



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

May 11, 2023

6:30 PM

City Council Chambers
Historic City Hall
830 Boonville Avenue

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. April 20, 2023

3. COMMUNICATIONS.

4. CONSENT ITEMS.

4.1. **Relinquishment of Easement 934**
5600 blk South Farm Road 139

4.2. **Request to Dispose 529**
700 blk West Grand Street

5. UNFINISHED BUSINESS.

5.1. **Z-4-2023 w/COD #225**
3444 West Sunshine Street, 1819 South Farm Road 133, and 1903 South Farm Road 133 (Applicant: Donald L. & Patricia L. McCurry Trust and South Creek Development Corporation and Sunshine Crossing, LLC)

5.2. **Z-11-2023**
National Avenue on the west; Grand Street on the south; Glenstone Avenue on the east and Elm Street on the north (Rountree UCD) (Applicant: City of Springfield)

5.3. **Conditional Use Permit Amendments**
Citywide (Applicant: City of Springfield)

6. PUBLIC HEARINGS.

6.1. Z-12-2023

504 East Norton Road (Applicant: Good Samaritan Boys Ranch Foundation)

6.2. Conditional Use Permit 472

1706 South Zimmer Avenue (Applicant: Bibi Investments & Development, LLC)

6.3. Conditional Use Permit 473

422, 424 & 504 East Norton Road (Applicant: Good Samaritan Boys Ranch Foundation)

6.4. Planned Development 229 2nd Amendment

3400 – 4000 blk East Division Street and 1600 – 2200 blk of North LeCompte Road
(Applicant: Springfield Underground, Inc.)

6.5. Planned Development 386

1630 North Jefferson Avenue and 1635 North Benton Avenue (Applicant: Titus Williams, LLC and Historic Commercial Development, LLC)

7. OTHER BUSINESS.

7.1. Preliminary Plat of Sunshine Towne Centre

3444 West Sunshine Street, 1819 South Farm Road 133, and 1903 South Farm Road 133 (Applicant: Donald L. & Patricia L. McCurry Trust and South Creek Development Corporation and Sunshine Crossing, LLC)

7.2. Preliminary Plat of Greenday Industrial Park

2801 North LeCompte Road (Applicant: Greenday Investments, LLC)

7.3. Preliminary Plat of Sky Light Surface Park

3400 – 4000 blk East Division Street and 1600 – 2200 blk of North LeCompte Road
(Applicant: Springfield Underground, Inc.)

7.4. Grant Avenue Parkway Subdistrict F Amendments (GAP)

Citywide (Applicant: Boys and Girls Club of Springfield)

7.5. Boyd School Redevelopment Plan

1409 North Washington Avenue (Applicant: Boyd School Redevelopment Corporation)

8. ADJOURN.

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

April 20, 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, Bill Knuckles, Eric Pauly, Betty Ridge, Dan Scott, and Helen Gunther. Absent: Christopher Lebeck. Staff in attendance: Brendan Griesemer, Assistant Planning Director, Susan Istenes, Planning Director, Jill Burris, Assistant City Attorney, and Michael Sparlin, Senior Planner.

MINUTES: The minutes of April 6, 2023, were approved.

COMMUNICATIONS: None

CONSENT ITEMS:

Relinquishment of Easement 935
600 South Glenstone, LLC
Applicant: Boing US Holdco, Inc

COMMISSION ACTION:

Mr. Colony motioned to **approve** consent item Relinquishment of Easement 935 (600 South Glenstone, LLC). Ms. Broekhoven seconded the motion. Ayes: Jobe, Broekhoven, Colony, Knuckles, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Lebeck.

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

Public hearing closed on April 6, 2023. Commission discussion and vote only.

Mr. Scott noted that these types of projects/cases will be coming more and more in the future and the city needs redevelopment and if this is the area that needs redevelopment. He noted that the original public renderings are not what will be proposed and does not have the same comfort level with the vagueness of the general retail rezoning and the highest and best use and will not be supporting the motion.

Ms. Broekhoven went over the Vision 20/20 language and stated that University Heights is a beloved neighborhood and a benchmark of success (private reinvestment, walkability, density, etc.,) and believes that the property can be rezoned in alignment with Vision 20/20 and can create a gateway from the residential crossroads along National Avenue and Sunshine Street to the commercial blocks. She also noted that the intensity of the rezoning is nothing more than a speculative idea of what could be the highest and best use.

Ms. Gunther believes the rezoning encroaches too much into the neighborhood (1138 S. University Street). Stated that she is okay with rezoning National Avenue and Sunshine Street but rezoning on University Street would cause additional commercial traffic (trash trucks, etc.,) coming through the neighborhood and will not support it.

Ms. Ridge gave a brief history of living in Springfield when she was a child and noted the changes over the years and hopes that the area can have a happy compromise.

Mr. Colony voiced his concerns that it is not a Planned Development which allows for uncertainty at a high cost to the neighborhood and see plenty of areas that need to be redeveloped and does not believe that this is one of them and it also will not compliment the neighborhood, so he will not support it.

Mr. Pauly also mentioned Vision 20/20 and that neighborhoods need to exhibit some sense of identity and University Heights is mature and its identity has already been established a long time ago and plans to deny the request by following Vision 20/20 and supporting the neighborhood and their sense of identity.

Mr. Knuckles believes this area will eventually be developed but thinks the houses will maintain their value and gave an example of adjusting to increased traffic. Stated there is too much vagueness in the rezoning proposal and said that the developer chose a method to accommodate tenants and that was how the site was going to be developed and would like a more definitive development before being able to support it.

Mr. Jobe talked about arterial roadways framing a single-family neighborhood stating that the plan encourages development in transitional corridors and land uses that effect low intensity uses adjacent to high intensity uses. He noted that the plans encourage neighborhoods to scale down transitions (step down zoning) and believes the Conditional Use District addresses the potential conflict aspects and plans to support it.

Mr. Colony stated that neighborhoods are to be protected and this is a perfect place for an activity center, but we don't really know what is being developed and talked about neighborhoods next to arterial roadways and high-end intensity development and has not changed his mind to not support it.

Mr. Scott wants to encourage the neighborhood and developer to work together to get beyond the "no and heck no stage" noting that Springfield continues to age and redevelop and find the middle ground and be an example for future development.

Ms. Ridge noted that larger cities have older/larger homes existing along busy streets/boulevards and are doing well and believes it can happen here if handled right. This area makes Springfield unique and would like for it to continue.

Mr. Pauly noted that Springfield is unique, and it is one of the building blocks that helps decide how the future looks and believes economic development is going on around the city and has pushed residents to the outside areas.

Ms. Broekhoven stated that she drives past the proposed development twice a day and hopes the neighborhood and developer can find a compromise and that 1755 South National has sat vacant for a long time demonstrating that it is no longer the highest and best use of that property.

Commission talked about why the house at 1755 S. National sat vacant for a long time (cost, rehab, city had purchased it to make intersection improvements, but no one was willing to purchase it) and talked about what was proposed there a few years ago.

COMMISSION ACTION:

Mr. Colony motioned to **approve** 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). Ms. Broekhoven seconded the motion. Ayes: Jobe.

Nays: Broekhoven, Colony, Knuckles, Pauly, Ridge, Scott, and Gunther. Abstain: None. Absent: Lebeck. **Motion Failed**

Z-10-2023

718 West Grant Street

Applicant: Lakeland Hospital Acquisition

Mr. Sparlin stated that this is a request to rezone approximately 4.8 acres of property generally located at 2323 West Grand Street from O-1, Office district to G1, Government, and institutional use district. Staff recommends approval.

Mr. Knuckles asked what the current use is, and Mr. Sparlin noted it is a residential treatment facility and owned by Lakeland Hospital and fits as hospital use and adjusting the zoning to comply with the existing use.

Mr. Jobe opened the public hearing.

Mr. Damon Longworth, 440 S. Market Avenue, noting that they are not going to change the use and here to answer any questions.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-10-2023 (718 West Grant Street). Mr. Pauly seconded the motion. Ayes: Jobe, Broekhoven, Colony, Knuckles, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Lebeck.

Planned Development 379 FDP

1616 East Bradford Parkway

Applicant: EWR Springfield Cambium, LLC

Mr. Sparlin stated that this is a request to approve the final development plan of Planned Development No. 379, on approximately 10.53 acres of property generally located at 1616 East Bradford Parkway and 3811 South Weller Street without a footbridge that the Administrative Review Committee cannot approve due to its lack of conformity to the approved planned development but which merits approval despite this lack of conformity. Staff recommends approval notwithstanding such lack of conformity.

Mr. Colony questioned the Army Corps of Engineers jurisdiction.

Mr. Codichini, Public Works and yes, it is part of the Army Corps of Engineers jurisdiction and basically the starting point heading downstream.

Mr. Colony asked about the width of the stream buffer on site.

Mr. Codichini said it is approximately 100 feet wide (50' on each side) and gave out additional information on stormwater and stream buffers.

Mr. Colony asked about Administrative Review Committee (ARC) and why they did not approve the site plan.

Mr. Sparlin noted that in this case it lacks conformity (bridge is omitted), and they did not have the authority to approve it.

Mr. Knuckles asked about the 404 and the Corps jurisdiction and Mr. Codichini noted where they no longer have jurisdiction (east side of Weller Avenue).

Commission asking more questions regarding nonconformity and staff went over the Administrative Review Committee (ARC) process and the multifamily matrix and sharing amenities.

Mr. Jobe opened the public hearing.

Mr. Harlan Hill, 3811 S. Weller Avenue, representing the owner and believes it does meets conformity and gave out information on what has changed on the site plan (reducing units and height of the building). Noted that they have exceeded the open space requirements and then discussed omitting the footbridge. Has repeatedly tried to contact the Corps and only was able to have contact after 5 months, but trying to meet deadlines with the developer, so requesting the footbridge be removed as criteria for getting a building permit and providing a direct connection to a public sidewalk. He also noted the amenities that are being provided.

Mr. Colony asked if the bridge was going to be put in later and Mr. Hill asked that the Commission not make it a condition of the development and does not know what the Corps of Engineers flexibility allows.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Planned Development 379 FDP (1616 East Bradford Parkway). Ms. Broekhoven seconded the motion. Ayes: Jobe, Broekhoven, Colony, Knuckles, Ridge, Scott, and Gunther. Nays: Pauly. Abstain: None. Absent: Lebeck.

Home Occupation Amendments

Citywide

Applicant: City of Springfield

Postponed indefinitely and received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken

Conditional Use Permit Amendments

Citywide

Applicant: City of Springfield

Mr. Sparlin stated this is a request to amend section 36-363 and 36-368 to allow City Council to add, modify or remove conditions to a Conditional Use Permit. Staff recommends approval.

Mr. Jobe asked if this would allow City Council to impose additional or remove existing requirements without having to remand back for consideration and if this is typical of other municipalities.

Ms. Istenes stated that it is not uncommon, and they looked at other municipalities.

Mr. Scott asked if this was to streamline the development process.

Ms. Sparlin noted that it came by the request of the Plans and Policy committee and that council initiated the amendment.

Mr. Jobe opened the public hearing.

Mr. Jobe closed the public hearing.

COMMISSION ACTION: #1

Mr. Knuckles motioned to **approve** Conditional Use Permit Amendments (Citywide). (No second). No vote.

Mr. Colony does not believe this is a good idea and noted that the Commission is here for a reason and already had situations where cases were approved that we have recommended denial.

Mr. Jobe appreciates the intent of the amendment to streamline the process but believes it does not require this extreme measure and takes away from the Commission's function and will be voting to deny it.

Ms. Burris stated that City Council cannot remove conditions, but can impose conditions, safeguards and restrictions.

Mr. Colony read the section where it said, "allow City Council to add, modify or remove conditions to a conditional use permit."

Ms. Burris went over page 7, section 6 where it says, "the Council may grant or deny a conditional use permit application," "Council shall consider any conditions, safeguards, or restrictions recommended by the Planning and Zoning Commission, but

may independently impose any conditions, safeguards, and restrictions upon the premises benefited that it believes necessary to comply with the standards.” She noted that it does not say about “removing.”

Mr. Scott asked about postponing until the language of the staff report correlates with the proposed text amendment.

Mr. Knuckles asked that his motion be considered, and the proposal come back in another form.

Mr. Jobe suggest a motion be made for postponement or a second motion (Mr. Knuckles motion).

More discussion on matching/reconciling the language (staff report/text amendment) with staff and commission.

COMMISSION ACTION: #2

Mr. Scott motioned to **postpone** Conditional Use Permit Amendments (Citywide) for clarity on the language (correlate with text amendment and staff report) to the next Planning and Zoning meeting on May 11, 2023. Mr. Colony seconded. Ayes: Jobe, Broekhoven, Colony, Knuckles, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Lebeck.

PUBLIC HEARINGS:

OTHER BUSINESS:

ADJOURN: 7:51pm

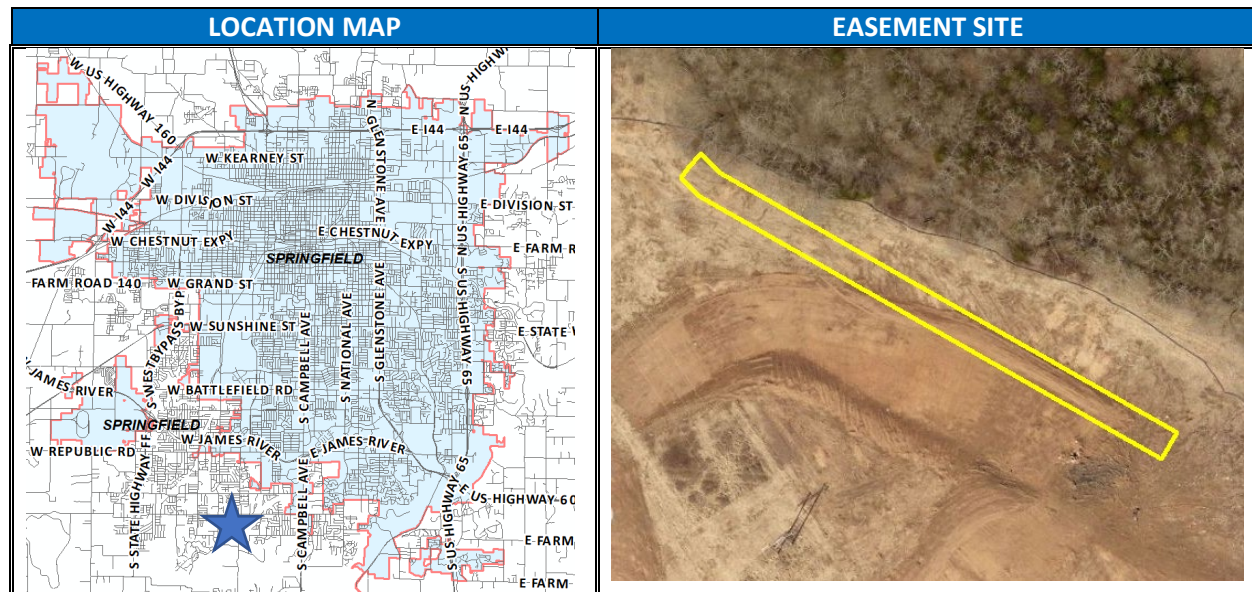
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 934
Location:	5600 block of South Farm Road 139 (east side)
Total Acres:	0.19 acres
Applicant:	Streamline Acquisitions, LLC
Existing Land Use:	Undeveloped
Planning and Zoning Commission:	May 11, 2023
City Council:	N/A
Staff:	Andrew Menke, Associate Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to authorize the relinquishment of the sanitary sewer easement identified in the staff report for Relinquishment of Easement 934. (All commission motions are made in the affirmative.)
Required Vote:	Five (5) voting members to approve or deny.

PROJECT SUMMARY:

The applicant, Streamline Acquisitions, LLC, is requesting to relinquish a sanitary sewer easement to facilitate the development of the property. The sewer main located in the easement has been abandoned and the easement encroaches on the new development. A replacement easement has been dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

- 1. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
Approved.
- 2. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:
Approved.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

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

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. A replacement easement has been dedicated through a separate instrument.

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

A 15.00 FEET WIDE TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 28N, RANGE 22W IN GREENE COUNTY, MISSOURI, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 22; THENCE SOUTH 02°23'11" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW1/4), 16.63 FEET TO THE CENTERLINE OF AN EXISTING 30.00 FEET WIDE SANITARY SEWER EASEMENT RECORDED IN BOOK 1681, PAGE 1149 OF THE GREENE COUNTY DEED RECORDS; THENCE ALONG THE CENTERLINE OF SAID EXISTING EASEMENT THE FOLLOWING TWO (2) COURSES; SOUTH 30°38'28" WEST 359.44 FEET; THENCE SOUTH 16°16'44" WEST 166.19 FEET TO THE CENTERLINE OF AN EXISTING 15.00 FEET WIDE SANITARY SEWER EASEMENT RECORDED IN BOOK 1955, PAGE 129 OF THE GREENE COUNTY DEED RECORDS; THENCE NORTH 66°35'24" WEST ALONG THE CENTERLINE OF SAID EXISTING SANITARY SEWER EASEMENT, 373.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXISTING SEWER LINE, NORTH 66°35'24" WEST, 525.38 FEET; THENCE NORTH 49°40'23" WEST, 30.07 FEET TO THE POINT OF TERMINUS.

CONTAINING 8,346 SQUARE FEET (0.19 ACRES).

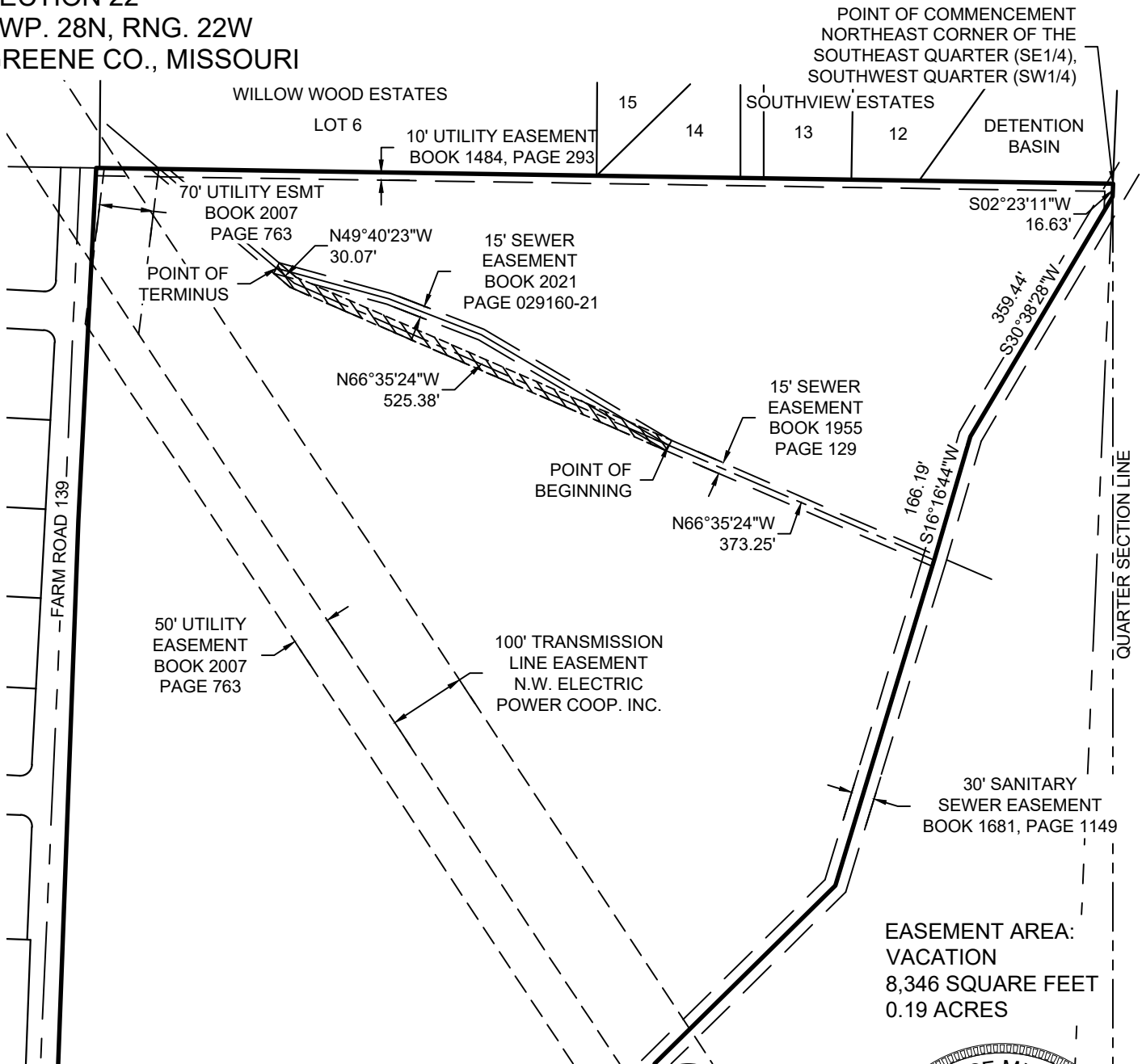
THE SIDELINES TO BE LENGTHENED OR SHORTENED TO TERMINATE UPON THE EXISTING EASEMENT BOUNDARIES RECORDED IN BOOK 1955, PAGE 129, EXCEPT ANY PART OF SAID EXISTING SANITARY SEWER EASEMENT DULY RECORDED IN THE GREENE COUNTY RECORDER OF DEED'S OFFICE IN BOOK 2021 AT PAGE 029160-21

EXHIBIT "B"

SECTION 22

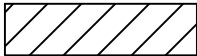
TWP. 28N, RNG. 22W

GREENE CO., MISSOURI



EASEMENT AREA:
VACATION
8,346 SQUARE FEET
0.19 ACRES

LEGEND

- SUBDIVISION LOT LINE
- ——— EXISTING EASEMENT LINE
- - - - - SECTION LINE
-  EASEMENT TO BE VACATED



BASIS OF BEARING
MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE



NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 200'



DEBRAH WOLFE - LAND SURVEYOR
MO# 2000161241

DATE	REVISION	#	 1550 E. REPUBLIC ROAD SPRINGFIELD, MO 65804 Ph: 417-888-0645 Fax: 417-888-0657 www.tothassociates.com CERTIFICATE OF AUTHORITY: MO# LS-2011008797 © 2023 Toth and Associates, Inc.		PROJECT:	OWEN SUBDIVISION SANITARY SEWER VACATION	
1/1	ISSUED FOR REFERENCE	0			LOCATION:	FARM ROAD 139, GREENE COUNTY, MO	
					CLIENT:	CITY OF SPRINGFIELD 840 BOONVILLE AVENUE SPRINGFIELD, MO 65802	
					TITLE:	EASEMENT EXHIBIT KING BUILT PROPERTIES	
					SHT NO:	1 OF 1	

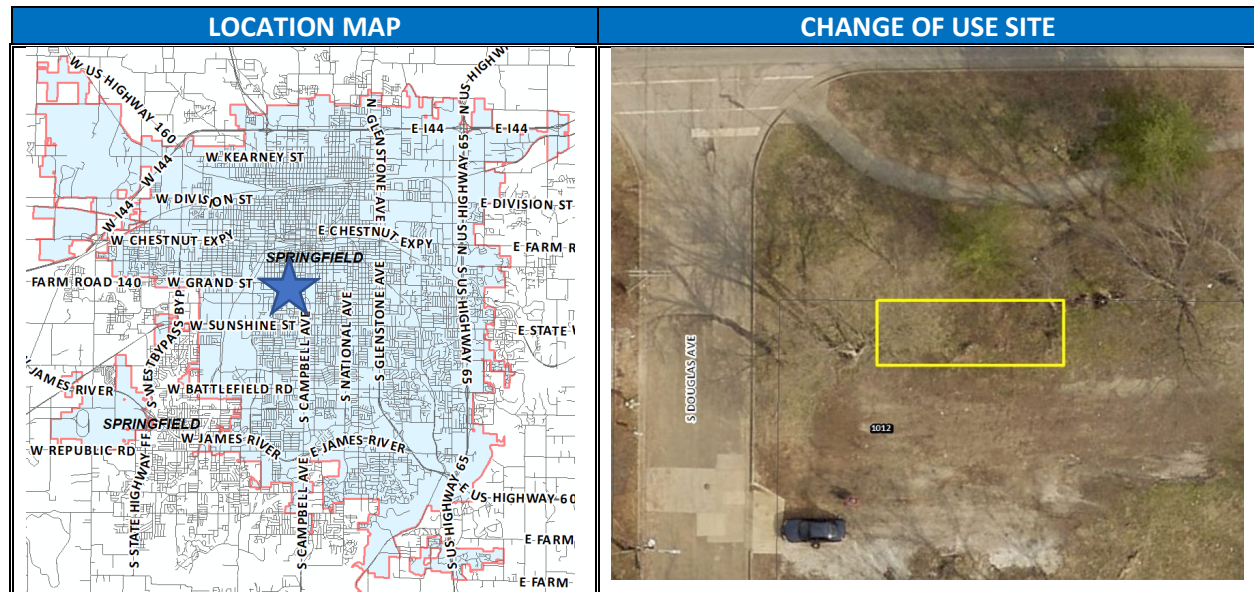
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Request to Dispose 529
Location:	700 block of West Grand Street (south side)
Total Acres:	0.02 acres
Applicant:	City of Springfield
Existing Land Use:	Vacant
Planning and Zoning Commission:	May 11, 2023
City Council:	June 5, 2023
Staff:	Andrew Menke, Associate Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to approve the proposal for disposal of the property identified in the staff report for Request to Dispose 529. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

The City of Springfield is proposing to dispose of the property generally located on the south side of the 700 block of West Grand Street. The property was originally purchased as a part of the Grand Street Widening. The home formerly located on this site extended further back from Grand Street than the adjacent residences and the subject area was acquired in order to buy out the homeowner's interest. GDL Enterprises, LLC owns the parcel that surrounds three sides of this property and will purchase the property if approved.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 11.7. - Legal status of master plan.

- (1) Master plan to provide general guidelines. The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) Regulations to generally conform to master plan. All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) Master plan to guide public improvements. The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:
 - (a) All proposals to construct or extend public streets.
 - (b) All proposals to improve land as a park.
 - (c) All proposals to lay out or improve other public ways, grounds or spaces.
 - (d) All proposals to construct public buildings and structures.
 - (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
 - (f) All proposals to acquire real property for public purposes.

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

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

DEVELOPMENT REVIEW STAFF REPORT

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GAP-E	Planned Development 382	Planned Development 382	Planned Development 382
LAND USE	Right-of-way & Residential	Undeveloped	Undeveloped	Undeveloped
PLACETYPES	Mixed Use	Mixed Use	Mixed Use	Mixed Use

LAND DISPOSAL POLICY:

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

1. Where is the property located?

This property is part of an area which was formerly 730 West Grand Street, near the intersection of South Douglas Avenue and West Grand Street.

2. Legal description.

See last section of staff report.

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

The improvements from the Grand Street Widening have been constructed and do not require this small area for maintenance purposes. There are no plans to construct any improvements here.

4. When was the current building erected?

There are no structures present on this parcel.

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

This small piece of property was originally part of a home which extended further back than the other homes around it. The home was acquired as a part of the Grand Street Widening and the extra property behind it was acquired as a result of needing to buy out the homeowner's interest. The City had no plans for this small piece of property.

6. Who will purchase property?

GDL Enterprises, LLC. The developer is working to improve the parcel that surrounds three sides of this property.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The subject property is within the city limits of the City of Springfield.
2. The proposed disposal will not adversely affect City of Springfield's operations.
3. The property was purchased as a part of the Grand Street Widening project.
4. The disposed property will be purchased by the adjacent property owner, GDL Enterprises, LLC.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the request to dispose is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the request to dispose is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 22 WEST AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 115 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 29, RANGE 22, THENCE WEST 298 FEET FOR A NEW BEGINNING POINT, THENCE WEST 50 FEET, THENCE SOUTH 15 FEET, THENCE EAST 50 FEET, THENCE NORTH TO THE PLACE OF BEGINNING. CONTAINING 750 SQUARE FEET OR 0.017 ACRES, MORE OR LESS. ALL LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN GREENE COUNTY, MISSOURI.

BEGINNING

NORTHEAST CORNER, WEST 1/2, NE 1/4
SECTION 26, TOWNSHIP 29 NORTH, RANGE 22 WEST



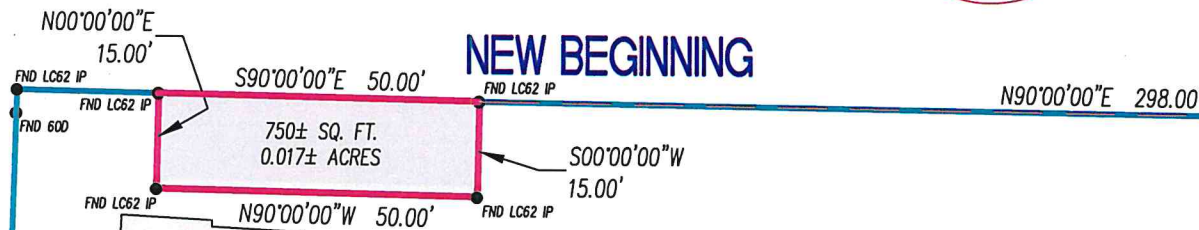
SCALE: 1" = 30'

GRAND STREET



S00°00'00"E 115.00'

DOUGLAS AVENUE



2-7-2023

ANDERSON COA# 000062



ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
3213 S. WEST BYPASS • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741

GDL ENTERPRISES, LLC

**FEE PROPERTY
SKETCH**

GRAND STREET, SPRINGFIELD, MO

DRAWN BY:

BAC

DATE:

1-19-2023

CLIENT NO:

22SP10218

FIELD BY:

CB

FIELD BK:

-

DRAWING NO:

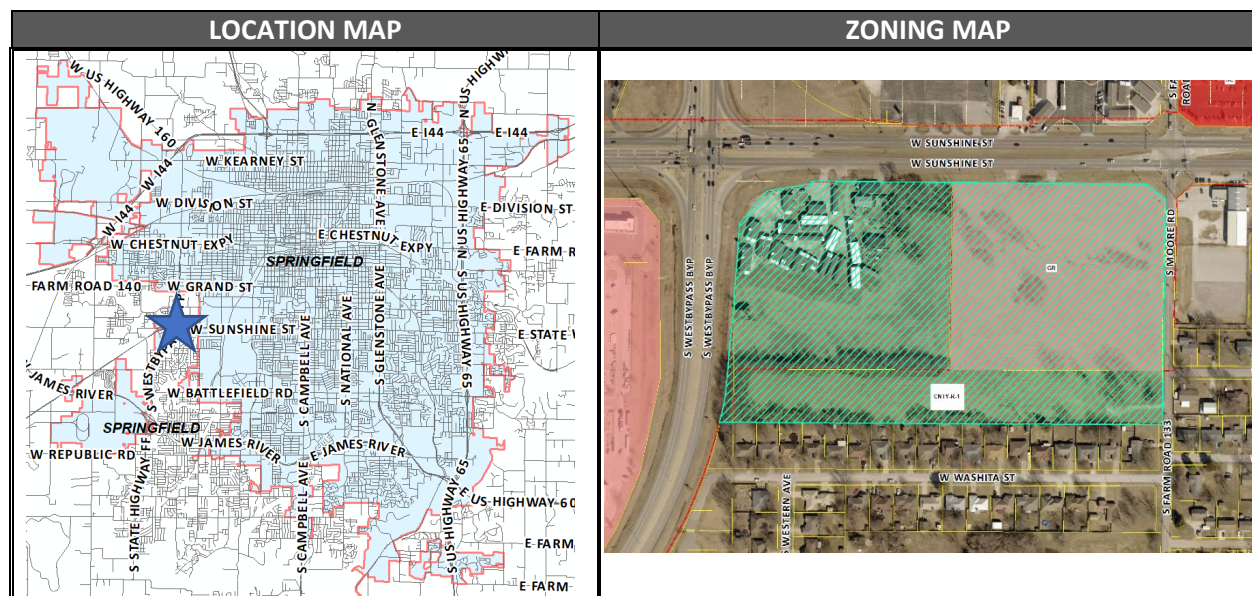
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DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Z-4-2023 w/COD #225
Location:	3444 W. Sunshine Street, 1819 S. Moore Road, 1903 S. Farm Road 133, and 3503 W. Washita Street
Total Acres:	22.4 acres
Applicant:	Donald L. & Patricia L McCurry Trust, South Creek Development Corp, & Sunshine Crossing, LLC
Existing Land Use:	Manufactured home sales, vacant
Neighborhood Meeting:	February 14, 2023
Planning and Zoning Commission:	March 9, 2023; May 11, 2023
City Council:	April 3, 2023 (remanded back to Planning & Zoning Commission); June 5, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Kyle McGinnis
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-4-2023 with Conditional Overlay District No. 225. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

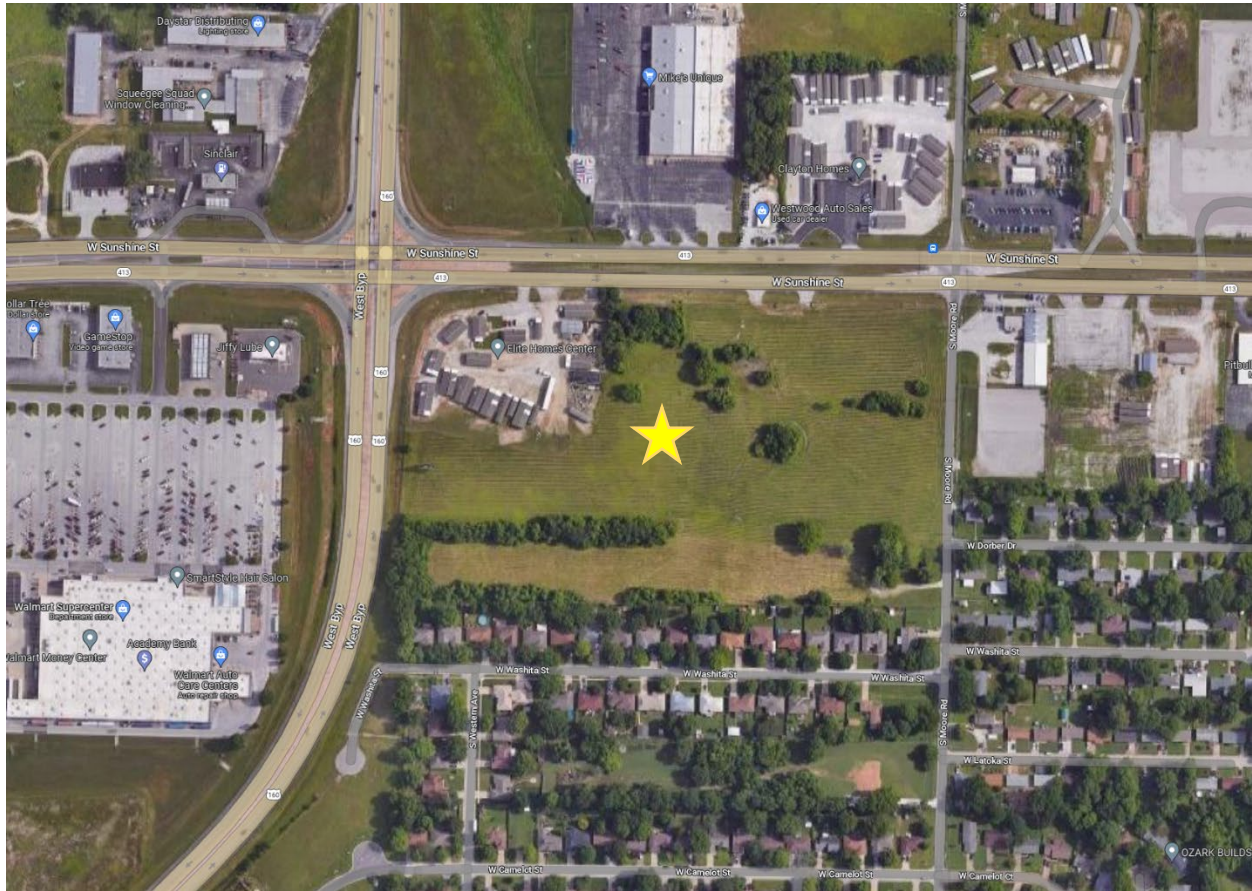
PROJECT SUMMARY:

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, Greene County Plot Assignment District No. 1901, and City of Springfield GR, General retail district to the HC, Highway commercial district and establishing Conditional Overlay District No. 225.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

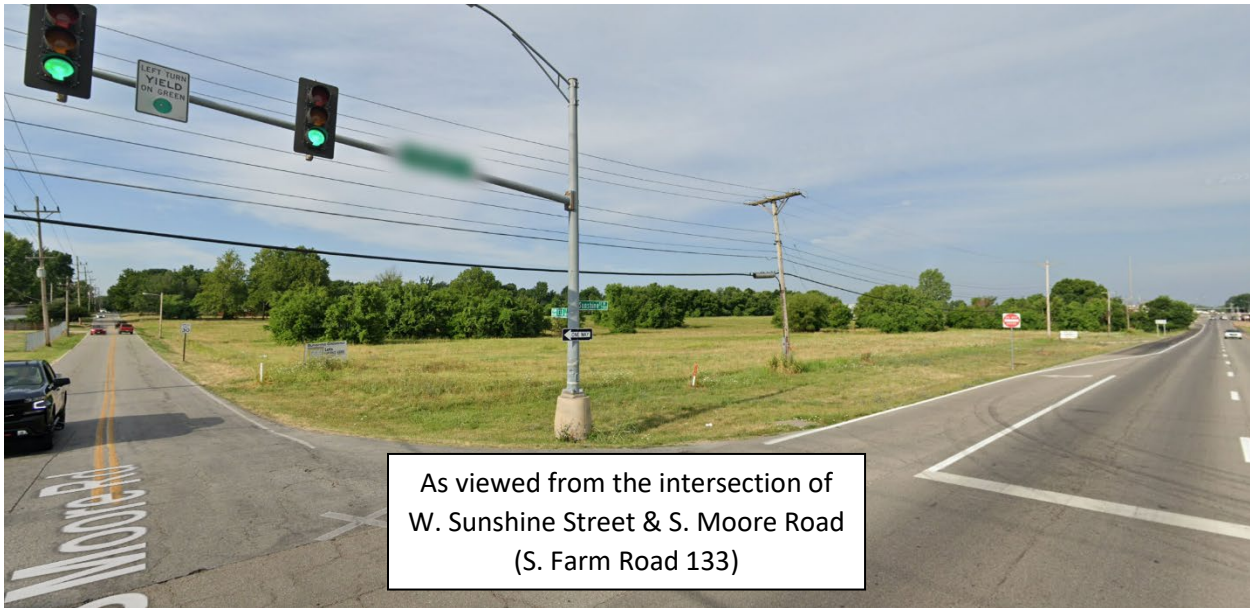


GOOGLE MAPS STREET VIEW:



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

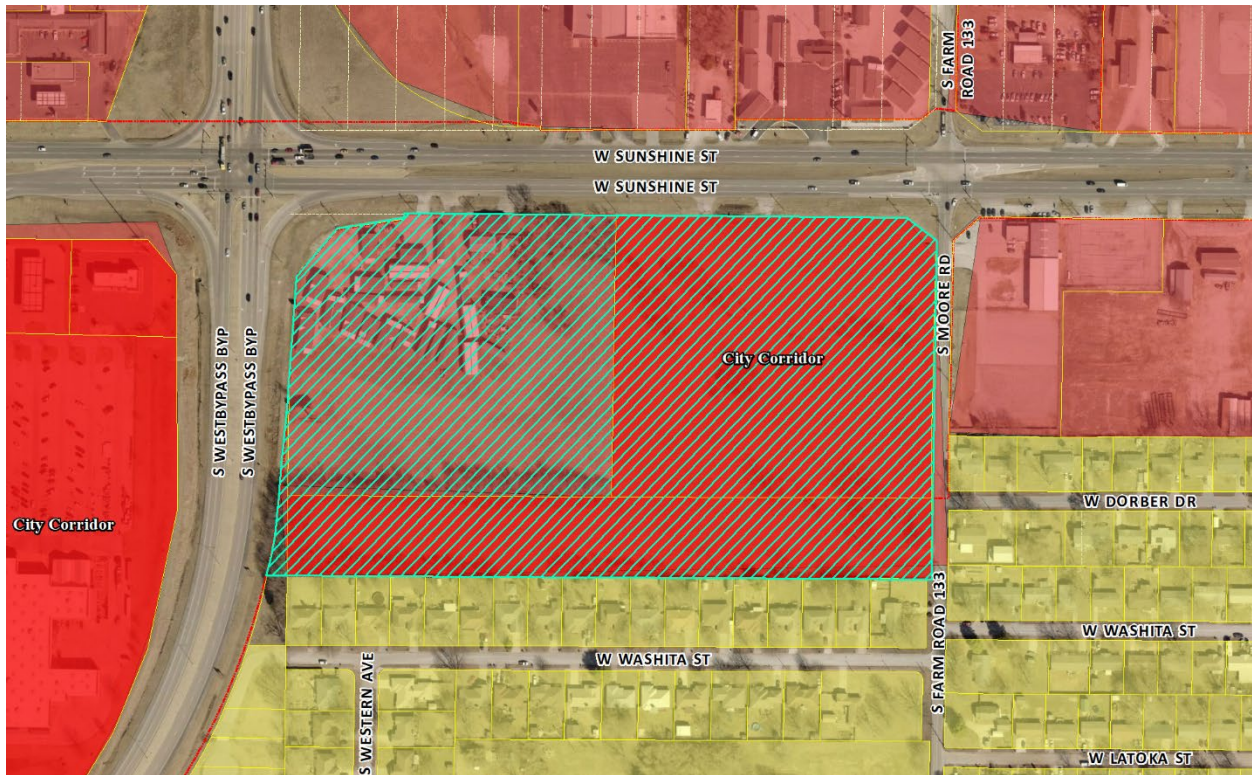
COMPATIBILITY WITH COMPREHENSIVE PLAN:

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:

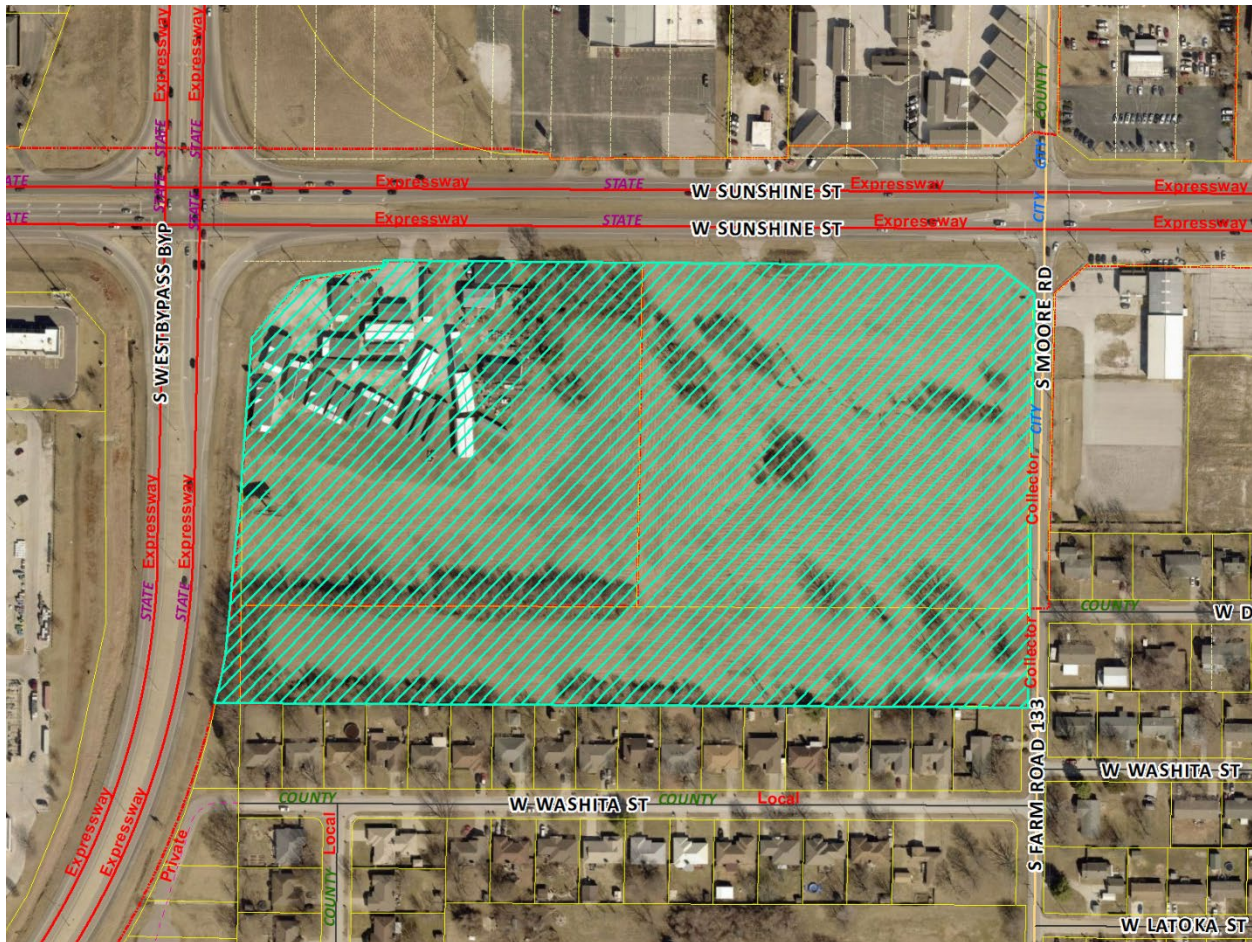


PLACETYPES	LAND USES															
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehouse & Distribution Facilities	Heavy Industry & Manufacturing
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.

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 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 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.

DEVELOPMENT REVIEW STAFF REPORT

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:

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 Centre subdivision (PLN2023-00106):
 - 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.
 - 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 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

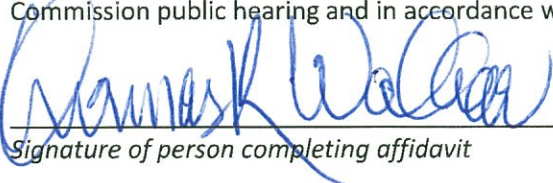
1. Request change to zoning from: County R-1 General Retail et al to Highway Commercial (HC)
(existing zoning) (proposed zoning)
2. Meeting Date & Time: February 14th, 2023
3. Meeting Location: Macedonia Preschool & Daycare
4. Number of invitations that were sent: 153
5. How the mailing list was generated: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

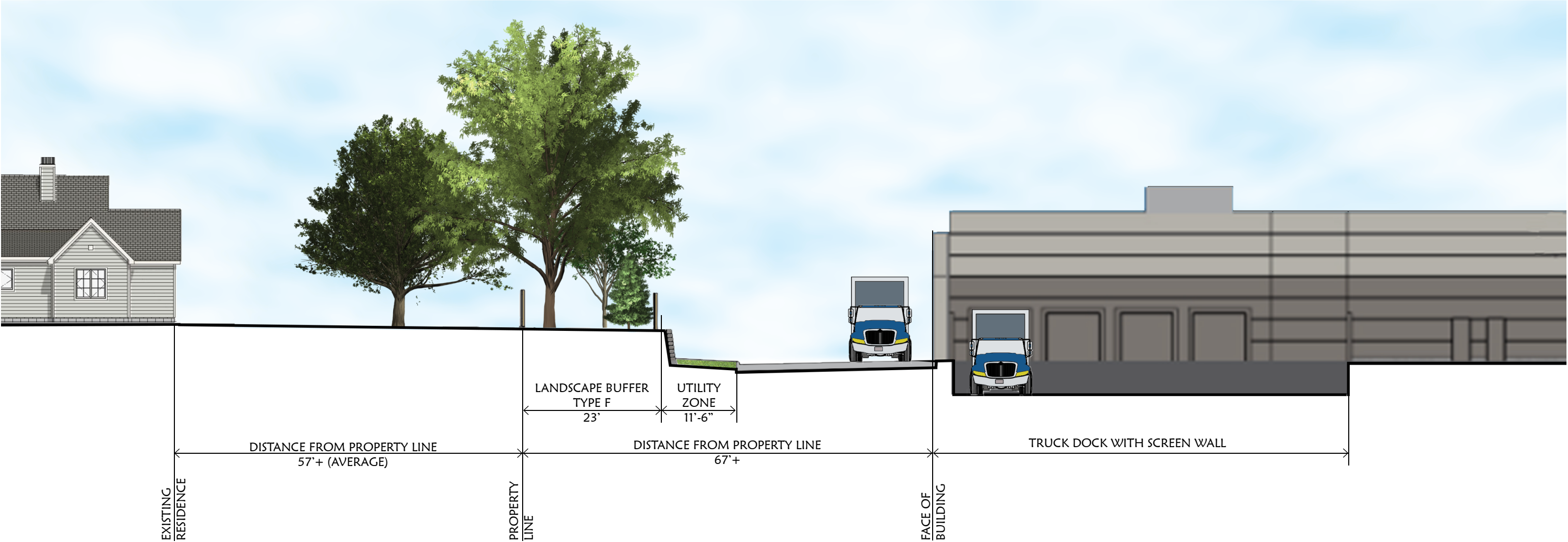
I, THOMAS K WALKER (print name), attest that the neighborhood meeting was held on 2-14-23 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

THOMAS K WALKER
Printed name of person completing affidavit

Date 02/14/2023

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



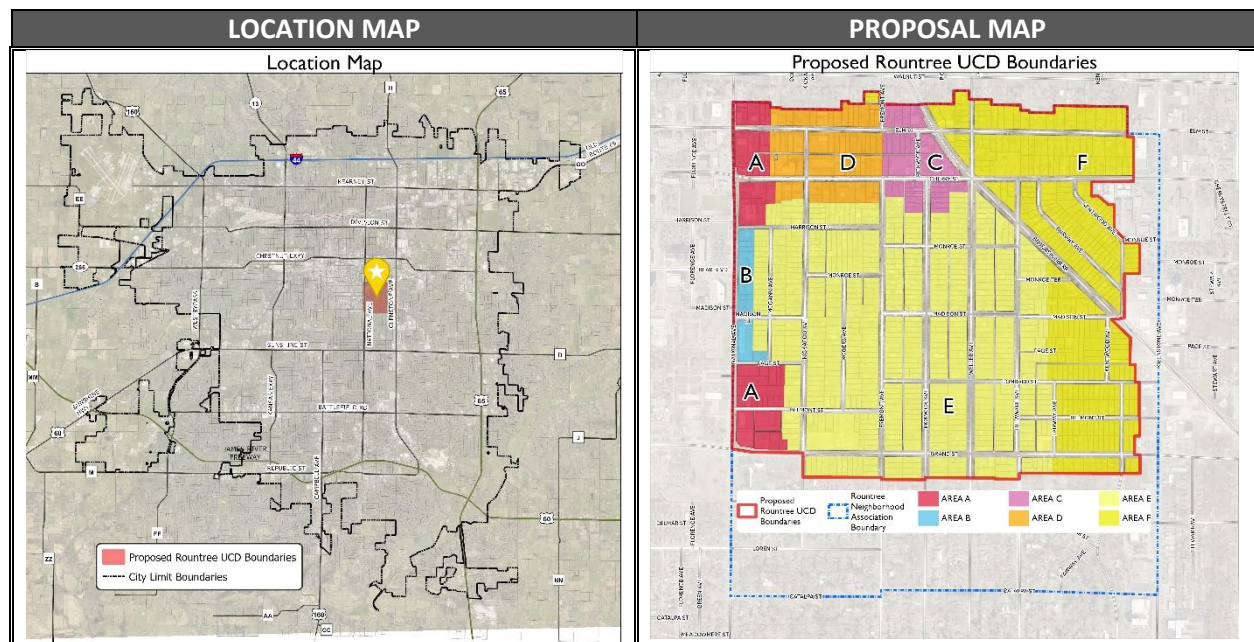
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

Case Number:	Z-11-2023/Rountree Urban Conservation District
Location:	Area generally bounded by Elm Street, National Avenue, Grand Street and Glenstone Avenue
Total Acres:	Approximately 312 acres
Applicant:	City of Springfield
Existing Land Use:	Residential and non-residential uses
Neighborhood Meeting:	December 14, 2022
Planning and Zoning Commission:	May 11, 2023
City Council:	June 5, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Alana Owen, AICP 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:

Expand the boundaries of the Rountree Urban Conservation District to include additional area to the north and east and to amend the Rountree Urban Conservation District text regarding use, intensity of use, building and lot standards, building orientation, materials, siting and design, access and parking standards, screening, bufferyards and signage.



Proposed Rountree UCD Boundary with Existing UCD Boundary

Legend:

- Proposed Rountree UCD Boundary (Red outline)
- Current Rountree UCD (Hatched area)
- Rountree Neighborhood Association Boundary (Blue dashed line)

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

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Forward SGF Comprehensive Plan identifies three different placetypes within the Rountree UCD. The northwest quadrant of the UCD, including the Cherry and Elm corridors between Cherry/Pickwick and National Avenue, is identified as the Mixed Residential placetype. This placetype includes a variety of housing types and densities as well as some supporting neighborhood commercial uses. The Cherry/Pickwick neighborhood commercial node is identified as the Mixed-Use placetype. Areas within this placetype are characterized by a diverse mix of uses with buildings located close to the street with context sensitive designs to emphasize the pedestrian and public realm. The remainder of the area within the UCD is identified as Center City neighborhood placetype. The Center City Neighborhood placetype is characterized by housing stock of varying conditions, age and affordability and neighborhood-serving retail services at key intersections. Priority within these neighborhoods is given to the pedestrian environment and planning for these neighborhoods should strive to support building types that make these neighborhoods more complete. Within the Center City Neighborhood placetype, neighborhood scale commercial uses should be considered at locations where neighborhood hubs already exist and along the edges of the neighborhood.

The guiding principle of the Forward SGF Comprehensive Plan is Quality of Place. Quality of Place is defined by the built environment and the community's ability to provide amenity-rich neighborhoods and commercial districts. The components of creating Quality of Place are supporting the creation of complete neighborhoods, fostering stewardship and neighborhood reinvestment, and creating a vital economy. Implementation of these regulations within the Rountree neighborhood are directly correlated to creating a Quality of Place in this neighborhood in the heart of the city.

This proposed amendment is consistent with several goals and recommendations found in the Housing & Neighborhoods Chapter of the Forward SGF Comprehensive Plan. Goal 1 within the Chapter recommends the support of the creation of complete neighborhoods by creating and expanding neighborhood amenities, fostering walkable neighborhoods and beautifying neighborhoods. This proposed amendment promotes the continued effort to highlight and preserve the Cherry/Pickwick neighborhood commercial node as well as to provide additional opportunities for mixed-use along Cherry and Elm Streets. Goals 2 and 3 recommend diversifying housing choices and revitalizing Springfield's neighborhoods. The Plan recommends context-sensitive design with new and rehabilitated housing seamlessly blending in with the character of surrounding properties. The Plan emphasizes that attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

Goal 4 of the Economic Development Chapter of Forward SGF is to support reinvestment in and the growth of neighborhood commercial hubs. This chapter recommends the City establish design standards for neighborhood commercial hubs and redevelopment located on neighborhood edges. The Plan recommends such considerations as siting, orientation, facades, parking, screening and buffering as well as building height and transparency standards on facades.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

In the Spring of 2015 the Rountree Neighborhood Association Board asked City Council to initiate a review and consider amending the *Rountree Neighborhood Plan* and the Rountree Urban Conservation District. In January 2017 City Council directed staff to move forward with an update to the *Rountree Neighborhood Plan* and bring forward recommendations for amendments to the Rountree Urban Conservation District (UCD). In the Spring of 2018, H3 Studio Inc. was hired to assist the City with an independent study of the National Avenue and Cherry Street corridors and provide recommendations for planning tools and regulatory strategies that aid in creating the desired development patterns along each corridor with the goal of promoting sustainable, mixed-use, pedestrian-oriented development opportunities. The Rountree Neighborhood Plan, including H3's recommendations, was adopted by City Council in November 2018.

Some of the key recommendations in the *Rountree Neighborhood Plan* are:

- Expansion of the Rountree Urban Conservation District (UCD) to include additional residential property to the east and north to include Elm Street
- Establish UCD regulations to facilitate the development of building types of complementary scale and character along National Avenue
- Establish UCD regulations to facilitate dense, walkable, mixed-use nodes along National Avenue at Elm/Cherry Street and Grand Street to support National Avenue as a future Public Transportation Corridor
- Amend the Rountree UCD to incorporate design-based principles to guide development along Cherry and Elm Streets
- Establish UCD regulations to support mixed-uses along Cherry and Elm Streets between National Avenue and the railroad tracks
- Pursue adoption of residential infill and rehabilitation development guidelines through an amendment to the Rountree UCD to ensure remodels and infill development are of the desired quality and character for the neighborhood
- Consider expansion of the Cherry/Pickwick Commercial Area to include additional properties to the west on Cherry, north on Pickwick and along Elm Street
- Establish UCD regulations to continue to support mixed-use development and re-investment that focuses more on form and design than land use within the Cherry/Pickwick neighborhood commercial node

The process to update the *Rountree Urban Conservation District* began after the adoption of the Neighborhood Plan with the formation of two stakeholder committees – one focused on the residential core of the neighborhood and one focused on the edges of the neighborhood. The committees met approximately 15 times over the past several years with a public open house held in December 2022 to share the recommendations of staff and the committees to the rest of the neighborhood.

DEVELOPMENT REVIEW STAFF REPORT

The existing UCD was originally approved in 1985 and has been amended several times in the years since. If approved, this amendment would expand the boundaries of the Rountree UCD to the north to include both sides of Elm Street and to the east to include additional properties along Kentwood and Fairway east of Delaware Avenue. This amendment will also modify the text within the UCD to modernize the regulations to be consistent with the recommendations of the Rountree Neighborhood Plan and Forward SGF Comprehensive Plan which focus on form and design and creating quality places. The following is a summary of the proposed UCD amendment.

Establishment of Subareas

The Rountree UCD is comprised of unique character areas with varying patterns of development and visions as established in the Rountree Neighborhood Plan. To better regulate these areas, the UCD is divided into six reconfigured subareas, Subareas A through F. The purpose for the subareas is to capitalize on the unique character of each area of the UCD and accommodate existing development while encouraging additional opportunities for redevelopment and reinvestment. The following is a summary of each of the proposed subareas:

Subarea A: This subarea is characterized by a mix of non-residential and multi-family development and serves as the bookends to the development along National Avenue at Elm, Cherry and Grand Streets. The intent for the regulations within subarea A is to regulate the physical form to facilitate quality redevelopment of these higher intensity nodes along the neighborhood edge.

Subarea B: This subarea is located along National Avenue between Harrison and Page Streets and is comprised of a mix of multi-family and non-residential uses. The intent for the regulations within Subarea B is to provide for sensitive and respectful infill development which is complementary to the scale and character of the area and provides for a transition to the single-family homes along McCann Avenue.

Subarea C: This subarea is located around the Cherry/Pickwick neighborhood center. This subarea is proposed to be expanded, as recommended in the Rountree Neighborhood Plan, to include additional properties to the east and west along Cherry and north along Elm. This area is designed to provide for sensitive and respectful infill development within this dense, urban, mixed-use, vibrant gathering space within the neighborhood.

Subarea D: This subarea is comprised of properties along Cherry and Elm Streets between the Cherry/Pickwick neighborhood center and National Avenue. This subarea is characterized by a mix of primarily multi-family and single-family development. The regulations for this subarea are to provide for sensitive and respectful infill development which allows for a greater range of housing types and mixed-use that is complementary to the neighborhood.

Subareas E and F: These subareas are comprised of the single-family residential core of the neighborhood. Subarea E generally includes the area that is in the existing UCD, and subarea

DEVELOPMENT REVIEW STAFF REPORT

F includes the area to the east in the proposed expansion area. These subareas are characterized by a diverse single-family housing stock and the intent of these subareas is to promote the continued status of the area as single family residential. Residential infill design guidelines are proposed as part of this amendment that would ensure that infill housing is compatible and complementary to the existing housing.

Permitted and Conditional Uses

Table 1 identifies permitted and conditional uses within subareas A through D. The uses permitted within each subarea reflect the unique character of the area and provide for a transition from the edges of the neighborhood along National, Elm and Cherry Streets to the core single-family residential area to the east and south. Subareas A and B allow a mix of multi-family and non-residential land uses along National Avenue and at the intersections of National with Elm, Cherry and Grand Streets. Subarea C is the Cherry/Pickwick neighborhood center and serves as a focal point of the Rountree neighborhood. Residential and non-residential uses are permitted as stand-alone uses and mixed-use buildings are permitted within this subarea. Subarea D allows for a mix of single-family and multi-family as stand-alone uses and non-residential uses as part of a mixed-use building. Currently these areas allow primarily single-family and multi-family development. This amendment will provide the opportunity for mixed-use development within this subarea. Subareas E and F are the single-family residential core of the neighborhood and the uses permitted within these areas will remain.

Building and Lot Standards

The proposed Bulk Standards for subareas A through D are outlined in Section C, Building and Lot standards. The standards within these subareas are aimed at reducing setbacks along the street and establishing a maximum setback for structures which is intended to activate the streets by bringing the buildings forward to the street and requiring parking to be placed behind the building. The setbacks proposed in Subareas E and F are shown in Table 3 and are reflective of the existing residential development within these subareas.

The minimum and maximum heights proposed within each subdistrict are intended to ensure development that is reflective and complementary to existing and nearby development. The maximum height within Subarea A is five stories, which is the most intense permitted within the UCD due to its location along National Avenue and the intended development of these nodes. Subarea B permits a maximum of four stories along the National Avenue frontage. Subareas C and D permit a maximum height of three stories to ensure that development is sensitive to and in character with the neighborhood. The maximum height within Subareas E and F is three stories as is permitted in the R-SF, Single Family Residential District.

Building Orientation, Materials, Siting and Design

The additional flexibility and creativity that is afforded in the use and site design within Subareas A through D is in exchange for development standards intended to ensure high-quality design that fosters a sense of place and ensures quality development within the neighborhood. The regulations require all principal buildings to be oriented toward the primary street to create interest and a focal point along the street. The regulations also establish exterior building

DEVELOPMENT REVIEW STAFF REPORT

material requirements within the district, including a requirement to create pedestrian interest on the ground level of buildings by using contrasting materials and elements. Vinyl and clapboard siding materials are prohibited within the district. While this is a significant change in current zoning requirements, the intent is to create high-quality, sustainable development along the edges of the neighborhood and is consistent with the regulations approved in the Grant Avenue Parkway District and recommendations of Rountree Neighborhood Plan and Forward SGF Comprehensive Plan. Requirements to create pedestrian interest along the sidewalks and pedestrian pathways are also included within this district, including a requirement for transparency (windows and doors) at the ground level of non-residential or mixed-use buildings. The ground level of mixed-use, multi-family and nonresidential buildings must further offer pedestrian interest through façade articulation and the use of contrasting design elements. The use of awnings and canopies are also encouraged at the ground level of non-residential and mixed-use buildings. These requirements are intended to create visual interest and activity at the street level and prevent large expanses of blank walls and buildings that don't engage the street and pedestrian realm.

Regulations within Subareas E and F aim at ensuring infill development is consistent and complementary to the existing residential fabric of the neighborhood. Primary pedestrian entrances for homes are required to be located off a porch, stoop, or side porch. The district also includes requirements for homes to exhibit a unique identity from surrounding homes while having a similar roof pitch, porch size and garage size and placement as those commonly found within the neighborhood. In addition, a maximum lot width of 100 feet has been established within Subareas E and F for any new lots created to ensure that infill development is in scale with the surrounding homes and the residential streetscape of the neighborhood is preserved.

Off-Street Parking

Off-street parking within Subareas A through D within the district is required to be located to the rear of the principal building. In addition, internal circulation systems are required to allow traffic to travel between properties without the need to access the street system. These requirements are intended to push the buildings closer the street and keep the vehicular access points along the primary streets to a minimum. Off-street parking within Subareas A through D is not required for non-residential uses less than 7,500 square feet for office uses and less than 3,000 square feet for retail uses. One parking space within each of the subareas is required for each dwelling unit. The parking requirements are intended to foster more pedestrian, walkable, and bikeable areas within the neighborhood while still accommodating vehicle use.

Landscape

Landscaping requirements within the district are enhanced with requirements for a combination of trees, shrubs, native grasses and/or groundcover for all non-single-family development when adjacent to single-family uses. One shift with the buffer area standards contained in this district is that they are required based on adjacent use rather than on zoning district. In addition, the width of the required buffer area is consistent across all development types rather than varying between zoning districts. As proposed in this district, a minimum 7-foot-wide buffer area, with

DEVELOPMENT REVIEW STAFF REPORT

plantings and a fence, is required along interior property lines of all non-single-family development when adjacent to single-family uses.

Signs

Signage within the District is consistent with what is already permitted in the existing UCD. The signage is intended to be sensitive to the character of the surrounding neighborhood while still providing advertisement for the tenants of the buildings.

This proposed amendment will fulfill the implementation of the recommendations contained in the Rountree Neighborhood Plan as well as the Forward SGF Comprehensive Plan. The proposed regulations represent several years of work of staff with stakeholder committees to determine the best set of regulations to preserve the unique character of the Rountree neighborhood while accommodating mixed use, pedestrian friendly, walkable mixed-use at the Cherry/Pickwick node and along the edges of the neighborhood.

Approval of this amendment will rezone the subject properties to include the Rountree Urban Conservation District as an overlay zoning district with the new regulations contained therein. The underlying zoning on the subject property will not change.

STAFF RECOMMENDATION:

1. Staff recommends approval of this amendment to the Rountree Urban Conservation District based on its consistency with the recommendations of the Rountree Neighborhood Plan and Forward SGF Comprehensive Plan.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with this request:

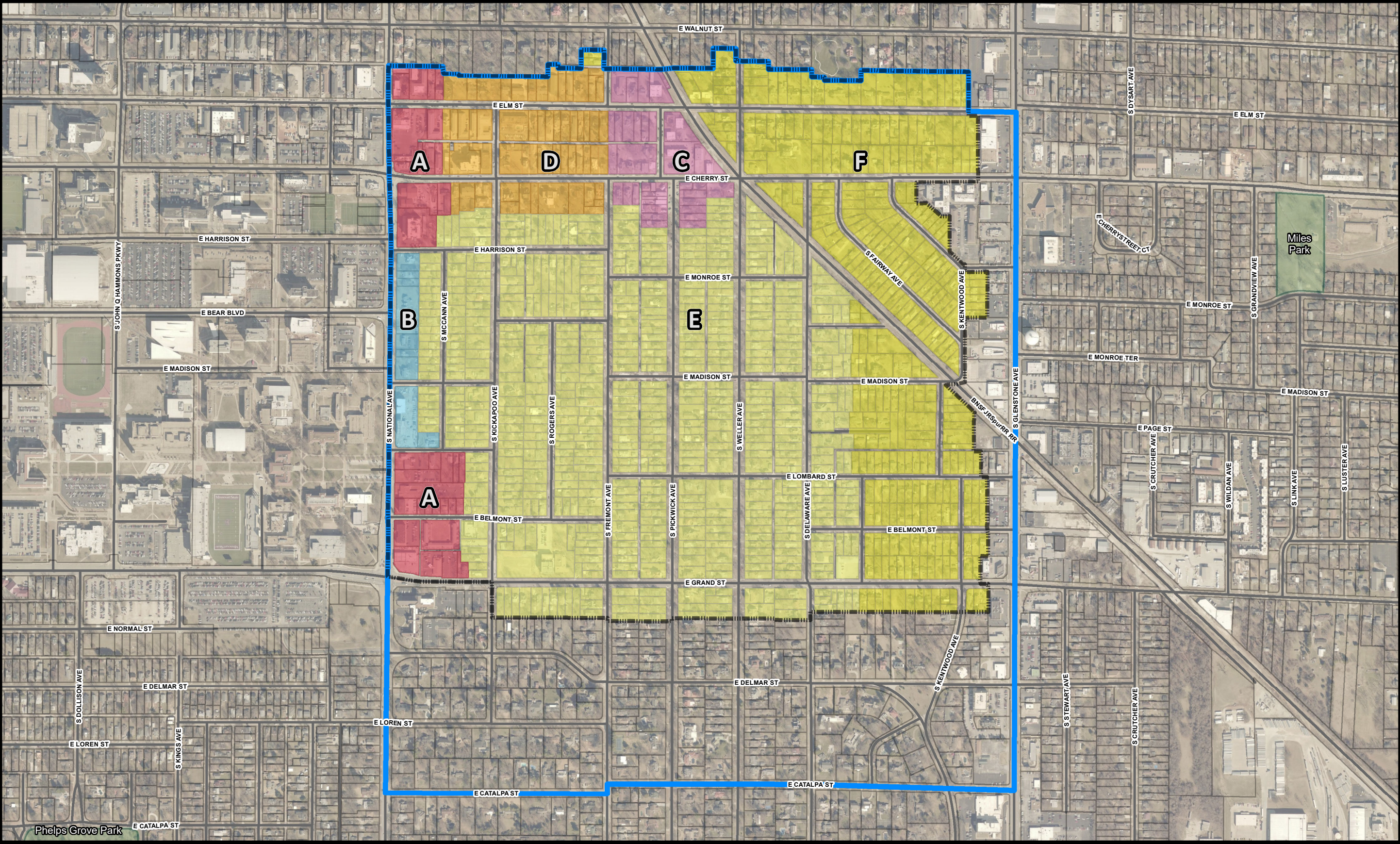
1. Recommend against the proposed amendment to the Rountree Urban Conservation District.
2. Recommend a change in the proposed amendment to the Rountree Urban Conservation District.
3. Recommend a change in the Rountree Urban Conservation District together with recommendations which, in the judgment of the planning and zoning commission, will ensure that the proposed amendment is consistent with the purpose and intent of this article.

Attachments:

Attachment 1 – Proposed Rountree Urban Conservation District

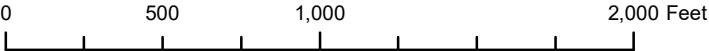
Attachment 2 – Correspondence

ROUNTREE NEIGHBORHOOD UCD



 Proposed Rountree UCD Boundaries
 Rountree Neighborhood Association Boundaries

 Area A	 Area D
 Area B	 Area E
 Area C	 Area F



Date: 5/12/2022

DISCLAIMER: All information included on this map or digital file is provided "as is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Further, the City of Springfield, and all other contributing data suppliers, accept no liability whatsoever associated with the use or misuse of the data.

Attachment 1

Rountree Urban Conservation District (UCD)

DRAFT

5-2-23

DRAFT

Section 1 – The property described in this section is designated as Urban Conservation District No. 2. Urban Conservation District No. 2 shall also be known as and depicted on maps as the Rountree Urban Conservation District. Property in the Rountree Urban Conservation District shall be subject to the provisions herein and in Section 36-403, Urban Conservation District, of the Springfield Land Development Code. The Rountree Urban Conservation District is described as follows:

Rountree Urban Conservation District
Legal Description

Beginning at the northwest corner of Lot 5 in O.H. Mitchell's Addition, as recorded, being on the east right-of-way line of National Avenue; thence east along the north line of Lots 5 through 9 in said O.H. Mitchell's Addition and its easterly extension, to a point 4.5 feet east of the northeast corner of said Lot 9 in O.H. Mitchell's Addition; thence south along a line 4.5 feet east of the east line of said Lot 9 to a point 170.5 feet north of the north right-of-way line of Elm Street; thence east along a line 170.5 feet north of said north right-of-way line of Elm Street to a point 104.5 feet east of the east line of said Lot 9 in O.H. Mitchell's Addition; thence south to a point 160.0 feet north of said north right-of-way line of Elm Street; thence east along a line 160.0 feet north of said north right-of-way line of Elm Street, to a point 68.0 feet west of the west line of Lot 13 of Block 1 in Chamberlain's Addition, as recorded; thence north to a point 244.5 feet north of said north right-of-way line of Elm Street; thence east 68 feet to the east line of Lot 12 of Block 1 in said Chamberlain's Addition; thence south along the west line of said Block 1 in Chamberlain's Addition, to the northwest corner of Lot 13 of Block 1 in said Chamberlain's Addition being on the south line of an alley; thence east along the south line of said alley to the northeast corner of Lot 15 of Block 1 in said Chamberlain's Addition; thence north to the southwest corner Lot 9 of Block 1 in said Chamberlain's Addition; thence north 100.0 feet along the west line of said Lot 9; thence east to the east line of Lot 7 of Block 1 in said Chamberlain's Addition, to a point 100.0 feet north of the southeast corner of said Lot 7, being on the west right-of-way line of Fremont Avenue; thence south along said west right-of-way line to the northeast corner of Lot 18 of Block 1 in said Chamberlain's Addition; thence east to the northwest corner of Lot 20 of Block 1 in Chamberlain's Addition, being on the east right-of-way line of Fremont Avenue; thence east along the north line of Lots 20 through 25 of Block 1 in said Chamberlain's Addition, to the northeast corner of said Lot 25, being on the westerly right-of-way line of the Burlington Northern and Santa-Fe Railway Company; thence northeasterly, perpendicular from said westerly right-of-way line a distance of 25.0 feet; thence southeasterly to a point on the easterly right-of-way line of the Burlington Northern and Santa Fe Railway Company, said point being the westerly extension of the north line of Lot 7 in Arlington Heights, as recorded; thence east along said westerly extension of the north line of said Lot 7, to the northwest corner of said Lot 7; thence north along the west line of Lot 6 in said Arlington Heights to the north line of the south 130.5 feet of said Lot 6; thence east along the north line of the south 130.5 feet of said Lot 6 and the south 130.5 feet of the west 46.0 feet of Lot 5 in Arlington Heights to the west right-of-way line of Weller Avenue; thence south along said west right-of-way line of Weller Avenue to a point 50.0 feet north of the south line of said Lot 5 in Arlington Heights; thence east along a line 50.0 feet north of the south line of Lot 5, Lot 4 and the west half of Lot 3 in said Arlington Heights; thence south along the east line of the west half of said Lot 3 to the north line of Lot 10 in said Arlington Heights; thence east along the north line of Lots 10 through 12 and its easterly extension to the northwest corner of Lot 36 in East Elm Street Addition, as recorded; thence south along the west line of said Lot 36 in East Elm Street Addition, to a point on the north line of the south 180.0 feet of said Lot 36; thence east along the north line of the south 180.0 feet of said Lot 36 and Lot 35 to a point 10.0 feet east of the west line of said Lot 35 in said East Elm Street Addition; thence south along the east line of the west 10.0

feet of said Lot 35 to the north line of the south 160.0 feet of said Lot 35; thence east along the north line of the south 160.0 feet of Lots 35 through 31 to the east line of said Lot 31; thence north along the east line of said Lot 31 to the northeast corner of said Lot 31; thence east along the north line of Lots 30 through 23 to the northeast corner of said Lot 23 in East Elm Street Addition; thence east to the northwest corner of Lot 20 in said East Elm Street Addition; thence east along the north line of Lots 20 and 19 and its easterly extension to a point 105.5 east of the northeast corner of said Lot 19 in said East Elm Street Addition; thence south to a point 105.5 feet east of the northeast corner of Lot 54 in said East Elm Street Addition, being on the south right-of-way line of Elm Street; thence east along said south right-of-way line to a point 210.0 feet west of the west right-of-way line of Glenstone Avenue; thence south along a line 210.0 feet west of the west right-of-way line of Glenstone Avenue to the north right-of-way line of Cherry Street; thence south to a point 15.0 feet west of the northeast corner of Lot 21 in Burks' Subdivision, as recorded, being on the south right-of-way line of Cherry Street; thence west along said south right-of-way line to the northeast corner of Lot 5 in the Amended Plat of Dundee Reserve Addition, as recorded; thence south along the east line of Said Lot 5 to the southeast corner of said Lot 5; thence east along the south line of Lot 4 in said Amended Plat of Dundee Reserve Addition to the southeast corner of said Lot 4; thence southeasterly along the northeasterly lines of Lots 8 through 10 to the northeastern corner of said Lot 10; thence east to the southeast corner of Lot 2 in said Amended Plat of Dundee Reserve Addition; thence south along the east line of Lots 11 through 13 in said Amended Plat of Dundee Reserve Addition to the northerly right-of-way line of Kentwood Avenue; thence southeasterly along said northerly right-of-way line of Kentwood Avenue to the intersection of the north right-of-way line of Monroe Street; thence southeasterly to the northwest corner of Lot 17 in said Burk's Subdivision being on the south right-of-way line of Monroe Street; thence east along said south right-of-way line of Monroe Street to the northeast corner of said Lot 17 in Burk's Subdivision; thence south along the east line of Lots 17 through 12 in said Burks's Subdivision to the southeast corner of said Lot 12; thence west along the south line of said Lot 12 to the southwest corner of said Lot 12 being on the east right-of-way line of Kentwood Avenue; thence south along said east right-of-way line of Kentwood Avenue to the northerly right-of-way line of the Burlington Northern and Santa Fe Railway Company; thence southwesterly to the intersection of the southerly right-of-way line of said Burlington Northern and Santa Fe Railway Company and the south right-of-way line of Madison Street; thence southeasterly, along said Burlington Northern and Santa Fe Railway Company right-of-way line to the intersection with the easterly extension of the north line of Lot 1 in Second Addition to Parkhazel, as recorded; thence west along said westerly extension, to a point 40.0 feet east of the northeast corner of Lot 1 in said Second Addition to Parkhazel; thence south on a line 40.0 feet east of said Second Addition to Parkhazel to the northwest corner of Lot 101 in First Addition to Parkhazel, as recorded; thence east along the north line of said Lot 101 to the northeast corner of said Lot 101; thence south along the east line of said Lot 101 to the southeast corner of said Lot 101, being on the north right-of-way line of Lombard Street; thence southeasterly to the northeast corner of Lot 73 in Parkhazel Addition, as recorded, being on the south right-of-way line of Lombard Street; thence south along the east line of Lots 73 through 78 in said Parkhazel Addition and its southerly extension to the northeast corner of Lot 79 in said Parkhazel Addition, being on the south right-of-way line of Belmont Street; thence east along said south right-of-way line to the centerline of an alley vacated by Ordinance #383; thence south along said centerline to an intersection with the easterly extension of the north line of Lot 82 in said Parkhazel Addition; thence west along said easterly extension and the north line of said Lot 82 to a point on the east line of the west 107.5 feet of said Lot 82; thence south on the east line of the west 107.5 feet of Lots 82, 83, and 84 in said Parkhazel Addition to the south line of said Lot 84, being on the north right-of-way line of Grand Street; thence southeasterly to the to the northeast corner of Lot 4 in Grand View, as recorded, on the south right-of-way line of Grand Street; thence south along the east line of said Lot

4 in Grand View to the southeast corner of said Lot 4; thence west along the south line of Lots 4 through 6 in said Grand View to the southwest corner of said Lot 6, being on the east right-of-way line of Kentwood Avenue; thence west to a point on the west right-of-way line of Kentwood Avenue, being on the east line of Lot 6 in Country Club District, as recorded, said point being 150.0 feet south of the south right-of-way line of Grand Street; thence west to a point on the west line of Lot 13 in said Country Club District, 150.0 feet south of the northwest corner of said Lot 13, being on the east right-of-way line of Delaware Avenue; thence southwesterly to the northeast corner of Lot 3 in Hawthorn Place, as recorded, on the west right-of-way line of Delaware Avenue; thence west along the north line of said Lot 3 to the intersection with the southerly extension of the east line of Lots 2 and 3 in said Hawthorn Place; thence north along said southerly extension to the southeast corner of said Lot 2; thence west along the south line of said Lots 2, 23 and 26 in said Hawthorn Place to the southwest corner of said Lot 26, being on the east right-of-way line of Pickwick Avenue; thence southwesterly to the southeast corner of Lot 4 in Home Place, as recorded, on the west right-of-way line of Pickwick Avenue; thence west along the south line of Lot 4 and 12 in said Home Place Addition to the southwest corner of said Lot 12, being on the east right-of-way line of Fremont Avenue; thence northwesterly to the southeast corner of Lot 13 of Block 1 in Sanford Place, as recorded, on the west right-of-way line of Fremont Avenue; thence west along the south line of said Lot 13 and Lots 1 through 6 of Block 1 in said Sanford Place to the southwest corner of said Lot 6, being on the east right-of-way of Kickapoo Avenue; thence north along said east right-of-way line of Kickapoo Avenue to the northwest corner of said Lot 6 of Block 1 in said Sanford Place; thence north to a point on the north right-of-way line of Grand Street, said point lying 11.25 feet west of the southwest corner of Lot 17 in Dream-Wold Place, as recorded, being the on the east right-of-way line of Kickapoo Avenue; thence westerly along said north right-of-way line of Grand Street to the east right-of-way line of National Avenue; thence north along said east right-of-way line of National Avenue to the point of beginning.

Section 2 – The following subareas are hereby established within the Rountree Urban Conservation District, to be known as Subareas A, B, C, D, E and F. These subareas are described as follows:

Subarea A

Beginning at the northwest corner of Lot 5 in O.H. Mitchell's Addition, as recorded, being on the east right-of-way line of National Avenue; thence east along the north line of Lots 5 through 9 in said O.H. Mitchell's Addition and its easterly extension, to a point 4.5 feet east of the northeast corner of said Lot 9 in O.H. Mitchell's Addition; thence south to a point 4.5 feet east of the southeast corner of said Lot 9 in O.H. Mitchell's Addition, being on the north right-of-way line of Elm Street; thence south to the northeast corner of Lot 9 in Elmwood Ralph Walkers Subdivision as recorded, being on the south right-of-way line of Elm Street; thence south along the east line of Elmwood Ralph Walkers Subdivision to the southeast corner of Lot 8 in said Elmwood Ralph Walkers Subdivision, being on the north right-of-way line of Cherry Street; thence southeasterly to the northeast corner of the west 86.3 feet of the east 345.2 feet of the north 208.33 feet of Lot 12 in George M. Jones 1st Addition, as recorded, being on the south right-of-way line of Cherry Street; thence south along the east line of the west 86.3 feet of the east 345.2 feet of the north 208.33 feet of said Lot 12 in George M. Jones 1st Addition to the north line of Lot 3 in Noland Subdivision, as recorded; thence west along the north line of said Noland Subdivision, to a point 3.75 feet west of the northeast corner of Lot 1 in said Noland Subdivision; thence south to a point 3.75 feet west of the southeast corner of said Lot 1,

being on the north right-of-way line of Harrison Street; thence west along said north right-of-way line of Harrison Street to the east right-of-way line of National Avenue; thence north along said east right-of-way line of National Avenue to the point of beginning.

And also the following;

Beginning at a point 80.0 feet east of the northwest corner of Lot 8 in George M. Jones 1st Addition, as recorded, being on the east right-of-way line of National Avenue, and the south right-of-way line of Page Street; thence east along said south right-of-way line of Page Street, to a point 154.95 feet west of the west right-of-way line of Kickapoo Avenue; thence south to a point on the north line of the south 208.33 feet of said Lot 8; thence west along said north line to a point 456.0 feet west of the east right-of-way line of National Avenue; thence south to a point 456.0 feet west of the west right-of-way line of National Avenue on the north right-of-way line of Belmont Street; thence southwesterly to the northeast corner of Lot 12 in Normal View Place, as recorded, being on the south right-of-way line of Belmont Street; thence south along the east line of said Lot 12 to the southeast corner of said Lot 12; thence south to the northeast corner of Lot 17 in said Normal View Place; thence east along the easterly extension of the north line of said Lot 17 to a point on the west line of Lot 21 in said Normal View Place; thence south along the west line of said Lot 21 and Lot 20 in said Normal View Place, to the northwest corner of Lot 19 in said Normal View Place; thence east along the north line of said Lot 19 to the northeast corner of the west 49.83 feet of said Lot 19; thence south to a point 49.83 feet east of the southwest corner of Lot 18 in said Normal View Place, on the north right-of-way line of Grand Street; thence westerly along said north right-of-way line of Grand Street to the east right-of-way line of National Avenue; thence north along said east right-of-way line of National Avenue to the point of beginning.

Subarea B

Beginning at the northwest corner of Lot 1 in Wells Place, as recorded, being on the east right-of-way line of National Avenue, and the south right-of-way line of Harrison Street; thence east along said south right-of-way line of Harrison Street, to the northeast corner of said Lot 1 in Wells Place; thence south along the east line of Lots 1 through 8 in said Wells Place to the southeast corner of said Lot 8, also being the northeast corner of Lot 1 in Lena V. Taylor Addition, as recorded; thence south along the east line of Lots 1 through 4 in said Lena V. Taylor Addition to the southeast corner of said Lot 4, also being the northeast corner of Lot 1 in Madison Place, as recorded; thence south along the east line of Lots 1 through 4 in said Madison Place to the southeast corner of said Lot 4, being on the north right-of-way line of Madison Street; thence south to the northeast corner of Lot 1 in Andrus Place, as recorded, being on the south right-of-way line of Madison Street; thence south along the east line of Lots 1 through 6 in said Andrus Place to the southeast corner of said Lot 6, also being the northwest corner of Lot 10 in said Andrus Place; thence east along the north line of said Lot 10 to the northeast corner of said Lot 10, being on the west right-of-way line of McCann Avenue; thence south along said west right-of-way line to the southeast corner of Lot 9 in said Andrus Place, being on the north right-of-way line of Page Street; thence west along said north right-of-way line of Page Street to the east right-of-way line of National Avenue; thence north along said east right-of-way line of National Avenue to the point of beginning.

Subarea C

Beginning at the northwest corner of Lot 20 of Block 1 in Chamberlain's Addition, as recorded, being on the east right-of-way line of Fremont Avenue; thence east along the north line of Lots 20 through 25 of Block 1 in said Chamberlain's Addition, to the northeast corner of said Lot 25, being on the westerly right-of-way line of the Burlington Northern and Santa-Fe Railway Company; thence perpendicular, northeasterly from said westerly right-of-way line a distance of 25.0 feet; thence southeasterly, parallel with said westerly right-of-way line, a distance of 140.0 feet; thence southwest 25.0 feet perpendicular to said westerly right-of-way line; thence southeasterly, along said Burlington Northern and Santa Fe Railway Company right-of-way line, to a point on the west right-of-way line of Weller Avenue, said point being the northeast corner of Lot 1 of Block 2 in Pickwick Place, as recorded; thence south along said west right-of-way line of Weller Avenue, to the southeast corner of Lot 2 of Block 2 in said Pickwick Place; thence west along the south line of said Lot 2 to the centerline of the alley vacated in Book 29 at Page 491 in said Block 2 ; thence south along the centerline of said vacated alley to the intersection of the easterly extension of the south line of Lot 18 of Block 2 in said Pickwick Place; thence west along said south line of said Lot 18 of Block 2 and its easterly extension, to the southwest corner of Lot 6 of Block 3 in said Pickwick Place; thence north along the west line of Lots 6, 5, and 4 of Block 3 in said Pickwick Place, to the northwest corner of said Lot 4; thence west to the southeast corner of Lot 15 of Block 3 in Pickwick Place; thence west along the south line of said Lot 15 to the southwest corner of said Lot 15, on the east right-of-way line of Fremont Avenue; thence north along the east right-of-way line of Fremont Avenue to the northwest corner of Lot 13 of Block 3 in said Pickwick Place, on the south right-of-way line of Cherry Street; thence northwesterly to the southwest corner of Lot 12 of Block 2 in Chamberlain's Addition, being on the north right-of-way line of Cherry Street; thence north along the west line of said Block 2 in said Chamberlain's Addition to the northwest corner of Lot 14 in said Chamberlain's Addition, being on the south right-of-way line of Elm Street; thence northeasterly to the southwest corner of Lot 20 of Block 1 in said Chamberlain's Addition, on the north right-of-way line of Elm Street and the east right-of-way line of Fremont Avenue; thence north along said east right-of-way line to the point of beginning.

Subarea D

Beginning at a point 4.5 feet east of the southeast corner of Lot 9 in O.H. Mitchell's Addition, as recorded, being on the north right-of-way line of Elm Street; thence north along a line 4.5 feet east of the east line of said Lot 9 to a point 170.5 feet north of said north right-of-way line of Elm Street; thence east along a line 170.5 feet north of said north right-of-way line of Elm Street to a point 104.5 feet east of said Lot 9 in O.H. Mitchell's Addition; thence south to a point 160.0 feet north of said north right-of-way line of Elm Street; thence east along a line 160.0 feet north of said north right-of-way line of Elm Street, to a point 68.0 feet west of the west line of Lot 13 of Block 1 in Chamberlain's Addition, as recorded; thence north to a point 244.5 feet north of said north right-of-way line of Elm Street; thence east 68 feet to the east line of Lot 12 of Block 1 in said Chamberlain's Addition; thence south along the west line of said Block 1 in Chamberlain's Addition, to the northwest corner of Lot 13 of Block 1 in said Chamberlain's Addition being on the south line of an alley; thence east along the south line of said alley to the northeast corner of Lot 18 of Block 1 in said Chamberlain's Addition, on the west right-of-way line of Fremont Avenue; thence south along said west right-of-way line to the southeast corner of said Lot 18, on the north right-of-way line of Elm Street; thence southeasterly to the northeast corner of Lot 1 in the Amended Plat of Walkers Second Subdivision, as recorded, being on the south right-of-way line of Elm Street; thence south along the east line of

said Amended Plat of Walkers Second Subdivision to the southeast corner of Lot 14 in said Amended Plat of Walkers Second Subdivision, being on the north right-of-way line of Cherry Street; thence southwesterly to the intersection of the south right-of-way line of Cherry Street and the west right-of-way line of Fremont Street; thence south along said west right-of-way line of Fremont Avenue to the northeast corner of Lot 23 in Zobeth, as recorded; thence west along the north line of Lots 23 through 11 and its westerly extension to a point 11.25 feet west of the northwest corner of said Lot 11 in Zobeth, being on the east right-of-way line of Kickapoo Avenue; thence northwesterly to a point 164.0 feet south of the north line of Lot 12 in George M. Jones First Addition, as recorded, being on the west right-of-way line of Kickapoo Avenue; thence west along the south line of the north 164.0 feet of said Lot 12 to a point 111.75 feet west of the west right-of-way line of Kickapoo Avenue; thence south to a point 184.0 feet south of the north line of said Lot 12; thence west along the south line of the north 184.0 feet of said Lot 12 to a point on the west line of the west 200.0 feet of said Lot 12; thence south to the northeast corner of Noland Subdivision, as recorded; thence west along the north line of said Noland Subdivision, to a point on the west line of the east 259.9 feet of the north 208.33 feet of said Lot 12 in George M. Jones First Addition; thence north to a point 259.9 feet west of the north east corner of said Lot 12 in George M. Jones First Addition, being on the south right-of-way line of Cherry Street; thence northwesterly to the southeast corner of Lot 8 in Elmwood Ralph Walkers Subdivision, as recorded, being on the north right-of-way line of Cherry Street; thence north along the east side of said Elmwood Ralph Walkers Subdivision to the northeast corner of Lot 9 in said Elmwood Ralph Walkers Subdivision, being on the south right-of-way line of Elm Street; thence north to the point of beginning.

Subarea E

Beginning at the northwest corner of Lot 16 of Block 3 in Pickwick Place, as recorded, on the east right-of-way line of Fremont Avenue; thence east along the north line of said Lot 16 and its easterly extension to the northwest corner of Lot 4 of Block 3 in said Pickwick Place; thence south along the west line of Lots 4, 5 and 6 of said Block 3 to the northwest corner of Lot 7 of said Block 3; thence east along the north line of said Lot 7 and the north line of Lot 19 of Block 2 in said Pickwick Place and its easterly extension to the centerline of an alley vacated in Book 29 at Page 491 in said Block 2; thence north along said centerline to the westerly extension of the south line of Lot 2 of said Block 2; thence east along said westerly extension and south line of Lot 2 to the southeast corner of said Lot 2, on the west right-of-way line of Weller Avenue; thence northeasterly to the intersection of the west line of Lot 14 of Block 1 in said Pickwick Place and the westerly right-of-way line of the Burlington Northern and Santa Fe Railway Company, being on the east right-of-way line of Weller Avenue; thence southeasterly, along said westerly right-of-way line to the intersection with the north line of the south 150.0 feet of the east 50.0 feet of Lot 7 of Block 1 in Philips' Addition, as recorded; thence west along said north line to a point on the west line of the east 50.0 feet of said Lot 7; thence south along said west line to a point 50.0 feet west of the southeast corner of said Lot 7, on the north right-of-way line of Monroe Terrace; thence southeasterly to a point 30.0 feet west of the northeast corner of Lot 19 of Block 2 in said Philips' Addition, on the south right-of-way line of Monroe Terrace; thence south to a point 30.0 feet west of the southeast corner of said Lot 19; thence west along the south line of said Lot 19 to a point 20.0 feet east of the northwest corner of Lot 7 of Block 2 in said Philips' Addition; thence south to a point 20.0 feet east of the southwest corner of said Lot 7, on the north right-of-way line of Madison Street; thence southeasterly to the northeast corner of Lot 5 in Rollston-Luster Place, on the south right-of-way line of Madison Street; thence south along the east line of said Lot 5 to the southeast corner of said Lot 5; thence west along the south line of said Lot 5 to a point 250.0 feet east of the east right-of-way line of Delaware

Street; thence south to a point to a point 250.0 feet east of the east right-of-way line of Delaware Street on the north right-of-way line of Page Street, a private street; thence southeasterly to a point on the south right-of-way line of Page Street, being 280.0 feet east of the east right-of-way line of Delaware Avenue; thence south to a point on the north side of a 15.0 foot alley as shown on First Addition to Parkhazel Addition, being 280.0 feet east of the east right-of-way line of Delaware Avenue; thence southwesterly, to the northwest corner of Lot 117 in said First Addition to Parkhazel Addition, on the south side of said 15.0 foot alley; thence south along the west line of said Lot 117 to the southwest corner of said Lot 117, on the north right-of-way line of Lombard Street; thence southeasterly to the northeast corner of Lot 24 in Parkhazel Addition, as recorded, on the west right-of-way line of Fairway Avenue; thence south along said west right-of-way line to the southeast corner of Lot 13 in said Parkhazel Addition, on the north right-of-way line of Grand Street; thence south to the northeast corner of Lot 11 in Country Club District, as recorded, on the south right-of-way line of Grand Street; thence south along the east line of said Lot 11 to a point on the south line of the north 150.0 feet of said Lot 11; thence west to a point on the west line of Lot 13 in said Country Club District, 150.0 feet south of the northwest corner of said Lot 13, being on the east right-of-way line of Delaware Avenue; thence southwesterly to the northeast corner of Lot 3 in Hawthorn Place, as recorded, on the west right-of-way line of Delaware Avenue; thence west along the north line of said Lot 3 to the intersection with the southerly extension of the east line of Lots 2 and 3 in said Hawthorn Place; thence north along said southerly extension to the southeast corner of said Lot 2; thence west along the south line of said Lots 2, 23 and 26 in said Hawthorn Place to the southwest corner of said Lot 26, being on the east right-of-way line of Pickwick Avenue; thence southwesterly to the southeast corner of Lot 4 in Home Place, as recorded, on the west right-of-way line of Pickwick Avenue; thence west to the southwest corner of said Lot 12, being on the east right-of-way line of Fremont Avenue; thence northwesterly to the southeast corner of Lot 13 of Block 1 in Sanford Place, as recorded, on the west right-of-way line of Fremont Avenue; thence west to the southwest corner of said Lot 6, being on the east right-of-way of Kickapoo Avenue; thence north along said east right-of-way line of Kickapoo Avenue to the northwest corner of said Lot 6 of Block 1 in said Sanford Place; thence north to a point on the north right-of-way line of Grand Street, said point lying 11.25 feet west of the southwest corner of Lot 17 in Dream-Wold Place, as recorded, being the on the east right-of-way line of Kickapoo Avenue; thence westerly along said north right-of-way line of Grand Street to a point 49.83 feet east of the southwest corner of Lot 18 in Normal View Place; thence north to a point 49.83 feet east of the northwest corner of Lot 19 on said Normal View Place; thence west along the north line of said Lot 19 to the northwest corner of said Lot 19; thence north along the west line of Lot 19 through 24 to the northwest corner of said Lot 24, on the south right-of-way line of Belmont Street; thence northeasterly to a point on the north right-of-way line of Belmont Street, being 161.25 feet west of the west right-of-way line of Kickapoo Avenue; thence north to a point on the north line of the south 208.33 feet in Lot 8 of George M. Jones Addition, being 161.25 feet west of the west right-of-way line of Kickapoo Avenue; thence east along said north line to a point 154.95 feet west of the west right-of-way line of Kickapoo Avenue; thence north to a point 154.95 feet west of the west right-of-way line of Kickapoo Avenue on the south right-of-way line of Page Street; thence northwesterly to the southeast corner of Lot 24 in Andrus Place, as recorded, on the north right-of-way line of Page Street; thence west along said north right-of-way line to the southeast corner of Lot 9 in said Andrus Place, on the west right-of-way line of McCann Avenue; thence north along said west right-of-way line to the northeast corner of Lot 10 in said Andrus Place; thence west along the north line of said Lot 10 to the northwest corner of said Lot 10; thence north along the west line of Lots 11 through 16 in said Andrus Place to the northwest corner of said Lot 16 on the north right-of-way line of Madison Street; thence north to the southwest corner of Lot 5 in Madison place, as recorded, on the north right-of-way line of Madison Street; thence north along the west line of Lots 5 through 8 in said Madison Place to the northwest corner of said

Lot 8, also being the southwest corner of Lot 5 in Lena V. Taylor Addition, as recorded; thence north along the west line of Lots 5 through 8 in said Lena V. Taylor Addition to the northwest corner of said Lot 8, also being the southwest corner of Lot 9 in Wells Place, as recorded; thence north along the west line of Lots 9 through 16 in Wells Place to the northwest corner of said Lot 16, on the south right-of-way line of Harrison Street; thence north to the southwest corner of Lot 41 in said Wells Place, on the north right-of-way line of Harrison Street; thence east along said north right-of-way line to a point 3.75 feet west of the southeast corner of said Lot 1 in Noland Subdivision; thence north to a point 3.75 feet west of the northeast corner on the north line of said Noland Subdivision; thence east along said north line to the northeast corner of Lot 4 in said Noland Subdivision; thence north to the south line of the north 184.0 feet of Lot 12 in George M. Jones First Addition, as recorded, being 211.25 feet west of the west right-of-way line of Kickapoo Avenue; thence east along the south line of the north 184.0 feet of said Lot 12 to a point 111.75 feet west of the west right-of-way line of Kickapoo Avenue; thence north to a point 164.0 feet south of said Lot 12; thence east along the south line of the north 164.0 feet of said Lot 12 to the west right-of-way line of Kickapoo Avenue; thence southeasterly to a point 11.25 feet west of northwest corner of Lot 11 in Zobeth, as recorded, being on the east right-of-way line of Kickapoo Avenue; thence east to the northeast corner of Lot 23 in said Zobeth, on the west right-of-way line of Fremont Avenue; thence northeasterly to the point of beginning.

Subarea F

Commencing at the northwest corner of Lot 7 in Arlington Heights, as recorded; thence west on a line of the westerly extension of the north line of said Lot 7, to a point on the easterly right-of-way line of the Burlington Northern and Santa Fe Railway Company, for the point of beginning; thence east along said westerly extension of the north line of said Lot 7, to the northwest corner of said Lot 7; thence north along the west line of Lot 6 in said Arlington Heights to the north line of the south 130.5 feet of said Lot 6; thence east along the north line of the south 130.5 feet of said Lot 6 and the south 130.5 feet of the west 46.0 feet of Lot 5 in Arlington Heights to the west right-of-way line of Weller Avenue; thence south along said west right-of-way line of Weller Avenue to a point 50.0 feet north of the south line of said Lot 5 in Arlington Heights; thence east along a line 50.0 feet north of the south line of Lot 5, Lot 4 and the west 52.0 feet of Lot 3 in said Arlington Heights; thence south along the east line of the west 52.0 feet of said Lot 3 to the north line of Lot 10 in said Arlington Heights; thence east along the north line of Lots 10 through 12 and its easterly extension to the northwest corner of Lot 36 in East Elm Street Addition, as recorded; thence south along the west line of said Lot 36 in East Elm Street Addition, to a point on the north line of the south 180.0 feet of said Lot 36; thence east along the north line of the south 180.0 feet of said Lot 36 and the north line of the west 10.0 feet of Lot 35 in said East Elm Street Addition; thence south along the east line of the west 10.0 feet of said Lot 35 to the north line of the south 160.0 feet of the east 40.0 feet of said Lot 35; thence east along the north line of the south 160.0 feet of Lots 35 through 31 to the east line of said Lot 31; thence north along the east line of said Lot 31 to the northeast corner of said Lot 31; thence east along the north line of Lots 30 through 23 to the northeast corner of said Lot 23 in East Elm Street Addition; thence east to the northwest corner of Lot 20 in said East Elm Street Addition; thence east along the north line of Lots 20 and 19 and its easterly extension to a point 105.5 feet east of the northeast corner of said Lot 19 in said East Elm Street Addition; thence south to a point 105.5 feet east of the southeast corner of said Lot 19, being on the north right-of-way line of Elm Street; thence south to a point 105.5 feet east of the northeast corner of Lot 54 in said East Elm Street Addition, being on the south right-of-way line of Elm Street; thence east along said south right-of-way line to a point 210.0 feet west of the west right-of-way line of Glenstone Avenue; thence south along a line 210.0 feet west of the west right-of-way line of Glenstone Avenue to the north right-of-

way line of Cherry Street; thence south to a point 15.0 feet west of the northeast corner of Lot 21 in Burks' Subdivision, as recorded, being on the south right-of-way line of Cherry Street; thence west along said south right-of-way line to the northeast corner of Lot 5 in the Amended Plat of Dundee Reserve Addition, as recorded; thence south along the east line of Said Lot 5 to the southeast corner of said Lot 5; thence east along the south line of Lot 4 in said Amended Plat of Dundee Reserve Addition to the southeast corner of said Lot 4; thence southeasterly along the northeasterly lines of Lots 8 through 10 to the northeastern corner of said Lot 10; thence east to the southeast corner of Lot 2 in said Amended Plat of Dundee Reserve Addition; thence south along the east line of Lots 11 through 13 in said Amended Plat of Dundee Reserve Addition to the northerly right-of-way line of Kentwood Avenue; thence southeasterly along said northerly right-of-way line of Kentwood Avenue to the intersection of the north right-of-way line of Monroe Street; thence southeasterly to the northwest corner of Lot 17 in Burk's Subdivision, as recorded, being on the south right-of-way line of Monroe Street; thence east along said south right-of-way line of Monroe Street to the northeast corner of said Lot 17 in Burk's Subdivision; thence south along the east line of Lots 17 through 12 in said Burks's Subdivision to the southeast corner of said Lot 12 in Burks's Subdivision; thence west along the south line of said Lot 12 to the southwest corner of said Lot 12 being on the east right-of-way line of Kentwood Avenue; thence south along said east right-of-way line of Kentwood Avenue to the easterly right-of-way line of the Burlington Northern and Santa Fe Railway Company; thence southwesterly to the intersection of the westerly right-of-way line of said Burlington Northern and Santa Fe Railway Company and the south right-of-way line of Madison Street; thence southeasterly, along said Burlington Northern and Santa Fe Railway Company right-of-way line to the intersection with the easterly extension of the north line of Lot 1 in Second Addition to Parkhazel, as recorded; thence west along said westerly extension, to a point 40.0 feet east of the northeast corner of Lot 1 in said Second Addition to Parkhazel; thence south on a line 40.0 feet east of said Second Addition to Parkhazel to the northwest corner of Lot 101 in First Addition to Parkhazel, as recorded; thence east along the north line of said Lot 101 to the northeast corner of said Lot 101; thence south along the east line of said Lot 101 to the southeast corner of said Lot 101, being on the north right-of-way line of Lombard Street; thence southeasterly to the northeast corner of said Lot 73 in Parkhazel Addition, as recorded, being on the south right-of-way line of Lombard Street; thence south along the east line of Lots 73 through 78 in said Parkhazel Addition; thence south along the east line of Lots 73 through 78 in said Parkhazel Addition and its southerly extension to the northeast corner of Lot 79 in said Parkhazel Addition, being on the south right-of-way line of Belmont Street; thence east along said south right-of-way line to the centerline of an alley vacated by Ordinance #383; thence south along said centerline to an intersection with the easterly extension of the north line of Lot 82 in said Parkhazel Addition; thence west along said easterly extension and the north line of said Lot 82 to a point on the east line of the west 107.5 feet of said Lot 82; thence south on the east line of the west 107.5 feet of Lots 82, 83, and 84 in said Parkhazel Addition to the south line of said Lot 84, being on the north right-of-way line of Grand Street; thence southeasterly to the northeast corner of Lot 4 in Grand View, as recorded, on the south right-of-way line of Grand Street; thence south along the east line of said Lot 4 in Grand View to the southeast corner of said Lot 4; thence west along the south line of Lots 4 through 6 in said Grand View to the southwest corner of said Lot 6, being on the east right-of-way line of Kentwood Avenue; thence west to a point on the west right-of-way line of Kentwood Avenue, being on the east line of Lot 6 in Country Club District, as recorded, said point being 150.0 feet south of the south right-of-way line of Grand Street; thence west to a point on the west line of Lot 11 in said Country Club District, 150.0 feet south of the northwest corner of said Lot 11; thence north along the west line of said Lot 11 to the northwest corner of said Lot 11, being on the south right-of-way line of Grand Street; thence northeasterly to the intersection of the north right-of-way line of Grand Street and the east right-of-way line of Fairway Avenue, being the southwest corner of Lot 72 in said

Parkhazel Addition; thence north along said east right-of-way line of Fairway Avenue to the south right-of-way line of Lombard Street, being the northwest corner of Lot 25 in said Parkhazel Addition; thence north to the north right-of-way line of Lombard Street, being on the south line of Lot 116 in First Addition to Parkhazel; thence west along said north right-of-way line to the southwest corner of Lot 117 in said First Addition to Parkhazel; thence north along the west line of said Lot 117 to the south line of a 15.0 foot alley on the north side of said First Addition to Parkhazel, being the northwest corner of said Lot 117; thence northeasterly to a point on the north line of said 15.0 foot alley, said point being 280.0 feet east of the east right-of-way line of Delaware Avenue; thence north to a point on the south line of Page Street, a private street, being 280.0 feet east of said Delaware Avenue; thence northwesterly to a point on the north line of Page Street, a private street, being 250.0 feet east of the east right-of-way line of Delaware Street; thence north to a point being 250.0 feet east of the east right-of-way line of Delaware Street on the south line of Lot 5 in Rollston-Luster Place, as recorded; thence east along the south line of said Lot 5 in Rollston-Luster Place to the southwest corner of Lot 6 in said Rollston-Luster Place; thence north along the west line of said Lot 6 to the northwest corner of said Lot 6 on the south right-of-way line of Madison Street; thence northwesterly to the southwest corner of the east 40.0 feet of Lot 7 of Block 2 in Philips' Addition, as recorded, being on the north right-of-way line of Madison Street; thence north along the west line of the east 40.0 feet of said Lot 7 of Block 2 in Philips' Addition to a point on the north line of said Lot 7, being 40.0 feet west of the northeast corner of said Lot 7; thence east along the north line of said Lot 7 to a point 30.0 feet west of the northeast corner of said Lot 7; thence north along the west line of the east 30.0 feet of Lot 19 of Block 2 in said Philips' Addition to a point 30.0 feet west of the northeast corner of said Lot 19, being on the south right-of-way line of Monroe Terrace; thence northwesterly to a point 50.0 feet west of the southeast corner of Lot 7 of Block 1 in said Philips' Addition, on the north right-of-way line of Monroe Terrace; thence north along the west line of the east 50.0 feet of the south 150.0 feet of said Lot 7 of Block 1 in said Philips' Addition; thence east along the north line of the east 50.0 feet of the south 150.0 feet of said Lot 7 to the intersection with the westerly right-of-way line of the Burlington Northern and Santa Fe Railway Company; thence northeasterly and perpendicular to the easterly right-of-way line of the Burlington Northern and Santa Fe Railway Company; thence along said easterly right-of-way line of the Burlington Northern and Santa Fe Railway Company to the point of beginning.

And also the following;

All of the south 100.0 feet of Lots 7 through 9 of Block 1 in Chamberlain's Addition, as recorded.

Section 3 – Rountree Urban Conservation District Zoning Regulations

A. Applicability

1. The regulations in this district shall have the same force and effect as the Zoning Code - Urban Conservation District regulatory framework set forth in Section 36-403 and with the Land Development Code as a whole.
2. The extent to which compliance with the regulations herein is required shall be as follows:
 - a. All new development requires full and complete compliance with all applicable regulations;
 - b. Expansion or enlargement of an existing building (not to exceed 30% of the total floor area) shall be exempt from the building and lot standards and design standards;

- c. Redevelopment which replaces an existing building in the same footprint (within 10%) shall not be required to meet parking setback requirements within Subarea C.
- d. Any change of use of a property requires compliance with all parking and loading, screening, fencing, and signage standards;
- e. Façade changes to existing buildings require compliance with all applicable façade regulations.
- f. In the event that a dwelling existing as of June 5, 2023 is subsequently destroyed or damaged, that dwelling may be reconstructed or repaired in substantial conformance with its location on the lot, size, and general appearance prior to such destruction or damage without requiring compliance with these regulations, provided that such plans for the reconstruction or repair must be submitted to the Director of Planning and Development for determination of such substantial conformance.

B. General Provisions

These regulations shall supplement the Zoning Ordinance and shall, together with the Zoning Ordinance, govern and control the use and development of land throughout the Rountree Urban Conservation District. In the event of a conflict between these regulations and the Zoning Ordinance for property in the Rountree Urban Conservation District, these regulations shall control. In the event of a conflict between these regulations and provisions in an individual planned development district in the Rountree Urban Conservation District, the provisions of the planned development shall control.

C. Permitted and Conditional Uses

Only those uses stated within Sections 4 and 5 herein shall be permitted by right or conditional use permit.

D. Nonconforming Uses

Any use in the Rountree Urban Conservation District nonconforming under General Ordinance 3645 shall have been registered with the Director of Building Development Services by July 1, 1986. Any uses not registered by that date shall be presumed illegal. Nonconforming uses shall adhere to Section 36-457 of the Zoning Ordinance.

E. Site Plan Review

1. **Applicability:** The site plan review and approval process set forth in Section 36-360 shall be required for any permitted, accessory, or conditional uses in the Rountree Urban Conservation District. No activities or uses, except for temporary uses allowed in the District, shall be exempt from this requirement.
2. **Submittal Requirements:** In addition to the requirements set forth in Section 36-360(5), the applicant shall be required to submit a building elevation plan showing the height, façade, exterior building materials, signage, and window specifications for all proposed buildings within Subareas A through D.
3. **Review Criteria:** In addition to the review criteria set forth in Section 36-360(7), the site plan

review process shall include a review of whether the proposed development aligns with the Rountree Neighborhood Plan, including conformity with the following review criteria:

- a. Existing buildings proposed to be converted to another use must meet all fire, health, building, plumbing, and electrical requirements of the City.
- b. The proposed site plan does not interfere with easements, roadways, rail lines, utilities, and public or private rights-of-way
- c. The proposed site plan is not injurious to or detrimental to the use and enjoyment of surrounding property
- d. The circulation elements of the proposed site plan for not create hazards to safety on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconveniences to vehicular and pedestrian travel.
- e. The screening of the site provides adequate shielding for nearby uses which may be incompatible with the proposed use.
- f. The proposed structures or landscaping are not lacking amenity in relation to, or are not incompatible with, nearby structures and uses.
- g. The proposed site plan does not create drainage or erosion problems on or off the site.

4. Registration of Rental Property

All owners of rental housing in the Rountree Urban Conservation District must register said property with the City Manager as required by City Code Sections 74-351 and 74-352, as amended from time to time.

Section 4 – Subarea A through D Regulations

A. Permitted and Conditional Uses. The following key is to be used in the interpretation of Table 1, Permitted and Conditional Uses Subareas A through D, in this section.

1. Permitted Uses. Uses which are marked as “P” in the table shall be allowed in a subarea subject to all application regulations herein.
2. Conditional Uses. Uses which are marked as “C” in the table shall be allowed in a subarea upon the approval of a Conditional Use Permit as detailed in Section 36-363.
3. Uses Not Listed. If a proposed use is not listed in the table, the Administrative Review Committee shall determine if the use is substantially similar to a use listed in the table. If it is, the proposed use shall be treated in the same manner as the substantially similar use. If not, the use shall be prohibited.
4. Conversions. Structures existing at the time of the adoption of these regulations may be converted to any use permitted in that subarea.
5. Additional Regulation. If uses have specific standards, such standards are referenced in this column. Use specific standards shall apply to permitted and conditional uses. Where use specific standards conflict with Rountree Urban Conservation District subarea standards, the subarea standards shall be followed.

Subareas A through D Uses – Table 1		Subareas			
Use	Use Specific Regulations	A	B	C	D
Residential Uses					
Dwelling, Multifamily, stand alone		P	P	P	P
Dwelling, Multifamily above ground floor as part of a mixed use		P	P	P	P
Dwelling, Single Family Attached		P	P	P	P
Dwelling, Single Family Detached existing		P	P	P	P
Dwelling, Single Family Detached new development					P
Group Home		P	P	P	P
Day Care Home		P	P	P	P
Churches		P	P	P	P
Schools		P	P	P	P
Parks		P	P	P	P
Non-Profit Neighborhood Community Centers			P		P
Lodging Uses					
Short Term Rental Type 3		P	P	P	P
Bed and Breakfast				P	P
Commercial Retail Uses					
Retail sales use group, stand alone		P	P	P	
Retail sales use group as part of a mixed use		P	P	P	P
Entertainment Oriented use group, stand alone < 5,000 sq ft		P			
Entertainment Oriented use group as part of a mixed use		P			
Package Liquor		P		P	
Adult Oriented uses					
Pawn Shop					
Artisan Manufacturing		P	P	P	
Personal Service and Office Uses					
Daycare		P	P	P	P
Personal Service use group, stand alone		P	P	P	
Personal Service use group as part of a mixed use		P	P	P	P
General Office use group, stand alone		P	P	P	
General Office use group as part of a mixed use		P	P	P	P
Medical Office use group, stand alone		P	P	P	
Medical Office use group as part of a mixed use		P	P	P	P
Title Loan/Short Term Lending					
Eating and Drinking Uses					
Restaurants, stand alone		P	P	P	
Restaurants as part of a mixed use		P	P	P	P
Breweries and tasting rooms		P		P	
Drive-thru accessory to a restaurant use		P			
Vehicle Oriented Uses					
Commercial off-street parking lots	B.1. below	C	C	C	C
Commercial off-street parking structures above ground floor as part of a mixed use		C	C	C	C
Car Sales/Rental					
Gas Station		P			
Temporary Uses					
Farm Stand	B.2. below	P	P	P	P
Food Truck		P	P	P	P

Subareas A through D Uses – Table 1		Subareas			
Use	Use Specific Regulations	A	B	C	D
Outdoor display/sale of merchandise, temporary		P	P	P	P
Outdoor display/sale of merchandise, permanent					
Seasonal sales		P	P	P	P
Accessory Uses					
Accessory Uses and Structures		P	P	P	P
Home Occupations		P	P	P	P
Outdoor dining		P	P	P	P

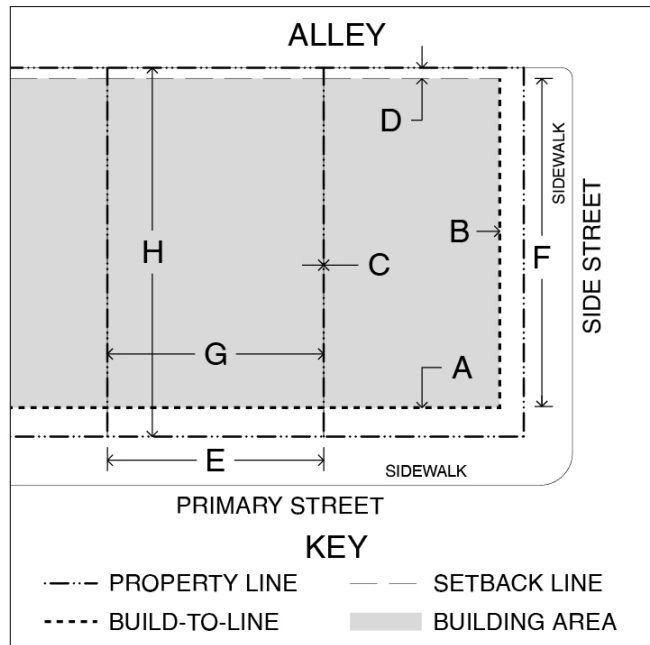
B. Use Specific Standards

1. Commercial Off-Street Parking Lots. Commercial off-street parking lots adjacent to public rights-of-way, excluding alleys, shall provide the following:
 - a. A fully opaque wall or fence with a height of four (4) feet shall be used in conjunction with required parking lot perimeter landscaping contained in this section. Plant materials shall be installed between the sidewalk and the wall or fence to provide a softening effect.
 - b. Four (4) understory trees shall be planted for every one hundred (100) lineal feet of frontage adjacent to right-of-way, excluding alley right-of-way, and additional plantings shall be clustered at points of pedestrian ingress and egress.
 - c. Points of pedestrian ingress and egress, outside of vehicular curb cuts, shall be provided.
 - d. To the greatest extent possible, the screening standards established above shall provide safe site distance where driveway access intersects public right-of-way .
2. Farm Stand.
 - a. Farm products sold. Only farm products or value-added farm products grown and/or processed on the parcel on which the farm stand is located may be sold at a farm stand. The sale of non-agricultural items or products produced off site is prohibited.
 - b. Farm stand structure. A structure associated with a farm stand shall not have a floor area greater than one hundred (100) square feet.

C. Building and Lot Standards

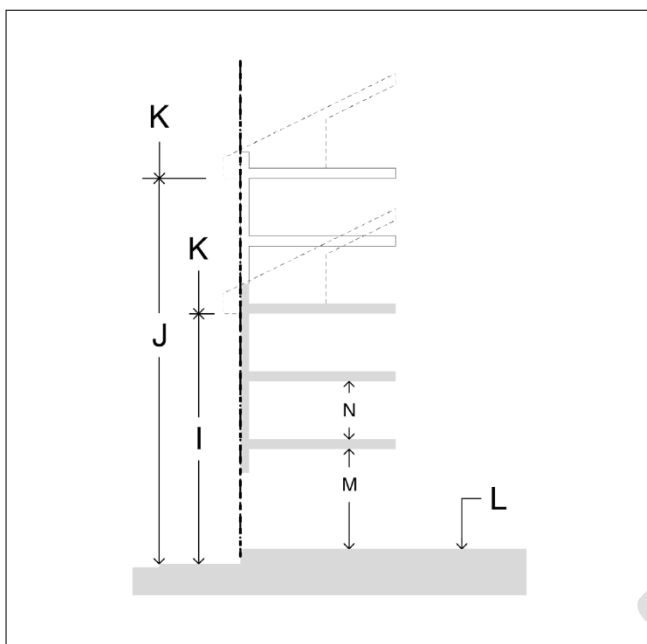
1. Subarea A. This subarea is characterized by a mix of non-residential and multi-family development and bookends the development along National Avenue. The intent of the regulations for this subarea is to regulate the physical form in order to facilitate quality redevelopment of these higher intensity nodes along the neighborhood edge. This subarea is designated to provide for sensitive and respectful development that allows for walkability and concentrated density to support National Avenue as a future Public Transportation Corridor in the neighborhood.

Subarea A Building Placement - Figure 1



- a. Build-to-Line:
 - Primary Street: Fifteen (15) feet [A]
 - Side Street: Ten (10) feet [B]
 - To match average front façade line of the block face
- b. Setbacks:
 - Side Setback: Zero (0) foot minimum; Ten (10) foot maximum [C]
 - Applicable to principal and accessory structures
 - Rear Setback: Five (5) foot minimum [D]
 - Applicable to principal structure only
- c. Building Form:
 - Primary Street: At least eighty-five (85) percent of Build-to-Line [E]
 - Side Street: At least eighty-five (85) percent of Build-to-Line [F]
 - Lot Width: per existing [G]
 - Lot Depth: per existing [H]

Subarea A Building Height - Figure 2



d. Building Height:

Minimum: Two (2) stories or Thirty-two (32) feet [I]

Maximum: Five (5) stories or sixty-eight (68) feet [J]

- Mezzanines and podiums greater than 1/3 of the floor plate area shall be counted as a full story
- All structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH District

e. Maximum from Bottom of Eave to Top of Parapet or Roof: Fifteen (15) feet maximum [K]
Finished Ground Floor Level: Six (6) inch maximum; however, if residential on the first floor must be at least three (3) to six (6) feet [L]

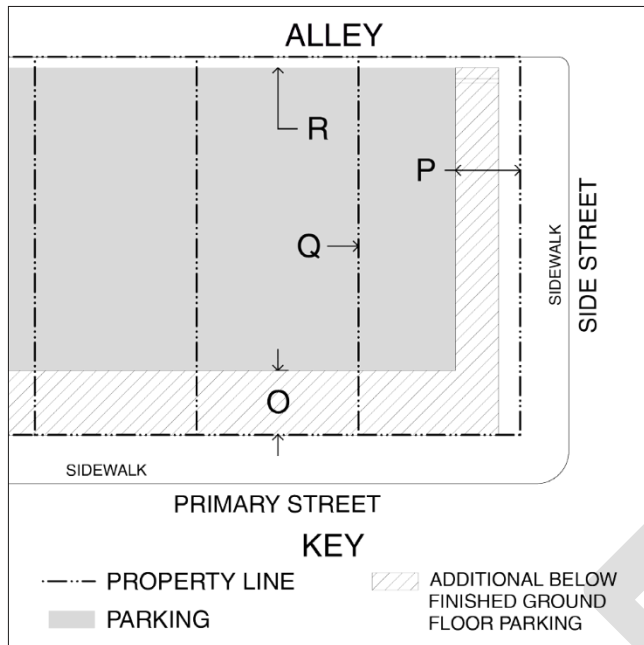
- Measured from elevation of back of sidewalk or adjacent lot level.

f. Ceiling Heights:

First Floor: Twelve (12) feet minimum; Fifteen (15) feet maximum (floor to floor) [M]

Upper Floors: Eight (8) feet minimum; Twelve (12) feet maximum (floor to floor) [N]

Subarea A Parking Requirements - Figure 3



g. Parking Location:

Primary Street Setback: Fifty (50) feet maximum [O]

Side Street Setback: Ten (10) feet maximum [P]

Side setback: Zero (0) feet if surface lot [Q]

Rear setback: Five (5) feet minimum [R]

- Above-grade parking garages must match build-to-line and setbacks
- At-grade parking lots must match the parking location requirements above
- Below-grade parking garages must match build-to-line and setbacks
- Per principal structure if structured parking

h. Required Spaces:

Non-residential office uses:

- < 7,500 square feet: No off- street parking required
- >7,500 square feet: One (1) off-street parking space per 1,250 sf over 7,500

Non-residential retail uses:

- < 3,000 square feet: No off-street parking required
- > 3,000 square feet: One (1) off-street parking space per 1,250 sf over 3,000

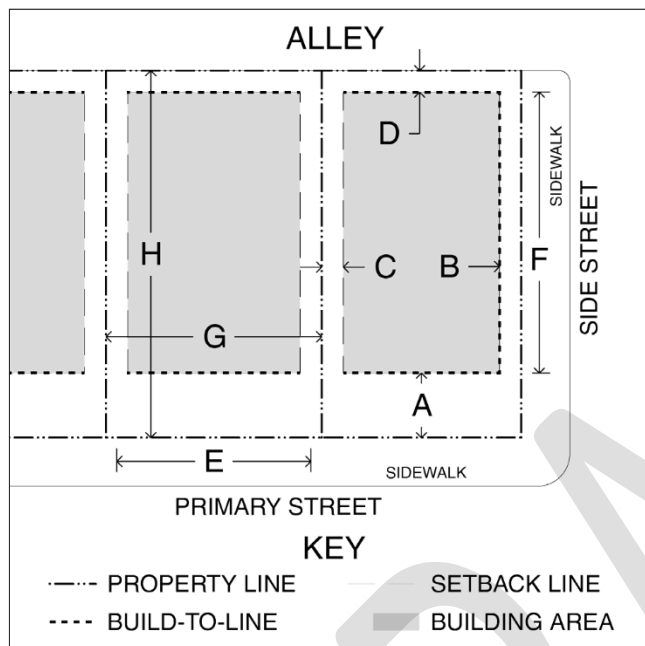
Residential uses:

- One (1) off-street parking space per dwelling unit

i. Signs: Signage shall conform to the requirements found in Section 36-454 of the Zoning Ordinance except that only one (1) detached sign shall be permitted per premise.

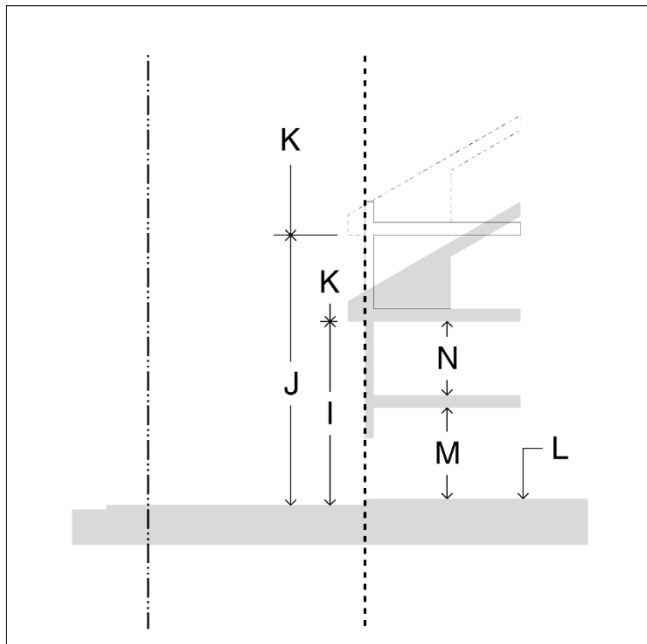
2. Subarea B: This subarea is characterized by a mix of non-residential and multi-family development along the National Avenue corridor. The intent of the regulations for this subarea is to regulate the physical form of development along the corridor in order to preserve and enhance the integrity and quality of this edge of the neighborhood. This subarea is designed to provide for sensitive and respectful infill development which is of a complementary scale and character and serves as a transition to the single-family homes found in the neighborhood along McCann Avenue.

Subarea B Building Placement - Figure 4



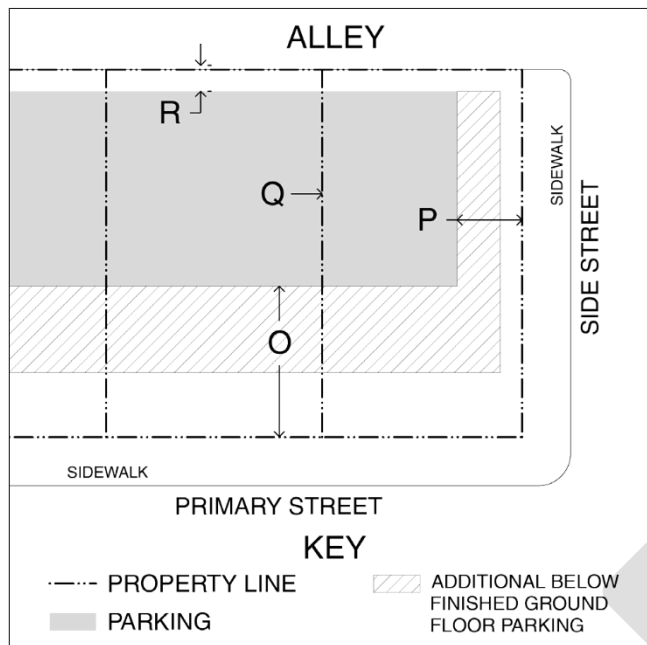
- a. Build-to-Line:
- Primary Street: Thirty (30) feet minimum; Fifty (50) feet maximum [A]
 - To match average front façade line of the block face
 - Side Street: Ten (10) feet minimum [B]
 - To match average front façade line of the block face
- b. Setbacks:
- Side Setback: Five (5) feet minimum [C]
 - Rear Setback: Thirty (30) feet minimum [D]
 - Applicable to principal structure only
- c. Building Form:
- Primary Street: At least thirty (30) percent of Build-to-Line [E]
 - Side Street: At least twenty-five (25) percent of Build-to-Line [F]
 - Lot Width: Per Existing [G]
 - Lot Depth: Per Existing [H]

Subarea B Building Height - Figure 5



- d. Building Height:
 - Minimum: Two (2) stories or thirty-two (32) feet [I]
 - Maximum: Four (4) stories or fifty-five (55) feet [J]
 - Mezzanines and podiums greater than 1/3 of the floor plate area shall be counted as a full story
- e. Maximum from Bottom of Eave to Top of Parapet or Roof:
 - Fifteen (15) feet maximum [K]
- f. Finished Ground Floor Level:[L]
 - Minimum: One (1) foot
 - Maximum: Four (4) feet
 - Measured from elevation of back of sidewalk or adjacent lot level
- g. Ceiling Heights:
 - First Floor: Twelve (12) feet minimum; Fifteen (15) feet maximum (floor to floor) [M]
 - Upper Floors: Eight (8) feet minimum; Twelve (12) feet maximum (floor to floor) [N]

Subarea B Parking Requirements - Figure 6



h. Parking Location:

Primary Street Setback: Sixty (60) feet minimum [O]

Side Street Setback: Ten (10) feet minimum [P]

Side Setback: Zero (0) foot setback if surface lot; per principal building if structured parking [Q]

Rear Setback: Five (5) feet minimum [R]

- Above-grade parking garages must match build-to-Line and Setbacks
- At-grade parking lots must match requirements above
- Below-grade parking garages must match Build-to-Line and Setbacks

i. Required Spaces:

Non-residential office uses:

- < 7,500 square feet: No off- street parking required
- 7,500 square feet: One (1) off-street parking space per 1,250 sf over 7,500

Non-residential retail uses:

- < 3,000 square feet: No off-street parking required
- > 3,000 square feet: One (1) off-street parking space per 1,250 sf over 3,000

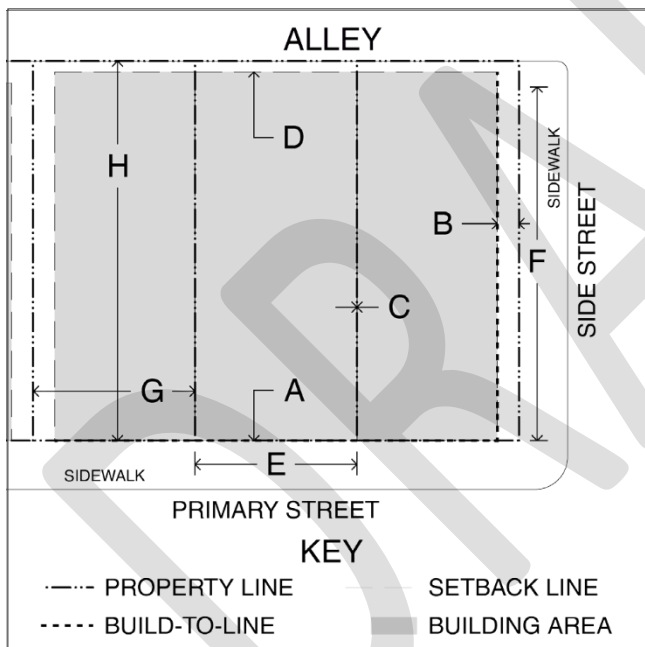
Residential uses:

- One (1) off-street parking space per dwelling unit

j. Signs. All signage shall meet the standards of Section 36-454 of the Zoning Ordinance unless other modified herein:

- Size: A maximum of twenty (20) square feet of effective area shall be permitted for each attached sign. Detached signs may be two-sided, each side not to exceed fifteen (15) square feet.
 - Height: No detached sign shall exceed a height of seven (7) feet as measured from the street grade.
 - Sign Types: Only on-premise signs are permitted in Subarea B.
3. Subarea C: This subarea is characterized by a mix of low intensity non-residential, multi-family and some single-family residential development. The intent of the regulations for this subarea is to regulate the physical form of the neighborhood center subarea in order to preserve and enhance the integrity and quality of the Cherry Pickwick Business District and serve as a primary gathering place in the neighborhood. This subarea is designated to provide for sensitive and respectful infill development which allows for the dense, urban, mixed-use development appropriate for this vibrant neighborhood commercial center found in the neighborhood.

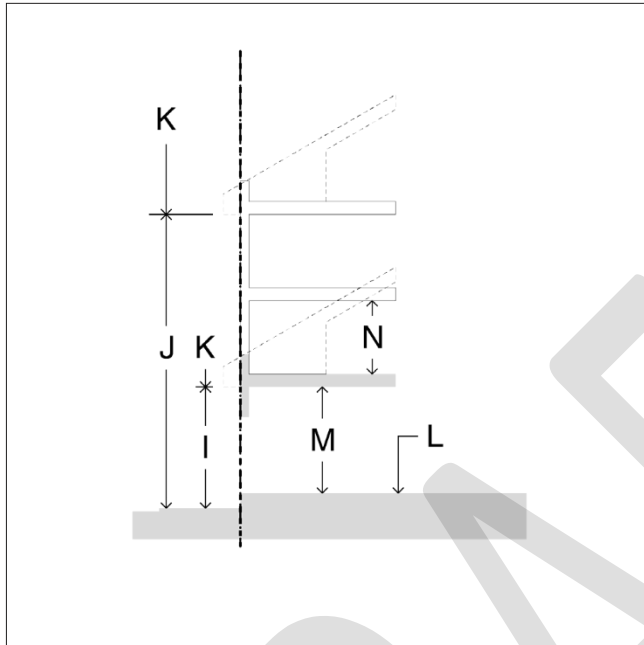
Subarea C Building Placement - Figure 7



- a. Build-to-Line:
- Primary Street: Zero (0) foot minimum; Ten (10) feet maximum [A]
Side Street: Zero (0) foot minimum; Ten (10) feet maximum [B]
- To match average front façade line of the block face
- b. Setbacks:
- Side Setback: Zero (0) foot minimum; Ten (10) feet maximum [C]
Rear Setback: Five (5) feet minimum [D]
- Applicable to principal building only

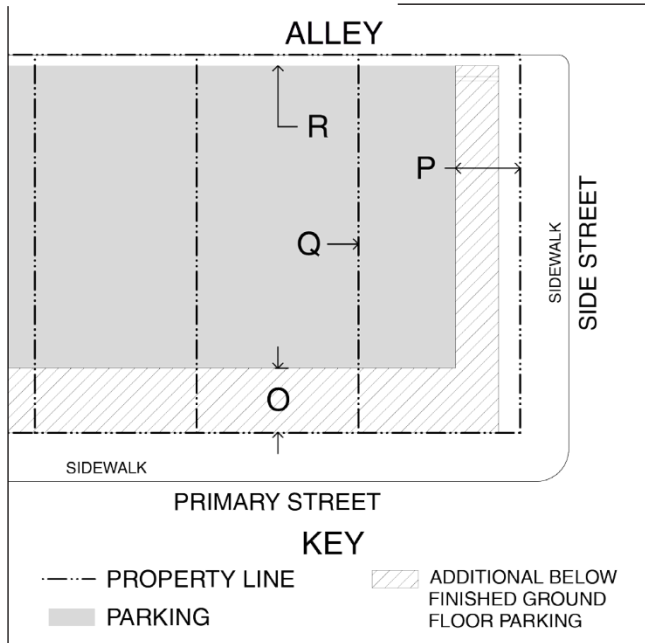
- c. Building Form:
- Primary Street: At least eighty (80) percent of Build-to-Line [E]
 - Side Street: At least forty (40) percent of Build-to-Line [F]
 - Lot Width: Per Existing [G]
 - Lot Depth: Per Existing [H]

Subarea C Building Height - Figure 8



- d. Building Height:
- Minimum: One (1) story or fifteen (15) feet [I]
 - Maximum: Three (3) stories or forty-one (41) feet [J]
 - Mezzanines and podiums greater than 1/3 of the floor plate area shall be counted as a full story
- e. Bottom of Eave to Top of Parapet or Roof:
- Maximum: Fifteen (15) feet [K]
- f. Finished Ground Floor Level:
- Maximum: Six (6) inches [L]
 - Measured from elevation of back of sidewalk or adjacent lot level
- g. Ceiling Height:
- First Floor: Twelve (12) feet minimum; Fifteen (15) feet maximum (floor to floor) [M]
 - Upper Floors: Eight (8) feet minimum; Twelve (12) feet maximum (floor to floor) [N]

Subarea C Parking Requirements - Figure 9



h. Parking Location:

Primary Street Setback: Thirty (30) feet minimum [O]

Side Street Setback: Ten (10) feet minimum [P]

Side Setback: Zero (0) feet if surface lot; per principal building if structured parking [Q]

Rear Setback: Five (5) feet minimum [R]

i. Required Spaces:

Non-residential office uses:

- < 7,500 square feet: No off- street parking required
- > 7,500 square feet: One (1) off-street parking space per 1,250 sf over 7,500

Non-residential retail uses:

- < 3,000 square feet: No off-street parking required
- > 3,000 square feet: One (1) off-street parking space per 1,250 sf over 3,000

Residential uses:

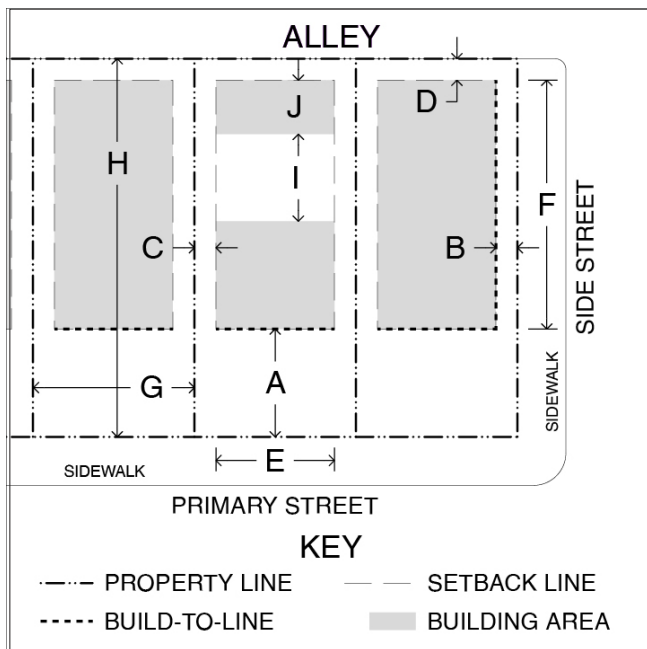
- One (1) off-street parking space per dwelling unit

j. Signs. All signage shall meet the standards of Section 36-454 of the Zoning Ordinance unless modified herein.

- Number: Each premises shall be permitted to use one detached sign and one wall sign. Roof signs are not permitted. One projecting sign may be substituted for the permitted detached sign.
- Size: Each premise is allowed two (2) square feet of effective sign area for each lineal foot of building frontage on a public street. Detached signs shall not exceed twenty (20) square feet of effective area.
- Height: No detached sign shall exceed a height of seven (7) feet as measured from the street grade.

- Sign Lighting: No sign shall use a blinking, flashing, animated, or other illuminating device which changes in light intensity. No beacons, spotlights, or strobe lights shall be permitted.
 - Sign Types: Only on-premises signs are permitted in Subarea C.
4. Subarea D: This subarea is characterized by a mix of primarily multi-family and single-family development along Cherry and Elm Streets. The intent of the regulations for this subarea is to regulate the physical form within this subarea to allow for neighborhood mixed-use in conjunction with multi-family development. The regulations are intended to preserve and enhance the integrity and quality of the development along the Cherry and Elm Street corridors as a neighborhood front door. The subarea is designated to provide for sensitive and respectful infill development which allows for a greater range of housing types and a mix of uses mixed-use that is compatible and complementary to the neighborhood.

Subarea D Building Placement - Figure 10



a. Build-to-Line:

Primary Street: Fifteen (15) feet minimum; Fifty (50) feet maximum [A]

- To match average front façade line of the block face

Side Street: Ten (10) feet [B]

- Applicable to principal and accessory building
- To match average front fade line of the block face

b. Building Setback:

Side Setback: Five (5) feet minimum; Fifteen (15) feet maximum [C]

- Applicable to principal building and accessory building

Rear setback: Five (5) feet minimum; One-hundred-twenty (120) feet maximum [D]

- Applicable to principal building only

Rear Setback: Five (5) feet [D]

- Applicable to accessory building only with rear alley access

c. Building Form:

Primary Street: At least fifty (50) percent of Build-to-line [E]

- Thirty (30) percent for detached single-family dwelling, lot width >100 ft
- Side Street: At least sixty (60) percent of Build-to-line [F]
- Twenty-five (25) percent for detached single family dwelling

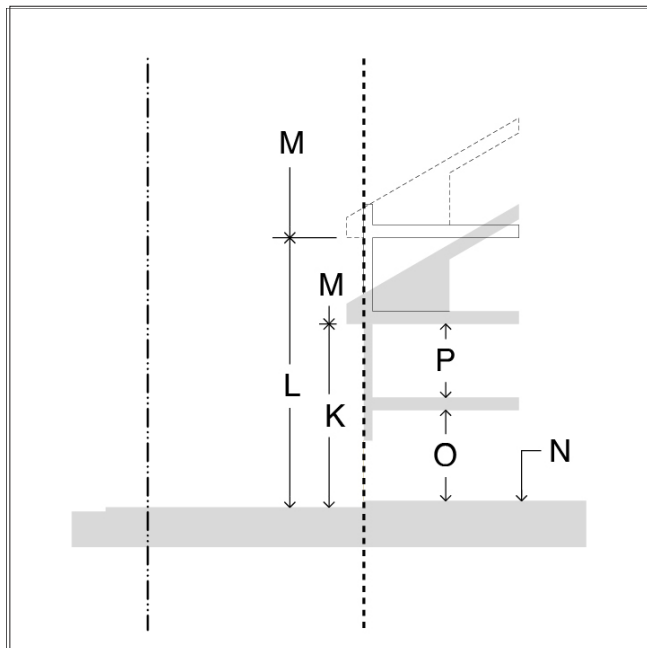
Lot Width: Per existing [G]

Lot Depth: Per existing [H]

Distance between buildings: Twenty-five (25) feet minimum [I] when accessory building is located partially or completely behind the principal building; ten (10) feet minimum when accessory building is located anywhere other than completely behind the principal building

Depth of Accessory Building: Thirty (30) feet maximum [J]

Subarea D Building Height - Figure 11



d. Building Height:

Minimum: Two (2) stories or thirty-two (32) feet [K]

Maximum: Three (3) stories or forty-five (45) feet [L]

- Two (2) stories and twenty-five (25) feet for rear garages and carriage houses; and in no case shall they be taller than the principal building
- Mezzanines and podiums greater than 1/3 of the floor plate area shall be counted as a full story

e. Maximum from Bottom of Eave to Top of Parapet or Roof:

Fifteen (15) feet maximum [M]

f. Finished Ground Floor Level: [N]

Minimum: One (1) foot

Maximum: Four (4) feet

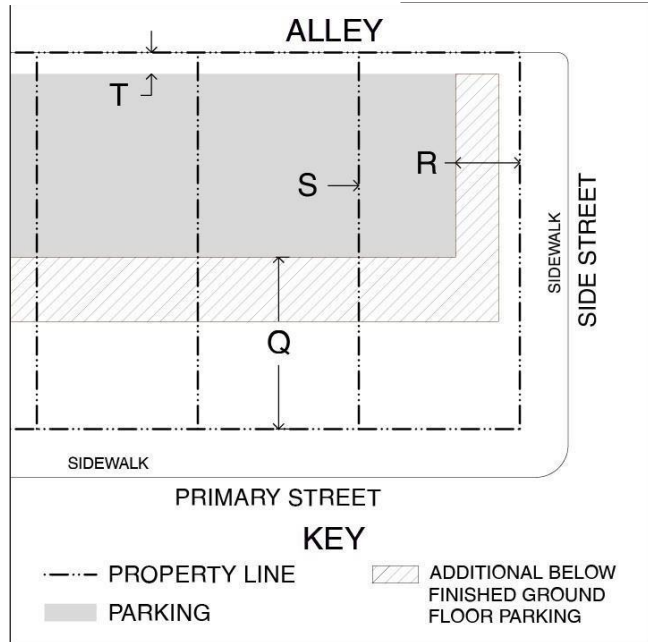
- Measured from elevation of back of sidewalk or adjacent lot level

g. Ceiling Heights:

First Floor: Twelve (12) feet minimum; Fifteen (15) feet maximum (floor to floor) [O]

Upper Floors: Eight (8) feet minimum; Twelve (12) feet maximum (floor to floor) [P]

Subarea D Parking Requirements - Figure 12



h. Parking Location:

Primary Street Setback: Primary Street Build-to-line [A], plus fifty (50) feet minimum [Q]

Side Street Setback: Ten (10) feet minimum [R]

Side Setback: Zero (0) foot, if surface lot; per principal building if structured parking

Rear Setback: Five (5) feet minimum

- Above-grade parking garages are prohibited
- At-grade parking lots must match above requirements
- Below grade parking garages must match build-to-lines and setbacks

i. Required Spaces:

Non-residential office uses:

- < 7,500 square feet: No off- street parking required
- > 7,500 square feet: One (1) off-street parking space per 1,250 sf over 7,500

Non-residential retail uses:

- < 3,000 square feet: No off-street parking required
- > 3,000 square feet: One (1) off-street parking space per 1,250 sf over 3,000

Residential uses:

- One (1) off-street parking space per dwelling unit

- j. Signs. All signage shall meet the standards of Section 36-454 of the Zoning Ordinance unless modified herein.
- Size: A maximum of twenty (20) square feet of effective area shall be permitted for each attached sign. Detached signs may be two-sided, each side not to exceed fifteen (15) square feet. A single-sided, detached sign may not exceed twenty (20) square feet.
 - Height: No detached sign shall exceed a height of seven (7) feet as measured from the street grade.
 - Sign Types: Only on-premises signs are permitted within Subarea D.

D. Building Orientation, Materials, Siting and Design. The following regulations shall apply to all principal structures within Subareas A through D, except for single-family detached dwelling units which shall conform to the requirements of Section 5 herein.

1. Building Orientation: All principal buildings shall have a primary entrance that has a relationship toward and engages the public street. For corner lots, the primary entrance must engage and have a relationship toward the higher classification street.
2. Exterior Building Cladding Materials:
 - a. Exterior building cladding materials shall be masonry, stone veneer systems, stucco, or other time and weather tested materials approved by the Administrative Review Committee.
 - b. The ground level must offer pedestrian interest along sidewalks and pedestrian paths through the use of contrasting exterior building cladding materials and architectural elements.
 - c. In no instance shall the finish of non-natural materials utilize mimic or match the texture of the natural materials utilized.
 - d. A maximum of three (3) exterior building cladding materials may be used.
 - e. Vinyl and steel clapboard siding and/or adhered thin veneer exterior building materials are prohibited.
3. Roof Finishing:
 - a. Eaves may expose rafters.
 - b. Gutters and downspouts may not discharge upon public rights-of-way.
4. Transparency:
 - a. Ground Level Transparency. The ground level of nonresidential or mixed-use buildings must offer pedestrian interest along sidewalks and pedestrian paths through the placement of windows and doors. Therefore, the first floor of any building façade facing a public right-of-way, except for alleys, shall include at least forty (40) percent of the subject façade in transparent clear glass windows and/or doors arranged so that the uses inside are visible from and/or accessible to the street. Windows and/or doors with reflective or tinted glass that impede views into a building are prohibited.

- b. All Stories Transparency. All stories of building facades, including the ground level, that face a public right-of-way, except for alleys, shall include at least forty (40) percent of the subject façade in windows or doors. The Administrative Review Committee may waive transparency requirements by up to twenty (20) percent for medical and dental office uses.

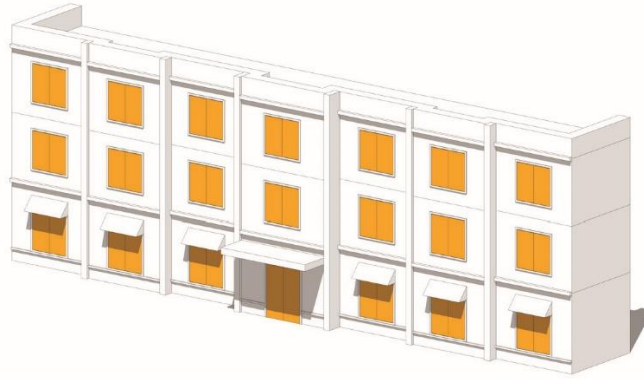


Figure 13: Transparency

5. Awnings and Canopies: Building awnings, canopies or similar weather protection devices are encouraged on the first floor of non-single-family development facing a public right-of-way. If provided, awnings or canopies shall project a minimum of three (3) feet and a maximum of ten (10) feet.



Figure 14: Awnings and Canopies

6. Articulation: The ground level must offer pedestrian interest along sidewalks and pedestrian paths that face a public right-of-way, except for alleys, through the use of contrasting elements. Facades shall be articulated with a sense of depth by including design elements that create shadow lines, change color or materials, or incorporate other details that breakdown large expanses of flat, unembellished surfaces.

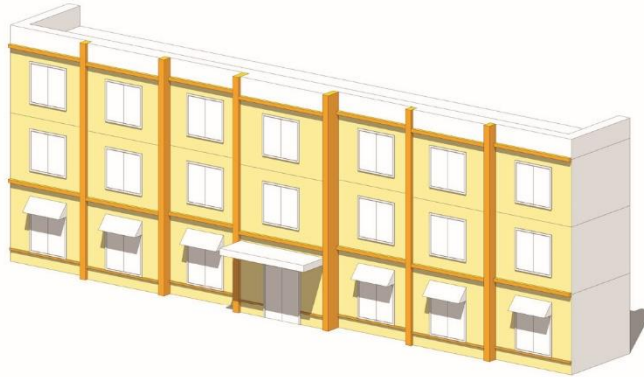


Figure 15: Articulation

E. Access, Parking, and Loading. The following regulations shall apply to all development within subarea A through D except for single-family detached dwelling units, which shall conform to the regulations contained in Section 5 herein.

1. In addition to the standards of Section 36-483, Parking and Loading, the following standards shall apply:
 - a. Any off-street parking that is provided must be located behind the building or within or under the building.
 - b. When the depth of the lot is insufficient to permit required parking to the rear of the building, parking may be located to the side of the building, provided that it is screened from view of the street by a wall of primary building material, between 36 and 48 inches in height. Screening is not required in Subarea C.
2. Parking shall not exceed the minimum required parking by more than one space per 1,000 square feet of building area unless any such extra spaces are provided in an enclosed parking garage.
3. Access shall be provided from a side street, alley, or access easement where possible.
4. Vehicular Cross Access Drives:
 - a. Internal vehicular circulation systems shall be designed to allow for vehicular cross- access between the development's vehicle parking facilities and vehicle parking facilities in an adjoining non-single-family development or to the boundary of adjoining vacant land.
 - b. Required vehicular cross access between the adjoining lots shall be provided through the use of a single two-way maneuvering lane or two one-way maneuvering lanes in conformance with Public Works Design Standards

to accommodate traffic by automobiles, service vehicles, and emergency vehicles.

- c. The Administrative Review Committee may waive or modify the requirements for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, or would create unsafe conditions.
 - d. Easements allowing cross access to and from properties served by a vehicular cross-access drive, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the Greene County Recorder's Office before issuance of a building permit for development.
5. Pedestrian Walkways:
- a. ADA accessible pedestrian walkways shall be provided from the perimeter public sidewalk to the primary building entrance and from the parking lot to the primary building entrance and shall be along direct routes that do not require significant out-of-direction travel.
 - b. ADA accessible walkways must be distinguished from driving surfaces through the use of raised curbs or contrasting materials to enhance pedestrian safety. Examples of acceptable contrasting materials include, but are not limited to, stamped asphalt, special pavers, bricks, or scored concrete.

F. Screening:

1. Used Frying Oil, Trash, and Recycling Receptacles. The following screening requirements shall apply to all non-single-family development.
- a. Used frying oil, trash, and recycling receptacles shall be screened on three (3) sides with a solid, opaque material with a minimum height of six (6) feet and a maximum height of eight (8) feet.
 - b. Materials used for screening shall complement the exterior building cladding materials of the primary building.
 - c. Materials and elevations for enclosures that are attached to buildings shall be designed to be integrated into the primary building.
 - d. If enclosures are to be attached to buildings, they shall comply with applicable fire and building codes.
 - e. Shrubs shall be installed every three (3) feet along the exterior of the enclosure, except for enclosure openings, to provide a softening effect.
 - f. Enclosure openings shall be gated with an opaque material.
 - g. Enclosure openings shall be kept closed at all times except for when the receptacle is being accessed.
 - h. Property owners shall be responsible for ensuring that used frying oil, trash, and recycling receptacles are placed in the enclosure at all times

- other than when such receptacles are being accessed.
- i. Access drives shall be constructed of materials and to a thickness in conformance with Public Works Design Standards. Year-round access to the enclosure area for service trucks shall be maintained by the property owner or tenant.
 - j. Enclosures shall be of an adequate size to accommodate expected receptacles. The enclosure shall be designed to be expandable to accommodate future additional containers.
 - k. Enclosure structures shall be designed to protect the walls from damage by containers. Such protection may be provided by the use of barrier curbing, reinforced masonry walls, or other similar means.
 - l. Used frying oil, trash, and recycling receptacle enclosures shall not occupy areas used for required parking spaces.

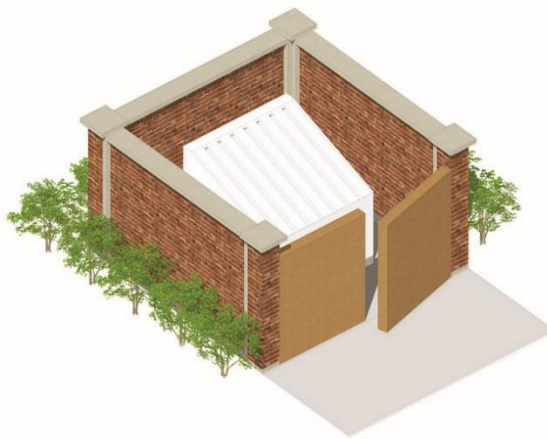


Figure 16: Used Frying Oil, Trash and Recycling Receptacle Screening

2. Ground Mounted Mechanical Units

- a. Locating mechanical units within the primary building is strongly encouraged in order to minimize exterior visual impacts. Ground mounted mechanical units are prohibited within the front yard, regardless of whether screening is provided.
- b. Ground/wall mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view.
- c. Materials used for screening shall be designed and established so that the area or element being screened is no more than twenty (20) percent visible through the screen.
- d. Chain-link fence or slats in chain-link fence shall not be used to meet this requirement.

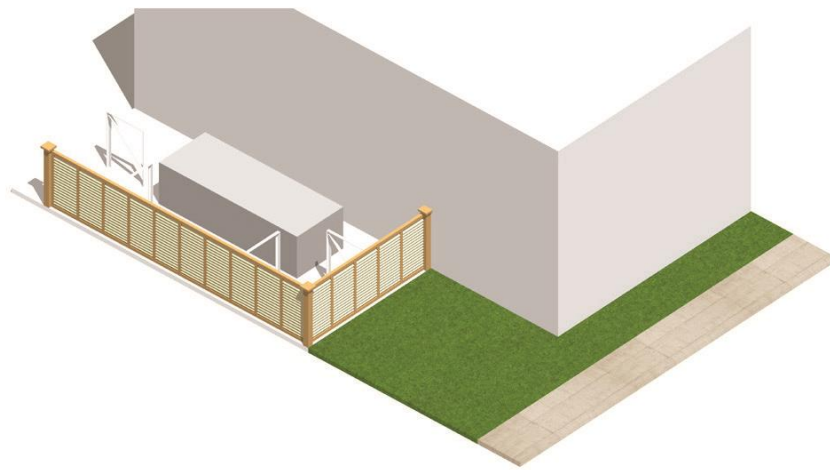


Figure 17: Ground/Wall-Mounted Mechanical Unit Screening

3. Roof Mounted Mechanical Units

- a. Locating mechanical units within the primary building is strongly encouraged in order to minimize exterior visual impacts.
- b. Roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be completely screened from public view.
- c. Materials used for screening shall be architecturally integrated with the building and shall be continuous and permanent.
- d. Screening shall be required when new equipment is installed and shall be provided around both new and existing roof mounted mechanical units in order to provide visual continuity. Normal maintenance of roof mounted mechanical units shall not mandate the screening requirements.
- e. Additional screening may be required due to topographic differences in the adjoining properties.

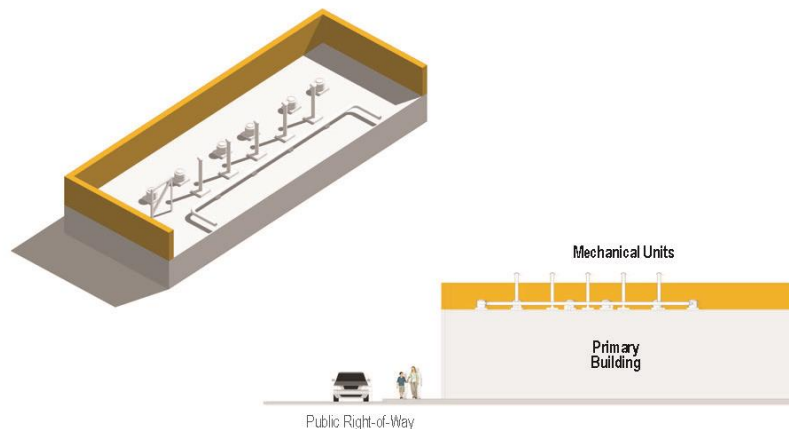


Figure 18: Roof-Mounted Mechanical Unit Screening

4. Fencing

- a. No fence or wall over six (6) feet shall be erected on any lot within the Rountree Urban Conservation District.
- b. No fence over forty-eight (48) inches in height shall be erected within twenty (20) feet of National Avenue, Cherry Street, Elm Street or Pickwick Avenue.
- c. Fences within eighty (80) feet of National Avenue, Cherry Street, Elm Street and Pickwick Avenue shall be at least eighty (80) percent transparent.
- d. Chain link, vinyl, metal sheeting and plastic fencing are prohibited within twenty (20) feet of National Avenue, Cherry Street, Elm Street and Pickwick Avenue.
- e. Chain link shall not be used to satisfy landscaping and screening requirements.
- f. The finished side of the fence or wall must face the adjacent property or the street.
- g. At- and below-grade patios shall be enclosed by a fence or wall between 36" to 48".

G. Landscaping and Bufferyards

1. Bufferyards: Bufferyards shall be required along interior property lines of all non-single-family development when adjacent to single-family uses. It is not anticipated that the bufferyard will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.
 - a. Applicability: Bufferyards are required in the following situations:
 1. The construction or installation of any new primary building or primary use; and
 2. The expansion of any existing primary building that results in an increase in gross floor area by more than five (5) percent or one thousand (1,000) square feet, whichever is greater. In the case of expansions that trigger compliance with the bufferyard requirements, bufferyards are only required in proportion to the degree of expansion. The Administrative Review Committee is authorized to allow the bufferyard plantings to be established adjacent to the area of expansion.
 - b. Bufferyard Standards:
 1. Width: The bufferyard shall have a minimum width of seven (7) feet. Required yard setbacks may be utilized for the bufferyard.
 2. Fences: The exterior line of the bufferyard shall be improved with a fence meeting the following standards:
 - (a) Height: The fence shall be six (6) feet in height.
 - (b) Materials: The material of the fence shall be pressure treated wood (chemically treated or naturally resistant to decay) or wood composites.
 - (c) Design: The finished side of the fence shall face the adjacent property.
 - (d) Location: Fences shall be in line with the fences of adjacent properties, shall provide safe site distance where driveway curb cuts

intersect public rights-of-way, and shall not extend beyond the front elevation of the primary building.

- c. Landscape Elements: The bufferyard shall, at a minimum, be improved with the following landscape elements:
1. Canopy/Evergreen Trees: Four (4) canopy and/or evergreen trees shall be planted per every one hundred (100) lineal feet of bufferyard.
 2. Shrubs/Native Grasses: Ten (10) shrubs/native greases shall be planted per every one hundred (100) lineal feet of bufferyard.



Figure 19: Buffer Area Landscape

- d. Installation and Maintenance of Landscape Areas:
1. All installed landscape shall conform to the most recently approved American Standard for Nursery Stock (ANSI Z60.1) published by the American National Standards Institute.
 2. All new landscape areas shall be installed prior to the occupancy or use of the building or premises, or substantial completion of the building to allow for occupancy; or if the weather conditions are not conducive to planting, the developer shall apply to the Administrative Review Committee for a delay in landscape installation. The delay in landscape installation request shall identify a date certain by which all required landscape materials shall be installed or the developer shall be subject to a fine.
 3. A total cost estimate of landscaping for the construction must be given in January 1 dollars for the current calendar year. Twenty (20) percent of the total landscaping costs must be deposited in escrow with the City before building permits are granted. The twenty (20) percent landscaping deposit will be held in escrow for a period of one (1) year past the time of planting and will be refunded on approval of the City.
 4. Dead plant materials shall be replaced within sixty (60) days, taking into consideration the season of the year, and shall have at least the same quantity and quality of landscape elements as initially approved. If the particular project is constructed in more than one phase, the sixty (60) day timeframe shall apply to each individual phase.
 5. All landscape shall be maintained in a healthy, neat, trimmed, clean and weed-free condition. With the exception of surface areas in vegetated stormwater management areas where mulch is not specified, the ground surface of

landscape areas shall be covered with either turf and/or other types of pervious groundcover located beneath and surrounding trees and shrubs.

6. For stormwater management areas where irrigation is not specified, all installed plantings shall be guaranteed for a period of eighteen (18) months following City approval of installation. During this guarantee period, the landowner shall supply water as necessary to promote successful establishment and growth.
7. Any required landscape area not intended for stormwater management that is greater than one hundred and fifty (150) square feet in area shall be provided with an underground irrigation system or shall be provided with a portable water supply within fifty (50) feet of said landscape areas. No part of an irrigation system may be installed in City rights-of-way.
8. All plantings required under this Subsection G shall be maintained perpetually and replaced if they die or are substantially weakened or damaged. If plantings die, they shall be replaced with more culturally suitable species of the same type (e.g. tree, shrub, groundcover).

Section 5 – Subarea E and F Regulations

Subareas E and F of the Rountree Urban Conservation District are known as the Rountree Single-Family Neighborhood Area. Subareas E and F are characterized by a diverse single-family housing stock. The regulations in this Section are intended to promote the continued status of these subareas as single-family residential and off-set the potential adverse impact of adjacent land uses to the character of these subareas.

A. Permitted and Conditional Uses: The following key is to be used in the interpretation of Table 2, Permitted and Conditional Uses Subareas E and F, in this section :

1. Permitted Uses: Uses which are marked as “P” in the table shall be allowed in a subarea subject to all application regulations of this district.
2. Conditional Uses: Uses which are marked as “C” in the table shall be allowed in a subarea upon the approval of a Conditional Use Permit as detailed in Section 36-363.
3. Uses Not Listed: If a proposed use is not listed in the table, the Administrative Review Committee shall determine if the use is substantially similar to a use listed in the table. If it is, the proposed use shall be treated in the same manner as the substantially similar use. If not, the use shall be prohibited.
4. Additional Regulations: If uses have additional regulations, such standards are referenced in this column. Additional regulations shall apply to permitted and conditional uses. Where additional regulations conflict with Rountree Urban Conservation District subarea standards, the subarea standards shall be followed.

Subareas E and F Uses - Table 2		Subareas	
Use	Additional Regulations	E	F
Residential Uses			
Dwelling, Single Family Detached		P	P
Dwelling, Single Family Semi-Detached	Section 36-361	P	P
Day Care Homes		P	P
Group Homes, residential	Section 36-465	P	P
Other Uses			
Churches (min 2 acres of land)		P	P
Adaptive use of non-residential structures	Section 36-363(10)(b)	C	C
Non-commercial, not-for-profit residential neighborhood facilities	Section 36-467	C	C
Public museums and libraries (min 2 acres of land)		C	C
Accessory Uses			
Accessory Uses	Section 36-450	P	P

B. Building and Lot Standards

Subareas E and F Building and Lot Standards – Table 3	
	Areas E and F
Lot Standards	
Lot Area	Per R-SF, Residential Single-Family Residential District
Lot Width	Minimum per R-SF, Residential Single-Family Residential District Maximum of one-hundred (100) feet; except that lots existing as of June 5, 2023 are exempt from the one-hundred (100) foot maximum lot width restriction
Lot Depth	Per R-SF, Residential Single-Family Residential District
Yard Setbacks (build to line)	
Front, minimum (ft)	25 (Primary Street) 5 (Side Street) <u>Exception:</u> 15 for parcels fronting McCann Avenue and Belmont Street in Area E and the south side of Cherry Street east of Fairway Avenue in Area F
Front, maximum (ft)	50 (Primary Street) 10 (Side Street)
Side, minimum (ft)	5 (Primary building) 3 (Accessory building)
Side, maximum (ft)	15 (Primary Building)

C. Design Standards:

1. **Pedestrian Access:** A hard-scaped pedestrian path shall be provided from the primary pedestrian entrance of a single-family home to the driveway and/or sidewalk.
2. **Building Entrance:** The primary pedestrian entrance to a new single-family residential home, or home to be rehabilitated, shall be located off the front porch, front stoop, or side porch.
3. **Individual Identity:** To the extent possible, single-family homes constructed adjacent to each other should exhibit unique characteristics, regardless of whether they utilize the same floor plan. Acceptable alternatives may include varying roof pitches and orientation, window arrangement, porch arrangement, materials, and other building elements, provided that such alternatives shall not conflict with other design elements addressed in these regulations.

4. Porches:
 - a. Single-family residential homes shall include a front porch, stoop, or side porch.
 - b. When a front porch is provided, the porch shall be at least eight (8) feet in depth and, shall span at least twelve (12) feet in width or approximately fifty (50) percent of the front building façade, whichever is greater.
5. Garages:
 - a. A garage is not a required building element. When utilized, attached or detached garages shall be located on the parcel in a manner consistent with most of single-family homes in the vicinity, except that it is preferable to remove the garage from the front building façade where possible
 - b. Attached garages located on front building facades shall be recessed a minimum of twenty (20) feet behind the front building line (including the porch). The total garage opening facing the street shall not exceed eighteen (18) feet in width.
 - c. Detached garages shall be of a similar height as garages on adjacent lots, shall have a roof pitch like that of garages on adjacent lots and shall be of a scale such that the garage is clearly accessory to the principal residential structure.
 - d. No metal carports or metal storage buildings shall be visible from the public street (alleys excluded).
6. Roof:
 - a. The principal structure's roof pitch and the orientation of the roof ridge shall be compatible with homes in the vicinity. This requirement does not disallow roof line alterations, if necessary, for structures subject to rehabilitation so long as the alteration is reasonably consistent with the surrounding neighborhood.
 - b. The roof style, including gables and dormers, shall be consistent with homes in the vicinity. False dormers may be permitted to ensure consistency of roof style.
 - c. Exposed fastener metal roofs are not permitted.
7. Fencing: Chain link and other wire fences shall not be permitted in front of the building face.
8. Utility Placement: Electric and gas meters serving new construction shall not be placed on a street-facing building façade. Every effort shall be made to locate or re-locate electric and gas meters to a non-street facing building façade of a dwelling unit to be rehabilitated.

9. Circular Drives: Circular driveways are permitted if sufficient frontage is available and if approved by the City Traffic Engineer.

10. Solid Waste Containers:

- a. Solid waste containers shall not be placed at the curb earlier than the evening preceding collection and shall be removed within twenty-four (24) hours after being placed at the curb. The person placing the solid waste container and/or the owner of the property where the contents have been generated shall be responsible for any violation of this subsection (11).
- b. Solid waste containers, unless placed at the curb for collection in accordance with subsection (a) above, are prohibited in the front yard.

Owen, Alana

Subject: RE: Z-11-2023 / Rountree Urban Conservation District

Hi,

I received a letter yesterday dated March 22 regarding Z-11-2023 / Rountree Urban Conservation District.

I am not in the district but I am within 185 feet.

I would like to comment regarding new design standards for Residential E&F recommendations. Specifically, regarding front porches and garage locations. Since you propose to include Elm Street, I would note that Elm between Glenstone and the railroad tracks is characterized by what I would call Ranch or Rambler style homes. Many of these existing homes have a garage that is attached to the home and is not set back 20 feet from the building line. These existing houses may not have a front porch of the 8 Feet by 12 feet you specify. Therefore, if any new houses were to be built, they would not fit into the style of the existing houses. Further, by requiring the garage to be back from the house, it would limit the amount of yard available for any Accessory Dwelling Unit if those are ever allowed. Regarding the width of the garage door not exceeding 18 feet, My garage door is 15 feet wide and is too narrow for me to actually use it as a 2 car garage. If it was ever knocked down in a tornado or something I would want it to be rebuilt much wider. Mine is behind the house, and I am outside the UCD anyhow, but 18 Feet might be too small.

Regarding Goal 11, I would object to any expansion of commercial use on Elm St east of National. Elm St is too narrow. It is already a nightmare at certain times of day because of traffic in/out of the lot behind Panera. Similarly I object to expansion of the Cherry/Pickwick commercial area further north on Pickwick as it would encroach on the existing residential neighborhood and cause more traffic on Elm St.

Elm St is a problem already at Pickwick and Elm and Weller and Elm because of the railroad tracks which prevent use of 4 way stop at Weller or 3 way at Pickwick / Elm. So, I would object to any development that increases vehicular traffic.

Regarding Cherry Street itself, the recent streetscaping and lane narrowing looks very nice but is terrible in real life. The bump outs cause very tight 2 way traffic and when delivery vehicles such as the big USPS Vans, Amazon, Fedex , UPS etc. stop, they block traffic.

I would tear all that out, widen the street back and put speed humps/bumps or put synchronized traffic signals on either side of the train tracks.

Those bump outs are also a hazard when it snows because they are obstructed and if the street is ever plowed, the plowed lanes are narrower.

Anyhow, that's my two cents.

Thanks

--

Steve Finn

1700 E. Walnut St.
Springfield MO 65802

+1-417-353-0553 voice
no more fax

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

DATE: May 4, 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 June 8, 2023.

PROJECT SUMMARY:

The location map on the left shows the property's position within Springfield, Missouri. A blue star marks the property's location at the intersection of E I-44 and S Glenstone Ave. The map includes major roads such as W US Highway 160, W I-44, W Division St, W Chestnut Expy, Farm Road 140, W Grand St, W Sunshine St, W Battlefield Rd, W James River, W Republic Rd, S State Highway 65, S Glenstone Ave, S National Ave, S Campbell Ave, E I-44, E Division St, E Farm R, E State 1, E Farm, and E I-44. The property is situated in the northern part of the city, near the intersection of E I-44 and S Glenstone Ave.

The zoning map on the right shows the property's zoning designations. The property is located in the R-MD (Residential Medium Density) zone, which is shaded in orange. The surrounding areas are zoned R-LD (Residential Low Density) in yellow, R-SF (Residential Single-Family) in light green, and R-1 (Residential Single-Family) in light yellow. The property is bounded by E I-44 to the north, S Glenstone Ave to the east, and S Campbell Ave to the south. The property is also adjacent to E Farm R and E State 1.

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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



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GOOGLE MAPS STREET VIEW:



PROPERTY HISTORY:

This property was zoned R-SF, Single-family residential district in 1995 as part of the City-wide remapping which was approved at that time via General Ordinance No. 4494, and it has maintained this single-family residential zoning since that time.

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 MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL DISTRICT
Use Limitations	(4) (a) Single-family detached and single-family semi-detached dwellings are not permitted unless they exist at the time the district is mapped. (4) (b) All uses shall operate in accordance with the noise standards contained in Section 36-485, Noise standards. (4) (c) No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.
Minimum Lot Size	(5) (a) Minimum lot area: 1. Each townhouse on a separate platted lot: 2,000 square feet. 2. Existing single-family detached dwellings: 5,000 square feet. 3. Duplexes: 5,500 square feet. 4. Existing single-family semi-detached dwellings: 3,750 square feet. 5. All other uses: 8,250 square feet. (5) (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. Existing single-family semi-detached dwelling units: 30 feet. 3. All other uses: 45 feet. (5) (c) Minimum lot depth: 1. Each townhouse on a separate platted lot: 75 feet. 2. All other uses: 100 feet.
Maximum Height	(6) (a) Maximum structure height: 1. Thirty-five feet plus one additional foot for each additional two feet of setback provided on each side of the structure up to 75 feet. Above 75 feet, no additional setback is required.
Bulk Plane	(6) (a) Maximum structure height: 2. 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. Any

DEVELOPMENT REVIEW STAFF REPORT

	multifamily dwelling for which a building permit has been issued prior to July 1, 2009, that does not conform to the 45-degree bulk plane shall be considered conforming with regard to the 45-degree bulk plane.
Minimum Yard Requirements	(6) (b) Minimum yard requirements: 1. Front yard: a. Twenty-five feet along a street classified as a collector or higher classification street or as required by Section 36-453. b. 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). 2. 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. 3. 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	(6) (c) 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. (6) (d) 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).
Maximum Density Requirements	(7) The maximum density shall be 1,500 square feet per dwelling unit provided the requirements of subsection 36-303 (22) are met. Density for property zoned after August 27, 2007, will be limited to 11 dwelling units per acre except when additional density is authorized in accordance with Section 36-407, CO – Conditional Overlay District.
Design Requirements	(8) (a) A site plan meeting the requirements of Section 36-330, Zoning administration, shall be submitted and approved for all uses except improvements to existing single-family detached, duplex, and single-family semi-detached dwellings. (8) (b) A plot plan meeting the requirements of subsection 36-331 (3) shall be submitted and approved for

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	improvements to all existing single-family detached, duplex, and single-family semi-detached dwellings. (8) (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 existing single-family detached, duplex, and single-family semi-detached dwellings. (8) (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. (8) (e) Storage of maintenance or other equipment incidental to any permitted or conditional use except for existing single-family detached, duplex, and single-family semi-detached dwellings shall be screened from view in accordance with the provisions of Section 36-480. (8) (f) The maximum length of any cluster of townhouse dwelling units shall not exceed 240 linear feet. (8) (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. (8) (h) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards. (8) (i) Refuse storage areas shall be screened from view in accordance with Section 36-480. (8) (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. (8) (k) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (8) (l) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	(9) Whenever any development in an R-MD district is located adjacent to another zoning district or a nonresidential use in an R-MD district is located adjacent to

DEVELOPMENT REVIEW STAFF REPORT

	a residential use in an R-MD district, screening and a bufferyard shall be provided in accordance with Sections 36-480, Screening and fencing, and 36-482, Landscaping and bufferyards.
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COMPATIBILITY WITH COMPREHENSIVE PLAN:

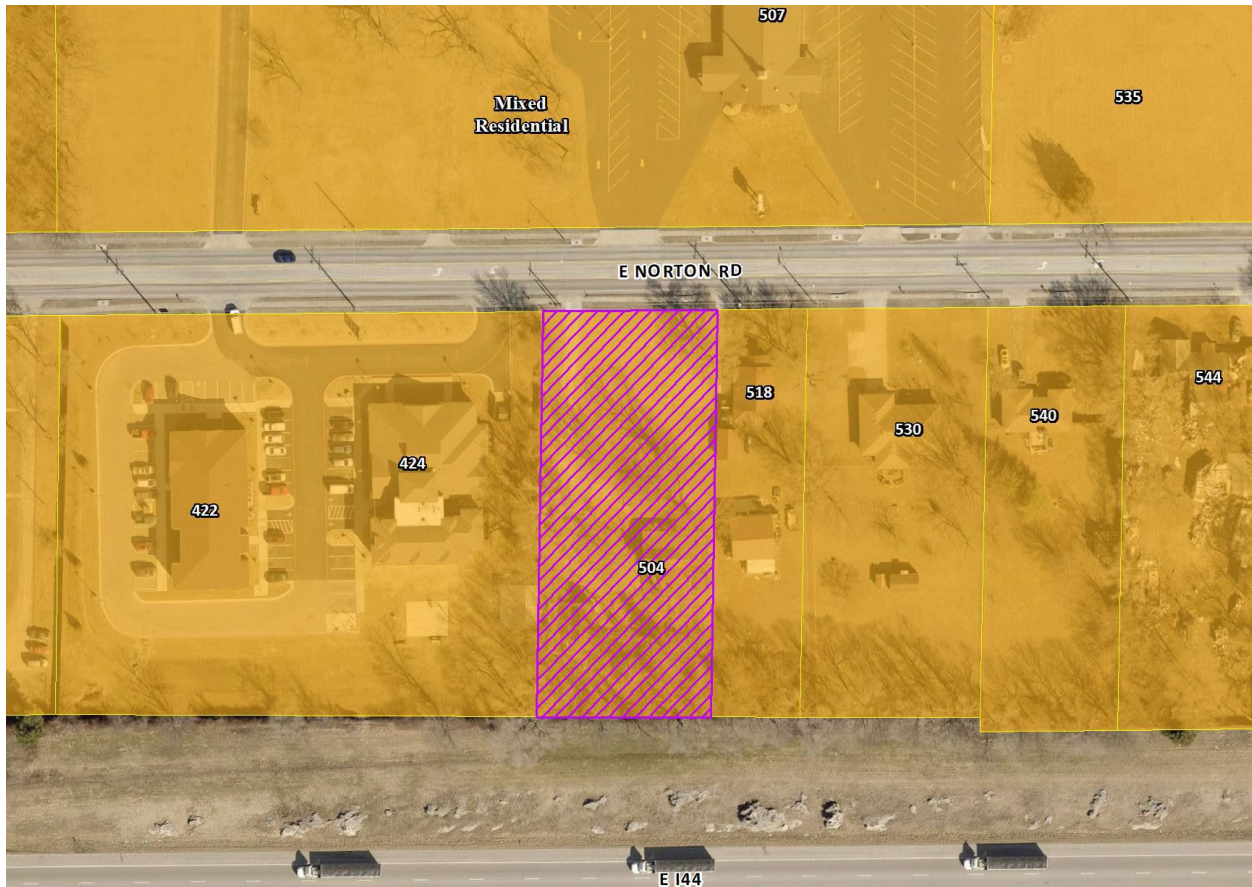
The subject property is located within *ForwardSGF's* Mixed Residential Placetype, which applies to all of the property to the north and south of E. Norton Road between N. Summit Avenue (to the east) and N. Grant Avenue (to the west). This Placetype, typically located near major employment or activity centers, is primarily used for higher density single-family attached and multifamily residential dwellings, including townhomes, rowhomes, duplexes, apartments, student housing, and single-family detached homes that have been converted into multiunit dwellings. Nonresidential supporting land uses include parks and open space, public and private schools, and places of worship, as well as low-intensity urban agriculture and neighborhood-serving commercial uses. Based on the mix of residential densities supported within this Placetype, new construction is intended to utilize thoughtful building and site design which reflects, complements, and/or enhances the character of the area and the adjacent streetscape.

The R-MD, Medium-density multifamily residential district, as requested by the applicant, accommodates a mix of residential dwelling types at densities up to 29 dwelling units per acre. This district is intended to serve as a transition between major streets or commercial areas and nearby lower density residential areas. Reflecting the intent to act as a transition, this district prohibits the construction of new detached single-family dwellings so as to not preempt multifamily projects with less intense development not befitting this zoning designation. This district also permits certain other nonresidential uses necessary to serve the governmental, educational, religious, recreational, or other needs of a given neighborhood or area.

Based on the variety of residential dwelling types and low-intensity nonresidential uses permitted within the R-MD district, staff has determined that the requested rezoning from the R-SF, Single-family residential district to the R-MD, Medium-density multifamily residential district is generally compatible with the objectives and intent of the *Comprehensive Plan*.

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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	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Government, Colleges & Vocational 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	N/A	R-SF	R-MD
LAND USE	Place of worship	N/A	Single-family dwelling	Transitional service shelter
PLACETYPES	Mixed Residential	N/A	Mixed Residential	Mixed Residential

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 issues with the proposed rezoning; however, this property was part of a City tax bill project in 2011 which may incur additional fees when obtaining a building permit. This property is in Sewer District 230 of Section 6 and is subject to a Sewer Extension Cost Recovery (SECR) fee. The original sewer tax bill #53192a, filed in 2011, was reduced by \$17,192.45 by entering into a SECR agreement. SECR agreements are issued for SFR properties. If the property owner is adding any additional water meters, rezoning, or increasing the water meter size, then a \$6,700 SECR fee will be collected per meter, not to exceed the total reduction. This SECR fee would be added to the sewer permit when building plans are submitted. Any applicable SECR fee shall be in addition to any other connection or other fees which may be applicable to such water meter installation under other City ordinances or regulations.

4. FIRE DEPARTMENT:

No issues with the proposed rezoning. 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 **Pea Ridge 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 **is not applicable, any new impervious area will need to be detained**. This zoning project is related to PLN2023-00107 and PREDEV2022-00231; the subject property is connected to 422 – 424 E. Norton Road to the west and its existing detention facility. 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. A fee in lieu of on-site stormwater detention is not applicable to this project.
 - i. At the time of development, detention is required based on the drainage to MODOT right-of-way on I-44. The site will be given credit for the existing house and driveway. Detention would be required for any additional impervious surface area added.

DEVELOPMENT REVIEW STAFF REPORT

- ii. If 504 E. Norton Road is combined with 422 E. Norton Road, the detention basin on 422 E. Norton Road can be expanded/modified to account for the additional impervious area once development is designed.
- b. The 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 a 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.

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 (O&M) 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. Norton Road as a Secondary Arterial roadway. The standard right-of-way width from the centerline of E. Norton Road is 35 feet. It appears additional right-of-way is needed along E. Norton Road. A survey is

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recommended to determine the exact amount of existing right-of-way. E. Norton Road is a city-maintained street.

Traffic Counts & On-Street Parking:

There is no recent traffic count for E. Norton Road. On-street parking is not allowed along E. Norton Road.

Driveway Access:

There is currently one driveway access point onto the property from E. Norton Road. The existing driveway access point to this property will need to be removed. All access to this property will need to come from the property to the west.

Sidewalk:

There is existing sidewalk along the property frontage of E. Norton Road.

Trails, Bus Stops, and Additional Information:

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are bus stops along E. Norton Road near this property.

Improvements:

None.

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. Norton Road	Secondary Arterial	No	30	35

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, Good Samaritan Boys Ranch Foundation, has requested to rezone this property from R-SF, Single-family residential district to R-MD, Medium-density multifamily residential district. This rezoning request is accompanied by Conditional Use Permit No. 473, which would permit the expansion of the foundation's site along E. Norton Road to include a donation drop-off center (refer to CUP No. 473's staff report for details).
2. The subject property is located within the Mixed Residential Placetype. As described in Chapter 5, Land Use & Development, of the *Comprehensive Plan*, this placetype primarily contains higher density single-family attached and multifamily residential dwellings while encouraging certain supporting land uses which complement this

DEVELOPMENT REVIEW STAFF REPORT

residential base, including parks, greenways, and open space, low-intensity urban agriculture, public and private schools and places of worship, and low-intensity neighborhood commercial uses. The R-MD district, as requested by the applicant, is the second-most-intense residential district in the City, permitting residential densities up to 29 dwelling units per acre. This district also supports other nonresidential land uses which complement or enhance its residential character, including places of worship, community gardens, noncommercial and non-profit neighborhood facilities, and elementary or secondary schools. Based on these criteria, staff has determined that the R-MD district is in general alignment with the *Comprehensive Plan's* objectives for the Mixed Residential Placetype.

3. As far as staff is aware, there are no changed or changing conditions in the area of the proposed rezoning which make the request necessary. The applicant has acquired the subject property with the intent to expand the foundation's services at this location.
4. The range of uses permitted within the R-MD district are generally compatible with those permitted on other property in the immediate vicinity of the proposed rezoning. The zoning district makeup of the area includes the R-SF, R-LD, R-MD, and R-HD districts, all of which primarily permit residential uses of varying forms and densities with allowances for certain complementary nonresidential uses, some of which require the approval of a Conditional Use Permit.
5. Per the reviews provided by City Utilities and Environmental Services – Wastewater Services, the subject property is currently served by all utilities and sewer/water facilities.
6. Per the review provided by Public Works – Traffic, City staff does not anticipate a significant increase in the volume of vehicular or pedestrian traffic as a result of this rezoning, nor have they noted any concerns regarding the safety of traffic in this area as a result of the approval of this rezoning.
7. This rezoning has not been requested in order to correct an error in the application of the Zoning Ordinance.
8. Should the rezoning request be denied, a reasonably viable economic use of the property would remain feasible. The property's current zoning designation, R-SF, would allow for the construction of a new detached single-family dwelling, or any of the other permitted uses noted in Section 36-380 of the Land Development Code.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Mixed Residential Placetype and based on the findings of fact above.

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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 to R-MD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: April 20, 2023 at 4:00 pm
3. Meeting Location: 420 E. Norton Road
4. Number of invitations that were sent: 26
5. How the mailing list was generated: Generated by the city.
6. Number of neighbors in attendance (attach a sign-in sheet): 0
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:

N/A

I, William Woody (print name), attest that the neighborhood meeting was held on 04/20/2023 (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."

William L_ Woody

Digitally signed by William L_ Woody
DN: C=US, O="Marshall-Waters-Woody Assoc., Inc.",
CN=William L_ Woody, E=bwoody@mwwarch.com
Reason: I attest to the accuracy and integrity of this document
Location: your signing location here
Date: 2023-04-21 15:25:43
Foxit PhantomPDF Version: 9.7.5

Signature of person completing affidavit

William Woody

Printed name of person completing affidavit

Rezoning@504 E. Norton Rd., Springfield, Missouri

4:00-6:30PM

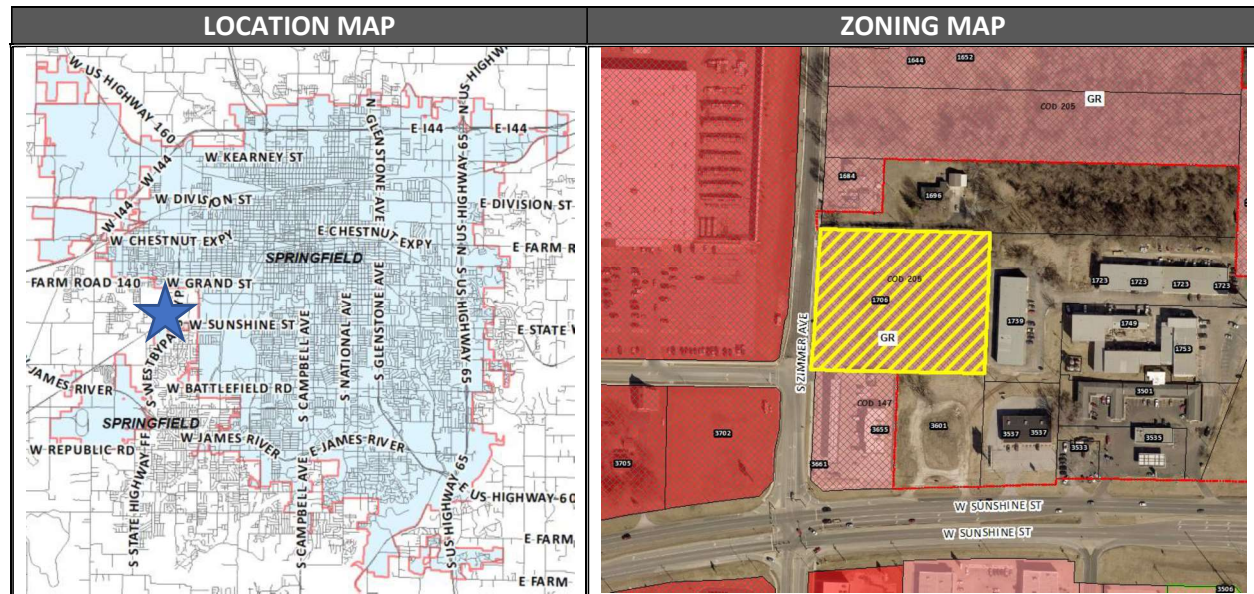
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DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 472
Location:	1706 South Zimmer Avenue
Total Acres:	2.93
Applicant:	Bibi Investments & Development, LLC
Existing Land Use:	Undeveloped Land
Neighborhood Meeting:	April 18 & 20, 2023
Planning and Zoning Commission:	May 11, 2023
City Council:	June 5, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Senior Planner Michael Sparlin, (417) 864-1091
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to adopt the staff's responses in Attachment 2 to the staff report as the findings of fact and recommend approval of CUP 472 subject to the conditions listed in Attachment 1 to the staff report.
Required Vote:	A majority of those present (5 members are a quorum).

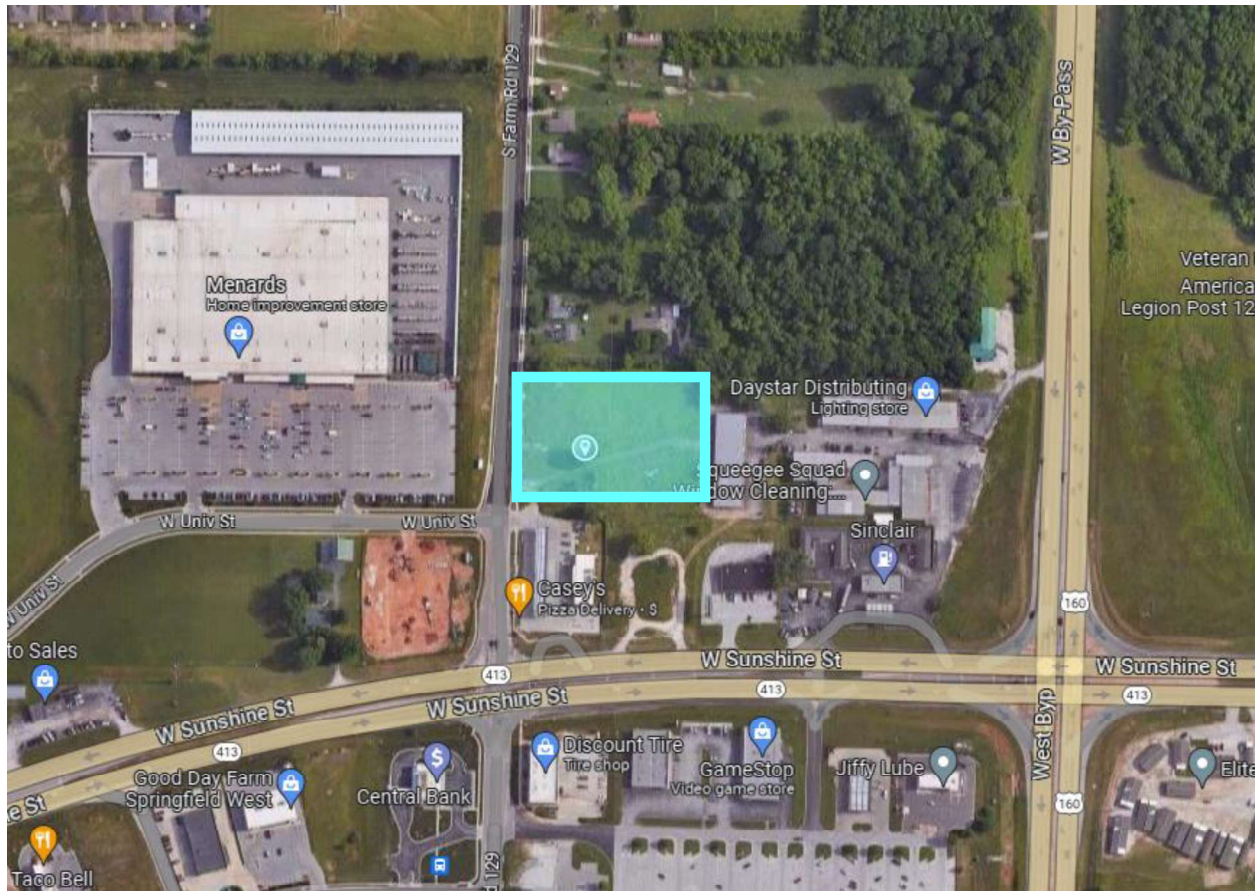
PROJECT SUMMARY:

Request to permit a self-service storage facility as a Conditional Use Permit within a GR, General Retail district generally located at 1706 South Zimmer Avenue.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



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PROPERTY HISTORY:

The subject property was annexed and zoned to GR, General Retail w/ COD No. 205 in December 2021.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-363. – Conditional Use Permit

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

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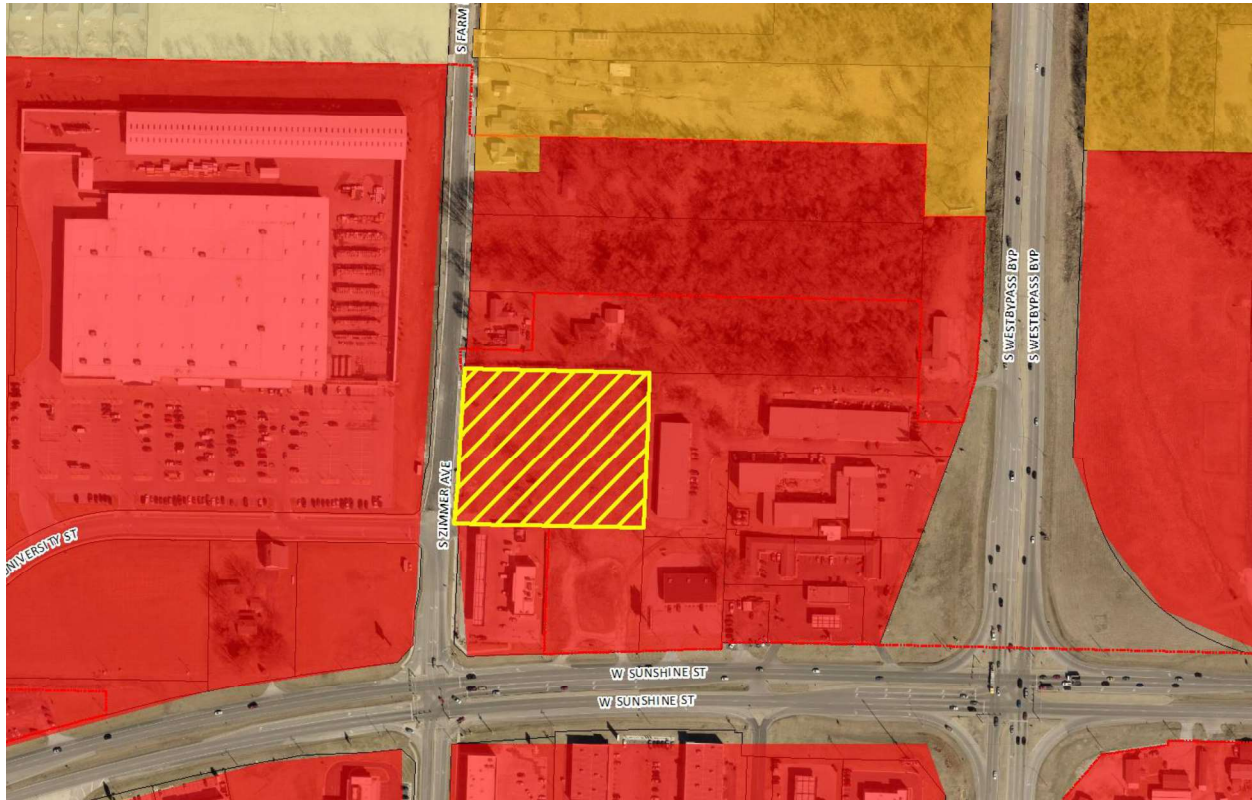
COMPATIBILITY WITH COMPREHENSIVE PLAN:

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.

The *Plan* identifies outdoor and personal storage as a supporting use for the City Corridor 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, 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			●	●	○											

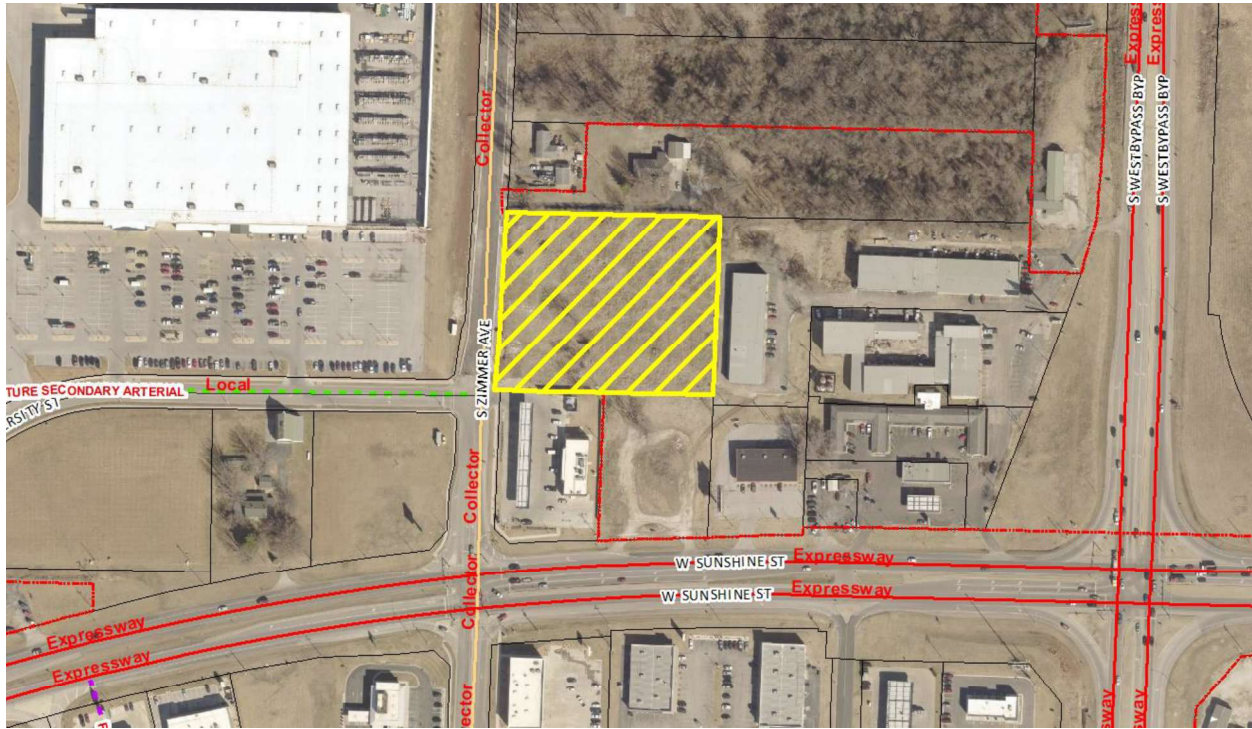
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	County C-2	GR, County C-2	County C-2	HC
LAND USE	Single-family Residence	Gas station, undeveloped land	Commercial warehouses	Commercial home supply store
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No issues with the proposed Conditional Use Permit.

CITY UTILITIES:

No issues with the proposed Conditional Use Permit.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the CUP however we have the following site comments; The following comments assume that the building will be connecting to public sewer;

DEVELOPMENT REVIEW STAFF REPORT

1. Public sewer is available along the south property line if needed however there is an existing \$0.033 per square foot trunkline connection fee to connect to the Westbypass at Sunshine trunkline as per council bill 2000-260. This is based on the area of the property connecting and will be added to the sewer impact fee when building permits are issued. Provide the area of the property when building plans are submitted on the code summary or utility sheet.
2. The property is also not in a sewer district and because of this would need to file a special connection agreement if connecting to sewer. According to city code, in addition to any other fees, deposits, permits or requirements, no person shall connect to sanitary sewer located outside of a sewer district without obtaining a special connection agreement. This agreement does not relieve the property owner from special assessments for future sanitary sewer districts and/or joint sanitary sewer district connection fees. See City Code Sections 120-249 & Section 120-250. The city code can be viewed here: https://library.municode.com/mo/springfield/codes/code_of_ordinances.
3. Since the public sewer is located on the high side of the property, the north side of the property will need to be raised so the building can drain by gravity. Show the finish floor elevation on the utility sheet. Standard comments;
4. When building plans are submitted, specify the point of connection to public sewer on the utility plan if connecting to sewer. Dimension the distance to the up and down stream manholes and the size of the proposed lateral.
5. A sewer impact permit fee will be required for the new building if connecting to sewer. This fee is based on the size of the proposed water meter(s) according to city code no. 120.246. Specify the size and number of the proposed water meter(s) on the utility plan.
6. Specify the peak and average flow rates on the code summary sheet when building plans are submitted.

FIRE DEPARTMENT:

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

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.

PW Stormwater's has two concerns for the development of the 1706 S Zimmer Ave and the related 1632-1684 S Zimmer Ave properties. First is the recording of a Steam Buffer easement for the portion of Wilsons Creek stream either at rezoning, platting, or development. Second is the Stormwater plan for discharge of 1706 S Zimmer Ave through 1698 S Zimmer Ave.

DEVELOPMENT REVIEW STAFF REPORT

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.

Natural Channels and Stream Buffers

1. A stream buffer drainage easement is required by Chapter 8, Sec 4.1.1. The stream buffer requirements apply to streams for all new applications for land disturbance permits, building permits requiring site plan review, floodplain permits, public improvements, preliminary plats, subdivision, and zoning cases. The proposed site plan has a Small Tributary of Wilson Creek with a 60 feet wide stream buffer crossing the NE corner of the 1632-1652 S Zimmer Ave lots. The Stream Buffer easement will require a survey and plotting of the buffer widths from the top of bank from the stream.

a. Chapter 8, Sec 4.1.3 Ownership and Recording: 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.

<https://www.springfieldmo.gov/documentcenter/view/36832>

Detention and Stormwater Discharge 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 required for any development on the proposed areas. The detention Stormwater control measure must detain the water prior to discharging to the Wilson Creek stream as shown on the proposed site plan and Stormwater Plan.

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. If none of the following 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.

1) To a Public Right-of-way.

2) A recorded drainage easement, continuing to a public right-of-way or public drainage system.

3) A certified natural watercourse.

3. 1706 S Zimmer Ave is isolated for the related properties with this proposed CUP and the site drains onto 1698 S Zimmer Ave which is outside city limits and used for residential-single family home. The site drains onto and through 1698 S Zimmer Ave to reach the Wilson Creek stream. To meet the methods of discharge listed in item #2

DEVELOPMENT REVIEW STAFF REPORT

above the following Courses of Actions to design Stormwater infrastructure are provided for developments on 1706 S Zimmer Ave.

- a. COA 1: Drainage Easement obtained from 1696 S Zimmer Ave. 1706 S Zimmer Ave can construct impervious areas and drain through a pipe to the north. Before 1706 S Zimmer Ave begins construction, a PIP must be approved and constructed to provide the offsite/regional basin somewhere. PW-Stormwater would not support escrow of the PIP.
- b. COA 2: No Drainage Easement obtained from 1696 S Zimmer Ave. 1706 S Zimmer Ave can construct on site detention and water quality. The SCMs must outlet through the Storm Sewer along 1706 S Zimmer Ave using a curb inlet or new junction box. In COA 2 we would not approve an outlet discharging to 1696 S Zimmer Ave.

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. All development on the proposed site would be consider new development.

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.

DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

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STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Zimmer Avenue as a Collector roadway. The standard right-of-way width from the centerline of S. Zimmer Avenue is 30 feet. It appears additional right-of-way is needed along S. Zimmer Avenue. A survey is recommended to determine the exact amount of existing right-of-way. S. Zimmer Avenue is a city-maintained street.

TRAFFIC COUNTS & ON-STREET PARKING

There is no recent traffic count for S. Zimmer Avenue. On-street parking is not allowed along S. Zimmer Avenue.

ACCESS

There are currently two driveway access points onto the property from S. Zimmer Avenue. The existing driveway access points to this property will need to be removed. All access to the development shall be per current City of Springfield standards.

SIDEWALK

There is existing sidewalk along the property frontage of S. Zimmer Avenue.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are no bus stops along S. Zimmer Avenue near this property.

IMPROVEMENTS

No improvements are required for this rezoning. A Traffic Impact Study is not 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	S. Zimmer Avenue	Collector	No	30	30

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, Bibi Investments & Development, LLC, is requesting approval of a Conditional Use Permit (CUP) to allow self-service storage facility within a GR, General Retail district generally located at 1706 South Zimmer Avenue. The GR, General Retail district requires approval of a CUP for a self-service storage facility.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype. The City Corridor placetype predominantly

DEVELOPMENT REVIEW STAFF REPORT

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.

3. Approval of this application is consistent with the *Plan* which identifies outdoor and personal storage as a supporting use for the City Corridor placetype.
4. Staff has determined that the proposed CUP is appropriate for this area. The addition of the self-service 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 center.
5. The self-service storage facility shall consist of individual, indoor storage units enclosed within a single building.
6. Staff has determined that the requested Conditional Use Permit is in general alignment with the objectives and intent of the *Comprehensive Plan's* City Corridor Placetype as outlined above.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* City Corridor Placetype and based on the development's compliance with the standards of approval below (Attachment 2).

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following recommendations in connection with each proposed conditional use:

1. Recommend against the proposed conditional use.
2. Recommend approval of the proposed conditional use.
3. Recommend approval of the proposed conditional use together with recommendations which, in the judgment of the Planning and Zoning Commission, will protect adjacent property and ensure that the proposed conditional use is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1
CONDITIONAL USE PERMIT NO. 472
REQUIREMENTS FOR CONDITIONAL USE PERMIT NO. 472

1. The self-service storage facility shall comply with all of the standards listed in Attachment 2.
2. The self-service storage facility shall be permitted in substantial conformance with Attachment 3.
3. The self-service storage facility shall consist of individual, indoor storage units completely enclosed within a single building.
4. All other standards of the Zoning Ordinance and other applicable Ordinances shall be adhered to.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2 STANDARDS FOR CONDITIONAL USE PERMIT NO. 472

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's Response:	Staff response:
1. The proposed conditional use will be consistent with the adopted policies in the Springfield <i>Comprehensive Plan</i> .	The comprehensive plan identifies Zimmer Ave as a "city corridor". The "city corridor" place type has retail listed as a primary land use and personal and outdoor storage listed as a secondary land use, which indicates that this project is consistent with the comprehensive plan. The storage uses will be contained in a single multi-story commercial building that will look similar to any typical commercial building that would be constructed in GR zoning.	This application is consistent with the adopted policies of the Springfield <i>Comprehensive Plan's</i> City Corridor Placetype as outlined in this report.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	The proposed self-storage facility use will not affect the safety of the motoring public or pedestrians. The traffic for the self-storage uses will be less than if the whole site was developed as retail and there is public sidewalk along Zimmer Ave to allow pedestrians to travel in safety along the Zimmer Ave corridor.	The conditional use should not add any significant traffic to the existing area as detailed in Public Works Traffic Engineering comments.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	The proposed self-storage facility use will not affect fire safety. The site will have a fire lane around the building to meet International Fire Code. The proposed layout provides effective access for fire control.	All required fire safety control measures will be in place.
4. The proposed conditional use will not increase the	The proposed self-storage facility use will not affect the	The conditional use will be developed in compliance

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hazard to adjacent property from flood or water damage.	flooding hazards of adjacent property owners. The conditional self-storage use will not generate any more runoff than a traditional retail development, and the development will follow the City of Springfield Flood Control guidelines by providing adequate detention meeting the city's stormwater regulations.	with stormwater regulations and additional stormwater requirements, detailed in attachment 2, will help to mitigate stormwater impact in this area.
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	The proposed self-storage facility use will not affect noise characteristics in the district. The conditional self-storage use will not create more noise than a typical GR-zoned development. The development will adhere to the noise regulations of the City of Springfield.	There should not be any additional excessive noises coming from this development being an indoor storage facility.
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	There is no adjoining neighborhood. There is a single family home to the north, but the property is zoned Greene County General Commercial (C-2). The proposed self-storage facility use will not change the visible lights viewed by the single family home to the north. The development will meet the City of Springfield's lighting requirements	On-site lighting will be designed to meet the existing City requirements.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	The proposed self-storage facility use will follow the City of Springfield signage regulations and will not affect the relationship of signs to traffic control.	Any new signage, lighting, or other site improvements will be designed to not increase or hamper traffic flows into and around the property.
8. Such signs will not have an adverse effect on any adjacent properties.	This conditional use permit is for a self-storage use and will not affect signage.	Any new signage will not affect adjacent properties and will be designed to meet City requirements.
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic	Zimmer Ave was recently improved, which included additional right of way to allow the pavement to be widened to	There should be minimal traffic flow and as such, the existing roads should be adequate.

DEVELOPMENT REVIEW STAFF REPORT

reasonably expected to be generated by the proposed use.	43 ft wide when Menards was developed. For this reason, we do not anticipate the need to give up additional right-of-way; however, MoDOT and the City of Springfield are reviewing the right of way, and we will meet the traffic department's right-of-way requirements.	
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare.	The proposed self-storage facility use will not have an adverse impact on the surrounding properties. This development is consistent with the comprehensive plan and will be a benefit to the future development of the corridor. There is a requirement that a traffic study be submitted at the time of development as part of the COD with the original GR zoning. The conditional use permit to allow this proposed self-storage facility will not affect this requirement. A traffic study will be submitted at the time of development. The traffic generated by the self-storage facility will be less than if the whole site was developed as retail.	We do not see that this development will have any adverse effect on the adjacent properties. The storage facility will function as a supporting land use in proximity to a developing housing, shopping and employment center.
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:	The proposed facilities will meet the bulk and intensity requirements of the existing GR zoning. The neighboring properties are HC (across the street), GR (to the south), and Greene County General Commercial C-2 to the north and east. The site is surrounded by commercially-zoned property. The proposed development will meet the City of Springfield perimeter landscaping and any bufferyard requirements.	It is not anticipated that the conditional use will dominate the immediate vicinity. The surrounding properties are all zoned for commercial use. All City codes are required to be met with regard to these items.

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a. The location, nature and height of buildings, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.		
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	There are no significant natural topographic or physical features on site.	Minimal changes in topography are proposed ensuring that the same drainage patterns that exist are maintained.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	There are no natural, scenic or historic features of significant importance on site.	There are no known natural, scenic or historic features of significant importance on site.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	The proposed self-storage facility use complies with the lot size requirements, bulk regulations, and performance standards related to GR zoning. The conditional use will not meet the GR use limitations since the purpose of the conditional use permit is to allow self-storage facility as an additional use on the site.	The proposed development will meet the City's zoning requirements as well as the current Building Codes adopted by the City.
15. The proposed conditional use at the specified location will contribute to or promote the	The proposed conditional use will be contained within a	The storage facility will function as a supporting land use in proximity to a developing housing,

DEVELOPMENT REVIEW STAFF REPORT

welfare or convenience of the public.	single multi-story commercial building which will look similar to any typical commercial building. This use will contribute to the welfare and convenience of the public by providing a new climate controlled storage establishment for the southwest side of Springfield.	shopping and employment center.
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.	The off-street parking lot will adhere to the City of Springfield off-street parking regulations as to the size, material, number of required parking spaces, etc. This conditional use does not require a variance to the parking regulations. There are no adjoining residential lots which would need to be screened. All of the adjoining property is zoned commercial—either in the City of Springfield or Greene County commercial.	Off-street parking will be provided and screened as required by the Zoning Ordinance.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	The proposed storage facility use does not affect traffic hazards or congestion. The proposed site layout has one entrance/exit drives so as to prevent traffic hazards and to minimize traffic congestion on the adjoining streets.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it will not create these hazards.

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18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	The proposed self-storage facility use does not change the vehicular circulation elements. The site plan will adhere to typical commercial development standards for conveying vehicles and pedestrians through the site with the sidewalk, parking lot, and drive aisles.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it will not create these hazards with the traffic access controls that are required with this Conditional Use.
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	There is a City Utilities electric line that will need to be relocated as part of the development. This is unrelated to the use and would be required for any GR development since the utility line runs right through the middle of the lot. The development team has contacted City Utilities, and they have confirmed that the relocation can be accomplished without any adverse effects to the public infrastructure. Otherwise, there are no easements, roadways, rail lines, utilities or public rights-of-way adversely affected by the self-storage facility use.	No known interference with any public rights of way or easements are known.
20. In the case of existing structures proposed to be	There are no existing structures.	The development is required to adhere to all standards of

DEVELOPMENT REVIEW STAFF REPORT

converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.		the Zoning Ordinance and other applicable ordinances.
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	The proposed self-storage facility use will not affect essential public facilities. The site has access to Zimmer Ave. The site has public sewer, water, and electricity provided to it by City Utilities. The development will follow all of the city's building codes and ordinances related to parking, fire protection, drainage, waste, etc.	This project will be served by essential public services in the same manner as their adjacent property.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

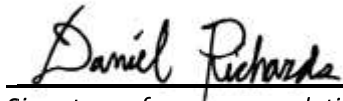
1. Conditional Use Permit for: Self-service storage facilities
2. Meeting Date & Time: Tuesday, 4/18/23 & Thursday, 4/20/23 from 4:00 pm-6:30 p.m.
3. Meeting Location: Fire Station #8, 1405 S Scenic Ave, Springfield, MO 65807
4. Number of invitations that were sent: 32
5. How was the mailing list generated: 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 of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

There were no verbal comments.

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

There was one written comment and it was in favor of the conditional use permit.

I, Daniel Richards (*print name*), attest that the neighborhood meeting was held on 4/18/23 & 4/20/23 (*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

Daniel Richards

Printed name of person completing affidavit

Neighborhood Meeting Notice

Date of Letter:

April 5, 2023

DEAR PROPERTY OWNER,

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

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

APPLICANT CONTACT INFORMATION

Applicant/Representative Name: Daniel Richards, Lee Engineering

Address: 1200 E Woodhurst Dr. Suite D200

City, State and Zip: Springfield, MO 65804

Phone Number: (417) 886-9100

E-mail: drichards@leeengineering.biz

PROJECT LOCATION: 1706 S Farm Road 129

PROPOSED CHANGES:

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

The existing zoning is general retail. The proposed zoning change is a Conditional Use Permit to allow self-storage facilities on this lot. The proposed development is a multi-story retail building with Climate Controlled Self Storage Units.

PUBLIC NEIGHBORHOOD MEETING

Date of Meeting: Tuesday, April 20, 2023 from 4:00 pm-6:30 p.m.

Location of Meeting: Fire Station #8
1405 S Scenic Ave, Springfield, MO 65807

Time of Meeting: ● 4:00pm to 6:30pm

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

CIVIL ENGINEERING & DESIGN



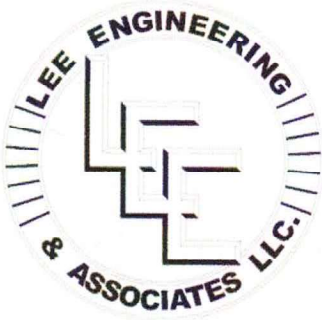
LEE ENGINEERING
& ASSOCIATES LLC.

[illegible]

LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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



COMMENT SHEET

Neighborhood Meeting

Tuesday, April 18, 2023 & Thursday, April 20, 2023

Re: CUP to allow Self-service storage facilities within a GR-zoned property
1706 Farm Road 129
Springfield, Missouri

NAME	ADDRESS	PHONE
Wilson P	409 S. Veedella Spfld	417 837-2326

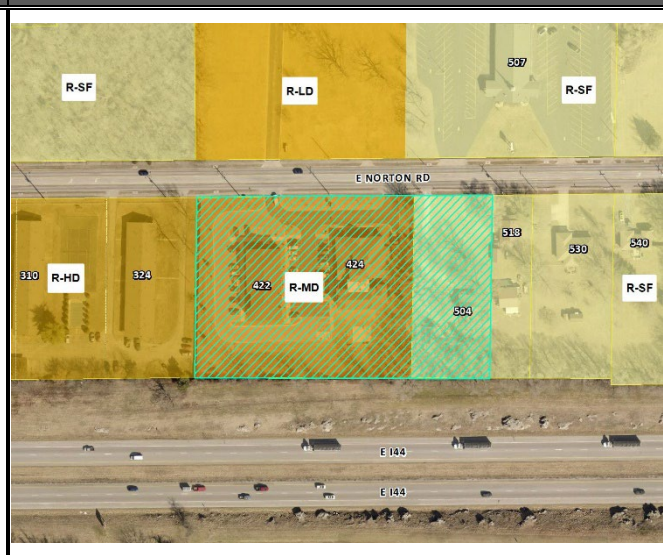
COMMENTS:

I'm ok with climate control
storage building

[illegible]

PROJECT SUMMARY:

ZONING MAP



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE MAPS STREET VIEW:



PROPERTY HISTORY:

422 through 504 E. Norton Road were zoned R-SF, Single-family residential district in 1995 as part of the Citywide remapping which occurred that year, approved via General Ordinance No. 4494. In 2004, 422 and 424 E. Norton Road were rezoned to R-LD, Low-density multifamily residential district, approved via General Ordinance No. 5422, and were subsequently rezoned to R-MD, Medium-density multifamily district in 2006, approved via General Ordinance No. 5519. In 2018, the applicant received approval of a Conditional Use Permit for a transitional service shelter at 422 and 424 E. Norton Road. The applicant recently submitted a rezoning application for 504 E. Norton Road, to rezone the property from R-SF, Single-family residential district to R-MD, Medium-density multifamily residential district (Z-12-2023).

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-363. – Conditional Use Permit

(1) *Purpose.* The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located so as to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

(8) *Period of validity.*

(a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18 months period:

1. A building permit is obtained and the erection or alteration of a structure is started; or
2. An occupancy permit is obtained and the conditional use is commenced.

The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.

(b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

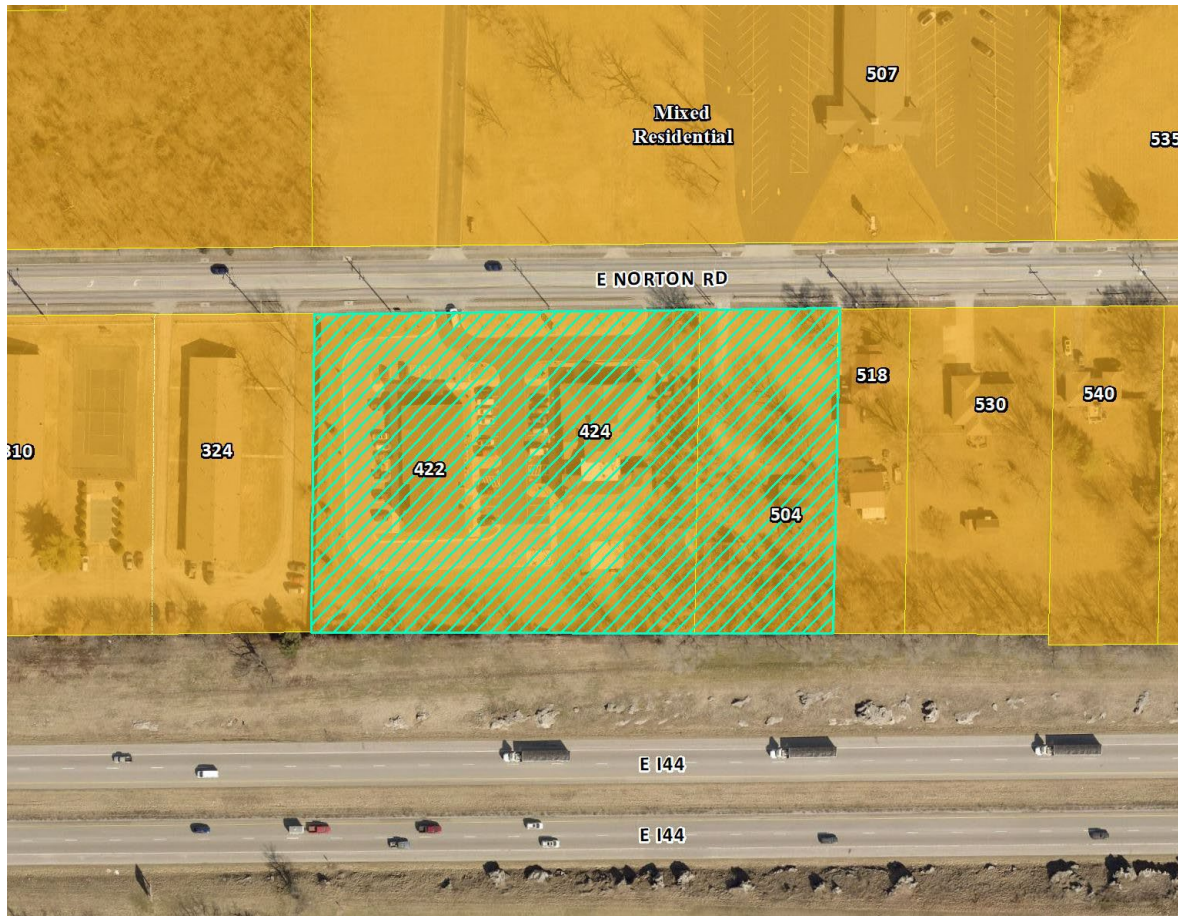
The subject property is located within *ForwardSGF's* Mixed Residential Placetype, which applies to all of the property to the north and south of E. Norton Road between N. Summit Avenue (to the east) and N. Grant Avenue (to the west). This Placetype, typically located near major employment or activity centers, is primarily used for higher density single-family attached and multifamily residential dwellings, including townhomes, rowhomes, duplexes, apartments, student housing, and single-family detached homes that have been converted into multiunit dwellings. Nonresidential supporting land uses include parks and open space, public and private schools, and places of worship, as well as low-intensity urban agriculture and neighborhood-serving commercial uses. Based on the mix of residential densities supported within this Placetype, new construction is intended to utilize thoughtful building and site design which reflects, complements, and/or enhances the character of the area and the adjacent streetscape.

The R-MD, Medium-density multifamily residential district, as requested by the applicant via Z-12-2023, accommodates a mix of residential dwelling types at densities up to 29 dwelling units per acre. This district is intended to serve as a transition between major streets or commercial areas and nearby lower density residential areas. Reflecting the intent to act as a transition, this district prohibits the construction of new detached single-family dwellings so as to not preempt multifamily projects with less intense development not befitting this zoning designation. This district also permits certain other nonresidential uses necessary to serve the governmental, educational, religious, recreational, or other needs of a given neighborhood or area. In addition, a small number of conditional uses, including transitional service shelters, may be permitted with the approval of a Conditional Use Permit.

Based on the variety of residential dwelling types and low-intensity nonresidential uses permitted within the R-MD district, staff has determined that the requested rezoning from the R-SF, Single-family residential district to the R-MD, Medium-density multifamily residential district is generally compatible with the objectives and intent of the *Comprehensive Plan*.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

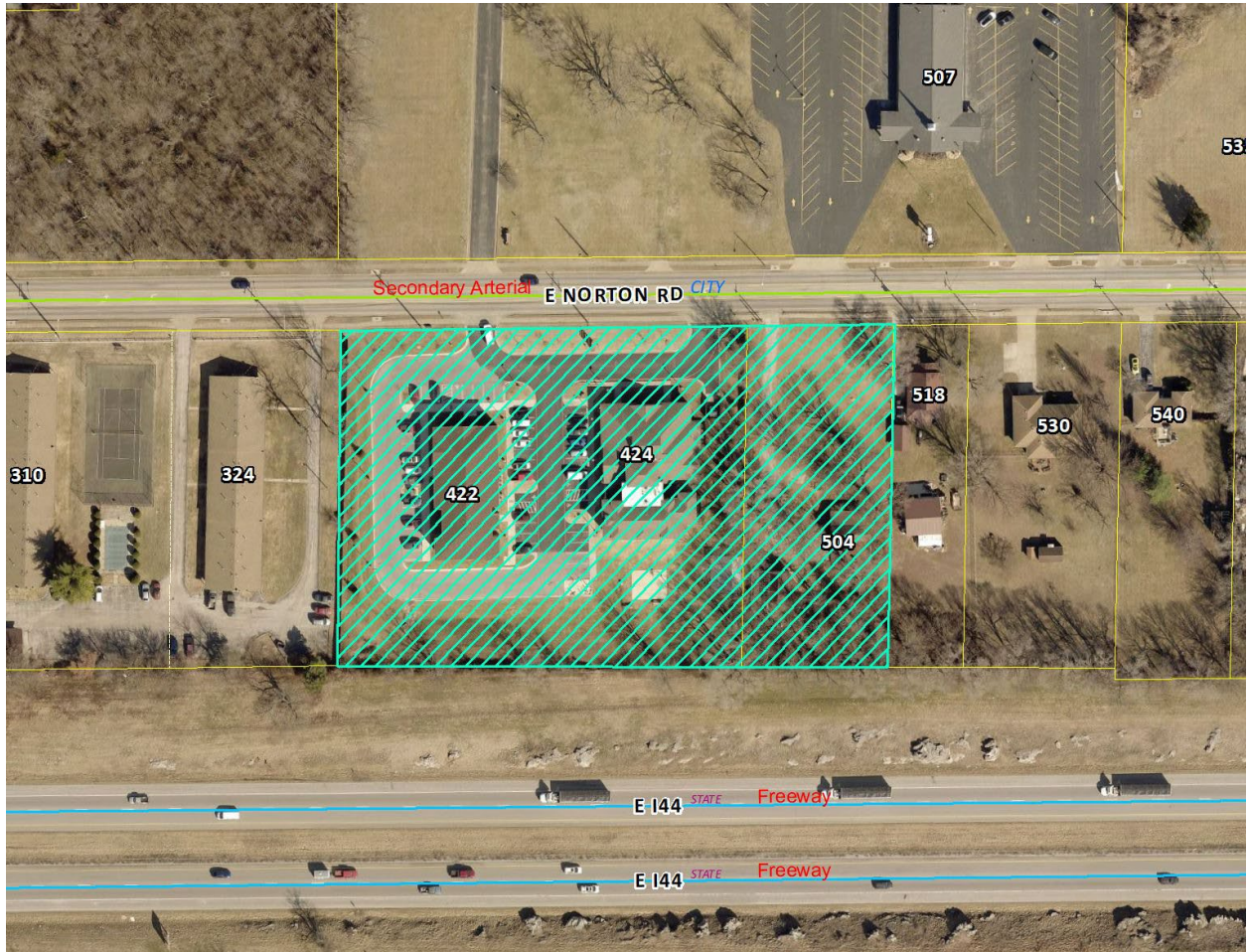
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	N/A	R-SF	R-HD
LAND USE	Place of worship, Assisted living community	N/A	Single-family dwelling	Multifamily dwellings
PLACETYPES	Mixed Residential	N/A	Mixed Residential	Mixed Residential

DEPARTMENT COMMENTS:

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

DEVELOPMENT REVIEW STAFF REPORT

3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with the proposed Conditional Use Permit; however, this property was part of a City tax bill project in 2011 which may incur additional fees when obtaining a building permit. This property is in Sewer District 230 of Section 6 and is subject to a Sewer Extension Cost Recovery (SECR) fee. The original sewer tax bill #53192a, filed in 2011, was reduced by \$17,192.45 by entering into a SECR agreement. SECR agreements are issued for SFR properties. If the property owner is adding any additional water meters, rezoning, or increasing the water meter size, a \$6,700 SECR fee will be collected per meter, not to exceed the total reduction. The SECR fee would be added to the sewer permit when building plans are submitted. Any applicable SECR fee shall be in addition to any other connection or other fees which may be applicable to such water meter installation under other City Ordinances or regulations.

4. FIRE DEPARTMENT:

No issues with the proposed Conditional Use Permit. 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 **Pea Ridge 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 **is not applicable because the site is built out. The detention of new impervious area runoff needs to be captured through the basin located at 422 and 424 E. Norton Road.** 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 (fee in lieu of detention is not applicable in this case).
 - i. At the time of development, detention is required based on the drainage to MODOT right-of-way on I-44. The site will be given credit for the existing

DEVELOPMENT REVIEW STAFF REPORT

- house and driveway. Detention would be required for any additional impervious surface area added.
- ii. If 504 E. Norton Road is combined with 422 E. Norton Road, the detention basin on 422 E. Norton Road can be expanded/modified to account for the additional impervious area once development is designed.
- b. The 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 a 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.

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 (O&M) 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.

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6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

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

City's Transportation Plan classifies E. Norton Road as a Secondary Arterial roadway. The standard right-of-way width from the centerline of E. Norton Road is 35 feet. It appears additional right-of-way is needed along E. Norton Road. A survey is recommended to determine the exact amount of existing right-of-way. E. Norton Road is a city-maintained street.

Traffic Counts & On-Street Parking:

There is no recent traffic count for E. Norton Road. On-street parking is not allowed along E. Norton Road.

Driveway Access:

There is currently one driveway access point onto the property from E. Norton Road. The existing driveway access point to this property will need to be removed. All access to this property will need to come from the property to the west.

Sidewalk:

There is existing sidewalk along the property frontage of E. Norton Road.

Trails, Bus Stops, and Additional Information:

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are bus stops along E. Norton Road near this property.

Improvements:

No improvements are required for this Conditional Use Permit. A Traffic Impact Study is not 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	E. Norton Road	Secondary Arterial	No	30	35

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, Good Samaritan Boys Ranch Foundation, has requested this Conditional Use Permit in conjunction with a request to rezone 504 E. Norton Road from R-SF, Single-family residential district to R-MD, Medium-density multifamily residential district (Z-12-2023). The foundation intends to demolish the existing single-family home located at 504 E. Norton Road and to redevelop the site for use as a donation drop-off center

DEVELOPMENT REVIEW STAFF REPORT

associated with the transitional service shelter already present at 422 and 424 E. Norton Road. The donation drop-off center would largely mimic an office, with a small warehouse/storage space proposed for the storage of goods donated to the shelter and its residents as they transition into independent living.

2. A site plan has been provided (Attachment 3) depicting the proposed expansion of this development. Note that the applicant has proposed a number of off-street parking stalls in excess of the minimum required by Code. In addition, a 20-foot-wide bufferyard C will be installed along the east property line, which will include a new six-foot wood privacy fence despite not being required by Code. This fence will act as a form of screening for the proposed parking stalls, which will face the east property line. The applicant has located a screened trash enclosure to the south end of the site, away from public right-of-way and adjacent properties.
3. Staff has determined that the requested rezoning and Conditional Use Permit are in general alignment with the objectives and intent of the *Comprehensive Plan's* Mixed Residential Placetype as outlined on page five, above.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Mixed Residential Placetype and the development's compliance with the standards of approval below (Attachment 2), contingent upon the approval of Z-12-2023 (rezoning 504 E. Norton Road to R-MD, Medium-density multifamily residential district).

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following recommendations in connection with each proposed conditional use:

1. Recommend against the proposed conditional use.
2. Recommend approval of the proposed conditional use.
3. Recommend approval of the proposed conditional use together with recommendations which, in the judgment of the Planning and Zoning Commission, will protect adjacent property and ensure that the proposed conditional use is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1 CONDITIONAL USE PERMIT NO. 473

1. The transitional service shelter and associated donation drop-off center shall comply with all of the standards listed in Attachment 2.
2. The transitional service shelter and associated donation drop-off center shall be permitted in substantial conformance with Attachment 3.
3. All other standards of the Zoning Ordinance and other applicable Ordinances shall be adhered to.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2 STANDARDS FOR CONDITIONAL USE PERMIT NO. 473

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
1. The proposed conditional use will be consistent with the adopted policies in the Springfield <i>Comprehensive Plan</i> .	We see no deviations from the adopted policies of the Springfield <i>Comprehensive Plan</i> .	Staff has concluded that the proposed conditional use within the requested R-MD district (Z-12-2023) is in general alignment with the <i>Comprehensive Plan's</i> Mixed Residential Placetype designation.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	The donation center and associated office space should not add any significant traffic to the existing area. It will be providing support services for their adjacent development.	Public Works – Traffic has reviewed the proposed conditional use and has determined that it will not adversely affect the safety of the motoring public or of pedestrians using the facility or within the immediate surroundings of the proposal. As part of Traffic's requirements for this proposal, the donation drop-off center must take access from E. Norton Road utilizing the existing access drive located at 422 and 424 E. Norton Road.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	All required fire safety control measures will be in place.	The Fire Department has reviewed the proposed conditional use and has not noted any concerns with regard to fire safety and fire control measures. The Fire Department's comments are provided within the Department Comments section of the staff report, above.

DEVELOPMENT REVIEW STAFF REPORT

4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	It is planned for all drainage to flow into the existing detention facilities located at 422 and 424 E. Norton Road.	Public Works – Stormwater has reviewed the proposed conditional use and has provided their comments within the Department Comments section of the staff report, above. Per these comments, and depending on the combination of these lots, detention must either be provided on 504 E. Norton Road or runoff must flow to the existing detention located at 422 and 424 E. Norton Road.
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	There should not be any additional excessive noises coming from this development. All activities are planned to occur during normal operating times.	Staff does not have any concerns pertaining to the anticipated noise levels associated with the future donation drop-off center, which will largely mirror the noise level associated with an office.
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	On-site lighting will be designed to meet the existing City requirements.	All future stationary lighting will be required to be meet the requirements and limitations of Section 36-484, Exterior lighting, which will limit the spillover of light along the eastern property line of 504 E. Norton Road due to the adjacent residential zoning/land use. In addition, any future parking stalls which face the east property line will be screened by the proposed six-foot wood privacy fence to be installed as part of the required bufferyard along this property line.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	Any new signage, lighting, or other site improvements will be designed to not increase or hamper traffic flows into and around the property.	City staff does not have any concerns regarding future signage at this location at this time. Per the site plan provided in Attachment 3, no new detached signage has been identified at this time. All future

DEVELOPMENT REVIEW STAFF REPORT

		signage must comply with the requirements and limitations of Section 36-454, Signs, of the Zoning Ordinance.
8. Such signs will not have an adverse effect on any adjacent properties.	Any new signage will not affect adjacent properties.	Echoing our response to standard (7), all future signage must comply with the requirements and limitations of Section 36-454, Signs.
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	There should be minimal traffic flow and as such, the existing roads should be adequate.	As noted by Public Works – Traffic, there are no concerns at this time regarding the proposal's impact on traffic in the area; however, Traffic has noted that E. Norton Road's right-of-way width is deficient in this area by approximately five feet.
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare.	We do not see that this development will have any adverse effect on the adjacent properties. This property will provide a supportive use for the adjacent property that is owned by the current landowner.	Staff does not anticipate that the proposed development will adversely impact or be incompatible with the surrounding property. E. Norton Road is a Secondary Arterial roadway and the subject properties are not located in a traditional residential neighborhood. Where this property abuts single-family zoning to the east, a bufferyard, with privacy screening, will be required to be installed.
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining	504 E. Norton Road and the adjacent site the west, 422 and 424 E. Norton Road, are under the same landownership; the expansion of facilities into 504 E. Norton Road will provide a supportive function to the adjacent property. The existing six-foot privacy fence will be	Any future construction on 504 E. Norton Road, contingent upon the approval of Z-12-2023, must meet the requirements and limitations of Section 36-383, R-MD, Medium-density multifamily residential district, which will limit the maximum height of the structure based on the side yard setback provided and will require that at least 20% of the total lot

DEVELOPMENT REVIEW STAFF REPORT

whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.	extended along the south property line and along the east property line. Per the City's regulations, a 20-foot-wide landscaped bufferyard will be installed along the east property line.	area be maintained as open space. In addition, due to the adjacent R-SF district to the east, a bufferyard C, at least 15 feet wide and including one (1) canopy tree, two (2) understory trees, two (2) evergreen trees, and ten (10) shrubs every 100 feet, must be installed along the entirety of the east property line.
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	The development will maintain as much of the existing vegetation and grades as possible, in particular along the south and east property lines.	This site lacks significant natural topographic or physical features. As indicated by the applicant, efforts shall be made to preserve existing vegetation where such vegetation is best preserved due to the adjacent R-SF district to the east.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	The property currently has a vacant home on it with some debris. This project will clean up the existing site and should have a positive impact on the adjacent properties.	This site does not contain any significant natural, scenic, or historic features aside from the aforementioned vegetation, which the developer intends to preserve to the greatest extent feasible.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	The proposed development will meet the City's zoning requirements as well as the current Building Codes adopted by the City.	Contingent upon the approval of Z-12-2023, 504 E. Norton Road will indeed meet the minimum lot size requirements for the R-MD district. All other regulations noted within the standard will be enforced as part of the building permit review process, which would occur following the approval of a Conditional Use Permit.
15. The proposed conditional use at the	The project location is next to the owner's transitional	As stated by the applicant, this Conditional Use Permit serves to

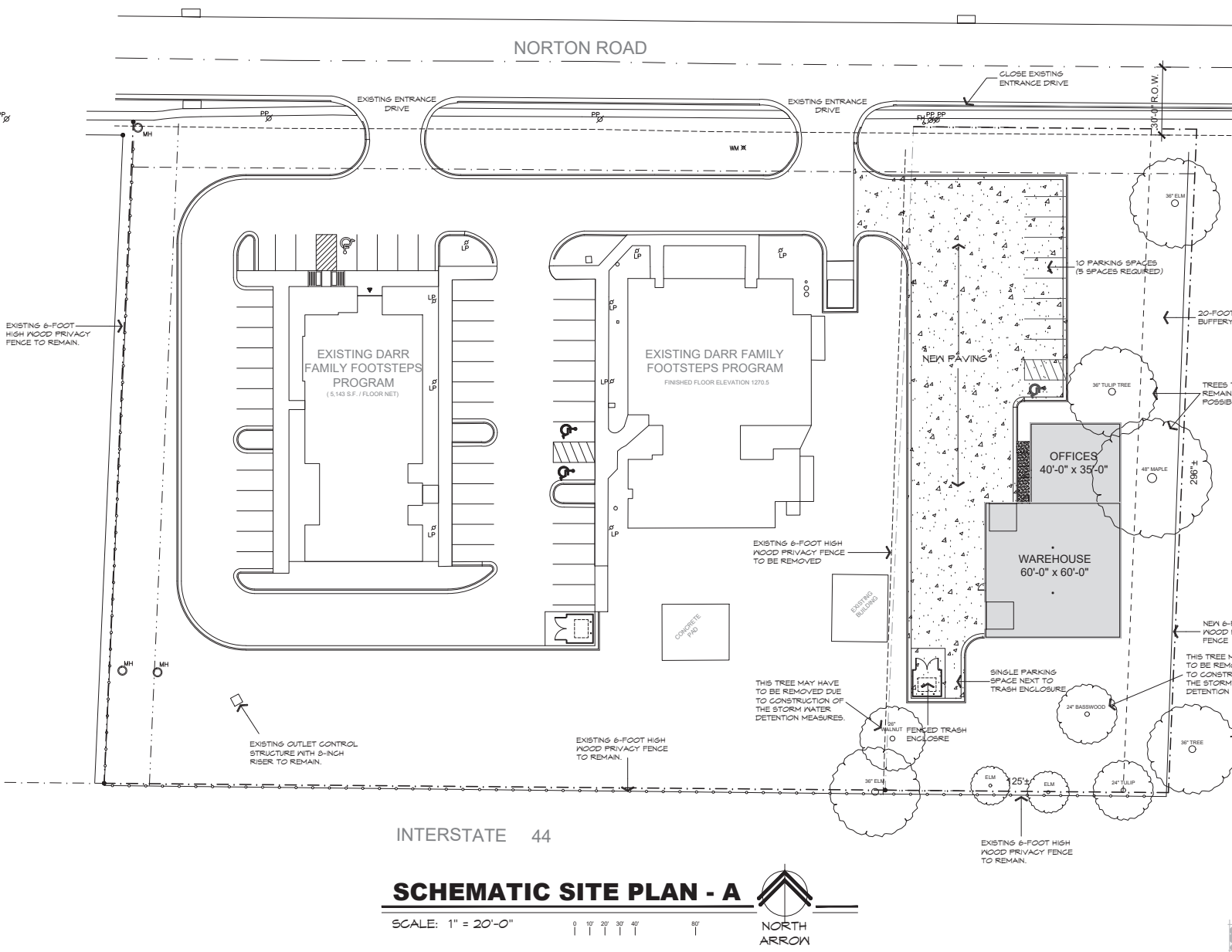
DEVELOPMENT REVIEW STAFF REPORT

specified location will contribute to or promote the welfare or convenience of the public.	housing project and will provide a place for the tenants to obtain needed items as they transition out into their own living quarters.	expand upon the services provided by Good Samaritan Boys Ranch at 422 and 424 E. Norton Road.
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.	Off-street parking will be provided and screened as required by the Zoning Ordinance.	All off-street parking and loading areas will be reviewed for compliance with the relevant Sections of the Zoning Ordinance during the building permit review process.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	This development will share the existing entrance drive with the adjacent transitional housing project.	As indicated by the applicant and required by Public Works – Traffic, the expansion at 504 E. Norton Road will be required to take access to E. Norton Road through the existing access point located at 422 and 424 E. Norton Road.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	By sharing the existing entrance drive with the adjacent property, there should be no additional traffic hazards nor hazards to pedestrians.	Echoing the statement by the applicant, staff does not anticipate the creation of traffic or pedestrian hazards as a result of the approval of this Conditional Use Permit.
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	The project is kept out of all known easements, roadways, rail lines, utilities, and public/private rights-of-way.	There is not any known interference with any public rights-of-way or easements.

DEVELOPMENT REVIEW STAFF REPORT

20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	The existing vacant single-family home will be razed to make room for this development.	This Conditional Use Permit will not involve the conversion of existing structures; rather, the existing structure will be demolished.
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	This project will be served by essential public services in the same manner as their adjacent property.	All property involved in this project are already served by the essential public facilities and services necessary to support such a development.

ATTACHMENT 3



SITE REQUIREMENTS

- ZONING**
- CURRENT ZONING - - - R-SF
 - PROPOSED ZONING - - - R-SF
- PROPOSED USE**
- DONATION CENTER
- GRADING**
- EXISTING GRADES WILL BE MAINTAINED TO THE BEST ABILITY SO TO PROTECT AS MANY EXISTING QUALITY TREES AS POSSIBLE AND TO MAINTAIN THE CURRENT DRAINAGE OF THE SITE.
- AREA**
- LAND AREA - - - 36,620 S.F.
 - BUILDING - - - 9,000 S.F.
 - PARKING AND DRIVE LANES - - - 12,000 S.F.
 - IMPERVIOUS - - - 17,100 S.F.
 - OPEN SPACE - - - 14,440 S.F.
- PARKING REQUIREMENTS**
- OFFICE SPACE: 1 PER 150 S.F.
 - WAREHOUSE: 1 FOR THE EMPLOYEE
 - TOTAL PARKING REQUIRED: 5
 - PARKING PROVIDED: 11
- SIGNAGE**
- IT IS UNKNOWN AT THIS TIME IF THE OWNER WILL USE THE EXISTING MONUMENT SIGN ON THE ADJACENT PROPERTY OR NOT.
 - IF A NEW MONUMENT SIGN IS BUILT, IT IS TO MEET THE CITY'S SIGN REGULATIONS.
- BUFFERYARD AND LANDSCAPING**
- THE LANDSCAPING AND BUFFERYARD WILL MEET THE ZONING ORDINANCE SECTION 56-402. A LANDSCAPE PLAN WILL BE SUBMITTED AS PART OF THE CONSTRUCTION DOCUMENTS. THE FOLLOWING NOTES OUTLINE WHAT IS REQUIRED:
 - FOOT SIDE BUFFERYARD ALONG THE EAST PROPERTY LINE PER CITY ZONING, THE REQUIRED BUFFERYARD TYPE IS 'C'. THE REQUIRED PLANTINGS PER 100 LINEAL FEET IS AS FOLLOWS:
 - 1. CANOPY TREE
 - 2. UNDERSTORY TREES
 - 3. EVERGREEN TREES
 - 10 SHRUBS
 - EACH EXISTING CANOPY TREE LOCATED WITHIN THE BUFFERYARD AREA WILL COUNT TOWARDS THE REQUIRED PLANTINGS. DUE TO THE SIZE OF THE EXISTING TREES, NO ADDITIONAL CANOPY TREES ARE REQUIRED.
 - AS MUCH OF THE EXISTING QUALITY VEGETATION WILL REMAIN AS POSSIBLE.
 - A SIX FOOT TALL PRIVACY WOOD FENCE WILL BE INSTALLED ALONG EAST PROPERTY LINE.
 - THERE IS AN EXISTING WOOD PRIVACY FENCE ALONG THE SOUTH PROPERTY LINE. THIS FENCE WILL REMAIN.
- PROTECTION OF EXISTING TREES**
- TREE PROTECTION WILL CONSIST OF THE INSTALLATION OF FENCING AT THE PERIMETER OF THE TREE CANOPY ADJACENT TO CONSTRUCTION. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING.
- STORM WATER & EROSION CONTROL MEASURES**
- RUN-OFF FROM THE SITE WILL BE DIRECTED TO THE EXISTING STORM WATER CONTROL MEASURES LOCATED ON THE ADJACENT PROPERTY TO THE WEST. THE SOUTH PART OF THE PROPERTY WILL ONLY BE UTILIZED FOR STORM WATER CONTROL IF REQUIRED.
 - EROSION CONTROLS DURING THE CONSTRUCTION PROCESS.
 - PLANS FOR THE EROSION CONTROL AND THE STORM WATER MEASURES WILL BE SUBMITTED AS PART OF THE CONSTRUCTION DOCUMENTS.
- SITE LIGHTING**
- THE EXTERIOR SITE LIGHTING WILL MEET THE ZONING ORDINANCE SECTION 56-404. A LIGHTING PLAN WILL BE SUBMITTED TO THE CITY AS PART OF THE CONSTRUCTION DOCUMENTS TO SHOW COMPLIANCE.

1736 E. Sunshine,
Suite 311
Springfield, Missouri
65804
Phone: (417) 883-2720
Fax: (417) 883-0161

MMW
MARSHALL WATERS
ARCHITECTURE & PLANNING
MISSOURI STATE CERTIFICATE OF AUTHORIZATION NO. 000728

**NEW OFFICE & DISTRIBUTION CENTER
FOR THE
GOOD SAMARITAN BOYS RANCH
504 EAST NORTON ROAD
SPRINGFIELD, MISSOURI**

date
4-27-2023
revised

drawn
MEG
checked
BY
comm.
no. 73.03

sheet
of

ATTACHMENT 4
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF to R-MD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: April 20, 2023 at 4:00 pm
3. Meeting Location: 420 E. Norton Road
4. Number of invitations that were sent: 26
5. How the mailing list was generated: Generated by the city.
6. Number of neighbors in attendance (attach a sign-in sheet): 0
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:

N/A

I, William Woody (print name), attest that the neighborhood meeting was held on 04/20/2023 (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."

William L_ Woody

Digitally signed by William L_ Woody
DN: C=US, O="Marshall-Waters-Woody Assoc., Inc.",
CN=William L_ Woody, E=bwoody@mwwarch.com
Reason: I attest to the accuracy and integrity of this document
Location: your signing location here
Date: 2023-04-21 15:25:43
Foxit PhantomPDF Version: 9.7.5

Signature of person completing affidavit

William Woody

Printed name of person completing affidavit

Rezoning@504 E. Norton Rd., Springfield, Missouri

20 April 2023

4:00-6:30PM

Planning and Zoning Commission Page 21 of 21

DEVELOPMENT REVIEW STAFF REPORT

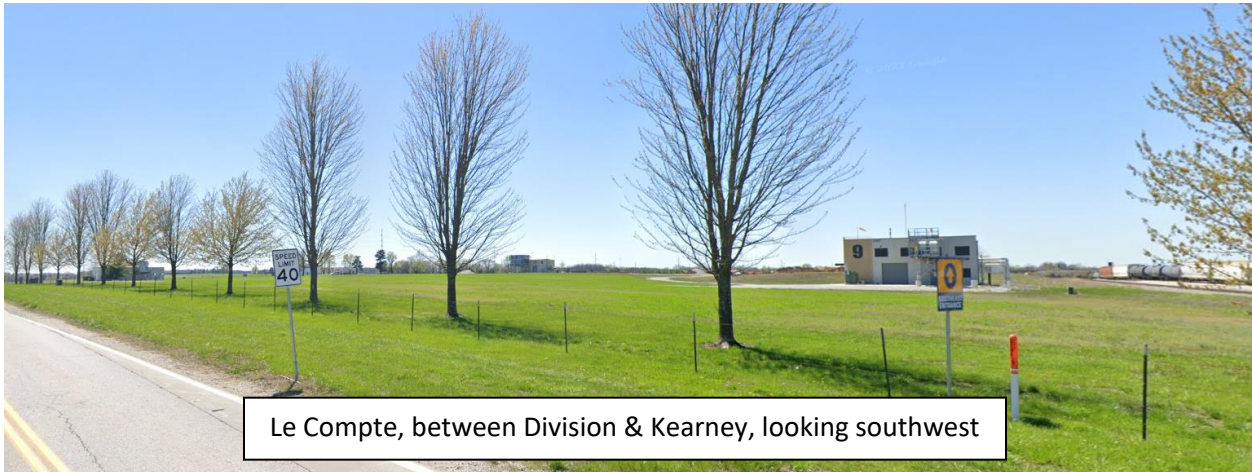
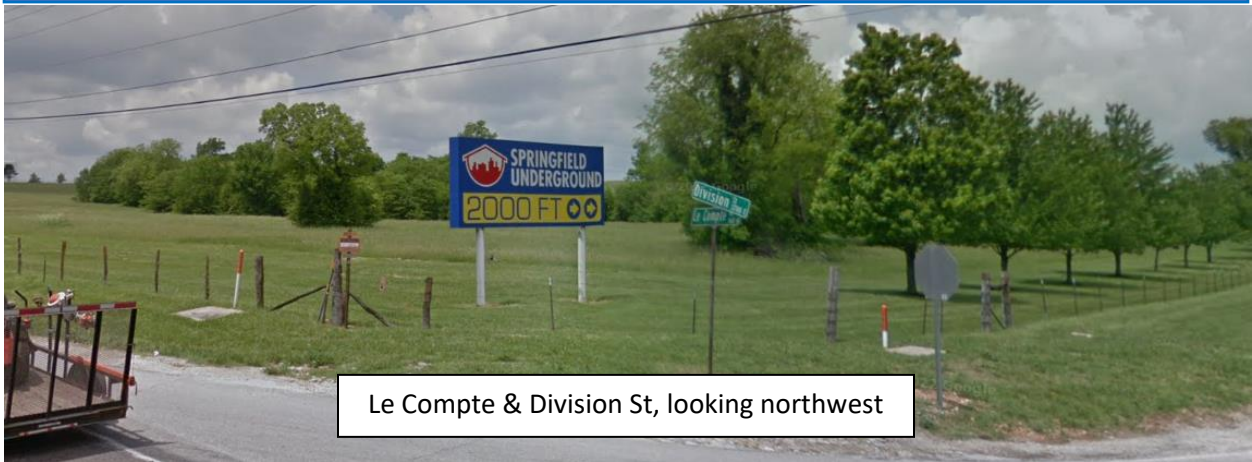
GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The subject property was zoned PD 229 in May 1999 and then amended to the current zoning in August 2004.

DEVELOPMENT REVIEW STAFF REPORT

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:

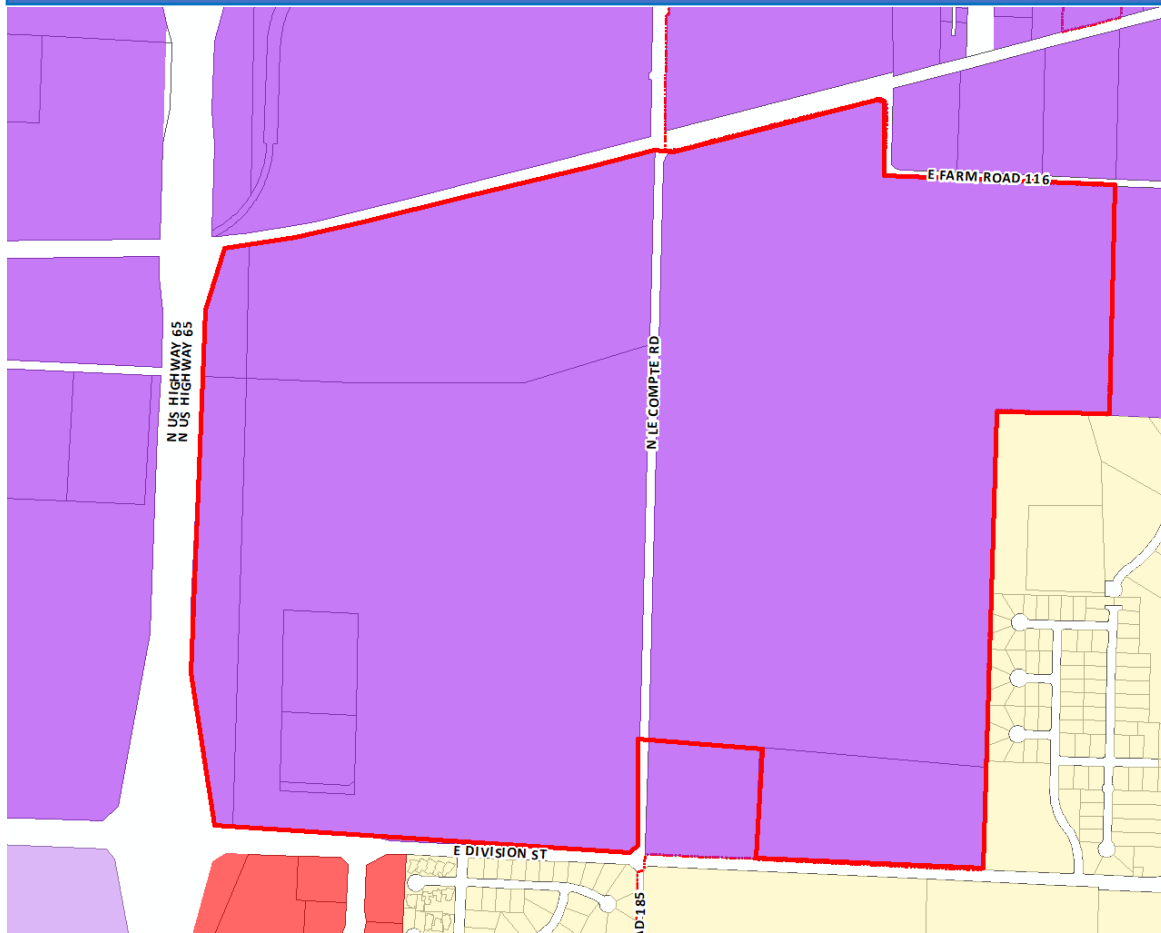
CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT
Use Limitations	See PD provisions in Exhibit 1
Minimum Lot Size	See PD provisions in Exhibit 1
Maximum Height	See PD provisions in Exhibit 1
Bulk Plane	See PD provisions in Exhibit 1
Minimum Yard Requirements	See PD provisions in Exhibit 1
Minimum Open Space	See PD provisions in Exhibit 1
Design Requirements	See PD provisions in Exhibit 1
Buffering and Landscaping	See PD provisions in Exhibit 1

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Industry & Logistics placetype. The Industry & Logistics placetype consists of heavy and moderately intense manufacturing, distribution uses, and a range of operations that rely on proximity to the City's airport, interstate, and rail facilities. Businesses and operations that supplement and provide logistical support for larger operations are also accommodated, such as those with significant outdoor storage and parking and circulation lots for trucking and freight. This placetype is critical to Springfield's economy and employment base and is enhanced as such with improved access management, clear wayfinding, and gateway features. Planning for this placetype involves a highly collaborative effort to preserve and help procure sufficient real estate for industrial parks, airport, rail operations, and expansion needs.

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	Major Arterial / Retail Sales & Service	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			●	●	○											

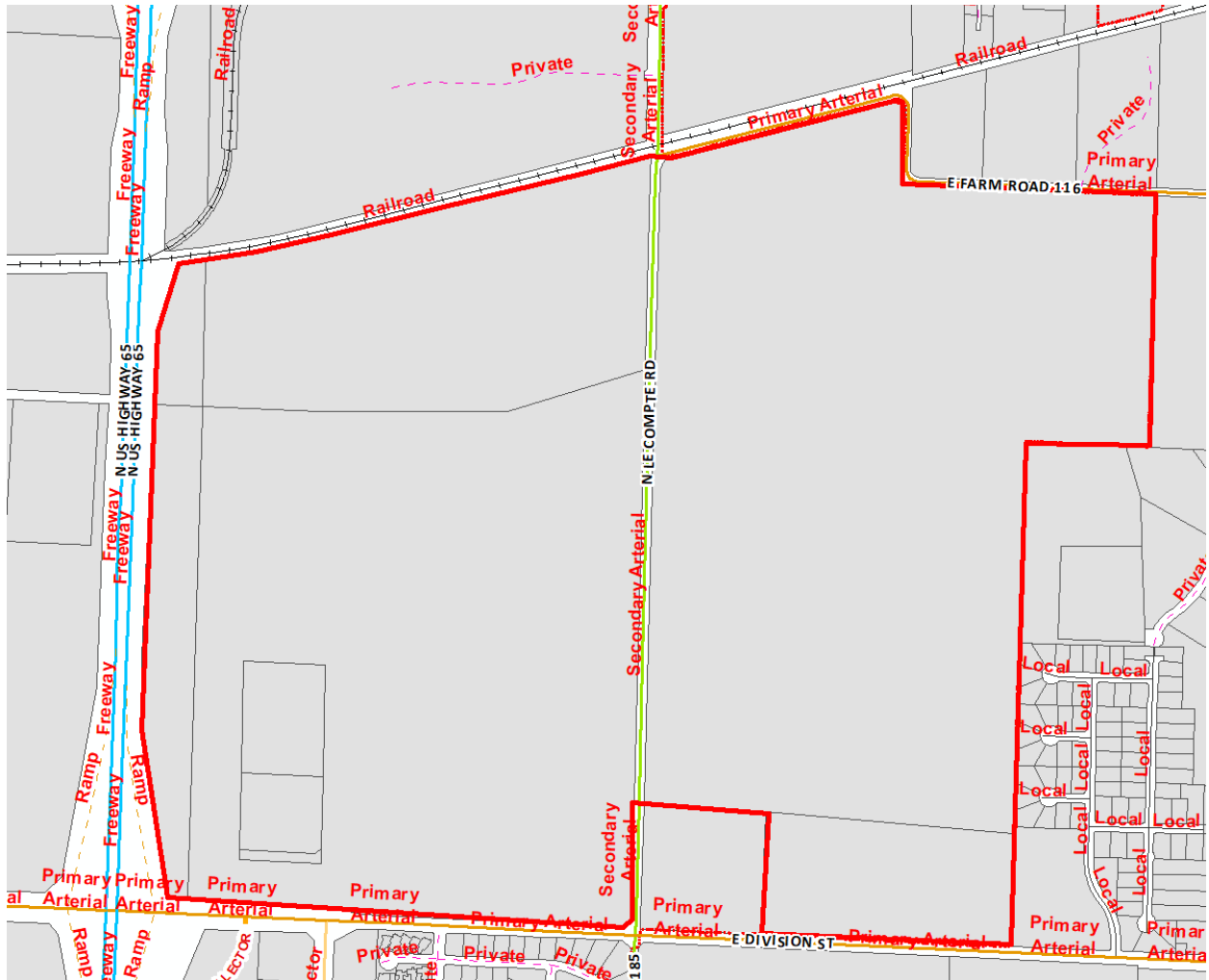
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	HC COD 127, O-1 COD 128,	County A-1, County R-1, PAD	HM
LAND USE	Springfield Underground,	Car dealership, offices, multi- family residential, single-family residence,	Single-family residence, Agriculture uses	U.S. 65 Highway right-of-way, industrial and warehouse uses.
PLACETYPES	Industry & Logistics	City Corridor, Traditional	Industry & Logistics, Traditional	Industry & Logistics

DEVELOPMENT REVIEW STAFF REPORT

		Residential neighborhood	Residential neighborhood	
--	--	-----------------------------	-----------------------------	--

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning or planned development.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the PD however we have the following comments regarding the subdivision; 1. The only lots that currently have access to public sewer are lots 3, 4, 6, 7 and 9. Public sewer extensions will be required for lots 1, 2, 5 & 8. The sewer should be extended to the buildable area of those lots. Sanitary Sewer Public improvement plans will be required before any final plats or building plans could be approved. The public improvements must be completed or escrowed before the final plat can be approved. 2. There is an existing \$0.0147 per square foot trunkline fee for portions of these lots that would need to be paid as part of any public improvement plans submitted for the plat. This fee is based on the area of the lots and will be added to the engineering and inspection fees for the public improvement plans. Some portions of this fee were paid with previous public improvement plans. It would be good to see the proposed lot numbers on the PD.

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 N. Le Compte Road as a Secondary Arterial roadway and E. Division Street as a Primary Arterial roadway. The standard right-of-way width from the centerline of N. Le Compte Road is 35 feet. The standard right-of-way width from the centerline of E. Division Street is 50 feet. It appears that additional right-of-way is needed along both N. Le Compte Road and E. Division Street. A survey is recommended to determine the exact amount of existing right-of-way. N. Le Compte Road is a city-maintained street and E. Division Street is a state-maintained street.

ACCESS

All access to the development shall be per the traffic study, planned development, current MoDOT standards and/or current City of Springfield standards.

SIDEWALK

DEVELOPMENT REVIEW STAFF REPORT

Per the planned development, sidewalks are required along all public streets.

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. Division Street and N. Le Compte Road near this property.

IMPROVEMENTS

A traffic study will be required at the time of development. All requirements of the traffic study and planned development are required to be submitted on Public Improvement Plans (PIP). The approved PIP shall be constructed, or funds escrowed prior to approval of the final plat.

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. Le Compte Road	Secondary Arterial	No	25	35
Street 2	E. Division Street	Primary Arterial	No	40	50

MISSOURI DEPARTMENT OF TRANSPORTATION:

MoDOT finds the rezoning proposed acceptable. MoDOT will have more input as the actual development happens and needed improvements to MoDOT's system are assessed through a Traffic Impact Study.

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** aware of flooding problems in the local or downstream area. There is a sinkhole at this location and additional city regulations will apply. 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**.

PW Stormwater has no concerns for the amended planned development, there is no proposed change to the Stormwater Requirements Language. Please note that development of the property will be subject to the following conditions at the time of development:

DEVELOPMENT REVIEW STAFF REPORT

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 required for all developments on the effect properties. There is an existing detention and water quality basin on the SE tract of the property, this basin will need to meet current Stormwater Regulations at time of development.
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)
 - 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.

Sinkhole and Karst Features:

1. The Site contains one or more known sinkholes and will discharge to one or both of them. Per Ch. 11 Sec. 2.0 a sinkhole evaluation must be completed by a professional engineer or geologist.

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.

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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.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, Springfield Underground, Inc., is requesting to rezone approximately 402 acres of property generally located in the 3400 to 4000 block of East Division Street from Planned Development No. 229 Amendment 1 to Planned Development No. 229, Amendment 2. The purpose of this amendment is to clarify and update roadway design standards and alignments to correspond with the recently awarded federal and state grants for LeCompte and Eastgate Avenue. Additional uses, particularly to Areas A, B and D, are proposed to align with the current zoning districts as they have been amended permitted uses. This application will be followed by a preliminary plat that will subdivide the property as shown in Exhibit 2, Preliminary Development Plan.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Industry & Logistics placetype. The Industry & Logistics placetype consists of heavy and moderately intense manufacturing, distribution uses, and a range of operations that rely on proximity to the City's airport, interstate, and rail facilities. Businesses and operations that supplement and provide logistical support for larger operations are also accommodated, such as those with significant outdoor storage and parking and circulation lots for trucking and freight. This placetype is critical to Springfield's economy and employment base and is enhanced as such with improved access management, clear wayfinding, and gateway features. Planning for this placetype involves a highly collaborative effort to preserve and help procure sufficient real estate for industrial parks, airport, rail operations, and expansion needs.
3. Office, hospitality, retail and service is identified as a supporting land use within the Industry & Logistics placetype.
4. This application would add medical marijuana cultivation, dispensary facilities and infused product manufacturing uses to Area A and Area B. Area A is similar to the HC, Highway Commercial District and Area B is similar to the IC, Industrial Commercial district which were both amended to allow these uses. Area A is approximately 48 acres located at the northeast corner and frontage of Highway 65 and Division Street. The intended land use is for highway commercial development that would be attracted to the visibility and access that the highway frontage would provide. Approximately 260 acres located south of Kearney and property east of LeCompte Road. Access to the underground will be within Area B. Refer to Exhibit 2 for the Preliminary Development Plan. The mining and related activities are allowed to continue in the underground and on the surface until all reserves have been mined or the decision to discontinue mining has been made by Springfield Underground.

DEVELOPMENT REVIEW STAFF REPORT

5. Area B is also proposed be amended to allow more commercial uses such as offices, banks, entertainment-oriented uses, and commercial outdoor recreation.
6. Area D, located along Division Street, is proposed to match the GR, General Retail uses. This is consistent with commercial uses located along a major corridor classified as a primary arterial.
7. Area F is proposed to add multi-family uses with a limit of eleven (11) dwelling units per acre. This area is located along the far eastern portion of the PD. It also includes a drainage and detention basin along the eastern district boundary. No buildings can be constructed within 500 feet of this eastern district boundary.
8. This application intends to add uses and maintain the provisions of the existing PD to ensure compatible development that was envisioned for the area in the past.
9. The City's Transportation Plan classifies N. Le Compte Road as a Secondary Arterial roadway and E. Division Street as a Primary Arterial roadway.
10. MoDOT and the City of Springfield Traffic Engineering accept the proposed PD. Both public entities have the ability to require a Traffic Impact Study by existing code. The PD language requires public and private improvements to adequately accommodate the intensity of development proposed in the district. It also accounts for the phased development by requiring improvements be made in each phase of development. For reference, the PD requires the improvements listed under the "Required Improvements" section of the PD.
11. 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 and facilities may be necessary to accommodate development.
12. There are few known changing conditions in the area affected that make the proposed rezoning necessary.
13. There are adequate utility and sewer and water facilities existing or can be provided with necessary extension of such services that would be permitted on the property if it were rezoned;
14. 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.
15. The proposed rezoning was reviewed by City departments whose comments can be viewed above.

STAFF RECOMMENDATION:

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

DEVELOPMENT REVIEW STAFF REPORT

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.

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 229 Amendment 2

APPLICATION

No building or other permits may 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.

INTENT

This planned development is located at the northeast corner of U.S. Highway 65 and Division Street. The intent of this district is to allow a mix of commercial, office, multi-family and industrial development consistent with adopted policies and plans for the area. The planned development permits highway commercial, general retail, office, and multi-family activities along the U.S. Highway 65 frontage and Division Street. Office and industrial are permitted on the remainder of the property. This planned development designates approximately 260 acres of property for industrial purposes, which will be conducted inside a building with related outdoor storage screened from surrounding properties.

The purpose of this amendment is to clarify/update roadway design standards and alignments to correspond with recent awarded federal and state grants for LeCompte Road and Eastgate Avenue. In addition, adjustments have been proposed to the allowed uses within Areas D & E to correspond to the recent update to the City's Comprehensive Plan. All improvements required with the original planned development are included and will be required as deemed appropriate and warranted based on the type and intensity of development with each phase, with all improvements ultimately being completed upon full development of the district.

DEFINITIONS:

For purposes of this ordinance, the definitions contained in the Springfield Zoning Ordinance and the following shall apply:

Floor Area, Gross: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including parking or loading spaces for motor vehicles. The gross floor area shall include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, lobbies or mall

areas, whether closed or enclosed and shall also include all outdoor areas devoted to retail sales, storage or other activities incidental to the building.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area.

$$\text{FAR} = \frac{\text{Gross Floor Area}}{\text{Total Site Area}}$$

Impervious Surface: Any part of a lot that is covered by buildings, structures, parking areas, driveways and any other surfaces which reduce or prevent absorption of storm water.

Impervious Surface Ratio (ISR): The proportion of the site covered by impervious surfaces, and shall be determined as follows:

$$\text{ISR} = \frac{\text{Area Covered by impervious surfaces}}{\text{Total site area}}$$

Open Space: Any occupied space on a lot that is unobstructed to the sky except for the ordinary projection of cornices and eaves. Open space shall not include areas covered by structures, decks, porches, parking areas, driveways, internal streets and other forms of impervious surface.

Open Space Ratio (OSR): The proportion of a site covered by open space which shall be determined as follows:

$$\text{OSR} = \frac{\text{Area Covered by open space}}{\text{Total site area}}$$

Vehicular Use Area: That portion of a lot that is used by vehicles for access, circulation, parking and loading and unloading. It comprises the total of circulation areas, loading and unloading areas, and parking areas.

USES PERMITTED:

Only the following uses shall be permitted:

Entire Planned Development Area

Mining, warehousing and distribution are permitted in all areas underground provided all access to the underground and facilities related to the underground mining are only located in Area B. Ventilation facilities and access for emergency evacuation are permitted in all areas. An additional access to the underground shall be allowed in Area

D. Temporary Mining activities to support creation of the additional access shall be allowed within Area D.

Area A

Approximately 48 acres located at the northeast corner and frontage of Highway 65 and Division Street. The intended land use is for highway commercial development that would be attracted to the visibility and superior access the highway frontage provides.

1. Athletic clubs, fitness centers and indoor sports facilities.
2. Automobile sales and service (excluding body and fender repair or paint shops, unless completed indoors and ancillary to the primary use)
3. Bakeries retail or wholesale
4. Banks and financial institutions, including automatic teller machines and drive-thru facilities
5. Commercial amusements including bowling alleys, dance halls, video game arcades, billiard parlors, roller skating and ice skating arenas and motion picture theaters (excluding drive-in theaters). However, the sale of alcoholic beverages, for consumption on site at any of the above uses shall be prohibited unless the volume of the alcoholic beverage business is no greater than one-third of the total food sales served and consumed on site.
6. Convenience stores with or without gas pumps.
7. Day care centers.
8. Furniture and appliance stores.
9. Hardware and home improvement stores.
10. Heating and plumbing sales and service as part of a shopping center.
11. Home and general equipment rental agencies.
12. Hotels, motels and inns.
13. Offices, administrative, business, finance and professional
14. Offices, medical and dental.
15. Personal service establishments (excluding massage parlors)
16. Pet stores and pet grooming.
17. Photo processing.
18. Public service and public utility uses.
19. Restaurants, including drive-ins, pick-up and drive-thru facilities.
20. Retail establishments
21. Schools, professional, commercial, industrial and trade.
22. Veterinary clinics.
23. Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
24. Medical marijuana dispensary facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school or within 200 feet of a

- then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
25. Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.

Area B

Approximately 260 acres located south of Kearney and property east of LeCompte Road. Access to the underground will be within Area B. The mining and related activities shall continue in the underground and on the surface until all reserves have been mined or the decision to discontinue mining has been made by Springfield Underground. Area B is intended for heavy industrial uses. The surface will be development with manufacturing, warehouse and distribution facilities.

1. Manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.
2. Mining and related activities including but not limited to conveying, crushing, storage and sales of aggregate .
3. Establishments that provide supply and/or services primarily to commercial and industrial customers.
4. Electric and steam power plants internal to the manufacturing facility.
5. Offices, administrative, business, finance and professional.
6. Offices, medical and dental.
7. Police and fire stations.
8. Public service and public utility uses.
9. Schools, professional, commercial, industrial and trade.
10. Truck terminal and trailer staging.
11. Warehouse storage and distribution center.
12. Office/retail/warehouse combinations, provided no more than twenty-five (25) percent of the gross building floor area shall be used for retail activities.
13. Banks and financial institutions, including automatic teller machines and drive-thru facilities.
14. Entertainment-oriented use group as defined in section 36-310
15. Commercial outdoor recreation use group as defined in section 36-310.
16. Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
17. Medical marijuana dispensary facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a

- then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
18. Medical marijuana-infused products manufacturing type 1 extraction facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
 19. Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
 20. Medical marijuana testing facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.

Area C1 & C2

Approximately 13 acres of open space located along the southern and eastern perimeters of the site. The intent of this open space is to provide a buffer between the residential uses to the south and east of the planned development. The minimum width of 50 feet should allow room for the open space to be contoured, landscaped and improved in such a manner that is an amenity to the development. Sidewalks and/or hike bike trails may be placed within Area C Area C1 and C2 and landscaped to Bufferyard F (Exhibit 3) standards.

1. Open space and plantings.
2. Storm water collection facilities and water features.
3. Hiking/biking trails.
4. Passive recreation activities.
5. Roads as shown on Exhibit 2 or as approved by City Council.
6. Signs as permitted by this exhibit.

Area D

Approximately 26 acres located north of Division and east of the City Utilities water tanks. The intended use is general retail and personal services. Area D is to function as a transition between more intense commercial and industrial uses and the residential neighborhood south of Division Street.

1. All uses as defined by the GR – General retail district in section 36-421

Area E

Approximately 39 acres located north of Division and west of the southeast property line. This area is intended for low intensity office, professional, and medium density multi-family uses that may be located adjacent to any residential district with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential uses.

1. Day care centers.
2. Offices, administrative, business, finance and professional.
3. Offices, medical and dental.
4. Medical and dental research facilities.
5. Multi-Family at no more than 11 Dwelling Units per acre, or as limited by the Multi-Family Development Location and Design Guidelines.
6. Only the following uses would be allowed within five hundred (500) feet of the eastern planned development district boundary:
7. Open Space and Plantings
8. Storm water collection facilities and water features
9. Hiking/biking trails
10. Passive recreation activities
11. Playground equipment and Park Pavilions, provided they are located no closer than three hundred (300) feet from the eastern planned development district boundary.

USE LIMITATIONS:

Entire Development

1. All uses shall operate in accordance with the noise standards contained in the Springfield Zoning Ordinance.
2. No use shall emit an odor that creates a nuisance as determined by the standards contained in the Springfield City Code.
3. Uses on parcels not served by public water and public sewer shall meet the requirements of the Springfield Zoning Ordinance.
4. Uses conducted underground shall qualify as being within a completely enclosed building.

Area A

All activities or permitted uses shall be conducted within a completely enclosed building, except:

1. Off-street parking and loading facilities;
2. Permitted drive-in, pick-up and drive-thru facilities; and
3. Day care activities.

Area B

All industrial operations shall be conducted inside a building.

No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in accordance with the Springfield Zoning Ordinance.

No junk, scrap, salvage or automobile wrecking yard shall be permitted.

Area C - None, used for drainage and detention basin.

Area D

All activities or permitted uses shall be conducted within a completely enclosed building, except:

1. Off-street parking and loading facilities;
2. Permitted drive-in, pick-up and drive-thru facilities; and
3. Day care activities.

Area E

All activities or permitted uses shall be conducted within a completely enclosed building, except:

1. Off-street parking and loading facilities; and
2. Day care activities.
3. Outdoor activities as permitted by R-MD Medium-density multifamily residential district per section 36-383.

INTENSITY OF DEVELOPMENT: Development shall adhere to the following:

The surface development shall be limited to a maximum floor area ratio (FAR) of 1.00 on each buildable lot. The subsurface development shall be limited to a maximum FAR of 1.00 for the entire area underground. Area E shall allow a maximum of 11 dwelling units per acre.

SETBACK AND BULK REQUIREMENTS AND HEIGHT REQUIREMENTS:

Development shall adhere to the following:

Setbacks

Area A

1. Division Street for structures: Fifty (50) feet from the Division Street Right-of-Way.
2. All other streets for structures:
3. Front yard: Twenty-five (25) feet
4. Side yard: Fifteen (15) feet
5. Rear yard: Fifteen (15) feet.
6. For vehicular use areas: Fifteen (15) feet, plus any required bufferyard.

Area B

1. All streets for structures:
2. Front yard: Forty (40) feet
3. Side yard: Fifteen (15) feet or zero (0) feet if buildings on adjoining lots are joined by a common wall
4. Rear yard: Fifteen (15) feet or zero (0) feet if buildings on adjoining lots are joined by a common wall
5. Double frontage lots shall have a forty (40) foot setback from each street.
6. With the exception that for Farm Road 116 the setbacks shall begin at the future right-of-way width of fifty (50) feet from centerline.
7. All streets for vehicular use areas: Fifteen (15) feet.
8. With the exception that for Farm Road 116 the setbacks shall begin at the future right-of-way width of fifty (50) feet from centerline.

Area C – None, used for drainage and detention basin.

Area D

1. Division Street for structures: Fifty (50) feet from Division Street Right-of-Way.
2. All other streets for structures:
3. Front yard: Forty (40) feet
4. Side yard: Fifteen (15) feet
5. Rear yard: Fifteen (15) feet
6. Double frontage lots shall have a forty (40) foot setback from each street.
 - c. Vehicular use areas: Fifteen (15) feet, plus any required bufferyard.

Area E

1. Division Street for structures: Fifty (50) feet from Division Street Right-of-Way.
2. All other streets for structures:
 - a. Front yard: Forty (40) feet
 - b. Side yard: Fifteen (15) feet.
 - c. Rear yard: Fifteen (15) feet.
 - d. Double frontage lots shall have a forty (40) foot setback from each street.
 - e. Vehicular use areas: Fifteen (15) feet, plus any required bufferyard.

Maximum Structure Height: Structures may be sixty (60) feet high as measured from the adjacent grade of the structure for Areas D and E. In addition, no structure in areas E and F shall be higher than its horizontal distance from any right-of-way line. In all other areas, there are no height restrictions, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH beyond the limits of this district.

Maximum Building Coverage: The maximum building coverage, including accessory buildings, shall not exceed sixty (60) percent on each buildable lot.

OFF STREET PARKING AND LOADING: Development shall adhere to the following:

The Springfield Zoning Ordinance requirements for the number of spaces and design of off-street parking and loading, in effect at the time of development, shall apply.

BUFFERYARD AND LANDSCAPING REQUIREMENTS:

The following bufferyard(s) and landscaping are required:

1. Area C1 shall be at least fifty (50) feet deep along Division Street as shown on Exhibit 2. C2, north of Area E, a seventy-five (75) foot wide improved open space and a building setback will be located between the development and the residential and agricultural property to the east. The rest of Area C1 and C2 shall be sized and located in substantial conformance with Exhibit 2. Bufferyard F (Exhibit 3) is required within Area C1 along Division Street. Bufferyard I (Exhibit 4) is required along the eastern planned development boundary adjacent to residential uses. In lieu of new plantings, the existing vegetation may remain and be counted towards the required bufferyard, assuming the existing vegetation is determined by the City to provide sufficient screening as would be provided by new plantings.
2. Bufferyard S3 (Exhibit 5) shall be provided outside the right-of-way in Areas D and E along Division Street. These plantings shall be maintained by the property owners' association.
3. Bufferyard S3 (Exhibit 5) shall be required outside the right-of-way along Old Wire Road across from property along Old Wire Road that is not within this planned development district.
4. Internal to Area A, no buffering is required around the existing water towers.
5. Perimeter and interior landscaping shall be designed to meet the requirements of Section 6-1200 of the Springfield Zoning Ordinance with the exception that the required plantings shall adhere to the following:
 - a. One (1) canopy tree, one (1) understory tree or evergreen tree and two (2) shrubs are required for each two thousand (2,000) square feet of green space.
 - b. Required street trees count against this requirement.
 - c. Required bufferyard plantings per Section 6-1200 of the Springfield Zoning Ordinance shall not count this requirement.
6. Screening and fencing, and landscaping requirements for off-street parking and vehicular use areas shall be in accordance with the Springfield Zoning Ordinance in effect at the time of development.

7. No structures, signs, mechanical equipment, vehicular use areas (except those drives required to provide access to adjoining public thoroughfares) are permitted within these bufferyards. The surface of these bufferyards, or other required landscape areas, shall be maintained with a living ground cover.
8. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices should be placed within the district where they are least visible from public rights-of-way and adjoining properties. Screening of these devices, in the form of a sight proof fence or wall, shall be provided. These devices may not occupy parking spaces required by this exhibit.
9. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.

OPEN SPACE AND IMPERVIOUS SURFACE REQUIREMENTS:

1. Open Space Ratio. A minimum open space ratio of twenty (20) percent open space shall be provided throughout the entire development. This open space ratio shall apply to individual lots as well as the overall development.
2. Impervious Surface Ratio. The entire development shall not exceed an Impervious Surface Ratio of eighty (80) percent.

DESIGN REQUIREMENTS:

1. All vehicular use areas shall be screened from residential uses in accordance with the Springfield Zoning Ordinance.
2. Refuse storage shall be screened from view of public rights-of-way in accordance with the Springfield Zoning Ordinance.
3. All ground mounted and roof top mechanical and electrical equipment shall be screened from view of all public rights-of-way in accordance with the Springfield Zoning Ordinance.
4. All vehicular use areas shall be dust free paving.
5. All outside storage areas shall be screened from the right-of-way and residential uses.

6. Lighting.
 - f. The requirements and standards of the Springfield Zoning Ordinance, in effect at the time of development, shall apply. In addition, the light intensity from exterior lights shall not exceed one and a half (1 ½) foot-candles at the property line of the buildable lot on which the lights are located.
 - g. The developer(s) shall submit a lighting plan with the final development plan demonstrating compliance with this section.

SIGNS:

The developer(s) shall be permitted the following signs:

1. Three (3) free standing signs with a maximum height of forty (40) feet and a maximum effective area of three hundred fifty (350) square feet. They shall be located as follows:
 - a. The northeast quadrant of the U.S. Highway 65/Division Street interchange;
 - b. The southwest quadrant of the Kearney Street/LeCompte Road intersection; and
 - c. The northwest quadrant of the Division Street/LeCompte Road intersection.
2. Each buildable lot with frontage along U.S. Highway 65 shall be permitted one (1) freestanding sign per lot with a maximum height of thirty (30) feet and a maximum effective area of two hundred fifty (250) square feet along that frontage. These signs shall be located at least two hundred (200) feet from each other.
3. Each commercial buildable lot along the internal roads shall be allowed one (1) monument sign per lot with a maximum height of ten (10) feet and a maximum effective area of one hundred (100) square feet.
4. One (1) monument sign, for the development and not for the individual businesses or lots, with a maximum height of ten (10) feet and a maximum effective area of two hundred fifty (250) square feet, is allowed at each corner of a public street intersection with LeCompte Road.
5. One (1) monument sign, with a maximum height of twelve (12) feet and a maximum effective area of two hundred fifty (250) square feet, is permitted on each office and industrial buildable lot. Wall signage shall not exceed more than ten (10) percent of the face of any building.
6. Off-premise signs, as defined by the City sign code, are prohibited.
7. All other signage shall conform with the requirements of the City's sign code.

ACCESS TO PUBLIC THOROUGHFARES:

1. Public street access to the adjoining public thoroughfares shall be situated in substantial conformance with Exhibit 2. The first point of access to Division Street east of U.S. Highway 65 offering full turning movements shall be located east of the City Utilities water tower property. Other access may be permitted to Division Street following approval of an access management plan to be undertaken by the City of Springfield and provided such proposed access agrees with the findings and standards of that access management plan. Should the property owners request the additional access to Division Street, that request must be reviewed and approved by MoDOT, the Planning and Zoning Commission and City Council.
2. Driveway access to the adjoining public thoroughfares shall be located in conformance with City requirements. Driveways shall be at least two hundred (200) feet from each other. Traffic will be focused to the street intersections with Division Street, LeCompte Road and Old Wire Road to reduce driveway cuts along Division Street and LeCompte Road. Shared driveways are encouraged to reduce the number of points of access to the public street system. Major entries will be designed to the internal loop roads (Eastgate and Summerset) and the entrance to the Springfield Underground from LeCompte Road. Lots with frontage only on LeCompte Road are permitted two (2) driveways which are no closer than two hundred (200) feet from each other and from street intersections. Area A shall be allowed a right-in/right-out access on to Eastgate south of the existing water towers. This access shall be no closer than two hundred (200) feet from the Division Street mainline right-of-way line.

STORMWATER CONTROL:

1. Stormwater control shall be provided in accordance with the existing stormwater control ordinances. At the time of development, the existing basin located at the southeast corner of the district may be required to be updated to meet the current water quality standards in the City of Springfield Flood Control and Water Quality Protection Manual.
2. Detention basins shall be landscaped and maintained.
3. The stormwater management system shall include utilization of "Best Management Practices" (BMPs) to address the quality of the stormwater runoff. BMPs will be incorporated into the overall open space system. Storm water ponds will be incorporated as amenities for the development with the goal of providing the BMPs and establishing habitats for fish, waterfowl and other wildlife.

REQUIRED IMPROVEMENTS:

Public and private improvements are necessary to adequately accommodate the intensity of development proposed in this district. The improvements 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 for the phase under development. The applicant or subsequent owners shall include with the Final Development Plan(s) a schedule for completion of public and private improvements. Prior to building permits being issued to the applicant or subsequent owners:

1. The required improvements for such phase shall be constructed; or
2. Assurances satisfactory to the Director of Public Works guaranteeing that all required public improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.

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

1. The required improvements for such phase are completed prior to occupancy of the structures; or
2. The Director of Public Works has determined that such public 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 occur, 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.

1. Improvements necessary to adequately accommodate the type and intensity of the full development proposed in this district may include, when warranted based on the proposed development during each phase of development, the following:
 - a. The developer shall work with the Missouri Department of Transportation, at the final development stage of any development along U.S. Highway 65, to determine the amount of right-of-way to be granted by the developer for that highway;

- b. LeCompte Road shall have eighty (80) feet of right-of-way and shall be developed in accordance with City design standards for a Secondary Arteria. The road may be widened in phases to support the phased development of the Planned Development.
- c. Eastgate Avenue shall have seventy (70) feet of right-of-way and shall be developed in accordance with City design standards for a Collector.
- d. Division Street shall have seventy (70) feet of right-of-way as measured from its centerline, and shall be improved as required to support the size and intensity of the development
- e. Old Wire Road (FR 116) and Summerset Street shall have sixty (60) feet of right-of-way.
- f. Sidewalks and hiking/biking trails are required along Division and on both sides of LeCompte Road and Eastgate Avenue, and along Old Wire Road within this planned development district. Sidewalks are required along both sides of Summerset Street.
- g. The developer will be responsible to pay for a portion of the cost to extend a sanitary sewer trunk line to this property.
- h. Public sanitary sewer service must be extended to each building lot.
- i. A traffic signal light shall be installed at the LeCompte Road intersection with Division Street when deemed warranted by MoDOT.
- j. Traffic signal lights, when deemed warranted by the Missouri Department of Transportation, shall be installed at the Division Street interchange with U.S. Highway 65.
- k. LeCompte Road shall be improved as required to support the development.
 - a. Other public street improvements will be necessary for the efficient and safe ingress and egress from the public thoroughfare system by the final phase of development. The timing of the need for these improvements, and type of improvements necessary shall be determined by the Directors of both Public Works and Planning and Development as development proceeds on this property.

MAINTENANCE OF COMMON AREAS AND FACILITIES: Development shall adhere to the following:

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.

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

FINAL DEVELOPMENT PLAN

Development may be phased at the discretion of the developer(s) provided that all public improvements serving each phase and 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.

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.

The Administrative Review Committee is hereby authorized to, acting jointly, approve the final development plan(s) provided such plan substantially conforms to the provisions of this ordinance.

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:

1. Any uses within the district other than those specifically prescribed by this ordinance.
2. Any increase in the intensity of use permitted within this district.
3. Any deviation from the height and setback standards prescribed by this ordinance.
4. Any reduction on the required parking prescribed by this ordinance.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

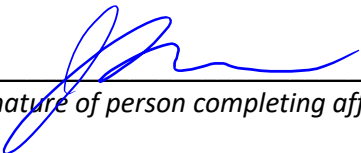
1. Request change to zoning from: PD 229 to PD 229 Amended
(existing zoning) (proposed zoning)
2. Meeting Date & Time: April 19, 2023
3. Meeting Location: Greenstay Hotel & Suites, 222 N Ingram Mill Avenue, Springfield 65802
4. Number of invitations that were sent: 153
5. How the mailing list was generated: By City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 25
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 response letter.

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

See attached neighborhood response letter.

I, Jared Rasmussen (print name), attest that the neighborhood meeting was held on April 19, 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 Rasmussen

Printed name of person completing affidavit

Neighborhood Meeting

NE Corner of HWY 65 and Division Street

April 19, 2023

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
MARK STILLWELL	3660 EAST SHEFFIELD WAY 65802	(417) 862-7962
Bill Smilie	1205 N CHELMSWORTH LN SPRINGFIELD MO 65802	417-866-4668 Home 417-839-7630
Marilyn Dennis	3701 E. Cromwell Ln. Springfield, MO 65802	417-425-5051
Steve & Carrie Brown	2296 Ankeny Creek Ln Springfield 65802	417-830-2846
MARK THOMSON	4803 E P.R. 116	417-839-9798
Charles Lynn	3201 East Division	417-875-4206
Red Chana	1654 N New Castle	417 773-0721
Robert Lashmet	3634 E Sheffield Way	417-234-1052
Bob Nawell	4711 E. Farm Rd 128	(417) 443-4920
TERRY QUICK	3253 E. CHESTNUT EXPY 65802	(417) 861-0651
David Gott	447 W FARM RD 64 SPRINGFIELD	417-880-8381

Neighborhood Meeting

NE Corner of HWY 65 and Division Street

April 19, 2023

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Christina Angle	8925 River Hills Ln	417-874-1700
Josh Bryan	1006 E Cammer St	417-838-8464
FRANK GARONER	3679 E. Cornwell Ct.	417-861-0255
Joyce Snyder	1229 N New Castle Ave	417-849-0359
John Steinberg	1217 N. Newcastle	417-864-9850
Nancy Hudson	1360 N. Cooper Blvd	417-863-6061
John Chiles	1972 S Oak Grove	971-282-7849
MIKE CHILES	11750 W FR 124 BOIS D'ARC MO	417 848 3465
Joe + Bonnie Ford	3037 E. Cornwell Springfield, MO	417-839-5600
Owen Cameron	1686 N Main St	417-315-3549
J.R. Hutchison	101 N MILL ROBERSVILLE MO 65742	417-350-8333
Bruce Adib-yazdi	1946 S. Holland	417 848 6001

550 St Louis Street / Springfield, MO 65806

O 417.890.8802 / olsson.com

Planning & Zoning Commission Page 31 of 65

olsson



April 21, 2023

City of Springfield
Development Review Office
840 Booneville Avenue
Springfield, Missouri 65801

Dear Mr. Hosmer:

This letter is in response to a neighborhood meeting held on April 19, 2023, and associated with the proposed rezoning of Springfield Underground. The property is generally located east of Highway 65, north of E. Division Street, and south of the BNSF rail line. Discussion topics and responses are provided below.

Both the verbal and written comments were generally related to increased traffic, concerns with increase stormwater runoff, and trash. The majority of those present were residents within Cooper Estates. Positive comments were received related to the opportunity of shopping amenities that could be developed that are not in close proximity currently. There were also concerns with location of the proposed Multi-Family as indicated on the PD Exhibit 2 that was provided to the neighbors prior to the neighborhood meeting.

While the PD amendment doesn't specifically indicate the planned roadway improvements, it was discussed that traffic studies will be required at each phase of the development. Furthermore, the planned improvements associated with the LeCompte/Division and Eastgate grants were discussed. It was discussed how these improvements will help to alleviate some of the existing traffic concerns raised. However, it was discussed that future improvements are anticipated once future development plans are identified.

As for stormwater concerns, it was discussed that drainage paths from the development will not discharge towards Cooper Estates. Residents of Cooper Estates mentioned that currently drainage from the MoDOT ditch along Division discharges into Cooper Estates. It was explained to the neighbors that drainage from the proposed development doesn't flow towards Cooper Estates. The natural/existing drainage from the land discharges to an existing culvert under LeCompte, that then intern, discharges to a natural swale southeast of the LeCompte and Division intersection.

Regarding trash, it was discussed that it's the responsibility of the future users to keep their properties clean, and of the developer to maintain all detention basins on the site in perpetuity.

Regarding the concerns with the Multi-Family, it was discussed with the neighbors that the Multi-Family use as indicated on the provided Exhibit 2 was not to be located in Area E. It was discussed that this was a typo, of which the city had been made aware, and that Multi-Family was to only be allowed in Area F. The neighbors appeared to be relieved with this corrected information.

Should you have any questions regarding our response to the written and verbal comments received prior to the date of this letter, please contact me at 417.890.8802 or at jrasmussen@olsson.com.

Sincerely,



Jared Rasmussen, PE
Olsson Project Manager

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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

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

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

The Land Use or Zoning Change Process:

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

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

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

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

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

DATE:	4/19/23	Telephone No.	417 848 6001
YOUR NAME:	Bruce Adib-yazdi		
YOUR ADDRESS:	1946 S. Holland		
PROJECT ADDRESS:	NE CORNER 65/DIVISION		
COMMENTS:	LOVE THE SHARED BIKE / PED PATH!!! ON LECOMPTRE ROAD		

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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

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

DATE:	APRIL 19, 2023	Telephone No.	417 862 7962
YOUR NAME:	MARK STILLWELL		
YOUR ADDRESS:	3660 EAST SHEFFIELD WAY L5802		
PROJECT ADDRESS:			
COMMENTS:	ANY PLAN TO PUT MIXED RETAIL BETWEEN 65 AND LECOMPTIE WITHOUT MAKING DIVISION STREET FOUR LANES WIDE WILL CAUSE HORRIBLE TRAFFIC CONGESTION ALONG DIVISION EAST OF US 65, PARTICULARLY IN LARGE TRUCK TRAFFIC. DIVISION IS BAD ENOUGH NOW WITH ALL THE INCREASED RESIDENTIAL DEVELOPMENT EAST OF LECOMPTIE ROAD		

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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

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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

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

DATE:	4-19-2023	Telephone No.	417-725-2431
YOUR NAME:	JOE FARLEY VP-COOPER ESTATES POA		
YOUR ADDRESS:	1311 N. COOPER BLVD		
PROJECT ADDRESS:	SPRINGFIELD UNDERGROUND		
COMMENTS:	SEE ATTACHED LETTER		

Mr. Bob Hosmer, AICP Planning Manager

4/19/2023.

City of Springfield Development Review Office

840 Booneville Avenue

Springfield, Missouri 65801

Dear Mr. Hosmer.

We, the Cooper Estates Property Owners Association, are writing about the proposed rezoning of the Springfield Underground property. There are specific concerns we have about the rezoning as planned and explained in your notice of a neighborhood meeting. Our concerns include the unit density, worsening of traffic along Division, and drainage and detention in an area near homes in our neighborhood.

As you may recall, the ten-acre property to the east of this property, at the northeast corner of Division and LeCompte, the city recently rezoned for retail use. The proposed rezoning of the Underground property would authorize a residential density of eleven units per acre in area E. An acre is 43560 sq ft. A housing density of eleven units per acre amounts to 4140 sq ft per unit with no consideration for roads. Local neighborhoods have houses larger than the lot size proposed. The property is approximately forty acres, which would allow 40 to 50 residential dwellings just to our north in addition to whatever retail development occurs on the adjacent property described above. This density is not consistent with neighborhoods in the area including our neighborhood as well as neighborhoods to the east. We would be genuinely concerned if this density represents an apartment project.

The proposed rezoning and development would do little to improve traffic and congestion along Division Street. With the amount of traffic into and out of Springfield on Division the proposals will only add to the congestion. This is a real safety issue for our neighborhood. There is 18-wheel truck traffic along Division, mostly from LeCompte to the west to access sixty-five and the interstate. The road improvements proposed will improve access for traffic to the Underground and traffic to the proposed development. It will worsen traffic along Division Street from LeCompte to the west, especially if taken as a whole and include any future retail development as zoned along Division. Possibly portions of Division should be four lanes.

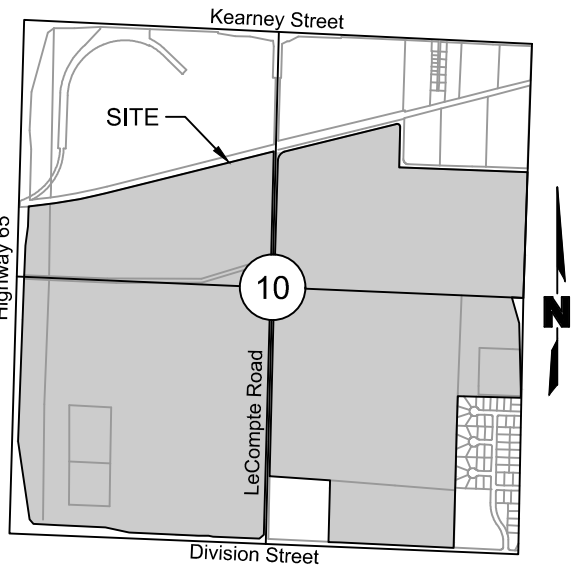
It is a concern there will be a drainage and detention basin directly across the road from four to five of the homes in our neighborhood. This basin can increase mosquitoes and other insects in the area. In addition to collecting runoff this will be an area where trash and garbage will collect especially with the proposed unit density. This basin would be more appropriate in an area not as close to existing homes or in one of the areas not planned for development.

Thank you for your time and consideration of our concerns. We ask you consider the adjacent neighbors and the appropriateness of these changes in relation to the current use of the neighboring properties.

Sincerely.

Cooper Estates Property Owners

DWG: F:\2019\3001-3500\019-3475\40-Design\Exhibits\2023.03.15_Plot_Exhibit\C_EXH01_0193475.dwg USER: batringer V_XTOPO_A193475 T_PBASE_B0193475
DATE: May 04, 2023 12:37pm XREFS: V_XESMT_0193475 T_PBASE_0193475 C_PBASE01_0193475 C_XBASE01_0193475 T_PBASE_A0193475 C_PSTRM_0193475



LOCATION MAP
Sec. 10, T-29-N, R-21-W
Scale: 1"=2000'

PLANNED DEVELOPMENT PLAN
SPRINGFIELD UNDERGROUND
PART OF SECTION 10, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

LEGEND	
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	UTILITY EASEMENT
	ROADWAY CENTERLINE
	INTERNAL AREA BOUNDARY

AREA	LAND USE	ACRES
A	HIGHWAY COMMERCIAL	47.9±
B	MANUFACTURING	261.1±
C	STORMWATER & BUFFERING	13.4±
D	GENERAL RETAIL	26.1±
E	OFFICE/MULTI-FAMILY DEVELOPMENT	39.3±

LEGAL DESCRIPTION

EXHIBIT A
Two parcels of land being all of the same property as described in Book 1559, at Page 1427; Book 1583, Page 2146; Book 1742, Page 474; Book 1767, Page 1329; Book 1767, Page 1864; Book 2602, Page 22; Book 1768, at Page 1086 and Book 2604, Page 521, lying South of the St. Louis - San Francisco Railroad in Section 10, Township 29 North, Range 21 West, Springfield, Greene County, Missouri, more particularly described as follows:

TRACT 1:
COMMENCING at a found aluminum monument as described in Missouri Corner Document Number 600-94800 being the Southwest Corner of the Southwest Quarter (SW1/4), of the Southwest Quarter (SW1/4), of said Section 10; Thence S87°22'12"E, along the South line of said SW1/4, SW1/4, a distance of 217.24 feet; Thence N02°37'48"E, leaving said South line, a distance of 79.65 feet, to an existing 1/2" iron bar capped "LC 366", being a point on the North right-of-way line of Division Street (State Highway YY), as it now exists, for the POINT OF BEGINNING; Thence N41°12'38"W, along said North right-of-way line, a distance of 64.22 feet, to an existing 1/2" iron bar capped "LC 366", being a point on the East right-of-way line of U.S. Highway 65 at Station 823+50, 275.00 feet right (Measured and Deeded), as described in Book 1356, at Page 95; Book 1356, at Page 97 and Book 1426, at Page 713 where an existing State Highway right-of-way post bears N07°27'06"W, 4.44 feet; Thence leaving said North right-of-way line and along said East right-of-way line the following five (4) calls: (1) N08°20'24"W, a distance of 823.45 feet, to an existing 1/2" iron bar capped "LC 366" at Station 815+40, 125.00 feet right (Measured and Deeded); (2) N02°09'20"E, a distance of 2040.04 feet, to an existing 1/2" iron bar capped "LC 366", at Station 795+00, 125.00 feet right (Measured and Deeded), where an existing State Highway right-of-way post bears N17°04'20"E, 4.21 feet; (3) N07°51'58"E, a distance of 201.00 feet, to an existing 1/2" iron bar "LC 366" at Station 793+00, 145.00 right (Measured and Deeded); (4) N02°09'20"E, a distance of 190.02 feet, to an existing 1/2" iron bar capped "LC 366" at Station 791+11.86, 145.00 feet right where an existing State Highway right-of-way post bears S05°06'50"W, 1.90 feet, said iron bar being a point on the South right-of-way line of said St. Louis - San Francisco Railroad; Thence leaving said East right-of-way line and along said South right-of-way line and along a non-tangent curve to the left with a radius of 5,365.39 feet (1" Record), an arc length of 886.01 feet, a central angle of 09°27'41", and a chord which bears N80°00'14"E, 885.00 feet, to an existing 1/2" iron bar capped "LC 366"; Thence N75°42'03"E, continuing along said South right-of-way line, a distance of 1,728.89 feet, to an existing 1/2" iron bar capped "LC 366", being a point on the apparent West right-of-way line of LeCompte Road, as it now exists; Thence leaving said South right-of-way line and along said apparent West right-of-way line, S01°11'03"W, a distance of 1,387.72 feet, to an existing 1/2" iron bar capped "LC 366"; Thence S01°31'23"W, continuing along said apparent West right-of-way line, a distance of 2,594.57 feet, to an existing 1/2" iron bar on the North right-of-way line of said Division Street, per MODOT construction plans for State Highway YY; Thence leaving said West right-of-way line of LeCompte and along the North right-of-way line of said Division Street for the next nine (9) calls: (1) S47°07'18"W, a distance of 62.66 feet, to an existing State Highway right-of-way post; (2) N87°22'12"W, a distance of 483.19 feet, to an existing 1/2" iron bar capped "LC 366"; (3) N81°39'34"W, a distance of 50.25 feet, to an existing 1/2" iron bar (bent); (4) N87°22'12"W, a distance of 50.00 feet, to an existing 1/2" iron bar capped "LC 366"; (5) S88°04'28"W, a distance of 50.15 feet, to an existing State Highway right-of-way post; (6) N87°14'56"W, a distance of 724.31 feet, to an existing 4" by 4" concrete right-of-way marker, where a State Highway right-of-way post bears N79°35'12"W, 1.65 feet; (7) N78°05'09"W, a distance of 252.61 feet, to a State Highway right-of-way post; (8) N87°13'51"W, a distance of 500.71 feet, to an existing 4" by 4" concrete right-of-way marker; (9) N87°25'05"W, a distance of 250.00 feet, to the POINT OF BEGINNING. EXCEPT for a 4.389, more or less, acre tract being all that part of a tract of land deeded to City Utilities of Springfield, recorded in Book 1256, at Page 532, being more particularly described as: COMMENCING at a found aluminum monument as described in Missouri Corner Document Number 600-94800 being the Southwest Corner of the Southwest Quarter (SW1/4), of the Southwest Quarter (SW1/4), of said Section 10; Thence S87°22'12"E, along the South line of said SW1/4, a distance of 561.59; Thence N02°37'48"E, leaving said South line, a distance of 304.81 feet, to an existing 5/8" iron bar capped "LC 62" being the Southwest corner of said tract, and the POINT OF BEGINNING; Thence N01°06'55"E, along the East line of said tract, a distance of 448.16 feet, to an existing 5/8" iron bar capped "LS 255-2"; Thence S87°18'36"E, leaving said West line, a distance of 427.02 feet, to an existing 5/8" iron bar (bent), being a point on the East line of said tract; Thence S01°06'55"W, along said East line, a distance of 447.71 feet, to an iron bar set LC 366, being the Southeast corner of said tract; Thence N87°22'12"W, leaving said East line and along the South line of said tract, a distance of 427.01 feet, to the POINT OF BEGINNING. Containing 9,079,316 square feet or 208.432 acres, more or less.

TRACT 2:
COMMENCING at a found aluminum monument as described in Missouri Corner Document Number 600-94800 being the Southwest Corner of the Southwest Quarter (SW1/4), of the Southwest Quarter (SW1/4), of said Section 10; Thence S87°22'12"E, along the South line of said SW1/4, a distance of 2,640.20 feet, to the Southeast corner SE1/4, SW1/4, of said Section 10; Thence S87°16' 28"E, along the South line of the SW1/4, SW1/4, SE1/4, a distance of 655.61 feet; Thence N02°43'32"E, leaving said South line SW1/4, SW1/4, SE1/4, a distance of 34.23 feet, to an existing 1/2" iron bar capped "LC 366", being a point on the North right-of-way line of said Division Street (State Highway YY) and a point on the East line of a tract of land recorded in Book 2022, at Page 031500-22; Thence N01°28'07"E, leaving said North right-of-way line, and along said East line of said tract, a distance of 643.47 feet, to an existing 1/2" iron bar capped "LC 366"; at the Northeast corner of said tract; Thence N87°13'31"W, leaving said East line and along the North line of said tract, a distance of 636.05 feet, to an existing iron bar capped "LC 366", being a point on the apparent East right-of-way line of said LeCompte Road; Thence N01°31'23"E, leaving said North line, and along said apparent East right-of-way line, a distance of 1,986.57 feet, to an existing iron bar capped "LC 366"; Thence N01°11'03"E, continuing along said apparent East right-of-way line, a distance of 1,378.16 feet, to an existing cotton spindle being a point on the apparent South right-of-way line of Farm Road 116 (Old Wire Road), as it now exists; Thence N75°41'43"E, leaving said East right-of-way line of LeCompte Road, and along said South right-of-way line of Farm Road 116, a distance of 1,266.87 feet, to an existing iron bar capped "LC 366"; Thence continuing along said South right-of-way line and along a tangent curve to the right, having a radius of 45.00 feet, an arc length of 82.80 feet, a central angle of 105°25'07", and a chord which bears S51°35'44"E, 71.60 feet, to an existing 1/2" iron bar capped "LC 366"; Thence S01°08'35"W, continuing along said South right-of-way line, being 8.00 feet West of and parallel with the East line of the NW1/4, NE1/4 (per a survey recorded in SRB 38-228), a distance of 401.87 feet, to an existing 1/2" iron bar capped "LC 366"; Thence S87°26'26"E, leaving said parallel line and continuing along said South right-of-way line, a distance of 1323.99 feet, to an existing 1/2" iron bar capped "LC 366", being a point on the East line of the SE1/4, NE1/4 of said Section 10; Thence S01°28'28"W, leaving said South right-of-way line and along the East line of said SE1/4, NE1/4, a distance of 1,312.94 feet, to a point on the North line of Lot 2 of Hickory Valley Phase 2, recorded in Plat Book AAA, at Page 498; Thence N87°12'24"W, leaving said East line, and along the North line of said Lot 2 and beyond, along the North line of a tract of land recorded in Book 2712, at Page 1236, a distance of 655.22 feet, to the Northwest corner of said tract, where an existing 1/2" iron bar bears S87°12'24"E, 2.27 feet and an existing 5/8" iron bar capped "LS 1918" bears S01°31'48"W, 2.22 feet; Thence S01°31'48"W (S01°05'21" Deed), leaving said North line, and along the West line of said tract, a distance of 1,055.68 feet (1,055.68' Deed), to the Northwest corner of Lot 6 in Weatherwood Subdivision, as recorded in Plat Book NN, at Page 44, where an existing 5/8" iron bar capped "LS 1918" bears S88°30'56"E, 0.50 feet; Thence S01°31'48"W, along said West line of Weatherwood Subdivision, the West line of Supreme Estates, as recorded in Plat Book KK, at Page 23, and the West line of a tract of land recorded in Book 2004, at Page 012891-04, a distance of 1,582.31 feet, to an existing 1/2" iron bar capped "LC 366", being a point on the North right-of-way line of said Division Street; Thence N87°17'49"W, leaving said East line, and along said North right-of-way line, a distance of 1,304.22 feet, to the POINT OF BEGINNING, containing 8,449,309 square feet, or about 193.969 acres, more or less, both tracts combined containing 402,402 acres, more or less, subject to rights-of-way, easements and restrictions of record.

GENERAL DEVELOPMENT INFORMATION:

- EXISTING ZONING - PLANNED DEVELOPMENT 229 AMENDED
- EXISTING USE
 - SUBSURFACE - INDUSTRIAL
 - SURFACE - UNDEVELOPED
- COMMERCIAL USE FLOOR AREA RATIO
 - THE SURFACE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM FLOOR AREA RATIO (FAR) OF 1.00 ON EACH BUILDABLE LOT. THE SUBSURFACE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM FAR OF 1.00 FOR THE ENTIRE AREA UNDERGROUND.
- RESIDENTIAL DENSITY (ALLOWED IN AREA E ONLY)
 - 11 DWELLING UNITS PER ACRE
- MINIMUM OPEN SPACE OF 20% SHALL BE PROVIDED THROUGHOUT THE ENTIRE DISTRICT.
- PUBLIC UTILITIES ARE AVAILABLE INTERNAL TO THE DEVELOPMENT AND ADJACENT TO IT. AT THE TIME OF DEVELOPMENT, PUBLIC UTILITIES WILL BE FURTHER EXTENDED AS NEEDED TO SERVE ALL FUTURE LOTS AND DEVELOPMENT NEEDS.
- REFER TO EXHIBIT 1 FOR REQUIRED BUFFERING AND LOCATIONS.

EXHIBIT 2



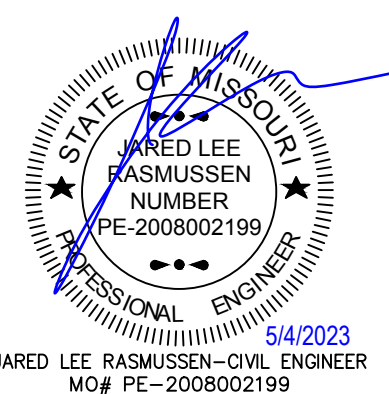
BASIS OF BEARINGS
Grid North based on Missouri State Plane Coordinate System 1983 by use of MoDOT continuously operating GNSS RTK Network Central Zone
Site Grid Factor: 0.99992062
N: 510601.689 E: 1431508.092



PREPARED FOR
Springfield Underground, Inc.
P.O. Box 2240
Springfield, MO 65801

PREPARED BY
Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

TOTAL AREA
17,528,250± sf - 402.39± ac



drawn by:	BWS
surveyed by:	
checked by:	RGH
approved by:	RGH
project no.:	019-3475
file name:	C_EXH_0193475

DATE	REVISION	BY
03/15/2023	PD SKETCH EXHIBIT	BWS

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

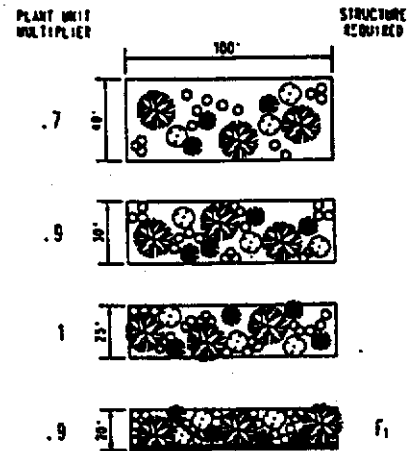
F. Bufferyard F.

Required Plantings per 100 Linear Feet

- 3 Canopy Trees
- 3 Understory Trees
- 4 Evergreen Trees
- 20 Shrubs

Required Structure

- F₁ Six (6) foot solid wood fence or
six (6) foot solid masonry/brick wall or
six (6) foot solid evergreen hedge.



General Standards. The following criteria and standards shall apply to landscape materials and installation.

- A. **Quality.** All trees and shrubs used in conformance with the provisions of this Article shall have well-developed leaders and tops, and root characteristic of the species, cultivar or variety and shall show evidence of proper nursery pruning. All plant materials must be free of insects, disease, mechanical injuries and other objectionable features at the time of planting.
- B. **Coverage.** Grass, ground cover, shrubs and other living landscape materials shall be used to cover all open ground. Landscaping materials, such as mulch, bark, etc., can be incorporated into a Landscape Plan where appropriate.
- C. **Trees.** Trees referred to in this section shall be of a species common to or adapted to this area of Missouri, on a tree list provided by the City Forester or Director of Building Regulations or as approved by the City Forester or Director of Building Regulations. Caliper measurements shall be taken six (6) inches above grade. Trees shall have the following characteristics:
 - 1. Canopy trees shall be deciduous trees that have a minimum height of thirty (30) feet at maturity. All canopy trees shall have a caliper width of one (1) inch at time of planting.
 - 2. Under-story trees shall be deciduous trees that have a maximum height of less than thirty (30) feet at maturity. All under-story trees shall have a caliper width of three-quarter (3/4) inch at time of planting.
 - 3. Ornamental trees shall be flowering deciduous trees. All ornamental trees shall have a caliper width of one-half (1/2) inch at time of planting.
 - 4. Evergreen or conifer trees shall have a minimum height of twenty (20) feet at maturity. All evergreen or conifer trees shall be at least four (4) feet high at time of planting.
- D. **Shrubs and Hedges.** Shrubs shall be a minimum of eighteen (18) inches in height when measured immediately after planting. Hedges, where installed, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen which will be at least three (3) feet high within one (1) year after time of planting.
- E. **Ground Cover.** Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one (1) year after time of planting.
- F. **Lawn Grass.** Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales, berms or other areas subject to erosion.
- G. **Maintenance.** The owner of the property shall be responsible for maintaining, in a neat and orderly manner at all times, the landscaping required by this Article. Plant materials shall be maintained in a healthy and growing condition that is appropriate for the season of the year. Plant materials which die shall be replaced with healthy plant material of similar variety and meeting the size requirements of this section.

Required Plantings per 100 Linear Feet	
5 Canopy Trees 4 Understory Trees 5 Evergreen Trees 34 Shrubs	
Required Structure	
F ₁ Six-foot solid wood fence or six-foot solid masonry/brick wall or six-foot solid evergreen hedge.	
B ₁ Three-foot earthen berm with required plantings and perennial groundcover sown on the berm.	
B ₂ Five-foot earthen berm with required plantings and perennial groundcover sown on the berm.	

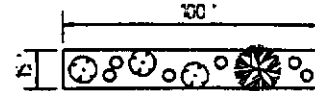
General Standards. The following criteria and standards shall apply to landscape materials and installation.

- A. Quality.** All trees and shrubs used in conformance with the provisions of this Article shall have well-developed leaders and tops, and root characteristic of the species, cultivar or variety and shall show evidence of proper nursery pruning. All plant materials must be free of insects, disease, mechanical injuries and other objectionable features at the time of planting.
- B. Coverage.** Grass, ground cover, shrubs and other living landscape materials shall be used to cover all open ground. Landscaping materials, such as mulch, bark, etc., can be incorporated into a Landscape Plan where appropriate.
- C. Trees.** Trees referred to in this section shall be of a species common to or adapted to this area of Missouri, on a tree list provided by the City Forester or Director of Building Regulations or as approved by the City Forester or Director of Building Regulations. Caliper measurements shall be taken six (6) inches above grade. Trees shall have the following characteristics:
1. Canopy trees shall be deciduous trees that have a minimum height of thirty (30) feet at maturity. All canopy trees shall have a caliper width of one (1) inch at time of planting.
 2. Under-story trees shall be deciduous trees that have a maximum height of less than thirty (30) feet at maturity. All under-story trees shall have a caliper width of three-quarter (3/4) inch at time of planting.
 3. Ornamental trees shall be flowering deciduous trees. All ornamental trees shall have a caliper width of one-half (1/2) inch at time of planting.
 4. Evergreen or conifer trees shall have a minimum height of twenty (20) feet at maturity. All evergreen or conifer trees shall be at least four (4) feet high at time of planting.
- D. Shrubs and Hedges.** Shrubs shall be a minimum of eighteen (18) inches in height when measured immediately after planting. Hedges, where installed, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen which will be at least three (3) feet high within one (1) year after time of planting.
- E. Ground Cover.** Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one (1) year after time of planting.
- F. Lawn Grass.** Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales, berms or other areas subject to erosion.
- G. Maintenance.** The owner of the property shall be responsible for maintaining, in a neat and orderly manner at all times, the landscaping required by this Article. Plant materials shall be maintained in a healthy and growing condition that is appropriate for the season of the year. Plant materials which die shall be replaced with healthy plant material of similar variety and meeting the size requirements of this section.

Bufferyard S₂.

Required Plantings per 100 Linear Feet

- 1 Canopy Tree
- 3 Understory Trees
- 6 Shrubs



General Standards. The following criteria and standards shall apply to landscape materials and installation.

- A. **Quality.** All trees and shrubs used in conformance with the provisions of this Article shall have well-developed leaders and tops, and root characteristic of the species, cultivar or variety and shall show evidence of proper nursery pruning. All plant materials must be free of insects, disease, mechanical injuries and other objectionable features at the time of planting.
- B. **Coverage.** Grass, ground cover, shrubs and other living landscape materials shall be used to cover all open ground. Landscaping materials, such as mulch, bark, etc., can be incorporated into a Landscape Plan where appropriate.
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 - 1. Canopy trees shall be deciduous trees that have a minimum height of thirty (30) feet at maturity. All canopy trees shall have a caliper width of one (1) inch at time of planting.
 - 2. Under-story trees shall be deciduous trees that have a maximum height of less than thirty (30) feet at maturity. All under-story trees shall have a caliper width of three-quarter (3/4) inch at time of planting.
 - 3. Ornamental trees shall be flowering deciduous trees. All ornamental trees shall have a caliper width of one-half (1/2) inch at time of planting.
 - 4. Evergreen or conifer trees shall have a minimum height of twenty (20) feet at maturity. All evergreen or conifer trees shall be at least four (4) feet high at time of planting.
- D. **Shrubs and Hedges.** Shrubs shall be a minimum of eighteen (18) inches in height when measured immediately after planting. Hedges, where installed, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen which will be at least three (3) feet high within one (1) year after time of planting.
- E. **Ground Cover.** Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one (1) year after time of planting.
- F. **Lawn Grass.** Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales, berms or other areas subject to erosion.
- G. **Maintenance.** The owner of the property shall be responsible for maintaining, in a neat and orderly manner at all times, the landscaping required by this Article. Plant materials shall be maintained in a healthy and growing condition that is appropriate for the season of the year. Plant materials which die shall be replaced with healthy plant material of similar variety and meeting the size requirements of this section.

EXHIBIT 1

Requirements and Standards Applicable to
Planned Development District No. 229 Amended

No building or other permits may 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.

APPLICANT'S OVERALL CONCEPT OF PLANNED DEVELOPMENT:

This ~~planned~~planned development is located at the northeast corner of U.S. Highway 65 and Division Street. The intent of this district is to allow a mix of commercial, office, multi-family and industrial development consistent with adopted policies and plans for the area. The planned development permits highway commercial, general retail, office, and multi-family ~~and neighborhood retail~~ activities along the U.S. Highway 65 frontage and Division Street. Office and industrial are permitted on the remainder of the property. This planned development designates approximately 2600 acres of property for industrial purposes, which will be conducted inside a building with related outdoor storage screened from surrounding properties.

The purpose of this amendment is to clarify update roadway design standards and alignments to correspond with recent awarded federal and state grants for LeCompte Road and Eastgate Avenue ~~the phasing of the public and private improvements required to accommodate development of this district.~~ In addition, adjustments have been proposed to the allowed uses within Areas E & F to correspond to the recent update to the City's Comprehensive Plan. All improvements required with the original planned development are included and will be required as deemed appropriate and warranted based on the type and intensity of development with each phase, with all improvements ultimately being completed upon full development of the district.

DEFINITIONS: For purposes of this ordinance, the definitions contained in the Springfield Zoning Ordinance and the following shall apply:

E§1-1

1. **Floor Area, Gross:** The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including parking or loading spaces for motor vehicles. The gross floor area shall include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, lobbies or mall areas, whether closed or enclosed and shall also include all outdoor areas devoted to retail sales, storage or other activities incidental to the building.
2. **Floor Area Ratio (FAR):** The gross floor area of all buildings on a lot divided by the lot area.

$$\text{FAR} = \frac{\text{Gross Floor Area}}{\text{Total Site Area}}$$

3. **Impervious Surface:** Any part of a lot that is covered by buildings, structures, parking areas, driveways and any other surfaces which reduce or prevent absorption of storm water.
4. **Impervious Surface Ratio (ISR):** The proportion of the site covered by impervious surfaces, and shall be determined as follows:

$$\text{ISR} = \frac{\text{Area covered by impervious surfaces}}{\text{Total site area}}$$

5. **Open Space:** Any occupied space on a lot that is unobstructed to the sky except for the ordinary projection of cornices and eaves. Open space shall not include areas covered by structures, decks, porches, parking areas, driveways, internal streets and other forms of impervious surface.
6. **Open Space Ratio (OSR):** The proportion of a site covered by open space which shall be determined as follows:

$$\text{OSR} = \frac{\text{Area covered by open space}}{\text{Total site area}}$$

Eξ1-2

7. **Vehicular Use Area:** That portion of a lot that is used by vehicles for access, circulation, parking and loading and unloading. It comprises the total of circulation areas, loading and unloading areas, and parking areas.

USES PERMITTED: Only the following uses shall be permitted:

A. Entire Development

Mining, warehousing and distribution are permitted in all areas underground provided all access to the underground and facilities related to the underground mining are only located in Area C. Ventilation facilities and access for emergency evacuation are permitted in all areas. An additional access to the underground shall be allowed in Area E. Temporary Mining activities to support creation of the additional access shall be allowed within Area E.

B. Area A

Approximately ~~47~~48 acres located at the northeast corner and frontage of Highway 65 and Division Street. The intended land use is for highway commercial development that would be attracted to the visibility and superior access the highway frontage provides.

1. Athletic clubs, fitness centers and indoor sports facilities.
2. Automobile sales and service (excluding body and fender repair or paint shops, unless completed indoors and ancillary to the primary use)
3. Bakeries retail or wholesale
4. Banks and financial institutions, including automatic teller machines and drive-thru facilities
5. Commercial amusements including bowling alleys, dance halls, video game arcades, billiard parlors, roller skating and ice skating arenas and motion picture theaters (excluding drive-in theaters). However, the sale of alcoholic beverages, for consumption on site at any of the above uses shall be prohibited unless the volume of the alcoholic beverage business is no greater than one-third of the total food sales served and consumed on site.
6. Convenience stores with or without gas pumps.

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7. Day care centers.
8. Furniture and appliance stores.
9. Hardware and home improvement stores.
10. Heating and plumbing sales and service as part of a shopping center.
11. Home and general equipment rental agencies.
12. Hotels, motels and inns.
13. Offices, administrative, business, finance and professional
14. Offices, medical and dental.
15. Personal service establishments (excluding massage parlors)
16. Pet stores and pet grooming.
17. Photo processing.
18. Public service and public utility uses.
19. Restaurants, including drive-ins, pick-up and drive-thru facilities.
20. Retail establishments
21. Schools, professional, commercial, industrial and trade.
22. Veterinary clinics.
23. Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
24. Medical marijuana dispensary facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
- 22-25. Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.

C. **Area B**

~~Approximately 70 acres located west of LeCompte Road and north of Division and east of Highway 65. The intended land use is to serve as a~~

~~transition between the more intense industrial development in Area C and the commercial development in Areas A & E. All office and light industrial operations will be conducted within a building with no external impact or effect.~~

~~3. Any establishment that provides supplies and/or services primarily to commercial and industrial customers.~~

~~3. Any light manufacturing, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.~~

~~4. Athletic clubs, fitness centers and indoor sports facilities~~

~~5. Banks and financial institutions, including automatic teller machines and drive-thru facilities.~~

~~6. Day care centers.~~

~~7. Office/retail/warehouse combinations, provided no more than twenty-five (25) percent of the gross building floor area shall be used for retail activities.~~

~~8. Offices, administrative, business, finance and professional.~~

~~9. Offices, medical and dental.~~

~~10. Schools, professional, commercial, industrial and trade.~~ Not Used

D. Area C

Approximately 260 acres located south of Kearney and property east of LeCompte Road. Access to the underground will be within Area C. The mining and related activities shall continue in the underground and on the surface until all reserves have been mined or the decision to discontinue mining has been made by Springfield Underground. Area C is intended for heavy industrial uses. The surface will be development with manufacturing, warehouse and distribution facilities.

~~4.1.~~ Manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.

~~5.2.~~ Mining and related activities including but not limited to conveying, crushing, storage and sales of aggregate .

- ~~6.3.~~ Establishments that provide supply and/or services primarily to commercial and industrial customers.
- ~~7.4.~~ Electric and steam power plants internal to the manufacturing facility.
- ~~5.~~ Offices, administrative, business, finance and professional.
- ~~8.6.~~ Offices, medical and dental.
- ~~9.7.~~ Police and fire stations.
- ~~10.8.~~ Public service and public utility uses.
- ~~11.9.~~ Schools, professional, commercial, industrial and trade.
- ~~12.10.~~ Truck terminal and trailer staging.
- ~~11.~~ Warehouse storage and distribution center.
- ~~12.~~ Office/retail/warehouse combinations, provided no more than twenty-five (25) percent of the gross building floor area shall be used for retail activities.
- ~~13.~~ Banks and financial institutions, including automatic teller machines and drive-thru facilities.
- ~~14.~~ Entertainment-oriented use group as defined in section 36-310
- ~~15.~~ Commercial outdoor recreation use group as defined in section 36-310.
- ~~16.~~ Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
- ~~17.~~ Medical marijuana dispensary facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
- ~~18.~~ Medical marijuana-infused products manufacturing type 1 extraction facility when not located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
- ~~19.~~ Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject

to all other requirements in section 36-474, medical marijuana facilities.

13-20. Medical marijuana testing facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.

E. **Area D1 & D2**

Approximately ~~43~~13 acres of open space located along the southern and eastern perimeters of the site. The intent of this open space is to provide a buffer between the residential uses to the south and east of the planned development. The minimum width of 50 feet should allow room for the open space to be contoured, landscaped and improved in such a manner that is an amenity to the development. Sidewalks and/or hike bike trails ~~will~~may be placed within Area D1 and D2 and landscaped to Bufferyard F (Exhibit 3) standards.

~~5.1.~~ Open space and plantings.

~~6.2.~~ Storm water collection facilities and water features.

~~7.3.~~ Hiking/biking trails.

~~8.4.~~ Passive recreation activities.

~~9.5.~~ Roads as shown on Exhibit 2 or as approved by City Council.

~~10.6.~~ Signs as permitted by this exhibit.

F. **Area E**

Approximately ~~15~~26 acres located north of Division and east of the City Utilities water tanks. The intended use is ~~neighborhood~~general retail and personal services. Area E is to function as a transition between more intense commercial and industrial uses and the residential neighborhood south of Division Street.

~~6. Banks and financial institutions, including automatic teller machines and drive-thru facilities.~~

~~7. Day care centers.~~

~~8. Furniture and appliance stores.~~

~~9. Offices, administrative, business, finance and professional.~~

- ~~10. Offices, medical and dental.~~
- ~~11. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick up, express mail, photocopy, and hearing and eye glass shops, excluding massage parlors.~~
- ~~12. Pet stores and pet grooming.~~
- ~~13. Print shops and photocopying establishments.~~
- ~~14. Restaurants, excluding drive-ins, pick-up and drive-thru facilities~~
- ~~15. Retail establishments for the following types of uses: bakery, package liquor, books, candy, dairy products, drugs, grocery, flowers, gifts, jewelry, hobby materials, meat, fish and poultry, newsstand, wearing apparel, shoes, clothing, toys, pipe and tobacco and video rental.~~
- ~~16. Schools and studios for art, dancing, drama, music, photography, interior decorating, or similar courses of study.~~
- 6.1. Veterinary clinics with no outside activityAs defined by the GR – General retail district in section 36-421

G. Area F

Approximately ~~11~~39 acres located north of Division and west of the southeast property line. This area is intended for low intensity office, ~~or professional,~~ and medium density multi-family uses that may be located adjacent to any residential district with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential uses.

- ~~7.1.~~ Day care centers.
- ~~8.2.~~ Offices, administrative, business, finance and professional.
- ~~9.3.~~ Offices, medical and dental.
4. Medical and dental research facilities.
5. Multi-Family at no more than 11 Dwelling Units per acre, or as limited by the Multi-Family Development Location and Design Guidelines.
6. Only the following uses would be allowed within five hundred (500) feet of the eastern planned development district boundary:
 - Open Space and Plantings
 - Storm water collection facilities and water features
 - Hiking/biking trails
 - Passive recreation activities

~~10.1. _____ Playground equipment and Park Pavilions, provided they are located no closer than three hundred (300) feet from the eastern planned development district boundary.~~

USE LIMITATIONS:

A. Entire Development

1. All uses shall operate in accordance with the noise standards contained in the *Springfield Zoning Ordinance*.
2. No use shall emit ~~an~~^b odor that creates a nuisance as determined by the standards contained in the *Springfield City Code*.
3. Uses on parcels not served by public water and public sewer shall meet the requirements of the *Springfield Zoning Ordinance*.
4. Uses conducted underground shall qualify as being within a completely enclosed building.

B. Area A

All activities or permitted uses shall be conducted within a completely enclosed building, except:

- ~~2.1.~~ Off-street parking and loading facilities;
- ~~3.2.~~ Permitted drive-in, pick-up and drive-thru facilities; and
- ~~4.3.~~ Day care activities.

C. Area B

~~All activities or permitted uses shall be conducted within a completely enclosed building, except:~~

- ~~3. Off-street parking and loading facilities;~~
- ~~4. Permitted drive-in, pick-up and drive-thru facilities; and~~
- ~~5. Day care activities.~~
- Not Used

D. Area C

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- ~~6.1.~~ All industrial operations shall be conducted inside a building.
- ~~7.2.~~ No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in accordance with the *Springfield Zoning Ordinance*.
- ~~8.3.~~ No junk, scrap, salvage or automobile wrecking yard shall be permitted.

E. **Area D**

None.

F. **Area E**

All activities or permitted uses shall be conducted within a completely enclosed building, except:

- ~~5.1.~~ Off-street parking and loading facilities;
- ~~6.2.~~ Permitted drive-in, pick-up and drive-thru facilities; and
- ~~7.3.~~ Day care activities.

G. **Area F**

All activities or permitted uses shall be conducted within a completely enclosed building, except:

- ~~7.1.~~ Off-street parking and loading facilities; and
- ~~2.~~ Day care activities.
- ~~8.3.~~ Outdoor activities as permitted by R-MD Medium-density multifamily residential district per section 36-383.

INTENSITY OF DEVELOPMENT: Development shall adhere to the following:

The surface development shall be limited to a maximum floor area ratio (FAR) of 1.00 on each buildable lot. The subsurface development shall be limited to a maximum FAR of 1.00 for the entire area underground. Area F shall allow a maximum of 11 dwelling units per acre.

SETBACK AND BULK REQUIREMENTS: Development shall adhere to the following:

A. Setbacks

1. Area A

- a. Division Street for structures ~~and vehicular use areas~~: Fifty (50) feet from the Division Street Right-of-Way.
- b. All other streets for structures:
 - (1) Front yard: Twenty-five (25) feet
 - (2) Side yard: Fifteen (15) feet
 - (3) Rear yard: Fifteen (15) feet.
- c. ~~All other streets f~~For vehicular use areas: Fifteen (15) feet, plus any required bufferyard.

2. Area B

- a. ~~All streets for structures:~~
 - ~~(1) Front yard: Forty (40) feet.~~
 - ~~(2) Side yard: Fifteen (15) feet.~~
 - ~~(3) Rear yard: Fifteen (15) feet~~
- a. ~~All other streets for vehicular use areas: Fifteen (15) feet.~~Not used

3. Area C

- a. All streets for structures:
 - (1) Front yard: Forty (40) feet
 - (2) Side yard: Fifteen (15) feet or zero (0) feet if buildings on adjoining lots are joined by a common wall
 - (3) Rear yard: Fifteen (15) feet or zero (0) feet if buildings on adjoining lots are joined by a common wall
 - (4) Double frontage lots shall have a forty (40) foot setback from each street.
 - (4)(5)With the exception that for Farm Road 116 the setbacks shall begin at the future right-of-way width of fifty (50) feet from centerline.
- b. ~~b.~~ All streets for vehicular use areas: Fifteen (15) feet.

(1) With the exception that for Farm Road 116 the setbacks shall begin at the future right-of-way width of fifty (50) feet from centerline.

4. Area D
None.

5. Area E

- a. Division Street for structures ~~and vehicular use areas~~:
Fifty (50) feet from Division Street Right-of-Way.
- b. All other streets for structures:
 - (1) Front yard: Forty (40) feet
 - (2) Side yard: Fifteen (15) feet
 - (3) Rear yard: Fifteen (15) feet
 - (4) Double frontage lots shall have a forty (40) foot setback from each street.
- c. ~~All other streets for V~~vehicular use areas: Fifteen (15) feet, plus any required bufferyard.

6. Area F

- a. Division Street for structures ~~and vehicular use areas~~:
Fifty (50) feet from Division Street Right-of-Way.
- b. All other streets for structures:
 - (1) Front yard: Forty (40) feet.
 - (2) Side yard: Fifteen (15) feet.
 - (3) Rear yard: Fifteen (15) feet
 - (4) Double frontage lots shall have a forty (40) foot setback from each street.
- c. ~~All other streets for v~~vehicular use areas: Fifteen (15) feet, plus any required bufferyard.

B. **Maximum Structure Height:** Structures may be sixty (60) feet high as measured from the ~~mean adjacent grade of the structure for Areas E and Elevation of the lot. However~~In addition, no structure in areas E and F shall be higher than its horizontal distance from any right-of-way line. In all other areas, there are no height restrictions, except that

all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH beyond the limits of this district.

- C. **Maximum Building Coverage:** The maximum building coverage, including accessory buildings, shall not exceed sixty (60) percent on each buildable lot.

OFF-STREET PARKING AND LOADING: Development shall adhere to the following:

The *Springfield Zoning Ordinance* requirements for the number of spaces and design of off-street parking and loading, in effect at the time of development, shall apply.

BUFFERYARD AND LANDSCAPING REQUIREMENTS:

The following bufferyard(s) and landscaping are required:

~~2.1.~~ Area D1 shall be at least fifty (50) feet deep along Division Street as shown on Exhibit 2. ~~D2, As shown on Exhibits 2 and 3, the water features/storm water detention areas in the southeast corner of the planned development will provide at least five hundred (500) feet of separation between the permitted development within Areas B and C and the eastern planned development district boundary. North of this water feature~~Area F, a ~~fifty-seventy-five (5075)~~ foot wide improved open space, ~~sixty (60) foot wide right-of-way~~ and a building setback will be located between the development and the residential and agricultural property to the east. The rest of Area D1 and D2 shall be sized and located in substantial conformance with Exhibit 2. Bufferyard F (Exhibit 43) is required within Area D1 along Division Street. Bufferyard I (Exhibit 54) is required along the eastern planned development boundary adjacent to residential uses. In lieu of new plantings, the existing vegetation may remain and be counted towards the required bufferyard, assuming the existing vegetation is determined by

the City to provide sufficient screening as would be provided by new plantings.

~~3. Bufferyard S3 (Exhibit 5) shall be provided outside the right-of-way in Areas E and F along Division Street. Deciduous trees shall be placed forty (40) feet on center within the perimeter landscape areas along both sides of LeCompte Road and along the internal streets serving commercial and office uses (Exhibit 6).~~

~~4.2. A variety of deciduous and evergreen trees shall be placed along Division Street either within Area D or on private property (Exhibit 7). The plantings shall far exceed those required by the applicable bufferyard in similar situations.~~ These plantings shall be maintained by the property owners' association.

3. Bufferyard S3 (Exhibit ~~8~~5) shall be required outside the right-of-way along Old Wire Road across from property along Old Wire Road that is not within this planned development district.

5.4. Internal to Area A, no buffering is required around the existing water towers.

~~6.5.~~ Perimeter and interior landscaping shall be designed to meet the requirements of Section 6-1200 of the *Springfield Zoning Ordinance* with the exception that the required plantings shall adhere to the following:

- a. One (1) canopy tree, one (1) understory tree or evergreen tree and two (2) shrubs are required for each two thousand (2,000) square feet of green space.
- b. Required street trees count against this requirement.
- c. Required bufferyard plantings per Section 6-1200 of the *Springfield Zoning Ordinance* shall not count this requirement.

~~7.6.~~ Screening and fencing, and landscaping requirements for off-street parking and vehicular use areas shall be in accordance with the *Springfield Zoning Ordinance* in effect at the time of development.

~~8.7.~~ No structures, signs, mechanical equipment, vehicular use areas (except those drives required to provide access to adjoining public

thoroughfares) are permitted within these bufferyards. The surface of these bufferyards, or other required landscape areas, shall be maintained with a living ground cover.

~~9. All utilities within required bufferyards shall be located underground.~~

~~10.8.~~ Waste cans, dumpster units, or other forms of litter control and refuse disposal devices should be placed within the district where they are least visible from public rights-of-way and adjoining properties. Screening of these devices, in the form of a sight proof fence or wall, shall be provided. These devices may not occupy parking spaces required by this exhibit.

~~11.9.~~ A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.

OPEN SPACE AND IMPERVIOUS SURFACE REQUIREMENTS:

- A. **Open Space Ratio.** A minimum open space ratio of twenty (20) percent open space shall be provided throughout the entire development. This open space ratio shall apply to individual lots as well as the overall development.
- B. **Impervious Surface Ratio.** The entire development shall not exceed an Impervious Surface Ratio of eighty (80) percent.

DESIGN REQUIREMENTS:

- A. All vehicular use areas shall be screened from residential uses in accordance with the *Springfield Zoning Ordinance*.
- B. Refuse storage shall be screened from view of public rights-of-way in accordance with the *Springfield Zoning Ordinance*.
- C. All ground mounted and roof top mechanical and electrical equipment shall be screened from view of all public rights-of-way in accordance with the *Springfield Zoning Ordinance*.

- D. All vehicular use areas shall be dust free paving.
- E. All outside storage areas shall be screened from the right-of-way and residential uses.
- F. Lighting.
 - a. The requirements and standards of the *Springfield Zoning Ordinance*, in effect at the time of development, shall apply. In addition, the light intensity from exterior lights shall not exceed one and a half (1 ½) foot-candles at the property line of the buildable lot on which the lights are located.
 - b. The developer(s) shall submit a lighting plan with the final development plan demonstrating compliance with this section.
 - ~~b.~~

SIGNS:

- A. The developer(s) shall be permitted the following signs:
 - 1. Three (3) free standing signs with a maximum height of forty (40) feet and a maximum effective area of three hundred fifty (350) square feet. They shall be located as follows:
 - a. The northeast quadrant of the U.S. Highway 65/Division Street interchange;
 - b. The southwest quadrant of the Kearney Street/LeCompte Road intersection; and
 - c. The northwest quadrant of the Division Street/LeCompte Road intersection.
 - 2. Each buildable lot with frontage along U.S. Highway 65 shall be permitted one (1) freestanding sign per lot with a maximum height of thirty (30) feet and a maximum effective area of two hundred fifty (250) square feet along that frontage. These signs shall be located at least two hundred (200) feet from each other.
 - 3. Each commercial buildable lot along the internal roads shall be allowed one (1) monument sign per lot with a maximum height of ten (10) feet and a maximum effective area of one hundred (100) square feet.

4. One (1) monument sign, for the development and not for the individual businesses or lots, with a maximum height of ten (10) feet and a maximum effective area of two hundred fifty (250) square feet, is allowed at each corner of a public street intersection with LeCompte Road.
 5. One (1) monument sign, with a maximum height of twelve (12) feet and a maximum effective area of two hundred fifty (250) square feet, is permitted on each office and industrial buildable lot. Wall signage shall not exceed more than ten (10) percent of the face of any building.
- B. Off-premise signs, as defined by the City sign code, are prohibited.
- C. All other signage shall conform with the requirements of the City's sign code.

ACCESS TO PUBLIC THOROUGHFARES:

- A. Public street access to the adjoining public thoroughfares shall be situated in substantial conformance with Exhibit 2. ~~except that t~~The first point of access to Division Street east of U.S. Highway 65 offering full turning movements shall be located east of the City Utilities water tower property. Other access may be permitted to Division ~~and Kearney~~ Street following approval of an access management plan to be undertaken by the City of Springfield and provided such proposed access agrees with the findings and standards of that access management plan. Should the property owners request the additional access to Division Street, that request must be reviewed and approved by MoDOT, the Planning and Zoning Commission and City Council.
- B. Driveway access to the adjoining public thoroughfares shall be located in conformance with City requirements. Driveways shall be at least two hundred (200) feet from each other. Traffic will be focused to the street intersections with Division Street, ~~Kearney Street~~, LeCompte Road and Old Wire Road to reduce driveway cuts along Division Street and LeCompte Road. Shared driveways are encouraged to reduce the number of points of access to the public street system. Major entries will be designed to the internal loop roads (Eastgate and Summerset) and the

entrance to the Springfield Underground from LeCompte Road. Lots with frontage only on LeCompte Road are permitted two (2) driveways which are no closer than two hundred (200) feet from each other and from street intersections. Area A shall be allowed a right-in/right-out access on to Eastgate south of the existing water towers. This access shall be no closer than two hundred (200) feet from the Division Street mainline right-of-way line.

STORMWATER CONTROL:

- A. Stormwater control shall be provided in accordance with the existing stormwater control ordinances. At the time of development, the existing basin located at the southeast corner of the district may be required to be updated to meet the current water quality standards in the City of Springfield Flood Control and Water Quality Protection Manual.
- B. Detention basins shall be landscaped and maintained.
- C. The stormwater management system shall include utilization of “Best Management Practices” (BMPs) to address the quality of the stormwater runoff. BMPs will be incorporated into the overall open space system. Storm water ponds will be incorporated as amenities for the development with the goal of providing the BMPs and establishing habitats for fish, waterfowl and other wildlife.

REQUIRED IMPROVEMENTS:

Public and private improvements are necessary to adequately accommodate the intensity of development proposed in this district. The improvements 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 for the phase under development. The applicant or subsequent owners shall include with the Final Development Plan(s) a schedule for completion of public and private improvements. Prior to building permits being issued to the applicant or subsequent owners:

1. The required improvements for such phase shall be constructed; or
2. Assurances satisfactory to the Director of Public Works guaranteeing that all required public improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.

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

1. The required improvements for such phase are completed prior ~~to~~ to occupancy of the structures; or
2. The Director of Public Works has determined that such public 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 occur, 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.

1. Improvements necessary to adequately accommodate the type and intensity of the full ~~development~~ proposed in this district may include, when warranted based on the proposed development during each phase of - the development, the following:
 - a. The developer shall work with the Missouri Department of Transportation, at the final development stage of any development along U.S. Highway 65, to determine the amount of right-of-way to be granted by the developer for that highway;
 - b. LeCompte Road shall have eighty (80) feet of right-of-way and shall be developed with a median and street trees as shown on Exhibit 6 in accordance with City design standards for a Secondary Arteria. The road may be widened in phases to support the phased development of the Planned Development.

- ~~b.c.~~ Eastgate Avenue shall have seventy (70) feet of right-of-way and shall be developed in accordance with City design standards for a Collector.
- ~~e.~~ Kearney Street shall have fifty (50) feet of right-of-way as measured from its centerline.
- d. Division Street shall have seventy (70) feet of right-of-way as measured from its centerline, and shall be improved as required to support the size and intensity of the development.
- e. Old Wire Road (FR 116) and ~~all other internal~~ Summerset S streets shall have sixty (60) feet of right-of-way.
- f. Sidewalks and hiking/biking trails are required along Division ~~and Kearney Streets~~ and on both sides of LeCompte Road and Eastgate Avenue, and ~~and~~ along Old Wire Road within this planned development district, ~~and as shown on Exhibits 2 and 9.~~ Sidewalks are required along both sides of Summerset Street.
- g. The developer will be responsible to pay for a portion of the cost to extend a sanitary sewer trunk line to this property.
- h. Public sanitary sewer service must be extended to each building lot.
- ~~i.~~ Widen Division Street to four (4) traffic lanes from U.S. Highway 65 to the first intersection east of the freeway permitting full turning movements. A traffic signal light shall be installed at this intersection.
- ~~j.i.~~ A traffic signal light shall be installed at the LeCompte Road intersections with both Division and Kearney Street when deemed warranted by MoDOTs.
- ~~k.j.~~ Traffic signal lights, as acceptable to the Missouri Department of Transportation when deemed warranted by the Missouri Department of Transportation, shall be installed at the Division Street interchange with U.S. Highway 65.
- ~~l.k.~~ LeCompte Road shall be widened-improved as required to support the development, which may include up to four (4) traffic lanes between Kearney and Division Streets as shown on Exhibit 6. Crossing gates and mast-arm mounted railroad signals at the railroad crossing on LeCompte Road may be needed at this stage. This improvement must be coordinated with the Missouri Public Service Commission and the Burlington Northern Santa Fe Railroad.

~~m. Kearney Street shall be widened to four (4) traffic lanes between U.S. Highway 65 and LeCompte Road.~~

n. Other public street improvements will be necessary for the efficient and safe ingress and egress from the public thoroughfare system by the final phase of development. The timing of the need for these improvements, and type of improvements necessary shall be determined by the Directors of both Public Works and Planning and Development as development proceeds on this property. ~~These improvements may include the following:~~

- ~~(1) Increasing the spacing between the signalized freeway ramp intersections with Kearney Street to accommodate dual left turn lanes in both directions.~~
- ~~(2) Widen the northbound freeway off-ramp to Kearney Street to a four (4) lane approach to accommodate an additional right turn lane.~~
- ~~(3) Widen the southbound freeway off-ramp to Kearney Street to dual left turn lanes and possibly dual right turn lanes.~~
- ~~(4) Continue the widening of Division Street to LeCompte Road to include a three (3) lane approach east of LeCompte Road.~~
- ~~(5) Increasing the spacing between the signalized freeway ramp intersections with Division Street to accommodate dual left turn lanes in both directions.~~
- ~~(6) The northbound off-ramp to Division Street to accommodate dual left turn lanes to improve signal operation and dual right turn lanes.~~
- ~~(7) Widen the southbound off-ramp to Division Street to accommodate dual left turn lanes with a separate right turn lane.~~

MAINTENANCE OF COMMON AREAS AND FACILITIES: Development shall adhere to the following:

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.

FINAL DEVELOPMENT PLAN.

- A. Development may be phased at the discretion of the developer(s) provided that all public improvements serving each phase and 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.

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.

~~B. The final development plan(s) for Areas E and F and that part of Area C shown on Exhibit 2 in cross hatching shall be submitted to the Planning and Zoning Commission for review and recommendation to the City Council for final action. The uses permitted and the intensity of development as prescribed by this ordinance shall not be subject to review during the final development plan stage.~~

~~C.B. For all other portions of this planned development, t~~The Administrative Review Committee is hereby authorized to, acting jointly, approve the final development plan(s) provided such plan substantially conforms to the provisions of this ordinance.

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:

1. Any uses within the district other than those specifically prescribed by this ordinance.
2. Any increase in the intensity of use permitted within this district.

3. Any deviation from the height and setback standards prescribed by this ordinance.

~~4.~~ Any reduction on the required parking prescribed by this ordinance.

~~4.~~ PD229amex1.wpd

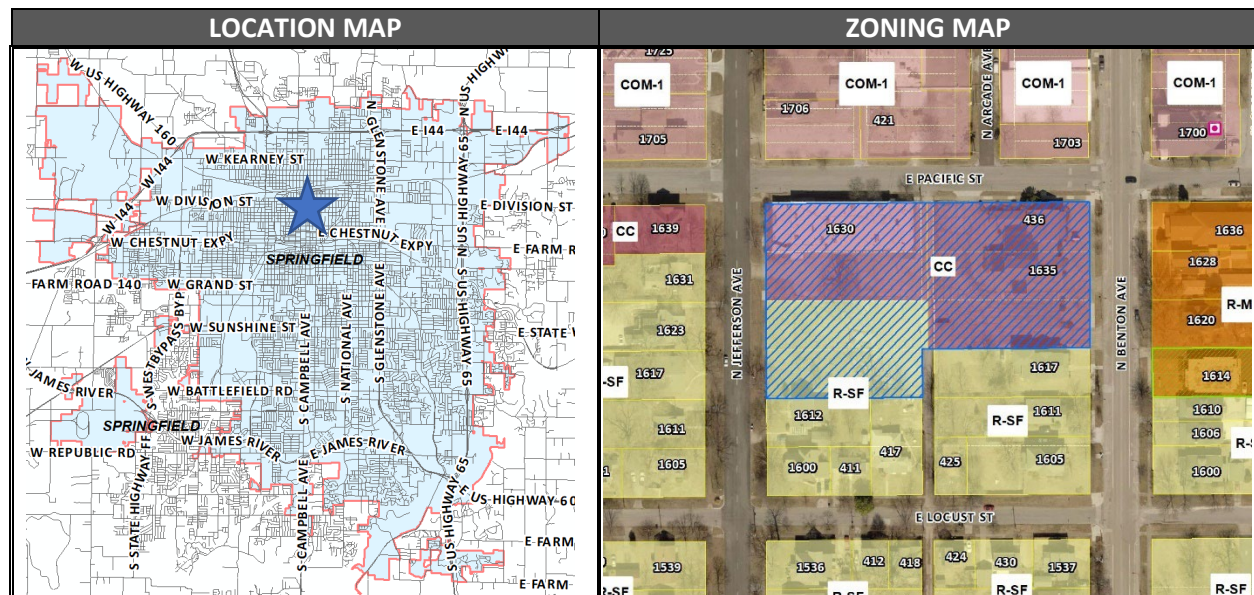
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DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Planned Development No. 386
Location:	1630 N. Jefferson Avenue & 1635 N. Benton Avenue
Total Acres:	Approximately 2.3 acres
Applicant:	Titus Williams LLC & Historic Commercial Development LLC
Existing Land Use:	Office, mortuary, vacant land
Neighborhood Meeting:	April 18, 2023
Planning and Zoning Commission:	May 11, 2023
City Council:	June 5, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Kyle McGinnis
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of the preliminary development plan for Planned Development No. 386, as set forth in Exhibits 1 and 2 of the staff report on this item. (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 2.3 acres of property generally located at 1630 N. Jefferson Avenue and 1635 N. Benton Avenue from R-SF, Single-family residential district, Center city district and Urban Conservation District #3 to Planned Development No. 386. The applicant intends to demolish the existing structures in order to uniformly develop the land area for multifamily dwellings utilizing a townhouse style of construction.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



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GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The development area is comprised of a number of individual lots (Lots 1, 2, 3, 9, 10, 11, and 12 of Block 18) platted within the North Springfield subdivision in 1869. Each of these lots was later zoned as part of the Citywide remapping which occurred in 1995 and approved via General Ordinance No. 4494. While Lots 1, 2, 3, 11, and 12 were zoned CC, Center city district at that time, Lots 9 and 10 were zoned R-SF, Single-family residential district. As a result, the development area is currently split-zoned. In addition, the full development area is included within the Mid-Town Neighborhood Plan area (adopted in 2001), as well as the Mid-Town Urban Conservation District (adopted in 2002).

DEVELOPMENT REVIEW STAFF REPORT

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 NO. 386
Use Limitations	1. All uses shall operate in accordance with the noise standards contained in Section 36-485 of the Springfield <i>Zoning Ordinance</i>. 2. No use shall emit an odor that creates a nuisance as determined by the Springfield City Code. 3. Single-family detached and single-family semi-detached dwellings are not permitted.
Minimum Lot Size	Not applicable. This is an existing property which is not undergoing subdivision as part of this proposal; rather, the individual lots which comprise the development area must be administratively combined into a single lot. Individual townhomes may be platted as separate condominium units at the developer's discretion at a later date.
Maximum Height	The maximum structure height shall not exceed 42 feet above the finished grade.

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Bulk Plane	In no instance may a structure exceed a 45-degree bulk plane as measured from the district boundaries of any adjacent R-SF, Single-family residential district.
Minimum Yard Requirements	Not applicable.
Minimum Open Space	Not less than 15% of the total lot area shall be devoted to open space, including bufferyards. 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	1. All construction shall utilize a mix of brick veneer cladding and Hardie Board siding (or similar fiber cement siding), with a combination of vertical and horizontal patterns in solid colors and a traditional wood appearance. 2. All front façades shall incorporate architectural articulations which result in a difference in the vertical plane of the wall of at least 18 inches. All front façades shall be further enhanced through the incorporation of stoops, awnings, windows, bay window projections, and balconies. 3. Four-foot-wide pedestrian walkways shall be provided throughout the entirety of the development, connecting to one another and with public sidewalks located in adjacent public right-of-way. Each dwelling's front entry must connect to either the pedestrian circulation system or public sidewalks, as applicable. 4. Development amenities shall include six (6) pedestrian benches, a community room located within Building A, and a 900 square foot dog park located east of Building F. 5. Security fencing and gating shall be provided throughout the property as depicted in Exhibit 2. The fencing shall be of an aluminum material not to exceed seven feet in height. The location of the various vehicular entry gates do not conform to Code's typical standards for gated entries; however, based on the context of the property and the adjacent public right-of-way, Public Works – Traffic is comfortable supporting the design as shown.
Buffering and Landscaping	1. A bufferyard D, with a minimum width of ten (10) feet, shall be installed and maintained along the south property line where adjacent to R-SF, Single-family residential districts and the existing alley. a. The minimum plantings within this bufferyard shall be: 12 canopy trees; 12 understory trees; 12 evergreen trees; and 84 shrubs. Such plantings

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	shall be distributed evenly throughout the bufferyard area as depicted in Exhibit 2. b. A six-foot wood privacy fence, or other form of acceptable screening as described in Section 36-480, Screening and fencing of the Land Development Code, shall be installed and maintained throughout the entirety of the bufferyard area as depicted in Exhibit 2. 2. Interior landscaping shall be installed and maintained as depicted in Exhibit 2. a. A minimum of 1,870 square feet of interior open space shall be required. b. The minimum plantings within the interior landscape area shall include: eight (8) understory trees and two (2) canopy trees. 3. Foundation landscaping shall be installed at least 18 inches from the foundation of those buildings whose front entries address public right-of-way. a. Each foundation landscape area shall contain at least one (1) evergreen shrub, two (2) deciduous shrubs, and four (4) perennial flowers. 4. Tree replacements shall be required to offset the loss of mature tree canopy interior to the site and within adjacent public right-of-way as a result of construction. a. Three (3) canopy trees shall be planted interior to the development to replace those anticipated to be removed during construction. b. Four (4) canopy trees shall be planted within adjacent public right-of-way to replace those anticipated to removed during construction. c. All replacement trees shall be canopy trees of a minimum caliper width of one and one-half (1.5) inches at the time of planting. 5. No perimeter landscaping – typically located between vehicular use areas (drive aisles and parking spaces) and public right-of-way – shall be required as depicted in Exhibit 2.
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DEVELOPMENT REVIEW STAFF REPORT

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 subject property is located on the edge of the Center City Neighborhood Placetype in this area, just south of the Mixed Use Placetype which applies to most of the property within and directly bordering the E. Commercial Street corridor to the north. This edge of contact between differing placetypes makes this site ideal for higher-density residential development, which can act as a transition between the mix of uses located north of E. Pacific Street and the detached single-family residential homes which exist south of the development area. Furthermore, the project area is bound to the east and west by Collector roadways, further solidifying the justification for higher-density residential development at this location.

Per the recommendations of the *Comprehensive Plan*, the development will utilize certain design elements which will enhance the aesthetics of the area and emulate the general residential character of the neighborhood south of E. Pacific Street, including the use of brick veneer cladding on front façades, gable rooflines, and front entry walkways which will connect to existing public sidewalks. These elements will be further enhanced through the installation of pedestrian benches within and along the edges of the development, as well as through the installation of foundation plantings, which will serve to soften the impact of the buildings on the adjacent streetscape. To the greatest extent feasible, vehicular use areas have been contained interior to the site to eliminate instances in which large areas of pavement separate buildings from public right-of-way.

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.

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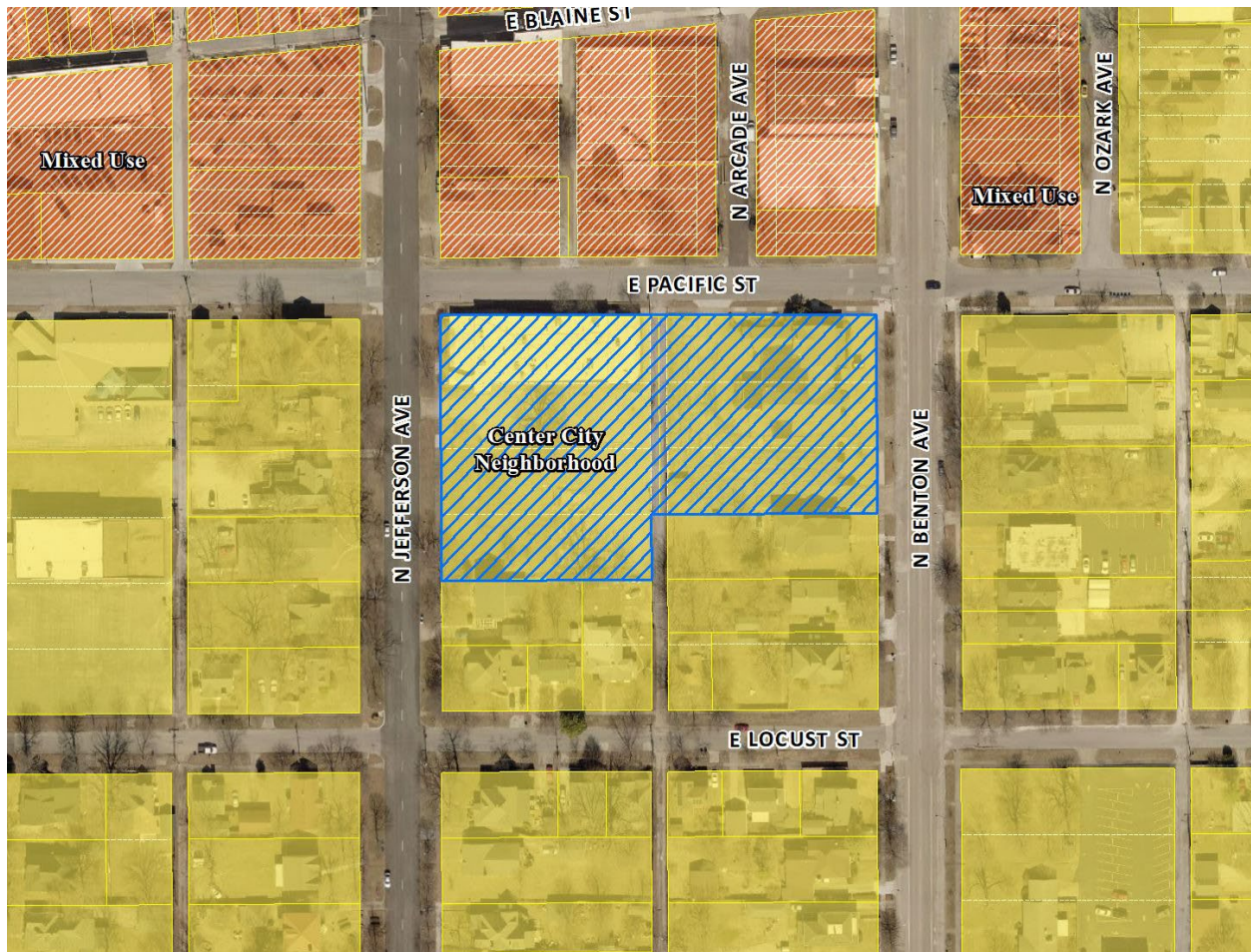
6. Coordinate public improvements and encourage private redevelopment in a manner that will not detract from the neighborhood's historic character.

The *Mid-Town Neighborhood Plan* outlines strategies which serve to protect and enhance the character of the neighborhood, 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. Due to the scope of the development, the majority of the trees currently located within and adjacent to the site within public right-of-way will be removed; however, as detailed in Exhibit 1 and depicted in Exhibit 2, the developer intends to replace these trees to the greatest extent feasible, with replacement trees proposed within public right-of-way as well as throughout the development area. In addition, the developer will install a ten-foot-wide bufferyard along the south property line where the development abuts single-family zoning. The plantings within this bufferyard alone sufficiently replace the mature canopy that will be lost during the construction phase of this project. The bufferyard will also contain a six-foot wood privacy fence, further screening the existing single-family homes south of the development area from future construction.

Based on the proposed Planned Development language provided in Exhibit 1 and the site plan, landscape plan, and accompanying documents provided in Exhibit 2, staff has determined that the proposal is in general alignment with the objectives and intent of both the *Comprehensive Plan* and the *Mid-Town Neighborhood Plan*.

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FUTURE PLACETYPE MAP:

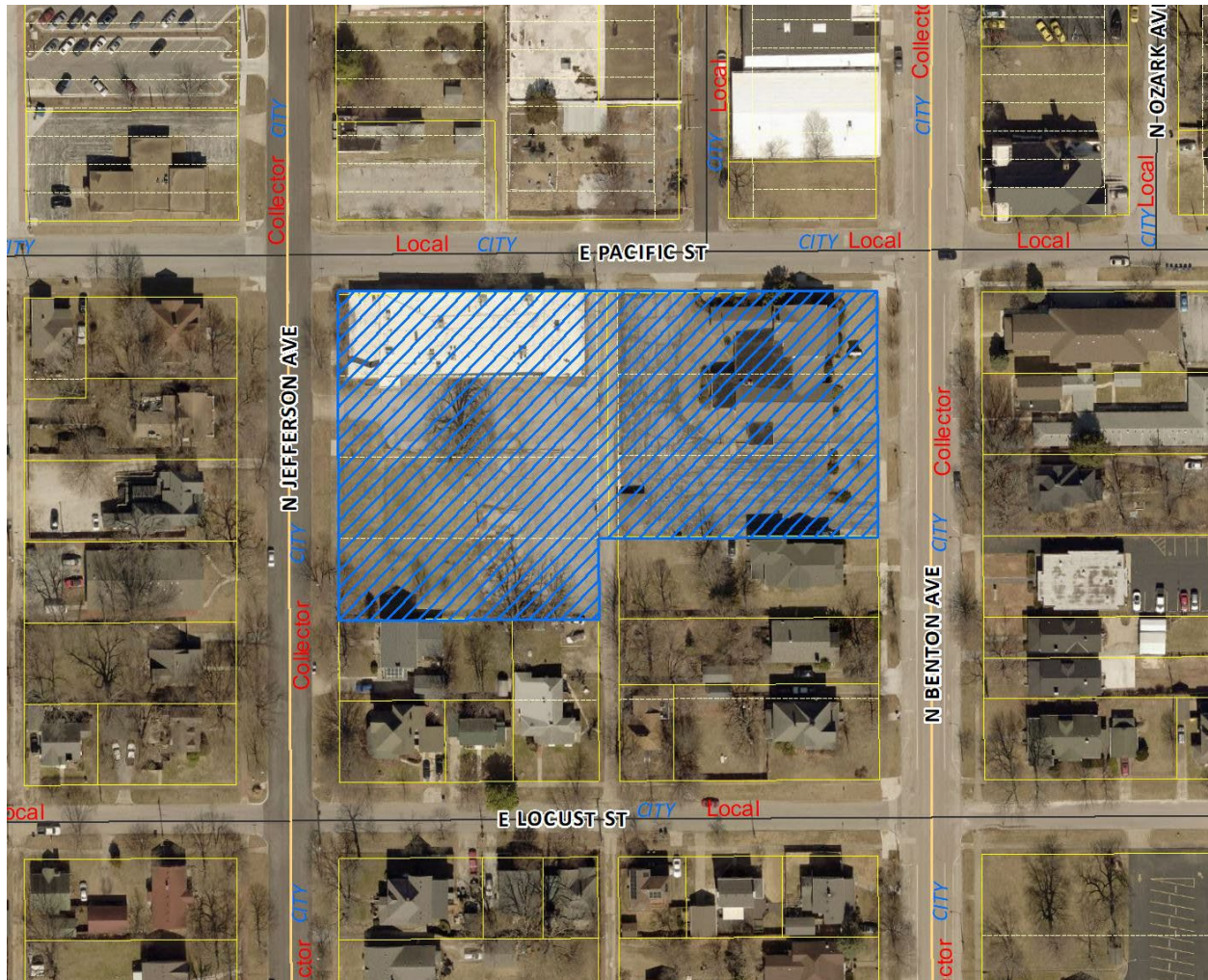


PLACETYPES	LAND USES														
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	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

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	COM-1	R-SF	R-MD	R-SF, CC
LAND USE	Vacant, unused land	Detached single-family dwellings	Multifamily dwellings, detached single-family dwelling, medical office	Detached single-family dwellings, multifamily dwellings
PLACETYPES	Mixed Use	Center City Neighborhood	Center City Neighborhood	Center City Neighborhood

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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 or Planned Development language. Some utility extensions and relocations will likely be required based on the site plan submitted, but this can be done at the time of development.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No objection to the rezoning or Planned Development language, although we would like to see the proposed peak and average sewer flow rates for the development to assess downstream impacts. Plans show no conflict with public sewer.
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 allowed and detention is required**. The property **does not have a stream buffer on site**.

Public Works – Stormwater has no concerns or additions to the Planned Development. No specific language for Stormwater is included in the Planned Development but at the time of development the property will be subject to the following conditions:

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 a large amount of existing impervious area, additional impervious area requires detention. If the final project site layout decreases the impervious area, no detention is required.
 - ii. The site currently drains onto the southern adjacent properties through sheet flow on impervious parking areas. The redevelopment will need the captured runoff to meet the runoff requirements from Chapter 2.

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- 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.

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. The site plan shows two acres of disturbance. Redeveloped area has a decreased rainfall intensity for calculating the Water Quality Volume.

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.

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6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

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

City's Transportation Plan classifies N. Jefferson Avenue and N. Benton Avenue as Collector roadways, and E. Pacific Street as a Local roadway. The standard right-of-way width from the centerline of N. Jefferson Avenue and N. Benton Avenue is 30 feet. It appears that no additional right-of-way is needed along either street. The standard right-of-way width from the centerline of E. Pacific Street is 30 feet. It appears that no additional right-of-way is needed along this street. A survey is recommended to determine the exact amount of existing right-of-way. N. Jefferson Avenue, N. Benton Avenue, and E. Pacific Street are City-maintained streets.

Traffic Counts & On-Street Parking:

The recent traffic count for N. Jefferson Avenue is 250 vehicles per day, for N. Benton Avenue is 1,090 vehicles per day, and for E. Pacific Street is 190 vehicles per day. On-street parking is allowed along N. Jefferson Avenue and N. Benton Avenue. On-street parking is allowed along both sides of E. Pacific Street.

Access:

Access to this property will be allowed based on the accepted Traffic Impact Study for this development and current City of Springfield standards.

Sidewalk:

There are existing sidewalks along the property frontage of N. Jefferson Avenue, N. Benton Avenue, and E. Pacific Street.

Trails, Bus Stops, and Additional Information:

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

Improvements:

A TIS has been completed for this development. Based on the TIS, no public improvements are required.

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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. Jefferson Avenue	Collector	Yes	40	30
Street 2	N. Benton Avenue	Collector	Yes	40	30
Street 3	E. Pacific Street	Local	Yes	30	30
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		184	267	2671	-
Proposed Trips Generated*		249	249	498	-
Additional Trips Generated		65	-18	-2173	-

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed Planned Development.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicants, Titus Williams LLC and Historic Commercial Development LLC, have requested to rezone the property generally located at 1630 N. Jefferson Avenue and 1635 N. Benton Avenue from R-SF, Single-family residential district, CC, Center city district and Urban Conservation District #3 to Planned Development No. 386. This Planned Development would allow for the construction of multifamily dwellings following a townhouse architectural style, as well as temporary uses, accessory uses, and home occupations typically associated with multifamily development.
2. A total of 72 multifamily dwelling units have been proposed, equating to a density of approximately 32 dwelling units per acre. This density was determined appropriate for this property via the Multifamily Matrix Analysis – the process by which City staff reviews multifamily development proposals, the surrounding infrastructure, land uses, and amenities to determine the most appropriate range of residential densities for a given development. Based on the context of the project's surroundings, the development was given an initial Assessment Criteria Score of 10, which would permit a density between 15 and 17 dwelling units per acre. Upon review of a full development plan against the Design Guidelines Assessment Criteria, the project received an additional three points (see 3. below for further details), which would permit a density between 25 and 28 dwelling units per acre. And finally, one additional point was awarded as part of the assessment's Opportunities or Constraints, specifically because this is a higher-density proposal located within a lower-density neighborhood. The resulting 14-point total permits between 29 and 32 dwelling units per acre.

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3. The Design Guidelines Assessment Criteria – those design elements of a proposal used in determining a development's most appropriate density – are split into three general categories: Design to Encourage Pedestrian Activity; Provide a Good Circulation System; and Respect the Natural Environment. Each of these categories is further split into three or more criterion; the more criteria a development meets, the higher the density that will be awarded for the development. Within the Respect the Natural Environment category, one criteria calls for the incorporation of one or more of the following recreational amenities or facilities: a swimming pool; a golf course; a resident clubhouse; one (1) tot lot with a minimum size of 900 square feet; a basketball, volleyball, tennis court, handball court, or other sports court; one (1) picnic area, with a minimum size of 900 square feet; a community center (meeting room, assembly hall, etc.); an exercise room and/or recreation building; a par three golf course (nine-hole minimum); or any proposed amenity found by City Council to provide recreation or meet the needs of the multifamily development residents to a level similar to that provided by those amenities previously listed.

For a proposed development containing between 51 and 100 dwelling units, two such amenities are required. The applicant has proposed a 900 square foot community room (in Building A, see Exhibit 2) and a 900 square foot dog park (to the east of Building F, see Exhibit 2) in order to meet this criterion. City Council must determine whether the 900 square foot dog park sufficiently meets this criterion. Should City Council determine that the dog park does not sufficiently meet this criterion, then the development's point total will be lowered by one for a total of 13 points, permitting a residential density between 25 and 28 dwelling units per acre.

4. 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 (ARC) shall review and approve the Planned Development's site plan and notice of this review shall be given to the Mid-town Neighborhood Association President; the representatives of the Neighborhood Association shall be permitted to provide comment on the site plan prior to the ARC's action to approve it. This UCD site plan review will coincide with the ARC's review of the Final Development Plan (FDP), as required and outlined by Section 36-405 (9) of the Land Development Code.
5. The project area is contained within the *Comprehensive Plan's* Center City Neighborhood Placetype, which promotes higher-density residential development within these traditionally single-family neighborhoods when located along higher classification streets. Due to the varying conditions, age, affordability, and vacancies of housing within these neighborhoods, the *Comprehensive Plan* encourages support for development which diversifies the housing stock. When higher-density residential developments are proposed, the *Comprehensive Plan* focuses on ensuring such land uses do not conflict with existing lower-density residential properties by promoting design elements which blend the new construction with the character of the neighborhood. Based on the design requirements and elements proposed by the developer as outlined in Exhibits 1 and 2, staff has determined that the proposal is in general conformance with the objectives and intent of the *Comprehensive Plan*.

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6. The developer has proposed automated security gates at each vehicular access point onto the subject site, to be located between 25 feet and zero feet from their respective property lines as depicted in Exhibit 2. The City's standard setback for such gated entries is 30 feet, providing ample space for a single vehicle to pull into the property and out of public right-of-way while waiting to be granted entry. Public Works – Traffic is aware of the proposed gated entries and has determined that they are acceptable as depicted due to the street classifications of N. Benton Avenue, N. Jefferson Avenue, and E. Pacific Street, the presence of on-street parking around the site, the one-way flow of traffic on N. Jefferson Avenue, and the traffic counts for all adjacent streets. No formal variance request is necessary as Planned Developments are permitted to vary from the City's typical standards. All fencing and gates shall be limited to a maximum height of seven feet (as limited by the Land Development Code) and shall be of an aluminum material.
7. The development site currently exists as two separate lots which must be administratively combined in order to accommodate the proposal as depicted in Exhibit 2. Prior to the issuance of any building permits pertaining to the proposed Planned Development, the applicant shall submit an application for an administrative subdivision – lot combination, as outlined by Section 36-223, Administrative subdivisions – administrative approval of lot divisions, lot combinations, property line adjustments, tract certifications and administrative condominiums, of the Land Development Code. Subsequent applications may be filed after construction is complete should the developer wish to subdivide the dwelling units into individual condominium units.
8. There are no changed or changing conditions in the area affected that make the proposed rezoning necessary; however, the applicants intend to redevelop these underutilized properties to improve the neighborhood's existing housing stock and enhance the existing aesthetics of the block.
9. The range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity. The proposed Planned Development District would exclusively permit multifamily dwellings not to exceed 32 dwelling units per acre, along with those accessory uses, temporary uses, and home occupations typically associated with residential land uses. The proposed development would act as a transition between the mix of residential and nonresidential land uses north of E. Pacific Street and the single-family zoning south of the development area.
10. There are adequate utility, sewer, and water facilities existing in the area, or they 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 critical concerns regarding the proposed Planned Development. City Utilities has stated that some extensions may be required as part of the construction; however, such extensions can be identified and built at the time of development.
11. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic, as well as traffic safety in the vicinity, is expected to be marginal. The developer completed and submitted a Traffic Impact Study (TIS) to the City for review prior to the Planning & Zoning Commission's review of this

DEVELOPMENT REVIEW STAFF REPORT

application. The City has accepted the TIS and its results, which indicate that no public improvements are necessary as part of this development. Indeed, based on the results of this TIS, it has been determined that the proposed Planned Development No. 386 will decrease traffic significantly from the most intense uses permitted by the current zoning.

12. 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 Planned Development No. 386, per Exhibit 1.
13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. Should the rezoning be denied, the subject properties will maintain their existing zoning designations. The R-SF district is typically used for detached single-family dwellings and certain low-intensity nonresidential uses, while the CC district permits a full range of residential and nonresidential uses.

STAFF RECOMMENDATION:

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

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. 386

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 permit the construction of multifamily dwellings in a row house style on a single lot, utilizing architectural features and exterior materials which emulate and enhance the historic nature of the Mid-Town neighborhood. The total development includes six row house-style structures (labeled Buildings A through F, Exhibit 2, Site Plan) containing 72 multifamily dwelling units.

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. Multifamily dwellings.
3. Residential condominiums.
4. Short-term rentals, as permitted by Section 36-473, Short-term rentals, of the *Zoning Ordinance*.
5. Temporary uses, as permitted by Section 36-452, Temporary uses, of the *Zoning Ordinance*.
6. Home occupations, as permitted by Section 36-451, Home occupations, of the *Zoning Ordinance*.

DEVELOPMENT REVIEW STAFF REPORT

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 within this district shall adhere to the following standards:

1. The maximum residential density shall not exceed 32 dwelling units per acre.

G. BULK, AREA, AND HEIGHT REQUIREMENTS

Development within this district shall adhere to following bulk, area, and height requirements:

1. *Maximum structure height:* 42 feet above finished grade; however, in no event shall any structure exceed a 45-degree bulk plane as measured from the district boundary of any property zoned R-SF, Single-family residential district or R-TH, Residential townhouse district.
2. *Minimum yard requirements:* None, except for the bufferyard requirement along the south property line where adjacent to property zoned R-SF as described in **I. OPEN SPACE, LANDSCAPING, AND SCREENING** below.

H. DESIGN REQUIREMENTS

Development within this district shall adhere to the following design requirements:

1. *Exterior building materials:* All construction must utilize a combination of brick cladding veneer and Hardie Board siding (or similar cement fiber siding). Hardie Board siding (or such similar material) shall be used in a combination of vertical and horizontal patterns in solid colors and traditional wood appearance (see Exhibit 2, renderings provided by Buxton Kubik Dodd Design Collective).
2. *Architectural articulations:* All front façades shall incorporate architectural articulations which result in a difference in the vertical plane of such wall of at least 18 inches; in addition, all front façades shall be further enhanced through the incorporation of stoops, awnings, windows, bay window projections, and balconies (see Exhibit 2, renderings provided by Buxton Kubik Dodd Design Collective).
3. *Pedestrian circulation:* In general alignment with Exhibit 2, Site Plan, four-foot-wide pedestrian walkways shall be provided throughout the entirety of the development, connecting to one another and public sidewalks located in adjacent

DEVELOPMENT REVIEW STAFF REPORT

public right-of-way. The front entry of all dwellings shall be connected to the pedestrian circulation system or public sidewalks, as applicable.

4. *Development amenities:*
 - a. *Pedestrian benches.* Per Exhibit 2, Landscape Plan, a minimum of six (6) pedestrian benches shall be installed throughout the total development area.
 - b. *Community room.* Per Exhibit 2, Site Plan, Building A – located at the northwest corner of the development area – shall provide a shared community room on its first floor for shared use by the development's residents.
 - c. *Dog park.* Per Exhibit 2, Site Plan, a fenced dog park shall be provided internal to the development for use by the development's residents. The dog park must be a minimum of 900 square feet in area.
5. *Security fencing, gating.* To be provided per Exhibit 2, Site Plan. All fencing and gates shall be of an aluminum material. All fencing and gates shall be limited to a maximum height of seven (7) feet above finished grade.

I. OPEN SPACE, LANDSCAPING AND 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 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:*
 - a. *Minimum open space.* Not less than 15 percent of the total lot area shall be devoted to open space, including the required bufferyard. Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
 - b. *Maximum impervious surface.* The combined area occupied by all main and accessory buildings or structures, parking, loading and other paved areas and any other surfaces which reduce and prevent absorption of stormwater shall not exceed 85 percent of the total lot area.
2. *Bufferyards:* A bufferyard D, as described in Section 36-482 of the *Springfield Zoning Ordinance*, must be installed along the south property line where adjacent to property zoned R-SF and the existing alley.
 - a. *Minimum width.* The bufferyard D shall have a minimum width of ten feet, as identified in Exhibit 2, Landscape Plan.
 - b. *Minimum plantings.* The minimum plantings within the bufferyard D shall include 12 canopy trees, 12 understory trees, 12 evergreen trees, and 84 shrubs to be evenly distributed throughout the entirety of the bufferyard area as depicted in Exhibit 2, Landscape Plan.

DEVELOPMENT REVIEW STAFF REPORT

- c. *Screening.* The bufferyard D shall include a six-foot wood privacy fence, or other form of accepted screening as described in Section 36-480 of the *Springfield Zoning Ordinance*, throughout the entirety of the bufferyard's area.
- 3. *Interior landscaping:*
 - a. *Minimum area.* A minimum of 1,870 square feet of open space shall be provided interior to the development's vehicular use areas and pedestrian circulation system.
 - b. *Minimum plantings.* The minimum plantings within the interior landscape area shall include eight (8) understory trees and two (2) canopy trees, as depicted in Exhibit 2.
- 4. *Foundation landscaping:* To further soften the architectural impact of the development on adjacent public right-of-way and to improve the streetscape, the following plantings shall be provided at least 18 inches from the foundation of those buildings whose front entries address public right-of-way.
 - a. *Minimum plantings.* Each foundation landscape area, located at the front entry of each townhouse, shall contain at least one (1) evergreen shrub, two (2) deciduous shrubs, and four (4) perennial flowers.
- 5. *Tree replacement.* The following additional plantings shall be required to offset the removal of certain existing trees interior to the site and within adjacent public right-of-way.
 - a. *Interior replacement trees.* Per Exhibit 2, Landscape Plan, three (3) trees shall be planted interior to the development to replace those trees anticipated to be removed as part of this project's construction; these replacement trees shall be canopy trees of a minimum caliper width of one and one-half (1.5) inches at the time of planting.
 - b. *Public right-of-way replacement trees.* Per Exhibit 2, Landscape Plan, four (4) trees shall be planted within the adjacent public right-of-way to replace those trees anticipated to be removed as part of this project's construction; these replacements shall be canopy trees of a minimum caliper width of one and one-half (1.5) inches at the time of planting.
- 6. No perimeter landscaping, as defined in Section 36-482 of the *Springfield Zoning Ordinance*, shall be required as part of this development.

J. EXTERIOR LIGHTING

The requirements and standards of Section 36-484 of the *Springfield Zoning Ordinance*, in effect at the time of development, shall apply but for the following:

- 1. *Light sources or luminaries with cutoffs.* Light sources or luminaries which have a cutoff shall not exceed a maximum height of 30 feet.

DEVELOPMENT REVIEW STAFF REPORT

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown in Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification.

L. OFF-STREET PARKING

Vehicular and bicycle off-street parking facilities shall be provided in conformance with Exhibit 2, Site Plan and Site Calculations.

1. *Enclosed parking.* A minimum of 70 vehicular parking spaces shall be provided via the first-floor garage space associated with each dwelling unit.
2. *Outdoor parking.* A minimum of 15 vehicular parking spaces shall be provided as parallel parking along the east-west internal drive.
3. *Bicycle parking.* A minimum of 12 bicycle racks, meeting the design standards of Section 36-483 of the *Springfield Zoning Ordinance*, shall be distributed throughout the development as depicted in Exhibit 2, Site Plan.

M. SIGNS

The requirements and standards of Section 36-454 of the *Springfield Zoning Ordinance*, in effect at the time of development, shall apply.

N. REQUIRED IMPROVEMENTS

A traffic study was submitted to and accepted by the City of Springfield prior to the review of the proposed Planned Development concluding that no public improvements shall be required as part of this development.

O. 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 duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

P. PHASING

Development within this District will not be phased.

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

DEVELOPMENT REVIEW STAFF REPORT

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.

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 review and approval, 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 PLAN

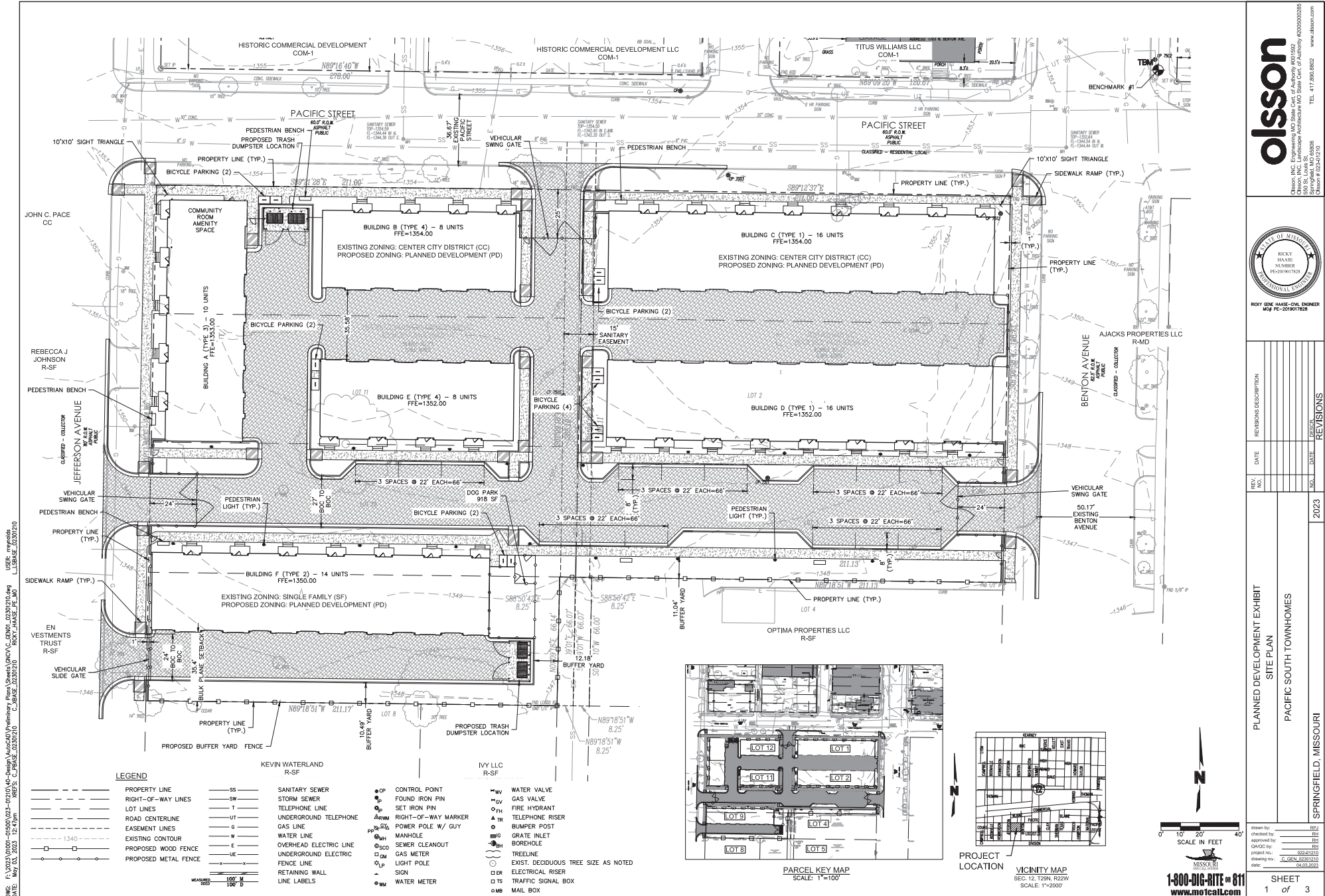
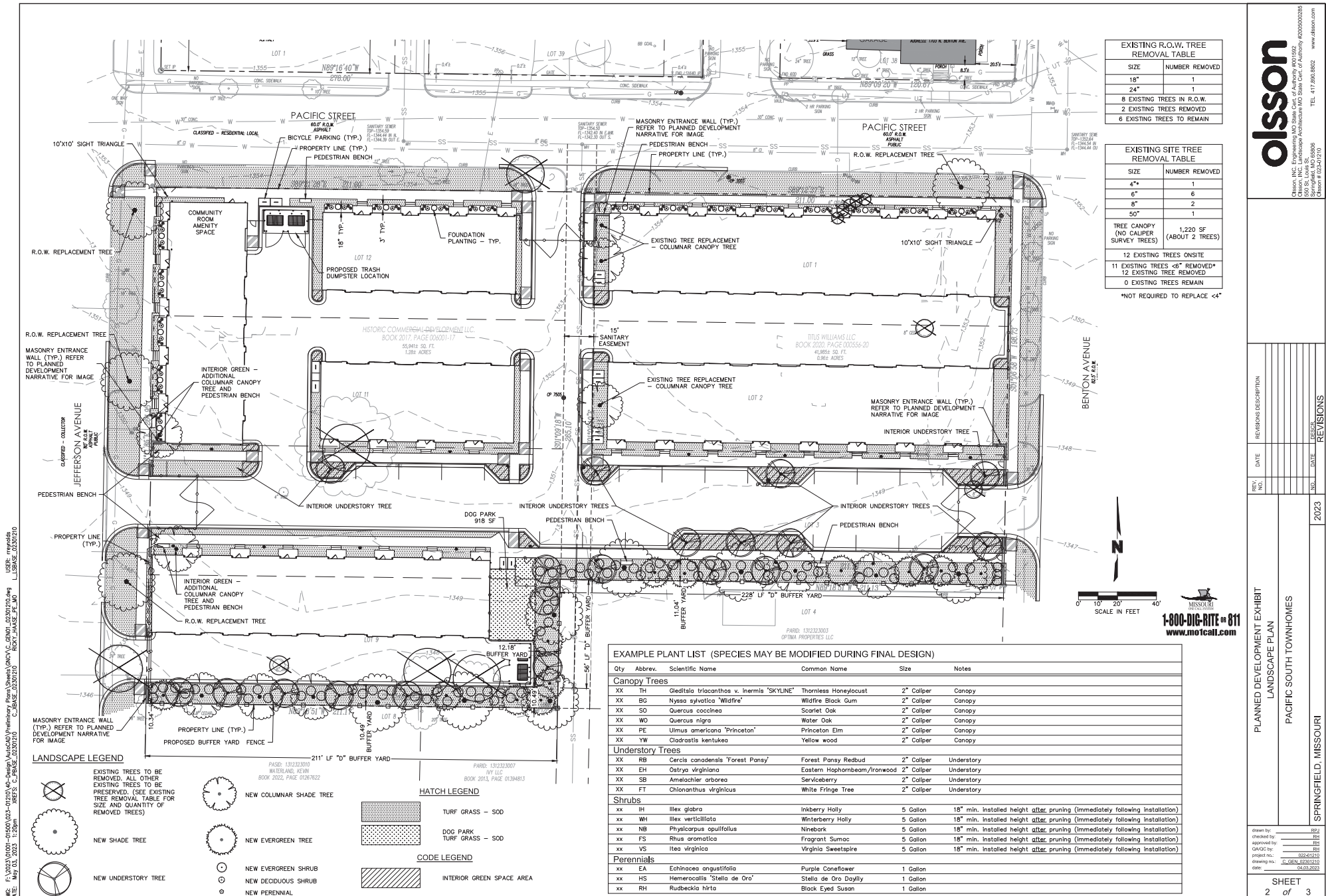


EXHIBIT 2 LANDSCAPE PLAN



olsson
Engineering and Architecture
300 S. Main St.
Springfield, MO 65801
TEL: 417.860.8602
www.olsson.com

REV.	NO.	DATE	DESCRIPTION

REV.	NO.	DATE	DESCRIPTION

PLANNED DEVELOPMENT EXHIBIT
LANDSCAPE PLAN
PACIFIC SOUTH TOWNHOMES
SPRINGFIELD, MISSOURI

drawn by:
checked by:
approved by:
GACQC by:
project no.:
drawing no.:
date:

F:\2023\01001-01500\023-01210\40-Design\AutoCAD\Preliminary Plans\Sheets\GNC\VC_GEN01_02301210.dwg
 XREFS: C_PBASE_02301210 C_XBASE_02301210 RICKY_HAASE_P6_M0
 USER: rreynolds
 L_LBASE_02301210
 DATE: May 03, 2023 1:22pm

SHEET
3 of 3

EXHIBIT 2 RENDERINGS



EXHIBIT 2 RENDERINGS



ATTACHMENT 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: CC and R-SF to PD with COD UCD 3
(existing zoning) (proposed zoning)
2. Meeting Date & Time: April 18 from 4-6:30 pm
3. Meeting Location: Sacred Heart Catholic Church 1609 N. Summit, Springfield, MO 65803
4. Number of invitations that were sent: 163
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 15
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).

-There were concerns about the increase traffic. We will be completing a traffic study for the development.
 -Previous design (pre-covid) had a 4 story building. Neighbors were all happy to see a less intense development.
 -Neighbors were happy to see parking being provided and they want the trash cleaned up.
 -Neighbors were happy to see the plan is very similar to what was shown to them at a previous neighborhood meeting
 -Neighbors are concerned about people speeding down Benton and Jefferson. We let the neighbors know we would inform Public Works about this as they own and control the streets.
 -The neighbors had questions about who would own these units and who the target leasers are. We informed the neighbors these could be condos new grads, couples with a child, senior folks and we shared expected rental rates.

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

No written comments received.

I, Ricky Haase (print name), attest that the neighborhood meeting was held on 04/18/2023 (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 @ 1630 N Jefferson Ave, Springfield, MO

April 18, 2023

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Kate Thiemann	1515 N. Benton Ave.	417-827-0957
MARK FREES	3801 S. NATIONAL AVE REPRESENTATION 1632 N. ROBBERSON	417-408-3421
BRIAN KUBIK	1554 RIVER OAKS LN SPRD. MO. 65804	417-299-5000
KATHERINE GILBERT	1537 N. BENTON AVE	408-338-5834
The Rev. David Kendrick	1526 N. Benton	417-536-4047
Karen Moss	1500 N. Jefferson	816-520-0321
Harold Munson	1500 N. Jefferson	816-350-0772
DYLAN CHORCE	1412 N WASHINGTON AVE	417-633-0821
Brian King	1600 N. JEFFERSON AVE.	417-365-1469
Titus Williams	1640 N. Campbell Ave	417-413-4687

Neighborhood Meeting

Rezoning @ 1630 N Jefferson Ave, Springfield, MO

April 18, 2023

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Viviana Writer	1660 N. Campbell Ave	417-818-1384
Ricky Haase	550 E St Louis	417-890-8802
NICK SCHURK	2039 E WYLAND	314-723-9779
BRIAN MATSON	1510 N. Washington Ave	573-239-3125
Erin Smith	1609 N. Summit Ave.	417 869 3646

ATTACHMENT 2
PUBLIC COMMENTS

From: [rccpromotions](#)
To: [McGinnis, Kyle](#)
Subject: Kyle (Planned development 1630 N Jefferson Ave)
Date: Wednesday, April 12, 2023 10:48:37 AM

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

I just wanted to weigh in on the project at 1630 N Jefferson Ave. I own a home that was in complete disrepair and we helped bring it back to its original glory days and helped to do a small part of revitalizing this area. I think it's great what they're doing at the project and as a property owner at 415 E Division in Springfield I want to email my support for the planned development. They're going to build something there anyways but might as well let them be as creative as possible to maximize the area and continue the revitalization of the neighborhood. Nathan 913-704-7740.

From: [Katie Gilbert](#)
To: Zoning@springfieldmo.gov
Cc: rhaase@olsson.com
Subject: Re: Feedback on Titus Williams's planned development along Benton & Jefferson in Midtown.
Date: Thursday, April 27, 2023 4:01:27 PM

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

Dear Springfield Planning and Zoning,

Thank you for providing the opportunity to give feedback on Titus Williams' planned development along Benton & Jefferson in Midtown. I live just three homes down from what, I anticipate, will be the new development on my street. I am glad to see that there is movement forward with development. I am writing to share my response to the presentation. In brief, I shared these thoughts at the recent in-person meeting but would like to reiterate them here.

I should note that I served as one of two liaisons between the Midtown neighborhood Association and Titus Williams et al during the first round of meetings in 2020 and 2021. Because of this, I have had a sense of what Williams is aiming for, and importantly, I have an ear to the ground when it comes to my neighbors and their concerns.

1) The design has come a tremendous way since the original drawings. This is very good to see. My remaining recommendations are the following:

a) Our neighborhood committee suggested brownstones, in line with something like this: <https://www.redfin.com/GA/Atlanta/446-Bill-Kennedy-Way-SE-30316/home/24675253>

The current look is brownstone-*ish*, but it tips towards much less expensive “townhomes” that we see pop up quickly around Springfield, which are less elegant. I think it’s exceptionally important that the designers go with a high-end look. This is exceptionally important **for this project in particular** because of the history of the area. Our neighborhood and C-Street have worked so hard over the recent decades to renew the region. If something goes up with even a hint of a slap-dash inexpensive feel, the building will fall in line with the long-standing reputation of the area as “impoverished.” Because of that, the design needs to look *even more high end* than it would in, say, an upper-middle class neighborhood. The design has to *up the value of the surrounding area* or else it will not actually have a positive effect on the area at all. It will have the vibe of: “a developer put up some cheap places in an economically struggling area.”

b) With that in mind, I recommend the design move more towards a higher-end brownstone look (mixed with stone is fine) and less of a look that is in line with, say, Silver Springs apartments, which are in another part of our neighborhood.

c) I also suggest the developer and architect consider flat roofs, in line with brownstones historically and with the flat roofs of C-Street buildings. This will also give the design less of a "Silver Springs" townhomes feel.

2) One of the major concerns of neighbors had to do with the original number of occupants and parking. The developer seems to have addressed these concerns, at least to my mind, and this is also great to see.

However, there is a related issue. I live in a home located at 1537 Benton Avenue. Because of that, I see the traffic that runs between Division and Commercial street all day long. What has been a long-standing problem with Benton will need to be addressed as traffic increases along the street. That has to do with the way that the street design allows people to drive.

Drivers go up and down our street as if they are racing on Germany's autobahn. It is a nightmare. In the case of both my home and my next-door neighbor's home, our cars have been completely totaled by speeding drivers when our cars were parked on the street in front of our homes.

Having lived in this spot for thirteen years, I know exactly what the issues are:

1) The light that is at the intersection of Benton and Division is set up so that it is green for only a few seconds when you are driving north and south along Benton. Because of this, people put the pedal to the metal to make the light.

In addition, the street layout is structured like a high-speed avenue. Because of this, the number of horrific car accidents I have witnessed at the intersection has been stunning. Cars speeding, then flipping, and flying through the air. It's incredibly dangerous.

So, if we add heavy traffic to the street and do nothing to slow it down, I am certain that it will result in a serious uptick in traffic accidents. We will have not just speeding, but crowded speeding, and more accidents.

I recommend major changes to the street. These could include at least two

roundabouts, and/or a median with trees (along the lines of what has been added along Central by Drury) and/or speed bumps / signage like that along Cherry and Pickwick. In addition, the timing of the light at the intersections of Benton and Division should be recalibrated so that people don't rush to get through the light.

As it is, it's an incredibly dangerous street. It would be a disaster if the city did not match the timing of the construction of the development with major street reconfiguration.

3) My third and final observation has to do with the current way in which Titus Williams et al care for the properties in my neighborhood. I understand why a developer would not want to pour money into buildings he intends to tear down. However, *many* folks in the neighborhood have witnessed the incredible deterioration of Titus Williams's properties and understandably believe that his company's method is demolition by neglect. Normally, the first thing one does when one purchases an older property is to secure the outside, waterproof it, etc.

None of that work has taken place. The state of the buildings is truly appalling. While the area has always had a couple issues with trash/littering, unhoused folks, etc., the amount of trash, broken glass, spray paint, busted-in doors and windows, has been appalling since Williams purchased the properties.

I walk my dog every day in the neighborhood. Before Williams bought the properties, professionals, churchgoers, etc. came and went. The area was not without any issues, but it was actually surprisingly well-kept and maintained. There was a real sense of *care*, and it had a ripple effect.

Now it is unbelievably depressing. I have watched unsheltered folks walk in and out of buildings, cluster under the awnings for days on end, etc. I watched a child drop an enormous glass planter off the top of one of William's properties last summer. The shards of glass are *still all over the sidewalk*.

I have brought this up twice already with Williams—by email a year ago and in person recently. I did not receive a response to my email. The recent response is, "we have someone do a walk through of our buildings each week." Whoever they have doing the walk through must have a blindfold on to miss the shopping carts, mounds of litter, chunks of glass, etc.

To be clear, if someone drives by along the road, they might miss all this. A person needs to get out of their car and walk along the sidewalks, on the grounds, and around the buildings. Williams must have someone walk the perimeter and CLEAN UP.

What is important, too, is that Williams should realize that this approach is “make or break it” when it comes to gaining neighborhood support. If a developer buys tons of properties, allows them to become trash, thereby turning the neighborhood into trash, that developer cannot then expect that the people who live in that neighborhood will support him/her when he/she asks for support for executing their development. They’ve completely lost the faith of the neighbors because they’ve trashed the neighborhood and directly lowered the neighbors’ property values. It’s infuriating. It’s negligent. It’s short sighted. It’s self-defeating of a developer to do.

So, to reiterate, if Titus Williams wants the support of neighbors like me, I strongly suggest he clean up the properties ASAP. Really: pick up the glass, pick up the trash, take care of the landscaping, deal with the unhoused folks busting down the doors.

I’m including just one example of what I now see on my daily walk. Previously, this building was meticulously maintained with lovely landscaping.

It will likely be another year before work on the development gets started. In the meantime, if Williams hopes to have the support of the neighbors, I can guarantee that his showing some basic respect and care for us will make a difference. Currently, the message conveyed is one of complete and total indifference if not downright disdain for us. Based on what I’ve seen so far, should he buy properties in another neighborhood, I would warn the neighbors: “He will trash your neighborhood and your own home’s property value.”

I imagine that is not the reputation Williams’ would like to maintain. He can fix it. Or not.

I also *honestly* would like to see the now trashed properties be re-developed/newly developed, and I’d like to see it done in style. I hope, *very much*, that Williams is indeed able to pull it off. Indeed, the whole neighborhood is watching.

Thank you for reading.
Katherine Gilbert



From: Mary Collette <historicfirehouse@gmail.com>

Sent: Wednesday, May 10, 2023 9:12 AM

To: Hosmer, Bob <bhosmer@springfieldmo.gov>

Subject: Midtown/Prosperiti Conversations

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

Greetings Commissioners,

A group of Midtown residents and property owners met with Prosperiti representative over many months back in 2021. There was good, healthy dialog and we all felt we made great progress with the project in question. The neighborhood did not get all we wanted, nor did Prosperiti so we all walked away feeling we had done something productive. (see attached pdf) Now today, to be shown what the plans have morphed into, is disappointing to say the least. I feel P&Z should send the project back to the drawing board using that same Midtown committee.

The final plan should reflect more of our conversations and thus be a good model for other developments in the future. Otherwise, it was a waste of time for all involved, including the developer.

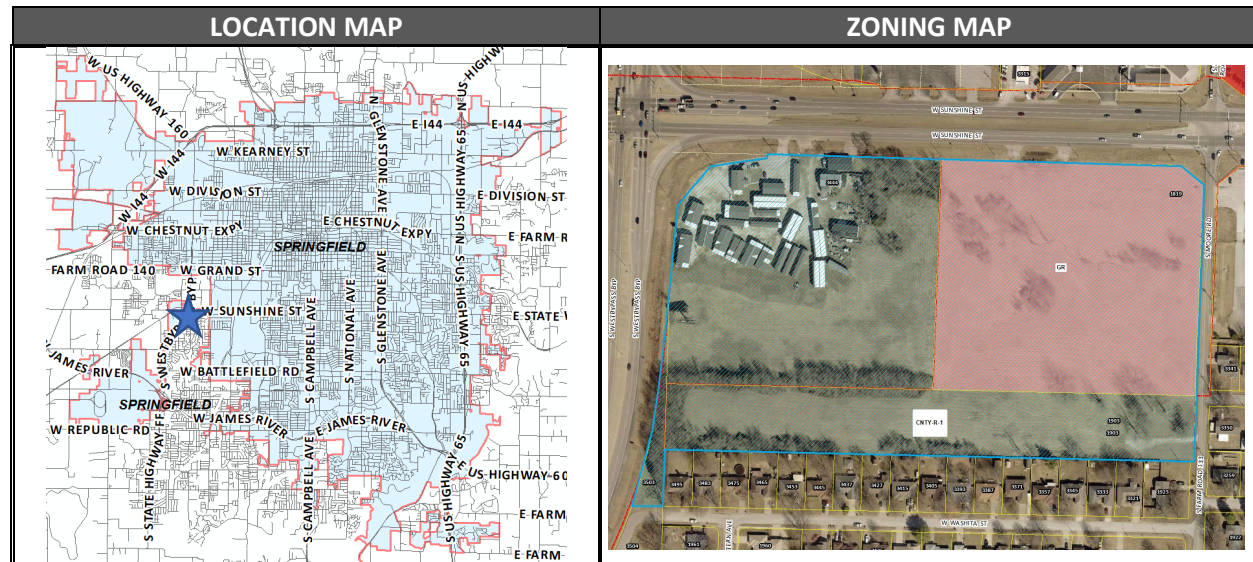
Mary Collette,
Midtown Member, Resident, Property Owner

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Sunshine Towne Centre
Location:	3444 West Sunshine Street, 1819 South Farm Road 133 (Moore Road), 1903 South Farm Road 133
Total Acres:	22.72 acres
Applicant:	Springfield West Partners, LLC
Existing Land Use:	Vacant, manufactured home sales
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	May 11 th , 2023
City Council:	June 5 th , 2023
Public Notification:	Posted property
Staff:	Jared Follin, Associate Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve the preliminary plat of Sunshine Towne Centre subject to the conditions listed in Attachment 2 of the staff report on this item. (All commission motions are made in the affirmative)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to subdivide approximately 22.72 acres of property generally located at 3444 West Sunshine Street, 1819 South Farm Road 133, and 1903 South Farm Road 133 (Moore Road) into six (6) lots to facilitate commercial development.



Zoned: General Retail, County R-1

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

In 2000 and 2005, portions of the property were annexed into the City. The portion currently outside city limits is concurrently being annexed with this plat. A rezoning case is also running concurrently with this plat to rezone the property to General Retail.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.

DEVELOPMENT REVIEW STAFF REPORT

1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GENERAL RETAIL
Minimum lot dimension requirements	36 feet of frontage along a public street
Maximum structure height	None, except that all structures shall remain below a 30-degree bulk plan as measured from the boundary of an R-SF or R-TH district
Front yard setback	25 feet
Side and rear yard setback	None
Street Classification	West Bypass – Expressway Sunshine Street - Expressway Farm Road 133 (Moore Road) – Collector
Sidewalks	There are no existing sidewalks along the property frontage of W. Sunshine Street, S. West Bypass, and S. Moore Road. Sidewalk is required along S. Moore Road.
Open Space Requirements	None (for most uses)

COMPATIBILITY WITH COMPREHENSIVE PLAN:

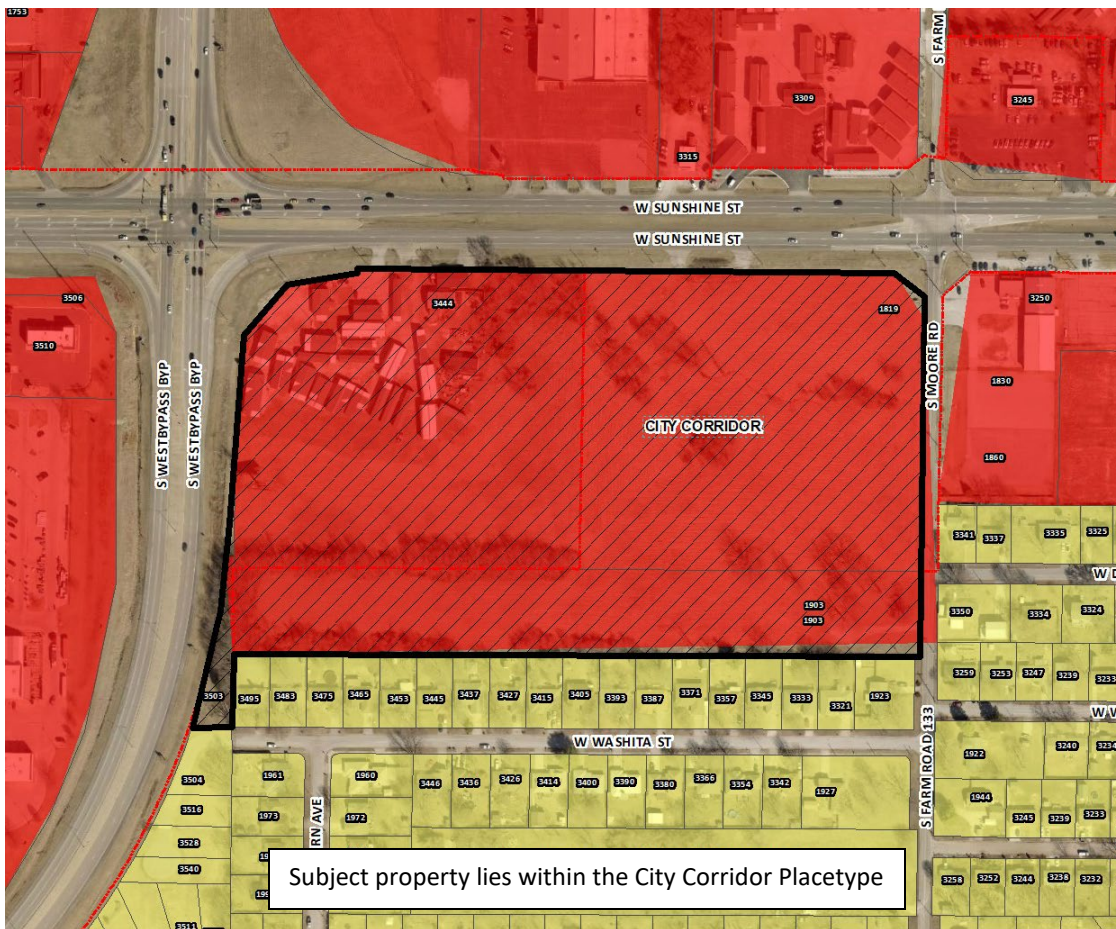
PLACETYPE: CITY CORRIDOR

The *Comprehensive Plan's Land Use & Development* chapter groups this area into the City Corridor Placetype. This placetype is predominately comprised of commercial and service-related developments of varying scale, such as shopping centers, restaurants, offices, and entertainment uses. The plat subdivides the property in a way that will facilitate commercial development.

Developments within this placetype are generally easily accessible by all forms of transit and are located along major thoroughfares. The subject property lies adjacent to two major expressways, West Bypass and Sunshine Street, making the property easily accessible to the region. South Farm Road 133 or Moore Road, a Collector, also borders the property to the east, connecting potential developments to the residential neighborhood to the south. Access to these major roadways will support commercial or other non-residential developments at this site.

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	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
Residential Neighborhood	●	○	◇	○	◇	◇	○							
Mixed Residential	●	●	○	○	◇	◇	○							
Downtown			●	○	○	○	●	○	○	○				
Mixed-Use	○	○	●	○	○	○	●	○						
City Corridor			●	○	○	○	●	○	○	○				
Institutional & Employment Center			○	○	○	○	○	○	○	○				
Business Flex				○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics				○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			●	●	○									

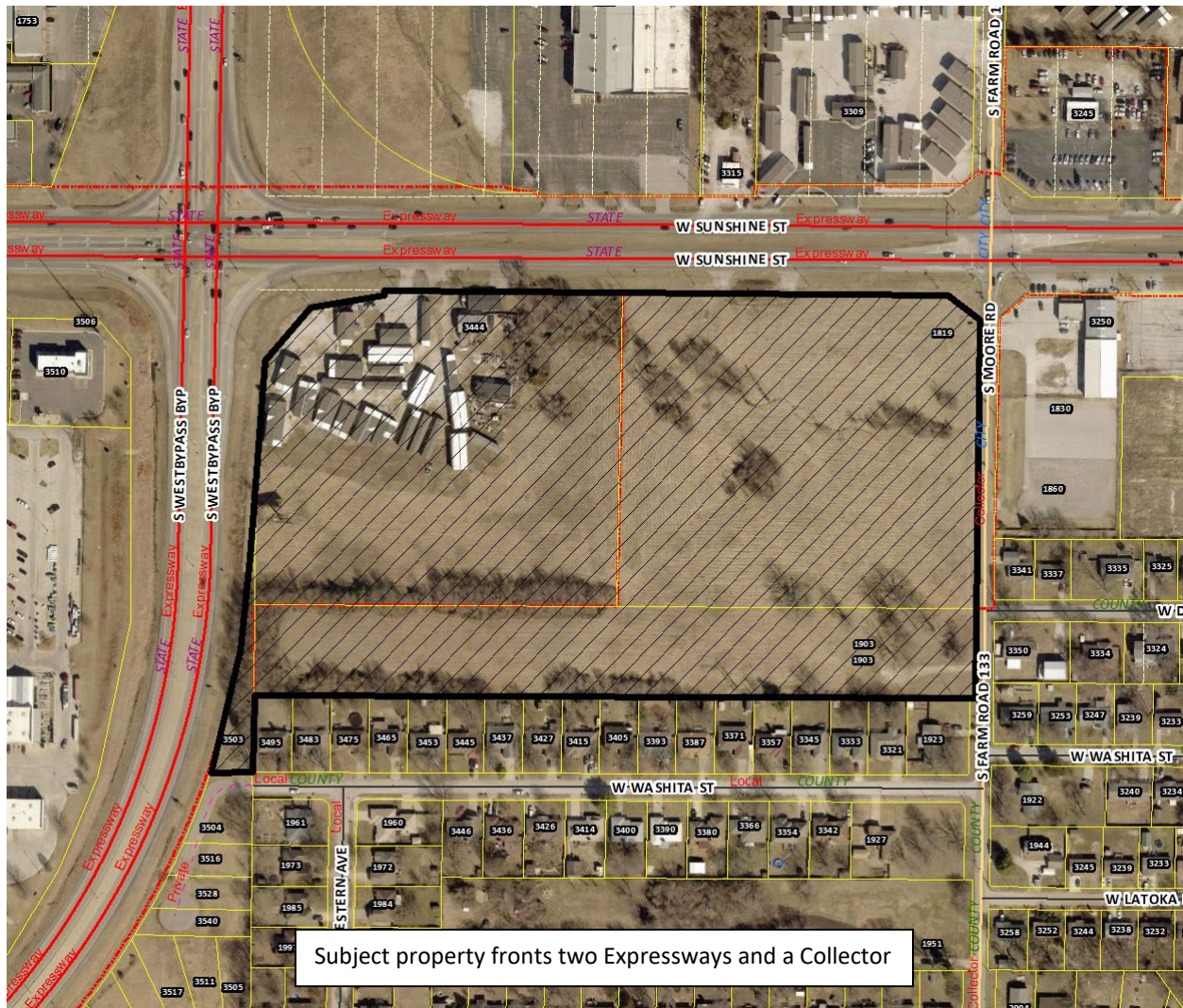
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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 C-2	County R-1	County C-2 / County R-1	General Retail
LAND USE	Commercial	Residential	Commercial & Residential	Commercial
PLACETYPES	City Corridor	Center City Residential Neighborhood	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 22.72 acres of land into a six (6) lot subdivision named "Sunshine Towne Centre."
2. Access easements are to be dedicated along access drives to allow proposed lots to utilize the proposed access points throughout the site. These access drives and easements will be privately maintained.
3. All lots meet the requirements of the subdivision regulations.
4. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
5. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision is consistent with the *Land Use and Development Element of the Comprehensive Plan* and all proposed lots meet the subdivision regulations.
2. Staff recommends approval as submitted in the staff report.

PLANNING AND ZONING COMMISSION OPTIONS:

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the preliminary plat.
2. The commission shall conditionally approve the preliminary plat.
3. The commission shall disapprove the preliminary plat.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing.

No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. CITY UTILITIES:

No issues generally with the preliminary plat.

2. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Existing Parcel nos. 1332100113 & 1333210002 are both subject to \$0.033 per square foot sanitary sewer trunkline fee to connect to West By-pass trunkline. Parcel nos. 1333210001 & 1333210016 are both subject to a \$0.16602092 per square foot joint district fee. These fees will be collected when the properties are subdivided, when public improvement plans are submitted and filed, or when building plans are submitted, whichever comes first. These fees are in addition to the engineering and inspection fees required for the public improvements and the standard sewer impact fees required under code section 120.246. These fees have been calculated using the existing and proposed lot areas and were sent to the project engineer. 2. A sewer district will be formed when the properties are final platted. The district and section will need to be added to the final plat. 3. Need to also show minimum finish floor elevations on the final plat to serve each lot with gravity sewer. These elevations will be based on the depth of the existing sewer and the lateral length to serve the buildable area of each lot.

3. FIRE DEPARTMENT:

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

4. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

All Stormwater improvements of the project are required to be submitted on Public Improvement Plans (PIP). The approved PIP shall be constructed, or funds escrowed prior to approval of the final plat. The stream buffer must be recorded for final plat approval.

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**. PW-Stormwater is working with the developer to improve the stream buffer and adjust it to improve the site.

PW Stormwater supports the preliminary plat layout and the Stream Buffer and Drainage easements. 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. **(For this case, a fee in lieu of on-site stormwater detention will not be allowed, and detention is required)**

DEVELOPMENT REVIEW STAFF REPORT

- a. The site is going to be adding 80% of new impervious area with a stream on site. Detention is Required with the basins being kept outside of the stream buffer.
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)
 - 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.

Natural Channels and Stream Buffers

1. A stream buffer drainage easement must be recorded before the final plat is approved. Chapter 8, Sec 4.1.1, the stream buffer requirements apply to streams for all new applications for land disturbance permits, building permits requiring site plan review, floodplain permits, public improvements, preliminary plats, subdivision, and zoning cases. Two Stream Buffers are shown crossing the property on the Northern half of the property. Chapter 8, Sec 2.1 has the general rule for development around/near natural channels is avoidance, minimize impacts, and mitigate impacts.
 - a. Chapter 8, Sec 4.1.2; All applications subject to the stream buffer requirements herein shall submit a stream buffer plan for review and approval. Stream Buffer Plan requirements are found in the same Chapter/Sec.
 - b. Chapter 8, Sec 4.1.3 Ownership and Recording: 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. <https://www.springfieldmo.gov/documentcenter/view/36832>

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. Water Quality is required with greater than 1 acre being disturbed. The existing impervious area for the mobile home dealership is considered redevelopment and therefore can have the water quality volume calculated at a decrease rainfall intensity.

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 (O&M) 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.

DEVELOPMENT REVIEW STAFF REPORT

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.
3. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:
All required improvements of the TIS are required to be submitted on Public Improvement Plans (PIP). The approved PIP shall be constructed, or funds escrowed prior to approval of the final plat.

Street classification, right-of-way, & 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.

Access

There are five existing driveway access point onto the property from W. Sunshine Street, one exiting 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 (TIS) for this development.

Sidewalk

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

Improvements

A TIS was completed and accepted for this development. Based on the TIS, the following improvements are required:

- Access P1 (West Bypass): Shall construct a Right-in/Right-out only access with a designated northbound right turn lane.
- Access P2 (Sunshine St.): Shall construct a Right-in/Right-out only access with a designated eastbound right turn lane.
- Access P3 (Moore Rd.): Shall construct a full access with a designated eastbound left turn lane.
- West Bypass and Sunshine St.: Shall construct a dual northbound left turn lane, a dual westbound left turn lane, and an acceleration lane extending from Access P1 to the northbound right turn lane.
- Sunshine St. and Moore Rd.: Shall 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.
- Any change in use that creates an increase in total trip generation as presented in the TIS of more than 500 trips daily and/or 50 trips in the peak hour will require a modified TIS.

All required improvements of the TIS are required to be submitted on Public Improvement Plans (PIP). The approved PIP shall be constructed, or funds escrowed prior to approval of the final plat.

DEVELOPMENT REVIEW STAFF REPORT

	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

4. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:
All required public improvements must be built or escrowed prior to approval of final plat or issuance of any building permits.
5. MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT):
This plat is in line with what has been discussed with MoDOT Previously.

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

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

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

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

Line Table		
N _e	Bearing	Distance
L1	S48°21'33"E	53.69'
L2	S48°21'33"E	23.64'
L3	N82°46'39"W	4.97'
L4	N1°21'40"E	10.00'
L5	S87°29'51"E	47.33'
L6	S88°38'20"E	20.50'
L7	N2°03'16"W	75.74'
L8	N2°05'32"E	72.21'
L9	S1°21'40"W	94.94'

Curve Table		
N _e	Chord	Arc Length, Radius & Delta Δ
C1	S22°07'55"E 15.55'	L:15.99' R:19.50' Δ:46.99°
C2	S22°07'51"E 52.22'	L:53.71' R:65.50' Δ:46.98°
C3	N1°44'46"E 18.43'	L:18.43' R:152.73' Δ:0.69°
C4	N0°01'08"E 5.37'	L:5.38' R:74.27' Δ:4.15°
C5	N0°01'08"E 9.10'	L:9.10' R:125.73' Δ:4.15°
C6	N10°21'41"E 115.39'	L:115.42' R:1363.24' Δ:4.85°

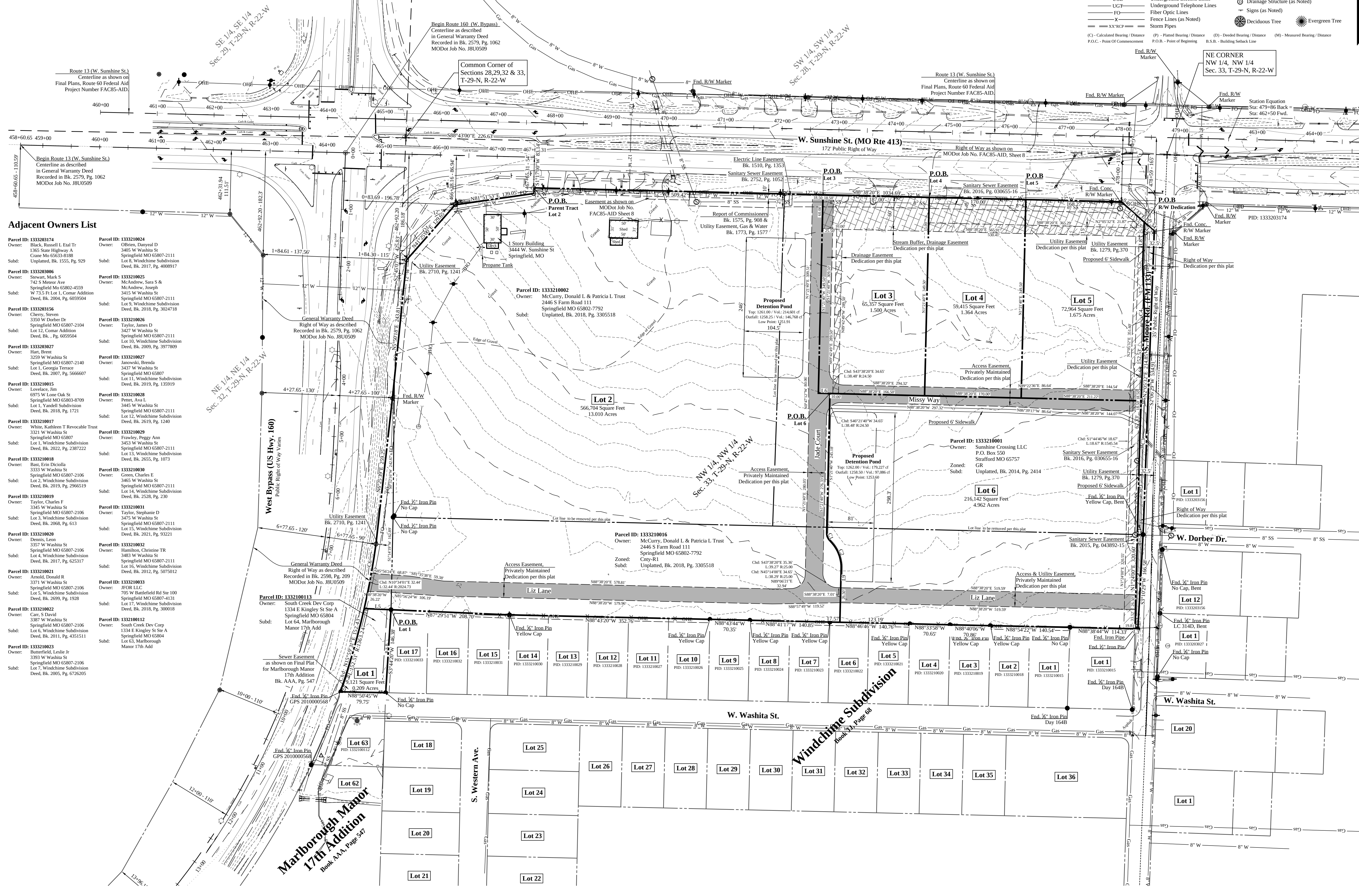
Preliminary Plat for Sunshine Towne Centre

A subdivision being part of the:
Northeast Quarter, Northeast Quarter of Section 32, and
Northwest Quarter, Northwest Quarter of Section 33,
Township 29 North, Range 22 West
City of Springfield, Greene County, Missouri

Legend & Abbreviations

Surveyed Property Boundary Line	⬢ Benchmarks
Internal Parcel Lines	○ Set Boundary Monument (as Noted)
Adjacent Parcel Lines (Not a Part)	⊕ Computed Point (as Noted)
Easement Lines	Utility Structures
Building / Parking Setback Lines	○ Sanitary Sewer Manhole
Centerline Road / Right of Way	○ Sanitary Sewer Cleanout
Found Boundary Monuments	⊕ Fire Hydrant
● Iron Pin (Size and Cap as Noted) ▲ Iron Pin w/ Alum. Cap	⊕ Water Meter
● PK Nail ● Copper Weld ● Cotton Spindle ● RR Spike	⊕ Power Pole
● Alum. Monument ● RW Marker ● RW Post	⊕ Electric Meter
● Fence Post ● Stone	⊕ Electric Transformer
XX"SS Graviy Sanitary Sewer Lines	⊕ Communications Pedestal (as Noted)
XX"FM Sewer Force Main Lines	⊕ Communications Manhole (as Noted)
XX"W Water Lines	⊕ Drainage Structure (as Noted)
GAS Gas Lines	⊕ Signs (as Noted)
UGE Overhead Electric Lines	⊕ Deciduous Tree
UGT Underground Electric Lines	⊕ Evergreen Tree
FO Fiber Optic Lines	
Fence Lines (as Noted)	
Storm Pipes	

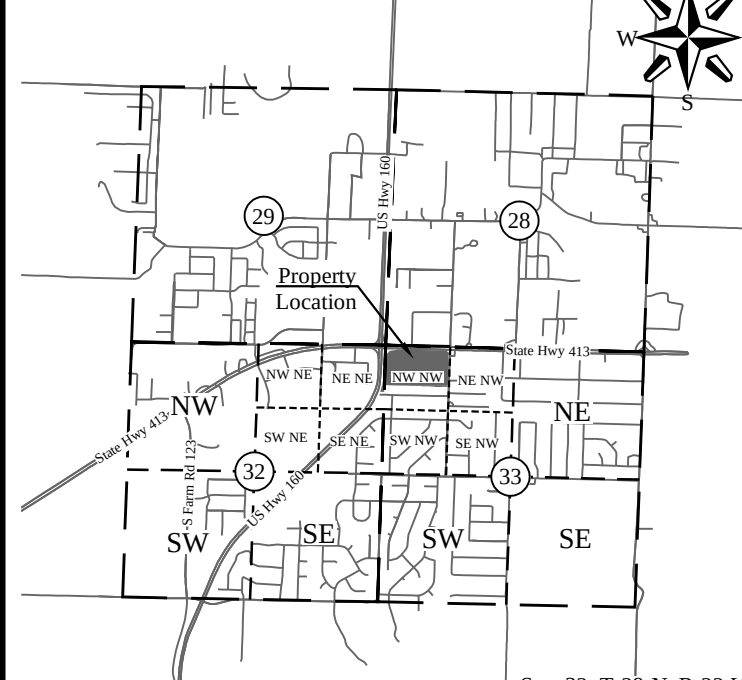
(C) - Calculated Bearing / Distance (P) - Platred Bearing / Distance (D) - Deeded Bearing / Distance (M) - Measured Bearing / Distance
P.O.B. - Point of Beginning B.S.B. - Building Setback Line



Adjacent Owners List

Parcel ID: 133320174 Owner: Black, Russell L. Earl Jr. 1365 State Highway A Springfield MO 65807-2111 Unplatted, Bk. 1555, Pg. 929	Parcel ID: 1333210024 Owner: O'Brien, Danyal D. 3405 W Washita St Springfield MO 65807-2111 Lot 8, Windchime Subdivision Deed, Bk. 2017, Pg. 4008917
Parcel ID: 133320906 Owner: Stewart, Mark S. 742 S Meteor Ave Springfield MO 65802-4559 W 73.5 F Lot L, Cornar Addition Deed, Bk. 2004, Pg. 005954	Parcel ID: 1333210025 Owner: McAndrew, Sara S & McAndrew, Joseph 3415 W Washita St Springfield MO 65807-2111 Lot 5, Windchime Subdivision Deed, Bk. 2018, Pg. 3024718
Parcel ID: 133320156 Owner: Cherry, Steven 3350 W Dorber Dr Springfield MO 65807-2104 Lot 12, Cornar Addition Deed, Bk., Pg. 605954	Parcel ID: 1333210026 Owner: Taylor, James D. 3427 W Washita St Springfield MO 65807-2111 Lot 13, Windchime Subdivision Deed, Bk. 2009, Pg. 387789
Parcel ID: 133320927 Owner: Hart, Brent 3259 W Washita St Springfield MO 65807-2140 Lot 1, Georgia Terrace Deed, Bk. 2007, Pg. 566697	Parcel ID: 1333210027 Owner: Janowski, Brenda 3437 W Washita St Springfield MO 65807-2111 Lot 11, Windchime Subdivision Deed, Bk. 2019, Pg. 135919
Parcel ID: 1333210015 Owner: Lovelace, Jim 6975 W Lone Oak St Springfield MO 65802-8709 Lot 1, Yandell Subdivision Deed, Bk. 2018, Pg. 1721	Parcel ID: 1333210028 Owner: Penz, Ava L. 3445 W Washita St Springfield MO 65807-2111 Lot 12, Windchime Subdivision Deed, Bk. 2019, Pg. 1240
Parcel ID: 1333210017 Owner: White, Kathleen T. Revocable Trust 3321 W Washita St Springfield MO 65807-2106 Lot 1, Windchime Subdivision Deed, Bk. 2022, Pg. 2387222	Parcel ID: 1333210029 Owner: Frawley, Peggy Ann 3453 W Washita St Springfield MO 65807-2111 Lot 13, Windchime Subdivision Deed, Bk. 2005, Pg. 1073
Parcel ID: 1333210018 Owner: Bat, Erin Diciolla 3333 W Washita St Springfield MO 65807-2106 Lot 2, Windchime Subdivision Deed, Bk. 2019, Pg. 2966519	Parcel ID: 1333210030 Owner: Green, Charles E. 3465 W Washita St Springfield MO 65807-2111 Lot 14, Windchime Subdivision Deed, Bk. 2528, Pg. 230
Parcel ID: 1333210019 Owner: Taylor, Charles F. 3345 W Washita St Springfield MO 65807-2106 Lot 3, Windchime Subdivision Deed, Bk. 2068, Pg. 613	Parcel ID: 1333210031 Owner: Taylor, Stephanie D. 3475 W Washita St Springfield MO 65807-2111 Lot 15, Windchime Subdivision Deed, Bk. 2021, Pg. 30221
Parcel ID: 1333210020 Owner: Dennis, Leon 3357 W Washita St Springfield MO 65807-2106 Lot 4, Windchime Subdivision Deed, Bk. 2017, Pg. 625317	Parcel ID: 1333210032 Owner: Hamilton, Christine TR 3483 W Washita St Springfield MO 65807-2111 Lot 16, Windchime Subdivision Deed, Bk. 2012, Pg. 3075012
Parcel ID: 1333210021 Owner: Arnold, Donald R. 3371 W Washita St Springfield MO 65807-2106 Lot 5, Windchime Subdivision Deed, Bk. 2009, Pg. 1928	Parcel ID: 1333210033 Owner: JFOR LLC 705 W Battlefield Rd Ste 100 Springfield MO 65807-4131 Lot 17, Windchime Subdivision Deed, Bk. 2018, Pg. 300018
Parcel ID: 1333210022 Owner: Carr, S. David 3387 W Washita St Springfield MO 65807-2106 Lot 6, Windchime Subdivision Deed, Bk. 2011, Pg. 4351511	Parcel ID: 1333210012 Owner: South Creek Dev Corp 1334 E Kingley St Ste A Springfield MO 65804 Lot 64, Marlborough Manor 17th Add Deed, Bk. 2011, Pg. 547
Parcel ID: 1333210023 Owner: Butterfield, Leslie Jr. 3393 W Washita St Springfield MO 65807-2106 Lot 7, Windchime Subdivision Deed, Bk. 2005, Pg. 6726205	

VICINITY MAP



SCALE: NOT TO SCALE
Sec. 32, T-29-N, R-22-W
Sec. 33, T-29-N, R-22-W

LATITUDE: 37°10'54.5"N LONGITUDE: 93°20'54.6"W

General Notes:

- Plat is valid only if surveyors seal and original signature are present.
- This survey meets current Minimum Standards for Property Boundary Surveys in the State of Missouri.
- Subsurface and environmental conditions were not examined or considered as part of this survey.
- There was no observed evidence of current earth moving work, building construction or building additions on the surveyed property.
- There was no observed evidence of the surveyed property being used as a solid waste dump, pump or sanitary landfill.

Firm Note:

By graphic scaling only this property does not lie within Flood Zone "A" or "AE" as shown on the National Flood Insurance Program, Flood Insurance Rate Map, Map No.29077C0336E Date: December 17, 2010

The above statement is for information only and the surveyor assumes no liability for the correctness of the cited map(s). In addition, no independent study of the likelihood of flooding of the surveyed property has been done by the surveyor and no opinion of flood hazards is included in this survey. The flood hazard zone boundaries shown herein were scaled from the map(s) cited and are not a result of independent computation or analysis.

Utility Note:

This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warranty that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Missouri One-Call Ticket No. 222630698

Owner(s)

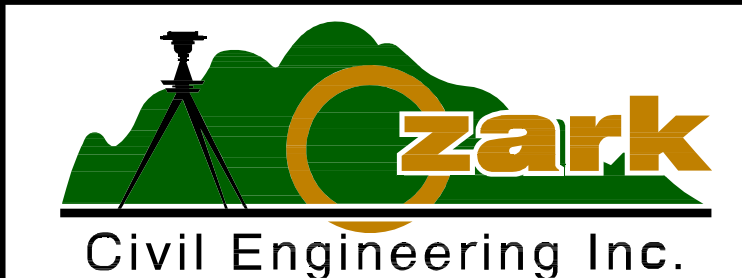
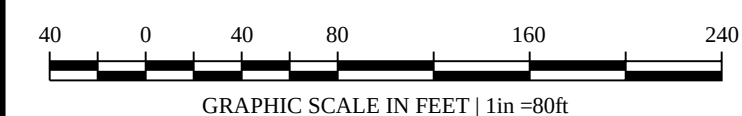
Parcel ID: 1333210001 Owner: Sunshine Crossing LLC P.O. Box 550 Stratford MO 65757	Parcel ID: 1333210002 & 1333210016 Owner: McCurry, Donald L. & Patricia L. Trust 2446 S Farm Road 111 Springfield MO 65802-7792
Parcel ID: 1333210013 Owner: South Creek Dev Corp 1334 E Kingley St Ste A Springfield MO 65804	

Developer / Applicant

Springfield West Partners, LLC
2 Hawthorne East
St. Louis, MO 63131
Phone: 314.623.1100
Email: twalker@retailreal.com

Basis of Bearing:

Missouri State Plane Coordinates (Central Zone), NAD 83 (2011).
Per MODot VRS



3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

	DRAWING SCALE: 1" = 80'
	DRAWN BY: Jon
	FIELD CREW: Indian Creek
	CHECKED BY: RLD
	DRAWING No. Plat_S220508_V1
	ISSUE DATE: -

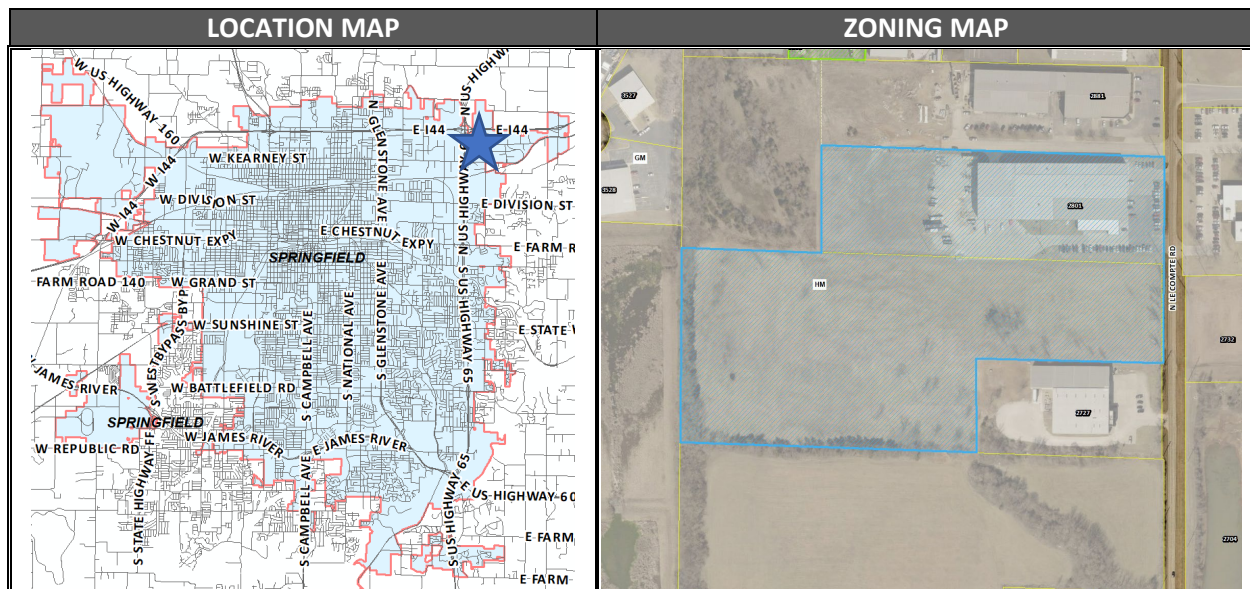
SHEET 01 of 02

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Greenday Industrial Park
Location:	2801 North Le Compte Road
Total Acres:	18.75 acres
Applicant:	Greenday Investments, LLC
Existing Land Use:	Vacant land / Manufacturing
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	May 11 th , 2023
City Council:	June 5 th , 2023
Public Notification:	Posted property
Staff:	Jared Follin, Associate Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve the preliminary plat of Greenday Industrial Park subject to the conditions listed in Attachment 2 of the staff report on this item. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to subdivide approximately 18.75 acres of property generally located at 2801 North Le Compte Road into three (3) lots to facilitate industrial development.



Zone: Heavy Manufacturing

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

A portion of the property was originally subdivided in 1997 as Lot 2 in the subdivision, Stark Industrial Park, while the other portion has not been part of a Major Subdivision. It is zoned HM, Heavy Manufacturing and has been since 1995 during the city-wide remapping. Annexation of the property occurred in 1972.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.

DEVELOPMENT REVIEW STAFF REPORT

(h) Effective period of preliminary approval.

1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HEAVY MANUFACTURING
Minimum lot dimension requirements	36 feet of frontage along a public street
Maximum structure height	None
Front yard setback	None (for most uses)
Side and rear yard setback	None (for most uses)
Street Classification	Le Compte Road – Collector Mustard Way – Non-residential Local
Sidewalks	There is no existing sidewalk along the property frontage of N. Le Compte Road. Sidewalk is required to be constructed along N. Le Compte Road as part of the plat. The applicant has the option to apply to the ARC for approval to pay a fee in lieu of sidewalk construction. If approved, the fee must be paid prior to approval of the final plat. Sidewalk is also required to be constructed along the north side of E. Mustard Way.
Open Space Requirements	None (for most uses)

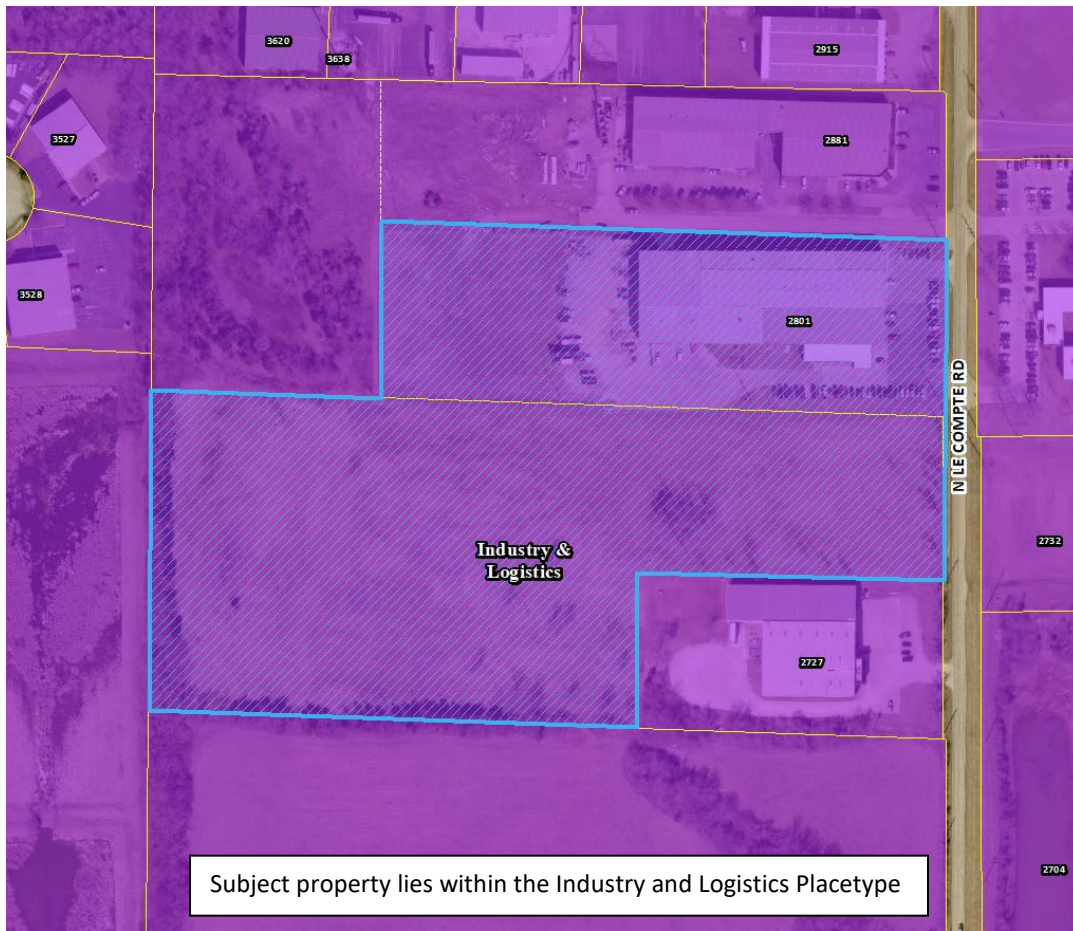
COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE: INDUSTRY AND LOGISTICS

The *Comprehensive Plan's Land Use & Development* chapter groups this area into the Industry and Logistics Placetype. This placetype is predominately comprised of industrial, warehouse, and distribution type uses with design characteristics primarily focused on stormwater management and the diversion of truck traffic away from quiet residential or commercial streets. The proposed subdivision fronts Le Compte Road, classified as a Collector, which is primarily used by other industrial developments in the region and connects the property to Kearney Street to the south, leading to Glenstone Avenue or Interstate 44. The subdivision is also proposing an inner street, Mustard Way, which will be built to Local-Commercial standards. This will further help manage truck traffic from the development by reducing access to a single point on Le Compte Road.

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, Colleges & 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	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

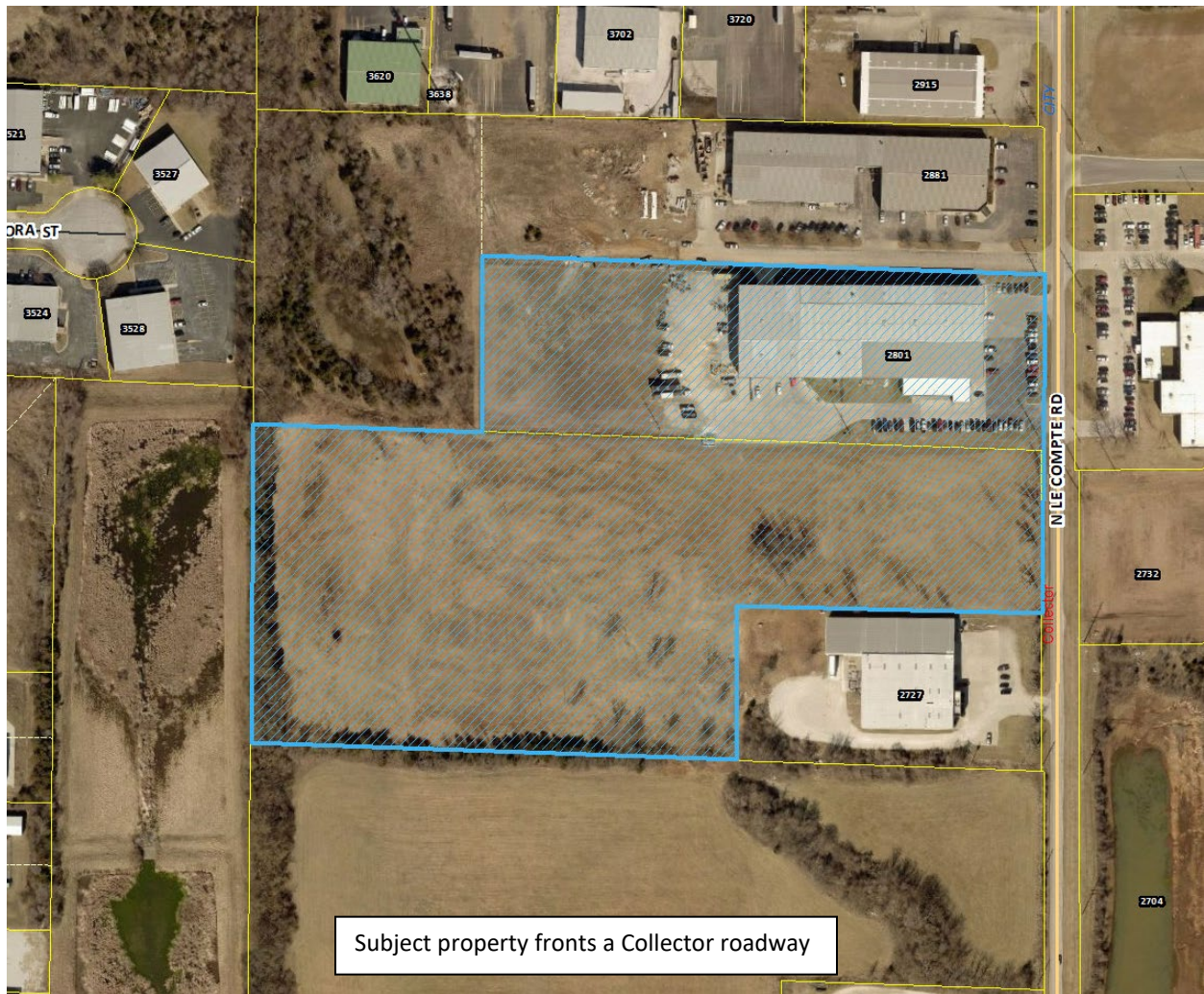
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	HM	HM	HM
LAND USE	Office/Warehouse	Wholesale Sales	Manufacturing	Stormwater Detention
PLACETYPES	Industry & Logistics	Industry & Logistics	Industry & Logistics	Industry & Logistics

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 18.75 acres of land into a three-lot subdivision named "Greenday Industrial Park."
2. A public street is proposed to be built through the property to provide frontage to proposed lots and will end with a cul-de-sac. The street will be named "Mustard Way."
3. An existing stream buffer and drainage easement runs through Lot 2 & 3 and will be maintained by the property owners. A fee in lieu of on-site stormwater detention will not be allowed and detention is required.
4. All lots meet the requirements of the subdivision regulations.
5. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
6. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision is consistent with the *Land Use and Development Element of the Comprehensive Plan* and all proposed lots meet the subdivision regulations.
2. Staff recommends approval as submitted in the staff report.

PLANNING AND ZONING COMMISSION OPTIONS:

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the preliminary plat.
2. The commission shall conditionally approve the preliminary plat.
3. The commission shall disapprove the preliminary plat.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing.

No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. CITY UTILITIES:

Main extensions will be required to provide Electric/Gas/Water services to lots 2 & 3, per CU's extension policy. Proposed new easements and public ROW appear adequate for CU's use. The final routing for main extensions is to be determined by CU Engineering. CU can begin design when we receive construction plans/cad files. A preliminary design meeting is recommended. Contact Josh @ 417-831-8816 to coordinate.

2. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

1. Public sanitary sewer needs to be shown and extended to each lot. Show the proposed routing on the preliminary plat. The sewer shown on the plat does not tie into an existing public sewer manhole and is not adjacent to or on each lot. 2. Public improvement plans will need to be designed, submitted and constructed to city standards. The public improvements must be approved, filed and constructed or escrowed before the final plat can be approved according to city code section 98-12(b)(c) Private Construction of Public Improvements and section 98-14. - Assurance for completion of Public Improvements.

3. FIRE DEPARTMENT:

Two fire hydrants required - install the first 100 feet west of LeCompte and the second just east of the cul-de-sac.

4. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

PREDEV2022-00282 mentioned Inline Detention basin. After further review no inline detention will be allowed for the site based on downstream basins and convergence points on the stream. 2. The stream is a Class C – Large Tributary. From the Streamside and Outer Zone specifications in Chapter 8 Section 4 of the Flood Control and Water Quality Protection Manual. No structures to disturb or restrict the flow of the stream is allowed.

The property is in the South Dry Sac 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 have a stream buffer on site.

PW Stormwater requires the Plat to show the future detention basin areas as Drainage Easements or Common Areas outside of the Stream Buffer on site. 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.

Natural Channels and Stream Buffers

1. The plat has part of the South Dry Sac stream flowing the property. The Stream Buffer for the site is required to be recorded in a Stream Buffer easement through the platting process.

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

DEVELOPMENT REVIEW STAFF REPORT

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. **(For this project, a fee in lieu of on-site stormwater detention will not be allowed and detention is required)**

- a. Detention is required and no fee in lieu of detention application will be accepted. The site has a Stream with Stream Buffer on site but the downstream impacts of increased runoff will cause flooding.
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)
- 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 Plat has greater than 1 acre of developable property and will require water quality at time of development.

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 (O&M) 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.
5. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Dimension ROW width (60ft) and cul-de-sac ROW radius (75 ft). Sidewalk needs to be shown on the plat on the north side of the new street from Le Compte to the cul-de-sac and the entire frontage of Le Compte or get approval from ARC to pay a fee in lieu of sidewalks. Sidewalks will need to be constructed or escrowed, or if approved, fee paid before the final plat can be approved.

DEVELOPMENT REVIEW STAFF REPORT

Street Classification, Right-Of-Way, & Jurisdiction

City's Transportation Plan classifies N. Le Compte Road as a Collector roadway. The standard right-of-way width from the centerline of N. Le Compte Road is 30 feet. It appears that additional right-of-way is needed along N. Le Compte Road. A survey is recommended to determine the exact amount of existing right-of-way. N. Le Compte Road is a city-maintained street.

Driveway Access

There is currently (2) driveway access point onto the property from N. Le Compte Road. E. Mustard Way is being constructed as part of this plat. Access will be allowed from N. Le Compte Road, and E. Mustard Way based on existing City of Springfield standards for the street classification.

Sidewalk

There is no existing sidewalk along the property frontage of N. Le Compte Road. Sidewalk is required to be constructed along N. Le Compte Road as part of the plat. The applicant has the option to apply to the ARC for approval to pay a fee in lieu of sidewalk construction. If approved, the fee must be paid prior to approval of the final plat. Sidewalk is also required to be constructed along the north side of E. Mustard Way.

Improvements

E. Mustard Way must be constructed to City of Springfield Non-Residential Local Street standards which includes sidewalk on one side. A cul-de-sac meeting the City of Springfield Public Works Design Standards is also required to be constructed at the end of E. Mustard Way. Public Improvement Plans are required to be submitted, approved and improvements constructed, or funds escrowed prior to approval of the final plat. A traffic study may be required at the time of development.

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	N. Le Compte Road	Collector	No	25	30
Street 2	E. Mustard Way	Non-Residential Local	No	0	30

6. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:
Any required public improvements must be built or escrowed prior to acceptance of final plat or issuance of building permits.

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

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

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

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

NOTES

TOTAL AREA OF DEVELOPMENT = 816.643± SQ. FT. (18.75± ACRES)
TOTAL NUMBER OF LOTS = 3
SMALLEST - LOT 1 = 100,724± SQ. FT. (2.31± ACRES)
LARGEST - LOT 2 = 372,069± SQ. FT. (8.54± ACRES)
PRELIMINARY PLAT NAME = GREENDAY INDUSTRIAL PARK
PRELIMINARY PLAT APPROVED =
CURRENT ZONING = HEAVY MANUFACTURING (HM)
SOURCE OF TITLE = BOOK 2021, PAGE 063780-21 AND BOOK 2007, PAGE 041349-07

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

MAINTENANCE OF ANY AREA REFERRED TO AS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

SIDEWALK TO BE CONSTRUCTED ALONG THE ENTIRE FRONTAGE OF LE COMPTIE ROAD AND THE NORTH SIDE OF MUSTARD WAY, ESCROWED OR FEE IN LIEU OF PAID PRIOR TO APPROVAL OF THE FINAL PLAT.

LOTS 2 AND 3 MAY NEED PRIVATE PUMPING TO BE SERVED WITH SEWER.

THE NORTH 281.50 FEET OF LOT 2 IS CURRENTLY IN SEWER DISTRICT 247 OF SECTION 6, SO THE REMAINDER OF LOT 2 AND ALL OF LOTS 1 AND 3 WILL BE PLACED IN A SEWER DISTRICT WHEN THE NEW SEWER IMPROVEMENTS ARE COMPLETE.

ZONING DATA

SUBJECT PROPERTY IS ZONED HM (HEAVY MANUFACTURING DISTRICT).

MINIMUM YARD REQUIREMENTS: (ADDITIONAL BUFFERYARD MAY BE REQUIRED BY SUBSECTION (8)).

FRONT YARD:
A. OFFICES, AS A PRINCIPAL USE, ATHLETIC CLUBS, FITNESS CENTERS, INDOOR SPORTS FACILITIES AND RECORDING, TELEVISION AND RADIO STUDIOS:
(i) TWENTY-FIVE FEET ALONG A STREET CLASSIFIED AS A COLLECTOR OR HIGHER CLASSIFICATION STREET OR AS REQUIRED BY SECTION 36-453, SUPPLEMENTAL OPEN SPACE AND YARD REGULATIONS.
(ii) FIFTY FEET ALONG A STREET CLASSIFIED AS A LOCAL STREET OR AS REQUIRED BY SECTION 36-453, SUPPLEMENTAL OPEN SPACE AND YARD REGULATIONS.
(iii) 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 AN APPROVED PRELIMINARY PLAT IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS.

B. ALL OTHER USES: NONE

SIDE YARD:
A. OFFICES, AS A PRINCIPAL USE, ATHLETIC CLUBS, FITNESS CENTERS, INDOOR SPORTS FACILITIES AND RECORDING, TELEVISION AND RADIO STUDIOS:
(i) TEN FEET OR AS REQUIRED BY SECTION 36-453, SUPPLEMENTAL OPEN SPACE AND YARD REGULATIONS.
(ii) ALL OTHER USES: NONE

REAR YARD:
A. OFFICES, AS A PRINCIPAL USE, ATHLETIC CLUBS, FITNESS CENTERS, INDOOR SPORTS FACILITIES, AND RECORDING, TELEVISION, AND RADIO STUDIOS: TEN FEET.
B. ALL OTHER USES: NONE

HOWEVER, IN NO EVENT MAY A STRUCTURE BE ERRECTED CLOSER TO THE CENTERLINE OF AN EXISTING OR PLANNED STREET THAN AS PRESCRIBED BELOW, EXCEPT AS PERMITTED BY SUBSECTION 36-303(17)(b) AND SUBSECTION 36-303(17)(4).

STREET CLASSIFICATION: COLLECTOR (LE COMPTIE)
REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE: 30 FEET PLUS THE REQUIRED YARD SETBACK

CURVE TABLE

CURVE #	LENGTH	RADIUS	BEARING	CHORD LENGTH
C1	160.17'	149.79'	S29°44'02"E	152.64'
C2	18.84'	20.00'	S65°40'41"W	18.15'
C3	153.16'	75.00'	S82°48'17"E	127.90'
C4	229.35'	75.00'	S63°18'03"W	149.87'
C5	20.33'	20.00'	S68°13'00"E	19.47'

BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. DATE OF ADJUSTMENT 2000.

LOCATION SKETCH

SEC. 3, T29N, R21W
SCALE: 1"=2000'

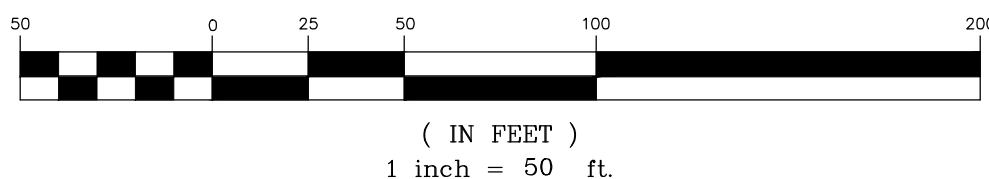
GREENDAY INDUSTRIAL PARK

BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 21 WEST CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
PRELIMINARY PLAT

DETENTION NOTE:

ANY DETENTION BASINS BUILT WITHIN THE COMMON AREA/DRAINAGE EASEMENT HAVE TO ADHERE TO THE STREAM BUFFER REQUIREMENTS FROM CHAPTER 8 SECTION 4 FOR OUTLET AND DISCHARGE STRUCTURES.

GRAPHIC SCALE



RECORDER'S SPACE

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD, MISSOURI.

"BOB HOSMER, AICP, PLANNING MANAGER"

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI.

CITY CLERK

DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON, ALL STREETS, EASEMENTS, AND ACCESS LIMITATIONS AS RELINQUISHED AND DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF: _____ AND _____
(HUSBAND AND WIFE/CORPORATE OFFICE, ETC.) SOLE OWNERS OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THIS PLAT TO BE SIGNED THIS _____ DAY OF _____

SIGNATURE - PRINT NAME UNDERNEATH LINE

SIGNATURE - PRINT NAME UNDERNEATH LINE

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF SPRINGFIELD, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

"MANAGING MEMBER OF" GREENDAY INVESTMENTS, LLC

DATE

"MANAGING MEMBER OF" LE COMPTIE, LLC

DATE

ACKNOWLEDGEMENT

STATE OF MISSOURI

COUNTY OF GREENE (SS)

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THE HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL.

NOTARY PUBLIC

LEGEND OF SYMBOLS AND ABBREVIATIONS

④	INTERNAL ANGLE # (SEE TABLE)	WV	WATER VALVE
SS	SANITARY SEWER LINE	GV	GAS VALVE
E	OVERHEAD ELECTRIC	WM	WATER METER
G	GAS LINE	TR	TELEPHONE RISER
WS	WATER SERVICE	ER	ELECTRIC RISER
UT	UNDERGROUND TELEPHONE	RD	ROOF DRAIN
UE	UNDERGROUND ELECTRIC	TRANS	TRANSFORMER PAD
FENCE LINE		MH	SANITARY MANHOLE
PH	FIRE HYDRANT	RWM	RIGHT-OF-WAY MARKER
LP	LIGHT POLE	IP	FOUND IRON PIN
PO.C.	POINT OF COMMENCEMENT	SET IP	SET IRON PIN
LINE LABELS	MEASURED 100' M DEED 100' D RECORD 100' R	P.O.B.	POINT OF BEGINNING
		GR	GROUND LIGHT
		PM	PERMANENT MONUMENT
		TL	TREELINE

OWNER AND DEVELOPER

GREENDAY INVESTMENTS LLC
1989 GREENWOOD ROAD
MARSHFIELD, MO., 65706

PREPARED BY

KENT R. PETERSON, PLS
ANDERSON ENGINEERING, INC.
3213 S. WEST BYPASS
SPRINGFIELD, MO. 65807

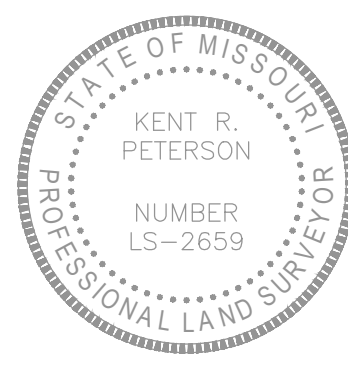
SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KENT R. PETERSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED JANUARY 2023 AND SIGNED BY KENT R. PETERSON, PLS NO. 2659 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KENT R. PETERSON, PLS NO. 2659 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DRAWING LAST REVISED ON APRIL 27, 2023.

ANDERSON ENGINEERING, INC. LC 62 BY:

Kent R. Peterson
KENT R. PETERSON, PLS NO. 2659



4-27-2023
DATE PREPARED

COA #000062



3213 S. WEST BYPASS
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

FIELD: CB
DRAWN: BAC
CHECKED: KRP

DATE: 1-16-2023
FIELD BK: N/A
JOB NO: 22SP10179

111701.DWG
SHT. 1 OF 1 REV. _____

FLOOD NOTE:

BY GRAPHIC FLOODING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 28072003232E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 12, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NUMBERS 222523422 AND 222523423.

STATE PLANE COORDINATE THE MISSOURI COORDINATE SYSTEM 1983

CONTROL STATION:
GR-38 NORTHING - 156115.190 (M)
EASTING - 437665.439 (M)
GRID FACTOR - 0.9999195

COORDINATES EXPRESSED IN METERS.

STORMWATER NOTE:

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

INTERIOR ANGLES

- 88°29'56"
- 271°30'04"
- 88°29'58"
- 91°13'24"
- 88°46'57"
- 270°57'21"
- 89°02'39"
- 90°57'21"
- 89°02'39"
- 271°29'41"

SUM OF INTERIOR ANGLES 1440°00'00"

PERIMETER DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 2 OF THE FINAL PLAT OF STARK INDUSTRIAL PARK, AS DESCRIBED IN PLAT BOOK SS AT PAGE 30 AND BEING THE SAME AS DESCRIBED IN THE GREENE COUNTY RECORDERS IN BOOK 2021 AT PAGE 063780-21 AND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 21 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

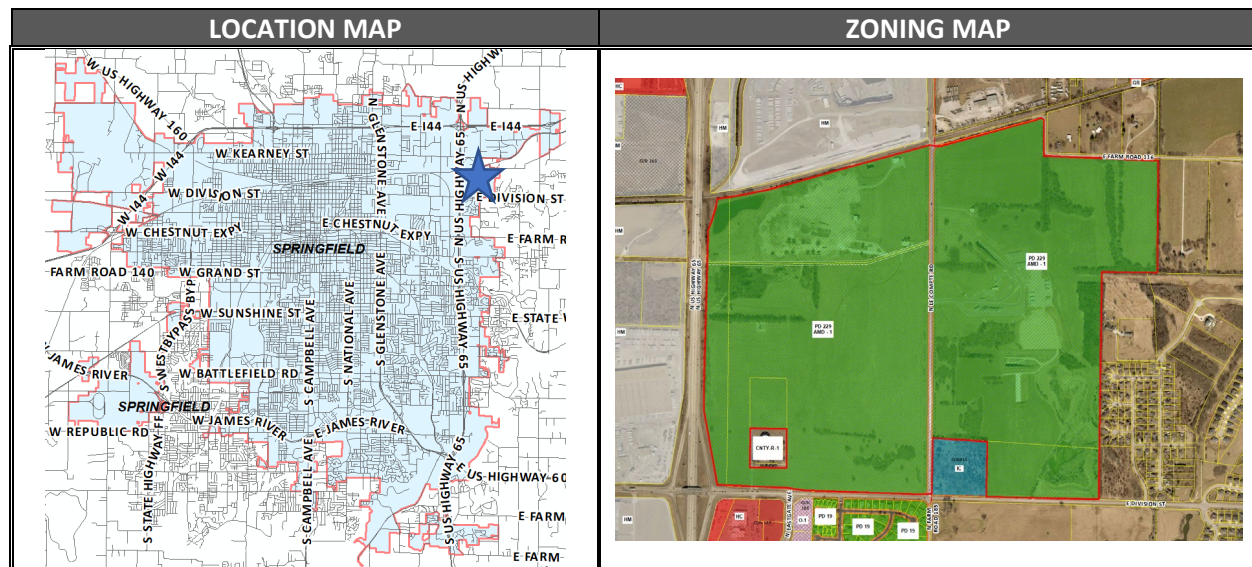
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF THE FINAL PLAT OF STARK INDUSTRIAL PARK; THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 01°26'17" EAST, 528.01 FEET; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 87°20'40" EAST, 374.79 FEET; THENCE LEAVING THE NORTH LINE OF SAID LOT 2, NORTH 01°41'59" EAST, 281.50 FEET; THENCE SOUTH 87°20'40" EAST, 928.21 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF LE COMPTIE ROAD; THENCE LONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES, SOUTH 01°41'59" WEST, 281.50 FEET; THENCE NORTH 87°20'40" WEST, 5.00 FEET; THENCE SOUTH 01°09'39" WEST, 268.20 FEET TO A POINT LYING ON THE SOUTH LINE OF THE FOREMENTIONED LOT 2; THENCE LEAVING SAID WEST RIGHT-OF-WAY AND ALONG SAID SOUTH LINE, NORTH 87°20'17" WEST, 502.35 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 2; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE, SOUTH 01°09'39" WEST, 260.00 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID LOT 2; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH LINE, NORTH 87°20'19" WEST, 798.21 FEET TO THE POINT OF BEGINNING, CONTAINING 816.643 SQUARE FEET OR 18.75 ACRES, MORE OR LESS. ALL LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 21 WEST IN GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Sky Light Surface Park
Location:	3400-4000 block of East Division Street, 1600-2200 block of North Le Compte Road
Total Acres:	402 acres
Applicant:	Springfield Underground, LLC
Existing Land Use:	Stone quarry, underground storage facility and entrance and undeveloped land
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	May 11 th , 2023
City Council:	June 5 th , 2023
Public Notification:	Posted property
Staff:	Jared Follin, Associate Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to approve the preliminary plat of Sky Light Surface Park subject to the conditions listed in Attachment 2 of the staff report on this item. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

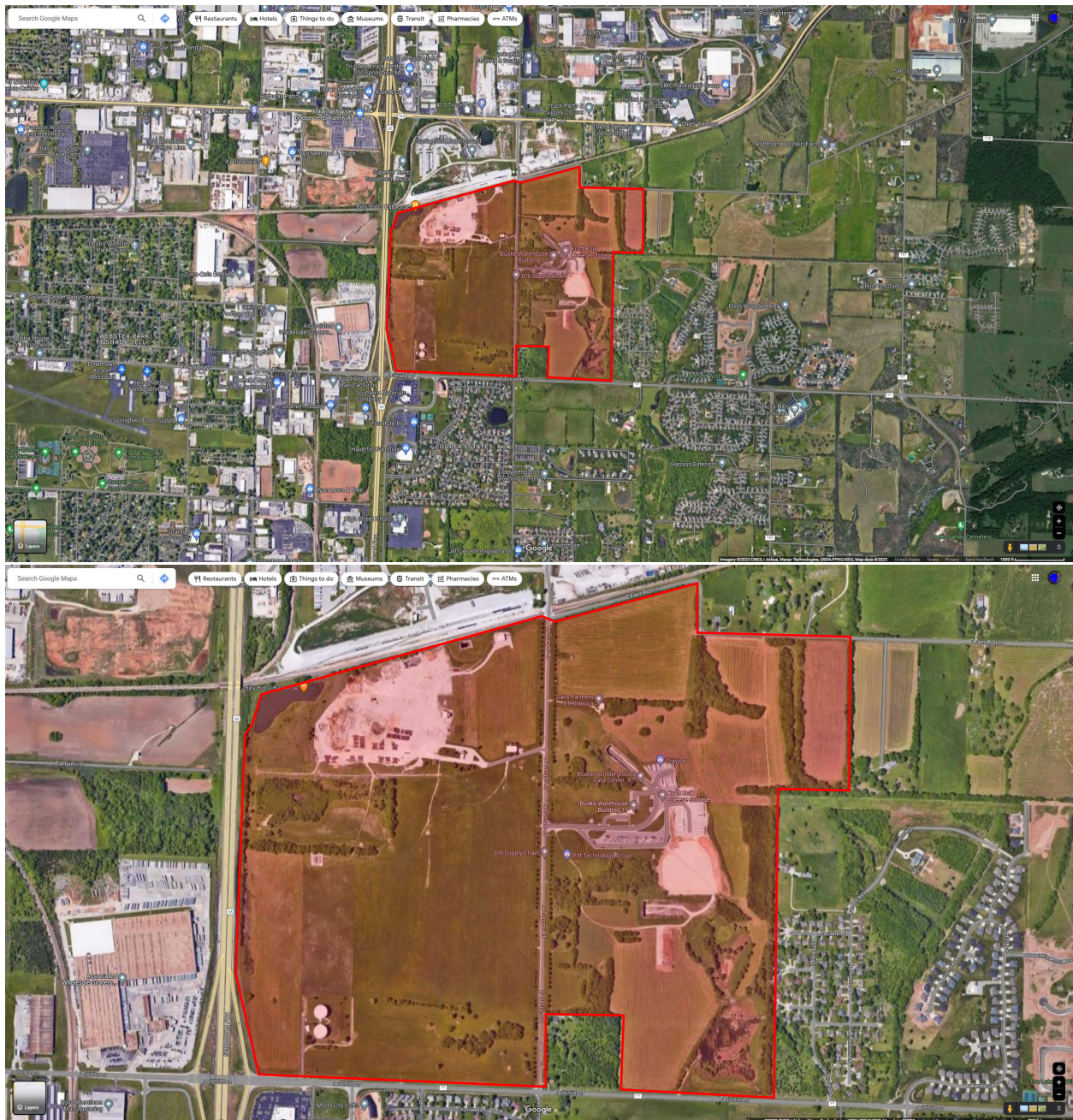
Request to subdivide approximately 402 acres of property generally located along the 3400-4000 block of East Division Street & 1600-2200 block of North Le Compte Road into nine (9) lots to facilitate development at the site.



Zoned: Planned Development 229, Amendment 1

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the city in 1999. It was rezoned to Planned Development 229 that same year. It was again rezoned to amend the Planned Development in 2004. The property has not been through the Major Subdivision process.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.

DEVELOPMENT REVIEW STAFF REPORT

1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT 229, Am. 1
Minimum lot dimension requirements	36 feet of frontage along a public street
Maximum structure height	60 feet as measured from the mean grad elevation of the lot. However, no structure shall be higher than its horizontal distance from any right-of-way line
Front yard setback	Varies
Side and rear yard setback	Varies
Street Classification	Division Street – Primary Arterial Le Compte Road – Secondary Arterial Farm Road 116 – Primary Arterial
Sidewalks	Sidewalks are required along all public streets.
Open Space Requirements	A minimum open space ratio of twenty (20) percent open space shall be provided throughout the entire development. This open space ratio shall apply to individual lots as well as the overall development.

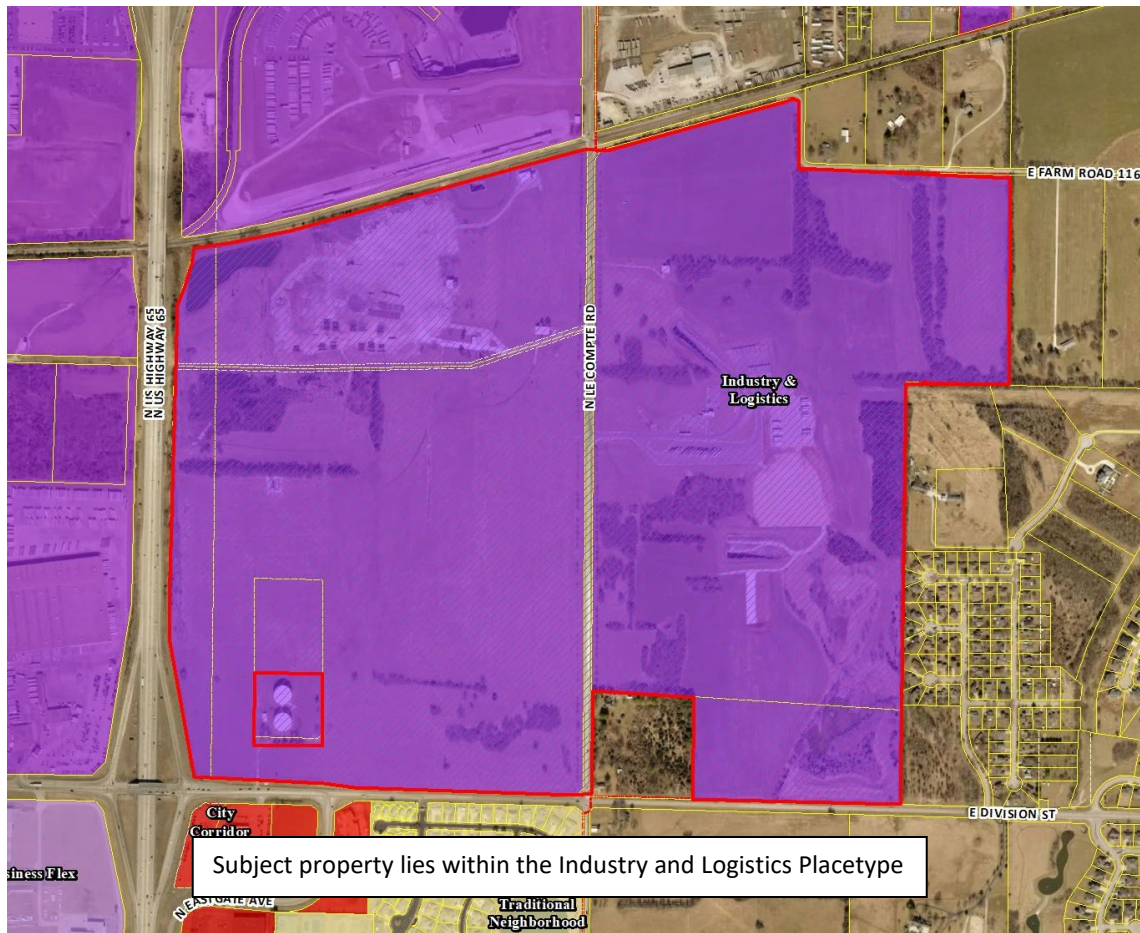
COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE: INDUSTRY AND LOGISTICS

The *Comprehensive Plan's Land Use & Development* chapter groups this area into the Industry and Logistics Placetype. This placetype is predominately comprised of industrial, warehouse, and distribution type uses with design characteristics primarily focused on stormwater management and the diversion of truck traffic away from quiet residential or commercial streets. The proposed subdivision fronts two Primary Arterials and a Secondary Arterial Street, which is primarily used by truck traffic for various industrial and high-intense uses. The regional access from this site to the highway is adequate in directing truck traffic away from residential streets. Internal streets are also to be dedicated with this plat to further help in managing access to and from the subject property. Access to major roads and the size of the lots proposed will encourage industrial, commercial, and multifamily developments as allowed by the current zoning.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:

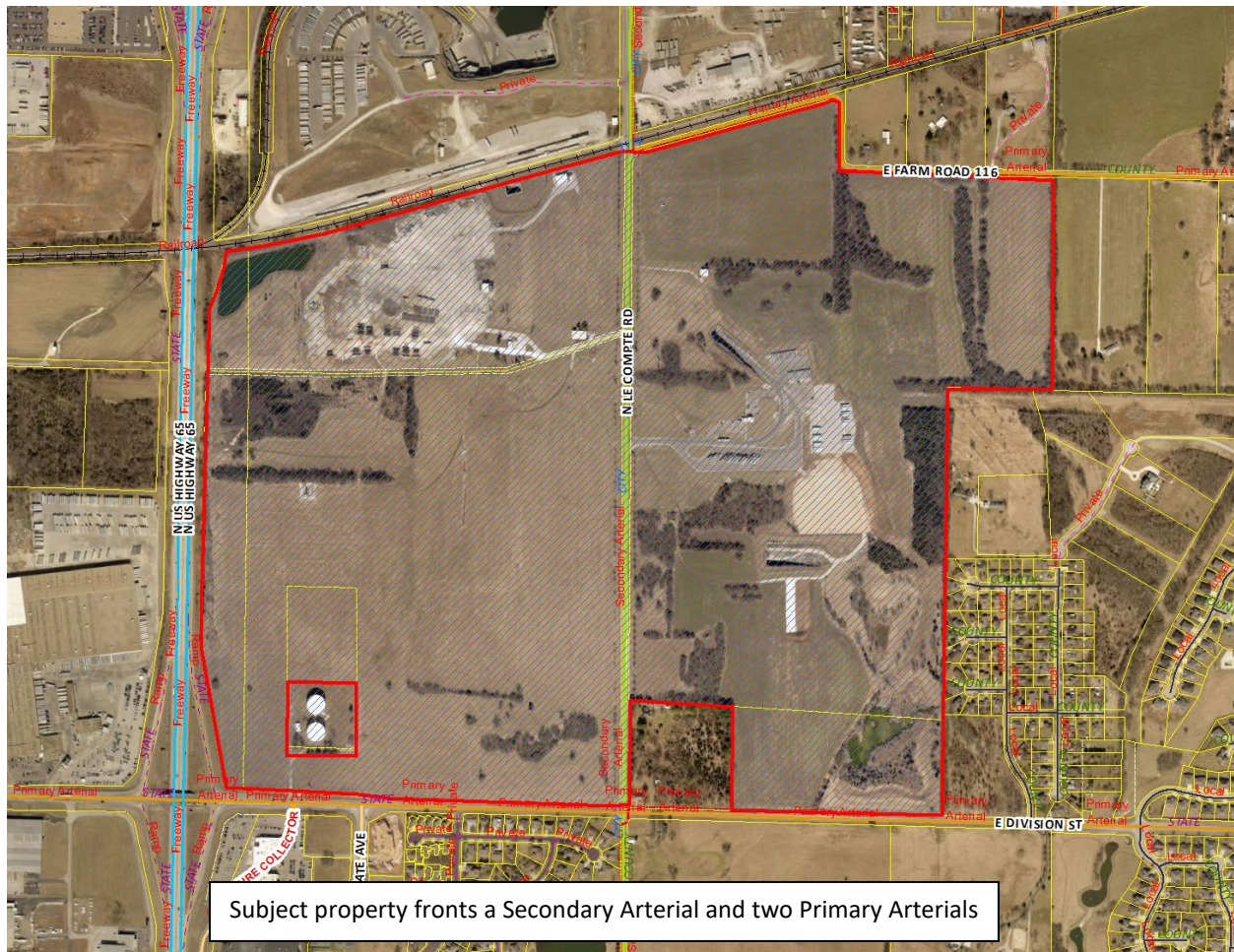


PLACETYPES	LAND USES														
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, Artisan & Innovation Spaces	Public & Private Schools & 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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM / County M-2	HC / O-1 / PD 19	County A-1 / County R-1	HM
LAND USE	Industrial	Commercial / Residential	Residential	Industrial
PLACETYPES	Industry and Logistics	City Corridor / Traditional Neighborhood	Traditional Neighborhood	Industry and Logistics

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 402 acres of land into a six (9) lot subdivision named "Sky Light Surface Park."
2. Public streets are to be dedicated with this plat, including an extension of Eastgate Avenue, and the newly dedicated street, Summerset Street. The existing Farm Road 116 will be diverted further south from its current intersection with Le Compte Road. This section of road will be renamed to Old Wire Road as it will be within city limits.
3. The final plat is planned to be done in two phases. Phase I is to include Lots 1-3, with all necessary public improvements to support the lots. Phase II will include the rest of the plat.
4. All lots meet the requirements of the subdivision regulations.
5. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
6. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision is consistent with the *Land Use and Development Element of the Comprehensive Plan* and all proposed lots meet the subdivision regulation.
2. Staff recommends approval as submitted in the staff report.

PLANNING AND ZONING COMMISSION OPTIONS:

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the preliminary plat.
2. The commission shall conditionally approve the preliminary plat.
3. The commission shall disapprove the preliminary plat.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing.

No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. CITY UTILITIES:

No issues generally with the preliminary plat. All proposed lots will have access to existing 3-Phase Electric/Gas/Water facilities along either Le Compte or Division St. Utility main extensions along new proposed streets will still be needed to provide lighting and may be desired for anticipated future development. Areas where relocation/lowering of existing facilities are likely to be needed: 1) New proposed connection of Eastgate north of Division (Electric pole conflict and water mains may need to be relocated/lowered). CU is still planning to pothole the 16" water main that has been indicated outside of the easement in this area to determine its location. 2) New proposed intersection of Summerset and Le Compte (Electric pole/service conflict) If the current driveway access to CU's water tank property is still required to be moved as indicated by the Division St access restrictions in the PD language, that would need to be done as part of the public improvements. On proposed lot 6 near the SE corner, there is an area where CU has existing OH Electric & Fiber facilities where no easement is indicated. If an easement cannot be found CU will likely request a new easement be dedicated.

2. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

The only lots that currently have access to public sewer are lots 3, 4, 6, 7 and 9. Public sewer extensions will be required for lots 1, 2, 5 & 8. The sewer should be extended to the buildable area of those lots. Sanitary Sewer Public improvement plans will be required before any final plats or building plans could be approved. The public improvements must be completed or escrowed before the final plat can be approved. There is an existing \$0.0147 per square foot trunkline fee for portions of these lots that would need to be paid as part of any public improvement plans submitted for the plat. This fee is based on the area of the lots and will be added to the engineering and inspection fees for the public improvement plans. Some portions of this fee were paid with previous public improvement plans.

3. FIRE DEPARTMENT:

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

4. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

All Stormwater improvements of the project are required to be submitted on Public Improvement Plans (PIP). The approved PIP shall be constructed, or funds escrowed prior to approval of the final plat.

The property is in the **Pierson 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. There is a sinkhole at this location and additional city regulations will apply. 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**.

PW Stormwater has no concerns for the proposed preliminary plat, there is no proposed change to the Stormwater Requirements Language. 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.

DEVELOPMENT REVIEW STAFF REPORT

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. **(In this case, a fee in lieu of on-site stormwater detention will not be allowed as detention is required)**
 - a. Detention is required for all developments on the effect properties. There is an existing detention and water quality basin on the SE tract of the property, this basin will need to meet current Stormwater Regulations at time of development.
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)
 - 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.

Sinkhole and Karst Features:

1. The Site contains one or more known sinkholes and will discharge to one or both of them. Per Ch. 11 Sec. 2.0 a sinkhole evaluation must be completed by a professional engineer or geologist.

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 (O&M) 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

3. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

A traffic study will be required at the time of development. All requirements of the traffic study and planned development are required to be submitted on Public Improvement Plans (PIP). The approved PIP shall be constructed, or funds escrowed prior to approval of the final plat.

Street classification, right-of-way, & jurisdiction

City's Transportation Plan classifies N. Le Compte Road as a Secondary Arterial roadway, and both E. Division Street and E. Atlantic Street (Farm Road 116) as Primary Arterial roadways. The standard right-of-way width from the centerline of N. Le Compte Road is 35 feet. The standard right-of-way width from the centerline of E. Division Street is 50 feet. The standard right-of-way width from the centerline of E. Atlantic Street is 30 feet. It appears that additional right-of-way is needed along N. Le Compte Road, E. Division Street and E. Atlantic Street. A survey is recommended to determine the exact amount of existing right-of-way. N. Le Compte Road and E. Atlantic Street are city-maintained streets and E. Division Street is a state-maintained street.

Access

All access to the development shall be per the traffic study, planned development, current MoDOT standards and/or current City of Springfield standards.

Sidewalk

Per the planned development, sidewalks are required along all public streets.

Improvements

A traffic study will be required at the time of development. All requirements of the traffic study and planned development are required to be submitted on Public Improvement Plans (PIP). The approved PIP shall be constructed, or funds escrowed prior to approval of the final plat.

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	N. Le Compte Road	Secondary Arterial	No	25	35
Street 2	E. Division Street	Primary Arterial	No	40	50
Street 3	FR 116)	Primary Arterial	No	20	30

4. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

Any required public improvements must be built or escrowed prior to approval of final plat. Contact Andrew Flippin (417-864-1946; aflippin@springfieldmo.gov) for escrow information if this is the route chosen.

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

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

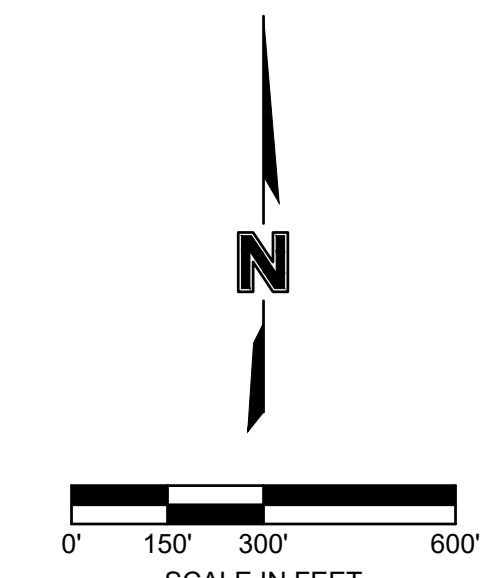
1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required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

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

<u>OWNER/DEVELOPER</u>	<u>PREPARED BY</u>
Springfield Underground, Inc. P.O. Box 2240 Springfield, MO 65801	Olsson, Inc. 550 St. Louis Street Springfield, MO 65806

Two parcels of land being all of the same property as described in Book 1559, Page 1427; Book 1583, Page 2146; Book 1742, Page 474; Book 1767, Page 1329; Book 1767, Page 1864; Book 2602, Page 22, Book 1768, Page 1086 and Book 2604, Page 621, lying South of the St. Louis - San Francisco Railroad in Section 10, Township 29 North, Range 21 West, Springfield, Greene County, Missouri, more particularly described as follows:

LINE TABLE		
#	Direction	Length
L1	N87°22'12"W	217.24'
L2	S02°37'48"W	79.65'
L3	N87°22'12"W	483.19'
L4	N87°14'56"W	724.31'
L5	N78°05'09"W	252.61'
L6	N87°25'05"W	250.00'
L7	N47°05'52"E	140.77'
L8	N04°16'08"E	49.28'
L9	N08°44'30"E	76.65'
L10	N87°22'12"W	427.01'
L11	N10°40'44"E	73.32'
L12	N01°06'55"E	375.14'
L14	S27°15'24"E	204.68'
L15	S37°46'13"E	62.85'
L16	N89°57'05"E	111.49'
L17	S86°15'33"E	176.84'
L18	N87°29'29"E	13.83'
L19	N42°17'20"W	14.39'
L20	N86°15'33"W	179.54'
L21	S89°57'05"W	111.49'
L22	S42°39'36"W	82.79'
L23	S27°15'24"W	204.68'
L24	S01°26'31"W	516.31'
L25	S27°56'27"E	161.76'
L26	S84°41'31"E	131.22'
L27	S87°22'12"E	1276.36'
L28	N47°09'43"E	66.09'
L29	S01°28'07"W	399.22'
L30	N01°28'07"E	347.42'
L31	S01°28'07"W	389.65'
L32	N01°28'07"E	421.46'
L33	S42°23'08"E	38.78'
L34	S01°14'30"W	296.24'
L35	S01°14'30"W	421.45'
L36	S01°14'30"W	362.67'
L37	S02°39'30"W	350.20'
L38	N02°39'02"E	333.21'
L39	N43°39'30"W	74.97'
L40	N61°24'29"E	61.18'
L41	S01°24'30"W	1384.16'
L42	N01°24'30"E	1429.41'
L43	N00°59'50"E	287.45'
L44	S01°00'57"W	311.79'
L45	S43°35'30"E	70.71'
L46	S45°24'30"E	70.71'
L47	N59°51'37"E	136.24'
L48	S59°51°37'W	136.24'
L49	S87°26'26"E	26.32'
L51	S87°26'26"E	304.81'
L52	N41°12'38"W	64.22'



BASIS OF BEARINGS
Grid North based on Missouri State Plane
Coordinate System 1983 by use of MoDOT
continuously operating GNSS RTK Network
Central Zone
Site Grid Factor: 0.99992062
N: 510601.689 E: 1431508.092

CURVE TABLE					
#	Radius	Length	Delta	Chord	Chord Bearing
C1	5365.39'	886.01'	9°27'41"	885.00'	N80°00'14"E
C2	45.00'	82.80'	105°25'07"	71.60'	S51°35'44"E
C3	430.00'	171.95'	22°54'41"	170.81'	N15°48'04"E
C4	370.00'	166.49'	25°46'56"	165.09'	N14°21'56"E
C5	430.00'	674.95'	89°56'02"	607.76'	N46°26'29"E
C6	360.00'	564.44'	89°49'58"	508.37'	S46°29'30"W
C7	530.00'	379.15'	40°59'16"	371.12'	S69°30'32"E

CURVE TABLE					
#	Radius	Length	Delta	Chord	Chord Bearing
C8	470.00'	305.52'	37°14'40"	300.17'	S67°38'13"E
C9	530.00'	344.52'	37°14'40"	338.49'	N67°38'13"W
C10	470.00'	336.18'	40°58'55"	329.06'	N69°30'21"W
C11	440.00'	90.10'	11°34'56"	89.94'	S21°23'26"W
C12	360.00'	162.61'	25°52'48"	161.23'	S14°19'00"W
C13	75.00'	398.81'	304°39'54"	69.65'	N49°49'48"W
C14	20.00'	136.30'	29°40'58"	10.25'	N50°20'20"E

CURVE TABLE					
#	Radius	Length	Delta	Chord	Chord Bearing
C15	20.00'	9.97'	28°33'38"	9.87'	N79°27'38"E
C16	720.00'	396.53'	31°33'19"	391.54'	N75°37'50"E
C17	780.00'	429.57'	31°33'17"	424.16'	S75°37'51"W
C18	780.00'	174.46'	12°48'54"	174.09'	N66°16'03"E
C19	720.00'	409.34'	32°34'28"	403.85'	S76°08'51"W

Total Area:	17,528.62±± sf - 402,402±± ac
Total Number of Lots:	9
Smallest Lot:	Lot 2 - 4,723±± Acres
Largest Lot:	Lot 4 - 124,912±± Acres
Current Zoning:	PD 229 (Planned Development District 229, Amendment 1)
Proposed Zoning:	Amended PD 229
Source of Utilities:	City of Springfield (Sanitary Sewer) City Utilities of Springfield (Electric, Gas, Water)

1. Bufferyards, Yards and Setbacks shall be as required by the zoning district at the time of development.

2. Maintenance of drainage and detention easement shall be the responsibility of the developer or shall be assumed by a duly constituted property owners association.

3. Final Platting is assumed to be in accordance with the provisions of the Ordinance includes Lots 1-3 and all necessary public improvements and utility extensions to support these lots. All remaining lots, improvements and utilities beyond these, shall be considered Phase 2.

Know all men by these presents:

That I, David D. Drumm, do hereby certify to Springfield Underground, Inc., f/k/a Griesemer Stone Company, that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson, Inc., dated March 28, 2023, and signed by David D. Drumm, PLS 2007017958, and that the monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm, PLS 2007017958, in accordance with the current Missouri Standards For Urban Property Boundary Surveys.


David D. Drumm, MO PLS 2007017958
Olsson, Inc., MO LC366
ddrumm@olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	05-02-23	Revised per City Comments	GDA
REVISIONS			

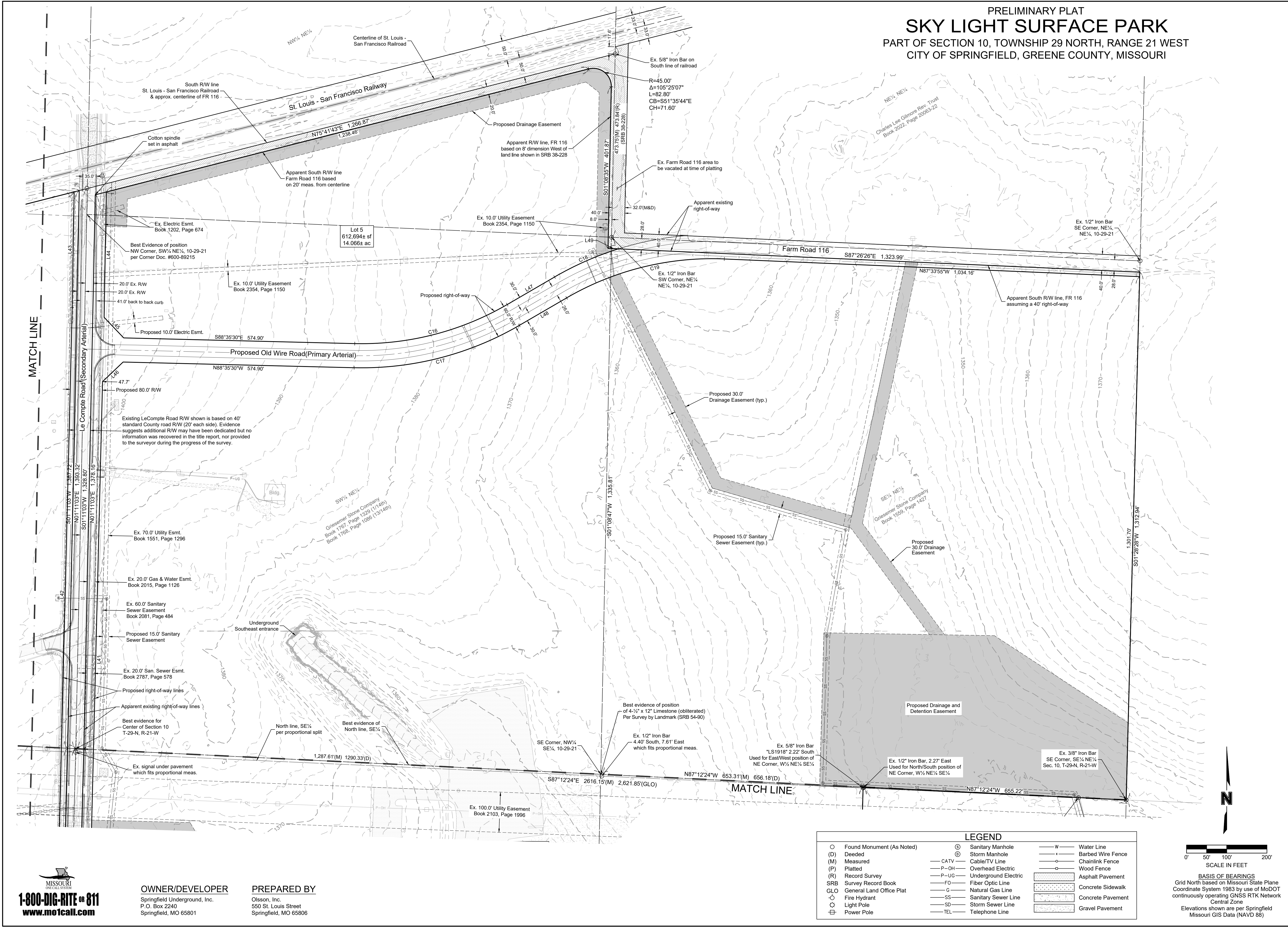
COVER SHEET

PRELIMINARY PLAT SKY LIGHT SURFACE PARK

SPRINGFIELD, MISSOURI

drawn by: _____ CDA
surveyed by: _____ CO/DD
checked by: _____ DDD
approved by: _____ DDD
project no.: V PPLT C193475
drawing no.: C19-3475

SHEET
1 of 7



PRELIMINARY PLAT
SKY LIGHT SURFACE PARK
PART OF SECTION 10, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

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STATE OF MISSOURI
DAVID D. DRUMM
NUMBER
PLS-2007017358
05-03-2022

REVISIONS

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DETAIL SHEET

PRELIMINARY PLAT
SKY LIGHT SURFACE PARK

2023

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3 of 7

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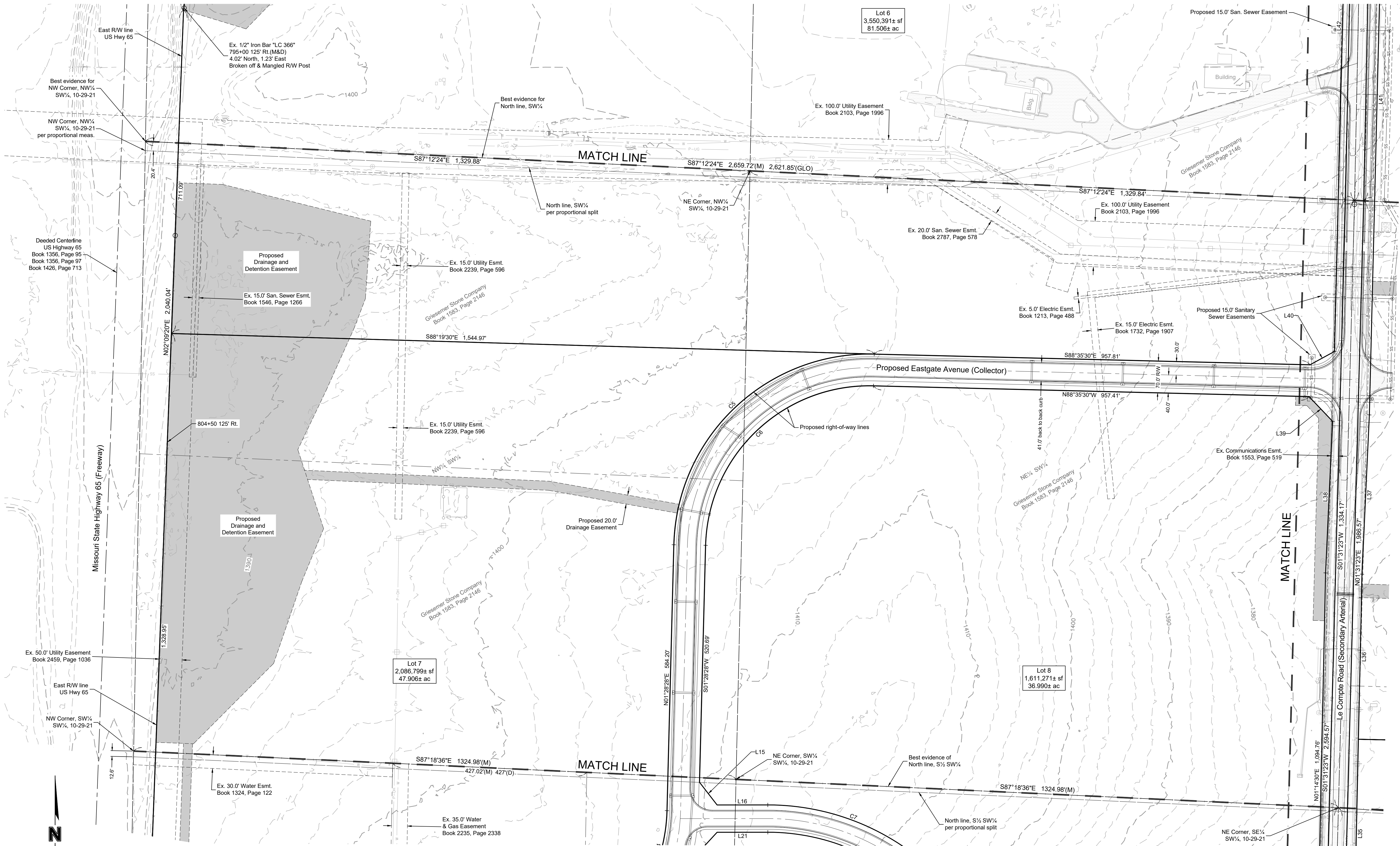
PREPARED BY
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LEGEND			
○ Found Monument (As Noted)	⊙ Sanitary Manhole	— W —	Water Line
(D) Deeded	⊙ Storm Manhole	— x —	Barbed Wire Fence
(M) Measured	— CATV —	— —	Chainlink Fence
(P) Platted	— P-OH —	— —	Wood Fence
(R) Record Survey	— P-UG —	▨	Asphalt Pavement
SRB Survey Record Book	— FO —	▨	Concrete Sidewalk
GLO General Land Office Plat	— G —	▨	Concrete Pavement
○ Fire Hydrant	— SS —	▨	Gravel Pavement
☆ Light Pole	— SD —		
⊞ Power Pole	— TEL —		

0' 50' 100' 200'
SCALE IN FEET

BASIS OF BEARINGS
Grid North based on Missouri State Plane
Coordinate System 1983 by use of MoDOT
continuously operating GNSS RTK Network
Central Zone
Elevations shown are per Springfield
Missouri GIS Data (NAVD 88)

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SPRINGFIELD, MISSOURI

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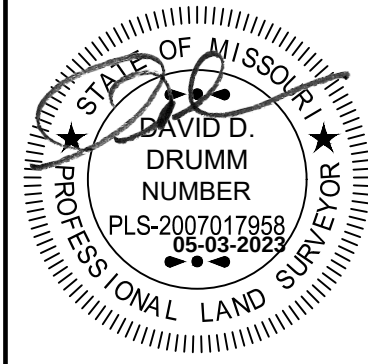
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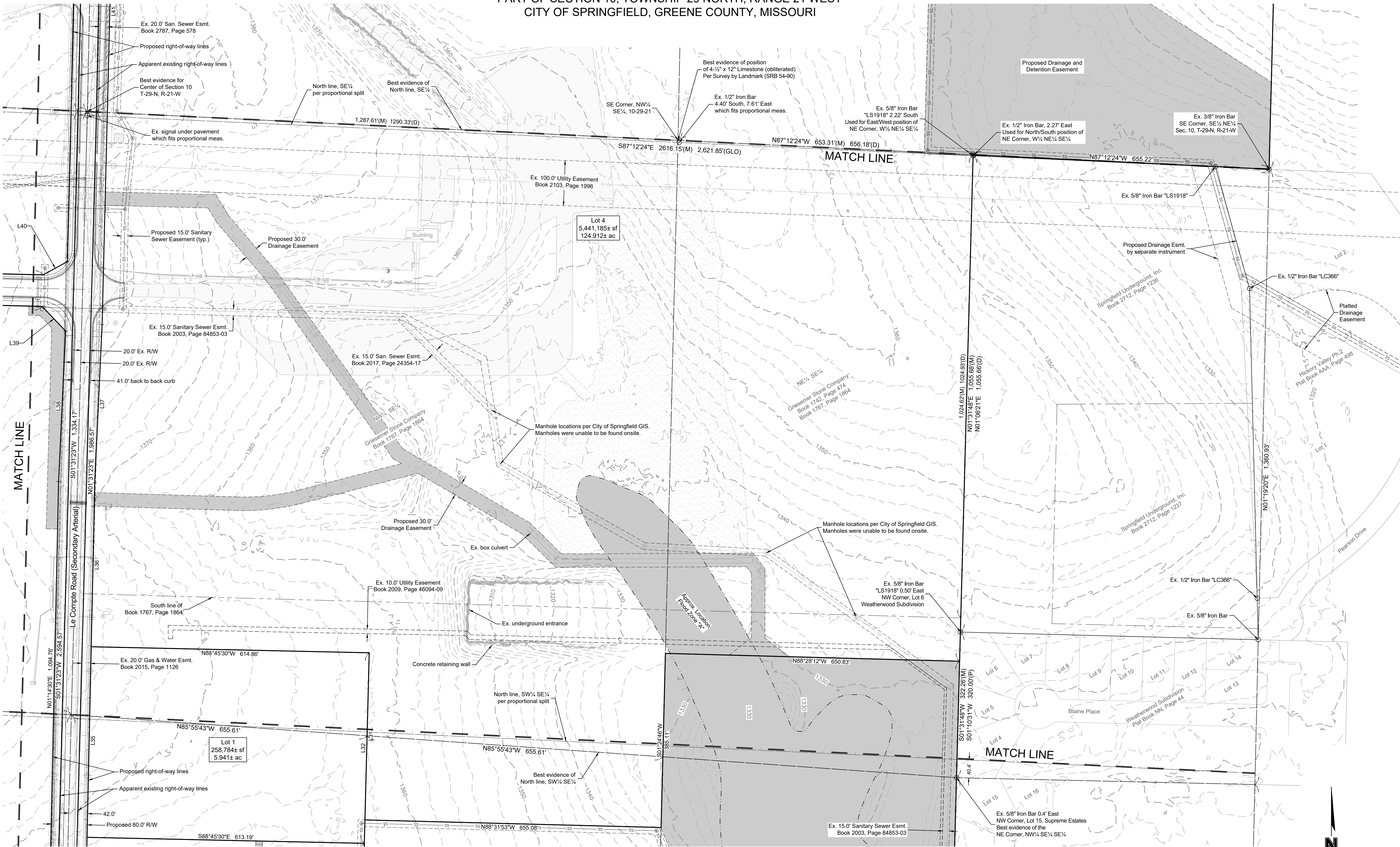
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0' 50' 100' 200'
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SPRINGFIELD, MISSOURI

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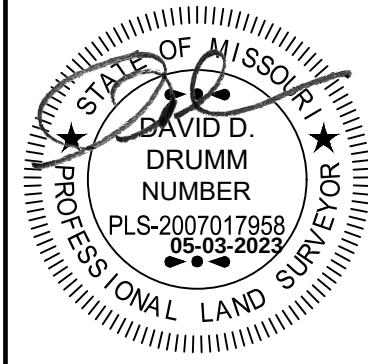
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REVISIONS

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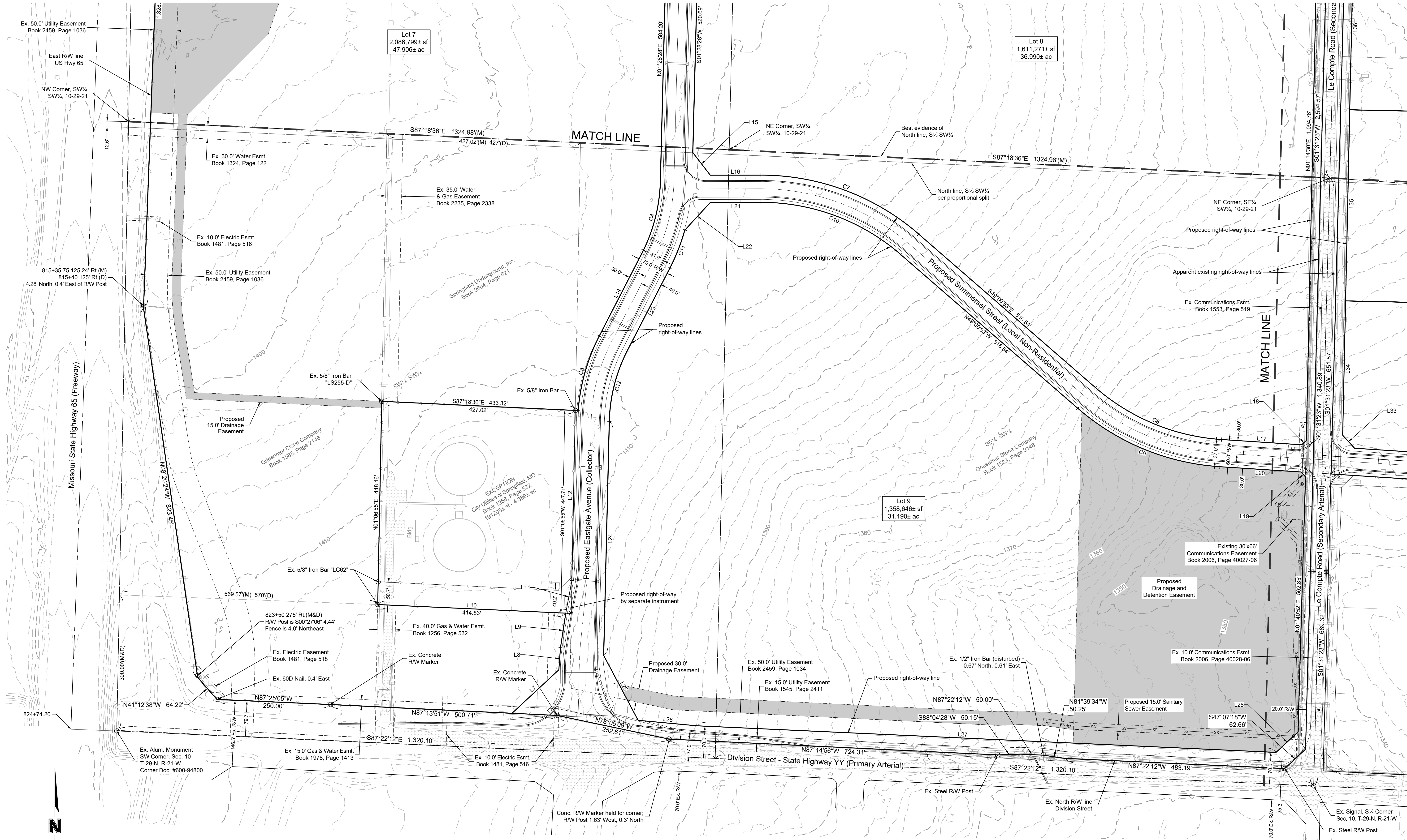
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5 of 7



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○ Fire Hydrant	— SS —	— —	Gravel Pavement
⊙ Light Pole	— SD —		
⊙ Power Pole	— TEL —		

DETAIL SHEET

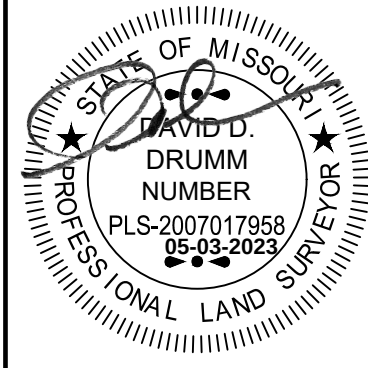
PRELIMINARY PLAT
SKY LIGHT SURFACE PARK

SPRINGFIELD, MISSOURI

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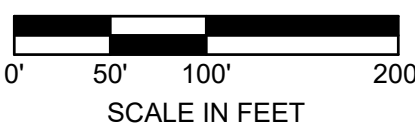
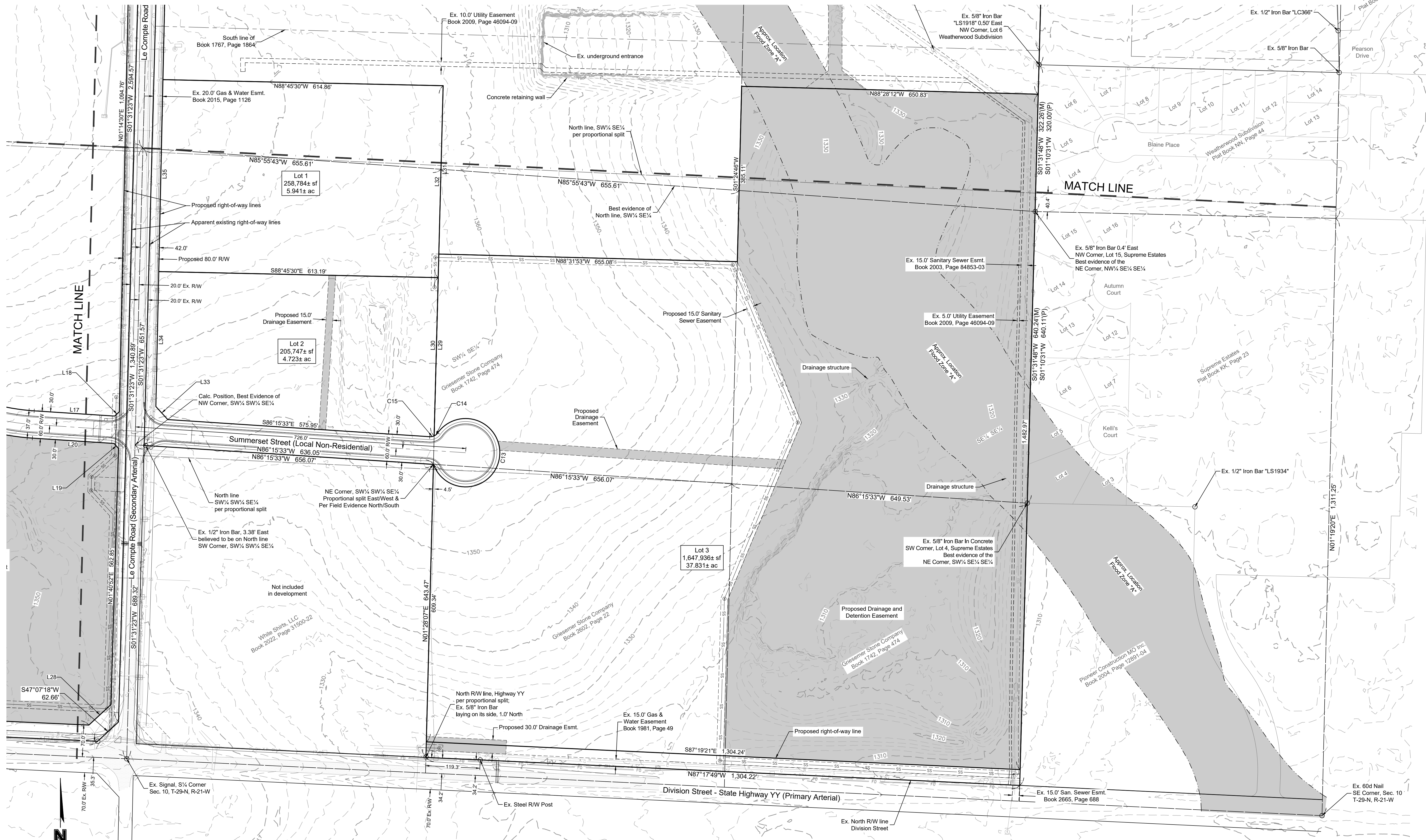


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SHEET
6 of 7

PRELIMINARY PLAT
SKY LIGHT SURFACE PARK
PART OF SECTION 10, TOWNSHIP 29 NORTH, RANGE 21 WEST
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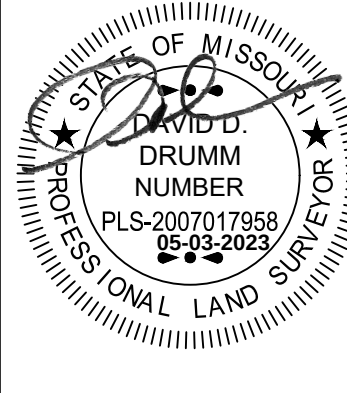
LEGEND			
○ Found Monument (As Noted)	⊙ Sanitary Manhole	— W — Water Line	— Barbed Wire Fence
(D) Deeded	⊙ Storm Manhole	— x — Barbed Wire Fence	— Chainlink Fence
(M) Measured	— CATV — Cable/TV Line	— — Chainlink Fence	— Wood Fence
(P) Platted	— P-OH — Overhead Electric	— — Wood Fence	— Asphalt Pavement
(R) Record Survey	— P-UG — Underground Electric	— — Asphalt Pavement	— Concrete Sidewalk
SRB Survey Record Book	— FO — Fiber Optic Line	— — Concrete Sidewalk	— Concrete Pavement
GLO General Land Office Plat	— G — Natural Gas Line	— — Concrete Pavement	— Gravel Pavement
○ Fire Hydrant	— SS — Sanitary Sewer Line	— — Gravel Pavement	
⊙ Light Pole	— SD — Storm Sewer Line		
⊙ Power Pole	— TEL — Telephone Line		

DETAIL SHEET
PRELIMINARY PLAT
SKY LIGHT SURFACE PARK

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7 of 7

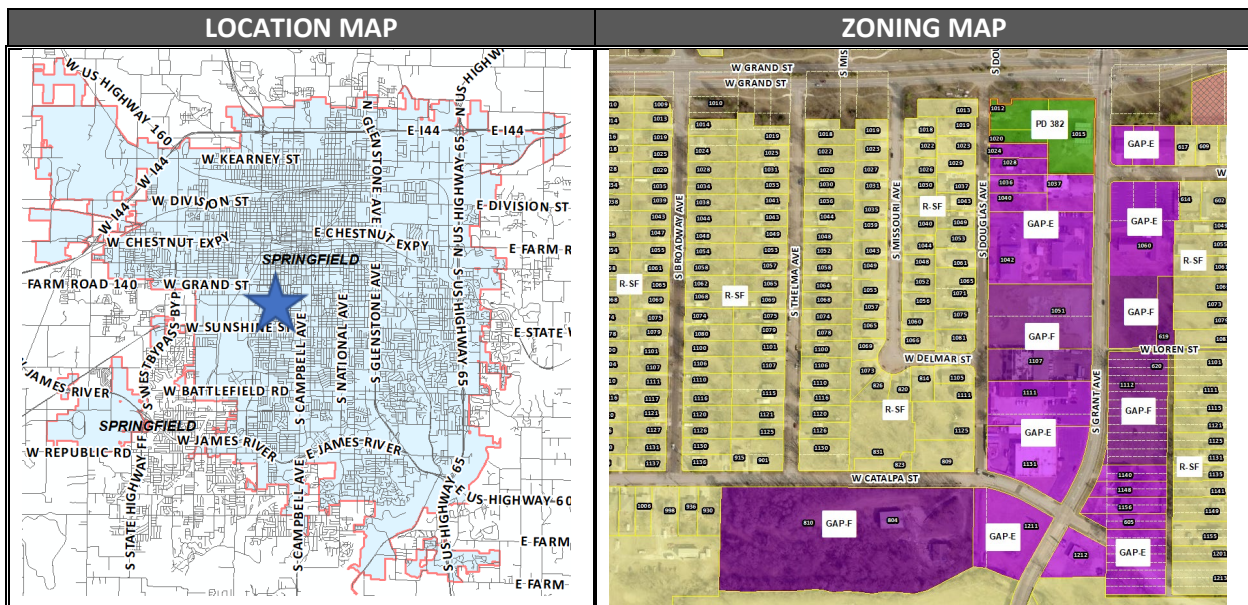
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

Case Number:	Grant Avenue Parkway (GAP) Subdistrict F Text Amendment
Location:	Citywide
Applicant:	Boys and Girls Club of Springfield
Planning and Zoning Commission:	May 11, 2023
City Council:	June 5, 2023
Public Notification:	Legal in Daily Events
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of the text amendment to Sections 36-487 and 36-488 as set forth in Attachment 1 to the staff report on this item. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to amend the Grant Avenue Parkway District (GAP) Bulk Standards of Section 36-487 and the Permitted and Conditional Uses of Section 36-488 of Division 7, to add nonprofit community centers as a permitted use and allow a minimum height of 35 feet for buildings in Subdistrict F.



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

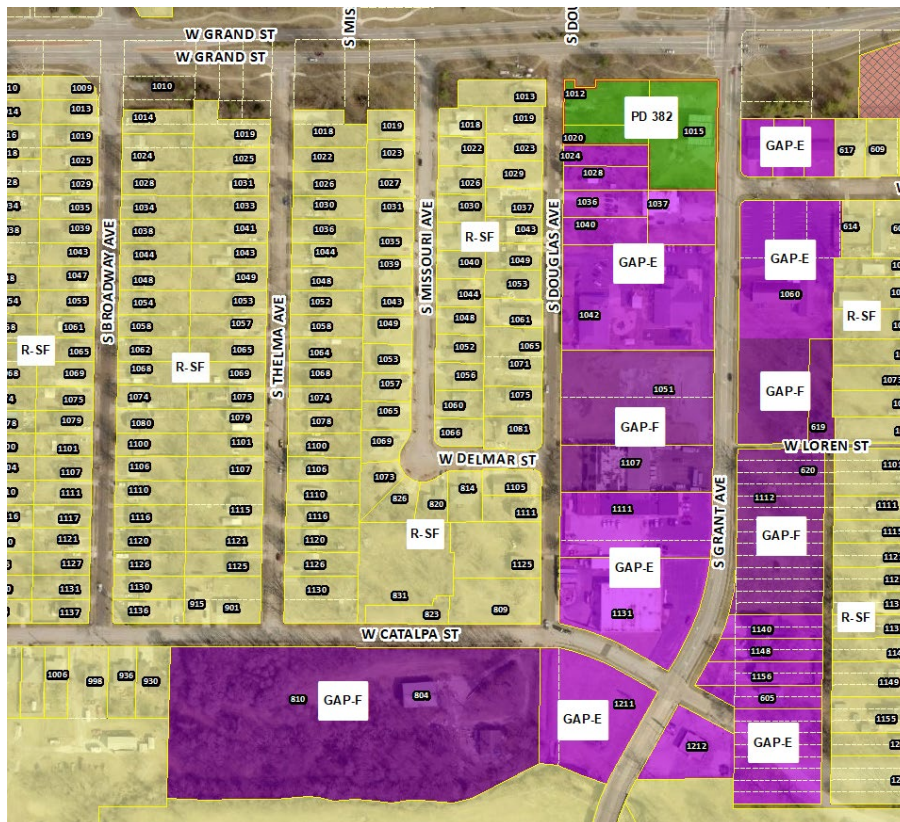
(7) Findings by the commission.

(a) *Text amendments.* If the request is for an amendment of the text of this article, the recommendation of the planning and zoning commission may consider:

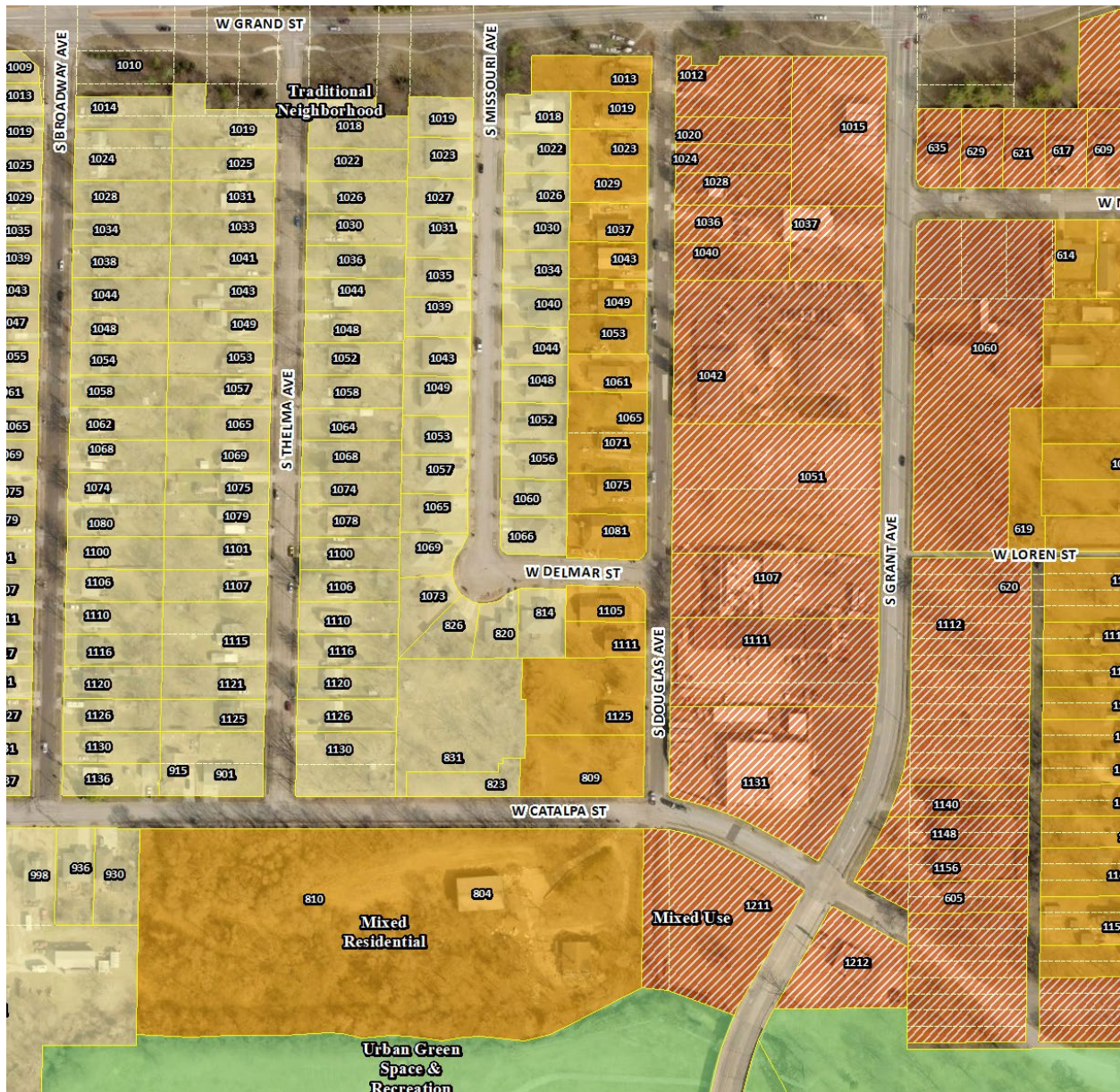
1. Whether the proposed text amendment is consistent with the Springfield Comprehensive Plan;
2. Whether the proposed text amendment is consistent with the intent and purpose of this article;
3. The areas of the city that are most likely to be affected by the proposed text amendment and the manner in which those areas will be affected;
4. Whether the proposed text amendment is necessitated by a change in conditions in the zoning districts affected and the nature of such changed conditions;
5. Information submitted at the public hearing.

ZONING DISTRICT LAND USES:

LAND USES	R-SF	R-TH	R-LD	R-MD	R-HD	R-MHC	O-1	O-2	GI	UN	WC1	WC2	WC3	LB	GR	HC	CS	CC	COM1	COM2	RI	LI	GM	HM	IC
Community centers, non-profit.	UP	UP	UP	UP	UP	UP	P	P	P		P		UP	P				P	P*	P*					



DEVELOPMENT REVIEW STAFF REPORT



COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. The Forward SGF Comprehensive Plan designates this area as a Mixed Residential and Mixed Use placetype.
2. The Mixed Residential placetype contains primarily higher density single-family attached and multi-family residential dwellings. This includes townhomes, rowhomes, duplexes, apartments, student housing, and single-family detached homes that have been converted into multiunit dwellings. Residential uses are supported by key cultural and institutional centers, such as schools and places of worship. Housing for university and college students, young professionals looking for housing close to work, and seniors

DEVELOPMENT REVIEW STAFF REPORT

desiring to downsize are prioritized within this placetype. Encouraging investment to enhance existing properties as well as attracting new high-quality development with attention to scale and building design is a key focus to ensure desirable character within the placetype.

3. The Mixed Use placetype is intended to accommodate existing districts and facilitate the creation of new districts and subareas. This placetype should be reserved for areas in Springfield that contain a diverse range of uses that would not fit into the other, more focused placetypes. These places can include vertically stacked or horizontally laid out mixed-use buildings, like Historic Commercial Street, or they can take the form of larger-scale mixed-use developments, like Chesterfield Village or Galloway Village. Besides mixed-use buildings, this placetype can also include a mixture of primary and supporting uses on separate parcels. Planning for Mixed Use placetypes should include the development of strategic plans to facilitate adoption of contextual regulations to support and implement an identified district or neighborhood vision. Planning should incorporate infrastructure improvements that prioritize the pedestrian and promote an integration of public spaces into private development and increase connectivity with adjoining neighborhoods, activity centers, or institutional and employment centers. Neighborhood planning efforts should identify incompatible uses that do not contribute positively to the adjoining neighborhood, such as industrial, storage, or auto-oriented commercial businesses.
4. Mixed Residential primary land uses are single-family attached, single-family detached and multi-family. Supporting land uses are parks, greenways, and open space, low-intensity urban agriculture, public and private schools and places of worship and low-intensity neighborhood commercial.
5. Mixed Use primary land uses are multi-family, office, hospitality, retail sales and service, maker, artisan and innovation spaces and entertainment. Supporting land uses are parks, greenways and open space, government, healthcare and institutional facilities, universities, colleges and vocational schools, sports complexes and recreational facilities.
6. In accordance with the Forward SGF Placetypes framework, mixed residential developments are prioritized and supported in locations adjacent to major employment centers, activity centers, healthcare facilities, higher education facilities, schools, major parks, greenways, recreational facilities, and existing city corridors in need of an expanded customer-base and reinvestment. Residential development and neighborhood-scale commercial buildings are oriented to the street and focus on pedestrian scale. Parking is to be located behind or beside the primary buildings with abundant landscaping and screening. Pedestrian pathways to provide safe access to business entrances. Multi-story buildings designed with active ground floor spaces are visible and inviting to the pedestrian with transparent, glass windows and doors. The main entrance of new development is oriented towards the primary street. Quality materials, construction methods, workmanship, and design are incorporated into new development and redevelopment. A greater focus on site design, parking access, massing, and building orientation are adopted to ensure new development is complementary to adjacent lower density residential development. Windows, balconies,

DEVELOPMENT REVIEW STAFF REPORT

and porches are encouraged on upper stories to provide informal security with “eyes on the street” and activation.

7. Mixed use developments have buildings that are located at or close to the front property line with context-sensitive designs that emphasize the pedestrian and public realm. Building heights are limited to three to four stories or reduced to complement adjacent lower density residential patterns. Locations appropriate for mixed use centers are identified through strategic planning process with clearly defined boundaries. Screening and buffering are provided between commercial uses and lower-density residential development. Sense of place is enhanced through streetscaping elements, like benches, pedestrian-scaled lighting, public art, and outdoor seating.

STAFF ANALYSIS AND RECOMMENDATION:

1. The proposed amendments will allow nonprofit community centers as a permitted use and a minimum height of 35 feet for buildings in Subdistrict F of the Grant Avenue Parkway District.
2. The applicant, Boys and Girls Club of Springfield, has requested the amendments to allow for a new Boys and Girls Club facility with gymnasium, classrooms (fitness, etc.), snack bar and administrative/professional offices.
3. The applicant is proposing a new Boys and Girls Club at 804 W. Catalpa Street which will be adjacent to the new Nordic Landing multi-family development at 810 W. Catalpa Street.
4. The purpose of the GAP - Grant Avenue Parkway District is to regulate the development of the parcels along Grant Avenue Parkway between College Street and Fassnacht Park. The GAP district is intended to provide greater flexibility in use by requiring high-quality design that fosters sense of place to promote reinvestment and redevelopment that leverages the new parkway as an asset.
5. The GAP district is comprised of unique areas with varying patterns of development, architectural styles, and visions as established in the City of Springfield Grant Avenue Parkway Corridor Plan. In order to better regulate these areas, the GAP District is further divided into six subdistricts as detailed below. The purpose of the subdistricts is to capitalize on the unique character of each portion of the GAP district and accommodate existing development while encouraging additional opportunities for redevelopment and reinvestment.
6. *Subdistrict F.* Subdistrict F, generally located along Grant Avenue at Delmar Street and Loren Street and along Catalpa Street west of Grant Avenue, is intended to accommodate higher density development to support the adjacent neighborhood retail nodes.
7. The only area of the city that is affected by the proposed text amendment for Subdistrict F will be south of Grand along Grant Avenue and along Catalpa Street west of Grant Avenue. The proposed text amendments will allow more flexibility in development choices and the property to develop into a community center with a minimum building height of 35 feet.

DEVELOPMENT REVIEW STAFF REPORT

8. The current GAP Subdistrict F bulk standards require a minimum building height of 3 stories. The applicant is proposing a 2 story building with a gymnasium; however, the height of the building at 35 feet will have the same scale and massing as a 3 story building.
9. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.
10. The Growth and Development Advisory Committee (GDAC), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of this amendment and public hearing dates for comment.
11. The proposed text amendment is consistent with the Springfield Comprehensive Plan because the community center nonprofit use is consistent with the need to generate activity and support the adjacent multi-family development and surrounding residential neighborhood. It will also provide activity to the adjacent park, greenways and open space to the south and support the nearby school with additional activities and services.
12. The proposed Boys and Girls Club facility will need to meet the design requirements prescribed in the Mixed Residential and Mixed Use placetype by orientating the building to the street and focusing on pedestrian scale. Parking will be located behind or beside the building. Multi-story buildings designed with active ground floor spaces are visible and inviting to the pedestrian with transparent, glass windows and doors.

STAFF RECOMMENDATION:

1. Staff recommends approval of the text amendment based on its consistency with the *Comprehensive Plan*.

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 text amendment.
2. Recommend a change in the text amendment.
3. Recommend a change in the text amendment together with recommendations which, in the judgment of the planning and zoning commission, will ensure that the proposed amendment is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

PROPOSED AMENDMENT:

Attachment 1

Note: Language to be added is underlined and existing language is black.

Sec. 36-487. Bulk standards.

Table 36-487. Bulk standards address the requirements applicable to development of a lot per subdistrict.

Table 36-487 GAP District Bulk Standards						
Standard	Subdistrict A	Subdistrict B	Subdistrict C	Subdistrict D	Subdistrict E	Subdistrict F
Lot Standards						
Lot Area	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width	n/a	n/a	n/a	n/a	n/a	n/a
Yard Setbacks (Figures 1 and 2)						
Front, minimum (ft)	0	15 ¹	0	15	10	15
Front, maximum (ft)	10 ³	25 ¹	10	25	20	25
Exterior Side, minimum (ft)	0	15 ¹	0	15	10	15
Exterior Side, maximum (ft)	10 ³	25 ¹	10	25	20	25
Interior Side, minimum (ft)	6 ²	6 ²	6 ²	6 ²	6 ²	6 ²
Rear, minimum (ft)	n/a	n/a	n/a	n/a	n/a	n/a
Building Standards						
Height, minimum (stories <u>or ft</u>)	2 ³	2 ³	2	2	3	3 <u>or 35 ft</u>
Height, maximum (stories)	n/a	4	3	3	4	4
Notes						
1. The setback of new development shall align with the setback of existing development in the subdistrict that is closest to the public right-of-way.						
2. If party-wall exists, 0' minimum shall be permitted.						
3. Expansion or enlargement of structures existing at the time of the adoption of this ordinance [G.O. 6684] shall be exempt from this requirement.						

Sec. 36-488. Permitted and conditional uses.

The following key is to be used in the interpretation of table 36-488, permitted and conditional uses below.

- (1) *Permitted uses.* Uses which are marked as "P" in the table shall be allowed subject to all applicable regulations of this article.
- (2) *Conditional uses.* Uses which are marked as "C" in the table shall be allowed upon the approval of a conditional use permit as detailed in section 36-363.
- (3) *Prohibited uses.* A blank space in the table indicates that a use type is not allowed in the respective subdistrict.
- (4) *Uses not listed.* If a proposed use is not listed in the tables, the administrative review committee shall determine if the use is substantially similar to a use listed in the tables. If it is, they shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.

DEVELOPMENT REVIEW STAFF REPORT

- (5) *Conversions.* Structures existing at the time of the adoption of this ordinance [G.O. 6684] in subdistricts A, B, and/or C may be converted to any use permit in that subdistrict.
- (6) *Additional regulation.* If uses have use specific standards they are referenced in this column. Use specific standards shall apply to permitted and conditional uses. Where use specific standards conflict with district specific standards, the district specific standards shall be followed.

Table 36-488. GAP District Permitted and Conditional Uses							
Use	Additional Regulation	Subdistrict A	Subdistrict B	Subdistrict C	Subdistrict D	Subdistrict E	Subdistrict F
Residential Uses							
Dwelling, Live Work	36-489(1)		P	P	P		
Dwelling, Multifamily, stand-alone fronting Grant Avenue		C	C	C	P		P
Dwelling, Multifamily, stand-alone not fronting Grant Avenue		P	P	P	P	P	P
Dwelling, Multifamily as a part of mixed use	36-489(2)	P	P	P		P	P
Dwelling, Multifamily conversion	36-489(3)		P	P	P		
Dwelling, Single-Family Semi-detached			P	P	P		
Dwelling, Single-Family Detached existing	36-489(4)		P	P	P		
Dwelling, Single-Family Detached new development				C	P		
Group Home		P	P	P	P	P	P
Lodging Uses							
Bed and Breakfast	36-489(5)		P	P	P		
Hotel	36-489(6)	P	P	P		C	C
Short-Term Rental Type 1	36-473				P		
Short-Term Rental Type 2	36-473				P		
Short-Term Rental Type 3	36-473	P	P	P		P	P
Commercial Retail and Entertainment Uses							
Adult Oriented Uses							
Entertainment Oriented Use Group, less than 10,000 sq. ft.		P	P	P		P	
Entertainment Oriented Use Group, greater than 10,000 sq. ft.		C	C				
General Retail Use Group, less than 10,000 sq. ft.		P	P	P		P	P
General Retail Use Group, greater than 10,000 sq. ft.		C	C				
Medical Marijuana Dispensary Facility	36-474	P	P	P		P	P
Package Liquor							
Pawn Shop							
Commercial Service and Office Uses							
Community Centers, nonprofit							P
Daycare				P			
Personal Service Use Group, less than 10,000 sq. ft.		P	P	P		P	P
Personal Service Use Group, greater than 10,000 sq. ft.		C	C				
Medical/Dental Office		P	P	P		P	P
General Office		P	P	P		P	P
General Office, above ground floor as a part of mixed use		P	P	P		P	
General Office, conversion	36-489(7)	P	P	P	P	P	P
Title Loan/Short Term Lending							
Eating and Drinking Uses							
Restaurant/Bar/Brewpub		P	P	P		P	P
Restaurant, drive-thru							
Vehicle Oriented Uses							
Autobody Repair/Service Station							
Car Sales/Rental							
Car Wash							
Gas Station							
Commercial Off-Street Parking Lots	36-489(8)	P					
Commercial Off-Street Parking Structures above ground floor as a part of mixed use		P					

DEVELOPMENT REVIEW STAFF REPORT

Industrial Uses							
Artisan Manufacturing	36-489(9)	P	P	P		P	P
Brewery/Winery/Distillery		P					
Medical Marijuana Cultivation Facility	36-474	P					
Medical Marijuana Infused Product Manufacturing Type 2 Post Extraction Facility	36-474	P					
Medical Marijuana Testing Facilities	36-474	P					
Personal Storage							
Accessory Uses							
Accessory Structures and Uses	36-450	P	P	P	P	P	P
Home Occupations		P	P	P	P	P	P
Outdoor Display/Sale of Merchandise, Permanent							
Outdoor Storage							
Solar Energy Collection System, canopy	36-489(10)	P	P	P	P	P	P
Solar Energy Collection System, roof	36-489(11)	P	P	P	P	P	P
Temporary Uses							
Farm Stand	36-489(12)				P		
Farmers Market		P	P	P		P	P
Food Truck		P	P	P		P	P
Outdoor Display/Sale of Merchandise, Temporary		P	P	P		P	P
Seasonal Sales		P	P	P		P	P

Neal, Daniel

Subject: Comments Requested - Proposed Text Amendment to P&Z and CC

From: Lauren Mustoe <lmustoe@springfieldchamber.com>
Sent: Friday, May 5, 2023 10:07 AM
To: Neal, Daniel <dneal@springfieldmo.gov>
Subject: RE: Comments Requested - Proposed Text Amendment to P&Z and CC

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

Hi Daniel-

I wanted to pass on one piece of feedback I received, included below:

My only comment would be that the overall notion of setting a minimum or maximum height in stories, rather than in both stories AND height (as this revision does for the minimum height in feet of Subdistrict F), leaves that section open to some overly creative solutions.

An example that wouldn't technically break Section 36-487

For any sub districts--creating a building with 20' stories, and allowing a mezzanine in each. This could effectively allow what would operate as an 8 story building in a subdistrict only allowing 4 stories. But more interestingly, you could have a 80' building. Where I would assume the original intent of the language would be to create stories of 10' floor-to-floor, and 40'-50' buildings max. Obviously this is a bit of an absurd example but it illustrates the potential problem.

Thanks,
Lauren



Lauren Mustoe
Manager, Governmental Affairs
Springfield Area Chamber of Commerce
Direct line: 417.450.6774
o 417.862.5567 | c 573.645.4915
www.springfieldchamber.com

Planning and Zoning Commission Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

MAY 11, 2023

CITY COUNCIL PUBLIC HEARING:

JUNE 5, 2023



3/27/2023

CASE:

Redevelopment Plan for the Boyd School Redevelopment Area

LOCATION:

Northwest corner of the intersection of East Lynn Street and North Washington Avenue (1409 N Washington Ave)

STAFF:

Matt D. Schaefer, AICP
417-864-1100

STAFF RECOMMENDATION:

Approve

PROPOSED MOTION:

Move to approve the Redevelopment Plan for the Boyd School Redevelopment Area.

ATTACHMENTS:

Exhibit I: Legal Description
Exhibit II: Redevelopment Plan

SUMMARY OF REQUEST:

Boyd School Redevelopment Corporation has filed an application requesting partial real property tax abatement pursuant to Chapter 353, Missouri Revised Statutes for a proposed redevelopment project generally located at the northwest corner of the intersection of East Lynn Street and North Washington Avenue and North Benton Avenue. The application includes a redevelopment plan, which the Springfield Planning and Zoning Commission shall review for conformance to the *Forward SGF Comprehensive Plan*.

Staff requests the Planning and Zoning Commission recommend the City Council approve the Redevelopment Plan for the Boyd School Redevelopment Area based on findings that said Redevelopment Plan conforms to the *Forward SGF Comprehensive Plan*.

Planning and Zoning Commission Staff Report



SUMMARY OF PROPOSAL:

The Boyd School Redevelopment Area consists of a 1.5-acre tract of land addressed at 1409 North Washington Street that encompasses the site of the former Boyd Elementary School, which is a listed as a contributing structure within the Mid-Town National Historic District. The school was constructed in 1911 and operated as a public elementary school until August 2021, when the Springfield R-12 School District relocated the students, teachers, and staff to the newly constructed Boyd Elementary School at 833 East Division Street. The school building has since remained vacant and is in need of rehabilitation.

The Redevelopment Plan proposes to rehabilitate and adaptively reuse the former Boyd Elementary School as a multi-family residential and neighborhood commercial mixed-use development in accordance with Planned Development District No. 384, which the City Council approved on April 17, 2023, by [General Ordinance 6783](#). (The Planning and Zoning Commission recommended approval of the Planned Development District on March 9, 2023, by a vote of 7 to 0.) The project will contain a mixture of 16 studio, one-bedroom, and two-bedroom market -rate dwelling units as well as up to 3,500 square feet of space for low-intensity neighborhood commercial uses such as eating and drinking establishments, offices, personal services, and retail sales.

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 diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces, and parcel sizes. 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 nodes. 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 near 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" (page 36, Forward SGF, Center City Neighborhoods). Furthermore, the Comprehensive Plan encourages the preservation and adaptive reuse of neighborhood schools and other surplus buildings (page 37, Forward SGF, Urban Design – Building and Site Typology).

The Redevelopment Plan proposes to rehabilitate and adaptively reuse the former school for multi-family residential and low-intensity neighborhood commercial uses in accordance with Planned Development District No. 384. The Plan intends to preserve the footprint and bulk of the school building, as well as various architectural elements that give the building and site its historic character. Although situated at the intersection of two local residential streets rather than along higher classified streets, the Redevelopment Area is located just one block east of North Benton Avenue (secondary arterial) and one block south of East Division Street (primary arterial). The Area is also located near the periphery of the neighborhood, generally being a one- to two-block transition zone adjacent to the Center City Neighborhood Placetype boundary. Considering the types and limited intensities of the proposed land uses, the applicant's proposal to adaptively reuse a historic school building, and the Redevelopment Area's proximity to arterial streets and the neighborhood's periphery, Staff finds the Redevelopment Plan conforms with the Forward SGF Comprehensive Plan.

Planning and Zoning Commission

Staff Report



The Redevelopment Area is also located within the Mid-Town Neighborhood Plan area, which was adopted in 2001 and remains an element of the Comprehensive Plan. 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, the following objectives were identified.

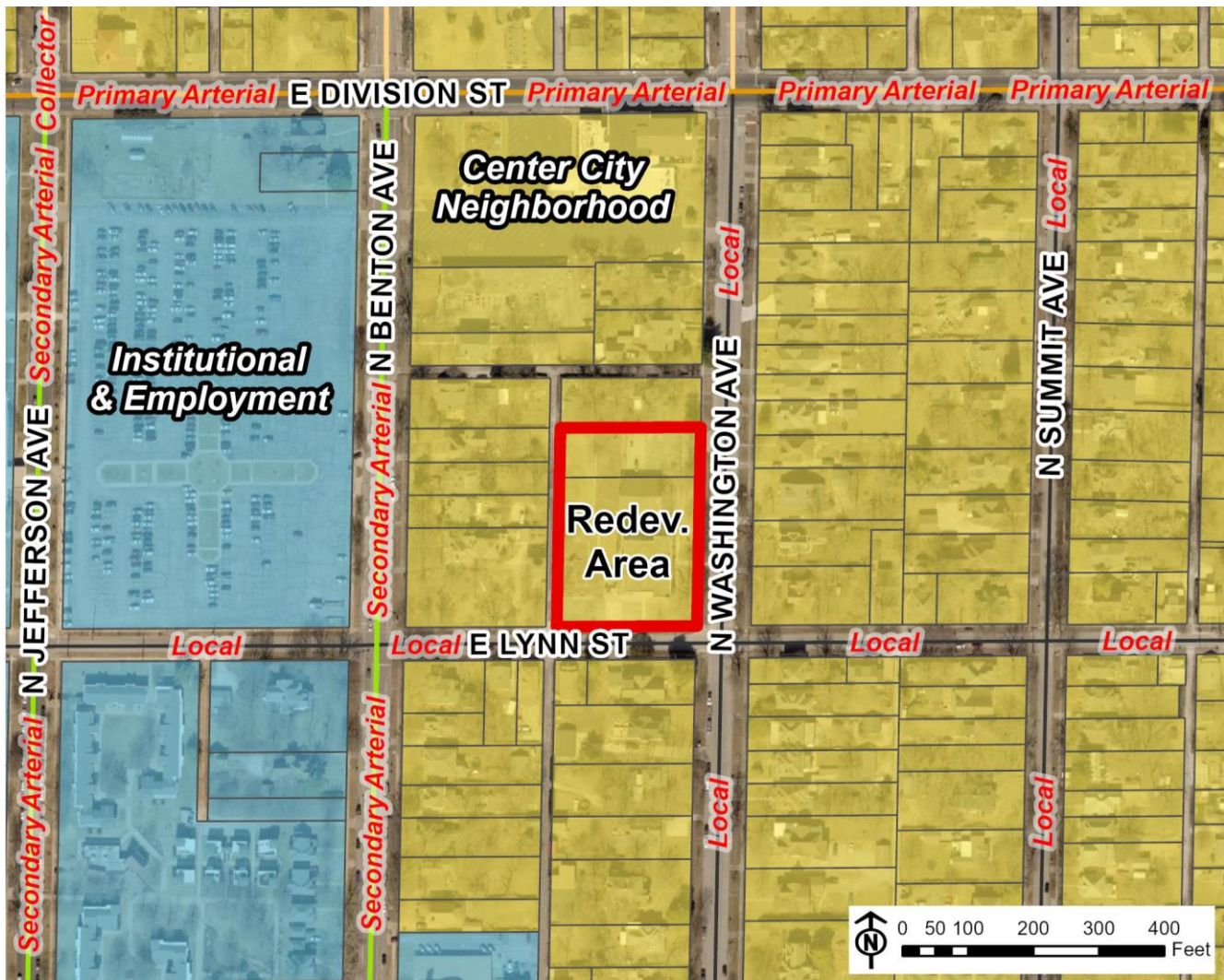
1. Protect and improve the single-family character of the neighborhood.
2. Manage the expansion of institutional uses without negatively affecting the future of the residential portions of the neighborhood.
3. Review the City Code and provide a system of code enforcement for chronic issues.
4. Maintain 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.

Throughout the Neighborhood Plan, preservation of architecturally significant, historic buildings is a primary concern. The Boyd Elementary building is designated as a contributing structure within the Mid-Town National Register Historic District, meaning that it contains elements which helped substantiate the creation of the Historic District and adds to the historic character of the neighborhood. The Redevelopment Plan proposes to preserve the historic character of the Area by strictly adhering to the recently adopted Planned Development District No. 384, the standards and requirements of which include preserving various historic architectural elements and features inside the Redevelopment Area.

The Neighborhood Plan also outlines other strategies that serve to protect and enhance the character of the neighborhood, including preservation of the neighborhood's mature tree canopy and buffering, landscaping, and screening non-single-family residential uses where they are adjacent to single-family homes. The standards and requirements of Planned Development District No. 384, which are incorporated into the Redevelopment Plan, align with these strategies by requiring bufferyards and screening along the north, south, and west property lines, enhanced interior landscaping, and preservation of existing trees.

Planning and Zoning Commission 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	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	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

Planning and Zoning Commission Staff Report



STAFF COMMENTS:

Chapter 353, RSMo and Chapter 40, Article III, Springfield City Code authorize the establishment of Urban Redevelopment Corporations for purposes of redeveloping blighted areas. In accordance with the Statute, the City of Springfield may grant up to 25 years of partial real property tax abatement to encourage redevelopment of blighted areas. Real property taxes are abated during the first 10 years, based on 100% of the increase in assessed value of land and improvements. During the remaining 15 years, real property taxes are abated based on 50% of the assessed value of land and improvements. In order to receive the abatement, the redevelopment area must be redeveloped and used in accordance with an adopted redevelopment plan.

The applicant is required to submit a detailed application, which includes a redevelopment plan, blight report, tax impact analysis, and supporting documentation, as well as undergo a review process that includes notifying the affected taxing districts (i.e., Springfield R-12 School District, Greene County, Springfield-Greene County Library District, etc.) and attending public hearings before the Land Clearance for Redevelopment Authority (LCRA), Planning and Zoning Commission, and City Council.

The LCRA reviewed the blight report for the Redevelopment Area on May 2, 2023. By a vote of 3 to 0, it recommended that the City Council declare the Area a blighted area.

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

EXHIBIT I
Legal Description
Redevelopment Plan for Boyd School Redevelopment Area

Tract 1:

ALL OF LOTS TWENTY-ONE (21), TWENTY-TWO (22) AND TWENTY-THREE (23) IN OZARK LAND COMPANY'S ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Tract 2:

ALL OF LOT TWENTY-FOUR (24) IN OZARK LAND COMPANY'S ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT II
Redevelopment Plan for the Boyd School Redevelopment Area

Redevelopment Plan
For the
Boyd School Redevelopment Area

1409 N Washington, Springfield MO

February 27, 2023

Boyd Lofts

1409 N Washington

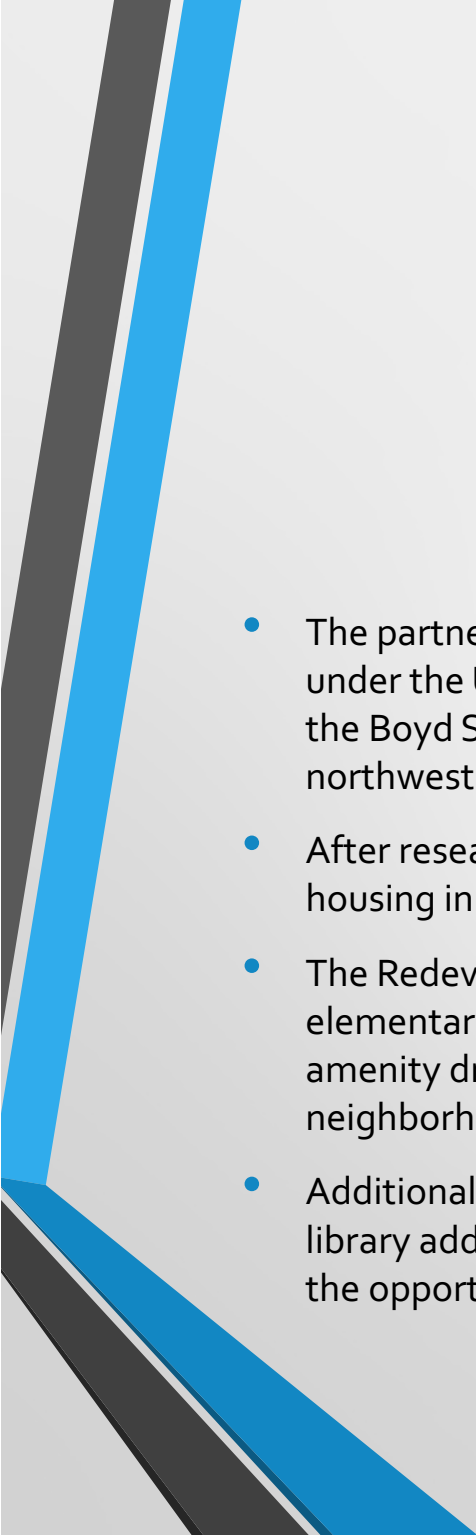
Chap 353 Development Plan Application





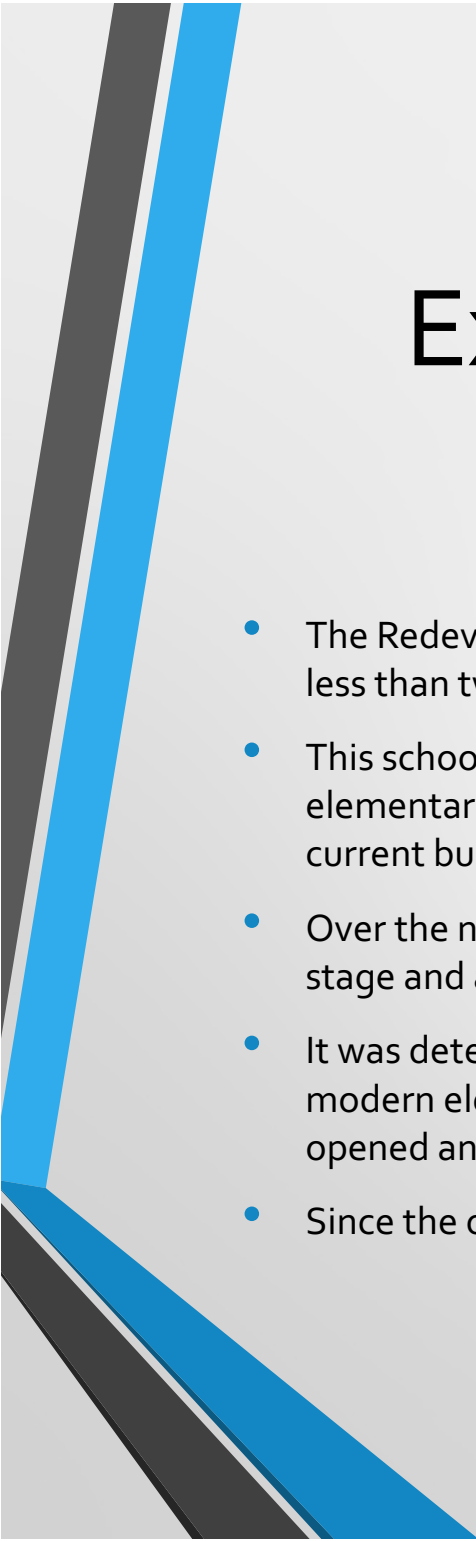
Table of Contents

- I. Executive Summary
- II. Location Summary
- III. Program Summary
- IV. Financial Summary
- V. Development Incentives
- VI. Developer Qualifications
- VII. Exhibits



Executive Summary

- The partners of Boyd School Redevelopment Corp are requesting Tax Abatement consideration under the Urban Redevelopment Corporations Law, Chapter 353, RSMo for the redevelopment of the Boyd School Redevelopment Area , which consists of a 1.7 acre tract of land located at the northwest corner of N Washington and Lynn St (1409 N Washington).
- After research in the area, the developers have discovered the need for additional multifamily housing in the Historic Midtown District.
- The Redevelopment Plan includes the adaptive reuse of the already existing structures from an elementary school to multi-family loft style apartments. This would include around 3500 sf of amenity driven commercial/retail to supply both the development and the surrounding neighborhoods with a social gathering place.
- Additionally, the goal of the project is to retain the exterior of the original structure, as well as the library add-on, to maintain the original character of the buildings while providing residents with the opportunity to live within upper class lofts in a historic district.



Executive Summary - History

- The Redevelopment Plan includes the repurposing of the former Boyd Elementary School located less than two blocks north of Drury University.
- This school was relocated to this location in the Historic Midtown Neighborhood after the prior elementary school burned down in early 1911. It took around a year and a half to fund and build the current building's location at Lynn and Washington.
- Over the next 110 years, the school was in full operation with additions being added in the way of a stage and additional exterior library building.
- It was determined by the Springfield School board that there was a need for a larger and more modern elementary school in the area; thus in August of 2021 a new school located on Division was opened and the former location was determined to be school surplus.
- Since the official closing of the school, the location has been unoccupied.

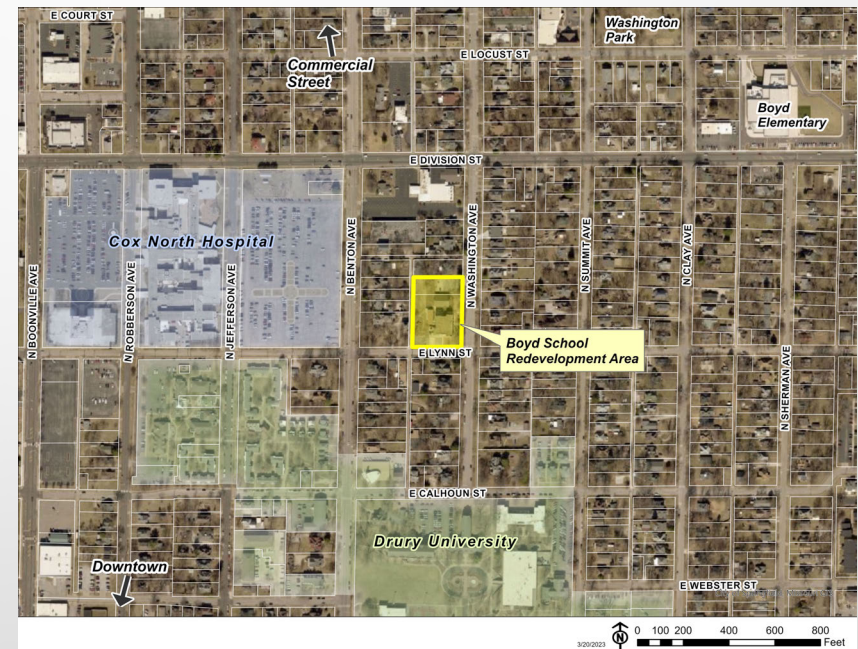
Executive Summary - Goals

This Redevelopment Plan includes the primary project goals:

- **Project Design:** The exterior of the building will be maintained and preserved in its current detail. This will include architectural design elements, windows, landscaping, and overall historic aesthetic.
- **Zoning:** The Redevelopment Plan includes a rezone of the current SFR zoning classification and compliance under PD 384; of which is scheduled to be approved congruently with the Chapter 353 Redevelopment Plan.
- **Proposed uses** will include 16 units of multi family apartments and around 3500 sf of commercial space. The permitted commercial uses include: restaurant, fitness, office, retail, daycare, community center, and churches.

Location Summary

- Located at 1409 N Washington in Springfield Missouri, at the northwest corner of Washington and Lynn St
- Amenities and points of interest within the area include:
 - 1 block North of Drury University
 - Approx. $\frac{3}{4}$ miles North of downtown Springfield with many local retailers and restaurants.
 - Approx. $\frac{1}{3}$ miles South of Historic Commercial Street
 - Located within the historic Midtown District
 - 1 Block East of Cox North



Program Summary

Program:

- Café: 870 sf
 - Coffee, pastries, sandwiches, etc.
 - Includes a small exterior patio and walk-up pickup window
- Flex/retail: 2,400 sf
 - Restaurant, Office, Retail, fitness, etc.
- Residential: 17 units
 - ~2 studio units
 - ~9 1-bedroom units
 - ~6 2-bedroom units

Financial Summary

The project has received a stabilized appraisal from CBRE to support the below summary of financial performance as of year 2. The below proforma summary is inclusive of a full abatement under Chapter 353 as applied within. A full proforma is included in exhibit form.

Project Metrics (w/ Abatement):

- Gross Incomes and Receipts:
 - Rents: \$285,600
 - Other Incomes: \$12,800
 - Projected Vacancy: -\$14,300
- Projected Operating Expenses: -\$80,600
- Projected NOI: \$203,500
- Debt Service: -\$161,300
- Cash Flow: \$42,200

Project Metrics (w/o Abatement):

- Gross Incomes and Receipts:
 - Rents: \$285,600
 - Other Incomes: \$12,800
 - Projected Vacancy: -\$14,300
- Projected Operating Expenses: -\$120,500
- Projected NOI: \$163,600
- Debt Service: -\$161,300
- Cash Flow: \$2,300

Financing Summary: Debt Service

- Financing Terms: The project uses the below terms for calculation of the debt service.
 - Term: 5 years w/ 25-year amortization
 - Financing Amount: \$1,860,000
 - Rate: estimated 7.25% Floating during construction w/ fixed after completion (SOFR plus)
 - Debt Service: \$161,300 annual
- Interest Environment: The financing market for commercial lending has seen an increase from .167% to 4.62% in the SOFR (secured overnight financing rate) in the last 12 months. Given the financing environment and the volatility in the overall economic state of the US, most lenders are reluctant to provide secured fixed rate financing on commercial projects. Although financing is available, it is typically at a floating rate for a shorter term to limit risk both to the lender and borrower.
- 25 Year Term Availability: Historically, mixed use projects are financed with loans ranging from 5 to 10 years. However, given the volatility in the marketplace, lenders are currently reluctant to extend financing longer than 5 years. The project has been awarded the above terms from a local lender and intends to use these estimates for the duration of the abatement period (25 years) due to the unavailability of data regarding what financing is available throughout the abatement.

Development Incentives Impact

The development team has evaluated the project based on commonly accepted project metrics and has determined that an approval of Tax Abatement incentives are essential to the success of the project both initially and long term.

- With an approval of the Chapter 353 designation, the project provides a positive cash flow for the project as detailed.
- Without an approval of the Chapter 353 designation, the project does not meet with standard required returns for an investor to proceed. This will result in the property likely deteriorating over time until such time that the building becomes less suitable for adaptive reuse or development into multifamily, thus requiring a complete tear down of the existing structure to utilize the current zoning of SFR.

To maintain the current construction, historical look, and highest and best use of the building in its current condition, a tax abatement would be required for the proposed development plan.

Developer Qualifications

Matt Blevins – Matt Blevins Real Estate

- 15 years experience in property management and asset management
- 10 years experience in real estate development
- Projects Managed include:
 - Farmers Park- Springfield Mo
 - Quarry Town- Springfield Mo
 - Red Barn Apartments- Bentonville Ar





Exhibits

- i. Project Timeline
- ii. Tax Impact Analysis
- iii. Projected Pro-forma (w/ and w/o abatement)
- iv. Sources and Uses
- v. Unit Design Layout
- vi. Site Layout (PD 384)
- vii. Legal Description
- viii. Blight Report
- ix. Comprehensive Plan Relationship
- x. Urban Redevelopment Corporation Docs
- xi. PD 384

Exhibit 1: Project Timeline

As the developer proceeds with the project, the project timeline will be modified as needed. The below is a basic timeline from purchase through construction completion:

- Land/existing Improvements Closing: 11/15/22
- Design Completion: 5/30/23
- Maint to Existing Building Complete: 5/30/23
- Improvements Construction Start: 6/15/23
- Demo Leasing Unit Completed: 1/15/24
- Construction Completion: 2/28/24



Exhibit 2: Tax Impact Analysis

- See the following full-size pages

Tax Impact Analysis

Boyd School School Redevelopment Area
1409 North Washington Avenue

City of Springfield, Missouri
3/31/2023

Boyd School Redevelopment Area 2022 Real Estate Assessment & Taxes

1409 N Washington Ave
Parcel Nos. 1313202017 and 1313202016

Assessment Ratio: 0%

	Appraised*	Assessed*
Land	\$ 80,000	\$ -
Improvements	\$ 120,000	\$ -
Total	\$ 200,000	\$ -

Taxing District	Levy/\$100 AV	Real Property Tax
State of Missouri	\$ 0.0300	\$ -
Greene County General Revenue	\$ 0.1040	\$ -
Greene County Road and Bridge	\$ 0.1040	\$ -
Greene County Sheltered Workshop	\$ 0.0462	\$ -
Springfield-Greene County Library	\$ 0.2405	\$ -
Ozarks Technical Community College	\$ 0.1911	\$ -
Springfield R-12 School District	\$ 4.0767	\$ -
City of Springfield	\$ 0.6200	\$ -
County Seniors' Services	\$ 0.0487	\$ -
	\$ 5.4612	\$ -

* Subject property was tax exempt in 2022. Valuation is based contract purchase price of \$200,000.

Boyd School Redevelopment Area
Tax Impact Analysis -- Assessment Assumptions

		2023						Redeveloped Estimate					
		Appraised*			Assessed*			Appraised			Assessed*		
Property		Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
1409 N Washington Ave	Comm.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 496,500	\$ 576,500	\$ 25,600	\$ 158,880	\$ 184,480
	Res.	\$ 80,000	\$ 120,000	\$ 200,000	\$ 15,200	\$ 22,800	\$ 38,000	\$ -	\$ 2,813,500	\$ 2,813,500	\$ -	\$ 534,565	\$ 534,565
Totals		\$ 80,000	\$ 120,000	\$ 200,000	\$ 15,200	\$ 22,800	\$ 38,000	\$ 80,000	\$ 3,310,000	\$ 3,390,000	\$ 25,600	\$ 693,445	\$ 719,045

*Based on contract purchase price of the subject property (\$200,000); assessed as residential.

Assessment ratio (commercial) 32%
Assessment ratio (residential) 19%

Boyd School Redvelopment Area
Tax Impact Analysis
Projected Tax Revenue without Redevelopment

Biennial Growth Rate Assumption - Real Estate Taxes: -1.00%

Year		Assessed Value						Real Estate Taxes										
Plan	Calendar	Total Land	Total Imp.	Land (C)	Imp. (C)	Land (R)	Imp. (R)	State of Missouri	Greene Co. General Revenue	Greene Co. Road and Bridge	Greene Co. Sheltered Workshop	Springfield-Greene Co. Library	Ozarks Tech. Community College	Springfield R-12 School District	City of Springfield	County Seniors' Services	Commercial SurTax	Total Real Estate Taxes
								0.0300	0.1040	0.1040	0.0462	0.2405	0.1911	4.0767	0.6200	0.0487	1.0400	
1	2024	\$ 15,200	\$ 22,800	\$ -	\$ -	\$ 15,200	\$ 22,800	\$ 11.40	\$ 39.52	\$ 39.52	\$ 17.56	\$ 91.39	\$ 72.62	\$ 1,549.15	\$ 235.60	\$ 18.51	\$ -	\$ 2,075.26
2	2025	15,048	22,572	-	-	15,048	22,572	11.29	39.12	39.12	17.38	90.48	71.89	1,533.65	233.24	18.32	-	2,054.50
3	2026	15,048	22,572	-	-	15,048	22,572	11.29	39.12	39.12	17.38	90.48	71.89	1,533.65	233.24	18.32	-	2,054.50
4	2027	14,898	22,346	-	-	14,898	22,346	11.17	38.73	38.73	17.21	89.57	71.17	1,518.32	230.91	18.14	-	2,033.96
5	2028	14,898	22,346	-	-	14,898	22,346	11.17	38.73	38.73	17.21	89.57	71.17	1,518.32	230.91	18.14	-	2,033.96
6	2029	14,749	22,123	-	-	14,749	22,123	11.06	38.35	38.35	17.03	88.68	70.46	1,503.13	228.60	17.96	-	2,013.62
7	2030	14,749	22,123	-	-	14,749	22,123	11.06	38.35	38.35	17.03	88.68	70.46	1,503.13	228.60	17.96	-	2,013.62
8	2031	14,601	21,902	-	-	14,601	21,902	10.95	37.96	37.96	16.86	87.79	69.76	1,488.10	226.32	17.78	-	1,993.48
9	2032	14,601	21,902	-	-	14,601	21,902	10.95	37.96	37.96	16.86	87.79	69.76	1,488.10	226.32	17.78	-	1,993.48
10	2033	14,455	21,683	-	-	14,455	21,683	10.84	37.58	37.58	16.70	86.91	69.06	1,473.22	224.05	17.60	-	1,973.55
11	2034	14,455	21,683	-	-	14,455	21,683	10.84	37.58	37.58	16.70	86.91	69.06	1,473.22	224.05	17.60	-	1,973.55
12	2035	14,310	21,466	-	-	14,310	21,466	10.73	37.21	37.21	16.53	86.04	68.37	1,458.49	221.81	17.42	-	1,953.81
13	2036	14,310	21,466	-	-	14,310	21,466	10.73	37.21	37.21	16.53	86.04	68.37	1,458.49	221.81	17.42	-	1,953.81
14	2037	14,167	21,251	-	-	14,167	21,251	10.63	36.84	36.84	16.36	85.18	67.68	1,443.91	219.59	17.25	-	1,934.27
15	2038	14,167	21,251	-	-	14,167	21,251	10.63	36.84	36.84	16.36	85.18	67.68	1,443.91	219.59	17.25	-	1,934.27
16	2039	14,026	21,039	-	-	14,026	21,039	10.52	36.47	36.47	16.20	84.33	67.01	1,429.47	217.40	17.08	-	1,914.93
17	2040	14,026	21,039	-	-	14,026	21,039	10.52	36.47	36.47	16.20	84.33	67.01	1,429.47	217.40	17.08	-	1,914.93
18	2041	13,885	20,828	-	-	13,885	20,828	10.41	36.10	36.10	16.04	83.49	66.34	1,415.17	215.22	16.91	-	1,895.78
19	2042	13,885	20,828	-	-	13,885	20,828	10.41	36.10	36.10	16.04	83.49	66.34	1,415.17	215.22	16.91	-	1,895.78
20	2043	13,747	20,620	-	-	13,747	20,620	10.31	35.74	35.74	15.88	82.65	65.67	1,401.02	213.07	16.74	-	1,876.82
21	2044	13,747	20,620	-	-	13,747	20,620	10.31	35.74	35.74	15.88	82.65	65.67	1,401.02	213.07	16.74	-	1,876.82
22	2045	13,609	20,414	-	-	13,609	20,414	10.21	35.38	35.38	15.72	81.82	65.02	1,387.01	210.94	16.57	-	1,858.06
23	2046	13,609	20,414	-	-	13,609	20,414	10.21	35.38	35.38	15.72	81.82	65.02	1,387.01	210.94	16.57	-	1,858.06
24	2047	13,473	20,210	-	-	13,473	20,210	10.10	35.03	35.03	15.56	81.01	64.37	1,373.14	208.83	16.40	-	1,839.48
25	2048	13,473	20,210	-	-	13,473	20,210	10.10	35.03	35.03	15.56	81.01	64.37	1,373.14	208.83	16.40	-	1,839.48
Total								\$267.85	\$928.55	\$928.55	\$412.49	\$2,147.28	\$1,706.22	\$36,398.42	\$5,535.61	\$434.81	\$0.00	\$48,759.79

Boyd School Redvelopment Area
Tax Impact Analysis
Projected Tax Revenue with Redevelopment and no Abatement

Biennial Growth Rate Assumption - Real Estate Taxes: 2.00%

Year		Assessed Value						Real Estate Taxes Paid										
Plan	Calendar	Total Land	Total Imp.	Land (C)	Imp. (C)	Land (R)	Imp. (R)	State of Missouri	Greene Co. General Revenue	Greene Co. Road and Bridge	Greene Co. Sheltered Workshop	Springfield-Greene Co. Library	Ozarks Tech. Community College	Springfield R-12 School District	City of Springfield	County Seniors' Services	Commercial SurTax	Total Real Estate Taxes
								0.0300	0.1040	0.1040	0.0462	0.2405	0.1911	4.0767	0.6200	0.0487	1.0400	
1	2024	\$ 25,600	\$ 693,445	\$ 25,600	\$ 158,880	\$ -	\$ 534,565	\$ 215.71	\$ 747.81	\$ 747.81	\$ 332.20	\$ 1,729.30	\$ 1,374.09	\$ 29,313.31	\$ 4,458.08	\$ 350.17	\$ 1,918.59	\$ 41,187.08
2	2025	26,112	707,314	26,112	162,058	-	545,256	220.03	762.76	762.76	338.84	1,763.89	1,401.58	29,899.57	4,547.24	357.18	1,956.96	42,010.82
3	2026	26,112	707,314	26,112	162,058	-	545,256	220.03	762.76	762.76	338.84	1,763.89	1,401.58	29,899.57	4,547.24	357.18	1,956.96	42,010.82
4	2027	26,634	721,460	26,634	165,299	-	556,161	224.43	778.02	778.02	345.62	1,799.17	1,429.61	30,497.57	4,638.19	364.32	1,996.10	42,851.04
5	2028	26,634	721,460	26,634	165,299	-	556,161	224.43	778.02	778.02	345.62	1,799.17	1,429.61	30,497.57	4,638.19	364.32	1,996.10	42,851.04
6	2029	27,167	735,889	27,167	168,605	-	567,285	228.92	793.58	793.58	352.53	1,835.15	1,458.20	31,107.52	4,730.95	371.61	2,036.03	43,708.06
7	2030	27,167	735,889	27,167	168,605	-	567,285	228.92	793.58	793.58	352.53	1,835.15	1,458.20	31,107.52	4,730.95	371.61	2,036.03	43,708.06
8	2031	27,710	750,607	27,710	171,977	-	578,630	233.50	809.45	809.45	359.58	1,871.85	1,487.36	31,729.67	4,825.57	379.04	2,076.75	44,582.22
9	2032	27,710	750,607	27,710	171,977	-	578,630	233.50	809.45	809.45	359.58	1,871.85	1,487.36	31,729.67	4,825.57	379.04	2,076.75	44,582.22
10	2033	28,264	765,619	28,264	175,416	-	590,203	238.17	825.64	825.64	366.77	1,909.29	1,517.11	32,364.26	4,922.08	386.62	2,118.28	45,473.86
11	2034	28,264	765,619	28,264	175,416	-	590,203	238.17	825.64	825.64	366.77	1,909.29	1,517.11	32,364.26	4,922.08	386.62	2,118.28	45,473.86
12	2035	28,830	780,932	28,830	178,925	-	602,007	242.93	842.15	842.15	374.11	1,947.48	1,547.45	33,011.55	5,020.52	394.35	2,160.65	46,383.34
13	2036	28,830	780,932	28,830	178,925	-	602,007	242.93	842.15	842.15	374.11	1,947.48	1,547.45	33,011.55	5,020.52	394.35	2,160.65	46,383.34
14	2037	29,406	796,550	29,406	182,503	-	614,047	247.79	858.99	858.99	381.59	1,986.43	1,578.40	33,671.78	5,120.93	402.24	2,203.86	47,311.01
15	2038	29,406	796,550	29,406	182,503	-	614,047	247.79	858.99	858.99	381.59	1,986.43	1,578.40	33,671.78	5,120.93	402.24	2,203.86	47,311.01
16	2039	29,994	812,481	29,994	186,153	-	626,328	252.74	876.17	876.17	389.22	2,026.15	1,609.97	34,345.21	5,223.35	410.29	2,247.94	48,257.23
17	2040	29,994	812,481	29,994	186,153	-	626,328	252.74	876.17	876.17	389.22	2,026.15	1,609.97	34,345.21	5,223.35	410.29	2,247.94	48,257.23
18	2041	30,594	828,731	30,594	189,876	-	638,855	257.80	893.70	893.70	397.01	2,066.68	1,642.17	35,032.12	5,327.82	418.49	2,292.90	49,222.37
19	2042	30,594	828,731	30,594	189,876	-	638,855	257.80	893.70	893.70	397.01	2,066.68	1,642.17	35,032.12	5,327.82	418.49	2,292.90	49,222.37
20	2043	31,206	845,306	31,206	193,674	-	651,632	262.95	911.57	911.57	404.95	2,108.01	1,675.01	35,732.76	5,434.37	426.86	2,338.75	50,206.82
21	2044	31,206	845,306	31,206	193,674	-	651,632	262.95	911.57	911.57	404.95	2,108.01	1,675.01	35,732.76	5,434.37	426.86	2,338.75	50,206.82
22	2045	31,830	862,212	31,830	197,547	-	664,664	268.21	929.80	929.80	413.05	2,150.17	1,708.51	36,447.41	5,543.06	435.40	2,385.53	51,210.95
23	2046	31,830	862,212	31,830	197,547	-	664,664	268.21	929.80	929.80	413.05	2,150.17	1,708.51	36,447.41	5,543.06	435.40	2,385.53	51,210.95
24	2047	32,467	879,456	32,467	201,498	-	677,958	273.58	948.40	948.40	421.31	2,193.17	1,742.68	37,176.36	5,653.92	444.11	2,433.24	52,235.17
25	2048	32,467	879,456	32,467	201,498	-	677,958	273.58	948.40	948.40	421.31	2,193.17	1,742.68	37,176.36	5,653.92	444.11	2,433.24	52,235.17
Total		\$ 6,117.78	\$ 21,208.30	\$ 21,208.30	\$ 9,421.38	\$ 49,044.19	\$ 38,970.25	\$ 831,344.84	\$ 126,434.08	\$ 9,931.19	\$ 54,412.54	\$ 1,168,092.83						

Boyd School Redvelopment Area
Tax Impact Analysis
Projected Tax Revenue with Redevelopment and Abatement

Biennial Growth Rate Assumption - Real Estate Taxes: 2.00%

Year		Assessed Value						Real Estate Taxes											PILOTs	
Plan	Calendar	Total Land	Total Imp.	Land (C)	Imp. (C)	Land (R)	Imp. (R)	State of Missouri 0.0300	Greene Co. General Revenue 0.1040	Greene Co. Road and Bridge 0.1040	Greene Co. Sheltered Workshop 0.0462	Springfield-Greene Co. Library 0.2405	Ozarks Tech. Community College 0.1911	Springfield R-12 School District 4.0767	City of Springfield 0.6200	County Seniors' Services 0.0487	Commercial SurTax 1.0400	Total Real Estate Taxes	PILOTs	PILOTs
1	2024	\$ 15,200	\$ -	\$ -	\$ -	\$ 15,200	\$ -	\$ 4.56	\$ 15.81	\$ 15.81	\$ 7.02	\$ 36.56	\$ 29.05	\$ 619.66	\$ 94.24	\$ 7.40	\$ -	\$ 830.10	\$ 1,245.15	
2	2025	15,200	-	-	-	15,200	-	4.56	15.81	15.81	7.02	36.56	29.05	619.66	94.24	7.40	-	830.10	1,245.15	
3	2026	15,200	-	-	-	15,200	-	4.56	15.81	15.81	7.02	36.56	29.05	619.66	94.24	7.40	-	830.10	1,245.15	
4	2027	15,200	-	-	-	15,200	-	4.56	15.81	15.81	7.02	36.56	29.05	619.66	94.24	7.40	-	830.10	1,245.15	
5	2028	15,200	-	-	-	15,200	-	4.56	15.81	15.81	7.02	36.56	29.05	619.66	94.24	7.40	-	830.10	1,245.15	
6	2029	15,200	-	-	-	15,200	-	4.56	15.81	15.81	7.02	36.56	29.05	619.66	94.24	7.40	-	830.10	1,245.15	
7	2030	15,200	-	-	-	15,200	-	4.56	15.81	15.81	7.02	36.56	29.05	619.66	94.24	7.40	-	830.10	1,245.15	
8	2031	15,200	-	-	-	15,200	-	4.56	15.81	15.81	7.02	36.56	29.05	619.66	94.24	7.40	-	830.10	1,245.15	
9	2032	15,200	-	-	-	15,200	-	4.56	15.81	15.81	7.02	36.56	29.05	619.66	94.24	7.40	-	830.10	1,245.15	
10	2033	15,200	-	-	-	15,200	-	4.56	15.81	15.81	7.02	36.56	29.05	619.66	94.24	7.40	-	830.10	1,245.15	
11	2034	14,132	382,810	14,132	87,708	-	295,101	119.08	412.82	412.82	183.39	954.65	758.56	16,182.13	2,461.04	193.31	1,059.14	22,736.93	-	
12	2035	14,415	390,466	14,415	89,462	-	301,004	121.46	421.08	421.08	187.05	973.74	773.73	16,505.77	2,510.26	197.18	1,080.32	23,191.67	-	
13	2036	14,415	390,466	14,415	89,462	-	301,004	121.46	421.08	421.08	187.05	973.74	773.73	16,505.77	2,510.26	197.18	1,080.32	23,191.67	-	
14	2037	14,703	398,275	14,703	91,252	-	307,024	123.89	429.50	429.50	190.80	993.21	789.20	16,835.89	2,560.47	201.12	1,101.93	23,655.50	-	
15	2038	14,703	398,275	14,703	91,252	-	307,024	123.89	429.50	429.50	190.80	993.21	789.20	16,835.89	2,560.47	201.12	1,101.93	23,655.50	-	
16	2039	14,997	406,241	14,997	93,077	-	313,164	126.37	438.09	438.09	194.61	1,013.08	804.99	17,172.61	2,611.68	205.14	1,123.97	24,128.61	-	
17	2040	14,997	406,241	14,997	93,077	-	313,164	126.37	438.09	438.09	194.61	1,013.08	804.99	17,172.61	2,611.68	205.14	1,123.97	24,128.61	-	
18	2041	15,297	414,365	15,297	94,938	-	319,427	128.90	446.85	446.85	198.50	1,033.34	821.09	17,516.06	2,663.91	209.25	1,146.45	24,611.19	-	
19	2042	15,297	414,365	15,297	94,938	-	319,427	128.90	446.85	446.85	198.50	1,033.34	821.09	17,516.06	2,663.91	209.25	1,146.45	24,611.19	-	
20	2043	15,603	422,653	15,603	96,837	-	325,816	131.48	455.79	455.79	202.47	1,054.01	837.51	17,866.38	2,717.19	213.43	1,169.38	25,103.41	-	
21	2044	15,603	422,653	15,603	96,837	-	325,816	131.48	455.79	455.79	202.47	1,054.01	837.51	17,866.38	2,717.19	213.43	1,169.38	25,103.41	-	
22	2045	15,915	431,106	15,915	98,774	-	332,332	134.11	464.90	464.90	206.52	1,075.09	854.26	18,223.71	2,771.53	217.70	1,192.76	25,605.48	-	
23	2046	15,915	431,106	15,915	98,774	-	332,332	134.11	464.90	464.90	206.52	1,075.09	854.26	18,223.71	2,771.53	217.70	1,192.76	25,605.48	-	
24	2047	16,233	439,728	16,233	100,749	-	338,979	136.79	474.20	474.20	210.65	1,096.59	871.34	18,588.18	2,826.96	222.05	1,216.62	26,117.59	-	
25	2048	16,233	439,728	16,233	100,749	-	338,979	136.79	474.20	474.20	210.65	1,096.59	871.34	18,588.18	2,826.96	222.05	1,216.62	26,117.59	-	
TOTAL		\$ 1,970.68	\$ 6,831.70	\$ 6,831.70	\$ 3,034.85	\$ 15,798.30	\$ 12,553.24	\$ 267,795.90	\$ 40,727.42	\$ 3,199.07	\$ 17,122.00	\$ 375,864.84	\$ 12,451.54							

Boyd School Redvelopment Area
Tax Impact Analysis
Distribution of PILOTs

PILOT amount is equal to the estimated real property taxes that will be paid on the assessed valuation of the improvements in 2023. It assumes a residential assessed valuation of \$22,800 that is based on an appraised value equal to the contract purchase price of the subject property (\$200,000) minus the estimated value of the land (\$80,000).

Year		Appraised		Assessed				Payments in Lieu of Taxes (PILOTs)										
Plan	Calendar	Land	Imp.	Land (C)	Imp. (C)	Land (R)	Imp. (R)	State of Missouri	Greene Co. General Revenue	Greene Co. Road and Bridge	Greene Co. Sheltered Workshop	Springfield-Greene Co. Library	Ozarks Tech. Community College	Springfield R-12 School District	City of Springfield	County Seniors' Services	Commercial SurTax	Total PILOT
1	2024	\$ -	\$ 22,800	\$ -	\$ -	\$ -	\$ 22,800	\$ 6.84	\$ 23.71	\$ 23.71	\$ 10.53	\$ 54.83	\$ 43.57	\$ 929.49	\$ 141.36	\$ 11.10	\$ -	\$ 1,245.15
2	2025	-	22,800	-	-	-	22,800	6.84	23.71	23.71	10.53	54.83	43.57	929.49	141.36	11.10	-	1,245.15
3	2026	-	22,800	-	-	-	22,800	6.84	23.71	23.71	10.53	54.83	43.57	929.49	141.36	11.10	-	1,245.15
4	2027	-	22,800	-	-	-	22,800	6.84	23.71	23.71	10.53	54.83	43.57	929.49	141.36	11.10	-	1,245.15
5	2028	-	22,800	-	-	-	22,800	6.84	23.71	23.71	10.53	54.83	43.57	929.49	141.36	11.10	-	1,245.15
6	2029	-	22,800	-	-	-	22,800	6.84	23.71	23.71	10.53	54.83	43.57	929.49	141.36	11.10	-	1,245.15
7	2030	-	22,800	-	-	-	22,800	6.84	23.71	23.71	10.53	54.83	43.57	929.49	141.36	11.10	-	1,245.15
8	2031	-	22,800	-	-	-	22,800	6.84	23.71	23.71	10.53	54.83	43.57	929.49	141.36	11.10	-	1,245.15
9	2032	-	22,800	-	-	-	22,800	6.84	23.71	23.71	10.53	54.83	43.57	929.49	141.36	11.10	-	1,245.15
10	2033	-	22,800	-	-	-	22,800	6.84	23.71	23.71	10.53	54.83	43.57	929.49	141.36	11.10	-	1,245.15
11	2034	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	2035	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	2036	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	2037	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	2038	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	2039	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	2040	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	2041	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	2042	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	2043	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	2044	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	2045	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	2046	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	2047	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	2048	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total								\$ 68.40	\$ 237.12	\$ 237.12	\$ 105.34	\$ 548.34	\$ 435.71	\$ 9,294.88	\$ 1,413.60	\$ 111.04	\$ -	\$ 12,451.54

Boyd School Redevelopment Area Tax Impact Analysis - Summary

Taxing District	Tax Revenue		
	Without Redevelopment or Abatement	With Redevelopment and Abatement*	Impact on Taxing Districts
State of Missouri	\$ 267.85	\$ 2,039.08	\$ 1,771.23
Greene County General Revenue	\$ 928.55	\$ 7,068.82	\$ 6,140.26
Greene County Road and Bridge	\$ 928.55	\$ 7,068.82	\$ 6,140.26
Greene County Sheltered Workshop	\$ 412.49	\$ 3,140.19	\$ 2,727.69
Springfield-Greene County Library	\$ 2,147.28	\$ 16,346.64	\$ 14,199.36
Ozarks Technical Community College	\$ 1,706.22	\$ 12,988.95	\$ 11,282.73
Springfield R-12 School District	\$ 36,398.42	\$ 277,090.77	\$ 240,692.36
City of Springfield	\$ 5,535.61	\$ 42,141.02	\$ 36,605.41
County Seniors' Services	\$ 434.81	\$ 3,310.11	\$ 2,875.30
Commercial SurTax	\$ -	\$ 17,122.00	\$ 17,122.00
Total	\$ 48,759.79	\$ 388,316.38	\$ 339,556.59

*Includes real property taxes and PILOTs

Exhibit 3: 25 Year Program/Proforma

Boyd Lofts											
Proforma and Analysis											
		Yr 1 - 10		Yr 10 - 25							
w/ Abatement		100%		50%							
w/o Abatement		0%		0%							
Estimated Growth Rate Projections											
Avg Monthly Rent Projected		\$ 23,800.00	\$ 23,800.00	\$ 23,800.00	\$ 23,800.00	\$ 24,752.00	\$ 24,752.00	\$ 25,742.08	\$ 25,742.08	\$ 26,256.92	\$ 26,256.92
Stabilization Vacancy		25%	25%	5%	5%						
Operating Revenues		Year 1		Year 2		Year 3		Year 4		Year 5	
Gross Potential Rent		\$ 285,600	\$ 285,600	\$ 285,600	\$ 285,600	\$ 297,024	\$ 297,024	\$ 308,905	\$ 308,905	\$ 315,083	\$ 315,083
Vacancy Rate		71,400	71,400	14,280	14,280	14,851	14,851	15,445	15,445	15,754	15,754
Rental Income		214,200	214,200	271,320	271,320	282,173	282,173	293,460	293,460	299,329	299,329
Other Income		12,823	12,823	12,823	12,823	13,336	13,336	13,870	13,870	14,147	14,147
Gross Income		227,023	227,023	284,143	284,143	295,509	295,509	307,330	307,330	313,476	313,476
Operating Expenses											
Repairs and Maintenance		4,284	4,284	4,284	4,284	4,455	4,455	4,634	4,634	4,726	4,726
Common Area		8,568	8,568	8,568	8,568	8,911	8,911	9,267	9,267	9,452	9,452
Taxes		2,075	41,187	2,075	42,011	2,075	42,011	2,075	42,851	2,075	42,851
Insurance		8,568	8,568	8,568	8,568	8,911	8,911	9,267	9,267	9,452	9,452
Payroll		14,994	14,994	14,994	14,994	15,594	15,594	16,218	16,218	16,542	16,542
Property Management		17,136	17,136	17,136	17,136	17,821	17,821	18,534	18,534	18,905	18,905
Utilities		11,424	11,424	11,424	11,424	11,881	11,881	12,356	12,356	12,603	12,603
Trash Removal		2,856	2,856	2,856	2,856	2,970	2,970	3,089	3,089	3,151	3,151
Other Expenses		5,712	5,712	5,712	5,712	5,940	5,940	6,178	6,178	6,302	6,302
Internet/ Cable		4,998	4,998	4,998	4,998	5,198	5,198	5,406	5,406	5,514	5,514
Total Operating Expenses		80,615	119,727	80,615	120,551	83,757	123,692	87,024	127,800	88,723	129,499
Net Operating Income (EBITDA)		146,408	107,296	203,528	163,593	211,752	171,817	220,305	179,530	224,753	183,977
Debt Service		134,850	134,850	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330
Cash Flow		11,558	-	42,198	2,262	50,422	10,486	58,975	18,199	63,423	22,647
Cash on Cash		1.0%	-2.3%	3.5%	0.2%	4.2%	0.9%	4.9%	1.5%	5.3%	1.9%

Exhibit 3: 25 Year Program/Proforma

Boyd Lofts Proforma and Analysis											
w/ Abatement											
w/o Abatement											
Estimated Growth Rate Projections	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Avg Monthly Rent Projected	\$ 26,782.06	\$ 26,782.06	\$ 27,317.70	\$ 27,317.70	\$ 27,864.06	\$ 27,864.06	\$ 28,421.34	\$ 28,421.34	\$ 28,989.76	\$ 28,989.76	
Stabilization Vacancy											
Operating Revenues	Year 6		Year 7		Year 8		Year 9		Year 10		
Gross Potential Rent	\$ 321,385	\$ 321,385	\$ 327,812	\$ 327,812	\$ 334,369	\$ 334,369	\$ 341,056	\$ 341,056	\$ 347,877	\$ 347,877	
Vacancy Rate	16,069	16,069	16,391	16,391	16,718	16,718	17,053	17,053	17,394	17,394	
Rental Income	305,315	305,315	311,422	311,422	317,650	317,650	324,003	324,003	330,483	330,483	
Other Income	14,430	14,430	14,719	14,719	15,013	15,013	15,313	15,313	15,620	15,620	
Gross Income	319,746	319,746	326,141	326,141	332,663	332,663	339,317	339,317	346,103	346,103	
Operating Expenses											
Repairs and Maintenance	4,821	4,821	4,917	4,917	5,016	5,016	5,116	5,116	5,218	5,218	
Common Area	9,642	9,642	9,834	9,834	10,031	10,031	10,232	10,232	10,436	10,436	
Taxes	2,075	43,708	2,075	43,708	2,075	44,582	2,075	44,582	2,075	45,474	
Insurance	9,642	9,642	9,834	9,834	10,031	10,031	10,232	10,232	10,436	10,436	
Payroll	16,873	16,873	17,210	17,210	17,554	17,554	17,905	17,905	18,264	18,264	
Property Management	19,283	19,283	19,669	19,669	20,062	20,062	20,463	20,463	20,873	20,873	
Utilities	12,855	12,855	13,112	13,112	13,375	13,375	13,642	13,642	13,915	13,915	
Trash Removal	3,214	3,214	3,278	3,278	3,344	3,344	3,411	3,411	3,479	3,479	
Other Expenses	6,428	6,428	6,556	6,556	6,687	6,687	6,821	6,821	6,958	6,958	
Internet/ Cable	5,624	5,624	5,737	5,737	5,851	5,851	5,968	5,968	6,088	6,088	
Total Operating Expenses	90,456	132,089	92,224	133,856	94,027	136,534	95,866	138,373	97,741	141,140	
Net Operating Income (EBITDA)	229,290	187,657	233,917	192,284	238,637	196,130	243,451	200,944	248,362	204,963	
Debt Service	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	
Cash Flow	67,959	26,326	72,586	30,954	77,306	34,799	82,120	39,614	87,031	43,632	
Cash on Cash	5.6%	2.2%	6.0%	2.6%	6.4%	2.9%	6.8%	3.3%	7.2%	3.6%	

Exhibit 3: 25 Year Program/Proforma

Boyd Lofts Proforma and Analysis											
w/ Abatement											
w/o Abatement											
Estimated Growth Rate Projections	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Avg Monthly Rent Projected	\$ 29,569.56	\$ 29,569.56	\$ 30,160.95	\$ 30,160.95	\$ 30,764.17	\$ 30,764.17	\$ 31,379.45	\$ 31,379.45	\$ 32,007.04	\$ 32,007.04	\$ 32,007.04
Stabilization Vacancy											
Operating Revenues	Year 11		Year 12		Year 13		Year 14		Year 15		
Gross Potential Rent	\$ 354,835	\$ 354,835	\$ 361,931	\$ 361,931	\$ 369,170	\$ 369,170	\$ 376,553	\$ 376,553	\$ 384,084	\$ 384,084	\$ 384,084
Vacancy Rate	17,742	17,742	18,097	18,097	18,459	18,459	18,828	18,828	19,204	19,204	19,204
Rental Income	337,093	337,093	343,835	343,835	350,712	350,712	357,726	357,726	364,880	364,880	364,880
Other Income	15,932	15,932	16,251	16,251	16,576	16,576	16,907	16,907	17,245	17,245	17,245
Gross Income	353,025	353,025	360,086	360,086	367,287	367,287	374,633	374,633	382,126	382,126	382,126
Operating Expenses											
Repairs and Maintenance	5,323	5,323	5,429	5,429	5,538	5,538	5,648	5,648	5,761	5,761	5,761
Common Area	10,645	10,645	10,858	10,858	11,075	11,075	11,297	11,297	11,523	11,523	11,523
Taxes	22,737	45,474	23,192	46,383	23,192	46,383	23,656	47,311	23,656	47,311	47,311
Insurance	10,645	10,645	10,858	10,858	11,075	11,075	11,297	11,297	11,523	11,523	11,523
Payroll	18,629	18,629	19,001	19,001	19,381	19,381	19,769	19,769	20,164	20,164	20,164
Property Management	21,290	21,290	21,716	21,716	22,150	22,150	22,593	22,593	23,045	23,045	23,045
Utilities	14,193	14,193	14,477	14,477	14,767	14,767	15,062	15,062	15,363	15,363	15,363
Trash Removal	3,548	3,548	3,619	3,619	3,692	3,692	3,766	3,766	3,841	3,841	3,841
Other Expenses	7,097	7,097	7,239	7,239	7,383	7,383	7,531	7,531	7,682	7,682	7,682
Internet/ Cable	6,210	6,210	6,334	6,334	6,460	6,460	6,590	6,590	6,721	6,721	6,721
Total Operating Expenses	120,316	143,053	122,723	145,914	124,713	147,905	127,208	150,863	129,279	152,934	152,934
Net Operating Income (EBITDA)	232,709	209,972	237,363	214,171	242,574	219,382	247,425	223,770	252,847	229,191	229,191
Debt Service	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330
Cash Flow	71,378	48,641	76,032	52,841	81,243	58,052	86,095	62,439	91,516	67,861	67,861
Cash on Cash	5.9%	4.0%	6.3%	4.4%	6.7%	4.8%	7.1%	5.2%	7.6%	5.6%	5.6%

Exhibit 3: 25 Year Program/Proforma

Boyd Lofts Proforma and Analysis											
w/ Abatement											
w/o Abatement											
Estimated Growth Rate Projections	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Avg Monthly Rent Projected	\$ 32,647.18	\$ 32,647.18	\$ 33,300.13	\$ 33,300.13	\$ 33,966.13	\$ 33,966.13	\$ 34,645.45	\$ 34,645.45	\$ 35,338.36	\$ 35,338.36	\$ 35,338.36
Stabilization Vacancy											
Operating Revenues	Year 16		Year 17		Year 18		Year 19		Year 20		
Gross Potential Rent	\$ 391,766	\$ 391,766	\$ 399,602	\$ 399,602	\$ 407,594	\$ 407,594	\$ 415,745	\$ 415,745	\$ 424,060	\$ 424,060	\$ 424,060
Vacancy Rate	19,588	19,588	19,980	19,980	20,380	20,380	20,787	20,787	21,203	21,203	21,203
Rental Income	372,178	372,178	379,621	379,621	387,214	387,214	394,958	394,958	402,857	402,857	402,857
Other Income	17,590	17,590	17,942	17,942	18,301	18,301	18,667	18,667	19,040	19,040	19,040
Gross Income	389,768	389,768	397,564	397,564	405,515	405,515	413,625	413,625	421,898	421,898	421,898
Operating Expenses											
Repairs and Maintenance	5,876	5,876	5,994	5,994	6,114	6,114	6,236	6,236	6,361	6,361	6,361
Common Area	11,753	11,753	11,988	11,988	12,228	12,228	12,472	12,472	12,722	12,722	12,722
Taxes	24,129	48,257	24,129	48,257	24,611	49,222	24,611	49,222	25,103	50,207	50,207
Insurance	11,753	11,753	11,988	11,988	12,228	12,228	12,472	12,472	12,722	12,722	12,722
Payroll	20,568	20,568	20,979	20,979	21,399	21,399	21,827	21,827	22,263	22,263	22,263
Property Management	23,506	23,506	23,976	23,976	24,456	24,456	24,945	24,945	25,444	25,444	25,444
Utilities	15,671	15,671	15,984	15,984	16,304	16,304	16,630	16,630	16,962	16,962	16,962
Trash Removal	3,918	3,918	3,996	3,996	4,076	4,076	4,157	4,157	4,241	4,241	4,241
Other Expenses	7,835	7,835	7,992	7,992	8,152	8,152	8,315	8,315	8,481	8,481	8,481
Internet/ Cable	6,856	6,856	6,993	6,993	7,133	7,133	7,276	7,276	7,421	7,421	7,421
Total Operating Expenses	131,864	155,993	134,019	158,148	136,699	161,311	138,941	163,552	141,720	166,823	166,823
Net Operating Income (EBITDA)	257,904	233,775	263,545	239,416	268,815	244,204	274,684	250,073	280,178	255,074	255,074
Debt Service	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330
Cash Flow	96,573	72,445	102,214	78,085	107,485	82,874	113,353	88,742	118,847	93,744	93,744
Cash on Cash	8.0%	6.0%	8.5%	6.5%	8.9%	6.9%	9.4%	7.3%	9.8%	7.8%	7.8%

Exhibit 3: 25 Year Program/Proforma

Boyd Lofts Proforma and Analysis											
w/ Abatement											
w/o Abatement											
Estimated Growth Rate Projections	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Avg Monthly Rent Projected	\$ 36,045.13	\$ 36,045.13	\$ 36,766.03	\$ 36,766.03	\$ 37,501.35	\$ 37,501.35	\$ 38,251.38	\$ 38,251.38	\$ 39,016.40	\$ 39,016.40	
Stabilization Vacancy											
Operating Revenues	Year 21		Year 22		Year 23		Year 24		Year 25		
Gross Potential Rent	\$ 432,542	\$ 432,542	\$ 441,192	\$ 441,192	\$ 450,016	\$ 450,016	\$ 459,017	\$ 459,017	\$ 468,197	\$ 468,197	
Vacancy Rate	21,627	21,627	22,060	22,060	22,501	22,501	22,951	22,951	23,410	23,410	
Rental Income	410,914	410,914	419,133	419,133	427,515	427,515	436,066	436,066	444,787	444,787	
Other Income	19,421	19,421	19,810	19,810	20,206	20,206	20,610	20,610	21,022	21,022	
Gross Income	430,336	430,336	438,942	438,942	447,721	447,721	456,676	456,676	465,809	465,809	
Operating Expenses											
Repairs and Maintenance	6,488	6,488	6,618	6,618	6,750	6,750	6,885	6,885	7,023	7,023	
Common Area	12,976	12,976	13,236	13,236	13,500	13,500	13,770	13,770	14,046	14,046	
Taxes	25,103	50,207	25,605	51,211	25,605	51,211	26,118	52,235	26,118	52,235	
Insurance	12,976	12,976	13,236	13,236	13,500	13,500	13,770	13,770	14,046	14,046	
Payroll	22,708	22,708	23,163	23,163	23,626	23,626	24,098	24,098	24,580	24,580	
Property Management	25,952	25,952	26,472	26,472	27,001	27,001	27,541	27,541	28,092	28,092	
Utilities	17,302	17,302	17,648	17,648	18,001	18,001	18,361	18,361	18,728	18,728	
Trash Removal	4,325	4,325	4,412	4,412	4,500	4,500	4,590	4,590	4,682	4,682	
Other Expenses	8,651	8,651	8,824	8,824	9,000	9,000	9,180	9,180	9,364	9,364	
Internet/ Cable	7,569	7,569	7,721	7,721	7,875	7,875	8,033	8,033	8,193	8,193	
Total Operating Expenses	144,052	169,156	146,933	172,539	149,360	174,965	152,347	178,465	154,872	180,989	
Net Operating Income (EBITDA)	286,283	261,180	292,009	266,403	298,361	272,756	304,328	278,211	310,937	284,820	
Debt Service	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	161,330	
Cash Flow	124,953	99,849	130,678	105,073	137,031	111,425	142,998	116,880	149,607	123,489	
Cash on Cash	10.3%	8.3%	10.8%	8.7%	11.3%	9.2%	11.8%	9.7%	12.4%	10.2%	

Exhibit 4: Sources and Uses

Total Development Budget -		Sources and Uses
<u>Development Uses (*estimates based on floorplan)</u>		Uses
Land Purchase and Holding	\$	266,005.00
Architectural (Civil,Struct,Design)	\$	85,000.00
Demo/repairs	\$	250,000.00
Infill (structure, walls, millwork, flooring)	\$	1,380,000.00
Landscaping/Parking Lot	\$	120,000.00
Exterior/Storefront	\$	143,500.00
HVAC	\$	100,000.00
Electrical/Plumbing	\$	150,000.00
F,F&E	\$	20,000.00
Consulting	\$	67,000.00
Development Contingency	\$	129,075.25
Sub Total	\$	2,710,580.25
Development Fee	\$	129,075.25
Preferred Return During Construction	\$	60,000.00
Construction Interest	\$	91,707.97
Lease Up & Operational Carry	\$	76,193.82
Total Hard & Soft Cost	\$	3,067,557.29
<u>Development Sources</u>		
Financing	61% \$	1,860,000.00
Equity	39% \$	1,207,557.29
Total Sources	\$	3,067,557.29



Exhibit 5: Unit Design Layout

See the following full-size pages

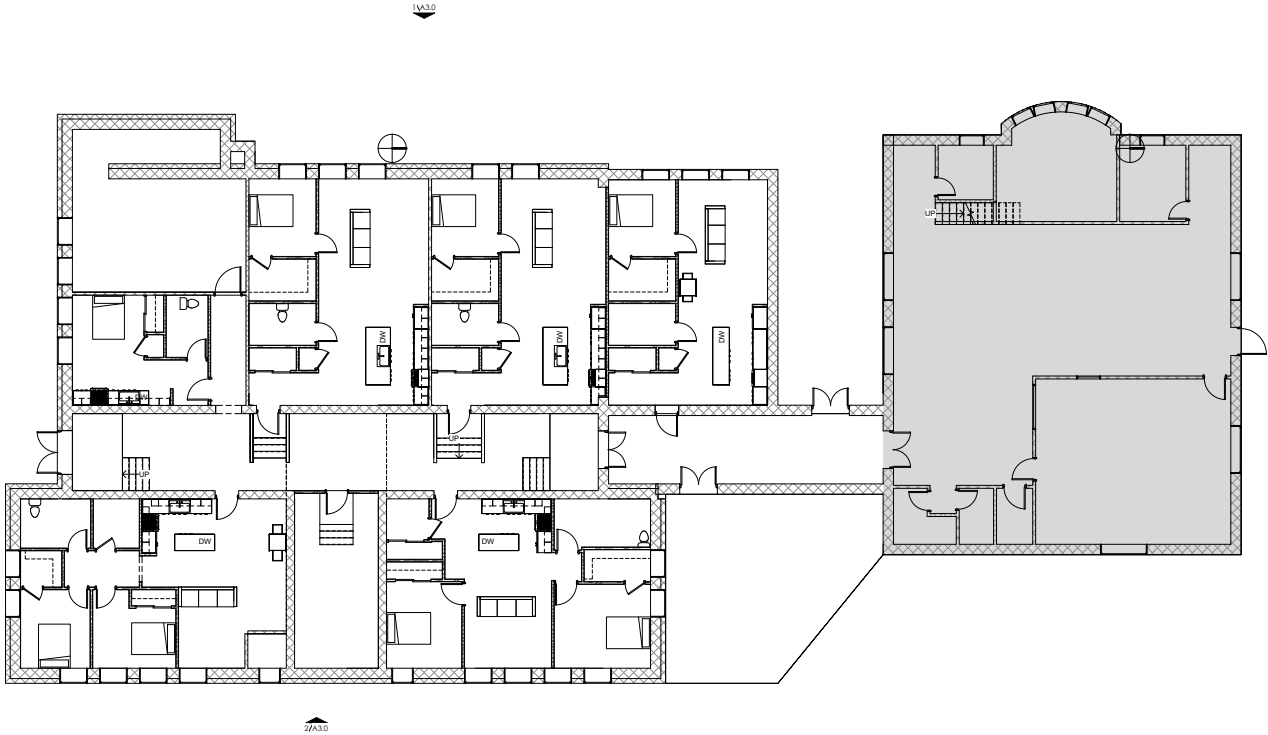
FLOOR PLAN GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO STUD FACES, WINDOW JAMBS, AND DOOR CENTERLINES U.N.O.
- 2. ALL GYPSUM BOARD TO BE 5/8" TYPE "X" WET LOCATIONS ARE TO HAVE 5/8" TYPE "X" WATER RESISTANT GREENBOARD.
- 3. SEAL AROUND ALL INTERIOR JOINTS AT DOORS AND WINDOWS.

WALL TYPE LEGEND

5/8" GYP BD EACH SIDE OF 2" INSULATED STUDS @ 16" o.c. TO 6" ABOVE FINISHED FLOOR

UPDATE



1 BASEMENT LOBBY - NEW CONSTRUCTION
1/8" = 1'-0"



ARKIFEX
STUDIOS

221 SOUTH AVE, SPRINGFIELD, MO 65806

Architect of Record

PRELIMINARY - NOT
FOR CONSTRUCTION
JUL2023 1:09:36 PM

Certificate of Authority A-201802030

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Contractor is responsible for construction means, methods and techniques, sequence of construction or for safety precautions and programs in connection with the project.

BOYD LOFTS

1409 N WASHINGTON AVE,
SPRINGFIELD, MO 65802
GREENE COUNTY

Revisions

No.	Description	Date

A1.2
BASEMENT FLOOR
PLAN

project #: 300-XXXX
date: 3.00.0000

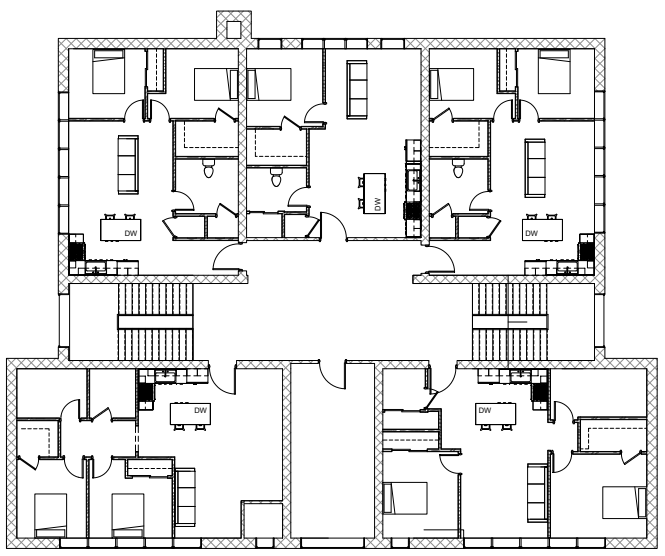
FLOOR PLAN GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO STUD FACES, WINDOW JAMBS, AND DOOR CENTERLINES UNLESS NOTED OTHERWISE.
- 2. ALL OFFICES SHALL BE 5/8" TYPE 'X' WATER RESISTANT GREENBOARD.
- 3. SEAL AROUND ALL INTERIOR JOINTS AT DOORS AND WINDOWS.

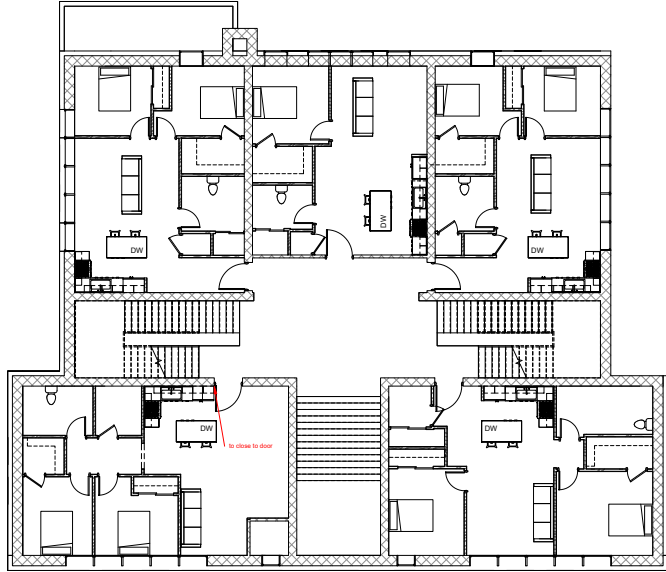
WALL TYPE LEGEND

5/8" GYP BD EACH SIDE OF STUDS @ 16" o.c. TO 4" ABOVE FINISHED FLOOR.

UPDATE



1 SECOND FLOOR PLAN - NEW CONSTRUCTION
1/8" = 1'-0"



2 FIRST FLOOR PLAN - NEW CONSTRUCTION
1/8" = 1'-0"



ARKIFEX
STUDIOS

221 SOUTH AVE, SPRINGFIELD, MO 65806

Architect of Record

PRELIMINARY - NOT
FOR CONSTRUCTION

08/2023 1:09:42 PM

Certificate of Authority A-201802030

Copyright 2022 Arkifex Studios LLC
All drawings and specifications are the property of the Architect. They are not to be used on other projects or in connection with the project except by agreement in writing with appropriate compensation to the Architect.
Contractor is responsible for construction means, methods, and techniques, sequence of operations or for safety precautions and programs in connection with the project.

BOYD LOFTS

1409 N WASHINGTON AVE,
SPRINGFIELD, MO 65802
GREENE COUNTY

Revisions

No.	Description	Date

A1.3
FLOOR PLAN

project #: 300-XXXX
date: 3-30-2023

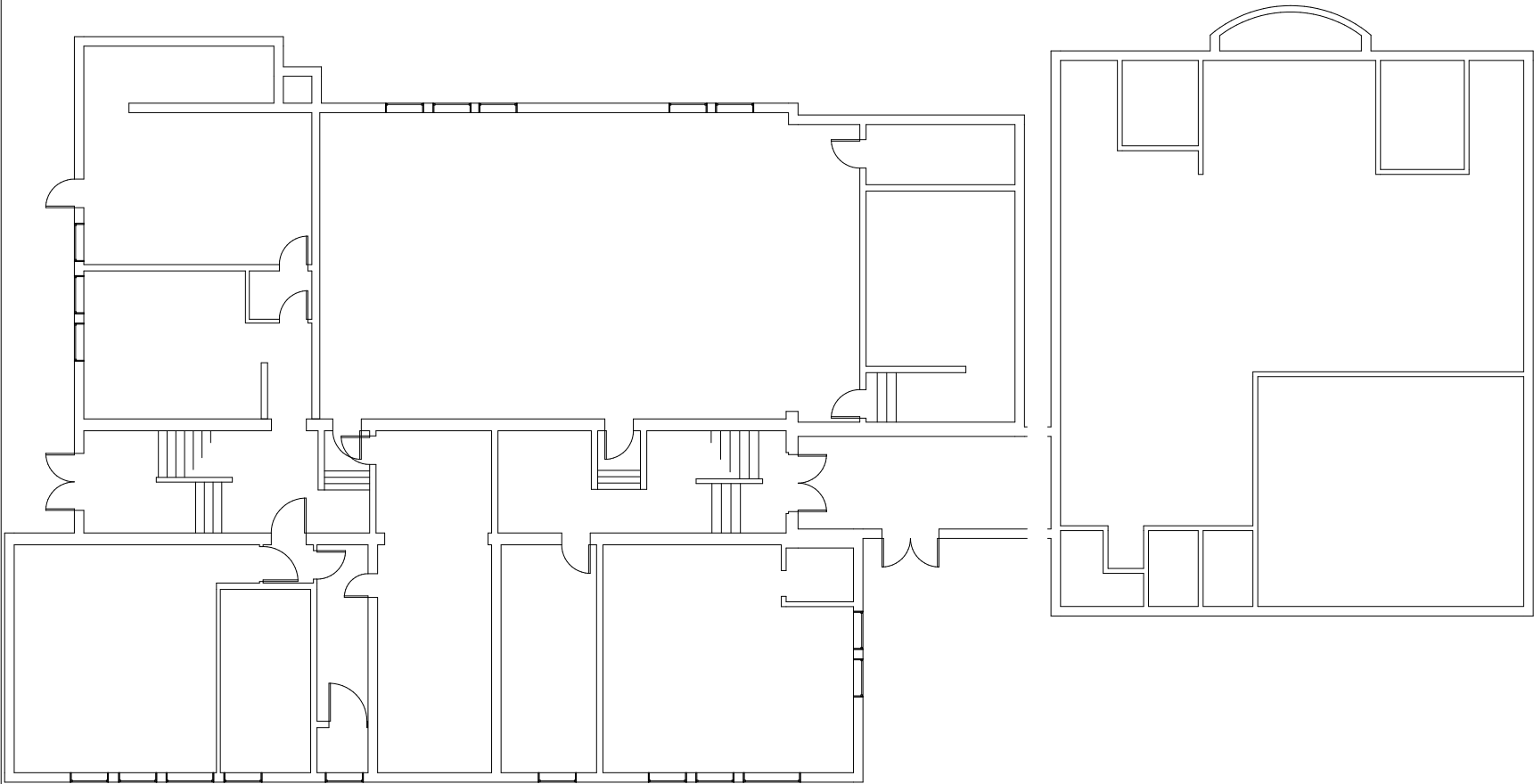


Exhibit 5b: Lower Floor Existing Layout

See the following full-size pages

5/12/2022 11:30:00 AM

C:\Users\EricMoley\Desktop\Boyd\2202 - Boyd.rvt



1 Level 1
A101 3/16" = 1'-0"

BOYD ELEMENTARY

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

REVISIONS

NO.	DATE	DESCRIPTION

RELEASE DATE: 5-12-2022	JOB NO.: 2202
----------------------------	------------------

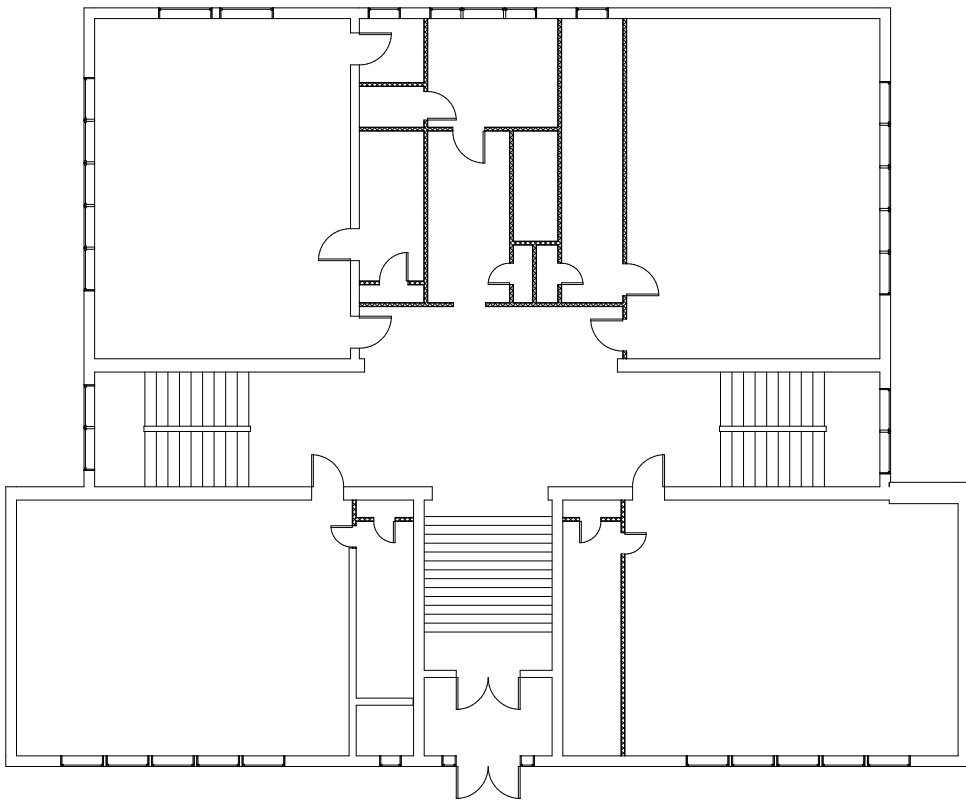
A101

FIRST FLOOR



Exhibit 5c: 1st and 2nd Floor Existing Layout

See the following full-size pages



1 Level 2
A102 3/16" = 1'-0"

BOYD ELEMENTARY

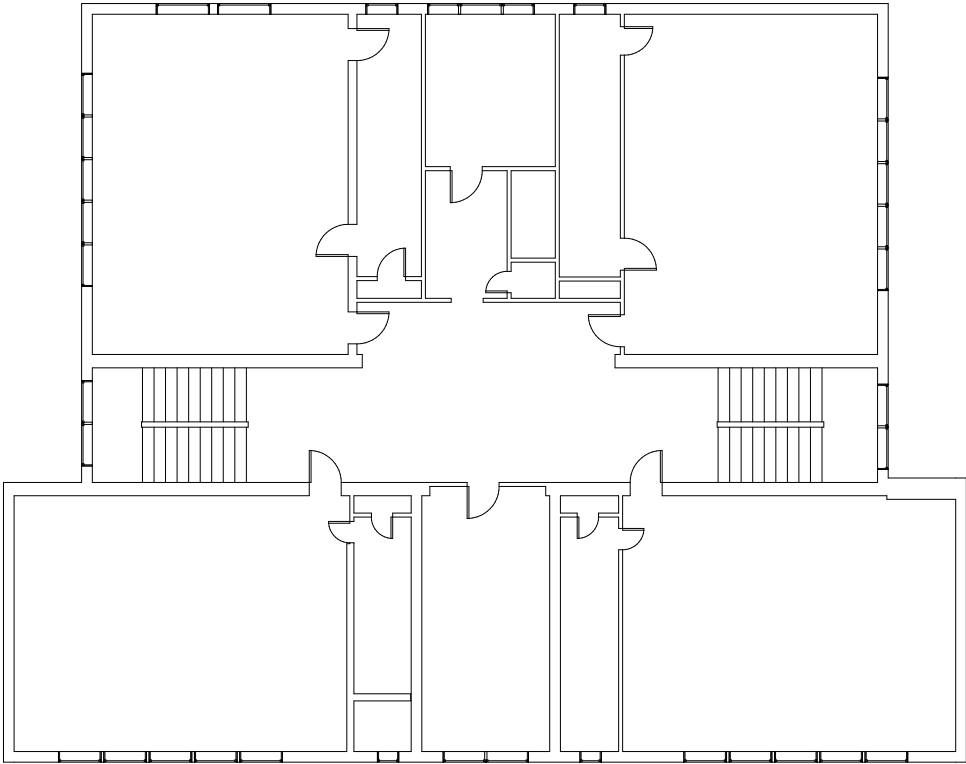
THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

REVISIONS

NO.	DATE	DESCRIPTION

RELEASE DATE: 5-12-2022	JOB NO.: 2202
----------------------------	------------------

A102
SECOND FLOOR



1 LEVEL 3
A103 3/16" = 1'-0"

BOYD ELEMENTARY

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

REVISIONS		
NO.	DATE	DESCRIPTION

RELEASE DATE: 5-12-2022	JOB NO.: 2202
A103	
THIRD FLOOR	



Exhibit 6: Site Layout (PD exhibit 2)

See the following full-size pages

EXHIBIT 2

SITE DATA:

SITE AREA: 1.50 ACRES
 MAXIMUM PARKING REQUIRED:
 STUDIO (2 * 15P/UNIT) = 2
 ONE BEDROOM (9 * 15P/UNIT) = 14
 TWO BEDROOM (6 * 25P/UNIT) = 12
 COMMERCIAL (3,500SQ.F./BOL.F. PER SP) = 44
 TOTAL = 72
 20% REDUCTION FOR BICYCLE PARKING = -14
 TOTAL REQUIRED PARKING = 58

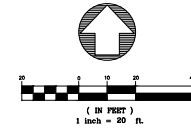
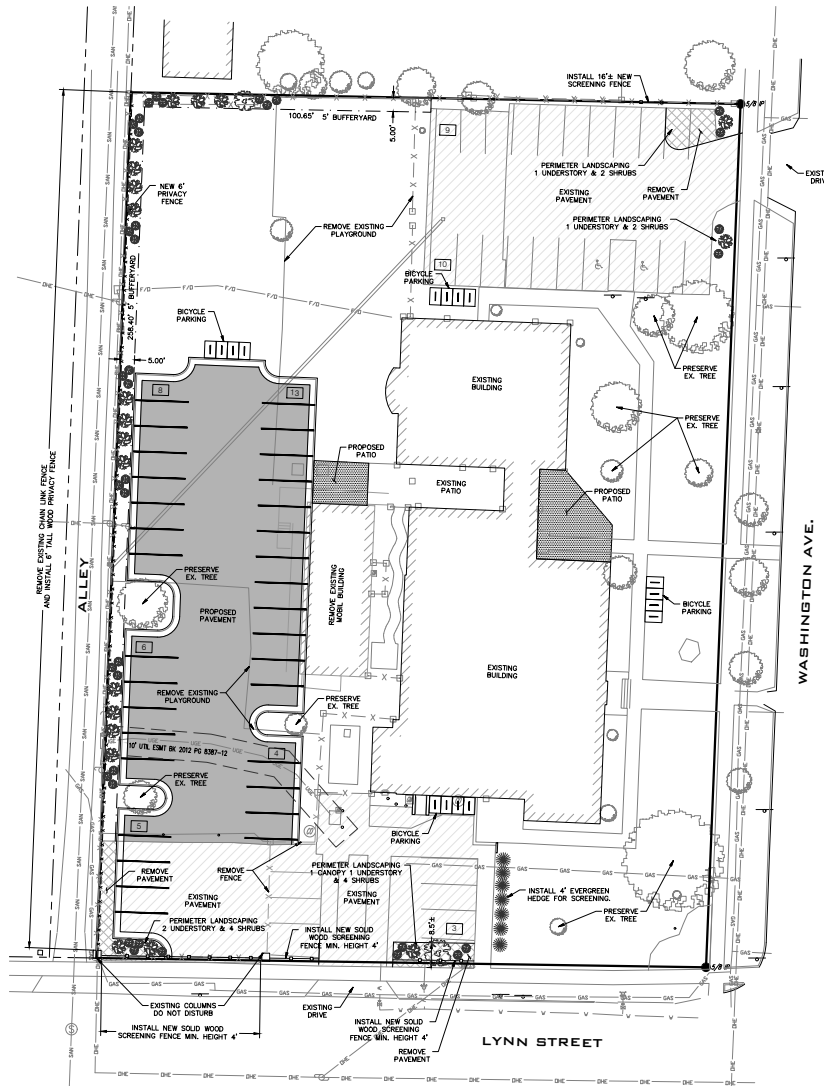
BICYCLE PARKING PROVIDED: 32
 MINIMUM BICYCLE PARKING REQUIRED: 3 + (14 X 2) = 31
 MINIMUM OPEN SPACE REQUIRED: 20%
 MAXIMUM IMPERVIOUS SURFACE ALLOWED: 80%

INTERIOR LANDSCAPING FOR PROPOSED PARKING LOT:
 PERCENTAGE OF PARKING DEVOTED TO LIVING INTERIOR
 LANDSCAPING: 51% (520/1,017)
 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 (4) SIX
 SHRUBS PER 100 LINEAR FEET EXCEPT WHERE PAVEMENT
 CURRENTLY EXISTS. THIS SHALL INCLUDE A SIX FOOT
 SOLID WOOD FENCE OR SMOOT 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 (4) SIX SHRUBS PER 100 LINEAR FEET
 EXCEPT WHERE PAVEMENT CURRENTLY EXISTS.
 REQUIRED PLANTINGS: LENGTH=235', 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
- MEASURED PLAT
- DEED RECORD
- LIGHT POLE
- 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)
- ABBREVIATIONS:
- XFMR TRANSFORMER
- ICV IRRIGATION CONTROL VALVE
- CI STORMWATER CURB INLET

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

REVISIONS:	SCALE: 1" = 20'
DATE:	BY:
FIELD BY: J.S. AL	DRAWN BY: RS
CHECKED BY: RS	

LEE Engineering & Associates, L.L.C.
 1200 E. Woodhurst Dr., Suite 0200
 Des Moines, Iowa 50319
 417-886-9100 (phone)
 417-886-9336 (fax)
 lee@leeengineeringllc.com

Missouri State Certificate of Authority
 Engineering #000010504
 Land Surveying #000002600

UNITED ENGINEERING ASSOCIATES

"Engineering with Integrity"

Exhibit 7: Legal Descriptions

- Tract 1:
 - ALL OF LOTS TWENTY-ONE (21), TWENTY-TWO (22) AND TWENTY-THREE (23) IN OZARK LAND COMPANY'S ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
- Tract 2:
 - ALL OF LOT TWENTY-FOUR (24) IN OZARK LAND COMPANY'S ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Exhibit 8: Blight Report

Boyd School Redevelopment Area – 1409 N Washington, Springfield Missouri

Blight Report

The purpose of this document is to identify the contributing factors for discussion to justify the classification of a blighted property based according to Urban Redevelopment Corporations Law, Chapter 353, RSmo; which defines a “Blighted Area” as:

...an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

The following factors will convey that the Redevelopment Area is “blighted” by reason of insanitary or unsafe conditions, deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes, and such conditions retards the provision of housing accommodations, has become an economic or social liability; and constitutes a menace to the local and regional public health and safety.

Property Information

The Redevelopment Plan includes the repurposing of the former Boyd Elementary School located less than two blocks north of Drury University.

- This school was relocated to its current location in the Historic Midtown Neighborhood after the prior elementary school burned down in early 1911. It took around a year and a half to fund and build the current building's location at Lynn and Washington.
- Over the next 110 years, the school was in full operation with additions being added in the way of a stage and additional exterior library building.
- It was determined by the Springfield School board that there was a need for a larger and more modern elementary school in the area; thus, in August of 2021 a new school located on Division was opened and the former location was determined to be school surplus.

Since the official closing of the school, the location has been unoccupied and in a condition of disuse until the current owners purchased the property in November of 2022.

Insanitary or Unsafe Conditions

Although the Redevelopment Area was previously under the control of Springfield Public Schools, the current condition of the building constitutes a risk to public safety due to both the age and the unoccupied nature of the property.

- The original structure was built in 1911 and although the structure of the building has been maintained, the interiors and exteriors are suffering from prolonged use over time and deterioration typical of construction during the turn of the century.
- The current presence of unsupervised and unmaintained playground equipment within the unsecured green space poses a safety concern for children due to unauthorized access, unmonitored use, and potential lack of continued maintenance.
- Unoccupied buildings are susceptible to break in and trespassers. Although no such issues have been notated, it is well documented that vacant buildings are susceptible to trespassers as well as vandalism, squatting and arson (both intentional and unintentional)

The combination of these conditions results in unsafe conditions for the neighboring residents; as well as a potential for negative interactions with unwanted visitors to the site and potentially dangerous situations to both the neighborhood and public in general.

Deterioration of Site Improvements

The original building was built in 1911 with additions built in the late '80's and 2000s. Due to the age and unoccupied condition of the building, there are signs of rapid deterioration of the current improvements both interior and exterior.

- The current improvements were not being conditioned appropriately after the vacancy and prior to the transfer of ownership. This has resulted in the interiors starting to decline in finish quality rapidly due to excess humidity, temperature fluctuation, and water intrusion within the building.
- The exterior of the building shows signs of wear and tear in keeping with its age and use type (school). The mortar of the brick finish will need to be addressed to prevent water intrusion as well as a potential fault in the brick itself.
- Foundations and on-grade window show signs of water intrusion; as well as deterioration of the foundations in connection with the additional moisture.
- Clogged gutters and drainage systems cause additional weight on the roof systems and could cause faults in exterior finishes as well as the roof itself; which can cause additional moisture intrusion into the property. Multiple gutter systems have been identified as directed towards the building, causing grade concerns
- Rodents and other animals have been found within the building through siding and door jam gaps caused by lack of maintenance and repairs.
- The two parking lots need to be resealed and/or repoured due to the age of the lots. Cracks and sinking of the lots are a condition of the age of the lots themselves.

Due to these conditions and given that the development is located within a single family residential neighborhood, any future use of the building will require substantial investments to address the current condition. Adaptive reuse and improvements of the Redevelopment area is the ideal use, but is hindered by extraordinary costs to address blight factors and adapting the building for residential uses. Additionally, the deterioration of the building will continue until such time that the cost to repair the building outweighs its replacement costs.

Existence of Conditions which Endanger Life or Property by Fire or Other Causes

Risks for unoccupied buildings to experience a potential Life-threatening event have been established to be greater than average due to conditions that may not be noticed with early warning signs.

- Fire or other structural failures could result in unauthorized individuals being trapped in the building without the external knowledge of occupants. Even if the building is monitored and sprinkled.
- Fire in vacant buildings can present firefighters with additional risk due to potential structural issues and unseeable hazards.
- Vacant building poses additional risks to neighboring buildings due to the higher risk of fire spreading to the adjacent building due to slow response to the initial fire.

Retardation of Provision of Housing Accommodations

The property in question isn't currently utilized as housing. The proposed use of the Redevelopment will increase housing in the Midtown District; which is desirable to many looking to live within the district.

- Most housing in the district is single-family or low-density housing with a mix of rentals and owner-occupied homes. Growth in the district shows an increase in desired rentals in the area.
- If allowed to degrade further, the Redevelopment Area will become an eyesore to the primary entry road into the area and may deter additional housing or market desire to the public.

Due to the site deterioration, risk of fire, and unsafe conditions, vacant and abandoned properties harm the housing accommodations within a neighborhood by proximity. In addition, the increase in potential crime surrounding a vacant building can degrade the appealing nature of a district such as Midtown.

The project, which is primarily multi-family residential, is hindered due to the conditions and cannot proceed without significant intervention and redevelopment.

Economic Liability

Due to the history of the property, as used as an elementary school, and given that there are no plans to reuse the building for another public use, the property is currently not adding any benefit to the local economic environment. Reuse of the building is severely limited due to age and conditions, as well as the current configuration as a school.

- The Redevelopment Area, in its current condition, does not provide any economic benefits/activity and is projected to be detrimental to economic growth within the district over time without significant intervention to the blighted conditions.
- The Redevelopment Plan will provide taxable revenue to the local districts due to the commercial/retail components of the development plan.
- The Redevelopment will provide real estate tax revenue to the city, county, and state through pilots. The current tax payments are zero due to the classification as a school.
- The Redevelopment will supply local businesses with additional housing to use for their employees and consumer base. Local need includes Drury University, Cox North, Downtown Retailers, Commercial Street Retailers, etc.

The property is currently vacant and is in an unproductive state. In this state, the property is not contributing to the local economy through tax revenue either directly or indirectly. Without intervention the property will likely remain unproductive and eventually adversely effect surrounding property values and pose an undue burden on city services. Negative effects on the surrounding property values; which will further reduce future tax revenues, thus affecting the delivery of public goods and services, and discouraging continued property maintenance and reinvestment in the neighborhood.

Social Liability

The Redevelopment of the property in question will provide additional housing, tax revenue, social gathering spaces, and activity on an unoccupied parcel.

- In its current use and condition, the Redevelopment Area does not provide any social activity in its uses as it sits vacant.
- Occupied spaces bring activity that deters negative integrations such as loitering, trespass, and squatting.
- Commercial Spaces within the proposed plan provide social gathering spaces for the local residents.
- The Redevelopment plan maintains the identity of a well-known and loved piece of the district's history while still using the building for a new user type.
- The property in its current condition and use is conducive to trespassers, squatting, vandalism, and potential for fire risk.

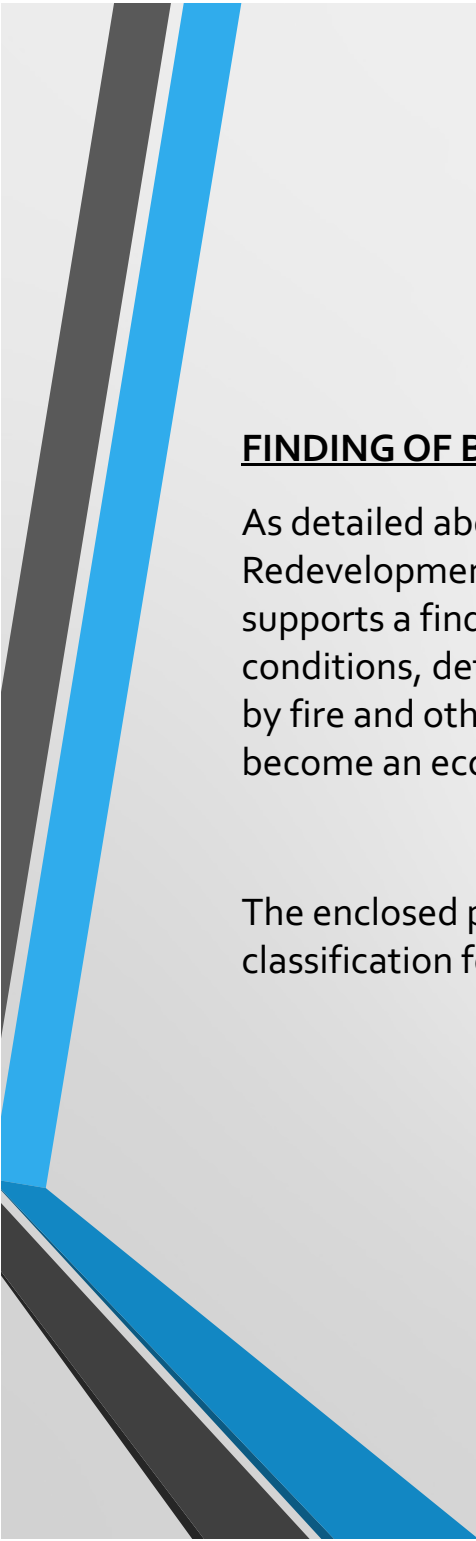
The property is a contributing structure within the Mid-town National Historical District and as such is an integral part of the district's identity. It contributes a great deal to the historic value, character, and overall fabric of the Historic Midtown Neighborhood. The concern of unsafe conditions, fire risk, and site deterioration could have a lasting effect on the surrounding district. As the Redevelopment Area ages without improvements or adaptive reuse, the building will degrade and require a growing investment in order to maintain the historic look. This is due to natural causes such as temperature fluctuation, humidity from non-conditioned HVAC, and exterior weather over time. Such deterioration would pose a negative effect on the surrounding neighborhood, over time would require such a building to be demolished and would be cost prohibitive for future adaptive reuse of the property; causing the Historic Midtown Neighborhood to lose one of its defining architectural landmarks. However, the Redevelopment would maintain the character of the building and allow it to continue to contribute to the district in a positive and additive way.

Menace to the Public Health, Safety, or Welfare

The Redevelopment of the property would provide a reprieve from many safety concerns while providing the district and local residents with the opportunity to retain one of its beloved landmarks.

- Reducing the potential for crimes such as trespass, vandalism, loitering, squatting, and other such activities that are often present with large vacant buildings.
- Increase public visibility in the district is a deterrent for such negative interactions not only on within the Redevelopment Area, but throughout the neighboring properties.
- Provide for social gathering and economic income into the district through low density commercial uses and exterior meeting areas.

The current condition of the building poses a threat to public safety, fire risk, and the character of a beloved district of Springfield. The preservation of the property ensures that these risk factors are addressed through additive interactions and the preservation of a centerpiece of the district.



FINDING OF BLIGHT

As detailed above, the current condition of the property in question demonstrates that the Redevelopment Area meets the definition of a "Blighted Area" as per Chapter 353, RSMo. The data supports a finding that the Redevelopment Area is blighted by details of insanitary or unsafe conditions, deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes, and such conditions retards the provision of housing accommodations, become an economic or social liability, and constitutes a menace to the public.

The enclosed photos and descriptions are a few examples of the conditions that justify a blight classification for the Redevelopment Area in question.

West exterior Wall: architectural ridge and cap wear and tear over time. Unsightly and potentially causing water intrusion into the building.

Remediation: clean, repair if needed, and reseal



West exterior Wall: architectural ridge and cap wear and tear over time. Unsightly and potentially causing water intrusion into the building.

Remediation: clean, repair if needed, and reseal



West Exterior Wall: Stormwater not properly graded away from building causing the exterior wall to show signs of water intrusion.

Remediation: remove/repair and reseal



West Exterior Wall: close up of water intrusion into building.

Remediation: repair and reseal



West Exterior Wall: close up of water intrusion into building.

Remediation: repair and reseal



Interior Wall in flex space: wear and tear of building due to disuse and potential water intrusion.

Remediation: remove and repair



Interior Wall in flex space: wear and tear of building due to disuse and potential water intrusion.

Remediation: remove and repair



Interior Wall: wear and tear of building due to unoccupied and unconditioned space.

Remediation: remove and repair



Interior Wall: wear and tear of building due to unoccupied and unconditioned space.

Remediation: remove and repair



Playground: Potentially injury due to unsecured and unsupervised equipment.

Remediation: secure grounds and remove equipment



Basement: Water intrusion into the building.

Remediation: repair wall and moisture prevention



Equipment Room: Leaking equipment.

Remediation: repair drainage lines and cracked equipment drains



Kitchen: Water intrusion into the building.

Remediation: repair wall and moisture prevention



Kitchen: Water intrusion and wall damage.

Remediation: repair moisture prevention and repair wall



Connection Hallway: Warped wall and millwork finishes from unconditioned humidity

Remediation: Keep building conditioned and repair



Exterior Window: Wear on window seals allowing water intrusion.

Remediation: repair windows/seals and regrade ground drainage away from bldg



Exterior Window: Wear on window seals allowing water intrusion.

Remediation: repair windows/seals and regrade ground drainage away from bldg



Exterior Sidewalk: Water downspouts direction causing site erosion.

Remediation: redirect downspouts and regrade grounds away from building



Exterior Sidewalk: Water downspouts direction causing site erosion.

Remediation: redirect downspouts and regrade grounds away from building



Exterior Sidewalk: Water downspouts direction causing site erosion.

Remediation: redirect downspouts and regrade grounds away from building



Exterior Siding Gaps: Gap in siding allowing rodents and birds access to building.

Remediation: repair siding where pulled away from building



Exterior Windows: Window Screens cut.

Remediation: Repair and provide activity to prevent in future.



Exterior Windows: Window Screens cut.

Remediation: Repair and provide activity to prevent in future.



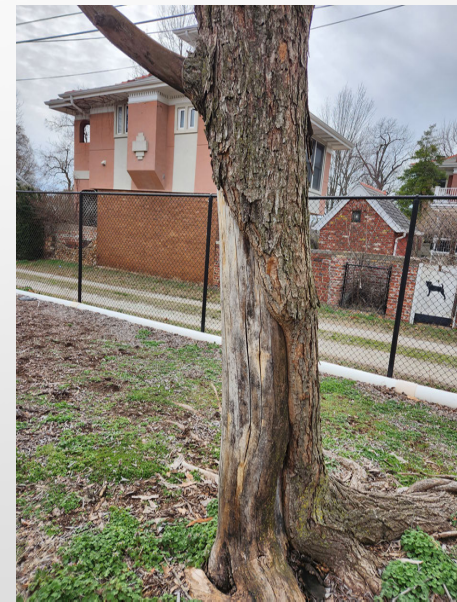
Exterior Landscaping: Unhealthy trees due to water runoff and maintenance concerns

Remediation: regrade, seed with grass, maintain tree trimming.



Exterior Landscaping: Unhealthy trees due to water runoff and maintenance concerns

Remediation: regrade, seed with grass, maintain tree trimming.



Exterior Downspout: no directional change
on downspout and clogged

Remediation: redirect away from building,
fill and regrade. Clear downspout blockage



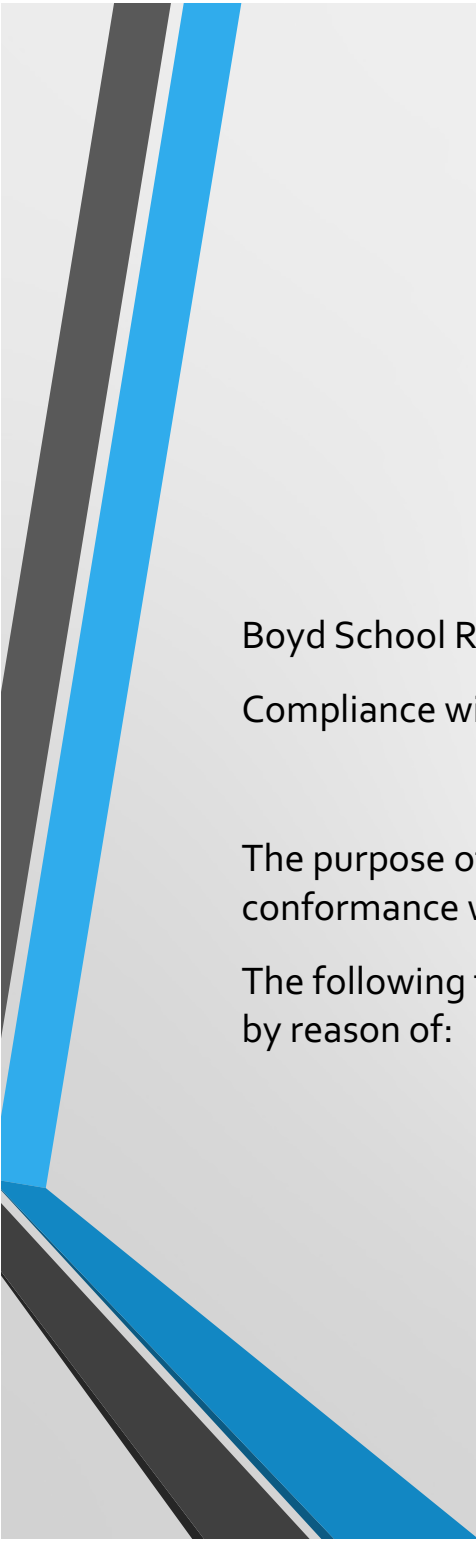


Exhibit 9: Comprehensive Plan Relationship

Boyd School Redevelopment Plan – 1409 N Washington, Springfield Missouri
Compliance with Forward SGF Comprehensive Plan

The purpose of the is document it to identify the contributing factors for discussion to justify the conformance with the Forward SGF Comprehensive Plan as adopted on 11/14/22.

The following factors will convey that the Redevelopment Plan conforms with the comprehensive plan by reason of:

Residential Neighborhoods – Center City Neighborhood (chap 5)

The Redevelopment Plan has been assigned within the Center City Neighborhood placetype under the comprehensive plan. This placetype is typically characterized by a diverse range of single-family homes with varying architectural styles. Supporting land uses include low-intensity multi-family residential and neighborhood commercial. This placetype also recommends preservation and adaptive reuse of neighborhood schools and surplus buildings, which are often well suited for these uses due to their size and layout.

The redevelopment area is located within a one to two block transition zone along N Benton Ave, where transitions from Center City Neighborhood to Institutional/Employment Center placetypes are assigned.

Under this classification the Redevelopment Plan utilizes the factors of:

- “Low-intensity neighborhood commercial uses” through the 3500 square feet of commercial space on the lower level. The primary commercial use will be permitted uses to include: restaurant, fitness, office, retail, daycare, community center, and churches. Additionally, the plan includes a small coffee shop.
- “Preservation and adaptive reuse of neighborhood schools”; the plan is adapting a historic 110-year-old school into medium density apartments.
- “Infill buildings maintain the architectural features common in the existing block”; the plan provides for the preservation of the existing design elements that are already present on the building.

Create and Expand Neighborhood Amenities (chap 7 1.1)

The Redevelopment Plan will provide improvements to the surrounding neighborhood by way of creating a social and economic hub and to expand the resident base within the district. The addition of a neighborhood hub, by way of creating commercial retail, encourages social connection and gathering through publicly accessible commercial/retail space, including a retail coffee shop.

The Comprehensive Plan mentions adaptive reuse of older and underutilized homes, industrial, or commercial buildings that are dispersed within or along the perimeter of neighborhoods should be supported as a strategy to support the development of neighborhood commercial hubs. Under the Redevelopment Plan this is achieved through Adaptive Reuse of the existing former school building into productive residential and low-intensity commercial uses.

Beautify Neighborhoods (chap 7 1.3)

The original building was built in 1911 with additions built in the late 80's and 2000's. Due to the age and unoccupied condition of the building, there are signs of rapid deterioration of the current improvements both interior and exterior. The Redevelopment Plan will repair these improvements to maintain the visual appeal of the building in the Midtown District. Additionally, the Redevelopment Plan maintains preexisting mature trees within the property boundary.

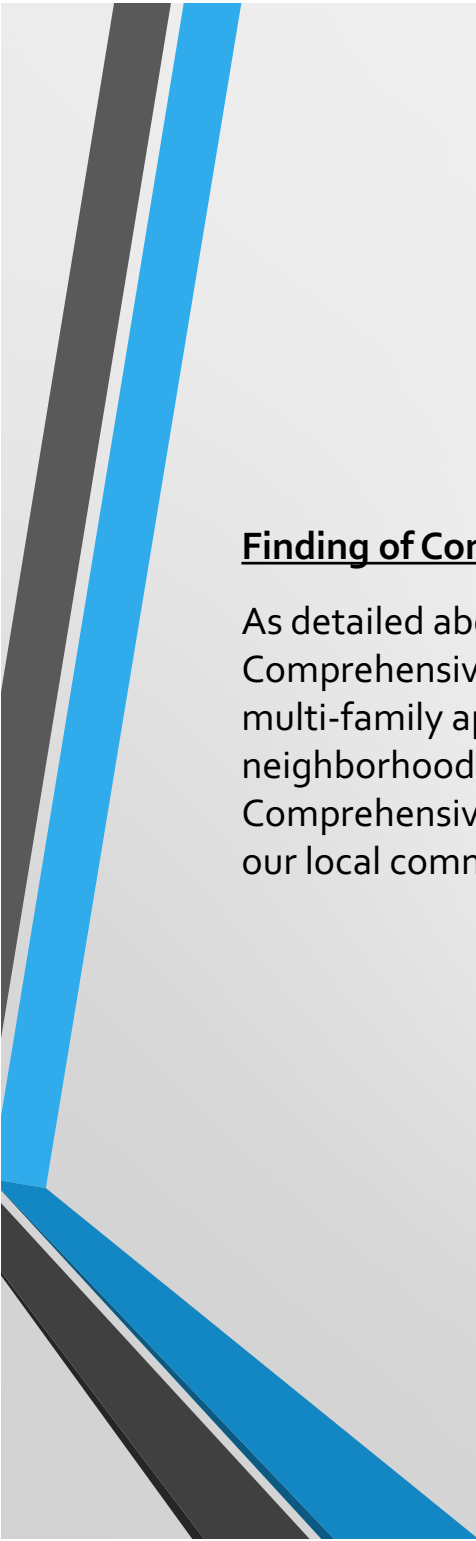
Support Context-sensitive Higher Density Development (chap 7 2.1)

The Redevelopment Plan Provides with an adaptive reuse of a pre-existing, and much beloved, building within the Midtown district. The Redevelopment plan provides to maintain the current character of the building while restructuring the use from school to apartments.

The Redevelopment plan supports the adaptive reuse of aging properties with higher density residential options that complement the scale and character of the surrounding neighborhood, as well as increased housing density and design intensity located in close proximity to neighborhood services and amenities. This is done through preserving the character of a historic building in order to help maintain the overall neighborhood character. While maintaining a proximity to neighborhood services and amenities such as: access to public bus routes, proximity to Washington and Silver Springs Parks, neighborhood sidewalks and walkways, proximity to public schools and education hubs (public library, Boyd Elementary, Central HS, and Drury University), health care, and multiple churches.

Increase Housing Diversity (chap 7 2.2)

The Redevelopment plan provide for a new type of residence in the Midtown district in with unique multifamily style lofts and provides additional options to the surrounding areas of the Commercial Street and Downtown districts through providing a creative story with upper class interior finishes.



Finding of Compliance with the Forward SGF Comprehensive Plan

As detailed above the proposed Redevelopment Plan fits within the City of Springfield's Forward SGF Comprehensive Plan. The highest and best use for the property in question is to use the property for multi-family apartments; while retaining the current character of the building and surrounding neighborhood. The Redevelopment Plan also exhibits the character of the Forward SGF Comprehensive Plan and is in keeping with the overall goals for the future of such aging landmarks in our local communities.



Exhibit 10: Urban Redevelopment Corporation Docs

- See the included document on separate letterhead.

Corporate and Entity Documents
For the
Boyd School Redevelopment Corporation

1409 N Washington, Springfield MO

February 8, 2023

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF AGREEMENT OR ASSOCIATION

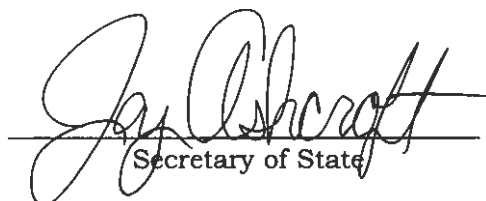
WHEREAS, Articles of Agreement or Association of

BOYD SCHOOL REDEVELOPMENT CORPORATION
RD001393997

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Urban Redevelopment Corporations Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Urban Redevelopment Corporations Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 11th day of October, 2022.


Secretary of State





JAMES C. KIRKPATRICK
STATE INFORMATION CENTER
(573) 751-4936

JOHN R. ASHCROFT
SECRETARY OF STATE
STATE OF MISSOURI

CORPORATIONS
(573) 751-4153

Dear Corporation:

Congratulations! We wish you every success in your new business enterprise, and are ready to assist you with any questions you may have regarding your corporate registration and filing your annual or biennial registration reports. By law, your initial Registration Report is due within thirty days from the date of incorporation or qualification (10/11/2022). A notice providing additional information on when and how to file this report will be mailed to your corporation's registered agent within the next few weeks.

Please note Authorized Farm Corporations and Family Farm Corporations, as defined by RSMo Section 350.010, are not required to file a Corporate Registration Report if no changes have been made since the corporation's Articles of Incorporation or most recently filed corporate registration report. See sos.mo.gov/business/corporations/familyfarms to find out if your corporation is exempt from filing.

You may file your registration report online 24 hours a day on our website at <https://bsd.sos.mo.gov/> for a fee of \$20 for an annual report or \$40 for a biennial report; you may also file the report in person or by mail for a fee of \$45 for an annual report or \$90 for a biennial report. This registration report must be filed within three months after your incorporation/qualification date to avoid late fees. **Failure to file this report will result in administrative dissolution of your corporation, and the inability to legally conduct business in Missouri. This corporation's first report is due by 1/31/2023.**

You may find our Outreach web page useful, as it lists and links to many agencies and organizations with which you may interact as a new business. Find it at www.sos.mo.gov/business/outreach/links.

Sincerely,

Secretary of State
Business Services Division
P. O. Box 778
Jefferson City, MO 65102
(866) 223-6535
www.sos.mo.gov

JAMES C. KIRKPATRICK STATE INFORMATION CENTER
600 W. MAIN STREET • JEFFERSON CITY 65101

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ARTICLES OF AGREEMENT
Of
BOYD SCHOOL REDEVELOPMENT CORPORATION

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a natural person of the age of twenty-one (21) years or more, for the purpose of forming a corporation under the Urban Redevelopment Corporations Law, Sections 353.00 et seq., of the Missouri Revised Statutes (the "Act"), hereby adopt the following Articles of Agreement:

ARTICLE I
NAME OF CORPORATION

The name of the corporation (hereinafter "the *Corporation*") shall be the BOYD SCHOOL REDEVELOPMENT CORPORATION.

ARTICLE II
PURPOSES

The purposes for which the Corporation is formed are:

- A. To acquire, construct, maintain and operate a redevelopment project or redevelopment projects in accordance with the provisions of Chapter 353 of the Act.
- B. Clearance, re-planning, reconstruction or rehabilitation of blighted areas, and the construction of such industrial, commercial, residential or public structures as may be appropriate, including provisions for recreational and other facilities incidental or appurtenant thereto.
- C. To engage in any lawful act or activity for which corporations may be organized under the Act, including those powers, rights and privileges set forth in the general corporation laws, except where such provisions are in conflict with the provisions of the Act.
- D. To prepare and submit to all applicable governmental authorities, including the City of Springfield, Missouri ("City"), a development plan (the "*Redevelopment Plan*") for redevelopment of certain property located in the City (the "*Redevelopment Area*") and to acquire, redevelop, own, maintain and sell such real property.

It is the intention that each of the purposes specified hereinabove shall be liberally construed as powers and in no way limited or restricted by reference to or inference from the terms contained therein or any other paragraph. The enumeration of specific purposes shall not be construed to restrict in any manner the general objects and purposes of this Corporation, nor shall the expression of one thing be deemed to exclude another.

ARTICLE III
CAPITAL STOCK

The aggregate number of shares which the Corporation shall have the authority to issue is 100, all having a par value of \$1.00 each, and all of which are of one class and are designated as common stock.



All shares shall have equal rights and powers and there are no pre-emptive rights of shareholders with respect to any shares issued or to be issued by the Corporation.

ARTICLE IV
OFFICES

A. The registered office of the corporation in the State of Missouri shall be located at 2144 E. Republic Road, Suite B 300, Springfield, MO 65804. The name of the registered agent at such address shall be Spenserv-Springfield, Inc.

B. The principal business office of the corporation is to be located at 1324 W. Warren Ave, Ozark, Missouri 65721.

ARTICLE V
DURATION

The duration of the Corporation shall be ninety-nine years.

ARTICLE VI
BOARD OF DIRECTORS

The number of Directors to constitute the Board of Directors of the Corporation shall be three. The names and post office addresses of the members of the Board of Directors for the first year are:

Matthew Blevins
1324 W. Warren Ave
Ozark, Missouri 65721

Kyle Cook
2394 Robertson Mill Way
Nixa, Missouri 65724

Jessica Blevins
1324 W. Warren Ave
Ozark, Missouri 65721

The number of Directors to constitute subsequent Boards of Directors shall be fixed by, or in the manner provided in, the Bylaws of the Corporation, but shall be no less than three (3) or more than thirteen (13).

ARTICLE VII
SUBSCRIBER

The name and post office address of the subscriber to these Articles of Agreement is:

Shelby D. Wood
2144 East Republic Road, Suite B300
Springfield, MO 65804

ARTICLE VIII
INCOME DEBENTURE CERTIFICATES

In the event that income debenture certificates are issued by the Corporation, the owners thereof shall have the same right to vote as they would have if possessed of certificates of stock of the amount and par value of the income debenture certificates held by them; and any such income debenture may be retired as and when there shall be funds available in the treasury of the Corporation from the receipt of amortization or sinking fund in installments for that purpose. Interest shall not be paid by the Corporation upon such income debenture certificates in excess of nine percent (9%) per annum.

ARTICLE IX
PROFIT RESTRICTION

The Corporation has been organized to serve a public purpose; all real estate acquired by it and all structures erected by it are to be acquired for the purpose of promoting the public health, safety and welfare, and the stockholders of the Corporation shall when they subscribe to and receive the stock thereof, agree that the net earnings of the Corporation shall be limited to an amount not to exceed eight percent (8%) per annum of the cost to such Corporation of the redevelopment project including the cost of the land, or the balances of such cost as reduced by amortization payments; provided, that the net earnings derived from any redevelopment project shall in no event exceed a sum equal to eight percent per annum upon the entire cost thereof. Such net earnings shall be computed after deducting from gross earnings the following:

- A. All costs and expenses of maintenance and operation;
- B. Amounts paid for taxes, assessments, insurance premiums and other similar charges;
- C. An annual amount sufficient to amortize the cost of the entire project at the end of the period, which shall not be more than sixty years from the date of completion of the project.

However, pursuant to §353.150.4 of the Act, should any purchaser of property from the Corporation not desire that the property continue under any approved redevelopment plan, or if the legislative authority of the relevant municipality refuse to grant tax relief to the property, the property may be owned and operated free from the conditions, restrictions or provisions of the Act, including the profit restrictions referred to above.

ARTICLE X
CORPORATE DEBTS

The private property of the shareholders shall not be subject to the payment of corporate debts to any extent whatsoever.

ARTICLE XI
BYLAWS

The Board of Directors may make, alter, and repeal the Bylaws of the Corporation.

ARTICLE XII
INDEMNIFICATION

The Corporation shall indemnify and protect any director, officer, employee or agent of the Corporation, or any person who serves at the request of the Corporation as a director, officer, employee, member, manager, or agent of another corporation, partnership, limited liability company, joint venture, trust, employee benefit plan or other enterprise, to the fullest extent permitted by the laws of the State of Missouri.

ARTICLE XIII
INTERESTED PARTIES

Insofar as it is permitted under the laws of Missouri and except as may be otherwise provided by the Bylaws of the Corporation, no contract or other transaction between this Corporation and any other person or entity shall be affected or invalidated solely by reason of the fact that any director or officer of this Corporation is interested in, or is a member, shareholder, director or officer of such other firm or corporation; and any director or officer of this Corporation, individually or jointly with one or more other directors or officers of this Corporation, may be a party to, or may be interested in, any contract or transaction of this Corporation or in which this Corporation is interested, and no such contract or transaction shall be invalidated thereby.

IN WITNESS WHEREOF, I have executed this instrument on this 7th day of October, 2022.



SHELBY D. WOOD, *Subscriber*

Exhibit 11: PD 384

- See the included document on separate letterhead.

Requirements and Standards Applicable to Planned Development No. 384

Adopted by the Springfield City Council on April 17, 2023
by General Ordinance 6783

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.
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.

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 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.



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.
 - 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*.

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.

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.