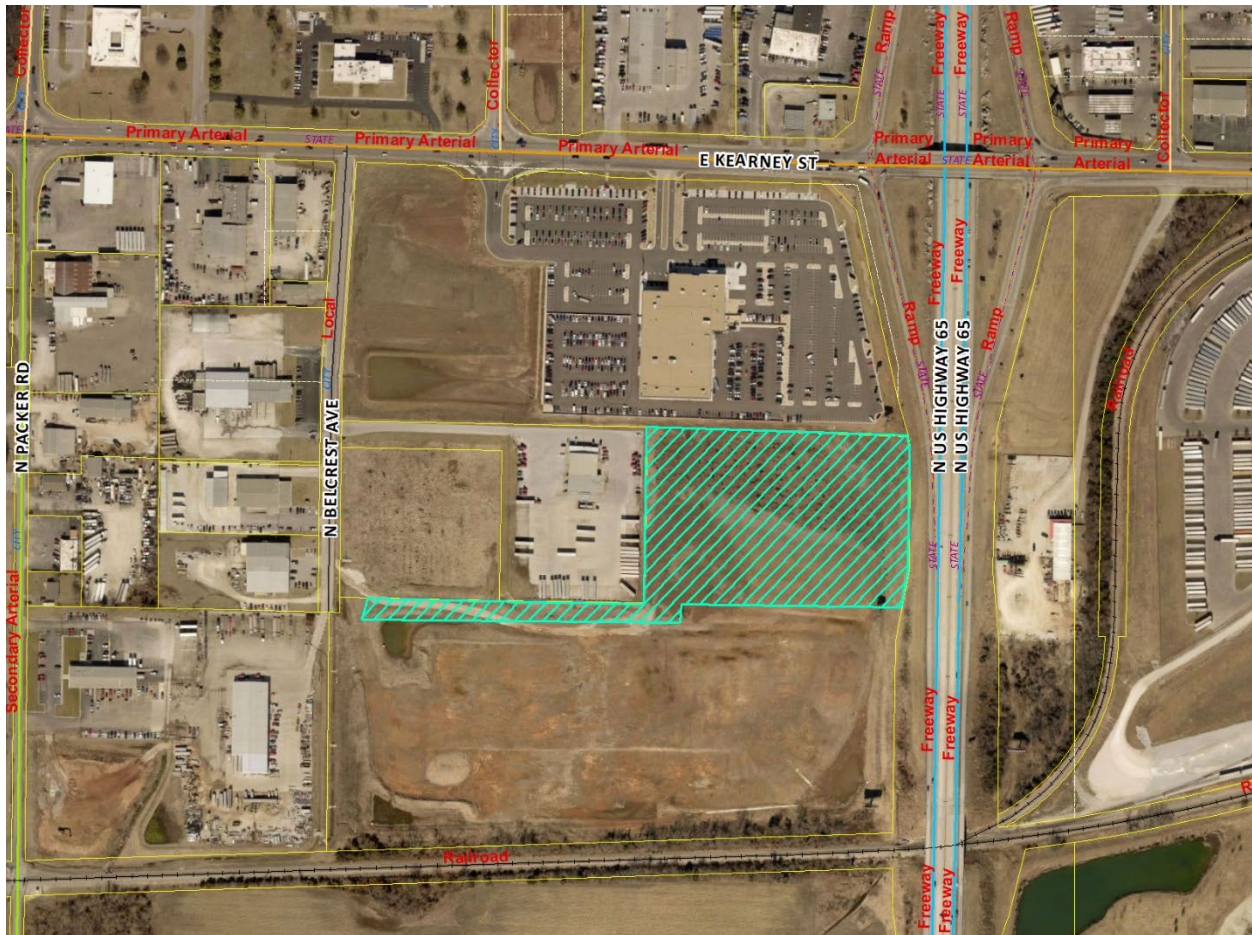
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HC	HM	HM	HM
LAND USE	Auto sales	Vacant	Tool rentals	Trucking/freight
PLACETYPES	Industry & Logistics	Industry & Logistics	Industry & Logistics	Industry & Logistics

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No issues with the proposed rezoning.
2. CITY UTILITIES:
No issues with the proposed rezoning.

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3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objections to the proposed rezoning. Public sewer is available although any connections to it will need to occur via private laterals. Additional public sewer would probably not be possible because of the raw water main in the area.

4. FIRE DEPARTMENT:

No issues with the proposed rezoning.

5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the **Jordan Creek North Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention **will not be allowed and detention is required**. The property **does not have a stream buffer on site**.

Public Works – Stormwater has no concerns for the proposed rezoning. Please note that development of the property will be subject to the following conditions at the time of development:

All Chapter and Section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention Requirements:

- a. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.
 - i. The site has 75% complete detention design but was paused during construction. Site requires detention, and the current basins must be completed as part of the original permit or resubmit plans for completion.

Water Quality Requirements:

- a. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb one acre or greater. Including projects less than one acre that are part of a larger common plan of development or sale that will disturb one or more acres of the life of the project. Chapter 10 Sec. 2.0.

Additional Stormwater Standards to be met:

- a. A land disturbance permit will be required with disturbing one acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
- b. As-builts of the detention and water quality improvements are required. We would like the following as-built notes on the plans:

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- i. The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify measures.
 - c. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES – Water Quality per Chapter 12 Sec. 3.0.
 - d. Include on the plans a calculation of the Existing Impervious Surface Area, Existing Open Space Area, Post-Development Impervious Surface Area, and Post-Development Open Space Area. Per Chapter 4 Sec. 3.2 for Detention Summary.
 - i. Existing gravel surfaces meeting the above definition are eligible for 50% credit.
6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:
Street Classification, Right-Of-Way, and Jurisdiction:
City's Transportation Plan classifies N. Belcrest Avenue as a Non-Residential Local roadway. The standard right-of-way width from the centerline of N. Belcrest Avenue is 30 feet. It appears that no additional right-of-way is needed along N. Belcrest Avenue. A survey is recommended to determine the exact amount of existing right-of-way. N. Belcrest Avenue is a city-maintained street.

Traffic Counts & On-Street Parking:
There is no recent traffic count for N. Belcrest Avenue. On-street parking is allowed along N. Belcrest Avenue.

Driveway Access:
There is one driveway access point onto the property from N. Belcrest Avenue. Access to this property will be allowed to N. Belcrest Avenue based on existing City of Springfield standards for the street classification.

Sidewalk:
There is no existing sidewalk along the property frontage of N. Belcrest Avenue. Sidewalk will be required along N. Belcrest Avenue at the time of subdivision or development.

Trails, Bus Stops, and Additional Information:
There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are no bus stops along N. Belcrest Avenue near this property.

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Improvements:

This development will require the construction of a cul-de-sac, meeting City of Springfield standards, at the south end of N. Belcrest Avenue. A Traffic Impact Study may be required at the time of development.

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	N. Belcrest Avenue	Non-Residential Local	Yes	30	30
Street 2	-	-	-	-	-

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, SFC Real Estate LLC, has requested to rezone this vacant property from HM, Heavy manufacturing district with Conditional Overlay District No. 163 to HC, Highway commercial district and establish Conditional Overlay District No. 226 with the intent to develop an automotive retail and maintenance land use.
2. Per Section 36-310, Establishment of use groups, the retail sales use group includes, "...the sale or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles if outdoor activities are permitted by the district." The retail sales use group and automobile service garages are permitted uses within the HC, Highway commercial district, in accordance with subsection 36-422 (2), provided all motor vehicle repair or maintenance activity which occurs outdoors is located further than 150 feet from the district boundary of any residential district (subsection 36-422 (4)). This use limitation is generally not applicable to the subject site given the absence of residential districts in the immediate vicinity of the area to be rezoned.
3. The subject site is located within the Industry & Logistics Placetype per the *Land Use & Development* chapter of the *Comprehensive Plan*. While this Placetype is predominately comprised of moderate to heavy manufacturing and distribution uses, supporting uses, including retail sales and services, are encouraged along secondary roadways and around the periphery of the Placetype. Access to the subject site will be limited to N. Belcrest Avenue, a non-residential local roadway, therefore meeting the first criteria encouraging access away from major roadways within the Placetype. The subject site is located within the periphery of the Placetype as well, bordering U.S. Highway 65 to the east. In addition to these criteria, the subject site borders an established automotive retailer to the north, providing an opportunity to further supplement the land use patterns which have developed in this area in recent years.

DEVELOPMENT REVIEW STAFF REPORT

4. Conditional Overlay District No. 226 (Attachment 1) has been proposed as part of this request. This Conditional Overlay District will not limit the use or design of future development in this district.
5. The proposed Highway commercial district and Conditional Overlay District No. 226 zoning district classification is consistent with the Springfield Comprehensive Plan. The subject area was included in the Industry & Logistics Placetype, which supports retail and other supporting commercial activities along the periphery of the placetype. Such commercial activity would be permitted via the Highway commercial district and Conditional Overlay District No. 226.
6. There are changing conditions in the area affected that make the proposed rezoning necessary. The property owner intends to construct a new facility for the retail sale of consumer vehicles, similar to the automotive retailer located north of this property along E. Kearney Street, which was rezoned to the Highway commercial district in 1995 as part of the citywide remapping which occurred that year. Furthermore, the adoption of the new *Comprehensive Plan* and its placetypes loosens the focus on strict zoning districts and instead encourages a mix of zoning districts (and, by extensions, land uses) that together form a cohesive and distinct sense of place. The Industry & Logistics Placetype is intended to provide space for manufacturing and distribution uses, with allowances for complementary commercial uses along the periphery of the placetype when located off of lower classification streets.
7. The range of uses in the proposed Highway commercial district and Conditional Overlay District No. 226 are compatible with the uses permitted on other property in the immediate vicinity. As stated above, the property north of the subject area is already zoned Highway commercial district in 1995, and was developed into a consumer vehicle retailer in 2021.
8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned. Per the reviews provided by City Utilities and Environmental Services – Wastewater Management, no public extensions of services are necessary to serve the proposal area.
9. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. While Public Works – Traffic has noted that there are no recent traffic counts for N. Belcrest Avenue, they have not expressed concerns with the anticipated traffic counts anticipated to be generated should this rezoning occur.
10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Industry & Logistics Placetype and on the findings of fact as noted above.

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the Planning and Zoning Commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1 Conditional Overlay District No. 226 Provisions

The requirements of Section 36-422, HC, Highway commercial district of the Land Development Code 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. The subject property shall be subdivided along the zoning district boundaries following the current Subdivision Regulations.
2. The developer shall construct a cul-de-sac at the south end of N. Belcrest Avenue in an access easement or public right-of-way. The cul-de-sac shall be constructed at the time of development following the City of Springfield's Public Works Design Standards.

ATTACHMENT 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: HM with COD 163 to HC with new COD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 4:00 PM to 6:30 PM on Thursday 2/16/2023
3. Meeting Location: Boulevard Baptist Church 1030 S. Eastgate Ave
4. Number of invitations that were sent: 15
5. How the mailing list was generated: By the City of Springfield Planning Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 4
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).

No comments received.

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

N/A

I, Ricky Haase (print name), attest that the neighborhood meeting was held on 02/16/2023 (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."

Ricky D Haase

Signature of person completing affidavit

Ricky Haase

Printed name of person completing affidavit

Neighborhood Meeting

Rezoning @ 2202 N Belcrest Ave, Springfield, MO

February 16, 2023

4:00 p.m. – 6:30 p.m.

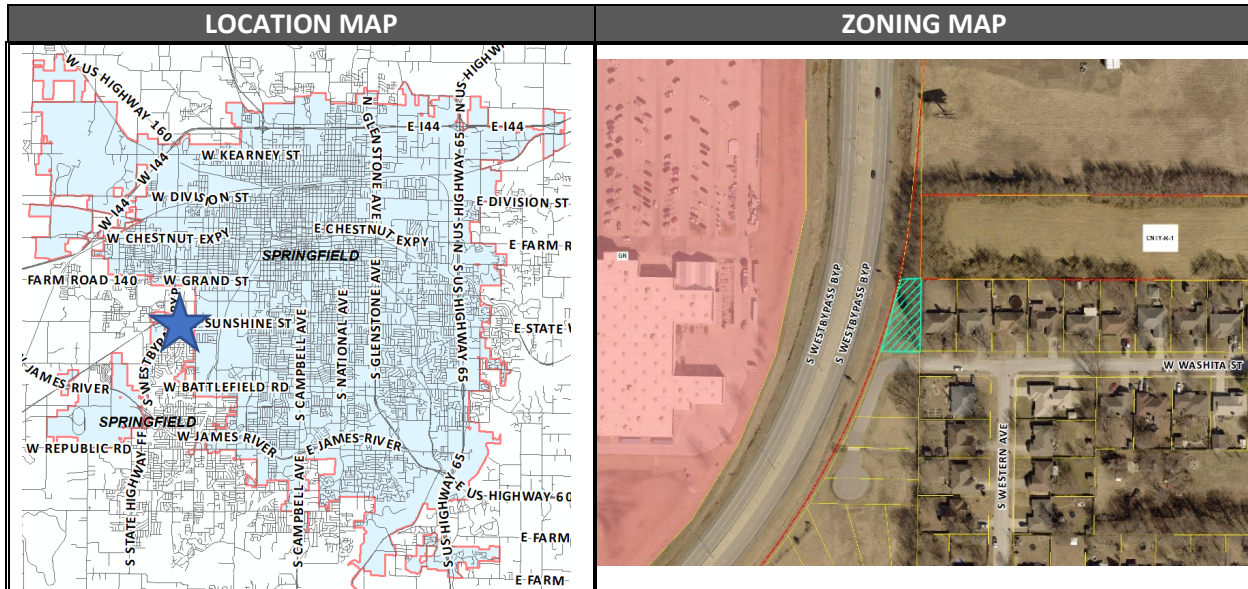
Name	Address	Phone
David Dixon	2201 N Belcrest	417-830-6657
Michael Smith	3253 E Chestnut	417-874-1400
Bob Newell	3253 E Chestnut	417-874-1400
John Griesemer	3253 E Chestnut	417-874-1400
Rick Haase	550 E St Louis	417-890-8802

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Z-6-2023
Location:	3503 W. Washita Street
Total Acres:	0.21 acres
Applicant:	South Creek Development Corp
Existing Land Use:	Vacant land
Neighborhood Meeting:	February 14, 2023
Planning and Zoning Commission:	March 9, 2023
City Council:	April 3, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Kyle McGinnis
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 0.21 acres of property generally located at 3503 W. Washita Street from Greene County Plot Assignment District No. 1901 to City of Springfield R-SF, Single-family residential district.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE MAPS STREET VIEW:



PROPERTY HISTORY:

This property is currently zoned Greene County Plot Assignment District No. 1901, and is undergoing rezoning in tandem with a proposal to annex the property into the City of Springfield. This district was approved in 2016 and regulates this property in the same manner as if it were zoned Greene County R-2, One- and two-family residence district. This district permits all uses and structures allowed within the R-1 district, but also permits two-family dwellings (duplexes).

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezonings. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;

DEVELOPMENT REVIEW STAFF REPORT

6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL
Use Limitations	(a) All uses shall operate in accordance with the noise standards contained in Section 36-485, Noise standards. (b) No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.
Minimum Lot Size	Minimum lot area: 6,000 square feet Minimum lot width: 50 feet Minimum lot depth: 80 feet
Maximum Height	35 feet (or two and one-half stories) above finished grade when side yards are less than 15 feet. When side yards exceed 15 feet, the building's maximum height is increased to 45 feet (or three stories) above finished grade.
Bulk Plane	Not applicable to the R-SF, Single-family residential district.
Minimum Yard Requirements	Front yard: 15 feet along local streets or as required by Section 36-453, Supplemental open space and yard regulations, or 25 feet along a street classified as a collector or higher. Garages must be setback at least 20 feet regardless of street classification. Side yard: Five feet or as required by Section 36-453. Rear yard: Equal to 10% of the lot depth but may not be less than 10 feet nor shall more than 20 feet be required.
Minimum Open Space	Not less than 30% of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved for all uses except single-family detached dwellings. (b) A plot plan meeting the requirements of subsection 36-331 (3) shall be submitted and approved for all single-family detached dwellings. (c) A landscaping plan meeting the requirements of Section 36-482, Landscaping and bufferyards, and 36-483, Off-street parking and loading area design standards, shall be submitted and approved for all uses except single-family detached dwellings.

DEVELOPMENT REVIEW STAFF REPORT

	(d) All off-street parking lots and vehicular use areas for permitted nonresidential uses shall be screened from all residential uses in accordance with Section 36-480, Screening and fencing. (e) Refuse storage areas for permitted nonresidential uses shall be screened from view in accordance with Section 36-480, Screening and fencing. (f) Required front yards shall be landscaped with grass, ground cover, plants, shrubs, or trees. Decorative landscaping materials such as rock, bark, and mulch are also permitted. Impervious surfaces in required front yards shall be minimized and, unless otherwise meeting the provisions of subsection 36-483 (2), shall be limited to driveways leading to off-street parking areas located outside the required front yard and walkways necessary for access to structures on the property. Circular driveways are permitted if sufficient frontage is available and if approved by the traffic engineer. (g) Storage of maintenance or other equipment incidental to any permitted or conditional use except a single-family detached dwelling shall be screened from view in accordance with the provisions of Section 36-480, Screening and fencing. (h) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480, Screening and fencing. (i) Accessory building and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Based on the zoning classification of the surrounding properties, bufferyard landscaping will only be required should this property develop into a nonresidential use; however, given the site's narrow dimensions, it would qualify for a reduced bufferyard in alignment with subsection 36-482 (16). The interior and perimeter landscaping requirements of subsection 36-482 (9) (a) and (b) may be applicable depending on the future use of the property.

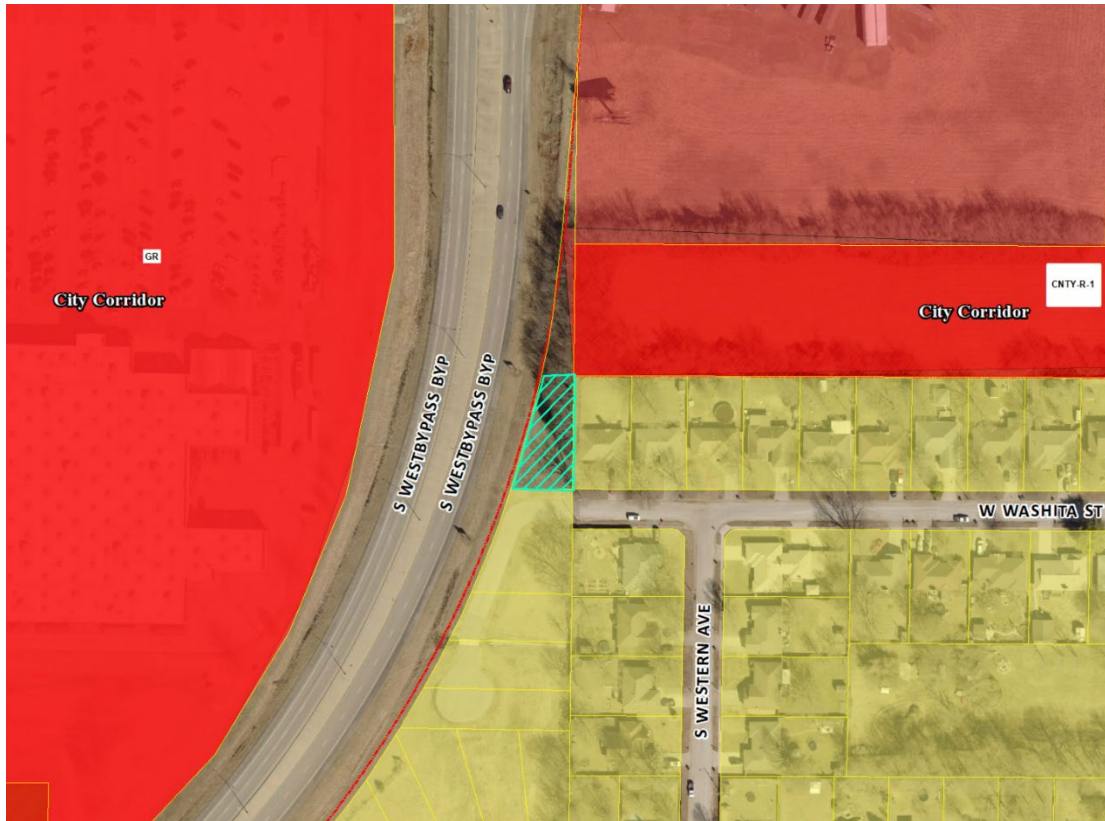
COMPATIBILITY WITH COMPREHENSIVE PLAN:

During the formation of the new *Comprehensive Plan*, all unincorporated Greene County property within identified growth areas near City Limits were given designated Placetypes to assist in the cohesive planning of property along the City's periphery. This property, along with the rest of the single-family residential neighborhood to the east and south, were given the Traditional Neighborhood Placetype designation, where one will typically find post-war single-family detached dwellings with uniform setbacks, building designs, and parcel sizes. The

DEVELOPMENT REVIEW STAFF REPORT

proposal to rezone this property to the R-SF, Single-family residential district would bring this property into compliance with the *Comprehensive Plan's* vision for this area.

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehouse & Distribution Facilities
Residential Neighborhood	●	○	◇	○	◇	◇	○							
Mixed Residential	●	●	●	○	◇	◇	○							
Downtown		●	●	○	○	○	○	○	○	○				
Mixed-Use	○	○	●	○	○	○	○	○	○	○				
City Corridor		●	○	○	○	○	○	○	○	○				
Institutional & Employment Center			○	○	○	○	○	○	○	○				
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation		●	●	○										

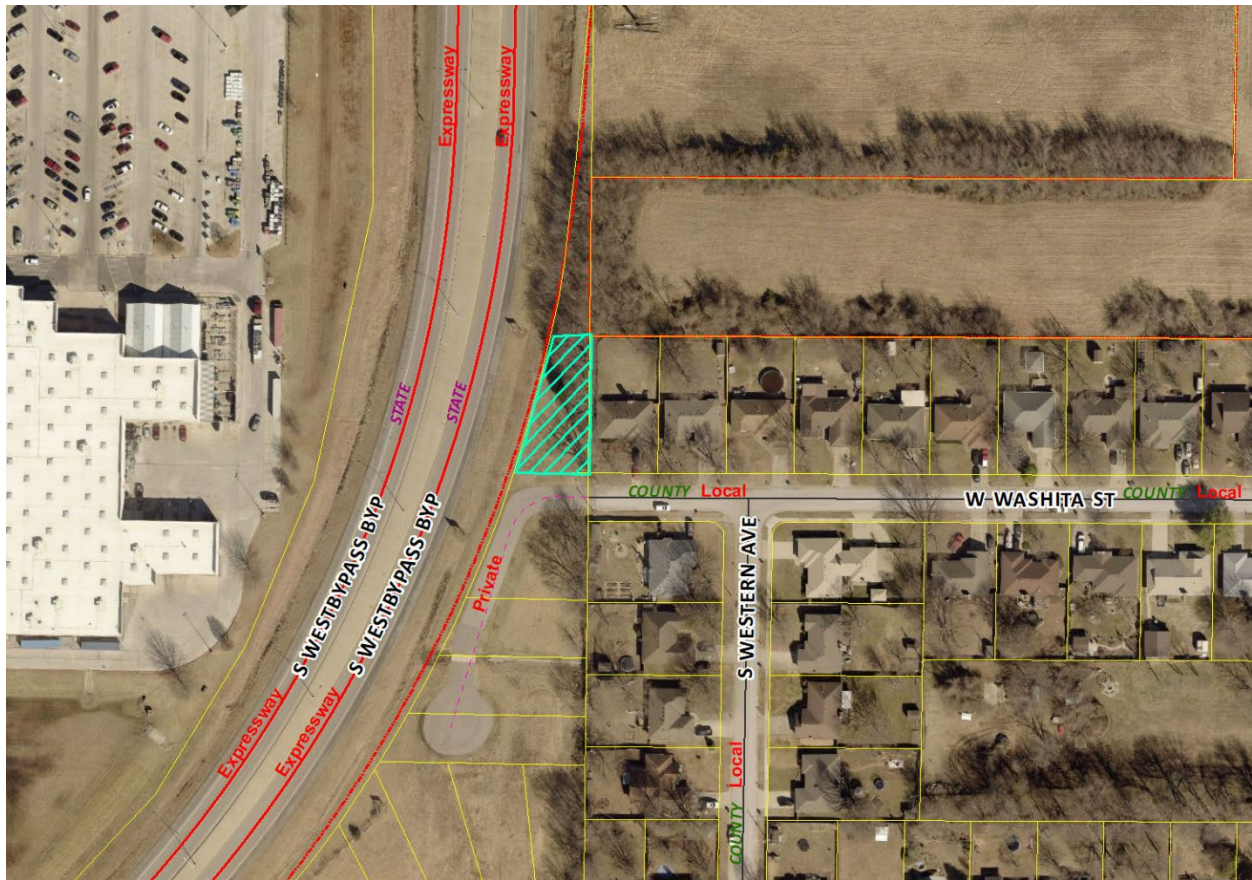
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

○ Supporting Land Use: Less prevalent and serve to support the primary land use.

◇ Low Intensity Supporting Land Use: Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	PAD No. 1901	PAD No. 1901	PAD No. 1901	GR
LAND USE	Vacant	Vacant	Single-family home	Retail sales (Walmart)
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	City Corridor

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No issues with the proposed rezoning.
2. CITY UTILITIES:
No issues with the proposed rezoning.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

DEVELOPMENT REVIEW STAFF REPORT

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

- a. Public sewer is available to each tract; and
- b. There is a \$0.033 per square foot trunkline connection fee for this property if it drains to the north. This fee is based on the area of the property and will be added to the sewer connection permit fee when building plans are submitted.

4. FIRE DEPARTMENT:

No issues with the proposed rezoning.

5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the **South Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention **will not be allowed and detention is required**. The property **does not have a stream buffer on site**.

Public Works – Stormwater has no concerns for the proposed rezoning. Please note that development of the property will be subject to the following conditions at the time of development:

All Chapter and Section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention Requirements:

- a. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.
 - i. Detention is required as part of any development on this property and along with 3444 W. Sunshine Street/1819 S. Moore Road.

Water Quality Requirements:

- a. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb one acre or greater. Including projects less than one acre that are part of a larger common plan of development or sale that will disturb one or more acres of the life of the project. Chapter 10 Sec. 2.0.
 - a. Water Quality is required as part of any development on this property and along with 3444 W. Sunshine Street/1819 S. Moore Road.

Additional Stormwater Standards to be met:

- a. A land disturbance permit will be required with disturbing one acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

DEVELOPMENT REVIEW STAFF REPORT

- b. As-builts of the detention and water quality improvements are required. We would like the following as-built notes on the plans:
 - i. The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify measures.
- c. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES – Water Quality per Chapter 12 Sec. 3.0.
- d. Include on the plans a calculation of the Existing Impervious Surface Area, Existing Open Space Area, Post-Development Impervious Surface Area, and Post-Development Open Space Area. Per Chapter 4 Sec. 3.2 for Detention Summary.
 - i. Existing gravel surfaces meeting the above definition are eligible for 50% credit.

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

Street Classification, Right-Of-Way, and Jurisdiction:

City's Transportation Plan classifies W. Washita Street as a Residential Local roadway and West Bypass as an expressway. The standard right-of-way width from the centerline for W. Washita Street is 25 feet and 65 feet from centerline for West Bypass. It appears that no additional right-of-way is needed along W. Washita Street or West Bypass. A survey is recommended to determine the exact amount of existing right-of-way. W. Washita Street is a county-maintained street. West Bypass is a state-maintained roadway.

Traffic Counts & On-Street Parking:

There are no recent traffic counts for W. Washita Street or West Bypass. On-street parking is allowed along W. Washita Street. On-street parking is not allowed along West Bypass.

Driveway Access:

There is no driveway access point onto the property from W. Washita Street or West Bypass. One access to this property will be allowed to W. Washita Street based on existing City of Springfield standards for the street classification. No access will be allowed to West Bypass.

Sidewalk:

There is no existing sidewalk along the property frontage of W. Washita Street or West Bypass. Sidewalk may be required along W. Washita Street at the time of development. Sidewalk will not be required along West Bypass.

DEVELOPMENT REVIEW STAFF REPORT

Trails, Bus Stops, and Additional Information:

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are no bus stops along W. Washita Street near this property.

Improvements:

A Traffic Impact Study is not required for this rezoning.

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. Washita Street	Residential Local	Yes	25	25
Street 2	West Bypass	Expressway	No	95	65

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, South Creek Development Corp, has requested to rezone the south portion of the property generally located at 3503 W. Washita Street from Greene County Plot Assignment District No. 1901 to the City of Springfield's R-SF, Single-family residential district. The intent of this proposal is to later subdivide this property, allowing the south portion in question to become a single-family home (or other permitted use within the R-SF district) while the north portion will be annexed and rezoned as part of the future commercial development proposed at the intersection of W. Sunshine Street and West Bypass (Z-4-2023 with COD #225).
2. During the formation of the new *Comprehensive Plan*, this property was assigned within the Traditional Neighborhood Placetype. The proposed rezoning would limit the development of this property to those uses permitted by the R-SF district, which is generally similar to Greene County's Plot Assignment District No. 1901 – the zoning of the single-family neighborhood to the east and south. Given the general compatibility between these districts, staff has determined that the rezoning is appropriate.
3. There are changing conditions in the area affected that make the proposed rezoning necessary. The applicant is associated with the proposal north of the subject area, to annex and rezone certain property for future commercial development at the intersection of W. Sunshine Street and West Bypass. As part of the applicant's intent to subdivide the commercial property in a future preliminary plat, the subject area will become its own lot, separate from the commercial development to the north. The rezoning of this site would then permit the construction of a new single-family home at this location.
4. The range of uses in the proposed R-SF, Single-family residential district are compatible with the uses permitted on other property in the immediate vicinity. Should the property be

DEVELOPMENT REVIEW STAFF REPORT

rezoned to the Single-family residential district, all of the uses listed in subsection 36-380 (2) would be permitted, including single-family homes, churches or other places of worship, community gardens, and police and fire stations. Any future land use would be required to meet the minimum property line setbacks noted in subsection 36-380 (6); based on the relatively small parcel size, it is unlikely that anything other than a single-family detached dwelling will be constructed at this location should the rezoning be approved.

5. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned. Per the reviews provided by City Utilities and Environmental Services – Wastewater Management, neither entity has noted concerns with the proposed rezoning at this time.
6. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. Per the review provided by Public Works – Traffic, there are no concerns regarding the traffic anticipated to be generated as a result of an approved rezoning at this location.
7. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
8. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Traditional Neighborhood Placetype and on the findings of fact as noted above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

ATTACHMENT 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

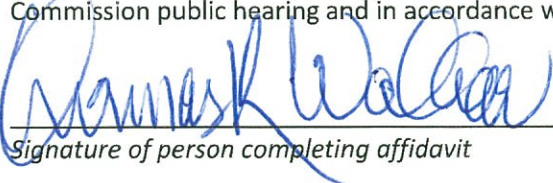
1. Request change to zoning from: County R-1 General Retail et al to Highway Commercial (HC)
(existing zoning) (proposed zoning)
2. Meeting Date & Time: February 14th, 2023
3. Meeting Location: Macedonia Preschool & Daycare
4. Number of invitations that were sent: 153
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 40
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).

No negative feedback given

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

Not Applicable

I, THOMAS K WALKER (print name), attest that the neighborhood meeting was held on 2-14-23 (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

THOMAS K WALKER
Printed name of person completing affidavit

Date 02/14/2023

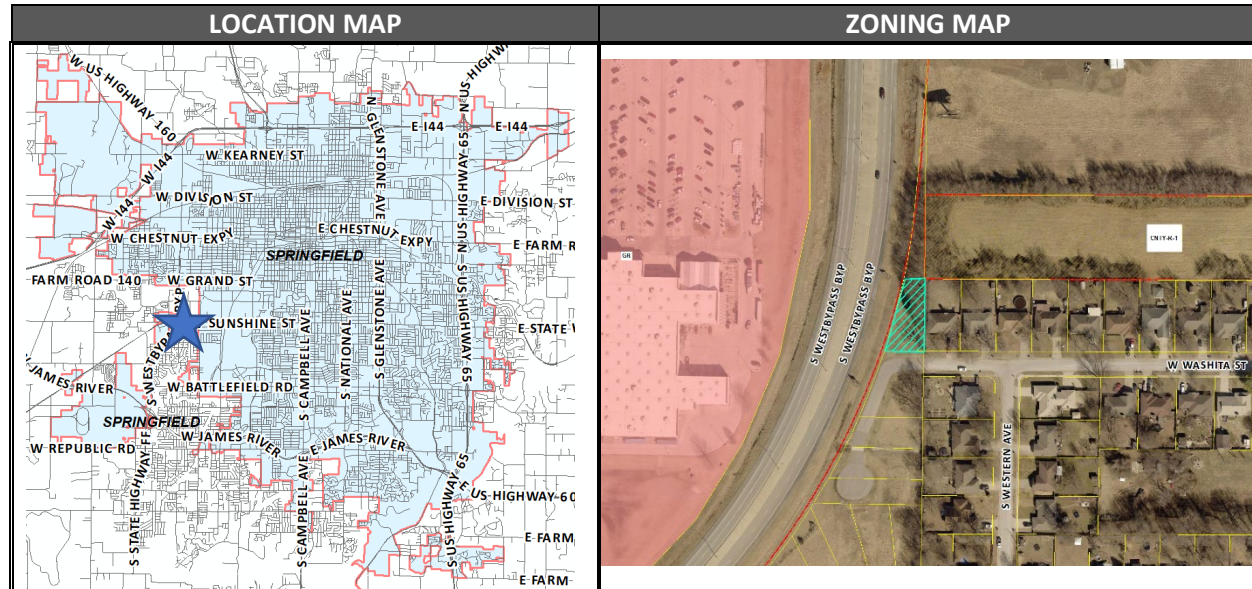
Date 02/17/2023

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Z-6-2023
Location:	3503 W. Washita Street
Total Acres:	0.21 acres
Applicant:	South Creek Development Corp
Existing Land Use:	Vacant land
Neighborhood Meeting:	February 14, 2023
Planning and Zoning Commission:	March 9, 2023
City Council:	April 3, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Kyle McGinnis
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 0.21 acres of property generally located at 3503 W. Washita Street from Greene County R-1, Suburban residence district to City of Springfield R-SF, Single-family residential district.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE MAPS STREET VIEW:



PROPERTY HISTORY:

This property is currently zoned Greene County R-1, Suburban residence district, and is undergoing rezoning in tandem with a proposal to annex the property into the City of Springfield.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;

DEVELOPMENT REVIEW STAFF REPORT

7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL
Use Limitations	(a) All uses shall operate in accordance with the noise standards contained in Section 36-485, Noise standards. (b) No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.
Minimum Lot Size	Minimum lot area: 6,000 square feet Minimum lot width: 50 feet Minimum lot depth: 80 feet
Maximum Height	35 feet (or two and one-half stories) above finished grade when side yards are less than 15 feet. When side yards exceed 15 feet, the building's maximum height is increased to 45 feet (or three stories) above finished grade.
Bulk Plane	Not applicable to the R-SF, Single-family residential district.
Minimum Yard Requirements	Front yard: 15 feet along local streets or as required by Section 36-453, Supplemental open space and yard regulations, or 25 feet along a street classified as a collector or higher. Garages must be setback at least 20 feet regardless of street classification. Side yard: Five feet or as required by Section 36-453. Rear yard: Equal to 10% of the lot depth but may not be less than 10 feet nor shall more than 20 feet be required.
Minimum Open Space	Not less than 30% of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved for all uses except single-family detached dwellings. (b) A plot plan meeting the requirements of subsection 36-331 (3) shall be submitted and approved for all single-family detached dwellings. (c) A landscaping plan meeting the requirements of Section 36-482, Landscaping and bufferyards, and 36-483, Off-street parking and loading area design standards, shall be submitted and approved for all uses except single-family detached dwellings. (d) All off-street parking lots and vehicular use areas for permitted nonresidential uses shall be screened from all

DEVELOPMENT REVIEW STAFF REPORT

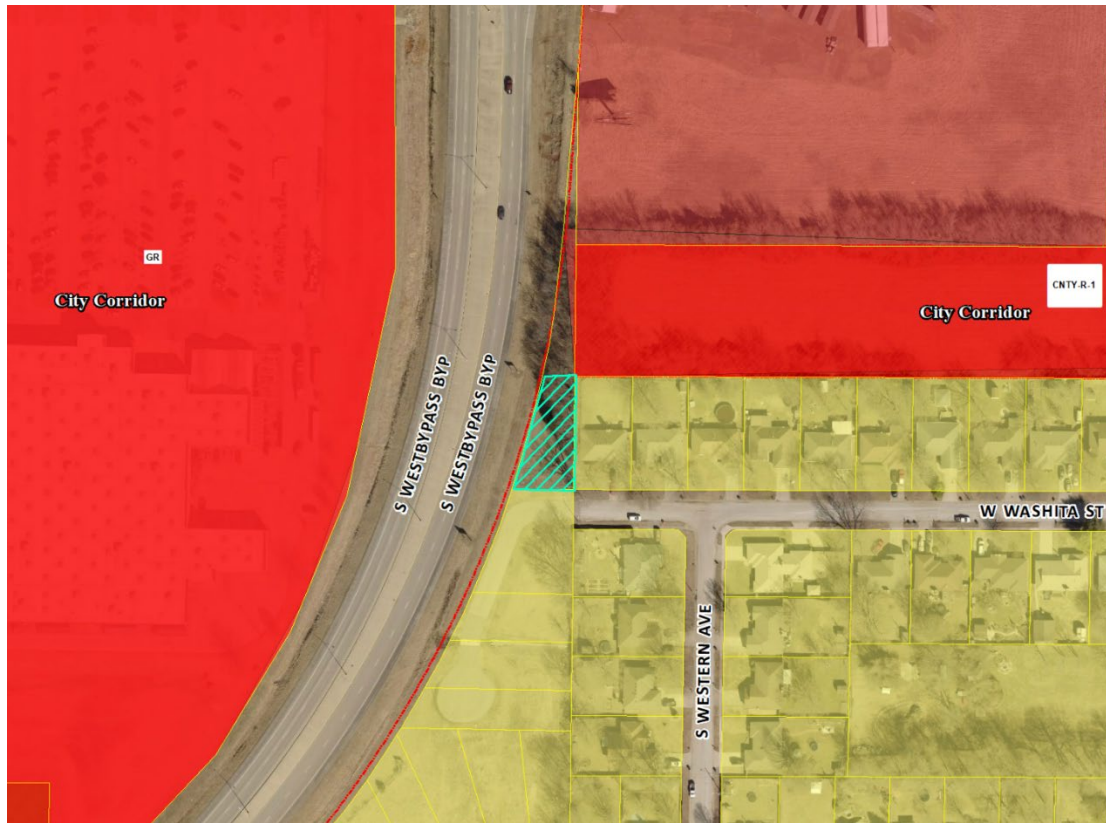
	residential uses in accordance with Section 36-480, Screening and fencing. (e) Refuse storage areas for permitted nonresidential uses shall be screened from view in accordance with Section 36-480, Screening and fencing. (f) Required front yards shall be landscaped with grass, ground cover, plants, shrubs, or trees. Decorative landscaping materials such as rock, bark, and mulch are also permitted. Impervious surfaces in required front yards shall be minimized and, unless otherwise meeting the provisions of subsection 36-483 (2), shall be limited to driveways leading to off-street parking areas located outside the required front yard and walkways necessary for access to structures on the property. Circular driveways are permitted if sufficient frontage is available and if approved by the traffic engineer. (g) Storage of maintenance or other equipment incidental to any permitted or conditional use except a single-family detached dwelling shall be screened from view in accordance with the provisions of Section 36-480, Screening and fencing. (h) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480, Screening and fencing. (i) Accessory building and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Based on the zoning classification of the surrounding properties, bufferyard landscaping will only be required should this property develop into a nonresidential use; however, given the site's narrow dimensions, it would qualify for a reduced bufferyard in alignment with subsection 36-482 (16). The interior and perimeter landscaping requirements of subsection 36-482 (9) (a) and (b) may be applicable depending on the future use of the property.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

During the formation of the new *Comprehensive Plan*, all unincorporated Greene County property within identified growth areas near City Limits were given designated Placetypes to assist in the cohesive planning of property along the City's periphery. This property, along with the rest of the single-family residential neighborhood to the east and south, were given the Traditional Neighborhood Placetype designation, where one will typically find post-war single-family detached dwellings with uniform setbacks, building designs, and parcel sizes. The proposal to rezone this property to the R-SF, Single-family residential district would bring this property into compliance with the *Comprehensive Plan's* vision for this area.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES															
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office / Hospitality	Neighborhood Retail Sales & Service	Major / Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehouse & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	○	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	◇	○	○	○	○	○	○	○	○	○	○	○
Downtown	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

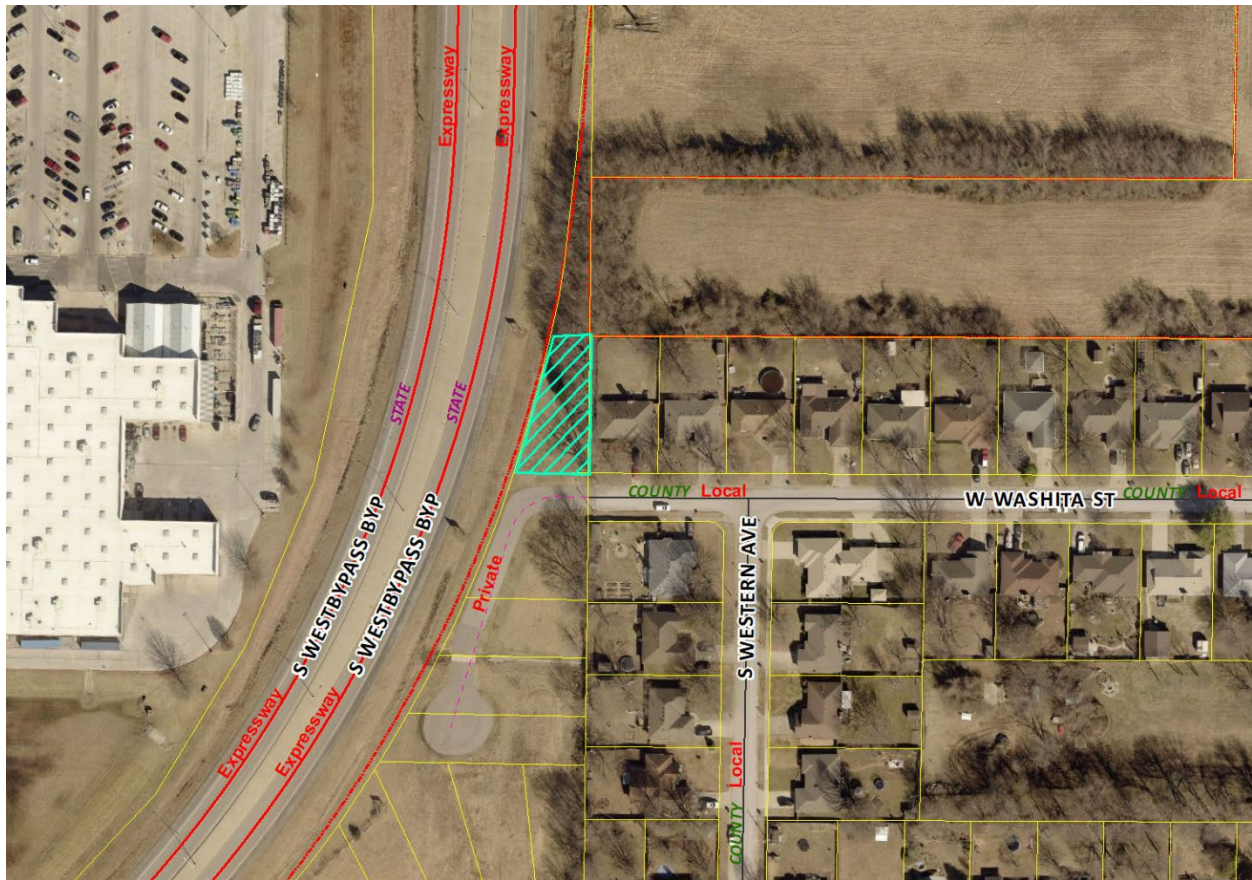
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	County R-1	County R-1	County R-1	GR
LAND USE	Vacant	Vacant	Single-family home	Retail sales (Walmart)
PLACETYPES	City Corridor	Traditional Neighborhood	Traditional Neighborhood	City Corridor

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No issues with the proposed rezoning.
2. CITY UTILITIES:
No issues with the proposed rezoning.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

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

- a. Public sewer is available to each tract; and
- b. There is a \$0.033 per square foot trunkline connection fee for this property if it drains to the north. This fee is based on the area of the property and will be added to the sewer connection permit fee when building plans are submitted.

4. FIRE DEPARTMENT:

No issues with the proposed rezoning.

5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the **South Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention **will not be allowed and detention is required**. The property **does not have a stream buffer on site**.

Public Works – Stormwater has no concerns for the proposed rezoning. Please note that development of the property will be subject to the following conditions at the time of development:

All Chapter and Section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention Requirements:

- a. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.
 - i. Detention is required as part of any development on this property and along with 3444 W. Sunshine Street/1819 S. Moore Road.

Water Quality Requirements:

- a. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb one acre or greater. Including projects less than one acre that are part of a larger common plan of development or sale that will disturb one or more acres of the life of the project. Chapter 10 Sec. 2.0.
 - a. Water Quality is required as part of any development on this property and along with 3444 W. Sunshine Street/1819 S. Moore Road.

Additional Stormwater Standards to be met:

- a. A land disturbance permit will be required with disturbing one acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

DEVELOPMENT REVIEW STAFF REPORT

- b. As-builts of the detention and water quality improvements are required. We would like the following as-built notes on the plans:
 - i. The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify measures.
- c. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES – Water Quality per Chapter 12 Sec. 3.0.
- d. Include on the plans a calculation of the Existing Impervious Surface Area, Existing Open Space Area, Post-Development Impervious Surface Area, and Post-Development Open Space Area. Per Chapter 4 Sec. 3.2 for Detention Summary.
 - i. Existing gravel surfaces meeting the above definition are eligible for 50% credit.

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

Street Classification, Right-Of-Way, and Jurisdiction:

City's Transportation Plan classifies W. Washita Street as a Residential Local roadway and West Bypass as an expressway. The standard right-of-way width from the centerline for W. Washita Street is 25 feet and 65 feet from centerline for West Bypass. It appears that no additional right-of-way is needed along W. Washita Street or West Bypass. A survey is recommended to determine the exact amount of existing right-of-way. W. Washita Street is a county-maintained street. West Bypass is a state-maintained roadway.

Traffic Counts & On-Street Parking:

There are no recent traffic counts for W. Washita Street or West Bypass. On-street parking is allowed along W. Washita Street. On-street parking is not allowed along West Bypass.

Driveway Access:

There is no driveway access point onto the property from W. Washita Street or West Bypass. One access to this property will be allowed to W. Washita Street based on existing City of Springfield standards for the street classification. No access will be allowed to West Bypass.

Sidewalk:

There is no existing sidewalk along the property frontage of W. Washita Street or West Bypass. Sidewalk may be required along W. Washita Street at the time of development. Sidewalk will not be required along West Bypass.

DEVELOPMENT REVIEW STAFF REPORT

Trails, Bus Stops, and Additional Information:

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are no bus stops along W. Washita Street near this property.

Improvements:

A Traffic Impact Study is not required for this rezoning.

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. Washita Street	Residential Local	Yes	25	25
Street 2	West Bypass	Expressway	No	95	65

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, South Creek Development Corp, has requested to rezone the south portion of the property generally located at 3503 W. Washita Street from Greene County R-1, Suburban residence district to the City of Springfield's R-SF, Single-family residential district. The intent of this proposal is to later subdivide this property, allowing the south portion in question to become a single-family home (or other permitted use within the R-SF district) while the north portion will be annexed and rezoned as part of the future commercial development proposed at the intersection of W. Sunshine Street and West Bypass.
2. Because this property has not yet been annexed into the City, it was not given a designated Placetype during the formation of the new *Comprehensive Plan*. The proposed rezoning would limit the development of this property to those uses permitted by the R-SF district, which is generally similar to Greene County's R-1, Suburban residence district – the zoning of the single-family neighborhood that this property abuts to the east. Given the general compatibility between these districts, staff has determined that the rezoning is appropriate despite the lack of designated Placetype in this area.
3. There are changing conditions in the area affected that make the proposed rezoning necessary. The applicant is associated with the proposal north of the subject area, to annex and rezone certain property for future commercial development at the intersection of W. Sunshine Street and West Bypass. As part of the applicant's intent to subdivide the commercial property in a future preliminary plat, the subject area will become its own lot, separate from the commercial development to the north. The rezoning of this site would then permit the construction of a new single-family home at this location.
4. The range of uses in the proposed R-SF, Single-family residential district are compatible with the uses permitted on other property in the immediate vicinity. Should the property be

DEVELOPMENT REVIEW STAFF REPORT

rezoned to the Single-family residential district, all of the uses listed in subsection 36-380 (2) would be permitted, including single-family homes, churches or other places of worship, community gardens, and police and fire stations. Any future land use would be required to meet the minimum property line setbacks noted in subsection 36-380 (6); based on the relatively small parcel size, it is unlikely that anything other than a single-family detached dwelling will be constructed at this location should the rezoning be approved.

5. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned. Per the reviews provided by City Utilities and Environmental Services – Wastewater Management, neither entity has noted concerns with the proposed rezoning at this time.
6. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. Per the review provided by Public Works – Traffic, there are no concerns regarding the traffic anticipated to be generated as a result of an approved rezoning at this location.
7. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
8. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood Placetype and on the findings of fact as noted above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

ATTACHMENT 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

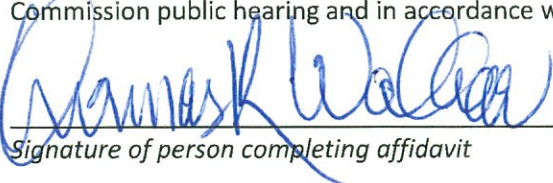
1. Request change to zoning from: County R-1 General Retail et al to Highway Commercial (HC)
(existing zoning) (proposed zoning)
2. Meeting Date & Time: February 14th, 2023
3. Meeting Location: Macedonia Preschool & Daycare
4. Number of invitations that were sent: 153
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 40
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).

No negative feedback given

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

Not Applicable

I, THOMAS K WALKER (print name), attest that the neighborhood meeting was held on 2-14-23 (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

THOMAS K WALKER
Printed name of person completing affidavit

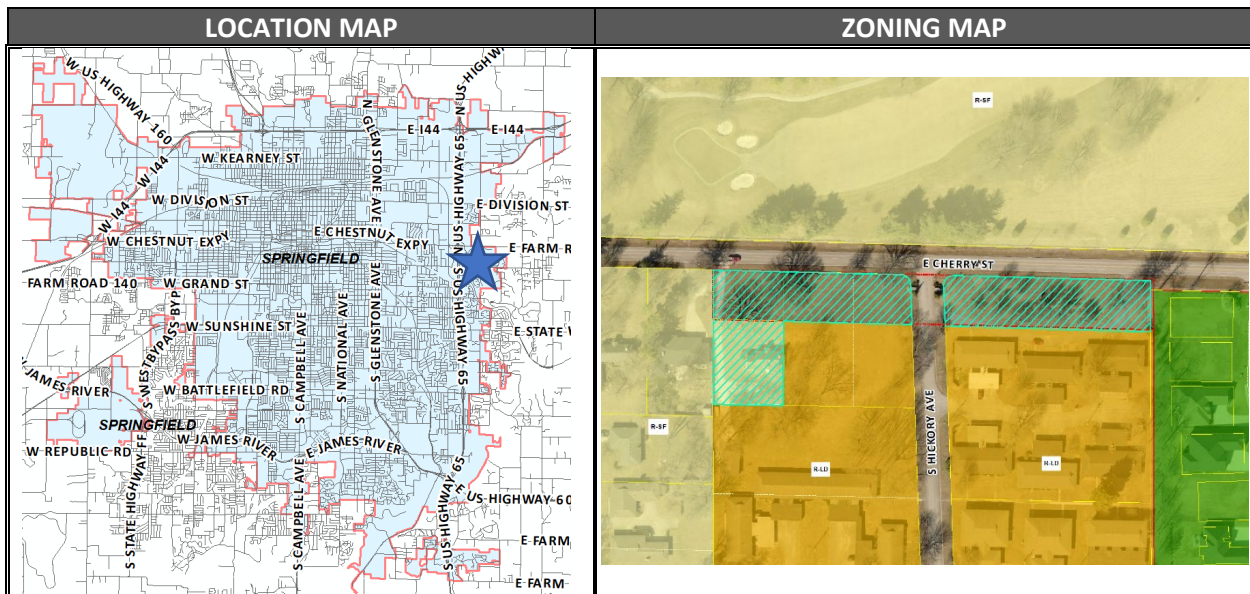
Date 02/14/2023

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Z-7-2023
Location:	3710 & 3742 E. Cherry Street
Total Acres:	1.37 acres
Applicant:	Hickory Village 55 Plus, LLC
Existing Land Use:	Single-family home, vacant
Neighborhood Meeting:	February 16, 2023
Planning and Zoning Commission:	March 9, 2023
City Council:	April 3, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Kyle McGinnis
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 1.37 acres of property generally located at 3710 and 3742 E. Cherry Street from Greene County R-3, Multi-family residence district and City of Springfield R-SF, Single-family residential district to the City of Springfield's R-LD, Low-density multifamily residential district.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The only portion of the project area already located within Springfield City Limits is east of S. Hickory Avenue, and was rezoned R-SF, Single-family residential district in 1995 during the citywide remapping. The remainder of the project area has not yet been annexed into the City.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR LOW-DENSITY MULTIFAMILY RESIDENTIAL
Use Limitations	(a) Single-family detached dwellings are not permitted unless they exist at the time the district is mapped. (b) All uses shall operate in accordance with the noise standards contained in Section 36-485, Noise standards. (c) No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.
Minimum Lot Size	(a) Minimum lot area: 1. Each townhouse on a separate platted lot: 2,400 square feet. 2. Existing single-family detached dwellings: 5,000 square feet. 3. Duplexes: 6,500 square feet. 4. Single-family semi-detached dwellings: 3,750 square feet. 5. All other uses: 8,250 square feet. (b) Minimum lot width: 1. Each townhouse on a separate platted lot: a. End lots: 30 feet. b. Interior lots with driveway in front yard: 26 feet. c. Interior lots without driveway in front yard: 20 feet. 2. Single-family semi-detached dwelling units: 30 feet. 3. All other uses: 45 feet. (c) Minimum lot depth: 1. Each townhouse on a separate platted lot: 75 feet. 2. All other uses: 80 feet.
Maximum Height	(a) When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. (b) When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Bulk Plane	No portion of a multifamily dwelling shall be higher than allowed by a 45-degree bulk plane where the property adjoins an R-SF district.
Minimum Yard Requirements	(a) Front yard: 1. Twenty-five feet along a street classified as a collector or higher classification street or as required by Section 36-453. 2. Fifteen feet along a street classified as a local street or as required by Section 36-453 (garages shall be set back a minimum of 20 feet).

DEVELOPMENT REVIEW STAFF REPORT

	(b) Side yards: Six feet or as required by Section 36-453, provided that no side yard is required for any building that has a common wall on a lot line. (c) Rear yard: Ten percent of the lot depth but may not be less than ten feet, nor will more than 20 feet be required.
Minimum Open Space	Not less than 20% of the total lot area shall be devoted to open space including required bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking areas, driveways, and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan meeting the requirements of Section 36-330, Zoning administration, shall be submitted and approved for all uses except improvements to duplex and single-family semi-detached dwellings and existing single-family detached dwellings. (b) A plot plan meeting the requirements of subsection 36-331 (3) shall be submitted and approved for improvements to all duplex and single-family semi-detached dwellings and existing single-family detached dwellings. (c) A landscaping plan meeting the requirements of Sections 36-482, Landscaping and bufferyards, and 36-483, Off-street parking and loading area design standards, shall be submitted and approved for all uses except improvements to duplex and single-family semi-detached dwellings and existing single-family detached dwellings. (d) Off-street parking lots and vehicular use areas for permitted nonresidential uses shall be screened from all residential uses in accordance with Section 36-480, Screening and fencing. (e) Storage of maintenance or other equipment incidental to any permitted or conditional use except for duplex and single-family semi-detached dwellings and existing single-family detached dwellings shall be screened from view in accordance with the provisions of Section 36-480. (f) The maximum length of any cluster of townhouse dwelling units shall not exceed 240 linear feet. (g) Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. There shall be no more than two continuous townhouse dwelling units without a break in the horizontal and vertical elevations of at least three feet. (h) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards.

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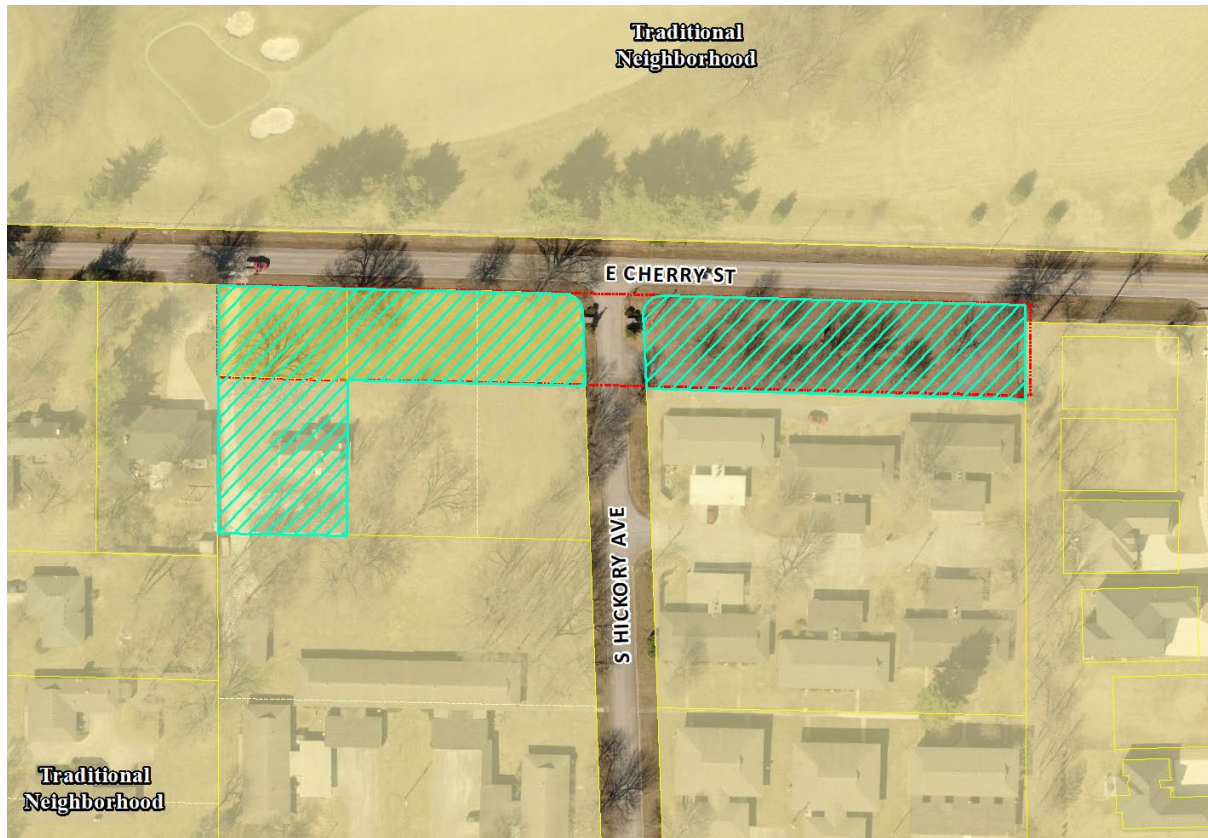
	(i) Refuse storage areas shall be screened from view in accordance with Section 36-480. (j) Required front yards shall be landscaped with grass, ground cover, plants, shrubs or trees. Decorative landscaping materials such as rock, bark, and mulch are also permitted. Impervious surfaces in required front yards shall be minimized and shall be limited to driveways leading to off-street parking areas located outside the required front yard and walkways necessary for access to structures on the property. Circular driveways are permitted if sufficient frontage is available and if approved by the traffic engineer. (k) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (l) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Future development may need to comply with the interior and perimeter landscaping requirements of subsection 36-482 (9), depending on the orientation of new structures and vehicular use areas. A bufferyard B will be required to the west due to the adjacent R-SF district; refer to subsections 36-482 (11) and (12) for further details.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

During the formation of the new *Comprehensive Plan*, the subject area was given the Traditional Neighborhood Placetype designation – the only Placetype in the immediate vicinity of the subject area. The Traditional Neighborhood Placetype is typically characterized by post-war single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, with neighborhood parks, schools, and churches dispersed throughout the neighborhood area to serve nearby residents. Per the *Comprehensive Plan*, planning efforts within this Placetype should seek to improve a neighborhood's quality of place, which is not only achieved through beautification efforts such as the planting of street trees but is also accomplished by supporting low-intensity multifamily projects, amongst other low-intensity non-residential uses, when located near the greenway trail system or along higher classification streets, or as identified by residents during the neighborhood planning process. The proposed rezoning to R-LD, Low-density multifamily residential district along E. Cherry Street – a Secondary Arterial roadway – aligns with the *Comprehensive Plan's* vision for the Traditional Neighborhood Placetype.

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FUTURE PLACETYPE MAP:

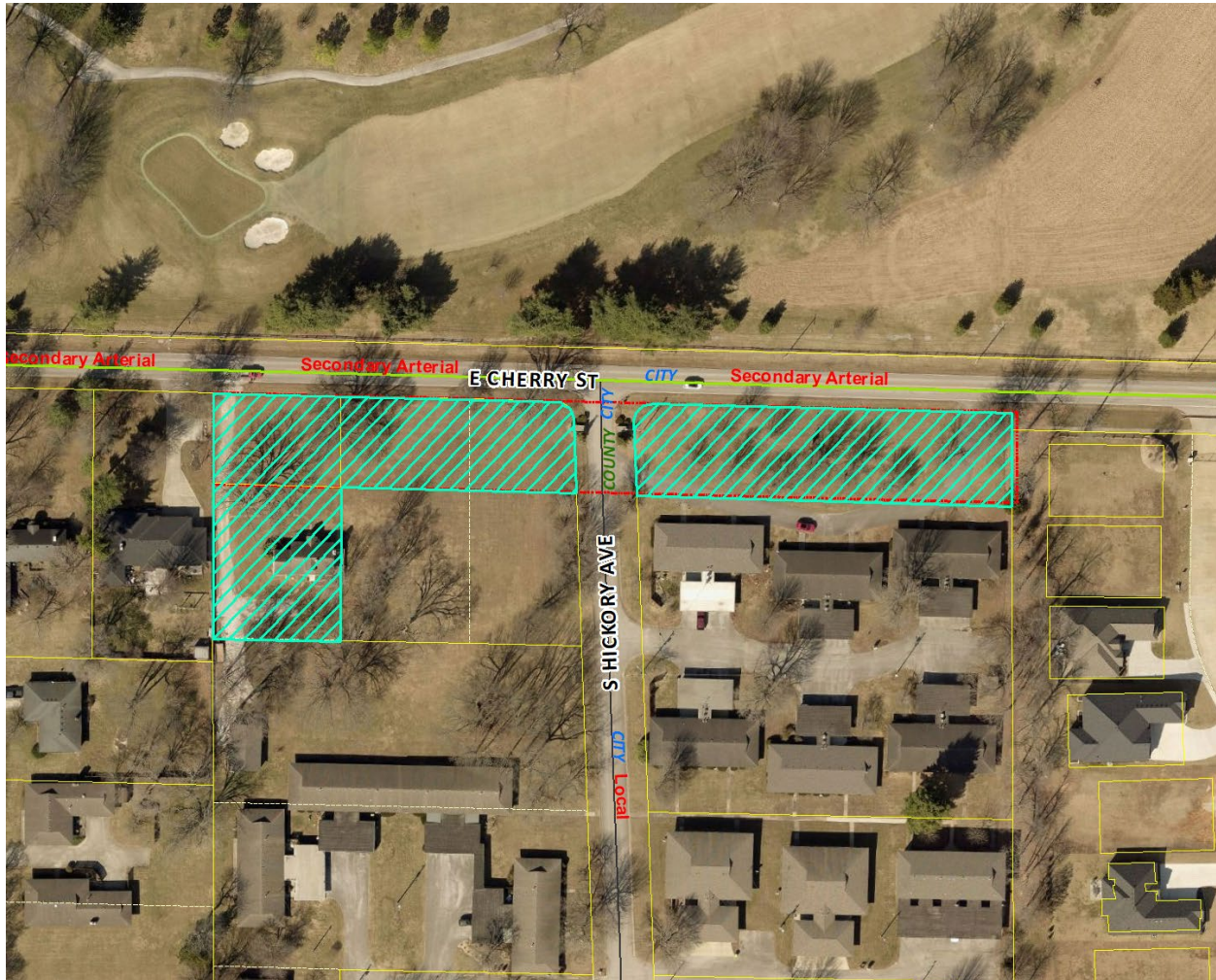


PLACETYPES	LAND USES															
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office / Hospitality	Neighborhood Retail Sales & Service	Major / Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehouse & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	◇	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	◇	◇	○	○	○	○	○	○	○	○	○	○
Downtown	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

- **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype
- **Supporting Land Use:**
Less prevalent and serve to support the primary land use.
- ◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-LD	Planned Development No. 308	R-SF
LAND USE	Outdoor recreation	Multifamily dwellings	Single-family homes	Single-family homes
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No issues with the proposed rezoning.
2. CITY UTILITIES:
No issues with the proposed rezoning.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No objections to the rezoning although we have the following comments:
 - a. Public sewer is located in S. Hickory Avenue and across the north side of Lot 4, 633 S. Hickory Avenue. Any subdivision activity that changes the existing lot configuration may require additional public sewer improvements; and
 - b. There are existing Sewer Extension Cost Recovery (SECR) agreements for 633 S. Hickory Avenue and Lot 9. These agreements will trigger additional fees if new water meters are added for new buildings. Additional information will be needed in order to evaluate and comment.
4. FIRE DEPARTMENT:
No issues with the rezoning.
5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:
The property is in the **Pierson Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention **will be dependent on further analysis of the surrounding stormwater infrastructure and downstream impacts**. The property **does not have a stream buffer on site**.

Public Works – Stormwater has no concerns for the proposed rezoning. Please note that development of the property will be subject to the following conditions at the time of development:

All Chapter and Section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention Requirements:

- a. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.
 - i. Detention will be evaluated at the time of development based on the design and further analysis.

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Water Quality Requirements:

- a. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb one acre or greater. Including projects less than one acre that are part of a larger common plan of development or sale that will disturb one or more acres of the life of the project. Chapter 10 Sec. 2.0.

Additional Stormwater Standards to be met:

- a. A land disturbance permit will be required with disturbing one acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
 - b. As-builts of the detention and water quality improvements are required. We would like the following as-built notes on the plans:
 - i. The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify measures.
 - c. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES – Water Quality per Chapter 12 Sec. 3.0.
 - d. Include on the plans a calculation of the Existing Impervious Surface Area, Existing Open Space Area, Post-Development Impervious Surface Area, and Post-Development Open Space Area. Per Chapter 4 Sec. 3.2 for Detention Summary.
 - i. Existing gravel surfaces meeting the above definition are eligible for 50% credit.
6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:
- Street Classification, Right-Of-Way, and Jurisdiction:
- City's Transportation Plan classifies E. Cherry Street as a Secondary Arterial roadway and S. Hickory Avenue as a Residential Local roadway. The standard right-of-way width from the centerline of E. Cherry Street is 35 feet and 35 feet from the centerline of S. Hickory Avenue. It appears that approximately 15 feet of additional right-of-way is needed along E. Cherry Street. It appears that no additional right-of-way is needed along S. Hickory Avenue. A survey is recommended to determine the exact amount of existing right-of-way. E. Cherry Street and S. Hickory Avenue are city-maintained streets.

Traffic Counts & On-Street Parking:

There are no recent traffic counts for E. Cherry Street or S. Hickory Avenue. On-street parking is not allowed along E. Cherry Street. On-street parking is allowed along S. Hickory Avenue.

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Driveway Access:

There are two driveway access points onto the property from E. Cherry Street. Access to this property will be allowed to E. Cherry Street and S. Hickory Avenue based on existing City of Springfield standards for the street classification.

Sidewalk:

There is no existing sidewalk along the property frontage of E. Cherry Street and S. Hickory Avenue. Sidewalk will be required along E. Cherry Street and S. Hickory Avenue at the time of subdivision or development.

Trails, Bus Stops, and Additional Information:

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are no bus stops along E. Cherry Street or S. Hickory Avenue near this property.

Improvements:

None required. A Traffic Impact Study may be required at the time of development.

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. Cherry Street	Secondary Arterial	No	20	35
Street 2	S. Hickory Avenue	Residential Local	Yes	25	25
		AM Peak	PM Peak	Weekday	Weekend
	Existing Trips Generated	5	7	62	-
	*Proposed Trips Generated	12	15	156	-
	Additional Trips Generated	7	8	94	-

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

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, Hickory Village 55 Plus, LLC, has requested to rezone an area of land generally located at 3710 and 3742 E. Cherry Street from Greene County R-3, Multi-family residence district and City of Springfield R-SF, Single-family residential district to the City of Springfield's R-LD, Low-density multifamily residential district.

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2. The proposed rezoning would align with the properties located to the south of the subject area, which are already zoned R-LD, Low-density multifamily housing, and were developed as such prior to 1980. Should the rezoning be approved, it would allow for the construction of new low-density multifamily housing on a site where the use is already present. All new construction on either side of S. Hickory Avenue would be limited to a maximum of 18 dwelling units per acre and would be subject to all of the bulk and open space requirements listed in subsection 36-382 (6). In addition to complementing the existing multifamily development to the south, approval of the requested rezoning would allow for uniform development along this portion of E. Cherry Street.
3. During the formation of the new *Comprehensive Plan*, all Greene County property located within identified growth areas surrounding the City were given Future Placetype designations to assist in the cohesive planning and development of property located along the City's periphery. The subject area, as well as all property within the immediate vicinity of this request, was included within the Traditional Neighborhood Placetype, which encourages support for low-density multifamily projects located along higher classification streets such as E. Cherry Street, a Secondary Arterial roadway.
4. There are changing conditions in the area affected that make the proposed rezoning necessary. The property owner has submitted an application to annex these properties into the City of Springfield, requiring that they be provided a Springfield zoning designation at this time.
5. The range of uses in the proposed R-LD, Low-density multifamily residential district are compatible with the uses permitted on other property in the immediate vicinity. As noted throughout staff's report on this matter, the rezoning of this property would allow for future multifamily development at a density complementary of the existing multifamily development located to the south of the subject area.
6. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned. Per the reviews provided by City Utilities and Environmental Services – Wastewater Management, there are no critical concerns with the proposed annexation and rezoning of these properties; however, Wastewater Management did note that future subdivision of these parcels may require an extension of public sewer, depending on the configuration of future lots.
7. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. Per the review performed by Public Works – Traffic, there are no concerns regarding the vehicular or pedestrian traffic generated as a result of the proposed rezoning. Traffic did note, however, that additional public right-of-way is needed along E. Cherry Street.
8. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.

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9. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood Placetype, and on the findings of fact as noted above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

ATTACHMENT 1
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF & Greene County Residential to R-LD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 02/16/2023 4 PM - 630 PM
3. Meeting Location: 1030 S Eastgate Ave, Springfield, MO 65809
4. Number of invitations that were sent: 66
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).

N/A

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

N/A

I, Jared Davis (print name), attest that the neighborhood meeting was held on 02/16/2023 (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

Jared Davis

Printed name of person completing affidavit

Hickory Village
Neighborhood Mtg

CHARLES F. COLLIER 3810 E CHERRY

Missy Collier 3810 E Cherry St + Steve Kronbenger

Jean White 3634 Allen

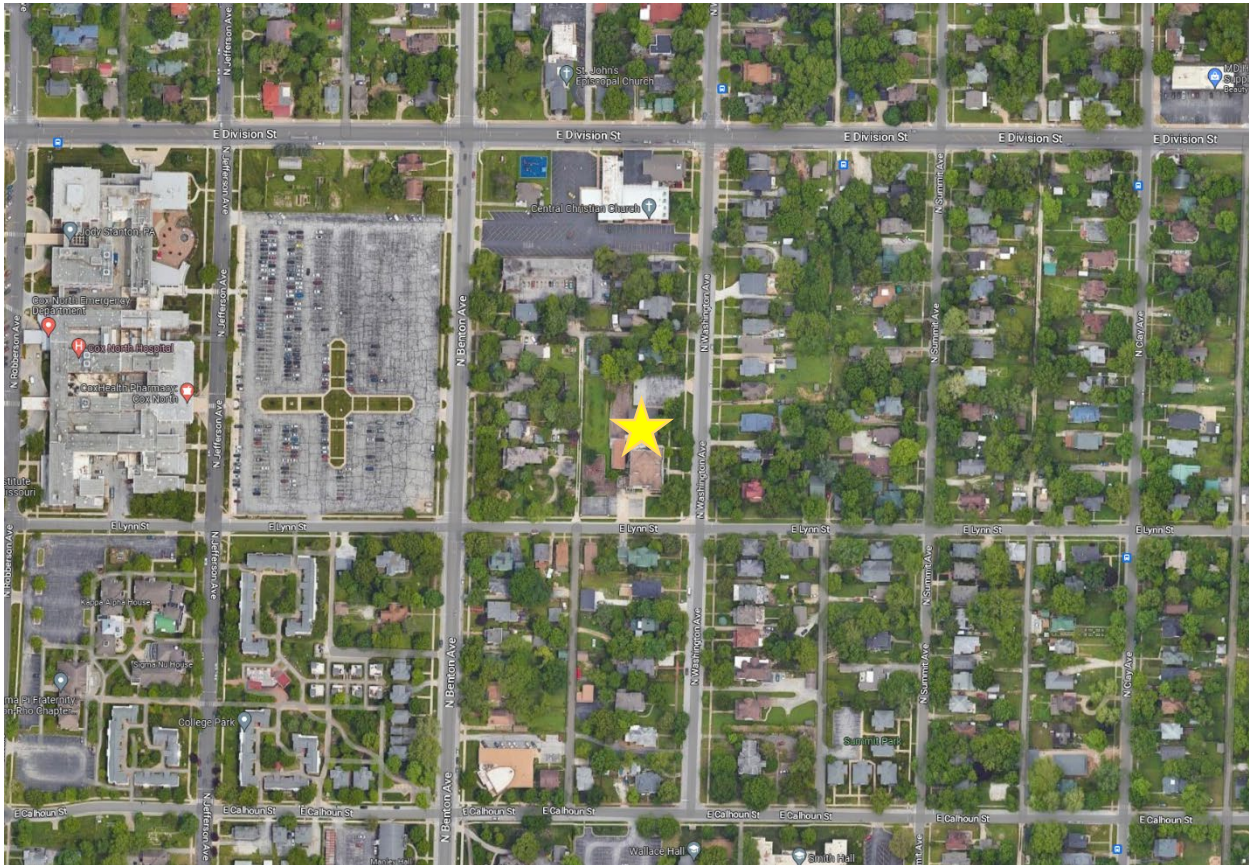
PROJECT SUMMARY:

LOCATION MAP



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



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GOOGLE MAPS STREET VIEW:



PROPERTY HISTORY:

Boyd Elementary School was built in 1911 and served as a school facility for the Springfield Public School District for decades. This property was zoned R-SF, Single-family residential district in 1995 during the citywide remapping which occurred that year. This property has maintained its R-SF zoning since that time. Schools, including elementary and secondary schools, are a permitted use in the Single-family residential district.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT NO. 384
Use Limitations	1. No motor vehicle drive-in, pick-up window, or drive-thru facilities will be permitted on the site. 2. All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorize or commercial vehicles shall be prohibited. 3. Any marijuana-related uses are prohibited. 4. All activities and permitted used except off-street parking and loading facilities, eating and drinking establishment outdoor dining, daycare activities, and residential activities shall be conducted entirely within a completely enclosed building. 5. Hours during which any commercial use is open to the public shall be limited to a daily period extending from 6:00 a.m. to 10:00 p.m. 6. Expansions and accessory structures not to exceed 20 percent of the existing floor area of the structure, or 1,000 square feet, whichever is less, may be approved with a Final Development Plan. 7. In the event that the principal building of structures 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 can be restored at the

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	same location and within the same footprint and height using similar materials and appearances of the existing structure or it shall thereafter conform to the regulations of the R-SF zoning district and the property shall not continue to be used for the uses permitted by the provisions of the Section. 8. All uses shall operate in accordance with the noise standards contained in Section 36-485 of the Springfield Zoning Ordinance. 9. No use shall emit an odor that creates a nuisance as determined by the Springfield City Code. 10. No new buildings shall be constructed on site except as allowed by items 6 and 7, above. 11. No bar, nightclub, overnight shelter, transitional service shelter, or soup kitchen will be permitted on the site.
Minimum Lot Size	Not applicable. This is an existing property which is not undergoing subdivision as part of this proposal.
Maximum Height	Not applicable. The proposed Planned Development intends to preserve the existing Boyd Elementary School without additions to the structure's height. In the event the building is destroyed, a new building would not be permitted to exceed the height of the existing structure.
Bulk Plane	Not applicable.
Minimum Yard Requirements	Not applicable. The proposed Planned Development intends to preserve the existing Boyd Elementary School. Should the building be destroyed, a new building would be permitted to be constructed at the same location and within the same footprint of the existing structure.
Minimum Open Space	Not less than 20% of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking areas, driveways, or internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	Exterior materials and architectural detailing on the former Boyd Elementary building that are to be preserved are inclusive of, but not limited to, the following: 1. Plinth level stone masonry; 2. Brick masonry; 3. Pilasters flanking east entry; 4. Fenestration; 5. Cornices; 6. Signage; and 7. Accent columns at the south property line.

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	Refer to Exhibit 1 for further details pertaining to these design requirements and the developer's intent to preserve certain architectural elements of the existing structure.
Buffering and Landscaping	1. The bufferyard along the north property line shall be five feet in width containing one (1) canopy tree, three (3) understory or evergreen trees, and six (6) shrubs for every 100 linear feet of length except where pavement currently exists. This shall include a six-foot solid wood fence, masonry/brick wall, or evergreen hedge. 2. The bufferyard along the west property line shall be five feet in width containing four (4) understory or evergreen trees and six (6) shrubs for every 100 linear feet of length except where pavement currently exists. 3. There will be no bufferyard required along the east or south property lines. Instead, perimeter landscaping will apply along the edge of all vehicular use areas in accordance with subsection 36-482 (9) (b). Interior landscaping within parking areas shall comply with subsection 36-482 (9) (a). 4. A tree survey shall be submitted with the Final Development Plan detailing the location of all existing trees. Any tree on the survey which is larger than twelve inches in diameter shall be replaced with two similar trees should the existing tree be removed.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The subject property is located within the Center City Neighborhood Placetype, which contains Springfield's oldest residential neighborhoods predating WWII. These neighborhoods are typically characterized by a wide range of single-family homes of varying architectural styles, built on lots of variable size with differing setbacks. Historically, these neighborhoods also contained small-scale neighborhood-supporting retail services or other nonresidential uses, located at key intersections, historic streetcar routes, and other neighborhood centers. Infill development within this placetype is intended to include higher-density residential development, provided such development matches the character of its surroundings, along with certain low-intensity nonresidential uses such as dining, personal services, and offices when located along higher classification roadways along the periphery of the neighborhood. Planning efforts within the Center City Neighborhood Placetype should, "... strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents," per page 36, Center City Neighborhoods, of the *Comprehensive Plan*.

The applicant, Boyd School Redevelopment Corp, has proposed to rezone the subject property to Planned Development No. 384 with the intent to retrofit an existing, unused school building for multifamily dwellings with opportunities for future nonresidential uses as well, including low-intensity and pedestrian-oriented eating and drinking establishments, offices, personal services, and retail sales. The existing structure was built in 1911, and the developer intends to preserve the footprint and bulk of the structure, in addition to certain historic architectural elements which

DEVELOPMENT REVIEW STAFF REPORT

give the building its character. Although located at the intersection of two Residential Local roadways, which is typically not ideal for multifamily developments, this site is in close proximity to two arterial roadways (N. Benton Avenue and E. Division Street) and is located near the edge of the neighborhood; in addition, the *Comprehensive Plan* encourages the preservation and adaptive reuse of neighborhood schools and other surplus buildings (page 37, Urban Design – Building and Site Typology, of the *Comprehensive Plan*), as has been proposed at this location. Based on the scope of uses permitted, the limited residential density (16 dwelling units per acre, or 24 dwelling units total), and the intent to preserve a historic landmark within the Mid-Town neighborhood, staff has determined that the proposal is in general conformance with the goals and intent of the *Comprehensive Plan*.

The subject property is also located within the Mid-Town Neighborhood Plan area, which was adopted in 2001. This plan was formulated to identify the primary issues threatening the integrity of the predominately single-family neighborhood, and to outline solutions to be utilized in combatting these identified issues. Through the neighborhood planning process, six objectives were identified:

1. Protect and improve the single-family character of the neighborhood.
2. Manage the expansion of institutional uses without negatively affecting the future of the residential portions of the neighborhood.
3. Review the City Code and provide a system of code enforcement for chronic issues.
4. Maintain a safe environment for residents of the Mid-Town neighborhood.
5. Encourage the preservation of architecturally significant structures and design features.
6. Coordinate public improvements and encourage private redevelopment in a manner that will not detract from the neighborhood's historic character.

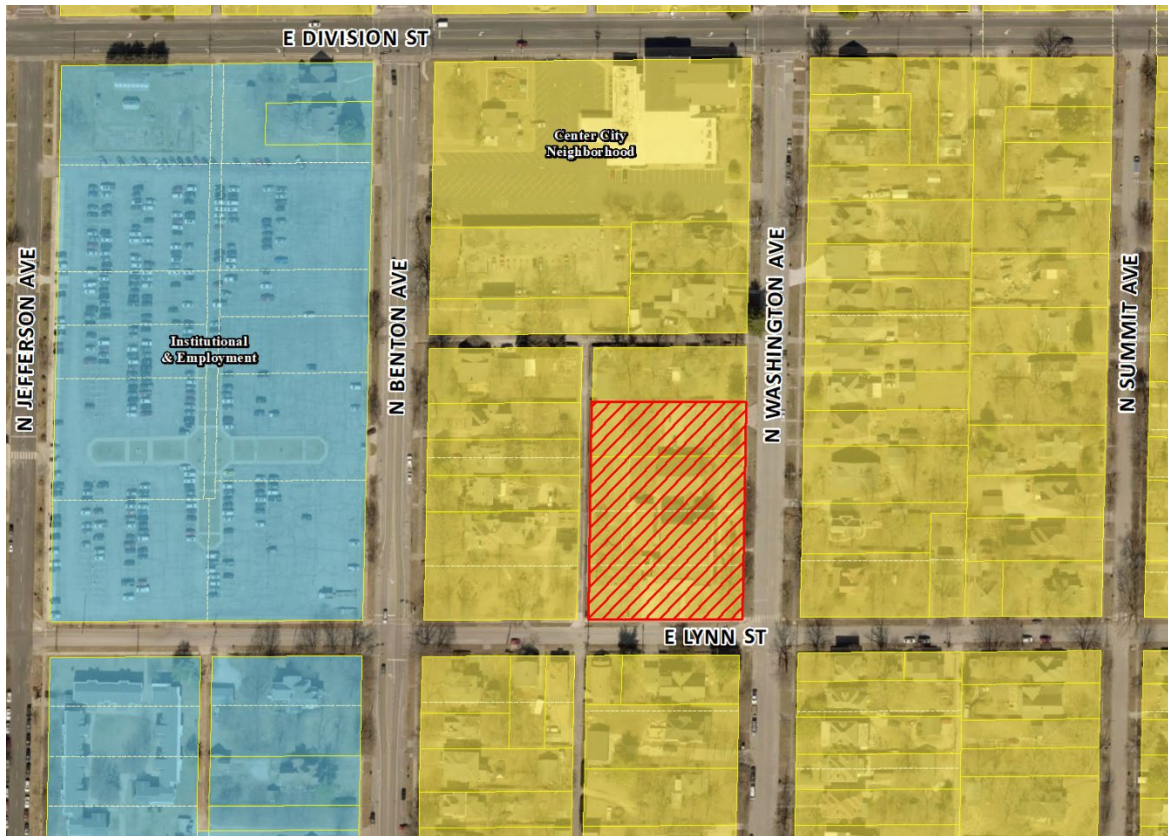
Of these six objectives, numbers (5) and (6) are of particular significance to the proposed rezoning of this property. Throughout the plan, it is clear that the preservation of architecturally significant, historic buildings is of utmost concern. The Boyd Elementary building is considered a contributing structure within the Mid-Town National Register Historic District, meaning that this structure contains elements which substantiate the creation of the historic district and add to the historic nature of the neighborhood. The applicant has crafted language for the proposed Planned Development which ensures that the architectural appeal of the building will be preserved and, where needed or able, restored so as to uphold the character of this portion of the neighborhood. In addition to the preservation of the building and its historic elements, the applicant has also provided language ensuring the preservation of other unique or historic features found on the property, including the masonry columns located along E. Lynn Street and the various signs which identify the property today.

The Mid-Town Neighborhood Plan outlines other strategies which serve to protect and enhance the character of the neighborhood as well, including the preservation of the neighborhood's mature tree canopy, and the buffering, landscaping, and screening of non-residential or multifamily uses when adjacent to single-family homes. The proposed language and site plan for Planned Development No. 384 aligns with these strategies, requiring bufferyards and screening along the north, south, and west property lines, enhancing landscaping elsewhere throughout the property, particularly within view of public right-of-way, and preserving as many of the existing, mature trees as feasible, with language in place to ensure such trees are replaced with similar species should they be removed. These requirements, in conjunction with

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limitations on future expansions of the building or new construction, serve to ensure that the project enhances the visual appeal of the property as part of this redevelopment, limiting its impact on adjacent single-family properties to the greatest extent feasible.

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES															
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	◇	○									
Mixed Residential	●	●	○	○	◇	◇	○									
Downtown	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor			○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			○	○	○	○	○	○	○	○	○	○	○	○	○	○

- **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype
- **Supporting Land Use:**
Less prevalent and serve to support the primary land use.
- ◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family detached dwellings	Single-family detached dwellings	Single-family detached dwellings	Single-family detached dwellings
PLACETYPES	Center City Neighborhood	Center City Neighborhood	Center City Neighborhood	Center City Neighborhood

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No issues with the proposed rezoning.
2. CITY UTILITIES:
No issues with the proposed rezoning or Planned Development.

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3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No critical issues with the Planned Development.

4. FIRE DEPARTMENT:

The installation of fire hydrants and fire access lanes shall comply with the 2018 IFC.

5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the **Jordan Creek Lower Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention **will not be dependent on further analysis of the surrounding stormwater infrastructure and downstream impacts**. The property **does not have a stream buffer on site**.

Public Works – Stormwater has no concerns or additions to the Planned Development. The total impervious area is decreasing with the proposed future development. Please note that development of the property will be subject to the following conditions at the time of development:

All Chapter and Section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention Requirements:

- a. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.
 - i. At the time of development, the detention will be evaluated if impervious area is increased.
- b. City of Springfield only allows three acceptable methods of discharge for stormwater if a property has been modified to increase the amount, location, or character of discharge per Chapter 2 Sec. 4.1.4.
 - i. To a Public Right-of-way (1); a recorded drainage easement, continuing to public right-of-way or public drainage system (2); or a certified natural watercourse (3).
 - ii. If none of the three options are available then the development must be modified so that the amount, location, or character of discharge is not changed, or a downstream easement must be obtained.

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Water Quality Requirements:

- a. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb one acre or greater. Including projects less than one acre that are part of a larger common plan of development or sale that will disturb one or more acres of the life of the project. Chapter 10 Sec. 2.0.

Additional Stormwater Standards to be met:

- a. A land disturbance permit will be required with disturbing one acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
 - b. As-builts of the detention and water quality improvements are required. We would like the following as-built notes on the plans:
 - i. The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify measures.
 - c. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES – Water Quality per Chapter 12 Sec. 3.0.
 - d. Include on the plans a calculation of the Existing Impervious Surface Area, Existing Open Space Area, Post-Development Impervious Surface Area, and Post-Development Open Space Area. Per Chapter 4 Sec. 3.2 for Detention Summary.
 - i. Existing gravel surfaces meeting the above definition are eligible for 50% credit.
6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:
Street Classification, Right-Of-Way, and Jurisdiction:
City's Transportation Plan classifies N. Washington Avenue and E. Lynn Street as Residential Local roadways. The standard right-of-way width from the centerline of N. Washington Avenue and E. Lynn Street is 25 feet. It appears that no additional right-of-way is needed along either street. A survey is recommended to determine the exact amount of existing right-of-way. N. Washington Avenue and E. Lynn Street are city-maintained streets.

Traffic Counts & On-Street Parking:

There are no recent traffic counts for N. Washington Avenue or E. Lynn Street. On-street parking is allowed along N. Washington Avenue and E. Lynn Street.

Driveway Access:

There is one driveway access point onto the property from N. Washington Avenue. There is one driveway access point onto the property from E. Lynn Street. Access to this property will be allowed to N. Washington Avenue and E. Lynn Street based on existing

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City of Springfield standards for the street classification. No direct access will be allowed to the alley.

Sidewalk:

There are existing sidewalks along the property frontage of N. Washington Avenue and E. Lynn Street.

Trails, Bus Stops, and Additional Information:

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are no bus stops along N. Washington Avenue or E. Lynn Street near this property.

Improvements:

None required. A traffic analysis was completed for this development. Based on the analysis, no improvements are required.

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	N. Washington Avenue	Residential Local	Yes	41	25
Street 2	E. Lynn Street	Residential Local	Yes	25	25
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		153	30	427	-
*Proposed Trips Generated		39	37	422	-
Additional Trips Generated		-114	7	-5	-

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

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, Boyd School Redevelopment Corp, has requested to rezone the property generally located at 1409 – 1429 N. Washington Avenue from the R-SF, Single-family residential district to Planned Development No. 384. This Planned Development would allow for the adaptive reuse of the existing and unused Boyd Elementary school building for multifamily dwellings, while offering opportunities for small-scale, neighborhood-serving

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nonresidential uses, including eating and drinking establishments, offices, personal services, and retail sales.

2. The subject property is also located within the Mid-Town Urban Conservation District (also known as Urban Conservation District No. 3). Staff reviewed the applicant's proposed site plan for compliance with the requirements and restrictions of this UCD and have found it to be in conformance with these regulations. Per this UCD, the Administrative Review Committee shall review and approve the Planned Development site plan for any new use or a conversion except single-family uses in a single-family dwelling. Notice of any meeting at which such site plan shall be reviewed shall be given to the Mid-town Neighborhood Association President and representatives of such Association shall be permitted to provide comment on any such site plan prior to any action to approve such site plan by the Committee.
3. The proposed Planned Development No. 384 would permit the infill development of multifamily dwellings within the existing structure; per the Use Limitations noted in Exhibit 1, the development will outright prohibit certain uses which are not compatible with the residential nature of the neighborhood, and will also limit the outdoor activity of its permitted uses to ensure its impact on the surrounding properties is marginal.
4. The development's multifamily element will be limited to a maximum density of 16 dwelling units per acre, for a total of 24 multifamily dwelling units allowed; however, the applicant has indicated that they intend on infilling 17 dwelling units to begin with, only opting to create additional dwelling units should the planned nonresidential space not prove successful. These nonresidential uses will be limited to a total of 3,500 square feet of interior floor area. Per the Use Limitations of Exhibit 1, in the event the building is significantly damaged or destroyed, a future building would be limited to the location, footprint, and height of the existing structure, and certain design limitations would be implemented to ensure materials of similar appearances are used to recreate the character of the existing structure.
5. Should the developer seek to expand upon the existing building, such an addition would be limited to 20 percent of the existing floor area, or 1,000 square feet, whichever is less. This percent/floor area limitation is shared with any future accessory structures, as well. Any such expansion or accessory structure must be approved as part of a Final Development Plan, which is reviewed by the Administrative Review Committee.
6. There are changing conditions in the area affected that make the proposed rezoning necessary. The Boyd Elementary School building has been present since 1911 and was, in recent years, acquired by a private developer from the school district. The developer acquired the property with a vision to infill the structure with a mix of uses capable of diversifying the neighborhood's housing stock, providing employment opportunities, and improving the general quality of life of the neighborhood; however, these mix of uses are not permitted within the existing Single-family residential district, and so a rezoning is required.
7. The range of uses in the proposed Planned Development are generally compatible with the uses permitted on other property in the immediate vicinity. Per the new *Comprehensive Plan*, planning in the Center City Neighborhood Placetype should encourage small-scale, neighborhood-serving nonresidential uses along the periphery of the neighborhood's

DEVELOPMENT REVIEW STAFF REPORT

boundaries or where certain neighborhood hubs already exist. Boyd Elementary served as a focal point for neighborhood activity for many decades before the school district ceased its operations at the site. The proposed Planned Development would reinvigorate this historic property in a form and at a scale appropriate for the Mid-Town neighborhood.

8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned. Per the reviews provided by City Utilities and Environmental Services – Wastewater Management, neither entity has concerns regarding the proposed Planned Development, and neither has noted the need for the extension of services to this property.
9. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. Per the review provided by Public Works – Traffic, it is anticipated that the rezoning would significantly reduce the trips generated in the AM peak hour and would only marginally increase the anticipated trips in the PM peak hour, resulting in a slight decrease in anticipated trips throughout the average day. The applicant has proposed to maintain the existing access points to public right-of-way (one to N. Washington Avenue, one to E. Lynn Street) and will not be adding any additional access drives. All new parking areas will be located to the rear of the structure, along the alleyway.
10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

1. Staff recommends approval of the rezoning request based on its conformance with the Mid-Town Urban Conservation District, the *Comprehensive Plan*, the *Mid-Town Neighborhood Plan*, and the findings of facts.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

REQUIREMENTS FOR APPROVAL:

EXHIBIT 1

Requirements and Standards Applicable To Planned Development District No. 384

A. APPLICATION

Building or other permits may not be issued for development permitted by this Planned Development nor can any changes be made to this property until the Final Development Plan has been approved in the manner described at the end of this exhibit.

B. INTENT

The subject property contains an existing school building – Boyd Elementary. The intent of this Planned Development is to repurpose the existing school building with more intense uses than the existing single-family residential zoning allows. The development will permit multifamily residential dwellings and other nonresidential uses while limiting expansions to the existing structure or new construction on site.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance.

D. USES PERMITTED

The following uses are permitted:

1. Accessory uses, as permitted by Section 36-450, Accessory structures and uses, of the *Zoning Ordinance*.
2. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters.
3. Community centers, nonprofit.
4. Community gardens without retail or wholesales on-site in accordance with the performance standards of Section 36-470, Community gardens, of the *Zoning Ordinance*.
5. Day care centers in accordance with Springfield City Code.
6. Eating and drinking establishments use group, excluding motor vehicle drive-in, pick-up window, or drive-thru facilities.
7. General office use group, excluding banks and financial institutions with automatic teller machines and drive-thru facilities.
8. Multifamily dwellings and multifamily condominiums.
9. Personal services use group.
10. Residential uses, including short-term rental type.

DEVELOPMENT REVIEW STAFF REPORT

11. Retail sales use group, excluding convenience stores with gas pumps, pawn shops, and vape shops.
12. Short-term rental type 3 in accordance with Section 36-473, and subject to the conditions in subsection 36-453 (2) (b) or (i), if applicable.
13. Temporary uses, as permitted by Section 36-453, Temporary uses, of the *Zoning Ordinance*.

E. USE LIMITATIONS

1. No motor vehicle drive-in, pick-up window, or drive-thru facilities will be permitted within this district.
2. All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited within this district.
3. All marijuana-related uses shall be prohibited within this district.
4. All bar, night club, overnight shelter, transitional service shelter, and soup kitchen uses shall be prohibited within this district.
5. All activities and permitted uses, except off-street parking and loading facilities, eating and drinking establishment outdoor dining areas, daycare activities, and residential activities shall be conducted entirely within a completely enclosed building.
6. Hours during which any nonresidential use is open to the public shall be limited to a daily period extending from 6:00 a.m. to 10:00 p.m.
7. Expansions of the existing building and new construction of accessory structures shall not exceed 20 percent of the existing floor area of the principal structure, or 1,000 square feet, whichever is less. Such expansions or new construction must be approved with a Final Development Plan in the manner described at the end of this exhibit.
8. 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 can be restored at the same location and within the same footprint and height, using similar materials and appearances of the existing structure, or it shall thereafter conform to the regulations for the R-SF, Single-family residential district and the property shall not continue to be used for the uses permitted by the provisions of this district.
9. All uses shall operate in accordance with the noise standards contained in Section 36-485 of the *Zoning Ordinance*.
10. No use shall emit an odor that creates a nuisance as determined by the Springfield City Code.
11. No new buildings or structures shall be constructed on-site except as allowed by items (7) and (8), above.

DEVELOPMENT REVIEW STAFF REPORT

F. INTENSITY OF DEVELOPMENT

Development within this district shall adhere to the following standards:

1. The maximum number of multifamily dwelling units shall not exceed 24 units (equal to 16 dwelling units per acre).
2. The maximum square footage of all nonresidential uses shall be limited to 3,500 square feet.

G. BULK, AREA AND HEIGHT REQUIREMENTS

All existing buildings are to remain without changes to their bulk, area, or height.

H. DESIGN REQUIREMENTS

Exterior materials and architectural detailing of the existing building which are to be preserved are inclusive of, but not limited to, the following:

1. Plinth-level stone masonry is to be preserved in its entirety. Mortar joints shall be tuck pointed as necessary and as recommended by the architect of record and structural engineer of record. No painting or other surface treatments are to be applied to this masonry.
2. Brick masonry is to be preserved in its entirety. Mortar joints shall be tuck pointed as necessary and as recommended by the architect of record and structural engineer of record. No painting or other surface treatments are to be applied to this masonry.
3. The pilasters flanking the east entry of the building are to be preserved in their entirety, including pedestals, shafts, and capitals. Aesthetic touch-ups shall be applied as determined by the architect of record. All touch-up work shall match the existing color and texture.
4. Existing fenestration shall remain unchanged in all possible locations. In instances of damaged units or substandard thermal/acoustical performance, replacements shall be made of the same size, material, finish, color, hardware, and trim as the original. Architectural accents and decorative elements at the east entry are to remain unchanged unless deemed necessary by the architect of record or structural engineer of record. In instances of recommended replacements, all new materials shall be of the same size, material, finish, color, and trim as the original.
5. Cornices are to be preserved in their entirety. Touch-ups shall be conducted as necessary and as recommended by the architect of record and structural engineer of record. No painting or other surface treatments are to be applied. All touch-up work shall match the existing color and texture of such features.
6. Existing signage is to be preserved in its entirety. The banner/marquee signage reading 'MARY S. BOYD SCHOOL' along the east façade, the '1911' crest

DEVELOPMENT REVIEW STAFF REPORT

signage, and the 'BOYD ELEMENTARY' monument sign shall be preserved entirely.

7. The accent columns along the south property line are to be preserved in their entirety.



DEVELOPMENT REVIEW STAFF REPORT

I. OPEN SPACE, LANDSCAPING & SCREENING

Open space, landscaping and screening requirements shall not apply to the existing buildings and parking lots. If new parking is constructed, then the following language applies to the new parking area only.

The landscaping and screening provisions are intended to improve the physical appearance of the district; to improve the environmental performance by contributing to the abatement of heat, glare, and noise, and by promoting natural percolation of stormwater and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Open space requirements – the following standards shall apply:
 - a. Minimum open space: Not less than 20 percent of the total lot area shall be devoted to open space, including required yards and bufferyards, unless modified in accordance with subsection 36-482 (15) of the *Zoning Ordinance*. Open space shall not include areas covered by buildings, structures, parking areas, driveways, and internal streets. Open space shall contain living ground cover and other landscaping materials.
 - b. Maximum impervious area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of stormwater shall not exceed 80 percent of the total lot area unless modified in accordance with subsection 36-482 (15) of the *Zoning Ordinance*.
2. Bufferyards – the following shall apply:
 - a. North property line: A bufferyard five feet wide and containing one (1) canopy tree, three (3) understory or evergreen trees, and six (6) shrubs for every 100 linear feet of length, except where pavement currently exists, shall be installed. This shall include a six-foot wood privacy fence, masonry/brick wall, or evergreen hedge as a form of screening.
 - b. West property line: A bufferyard five feet wide and containing four (4) understory or evergreen trees and six (6) shrubs for every 100 linear feet of length, except where pavement currently exists, shall be installed. This shall include a six-foot wood privacy fence, masonry/brick wall, or evergreen hedge as a form of screening.
 - c. There are no bufferyards required along the east or south property lines of the subject property.
3. Vehicular use areas – the following shall apply:
 - a. Perimeter landscaping:
 - i. N. Washington Avenue: Perimeter landscaping shall be required to the north and south of the existing access point to N. Washington Avenue, at the northeast corner of the subject property. Plantings shall include one (1) understory or evergreen tree and two (2) shrubs on both sides of this access drive.

DEVELOPMENT REVIEW STAFF REPORT

- ii. E. Lynn Street: Perimeter landscaping shall be required except where pavement currently exists. An open space strip at least five feet in width shall be created to the east of the existing access point to E. Lynn Street, where plantings and screening shall be installed. In addition, the existing landscaping at the southeast corner of the subject property shall be kept and maintained.
 - b. Interior landscaping: The requirements and standards of subsection 36-482 (9) (a) of the *Zoning Ordinance* shall apply to all new parking areas.
- 4. Tree survey – the following shall apply:
 - a. A survey of existing trees shall be submitted with the Final Development Plan. If any tree on the survey larger than twelve inches in diameter is removed, then such tree shall be replaced with two trees of the same or similar species.
- 5. Screening and fencing – the following shall apply:
 - a. The requirements and standards of Section 36-480 of the *Zoning Ordinance* shall apply. Screening, meeting the requirements for off-street parking, shall be provided along the southwest parking area. Screening shall also be provided between the parking spaces to the east and west of the driveway entrance onto E. Lynn Street, where none currently exists. Parking lot screening shall also be provided along the alleyway where new parking is proposed.

J. EXTERIOR LIGHTING

The requirements and standards of Section 36-484 of the *Zoning Ordinance* shall apply. The existing exterior lighting will be reduced where possible, or be converted to downfacing fixtures to minimize light spillover onto any adjacent properties at the time of development.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification. The existing north parking lot shall be modified by removing the two parking spaces located at its northeast corner, where a conflict with the drive aisle currently exists.

L. OFF-STREET PARKING

Sections 36-455, 36-456, and 36-483 of the *Zoning Ordinance* shall apply, except that the bicycle parking reduction allowance may be increased to allow up to 20 percent of the required automobile parking to be substituted with bicycle parking at the same rate and in compliance with all other requirements of the *Zoning Ordinance*.

DEVELOPMENT REVIEW STAFF REPORT

M. SIGNS

Signage shall be limited to one (1) monument sign with a maximum height of five (5) feet and a maximum sign area of 20 square feet, and wall signs on facades which front a public street not to exceed 10 percent of such façade's square foot area. Signs shall not be internally lit or externally illuminated by any means unless specifically modified by a Conditional Use Permit approved by City Council. All other requirements and standards of Section 36-454 of the *Zoning Ordinance* shall apply.

N. REQUIRED IMPROVEMENTS

A traffic study, in a format acceptable to the City, must be submitted at the time of development, and development shall be permitted only after this study is approved by the City's Public Works Department. The requirements of this study shall be incorporated in a site plan, Public Improvement Project, or other permits as applicable, and in accordance with City Code Section 36-250 and Section 9 of the Public Works Design Standards. Any necessary improvements that are identified in the traffic study shall be constructed at the expense of the developer. All public improvements must be constructed and approved, or funds escrowed, prior to the issuance of a building permit.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The site shall remain as one lot owned and maintained by one entity.

P. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the district as a whole and the adjoining area are completed in a sequence assuring full utility of the district as a whole and all areas within the district and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

A Final Development Plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development in this district shall be in accordance with the approved Final Development Plan.

DEVELOPMENT REVIEW STAFF REPORT

1. A Final Development Plan shall only be approved if it is in substantial conformance with Exhibits 1 and 2 as defined by subsection 36-405 (9) (c) of the *Zoning Ordinance*.
2. The Final Development Plan shall be submitted to the Administrative Review Committee for final action, either as a whole or in phases. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 - a. Any uses within the district other than those specifically prescribed by the ordinance.
 - b. Any increase in the intensity of use permitted within the district.

EXHIBIT 2

SITE DATA:

SITE AREA: 1.50 ACRES

MAXIMUM PARKING REQUIRED:

STUDIO (2 * 1SP/UNIT) = 2
ONE BEDROOM (9 * 1.5SP/UNIT) = 14
TWO BEDROOM (6 * 2SP/UNIT) = 12
COMMERCIAL (3,500S.F./80S.F. PER SP) = 44
TOTAL = 72
20% REDUCTION FOR BICYCLE PARKING = -14
TOTAL REQUIRED PARKING = 58

BICYCLE PARKING PROVIDED: 32

MINIMUM BICYCLE PARKING REQUIRED: 3 + (14 X 2) = 31

MINIMUM OPEN SPACE REQUIRED: 20%

MAXIMUM IMPERVIOUS SURFACE ALLOWED: 80%

INTERIOR LANDSCAPING FOR PROPOSED PARKING LOT:
PERCENTAGE OF PARKING DEVOTED TO LIVING INTERIOR
LANDSCAPING: 5.1% (520/10,172)

MIN. PERCENTAGE PARKING DEVOTED TO LIVING INTERIOR
LANDSCAPING REQUIRED: 5%

BUFFERYARDS:

NORTH PROPERTY LINE:

(5) FIVE FOOT WIDE BUFFERYARD WITH (1) ONE CANOPY,
(3) THREE UNDERSTORY OR EVERGREENS, AND (6) SIX
SHRUBS PER 100 LINEAR FEET EXCEPT WHERE PAVEMENT
CURRENTLY EXISTS. THIS SHALL ENCLUDE A SIX FOOT
SOLID WOOD FENCE OR SIXFOOT SOLID MASONRY/BRICK
WALL OR SIX FOOT SOLID EVERGREEN HEDGE. (THE INTENT
IS TO USE THE EXISTING WOOD PRIVACY FENCE.)
REQUIRED PLANTINGS: LENGTH=101', 1 CANOPY, 3
UNDERSTORY, 6 SHRUBS.

WEST PROPERTY LINE:

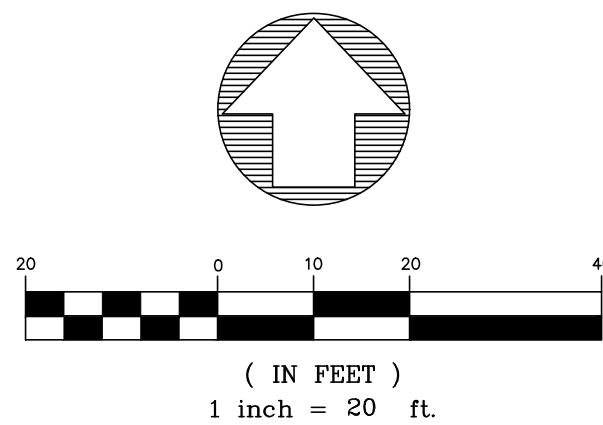
(5) FIVE FOOT WIDE BUFFERYARD WITH SIX FOOT TALL
WOOD PRIVACY FENCE AND (4) FOUR UNDERSTORY OR
EVERGREENS, AND (6) SIX SHRUBS PER 100 LINEAR FEET
EXCEPT WHERE PAVEMENT CURRENTLY EXISTS.
REQUIRED PLANTINGS: LENGTH=258', 12 UNDERSTORY AND
18 SHRUBS.

EAST PROPERTY LINE: NOT REQUIRED

SOUTH PROPERTY LINE: NOT REQUIRED

PLANTING LEGEND

- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB



LEGEND

- FOUND IRON PIN
- SET IRON PIN OR MARKER AS NOTED
- △ R/W MARKER
- BOUNDARY LINE
- - - R/W LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- (M) MEASURED
- (P) PLAT
- (D) DEED
- (R) RECORD
- ☆ LIGHT POLE
- M MAILBOX
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- SANITARY SEWER LINE
- ⊙ UTILITY POLE
- ⊙ ELECTRIC METER
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- ↑ GUY WIRE
- ⊙ PHONE/COMMUNICATION MANHOLE
- ⊙ PHONE PEDESTAL
- CABLE TV RISER
- CABLE TV LINE
- UNDERGROUND PHONE
- OVERHEAD PHONE
- FIBER OPTIC LINE
- WATER VALVE
- WATER METER
- WATER LINE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GAS LINE
- FENCE LINE (AS NOTED)
- ROAD SIGN (STOP, SPEED LIMIT, ETC)
- XFMR TRANSFORMER
- ICV IRRIGATION CONTROL VALVE
- CI STORMWATER CURB INLET

ABBREVIATIONS:

DATE:	2023-02-23
SHEET:	1 OF 1
PROJECT:	2248
FILE:	Exhibit 2.dwg

REVISIONS:	SCALE: 1" = 20'
BY:	FIELD BY: JS, AL
DATE:	DRAWN BY: RS
	CHECKED BY: RS

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

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz

LEE ENGINEERING & ASSOCIATES, L.L.C.

"Engineering with Integrity"

ATTACHMENT 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF to PD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 2/2/23; 4-6:30 pm
3. Meeting Location: 1409 N. Washington Ave., Springfield, MO 65802
4. Number of invitations that were sent: 103
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 45
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 response letter, sent to the full list of property owners within 500', as well as any additional citizens that attended the meeting (outside the 500').

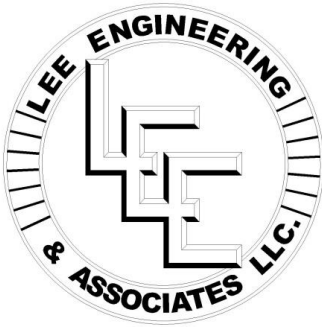
8. List or attach the written comments and how you plan to address any issues:

See attached comment sheets and attached neighborhood meeting response letter, sent to the full list of property owners within 500', as well as any additional citizens that attended the meeting (outside the 500').

I, Martha Middleton (print name), attest that the neighborhood meeting was held on 2/2/23 (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 & LAND SURVEYING

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

February 6, 2023

Dear Property Owners,

To all those who attended the Neighborhood Meeting on February 2nd, we appreciate the excellent turnout, courteous conversations, and thoughtful input given on the rezoning of the former Boyd Elementary property in your neighborhood.

Below is a summary of the comments we received from the neighborhood meeting and how we will address each comment. A copy of this letter will be sent to the City of Springfield and the changes will be incorporated in the Planned Development documents.

Exterior Lighting:

The existing exterior lighting will be reduced where possible or be converted to downfacing fixtures to minimize light spillover onto any adjacent premises at the time of development. Any new exterior lighting will be designed to follow the City of Springfield Zoning Ordinance lighting standards in effect at the time of development.

Keep Playground Equipment:

The playground equipment will be removed from the site and the owner has not determined what will be done with it at this time.

No Alcohol:

Bars and nightclubs will be prohibited uses. Restaurants are approved uses and may apply for a liquor license. Most neighbors were in favor of restaurant uses.

No Homeless Shelter, Homeless Kitchen, Affordable Housing, and Overnight Shelters:

No overnight shelter, transitional service shelter, or soup kitchen are permitted. These uses will be added to the prohibited uses section in the planned development language.

Noise:

The proposed development will comply with Section 36-485 of the City of Springfield Noise Standards.

Protect Alley – No Thoroughfare:

The parking lots do not have a connection to the alley.

Want a Community Commissary Kitchen Space:

The proposed eating and drinking establishment use group would allow the commercial space to be rented for this purpose.

Concern About Density/Traffic:

The intent of the development is to repurpose the existing school building in a way that balances multi-family and commercial uses with the historic nature of the existing school building. In general, the proposed development would have roughly the same traffic as the existing school. Specifically, the proposed development would yield 5 less total trips per day, 7 more trips per day in the PM peak hour and 114 less trips in the AM peak hour. The development does not warrant any additional improvements based on the small change in traffic from the existing school use to the maximum proposed residential and commercial uses.

Like the Plan for Keeping Historical Elements:

The purpose of having a Planned Development is to repurpose the existing building.

Like Onsite Parking:

Onsite parking is provided with enough parking spaces to allow all development users to park onsite.

Limited Hours of Operation:

If a small restaurant is allowed, then the hours of operation will need to be consistent with normal restaurant hours. A few people have requested the hours of operation to be limited to 8:00 p.m. which would eliminate most restaurants. Therefore, the developer is proposing to keep the 10:00 p.m. closing time.

Midtown UCD Compatible:

Yes. The site falls under the general guidelines found on pages 6 through 9 of the Midtown UCD. The guidelines are provided below:

Permitted uses: The underlying zoning districts shall govern all permitted and conditional uses in the Mid-Town Urban Conservation District.

The underlying district is single family residential (R-SF). Because schools are allowed with R-SF, but other multi family and commercial uses are not permitted in R-SF, we are applying for a PD zoning to allow uses appropriate for a repurposed school building. The uses have been vetted through the neighborhood and city staff with the goal of keeping the existing historic structures on site.

Parking:

Off-Street Parking Requirements: All uses shall adhere to the off-street parking requirements in the zoning ordinance.

The parking requirements are being adhered to with the exception of allowing a 20% reduction in vehicle parking spaces for bicycle parking in lieu of the typical zoning ordinance allowance of 10% reduction. 20% is an appropriate reduction since this is a mixed development and will likely house Drury Students. The 20% reduction is typical of similar type land adjacent to MSU and is appropriate since many students will walk or bike ride to Drury without use of a car. Mixed use developments require less parking because the uses will have peak parking demands at different times of the day. For instance, tenants in the building will leave for work at 7:30 AM as office employees in the building are arriving at work.

Parking Lot Landscaping.

The parking lot landscaping meets the requirements of the Mid-Town UCD. The Parking Lot landscaping requirements in the Midtown UCD refer back to the typical parking guidelines found in the zoning ordinance. The PD language takes a wholistic look at the existing and proposed landscaping to provide some buffer along the new parking lot, but also preserves the large existing trees and mature landscaping on site in other areas.

Site Plan:

The site plan will be reviewed by the ARC for conformance with the Mid-Town UCD based on the UCD Criteria.

The site plan will be reviewed and meets the criteria described in the UCD.

No Marijuana Dispensary:

All marijuana related uses are prohibited.

Several in Favor of Bar:

Bars will be a prohibited use. Restaurants are approved uses and may apply for a liquor license. Most neighbors were in favor of restaurant uses.

Several Okay with Plan as is:

It is the developer's intent to be a good neighbor and provide a development that the majority of neighbors approve.

If you have any questions or need additional information, please contact our office. Thank you.

Sincerely,



Ryan Stalzer



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
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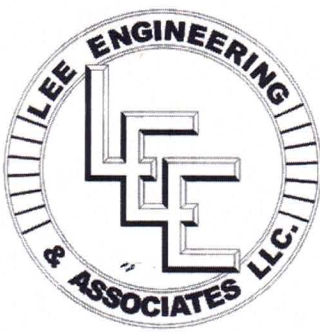
SIGN IN SHEET

Neighborhood Meeting

Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Gina Hinch	1332 N. Washington Ave	417-839-8067
Craig Feenland	1324 N. Washington	417-207-6891
Julie Steward	1324 N. Washington	417-840-0025
Nathan Darr	1445 N. Was "	417-631-8851
Beck "		
Craig Wimmer	1406 N. WASHINGTON	417-869-5968
BOB THIEMAN	1116 N. JEFFERSON	
KINDA THIEMAN	" " "	417-533-2144
Brant Schoffitzel	616 E. Lynn St	417-631-6596
John Ogilvy	518 E. Lynn	417-863-8112
Janie Thomas	1428 N. Benton	573-216-6551
Ben Hernandez	1337 N. Clg Ave	323-200-4433 4433
ARDELT BROOKS	CL "	310-775-1392
Dee Ogilvy	518 E. Lynn St	417-863-8112
John Akins	1416 N. Washington Ave.	417-862-7716
HINRICHS FAMILY	1403 N. SUMMIT AVE	(417) 862-8546
Alice - Anne Nix	1512 N. Washington Ave	210-488-1847
Becky Volz	1910 N. Grant Ave	417-890-4210
Nathan Gertson	1430 N. Washington Ave	405-315-5685



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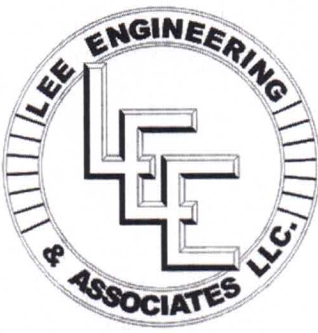
SIGN IN SHEET

Neighborhood Meeting

Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Greg Darnock	2229 E. Bancroft, City	417-848-6543
Greg Darnock	1409 N. Summit	417-379-5823
Cheryl Miller	1836 N. Washington	917-742-2144
Tessa Cooper	1300 N. Clay Ave.	417-713-8308
Chandler Cooper	1300 N. Clay Ave	417-848-2474
Ralph Plank	1337 N. Washington	417-818-7395
Julie Brown	1435 N. Washington	417-838-9720
Bren Newlin	1246 E. PORTLAND	417-499-7864
Susan Mena	614 E. Lynn	417-496-7632
Tom # Debbie Ehlers	1448 N. Summit Ave 02	417-840-4641
Alan Cummings	619 E. LYNN ST	417-496-5821
Louise Buchanan	1423 N. SUMMIT	417-496-2806
Danham Henry	1333 N. SUMMIT	418-848-3333
Frank Johnson	1531 E. Foxgrove Ln	816-225-2912
Karen Craig	565	417-210-9030
JOE HARPINE	1424 N WASHINGTON 02	417-343-4525
SEVA NIX	1322 N BENTON AVE	210-569-2759
PADA CHAMBERS	1643 E LOMBARD ST. SPRINGFIELD, MO	816-248-2003
Dennis + Jay Rudick	1450 1450 N. Washington Ave	206-450-0166
BREW PEARCE	1347 N SHERMAN AVE	417-365-3632
ANDY THORNTON	1329 N. WASHINGTON	417-766-5522
Christine Schilling	307 E. Commercial	65803 / 417-849-3662
Brian Mattson	1510 N. Washington Ave	573-239-3125
Paula Ringer	1337 N. Washington	417-818-1337



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COMMENT SHEET

Neighborhood Meeting

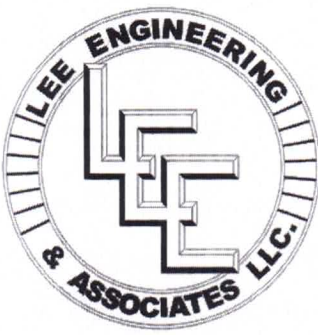
Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
ANDY THORNTON	1329. N. WASHINGTON	417-264-5522

COMMENTS:

THE Springfield Dream Center would love the
playground equipment if you are getting rid of
it.



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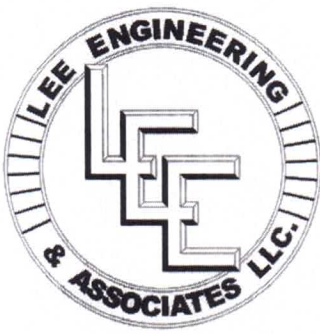
Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
MICHAEL BROWN	1337 N CLAY	310 795 1391

COMMENTS:





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Thursday, February 2, 2023

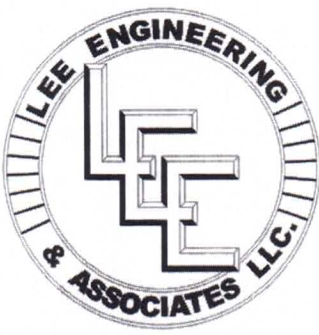
Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Louise Wiendrock	1429 N. Summit	417 496 2008

COMMENTS:

For the most part I support your plan for Boyd School to be apartments, coffee house & some business space. I have some concerns about an establishment that would serve alcohol.

Thank you -
Louise



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COMMENT SHEET

Neighborhood Meeting

Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Thierman	1116 N. Jefferson	533-2658

COMMENTS:

Sounds like a plan that the Neighborhood could live with if the plan is followed. Night lighting could be a concern.



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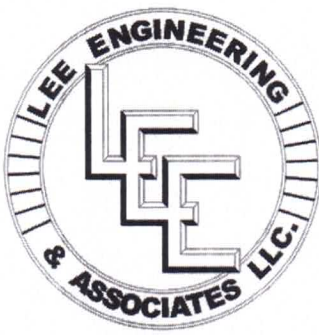
Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Brant Schaffitzel	616 E Lynn St	417-631-6596

COMMENTS:

- I would love a restaurant/bar to go in the library space.
- I would like the residential units to be higher end units
- The last thing we want is for this to turn into a homeless camp/kitchen/affordable housing area.



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Neighborhood Meeting

Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Gina Hinch	1332 N. Washington Ave	417-839-8067

COMMENTS:

My family & I are delighted you have an interest in Old Boyd & our neighborhood. We hear your intention to honor the historic district & appreciate that.

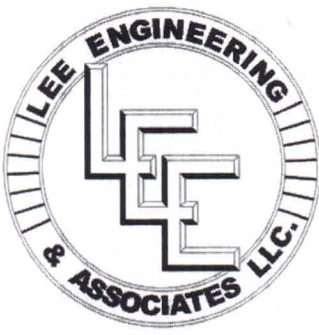
We have 3 concerns

- 1) Washington Ave is a quiet street. We'd like to keep it that way as much as possible.
- 2) There are many kids & pets playing on Washington. For this reason, we would not be in favor of any bar/taun or primarily alcohol facility. Very opposed to this concept.

Thank you for allowing us input.

- 3) Do not want alley next of property to become a thruway.

Gina Hinch



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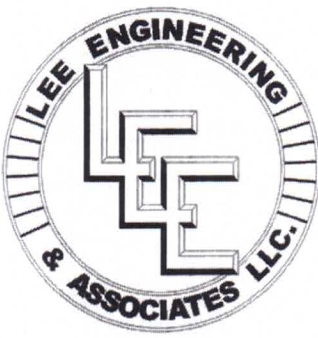
Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Robin Miller	514 E. Lyon, Spfd 65802	—

COMMENTS:

I live across the street, & I am hoping you will be able to leave (at least part of) the play ground. It would be so great to have families!



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COMMENT SHEET

Neighborhood Meeting

Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

www.craftworksgf.com

NAME	ADDRESS	PHONE
Bren Newlin		417.499.7864

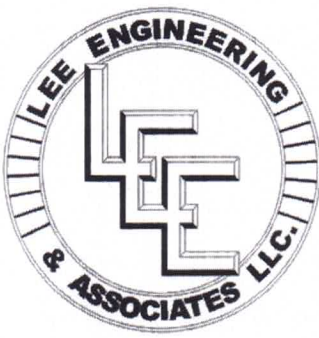
COMMENTS:

Highly interested in the proposed retail space for a community commissary kitchen space.

Members of the kitchen would rent kitchen space by the hour each month to conduct prep work for their mobile food business (i.e. catering or food truck) or prepare ready-to-eat foods to sell at the retail level or farmers' markets.

The benefit to the neighborhood would be an included coworking space, rentable event space, a marketplace open to the public & growing the local food industry.

The proximity to Urban Roots Farms & the restoration of a historical building make this highly desirable.



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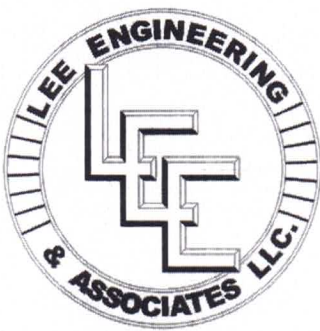
Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
NATHAN DAVIS	1445 N. WASHINGTON	417-631-8851

COMMENTS:

We do NOT want alcohol served at the old Bogal School location. It is a residential neighborhood so we do not want the noise that would occur from Drury students who might get drunk or noisy.



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Re: Rezone, 1409 N. Washington Ave., Springfield, MO

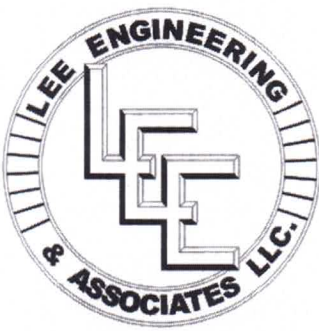
NAME	ADDRESS	PHONE
John Akins	1416 N. Washington Ave, Spfd 65802	417-862-7716

COMMENTS:

Biggest concern is the proposed possibility for public availability of alcoholic drinks being sold on the property - I am straight across Washington Ave. and I really don't want that.

Also, being so close, I am concerned about converting to a facility that would have a lot of people in a small space, with attendant parking concerns, etc, plus increase of noise day & night.

My 3 year old granddaughter had been enjoying using the playground when she visited me, until they locked it & she was crestfallen.



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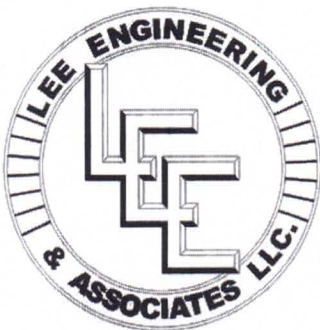
Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
MIKHINNA	1403N Summit Ave	417 928 2444

COMMENTS:

If there were a concerns regarding problems
from the building noise/light/garbage/parking.
who do we address to?



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COMMENT SHEET

Neighborhood Meeting

Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Beth Davis	1445 N. Washington	

COMMENTS:

I am not in favor of any possibility of establishments sell or serve alcohol on the property — We live a couple of houses away — Can we know what is planned and approve of plans?



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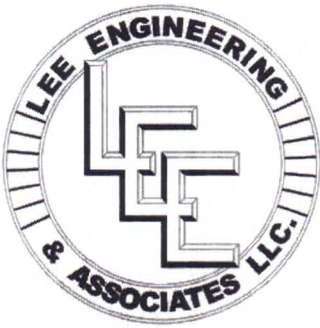
Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Julie Brown	1435 N. Washington Ave	417-838-9720

COMMENTS:

We are opposed to a bar/ restaurant going into the old Boyd School. Midtown is a quiet, deeply rooted community. We did not purchase our home next to a bar for a reason! We ~~do~~ want the Midtown area to remain a quiet, family oriented area. Do not create a bar in our beloved Midtown!



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COMMENT SHEET

Neighborhood Meeting

Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
BRANT HIPREKIS	1403 N. SUMMIT AVE	(417) 862-8546

COMMENTS:

- I LIKE IT AS A PLANNED DEVELOPMENT
SO IT'S NOT EASY TO CHANGE ONCE IT'S ~~SET~~ BY COUNCIL.
SET
- I'm ~~NOT~~ IN FAVOR OF NOISY ALCOHOL OR ~~LOUD~~ MUSIC // MORE QUIET WITH
DRINKS AVAILABLE
- I LIKE ~~KEEPING~~ EXTERIOR & INTERNAL HISTORICAL
DETAILS AS MUCH AS POSSIBLE IN THEIR HISTORICAL STATE.
KEEPING THE OLD → WINDOWS/DOORS/CURIOUS/FEELING/
STAIRWELLS ETC → PRESERVE ALL THE HISTORICAL
CHARACTER & NATURE AS MUCH AS POSSIBLE
- I LIKE THE PARKING IS WITHIN THE BOUNDARIES
- WORRIED ABOUT LIGHT POLLUTION, ESPECIALLY FROM
THE MAIN PARKING LOT ON LYNN. PLEASE MINIMIZE THAT
AS MUCH AS POSSIBLE.
- WORRIED ABOUT NOISE & DENSITY OF PEOPLE/CAR TRAFFIC,
ESPECIALLY OUTSIDE OF SORT OF NORMAL HOURS 8am → 9pm



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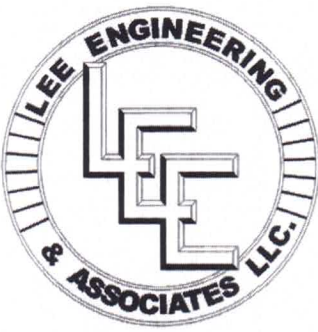
Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Raula Kinger	1337 N Washington Ave	417-818-1339

COMMENTS:

How is the Midtown Plan being utilized/
followed in this PD?



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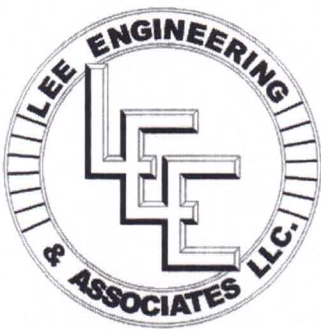
NAME	ADDRESS	PHONE
BRIAN MATSON	1510 N. Washington Ave	573-239-3125

COMMENTS:

Looking forward to a fun gathering place
in the neighborhood. ~~that~~ Would love
to have a coffee shop or small bar

Establishment of alcohol service at the old Boyd Elementary School

1. It appears that either you were not listening at the last meeting, or that you simply do not care what we raised as a concern at that meeting.
2. At the last meeting, I and other members of this neighborhood mentioned that we are dead set against establishing a place that serves alcohol inside this residential community, as well as within a short walk of Drury University.
3. But I see that you are still proposing that.
4. Let me make myself even more clear about this issue. If you persist:
 - a. I will personally organize all the homeowners residing near the school, and...
 - b. We will canvass every single resident within Midtown to block ANY and ALL attempts to transform the school into any project that you propose, and...
 - c. We will do everything in our power to convince the city to block your project.
 - d. Since I am now retired, I have both the time and the motivation to organize opposition to this project if you persist in this direction.
 - e. However, I and this community can just as easily help to promote this project if you will simply drop any attempt to bring alcohol service into our neighborhood.
 - f. You are welcome to come to our neighborhood as friends who value our input. Or, you can come as enemies. Since you are new to our neighborhood, how you approach this issue will determine more than this issue. The result will also follow you to future projects in this city.
5. So, to make sure that you have heard me this time, what did I just tell you?



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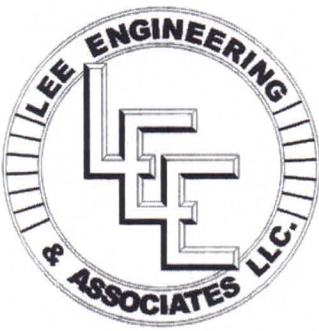
Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Christine Schilling	307 E. Commercial St	417-849-3662

COMMENTS:

- Density as planned seems extreme for the location - Hard to imagine how Residents of 17 units + customers @ the Cafe + office workers will not be too congested. Traffic control?
- How will lights (security, parking etc) be kept from creating a nuisance for neighbors
- Alcohol sales seem inappropriate for a neighborhood
- Residential only is preferred,
- consider Mid Town Plan
- No Dispensary or marijuana sales



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Neighborhood Meeting

Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Dee Ogilvy	518 E Lynn St	417 863-8112

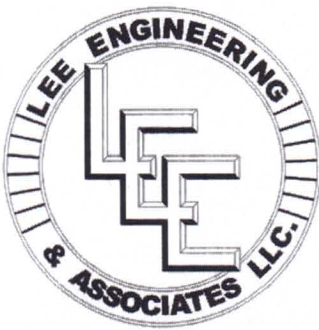
COMMENTS:

I think apartments is a good use of Boyd School.
I want assurance of the lighting on the south side
of the parking area will not contribute to light pollution
at night, into the homes on Lynn St.

We would hope not to have alcohol service in
this location.

No 24/7 food service.

No ~~Dispensary~~ Dispensary!!



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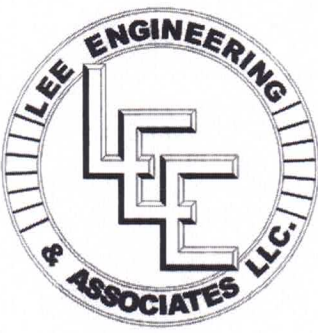
Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
JOE HARVE	1424 WASHINGTON	417-343-4522

COMMENTS:

How is PROPOSED ZONING CONSISTENT
WITH THE MID TOWN PLAN, THE URBAN CONSERVATION DISTRICT
OF THE AREA?
DLS



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Neighborhood Meeting

Thursday, February 2, 2023

Re: Rezone, 1409 N. Washington Ave., Springfield, MO

NAME	ADDRESS	PHONE
Nathan Fertson	1438 N. Washington Ave	405-315-5685

COMMENTS:

For the commercial use area, I'd like to see a limit

on:
① Hours of operation limited to 8pm close.

② No alcohol served.

I have little children and live right across the street.

ATTACHMENT 2
PUBLIC COMMENTS

To: Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Booneville Ave.
Springfield, MO 65801

Feb 27, 2023

From: Nathan Davis
1445 N. Washington Ave.
Springfield, MO 65802
417-631-8851

Project Address: (the former Boyd Elementary school)
1409 N Washington Ave.
Springfield MO 65802

Attached you will find a **general petition** requesting you to deny a proposed change in land use or zoning for the former Boyd Elementary school at 1409 N. Washington Avenue in Springfield MO. This general petition is our first step to halt the zoning change, and is signed by 20 of the home owners who live within 185 feet of the project, 11 others who live near the former Boyd school, and 19 who live within the city of Springfield. Although this is NOT a protest petition, please note that the land area owned by those who signed this petition (and who also live within 185 feet of the project) sum to 49%, substantially above the 30% required for a protest petition. These home owners have already indicated their willingness to sign a protest petition if needed for a second step, and we anticipate that some others will also join a protest petition.

Some of the many reasons that we ask you to deny this project are outlined on the first page of the general petition. Each reason is also referenced to the existing City of Springfield Midtown Neighborhood Plan (2001).

Thank-you for your consideration.


Nathan Davis

General Petition to the City of Springfield

Feb 2023

-- to **deny a change in land use, or zoning** for the former Boyd elementary school at 1409 Washington Avenue Springfield MO that proposes approximately 18 apartments and commercial business in the Midtown single-family residential neighborhood:

1. **Size of Proposed Apartments.** The City of Springfield Midtown Neighborhood Plan (2001, page 3) lists 15 issues relevant to the Midtown neighborhood. The first issue recommends, "Conservation and promotion of the single-family character in residential areas."
Most single-family residences in the immediate vicinity of the former Boyd school are over 1200 square feet plus a basement, and many homes within the immediate vicinity are sized over 3000 square feet. However, the proposed development calls for apartments as small as 300 square feet (sq. ft.). Inclusion of 300 sq ft apartments in the planned development could cheapen the value of homes in the immediate vicinity of the former Boyd school. Apartments smaller than 800 square feet should be denied because they fail to resemble the single-family character.
2. **Commercial businesses.** Commercial businesses in the neighborhood fail to support the Midtown plan in at least two areas. The City of Springfield Midtown Neighborhood Plan (2001, page 3), lists their first issue as, "Conservation and promotion of the single-family character in residential areas" and their fifth issue as, "Preservation of ... the historical character of the neighborhood."
- Mixing commercial business among single-family residences significantly changes the character of the single-family residential area and sets a precedent that encourages businesses to operate from residential homes.
- The proposed plan of development includes two commercial spaces.
 - One use includes a potential restaurant which has the right to apply for an alcohol license. This use changes the single-family character as discussed in the Springfield Midtown Neighborhood Plan.
 - Several businesses that dispense alcohol already exist on Commercial Street just four blocks from the proposed development. There is no need for additional restaurants, especially those that dispense alcohol in a residential neighborhood close to a university.
- City of Springfield already supports similar developments on Commercial Street and downtown. Plenty of *still-unrented and empty* commercial space already exists on Commercial Street, just four blocks away. Existing businesses on Commercial Street need more patrons, not more competition.

Therefore, the undersigned ask the City of Springfield to deny a change in land use or zoning for the former Boyd Elementary school (at 1409 Washington Avenue) for any use that allows apartments less than 800 square feet or any commercial use. Additionally, the planned development should require Landmark Board review over the site and building exterior. Names shown with an * indicate home owners within the immediate vicinity (185 feet) of the former Boyd elementary school.

PRINT NAME	SIGN	ADDRESS IN SPRINGFIELD	PHONE #
Mary Jo Greer	<i>Mary Jo Greer</i>	1520 N. Jefferson Ave	417-848-1982
Dennis Rudnick	<i>Dennis Rudnick</i>	1450 N. Washington Ave	206-450-0161
Joy Rudnick	<i>Joy Rudnick</i>	1450 N. Washington Ave	253-380-465
* Janice L. Carson	<i>Janice L. Carson</i>	1444 N. Washington Ave	417-234-0

PRINT NAME	SIGN	ADDRESS IN SPRINGFIELD	PHONE #
* Nathan Davis	<i>Nathan Davis</i>	1445 N. Washington Ave.	417-631-8851
* Beth Davis	<i>Beth Davis</i>	1445 N. Washington Ave.	417-631-8851
* David Brown	<i>David Brown</i>	1435 N. Washington Ave.	417-425-6961
* Julie Brown	<i>Julie Brown</i>	1435 N. Washington Ave.	417-838-9720
* Michael Groves	<i>Mike Groves</i>	1451 N. Washington Ave.	417-569-5402
* Lauren Groves	<i>Lauren Groves</i>	1451 N. Washington Ave.	417-306-3116
* Joseph Harpine	<i>Joseph Harpine</i>	1424 N. Washington Ave.	417-343-4522
* John Akins	<i>John Akins</i>	1416 N. Washington Ave.	417-862-7716
* Joshua Even	<i>Joshua Even</i>	1348 N. Washington Ave.	417-766-0234
* Micah Even	<i>Micah Even</i>	1348 N. Washington Ave.	417-543-0377
* Nathan Gertson	<i>Nathan Gertson</i>	1430 N. Washington Ave.	405-315-5685
* Claire Gertson	<i>Claire Gertson</i>	1430 N. Washington Ave.	870-814-4414
* Shelly Gibson	<i>see attached sheet</i>	1345 N. Washington Ave.	
* Jacque Wimmer	<i>Jacqueline Wimmer</i>	1406 Washington Ave	417-818-8773
* Krist Carlson	<i>Krist Carlson</i>	520 Lynn St.	417-848-1213
* Eugene Arnold	<i>Eugene J. Arnold</i>	1440 N. Benton Ave.	417-763,6871
* Alicia Arnold	<i>Alicia Arnold</i>	1440 N. Benton Ave.	417-401-4847
* Rhonda Holdren	<i>Rhonda M. Holder</i>	1434 N. Benton Ave.	417-824-0728
* Rhiannon Smith	<i>Rhiannon Smith</i>	1434 N. Benton Ave.	417-599-0711
Craig Steensland		1324 N. Washington Ave.	
Julie Johns	<i>Julie Johns</i>	1324 N. Washington Ave.	417-840-0025
Gina Hinch		1332 N. Washington Ave.	
Steve Hinch		1332 N. Washington Ave.	
Clifton Brown	<i>Clifton Brown</i>	1338 N. Washington Ave.	901-268-0608
Lauren Brown	<i>Lauren Brown</i>	1338 N. Washington Ave.	(979) 450-1709
Paula Ringer	<i>Paula Ringer</i>	1337 N. Washington Ave.	417-818-1339
Ralph Plank	<i>Ralph Plank</i>	1337 N. Washington Ave.	417-818-7395
JoAnn Butrin	<i>JoAnn Butrin</i>	1417 N. Summit Ave.	417-773-0616
Brenda Dickey		1467 N. Summit Ave.	

General Petition to the City of Springfield

Feb 2023

-- to **deny a change in land use, or zoning** for the former Boyd elementary school at 1409 Washington Avenue Springfield MO that proposes approximately 18 apartments and commercial business in the Midtown single-family residential neighborhood:

1. **Size of Proposed Apartments.** The City of Springfield Midtown Neighborhood Plan (2001, page 3) lists 15 issues relevant to the Midtown neighborhood. The first issue recommends, "Conservation and promotion of the single-family character in residential areas."
Most single-family residences in the immediate vicinity of the former Boyd school are over 1200 square feet plus a basement, and many homes within the immediate vicinity are sized over 3000 square feet. However, the proposed development calls for apartments as small as 300 square feet (sq. ft.). Inclusion of 300 sq ft apartments in the planned development could cheapen the value of homes in the immediate vicinity of the former Boyd school. Apartments smaller than 800 square feet should be denied because they fail to resemble the single-family character.
2. **Commercial businesses.** Commercial businesses in the neighborhood fail to support the Midtown plan in at least two areas. The City of Springfield Midtown Neighborhood Plan (2001, page 3), lists their first issue as, "Conservation and promotion of the single-family character in residential areas" and their fifth issue as, "Preservation of ... the historical character of the neighborhood."
 - Mixing commercial business among single-family residences significantly changes the character of the single-family residential area and sets a precedent that encourages businesses to operate from residential homes.
 - The proposed plan of development includes two commercial spaces.
 - One use includes a potential restaurant which has the right to apply for an alcohol license. This use changes the single-family character as discussed in the Springfield Midtown Neighborhood Plan.
 - Several businesses that dispense alcohol already exist on Commercial Street just four blocks from the proposed development. There is no need for additional restaurants, especially those that dispense alcohol in a residential neighborhood close to a university.
 - City of Springfield already supports similar developments on Commercial Street and downtown. Plenty of *still-unrented and empty* commercial space already exists on Commercial Street, just four blocks away. Existing businesses on Commercial Street need more patrons, not more competition.

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PRINT NAME	SIGN	ADDRESS IN SPRINGFIELD	PHONE #
* The Shelly M Gibson Revocable Living Trust	Shelly Gibson	* 1345 N. Washington Ave Springfield MO 65802	917-5140061

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Feb 2023

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PRINT NAME

SIGN

ADDRESS IN SPRINGFIELD

PHONE

JEFF CRIGER

Ethan Tate

Brandon Blanton

Austin Duncan

Joey Loomis

SKYLER TODD

James Watson

John F. Rains

Jeff Criger

Ethan Tate

Brandon Blanton

Austin Duncan

Joey Loomis

SKYLER TODD

James Watson

John F. Rains

1341 N. ETHYL

Springfield

162810 Washington Ave

1523 North clay ave

Springfield

1061 E battle st apt 103

Springfield, MO

1325 W. Camden 65803

417-866-1646

417-988-9727

636 275 5569

417-593-3353

417 844 0569

417-403-3748

417-430-6613

417-619-3855

PRINT NAME	SIGN	ADDRESS IN SPRINGFIELD	PHONE #
Jenny Omdahl	Jenny Omdahl	Missouri	-417-489-2489
Lalyn Doty	Lalyn Doty	Springfield Mo	480-408-2830
Sherry Saegquist	Sherry Saegquist	Missouri	417-343-6022
Christopher Lankau	Christopher Lankau	Missouri	417-288-9251
Marcus Beckman	Marcus Beckman	Missouri	417-379-1724
Sarah Honey	Sarah Honey	Springfield Mo	417-327-2819
MARK LAUDE	Mark Laurence Laude	Missouri	417-459-5253
Andrew Cooper	Andrew Cooper	Springfield, Mo	918-902-3157
Nathan Steguli	Nathan Steguli	Springfield, Mo	707 572 1207
Morgan Melton	Morgan Melton	Springfield Mo	847-565-9584
Danica Acosta	Danica Acosta	Springfield Mo	202-448-8888
Blaine Green	Blaine Green	Springfield Mo	707 572 1207
Danica Kindred	Danica Kindred	Springfield Mo	417-353-8756
Jason McDaniel	Jason McDaniel	Springfield Mo	417-415-5040
Charles Rogers	Charles Rogers	Springfield Mo	417-840-5861
Pete Hicken	Pete Hicken	Springfield Mo	417-753-4077
Betty Lindsey	Betty Lindsey	Springfield, Mo	417-861-8107

From: [Josh](#)
To: Zoning@springfieldmo.gov
Subject: Development Review Notice - Feedback - Rezoning of the Former Boyd Elementary
Date: Monday, March 6, 2023 3:46:19 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Hello! We live at 1351 N Summit Ave, Springfield, MO 65802. We have received a couple of pieces of mail regarding the intent to rezone the former Boyd Elementary building and understand that there is a hearing coming up this week. We **support** rezoning the building for the developer's intended plans to repurpose the building to multi-family and commercial uses while maintaining its historical nature. This plan is a much better option than leaving the building vacant or tearing it down, and we believe it will lead to a more vibrant Midtown Neighborhood!

Thank you, and please feel free to contact us at 417-773-2676 if we can provide any additional support or feedback.

Kindly,

Josh and Courtney Donaldson

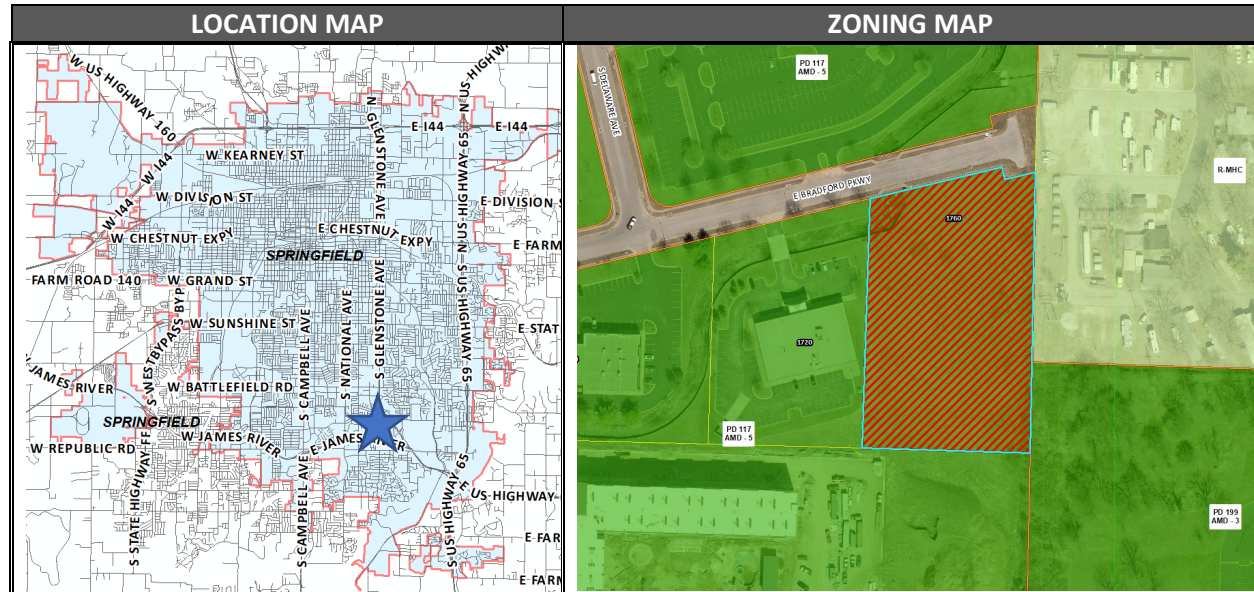
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 385
Location:	1760 East Bradford Parkway
Total Acres:	2.4 acres
Applicant:	Bibi Bradford, LLC
Existing Land Use:	Vacant land
Neighborhood Meeting:	February 16, 2023
Planning and Zoning Commission:	March 9, 2023
City Council:	April 3, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

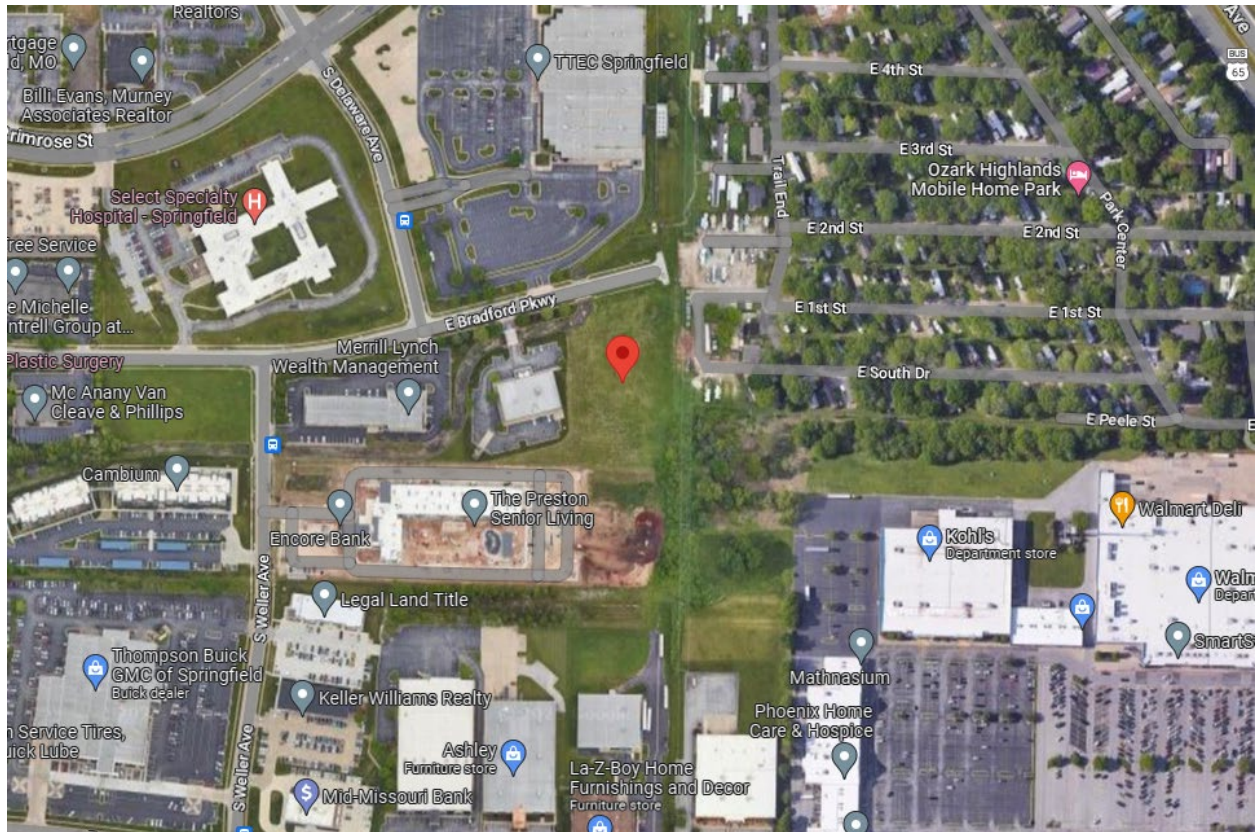
PROJECT SUMMARY:

Request to rezone approximately 2.4 acres of property generally located at 1760 East Bradford Parkway from Planned Development No. 117 Amendment 5 to Planned Development No. 385.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned to Planned Development 117 in 1990 and was amended 5 times. The current zoning is Planned Development 117 amendment 5 was passed in July 1996.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT
Use Limitations	See PD provisions
Maximum Height	None, except a 45 degrees bulk plane measured from residential districts
Bulk Plane	45 degrees measured from residential districts
Minimum Open Space	20 percent
Buffering and Landscaping	Required by Zoning Ordinance

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

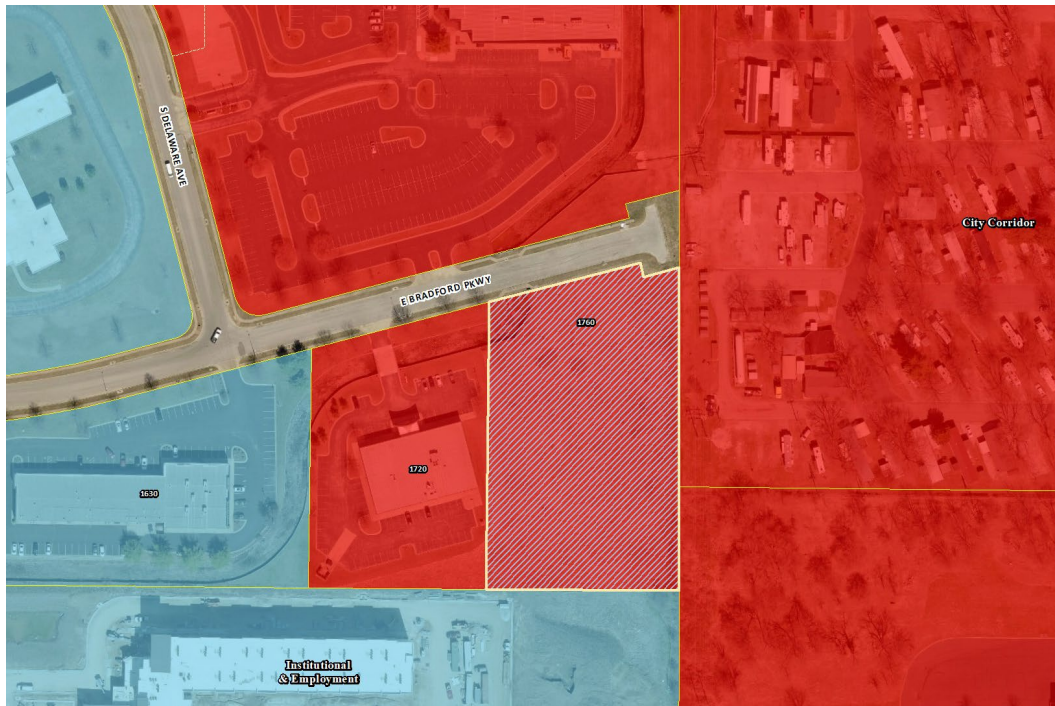
The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype. The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment,

DEVELOPMENT REVIEW STAFF REPORT

and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

The *Plan* identifies outdoor and personal storage as a supporting use for the City Corridor placetype.

FUTURE PLACETYPE MAP:

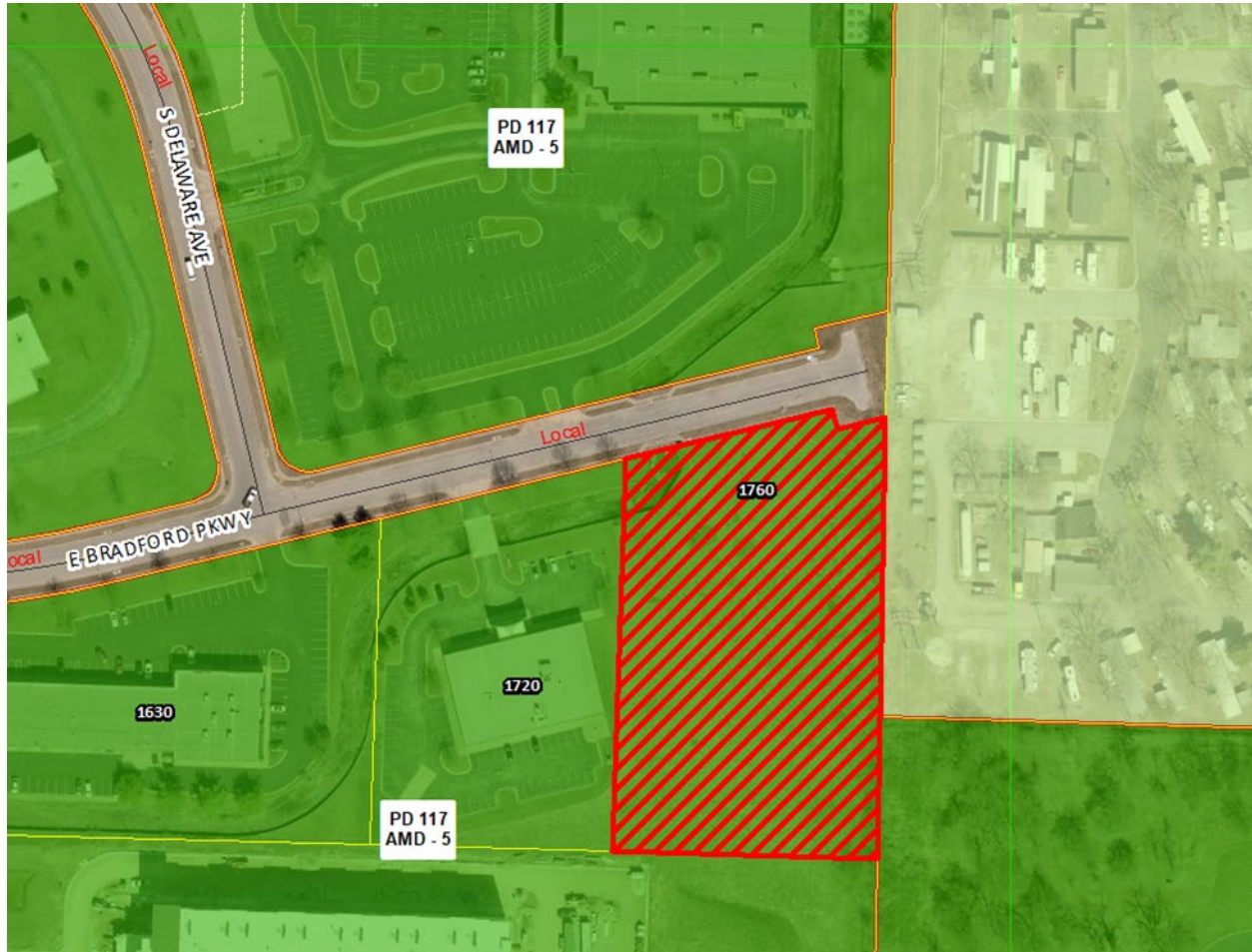


PLACETYPES	LAND USES														
	Single-family Detached	Single-family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	◇	○								
Mixed Residential	●	●	○	○	◇	◇	○								
Downtown			●	●	●	●	●	●	●	●	●	●	●	●	●
Mixed-Use	○	○	●	○	○	○	●	○							
City Corridor			●	○	○	○	●	○	○	○	○				
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex				○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics				○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			●	●	○										

- **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype
- **Supporting Land Use:**
Less prevalent and serve to support the primary land use.
- ◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 117 am 5	PD 117 am 5	PD 199 am3	PD 117 am 5
LAND USE	Office and call center	Senior living facility	Mobile home park and commercial uses	Office use
PLACETYPES	City Corridor	Institutional & Employment Center	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed planned development.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with development plan. Tract has access to public sewer.

FIRE DEPARTMENT:

Installation of fire hydrants & fire access lanes shall comply with 2018 IFC.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies E. Bradford Parkway as a Non-Residential Local roadway. The standard right-of-way width from the centerline of E. Bradford Parkway is 30 feet. It appears that no additional right-of-way is needed along E. Bradford Parkway. A survey is recommended to determine the exact amount of existing right-of-way. E. Bradford Parkway is a city-maintained street.

TRAFFIC COUNTS & ON-STREET PARKING

There is no recent traffic count for E. Bradford Parkway. On-street parking is allowed along E. Bradford Parkway.

DRIVEWAY ACCESS

There is currently no driveway access point onto the property from E. Bradford Parkway. Access to this property will be allowed to E. Bradford Parkway based on existing City of Springfield standards for the street classification.

SIDEWALK

There is existing sidewalk along the property frontage of E. Bradford Parkway.

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 E. Bradford Parkway near this property.

IMPROVEMENTS

No improvements are required for this development. A Traffic Impact Study is not required.

DEVELOPMENT REVIEW STAFF REPORT

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline	Required Street ROW from Centerline
				(ft.) (Approx.)	(ft.)
Street 1	E. Bradford Parkway	Non-Residential Local	Yes	30	30

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

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 local or downstream area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention **is not applicable because detention is already provided**. The property **has the stream contained in an engineered channel, no stream buffer on site**.

The Planned Development language meets standards for the PW-Stormwater regulations. Please note that development of the property will be subject to the following conditions at the time of development:

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention Requirements:

1. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.
 - a. Detention is provided by 6PW4146 instream detention basin located at Intersection of S Fremont Ave and E Independence St. Lot needs to drain to the Engineered Channel Stream on the Northwest corner.
2. City of Springfield only allows three acceptable methods of discharge for stormwater if a property has been modified to increase the amount, location, or character of discharge per Chapter 2 Sec 4.1.4.
 - a. To a Public Right-of-way (1); a recorded drainage easement, continuing to a public right-of-way or public drainage system (2); or a certified natural watercourse (3)

DEVELOPMENT REVIEW STAFF REPORT

- b. If none of the three options are available then the development must be modified so that the amount, location, or character of discharge is not changed, or a downstream easement must be obtained.

Water Quality Requirements:

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
 - a. The property is 2.4 acres in size and the exhibit within the PD shows over 1 acre of disturbance.

Natural Channels and Stream Buffers

1. The Ward Branch stream is contained within the engineered channel crossing the Northwest corner of the property. The engineered channel negates the requirements for recording a stream buffer. The channel cannot be modified or changed without a public improvement project. Connecting on site stormwater control measures to the channel can be completed through a private project.

Additional Stormwater Standards to be met:

1. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
2. As-builts of the detention and water quality improvements are required. we would like the following as-built notes on the plans:
 - a. The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify the measures.
3. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES-Water Quality per Chapter 12 Sec. 3.0.
4. Include on the Plans a calculation of the Existing Impervious Surface Area, Existing Open Space Area, Post Development Impervious Surface Area, and Post Development Open Space Area. Per Chapter 4 Sec 3.2 for Detention Summary
 - a. Existing gravel surfaces meeting the above definition are eligible for 50% Credit.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 2.4 acres of property generally located at 1760 East Bradford Parkway from Planned Development No. 117 amendment 5 to Planned Development No. 385 with the intent to develop a climate-controlled self-storage facility. The existing PD does not allow such a use.
2. This application intends to add the self-storage facility use and maintain the provisions of the existing PD to ensure compatible development that was envisioned for the area.
3. The proposed rezoning was reviewed by City departments whose comments can be viewed above.
4. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype. The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.
5. Although the subject property is within the City Corridor placetype, it does not have direct access to the major street. Instead, it takes primary access to Bradford Parkway, classified as a local street.
6. Staff has determined that the proposed PD 385 is appropriate for this area. The addition of the self-storage facility is a suitable use for this location. The storage facility will function as a supporting land use in proximity to a developing housing, shopping and employment centers.
7. Approval of this application will facilitate the development of this property and promote infill development where investments have already been made in public services and infrastructure.
8. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
9. There are changing conditions in the area affected that make the proposed rezoning necessary. There has been recent infill development of commercial and residential buildings that are in need of close services.

DEVELOPMENT REVIEW STAFF REPORT

10. The range of uses in the proposed Planned Development No. 385 are compatible with the uses permitted on other property in the immediate vicinity;
11. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned;
12. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
13. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
14. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor Placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

REQUIREMENTS FOR APPROVAL:

EXHIBIT 1

Requirements and Standards Applicable To Planned Development District No. 385

A. APPLICATION

Building or other permits may not be issued for development permitted by this Planned Development nor can any changes be made to this property until the Final Development Plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this Planned Development is to promote infill office, commercial, and residential uses on a vacant, developable property with certain use limitations, design requirements, and amenities which complement existing residential development in the area.

C. DEFINITIONS

The definitions contained in the *Springfield Zoning Ordinance* shall apply to this ordinance.

D. USES PERMITTED

1. Self-service storage facilities
2. General office use group
3. Medical office use group
4. Churches and other places of worship, including parish houses and Sunday schools but excluding overnight shelters.
5. Community service facilities such as day care centers, community centers, museums, and libraries.
6. Retail Activities Incidental to Institutional, Office and Residential Uses provided such retail activities and shall not occupy more than ten (10) percent of the total square footage of the office building
7. Residential Uses:
 - a. Attached dwellings such as townhouses.
 - b. Residential condominiums.
 - c. Multifamily dwellings.
 - d. Group homes, custodial and residential

DEVELOPMENT REVIEW STAFF REPORT

8. Accessory uses, as permitted by section 36-450, accessory structures and uses.
9. Colleges and universities
10. Schools, businesses
11. Schools, elementary and secondary
12. Eating and drinking establishment use group excluding drive-thru facilities and curb service facilities
13. Lodging/Guest House - Medical Related: Establishments providing lodging primarily for patients, families of patients and others receiving medical attention or conducting business within nearby medical facilities, and which are available on a daily or short-term basis. This use is not intended to permit a typical motel/hotel use. Rather, a lodging/guest house use, in order to be permitted, must show a relationship to medical facilities through sponsorship, agreements, etc. In addition to the site plan requirements of the final development plan, building design and elevations will be required in order to assure consistency with an office park concept. Building or buildings should be designed to resemble a residential facility rather than a motel/hotel structure. If included, accessory activities to this facility such as incidental retail sales, restaurants, recreation facilities and other similar uses shall be considered as retail uses for the purpose of measuring intensity of development.
14. Nursing and retirement homes

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in *Section 36-485* of the *Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined by *the Springfield City Code*.

F. INTENSITY OF DEVELOPMENT

Development will consist of the following:

1. Approximately 38,000 SF for self-storage
2. No more than ten (10) percent of the gross floor area of the constructed buildings may be used for retail uses
3. The maximum residential gross density shall not exceed twenty (20) dwelling units per acre.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

1. The following minimum setbacks shall be required:
 - a. Twenty-Five (25) feet for building along north boundary.

DEVELOPMENT REVIEW STAFF REPORT

- b. Ten (10) feet for building along the west, south and east boundary.
2. All structures shall remain below a forty-five (45) degree bulk plane as measured from the boundary of any adjacent residential district. To the east, the bulk plane measurement starts from the property line of the Residential Lot.

H. OPEN SPACE, LANDSCAPING & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Minimum 20% open space required
2. The landscape and buffer area provisions of *Section 36-492 of the Springfield Zoning Ordinance* in effect at the time of development shall apply.
3. The Screening provisions of *Section 36-493 of the Springfield Zoning Ordinance* in effect at the time of development shall apply.

I. EXTERIOR LIGHTING

The requirements and standards of *Section 36-495 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.

J. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system as shown on Exhibit 2, are for illustrative purposes only and shall be governed by the existing standards of the City of Springfield for the applicable street classification.

K. OFF-STREET PARKING

Section 36-491 of the Springfield Zoning Ordinance in effect at the time of development shall apply.

L. SIGNS

Section 36-494 of the Springfield Zoning Ordinance in effect at the time of development shall apply. Off-premise signs are prohibited.

M. REQUIRED IMPROVEMENTS

DEVELOPMENT REVIEW STAFF REPORT

Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued, the applicant, or subsequent owners shall:

1. Construct the required improvements; or
2. Provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department.

No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

1. The required improvements are completed prior to occupancy of the structures; or
2. The Director of Public Works has determined that such required improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

Improvements necessary to adequately accommodate the intensity of development in this District include the following.

1. Storm water management facilities.
All storm water management facilities, including detention and water quality, will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. A fee-in-lieu-of stormwater detention will be filed with the City of Springfield Public Works Department.

N. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

O. PHASING

Development may be phased if all public improvements directly related to each phase are completed at the time of its development and improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this

DEVELOPMENT REVIEW STAFF REPORT

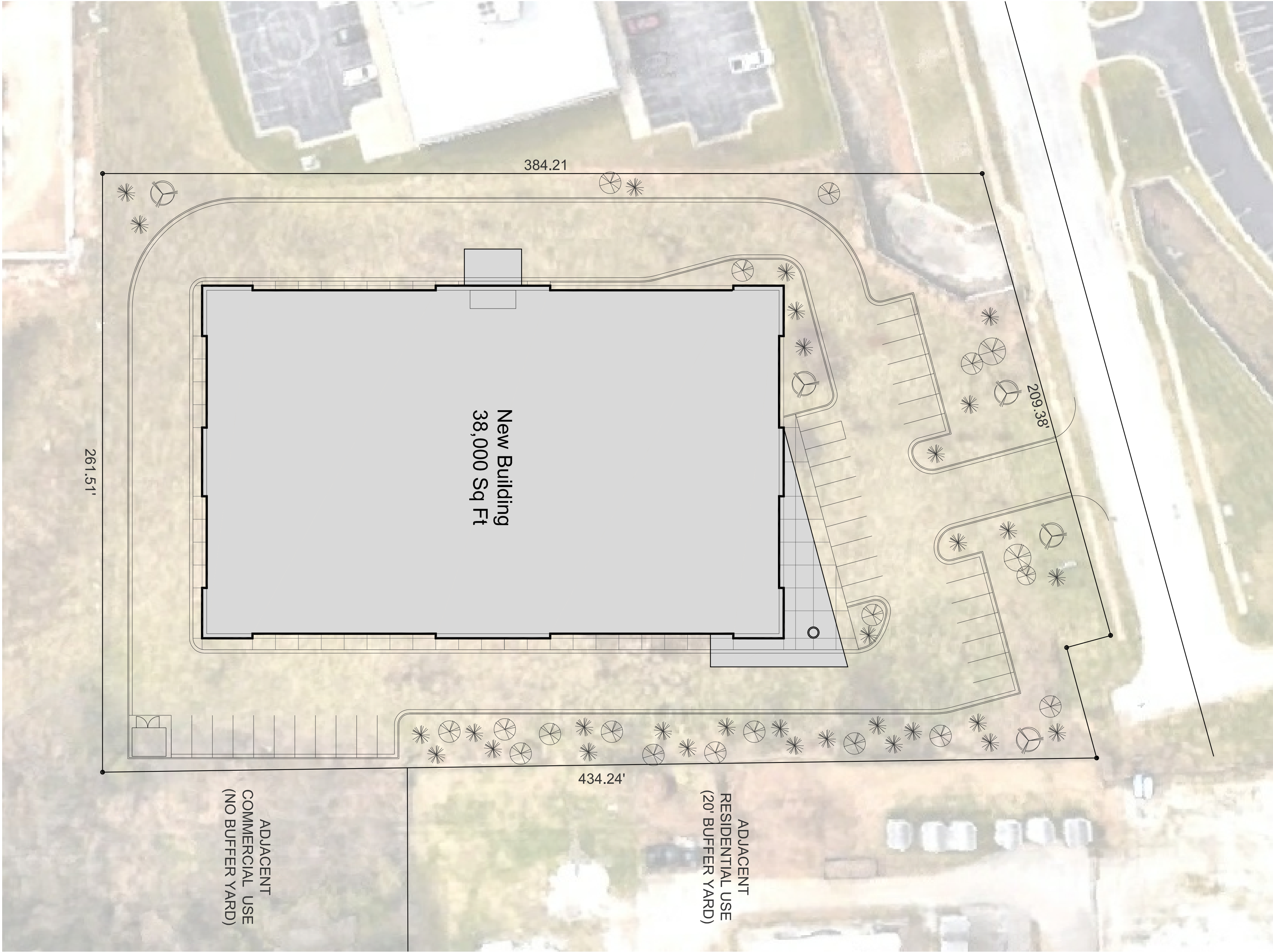
ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

P. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development plan.

Final development plans designating the location of uses shall be submitted to the Administrative Review Committee, either as a whole or in phases.

1. The intent of Exhibit 2 is to illustrate the general location of the development. The boundaries of the improvements may shift to accommodate the needs of the development. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by *Subsection 36-405.09(c) of the Springfield Zoning Ordinance*.
2. The Final Development Plan shall be submitted to the Administrative Review Committee for final action, either as a whole or in phases. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 - a. Any uses within the district other than those specifically prescribed by the ordinance.
 - b. Any increase in the intensity of use permitted within the district.



SITE STATISTICS

	EXISTING	NEW
TOTAL LAND AREA =	106,266 sq. ft.	106,266 sq. ft.
BUILDING AREA =	0 sq. ft.	38,000 sq. ft.
PAVED SURFACE =	2,292 sq. ft.	43,302 sq. ft.
GREEN SPACE =	103,994 sq. ft.	24,964 sq. ft.
IMPERVIOUS =	2,292 sq. ft.	81,302 sq. ft.
PERVIOUS =	103,994 sq. ft.	24,964 sq. ft.

APPLICABLE CODES

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE
ALL ELECTRICAL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2017 NATIONAL ELECTRICAL CODE
ALL MECHANICAL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL MECHANICAL CODE
ALL PLUMBING DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL PLUMBING CODE

CODE REVIEW NOTES

PROPOSED DEVELOPMENT:
THE PROPOSED DEVELOPMENT INCLUDES A NEW MULTISTORY STRUCTURE TO HOUSE CLIMATE CONTROL SELF STORAGE. THE BUILDING WILL BE SUPPORTED WITH SURROUNDING SITE DEVELOPMENT & LANDSCAPING AS INDICATED ON SITE PLAN.

ZONING NOTES

ZONING DESCRIPTION:

ZONING: PD-17 MID-5
USE: SELF-STORAGE
FRONT YARD SETBACK: 25'-0"
SIDE YARD SETBACK: NONE
REAR YARD SETBACK: NONE
BULK PLANE: 45' FROM ADJACENT RESIDENTIAL USES

PARKING CALCULATIONS:

PROVIDED:

TOTAL PROVIDED: 37 PARKING SPACES
STANDARD PARKING: 33
ACCESSIBLE PARKING: 2 (VAN ACCESSIBLE)
BICYCLE PARKING: 2

TOTAL PROVIDED: 37 PARKING SPACES IS SUFFICIENT FOR 2 OFFICE STAFF AND 875 UNITS @ 25 UNITS PER SPACE

IMPERVIOUS SURFACE RATIO:

764 (77% IMPERVIOUS)

Note Regarding Parking in front:

Due to the requirement for a fire lane around the entire perimeter of this building and the impact of the existing concrete drainage channel on the Northwest corner of the site, it is impractical to attempt to push the parking to the rear of the site.

MECHANICAL ENGINEER:

LATIF ENGINEERING

417.848.1889 PHONE
Nixa, MO 65714

STRUCTURAL ENGINEER:

WELLS & BARTLETT

3650 E. BATTLEFIELD RD.
SPRINGFIELD, MO 65804

CIVIL ENGINEER:

ANDERSON ENGINEERING

3213 S. W. BYPASS
SPRINGFIELD, MO 65807
417.883.7111 PHONE

Preliminary Only
Not for Construction

CLIMATE CONTROLLED SELF STORAGE FACILITY
1760 E. BRADFORD PARKWAY
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE:

01-26-2023

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REVISIONS

NO. DATE TYPE

PROJECT NO.

PROJECT

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NO.

C0.1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD 117 to PD to allow for Storage Units
(existing zoning) (proposed zoning)
2. Meeting Date & Time: February 16, 2023
3. Meeting Location: 1625 E Primrose St, Springfield, MO 65804
4. Number of invitations that were sent: 82
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 1
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

None

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

None

I, Jared M. Davis (print name), attest that the neighborhood meeting was held on 02/16/2023 (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

Jared M. Davis

Printed name of person completing affidavit

Bradford Parkway Meeting

Sign In
Curtis

Email
Cuamyers@SelectMedical.com or net

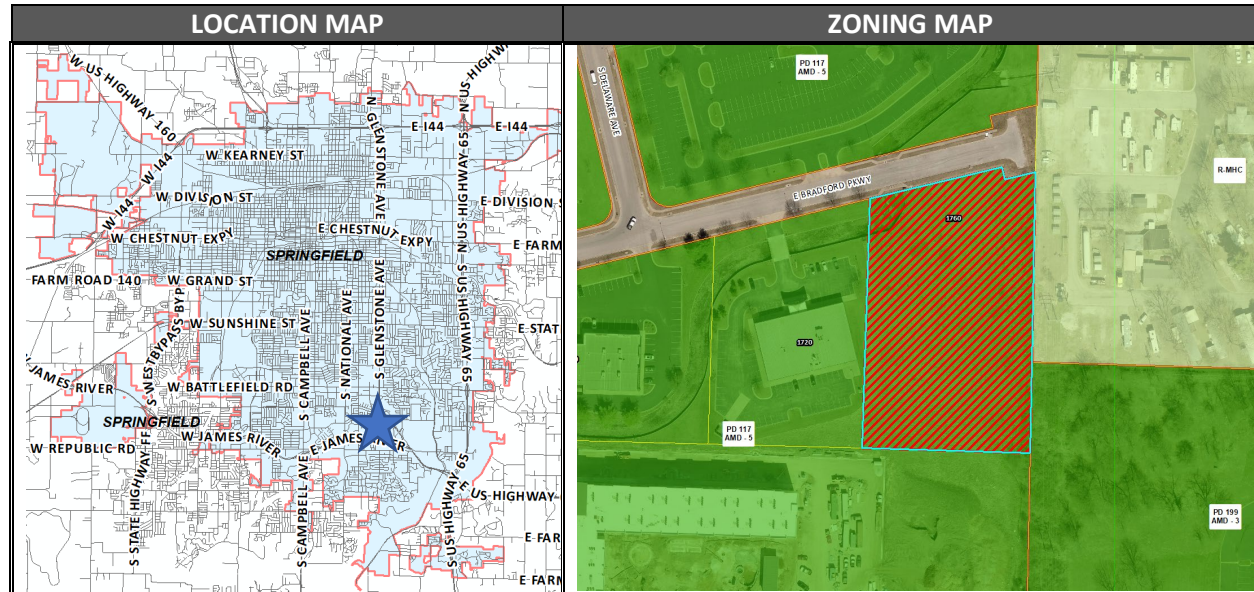
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 385
Location:	1760 East Bradford Parkway
Total Acres:	2.4 acres
Applicant:	Bibi Bradford, LLC
Existing Land Use:	Vacant land
Neighborhood Meeting:	February 16, 2023
Planning and Zoning Commission:	March 9, 2023
City Council:	April 3, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

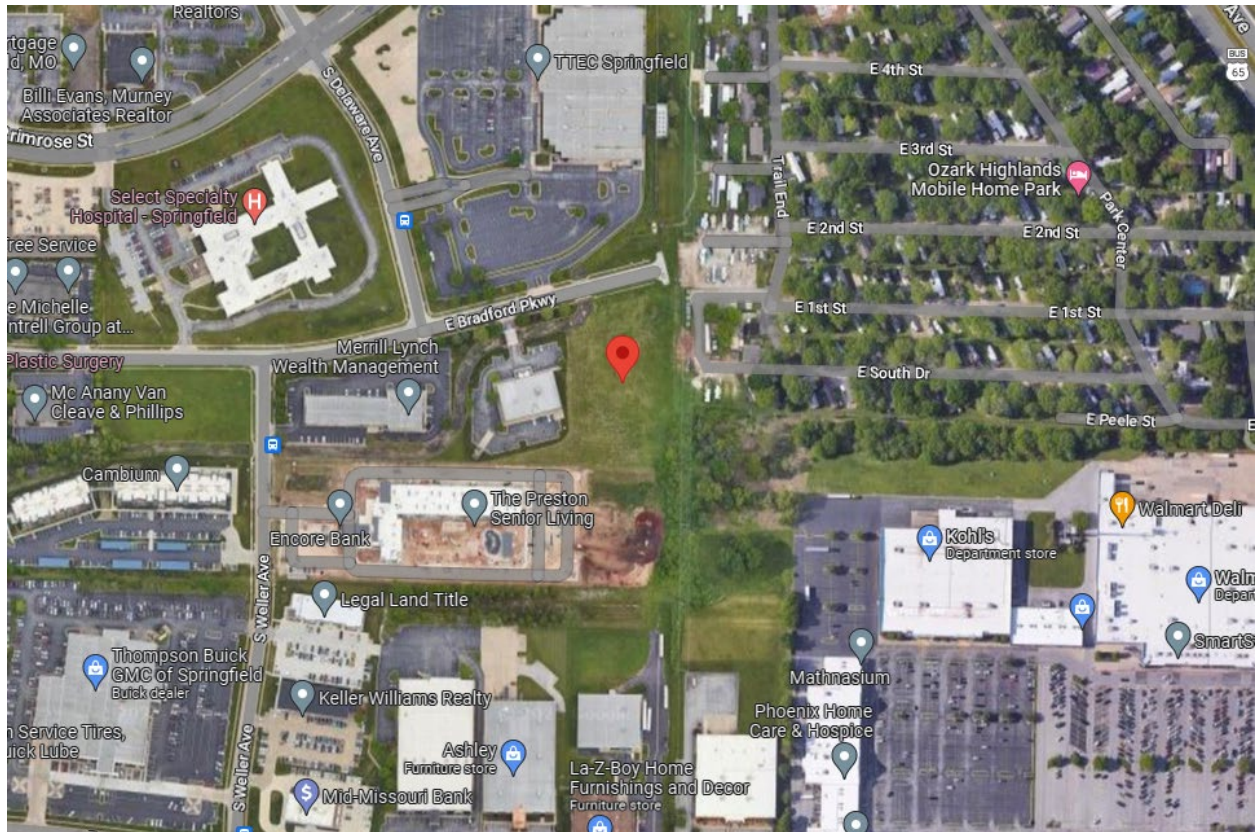
PROJECT SUMMARY:

Request to rezone approximately 2.4 acres of property generally located at 1760 East Bradford Parkway from Planned Development No. 117 Amendment 5 to Planned Development No. 385.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned to Planned Development 117 in 1990 and was amended 5 times. The current zoning is Planned Development 117 amendment 5 was passed in July 1996.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT
Use Limitations	See PD provisions
Maximum Height	None, except a 45 degrees bulk plane measured from residential districts
Bulk Plane	45 degrees measured from residential districts
Minimum Open Space	20 percent
Buffering and Landscaping	Required by Zoning Ordinance

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

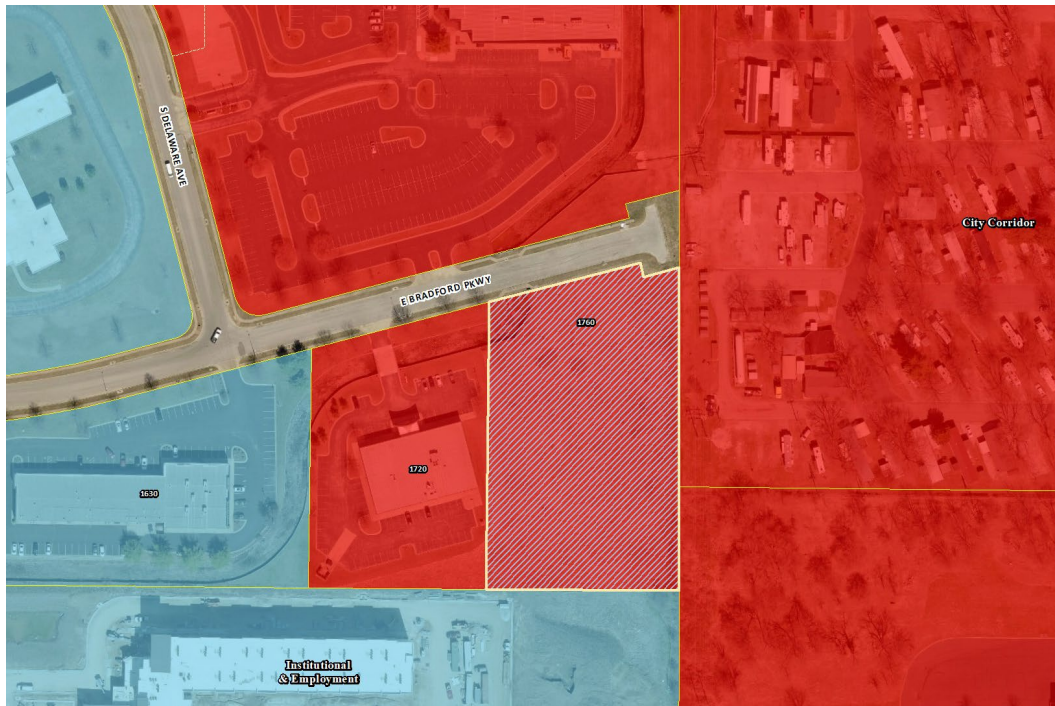
The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype. The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment,

DEVELOPMENT REVIEW STAFF REPORT

and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

The *Plan* identifies outdoor and personal storage as a supporting use for the City Corridor placetype.

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES															
	Single-family Detached	Single-family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing	Airport, Railroad & Freight Facilities
Residential Neighborhood	●	○	◇	○	◇	◇	○									
Mixed Residential	●	●	○	○	◇	◇	○									
Downtown			●	●	●	●	●	●	●	●	●	●	●	●	●	●
Mixed-Use	○	○	●	○	○	○	●	○								
City Corridor			●	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex				○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics				○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			●	●	○											

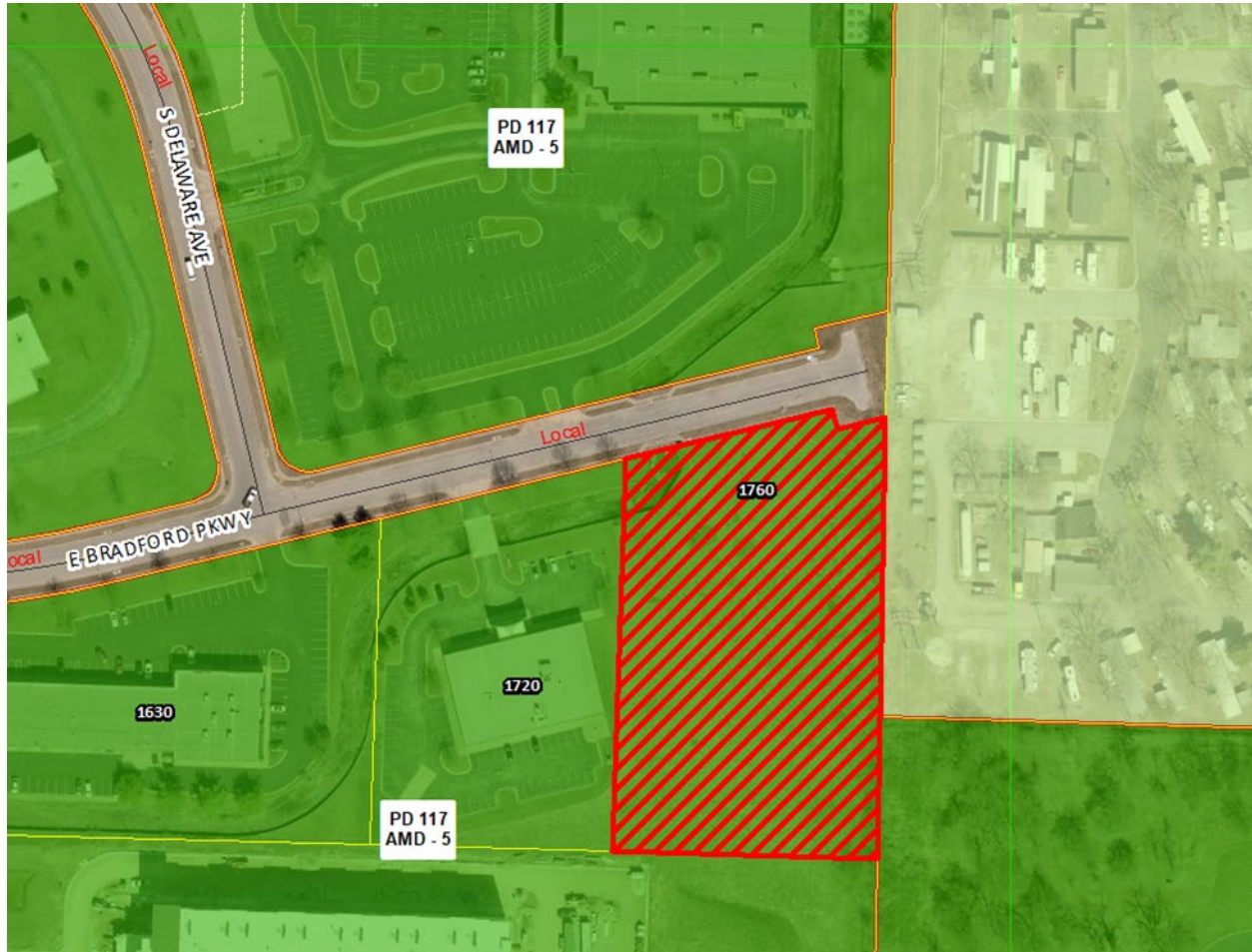
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 117 am 5	PD 117 am 5	PD 199 am3	PD 117 am 5
LAND USE	Office and call center	Senior living facility	Mobile home park and commercial uses	Office use
PLACETYPES	City Corridor	Institutional & Employment Center	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed planned development.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with development plan. Tract has access to public sewer.

FIRE DEPARTMENT:

Installation of fire hydrants & fire access lanes shall comply with 2018 IFC.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies E. Bradford Parkway as a Non-Residential Local roadway. The standard right-of-way width from the centerline of E. Bradford Parkway is 30 feet. It appears that no additional right-of-way is needed along E. Bradford Parkway. A survey is recommended to determine the exact amount of existing right-of-way. E. Bradford Parkway is a city-maintained street.

TRAFFIC COUNTS & ON-STREET PARKING

There is no recent traffic count for E. Bradford Parkway. On-street parking is allowed along E. Bradford Parkway.

DRIVEWAY ACCESS

There is currently no driveway access point onto the property from E. Bradford Parkway. Access to this property will be allowed to E. Bradford Parkway based on existing City of Springfield standards for the street classification.

SIDEWALK

There is existing sidewalk along the property frontage of E. Bradford Parkway.

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 E. Bradford Parkway near this property.

IMPROVEMENTS

No improvements are required for this development. A Traffic Impact Study is not required.

DEVELOPMENT REVIEW STAFF REPORT

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline	Required Street ROW from Centerline
				(ft.) (Approx.)	(ft.)
Street 1	E. Bradford Parkway	Non-Residential Local	Yes	30	30

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

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 local or downstream area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention **is not applicable because detention is already provided**. The property **has the stream contained in an engineered channel, no stream buffer on site**.

The Planned Development language meets standards for the PW-Stormwater regulations. Please note that development of the property will be subject to the following conditions at the time of development:

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention Requirements:

1. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.
 - a. Detention is provided by 6PW4146 instream detention basin located at Intersection of S Fremont Ave and E Independence St. Lot needs to drain to the Engineered Channel Stream on the Northwest corner.
2. City of Springfield only allows three acceptable methods of discharge for stormwater if a property has been modified to increase the amount, location, or character of discharge per Chapter 2 Sec 4.1.4.
 - a. To a Public Right-of-way (1); a recorded drainage easement, continuing to a public right-of-way or public drainage system (2); or a certified natural watercourse (3)

DEVELOPMENT REVIEW STAFF REPORT

- b. If none of the three options are available then the development must be modified so that the amount, location, or character of discharge is not changed, or a downstream easement must be obtained.

Water Quality Requirements:

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
 - a. The property is 2.4 acres in size and the exhibit within the PD shows over 1 acre of disturbance.

Natural Channels and Stream Buffers

1. The Ward Branch stream is contained within the engineered channel crossing the Northwest corner of the property. The engineered channel negates the requirements for recording a stream buffer. The channel cannot be modified or changed without a public improvement project. Connecting on site stormwater control measures to the channel can be completed through a private project.

Additional Stormwater Standards to be met:

1. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
2. As-builts of the detention and water quality improvements are required. we would like the following as-built notes on the plans:
 - a. The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify the measures.
3. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES-Water Quality per Chapter 12 Sec. 3.0.
4. Include on the Plans a calculation of the Existing Impervious Surface Area, Existing Open Space Area, Post Development Impervious Surface Area, and Post Development Open Space Area. Per Chapter 4 Sec 3.2 for Detention Summary
 - a. Existing gravel surfaces meeting the above definition are eligible for 50% Credit.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 2.4 acres of property generally located at 1760 East Bradford Parkway from Planned Development No. 117 amendment 5 to Planned Development No. 385 with the intent to develop a climate-controlled self-storage facility. The existing PD does not allow such a use.
2. This application intends to add the self-storage facility use and maintain the provisions of the existing PD to ensure compatible development that was envisioned for the area.
3. The proposed rezoning was reviewed by City departments whose comments can be viewed above.
4. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype. The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.
5. Although the subject property is within the City Corridor placetype, it does not have direct access to the major street. Instead, it takes primary access to Bradford Parkway, classified as a local street.
6. Staff has determined that the proposed PD 385 is appropriate for this area. The addition of the self-storage facility is a suitable use for this location. The storage facility will function as a supporting land use in proximity to a developing housing, shopping and employment centers.
7. Approval of this application will facilitate the development of this property and promote infill development where investments have already been made in public services and infrastructure.
8. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
9. There are changing conditions in the area affected that make the proposed rezoning necessary. There has been recent infill development of commercial and residential buildings that are in need of close services.

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10. The range of uses in the proposed Planned Development No. 385 are compatible with the uses permitted on other property in the immediate vicinity;
11. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned;
12. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
13. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
14. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Industry & Logistics Placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

REQUIREMENTS FOR APPROVAL:

EXHIBIT 1

Requirements and Standards Applicable To Planned Development District No. 385

A. APPLICATION

Building or other permits may not be issued for development permitted by this Planned Development nor can any changes be made to this property until the Final Development Plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this Planned Development is to promote infill office, commercial, and residential uses on a vacant, developable property with certain use limitations, design requirements, and amenities which complement existing residential development in the area.

C. DEFINITIONS

The definitions contained in the *Springfield Zoning Ordinance* shall apply to this ordinance.

D. USES PERMITTED

1. Self-service storage facilities
2. General office use group
3. Medical office use group
4. Churches and other places of worship, including parish houses and Sunday schools but excluding overnight shelters.
5. Community service facilities such as day care centers, community centers, museums, and libraries.
6. Retail Activities Incidental to Institutional, Office and Residential Uses provided such retail activities and shall not occupy more than ten (10) percent of the total square footage of the office building
7. Residential Uses:
 - a. Attached dwellings such as townhouses.
 - b. Residential condominiums.
 - c. Multifamily dwellings.
 - d. Group homes, custodial and residential

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8. Accessory uses, as permitted by section 36-450, accessory structures and uses.
9. Colleges and universities
10. Schools, businesses
11. Schools, elementary and secondary
12. Eating and drinking establishment use group excluding drive-thru facilities and curb service facilities
13. Lodging/Guest House - Medical Related: Establishments providing lodging primarily for patients, families of patients and others receiving medical attention or conducting business within nearby medical facilities, and which are available on a daily or short-term basis. This use is not intended to permit a typical motel/hotel use. Rather, a lodging/guest house use, in order to be permitted, must show a relationship to medical facilities through sponsorship, agreements, etc. In addition to the site plan requirements of the final development plan, building design and elevations will be required in order to assure consistency with an office park concept. Building or buildings should be designed to resemble a residential facility rather than a motel/hotel structure. If included, accessory activities to this facility such as incidental retail sales, restaurants, recreation facilities and other similar uses shall be considered as retail uses for the purpose of measuring intensity of development.
14. Nursing and retirement homes

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in *Section 36-485* of the *Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined by *the Springfield City Code*.

F. INTENSITY OF DEVELOPMENT

Development will consist of the following:

1. Approximately 38,000 SF for self-storage
2. No more than ten (10) percent of the gross floor area of the constructed buildings may be used for retail uses
3. The maximum residential gross density shall not exceed twenty (20) dwelling units per acre.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

1. The following minimum setbacks shall be required:
 - a. Twenty-Five (25) feet for building along north boundary.

DEVELOPMENT REVIEW STAFF REPORT

- b. Ten (10) feet for building along the west, south and east boundary.
2. All structures shall remain below a forty-five (45) degree bulk plane as measured from the boundary of any adjacent residential district. To the east, the bulk plane measurement starts from the property line of the Residential Lot.

H. OPEN SPACE, LANDSCAPING & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Minimum 20% open space required
2. The landscape and buffer area provisions of *Section 36-492 of the Springfield Zoning Ordinance* in effect at the time of development shall apply.
3. The Screening provisions of *Section 36-493 of the Springfield Zoning Ordinance* in effect at the time of development shall apply.

I. EXTERIOR LIGHTING

The requirements and standards of *Section 36-495 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.

J. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system as shown on Exhibit 2, are for illustrative purposes only and shall be governed by the existing standards of the City of Springfield for the applicable street classification.

K. OFF-STREET PARKING

Section 36-491 of the Springfield Zoning Ordinance in effect at the time of development shall apply.

L. SIGNS

Section 36-494 of the Springfield Zoning Ordinance in effect at the time of development shall apply. Off-premise signs are prohibited.

M. REQUIRED IMPROVEMENTS

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Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued, the applicant, or subsequent owners shall:

1. Construct the required improvements; or
2. Provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department.

No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

1. The required improvements are completed prior to occupancy of the structures; or
2. The Director of Public Works has determined that such required improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

Improvements necessary to adequately accommodate the intensity of development in this District include the following.

1. Storm water management facilities.
All storm water management facilities, including detention and water quality, will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. A fee-in-lieu-of stormwater detention will be filed with the City of Springfield Public Works Department.

N. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

O. PHASING

Development may be phased if all public improvements directly related to each phase are completed at the time of its development and improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this

DEVELOPMENT REVIEW STAFF REPORT

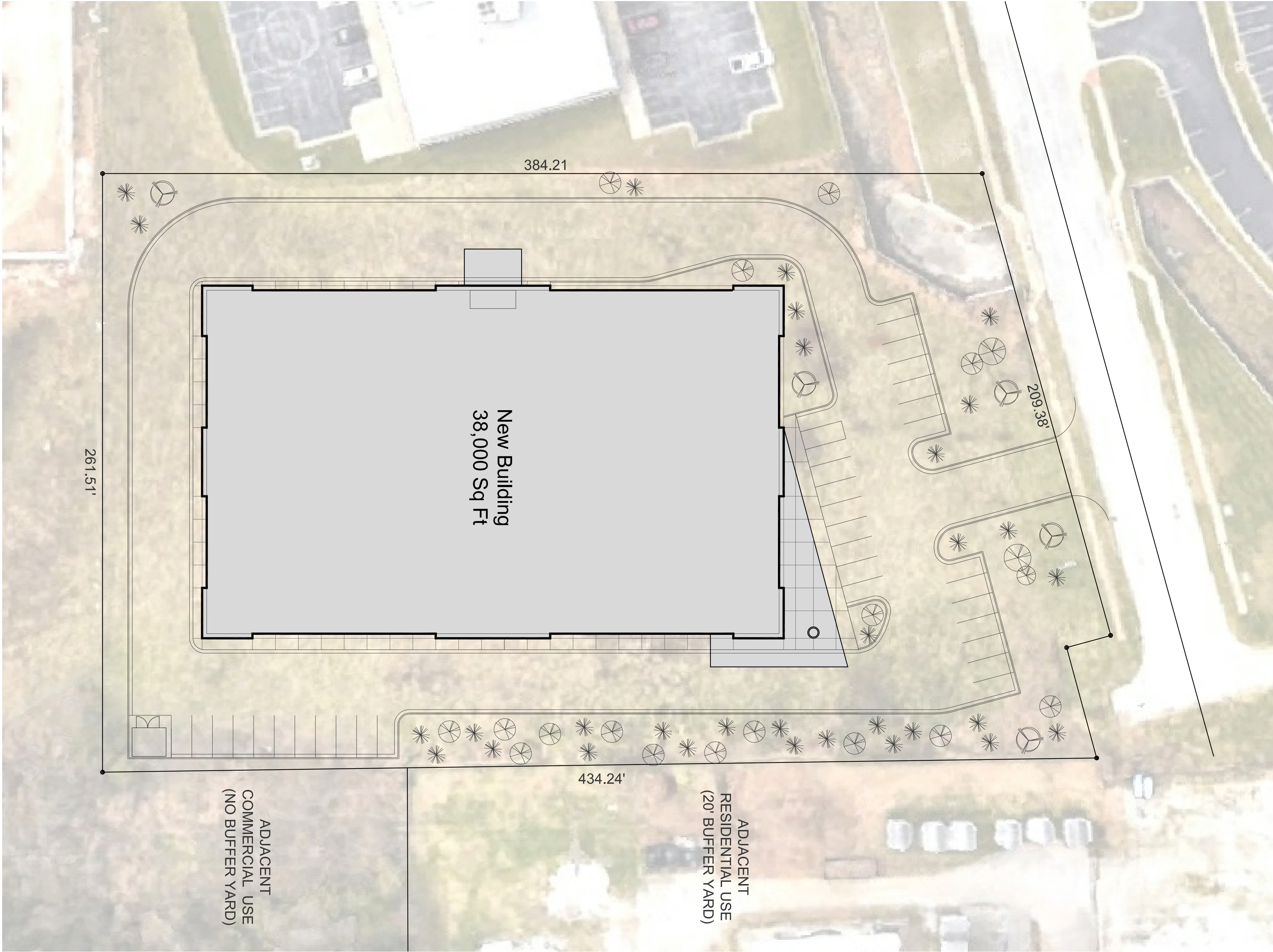
ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

P. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development plan.

Final development plans designating the location of uses shall be submitted to the Administrative Review Committee, either as a whole or in phases.

1. The intent of Exhibit 2 is to illustrate the general location of the development. The boundaries of the improvements may shift to accommodate the needs of the development. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by *Subsection 36-405.09(c) of the Springfield Zoning Ordinance*.
2. The Final Development Plan shall be submitted to the Administrative Review Committee for final action, either as a whole or in phases. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 - a. Any uses within the district other than those specifically prescribed by the ordinance.
 - b. Any increase in the intensity of use permitted within the district.



SITE STATISTICS

EXISTING	NEW
TOTAL LAND AREA =	106,266 sq. ft.
BUILDING AREA =	0 sq. ft.
PAVED SURFACE =	2,292 sq. ft.
GREEN SPACE =	103,994 sq. ft.
IMPERVIOUS =	2,292 sq. ft.
PERVIOUS =	103,994 sq. ft.

APPLICABLE CODES

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE
ALL ELECTRICAL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2017 NATIONAL ELECTRICAL CODE
ALL MECHANICAL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL MECHANICAL CODE
ALL PLUMBING DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL PLUMBING CODE

CODE REVIEW NOTES

PROPOSED DEVELOPMENT:
THE PROPOSED DEVELOPMENT INCLUDES A NEW MULTISTORY STRUCTURE TO HOUSE CLIMATE CONTROL SELF STORAGE. THE BUILDING WILL BE SUPPORTED WITH SURROUNDING SITE DEVELOPMENT & LANDSCAPING AS INDICATED ON SITE PLAN.

ZONING NOTES

ZONING DESCRIPTION:

ZONING: PD-17 MID-5
USE: SELF-STORAGE
FRONT YARD SETBACK: 25'-0"
SIDE YARD SETBACK: NONE
REAR YARD SETBACK: NONE
BULK PLANE: 45' FROM ADJACENT RESIDENTIAL USES

PARKING CALCULATIONS:

PROVIDED:

TOTAL PROVIDED: 37 PARKING SPACES
STANDARD PARKING: 33
ACCESSIBLE PARKING: 2 (VAN ACCESSIBLE)
BICYCLE PARKING: 2

TOTAL PROVIDED: 37 PARKING SPACES IS SUFFICIENT FOR 2 OFFICE STAFF AND 875 UNITS @ 25 UNITS PER SPACE

IMPERVIOUS SURFACE RATIO:
764 (77% IMPERVIOUS)

Note Regarding Parking in front:

Due to the requirement for a fire lane around the entire perimeter of this building and the impact of the existing concrete drainage channel on the Northwest corner of the site, it is impractical to attempt to push the parking to the rear of the site.

CONSULTANTS

MECHANICAL ENGINEER:

LATIF ENGINEERING
Nixa, MO 65714
417.848.1889 PHONE

STRUCTURAL ENGINEER:

WELLS & BARTLETT
3650 E. BATTLEFIELD RD.
SPRINGFIELD, MO 65804
417.880.7771 PHONE

CIVIL ENGINEER:

ANDERSON ENGINEERING
3213 S. W. BYPASS
SPRINGFIELD, MO 65807
417.880.2711 PHONE

Preliminary Only
Not for Construction

CLIMATE CONTROLLED SELF STORAGE FACILITY
1760 E. BRADFORD PARKWAY
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE:

01-26-2023

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REVISIONS

NO. DATE TYPE

PROJECT NO.

PROJECT

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NO.

C0.1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD 117 to PD to allow for Storage Units
(existing zoning) (proposed zoning)
2. Meeting Date & Time: February 16, 2023
3. Meeting Location: 1625 E Primrose St, Springfield, MO 65804
4. Number of invitations that were sent: 82
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 1
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

None

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

None

I, Jared M. Davis (print name), attest that the neighborhood meeting was held on 02/16/2023 (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

Jared M. Davis

Printed name of person completing affidavit

Bradford Parkway Meeting

Sign In
Curtis

Email

Cuamyers@ SelectMedical.com or net