



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

June 8, 2023

6:30 PM

City Council Chambers
Historic City Hall
830 Boonville Ave.

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. May 11, 2023

3. COMMUNICATIONS.

3.1. City Council Summary- May 8 & 22, 2023

4. CONSENT ITEMS.

- 4.1. Offer to Dedicate 109
1131 East Washita Street (Applicant: City of Springfield)
- 4.2. Relinquishment of Easement 937
3745 South Broadway Avenue (Applicant: School District of Springfield R-12)
- 4.3. Request to Acquire 541
Old Route 65 Bridge (Applicant: Springfield Greene County Park Board)

5. UNFINISHED BUSINESS.

- 5.1. Planned Development 386
1630 North Jefferson Avenue and 1635 North Benton Avenue (Applicant: Titus Williams, LLC and Historic Commercial Development, LLC)
- 5.2. Conditional Use Permit Amendments
Citywide (Applicant: City of Springfield)

6. PUBLIC HEARINGS.

- 6.1. Z-2-2023
3518, 3526, & 3532 West Waddill Street (Applicant: Wilson Trust)
- 6.2. Z-8-2023 w/COD 228
901 South West Bypass (Applicant: Carleton Resources, LLC)
- 6.3. Z-14-2023 w/COD 230
33538, 3550 & 3616 West Division Street and 1353, 1409 & 1421 North West Bypass
(Applicant: Demore Enterprises, Inc., James Hershel Demore and Robert Demore)
- 6.4. Z-15-2023 w/COD 231
2035 West Kearney Street (Applicant: Craig and Lori Slater)
- 6.5. Z-16-2023 w/COD 232
6401 South Farmers Branch Avenue (Applicant: William F. Walz Etal Trust)
- 6.6. Conditional Use Permit 471
411 West Commercial Street (Applicant: Dan Johnson & Associates, LLC)
- 6.7. Conditional Use Permit 474
4564 South Campbell Avenue (Applicant: Campbell-Buena Vista LLC/VantEdge Auto T5)
- 6.8. Conditional Use Permit 475
2000 North National Avenue (Applicant: 3 Best Friends, LLC)

7. OTHER BUSINESS.

- 7.1. Planned Development 382 Final Development Plan
1015 South Grant Avenue and 1012, 1020, & 1024 South Douglas Avenue (Applicant: GDL Enterprises)
- 7.2. Site Plan Review - ECO Flats
2955 East Allen Place (Applicant: Township28, LLC)

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.

May 11, 2023
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session in the Denny Wayne Conference Room – 4th floor – Busch Building.

Roll Call - Present: Britton Jobe (Chairman), Bruce Colony, Bill Knuckles, Eric Pauly, Betty Ridge, Dan Scott, Christopher Lebeck, and Helen Gunther. Absent: Natalie Broekhoven (Vice-Chairperson). Note: Christopher Lebeck excused himself from the meeting at approximately 9:25pm

Staff in attendance: Bob Hosmer, Planning Manager, Susan Istenes, Planning Director, Jill Burris, Assistant City Attorney, Michael Sparlin, Senior Planner, Kyle McGinnis, Senior Planner, and Daniel Neal, Senior Planner

MINUTES: The minutes of April 20, 2023, were approved.

COMMUNICATIONS: None

CONSENT ITEMS:

Relinquishment of Easement 934
5600 blk South Farm Road 139

Applicant: Streamline Acquisitions, LLC

Request to Dispose 529
730 West Grand Street

Applicant: City of Springfield

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** consent item Relinquishment of Easement 934 (5600 blk South Farm Road 139) and Request to Dispose 529 (730 West Grand Street) as identified in the staff reports. Mr. Colony seconded the motion. Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

COMMISSION ACTION:

Mr. Colony motioned to **suspend** the rules to reduce speaking time to 3 minutes for tonight's meeting. Mr. Knuckles seconded. Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

UNFINISHED BUSINESS:

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

Mr. McGinnis stated that this is a request to rezone 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.

Mr. Jobe opened the public hearing.

Mr. Thomas Walker, 2 Hawthorne Estates, Town & Country MO, here as the applicant representative and to answer any questions.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to recommend **approval** of Z-4-2023 w/COD #225 (3444 West Sunshine Street, 1819 South Farm Road 133, and 1903 South Farm Road 133). Mr. Knuckles seconded the motion. Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

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

Ms. Owen stated that the Rountree Urban Conservation District (UCD) was designated in 1985 alongside the original neighborhood plan and has been amended several times over the years. An UCD is an overlay district designated to protect the neighborhood:

- Expansion of Rountree UCD to east and north.
- Facilitate the development of building types of complementary scale and character along National Avenue.
- Facilitate dense, walkable, mixed-use nodes along National at Elm/Cherry Street and Grand Street.
- Incorporate design-based principles to guide development.
- Support mixed use along Cherry and Elm Streets.
- Pursue adoption of residential infill development guidelines.
- Consider expansion of Cherry/Pickwick Commercial Area.
- Continue to support mixed-use development and re-investment that focuses more on design than land use at Cherry/Pickwick.

Mr. Knuckles asked about existing zoning in the area.

Ms. Owen stated that the zoning districts are not changed with the UCD.

Mr. Scott followed up by saying that the UCD is more flexible.

Mr. Jobe opened the public hearing.

Ms. Peggy Wise, 747 S. Fairway, president of Rountree Neighborhood Association and a resident since 1967 and worked with the planning staff, steering committees, commercial and residential committees and met extensively.

Mr. Nichols asked about Elm Street being expanded into the UCD.

Ms. Wise noted that quite a few residents on Elm Street asked to be included in the UCD.

Mr. Scott asked if any of the residents should be aware of any design standards.

Ms. Wise stated that they have had multiple meetings (Rountree monthly meetings) and went over what was discussed with the neighborhood.

Mr. John Platz, 1255 S. Elm, noted that he missed the notice about the meetings and noted that he had concerns regarding possible added restrictions (workshop/garage).

Ms. Louise Knauer, 944 S. Weller Avenue, has been a resident for 33 years and was part of the initial process and grateful for the City's support.

Ms. Laurel Bryant, 1014 S. Weller Avenue, has been a resident for 29 years and believes the UCD will add value to the neighborhood and was both the residential and commercial steering committee and noted that Rountree has a higher percentage of home ownership than the city's average.

Mr. Jeff Bentley, 1322 S. Delaware, noted that Rountree is the heart of the area and believes it will improve property value, add more growth and development and be more of a walkability community.

COMMISSION ACTION:

Mr. Knuckles motioned to recommend **approval** of 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)). Mr. Pauly seconded the motion Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

Conditional Use Permit Amendments
Citywide
Applicant: City of Springfield

Postponed to the June 8, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken.

PUBLIC HEARINGS:

COMMISSION ACTION: (combine presentation)

Mr. Colony motioned to **combine** the presentation for Z-12-2023 (504 East Norton Road) and Conditional Use Permit 473 (422, 424 & 504 East Norton Road). Mr. Colony seconded the motion Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

Z-12-2023

504 East Norton Road

Applicant: Good Samaritan Boys Ranch Foundation

Mr. McGinnis stated that this is a request to rezone approximately 0.85 acres of property generally located at 504 E. Norton Road from R-SF, Single-family residential district to R-MD, Medium-density multifamily residential district. This case comes before the Commission concurrently with Conditional Use Permit No. 473. He also noted that the city would not support the Conditional Use Permit without the rezoning

Mr. Knuckles asked about the separate tracts (one or three tracts of land).

Mr. McGinnis stated that it is three separate address and two separate properties and noted that they can develop as long as they provide a cross access easement and will be sharing a drive with the existing transitional service shelter and will not provide a new drive to East Norton Road.

Mr. Jobe opened the public hearing.

Mr. Bill Woody, 1736 E. Sunshine, architect and noted the disrepair of the buildings and vegetation overgrowth and conducted a neighborhood meeting and no one attended. They stated that they had a tree survey and will remove a few of the trees, but will try to retain the elm, maple and walnut trees and will add a privacy fence on the east side.

Mr. Colby Wallace, 2018 N. Roosevelt Avenue and represents the Good Samaritan Boys Ranch and would like to build a donation center (small warehouse) and some offices and this would be a world of opportunity for youth aging out of foster care.

Commission members expressed their gratitude for the Boys Ranch and noted that it will be success for kids who have grown up in challenging situations.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to recommend **approval** of Z-12-2023 (504 East Norton Road). Mr. Colony seconded the motion Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

Conditional Use Permit 473

422, 424 & 504 East Norton Road

Applicant: Good Samaritan Boys Ranch Foundation

Mr. McGinnis stated that this is a request to permit a transitional service shelter as a Conditional Use Permit (CUP) within a R-MD, Medium-density multifamily residential district generally located at 422 and 424 E. Norton Road and proposed at 504 E.

Norton Road by Z-12-2023. The applicant, Good Samaritan Boys Ranch Foundation, seeks the requested CUP (and associated rezoning Z-12-2023) to permit the expansion of their operations at this location to include a donation drop-off center at 504 E. Norton Road.

Comments and speakers represented on Z-12-2023 as these were combined.

COMMISSION ACTION:

Mr. Knuckles motioned to **adopt** Conditional Use Permit 473 (422, 424 & 504 East Norton Road) of the staff responses in Attachment 2 as the findings of fact and recommend approval subject to the conditions listed in Attachment 1. Mr. Lebeck seconded the motion. Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

Conditional Use Permit 472

1706 South Zimmer Avenue

Applicant: Bibi Investments & Development, LLC

Mr. Sparlin stated that this is a 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. He also noted the applicant had submitted attachment 5 (site plan) which shows an update and the difference between the two is the square feet from 160,000 square feet to (range) approximately 170,000 square (for flexibility) and will be known/settled by the time they submit for permits. Staff has no issues with the change.

Mr. Jobe noted that they will need commission action on the amendment.

COMMISSION ACTION: (amend application)

Mr. Colony motioned to **amend** the application to accept Attachment 5 for Conditional Use Permit 472 (1706 South Zimmer Avenue). Mr. Pauly seconded the motion Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

Mr. Colony noted that this area has been presented before the commission when it was annexed and asked about the orphan properties that is not being annexed.

Mr. Sparlin noted that they applicant requested the annexation and not the city requested it.

Mr. Jobe opened the public hearing.

Mr. Daniel Richards, representing the owner. This will be for self-storage uses and be contained in a single building and will also have a retail component to the building. Only one person attended the neighborhood meeting and appreciate staff allowing the amendment (attachment 5) as they want the flexibility.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **adopt** Conditional Use Permit 472 (1706 South Zimmer Avenue) of the staff responses in Attachment 2 as the findings of fact and recommend approval subject to the conditions listed in Attachment 1. Mr. Colony seconded the motion Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

COMMISSION ACTION: (combine presentation)

Mr. Knuckles motioned to **combine** the presentation for Planned Development 229 2nd Amendment (3400 – 4000 blk East Division Street and 1600 – 2200 blk of North LeCompte Road) and Preliminary Plat of Sky Light Surface Park (3400 – 4000 blk East Division Street and 1600 – 2200 blk of North LeCompte Road). Mr. Lebeck seconded the motion Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

Planned Development 229 2nd Amendment
3400 – 4000 blk East Division Street and 1600 – 2200 blk of North LeCompte Road
Applicant: Springfield Underground, Inc.

Mr. Sparlin stated that this is a request to rezone approximately 402 acres of property generally located in the 3400 to 4000 block of East Division Street and 1600 to 2200 block North Le Compte Road from Planned Development No. 229 Amendment 1 to Planned Development No. 229, Amendment 2.

Mr. Jobe opened the public hearing.

Mr. Jared Rasmussen, 550 E. St. Louis and representing the applicant. He noted that medical marijuana uses are not part of the plans for development at the current moment. Discussed improvements along LeCompte and spoke about the governor's cost share and grant funding opportunities.

Mr. John Griesemer, 3253 E. Chestnut wanted to thank the cooperation with the city, state, and county and noted the grant for costing sharing was the final push.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to recommend **approval** of Planned Development 229 2nd Amendment (3400 – 4000 blk East Division Street and 1600 – 2200 blk of North LeCompte Road) as set forth in Exhibit 1 and 2 of the staff report on this item. Mr. Colony seconded the motion. Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

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.

Mr. Hosmer stated that this is a request to subdivide approximately 402 acres of property generally located at in the 3400-4000 block of East Division Street, 1600-2200 block of North Le Compte Road into nine (9) lots and will be active for two years if approved.

Mr. Scott asked about the plat being active for two years.

Mr. Hosmer stated they need to get everything completed and escrowed before a Final Plat can be approved.

Mr. Knuckles asked about traffic control on the project.

Mr. Hosmer stated that they will have a traffic impact study completed at each phase and the developer will be required to complete each study and it will be reviewed by City and MoDot.

Additional comments and speakers represented on Planned Development 229 2nd Amendment as these were combined.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Preliminary Plat of Sky Light Surface Park (3400 – 4000 blk East Division Street and 1600 – 2200 blk of North LeCompte Road) subject to the conditions listed in Attachment 2 of the staff report on this item. Mr. Lebeck seconded the motion. Ayes: Jobe, Colony, Knuckles, Lebeck, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven.

Planned Development 386
1630 North Jefferson Avenue and 1635 North Benton Avenue
Applicant: Titus Williams, LLC and Historic Commercial Development, LLC

Mr. McGinnis stated that this is a 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, CC, Center city district, and Urban

Conservation District #3 to Planned Development No. 386. The applicant intends to demolish the existing structures to uniformly develop the land area for multifamily dwellings utilizing a townhouse style of construction.

Mr. Jobe opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis and here representing the developer. He noted that this was originally started pre-covid and that the neighborhood wanted it to be less dense. The development was pulled back to tiered development and believes this is a good compromise for everyone and noted that the neighborhood concerns were traffic, trash and the upkeep of the property and want to get things underway.

Ms. Gunther asked if they old Klinger-Cope Funeral Home is included in the development and if it is on the historical register.

Mr. Haase does not believe it is but will double check if it is on the register.

Mr. Pauly asked why the trash and other issues has not been addressed yet and why has the property been allowed to fall in disrepair.

Mr. Haase noted that Mr. Williams can answer some of those concerns.

Mr. Titus Williams, 1660 N. Campbell Avenue and is the developer for the property and noted that the property was already in disrepair and noted issues with the title, however they have hired a fulltime maintenance person that monitors all the property around Commercial Street, and they do consistently clean up the area, however there are significant homeless people breaking into the properties. We presented a multifamily development to the neighborhood, and they were not in favor of a high density development, so the plans have been revamped and believes it is a good compromise that is being presented today.

Mr. Pauly asked if the renderings shown do represent their project.

Mr. Williams stated that they took the historical elements and what is adjacent to the community and put it into the current design (brick and Hard board siding). He noted they would have preferred a high-end townhome style (brownstone), but the cost of development would not allow build with that type of finish.

Mr. Colony asked what was being shown is what is being developed and Mr. Williams noted that it does reflect what they are proposing.

Mr. Scott noted that it does not quite fit in the area (Commercial Street and Mid-Town).

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Lebeck motioned to **approve** Planned Development 386 (1630 North Jefferson Avenue and 1635 North Benton Avenue) as set forth in Exhibits 1 and 2 of the staff report on this item. Mr. Pauly seconded the motion. Ayes: Jobe, Knuckles, Lebeck, and Gunther. Nays: Colony, Pauly, Ridge, and Scott. Abstain: None. Absent: Broekhoven. **Motion Tied – Goes forward to the June 8, 2023 Planning and Zoning Commission meeting.**

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

Mr. Hosmer stated that this is a request to approve a preliminary plat for a 6-lot subdivision located at 3444 W. Sunshine Street, 1819 S. Farm Road 133 (Moore Rd) and 1903 S. Farm Road 133.

Ms. Susan Istenes noted that a concern was raised for the annexation (initiated March 2023) and noted that the rezoning and annexation were proposed to be approved in tandem. She noted Planning would like to add a minor amendment to recommend a condition that plat be effective upon approval by City Council of the annexation (9.5 acres) and to have the commission act on amending the conditions (attachment 2) as follows: The approval of this preliminary plat shall become effective upon the approval by City Council of the annexation into the City of approximately 9.2 acres of private property, generally located at 3444

West Sunshine Street and 3503 West Washita Street and approximately 0.14 acres of Greene County right-of-way, generally located at 1900 South Farm Road 133 (Moore Road); referenced as annexation A-2-2023.

Ms. Burris noted that the Law Department does not believe Planning and Zoning Commission has the jurisdiction to approve the plat because it is not in the city.

Commission members had discussion on past plats and annexations and recommended to amend the application and go forward with the preliminary plat (noting that it is not a final plat).

COMMISSION ACTION: (amend application)

Mr. Colony motioned to **amend** the application to accept conditions listed in Attachment 2 for Preliminary Plat of Sunshine Towne Centre (3444 West Sunshine Street, 1819 South Farm Road 133, and 1903 South Farm Road 133). Mr. Knuckles seconded the motion. Ayes: Jobe, Colony, Knuckles, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven and Lebeck.

Mr. Jobe opened the public hearing.

Mr. Thomas Walker, 2 Hawthorne Estates, Town & Country MO wanted the commission to know what the complexity of building a big box retail store is comprised of and appreciates all what staff is doing in order not to miss any deadlines (has already been assigned a pad delivery) and noted the soil conditions (high clay area).

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Preliminary Plat of Sunshine Towne Centre (3444 West Sunshine Street, 1819 South Farm Road 133, and 1903 South Farm Road 133) subject to the conditions listed in Attachment 2 of the staff report on this item and the additional condition. Mr. Knuckles seconded the motion. Ayes: Jobe, Colony, Knuckles, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven and Lebeck.

Preliminary Plat of Greenday Industrial Park
2801 North LeCompte Road
Applicant: Greenday Investments, LLC

Mr. Hosmer stated that this is a request to subdivide approximately 18.75 acres of property generally located at 2801 North LeCompte Road into three (3) lots.

Mr. Jobe opened the public hearing.

No applicant.

Discussion on the process without the applicant present.

Ms. Burris noted that applicant does not need to be present for a preliminary plat.

Commission noted they would like to make a motion to continue to public hearing.

COMMISSION ACTION: (continue without applicant)

Mr. Knuckles motioned to **continue** the public hearing without the applicant present for Preliminary Plat of Greenday Industrial Park (2801 North LeCompte Road). Mr. Pauly seconded the motion. Ayes: Jobe, Colony, Knuckles, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven and Lebeck.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Preliminary Plat of Greenday Industrial Park (2801 North LeCompte Road) subject to the conditions listed in Attachment 2 of the staff report on this item. Ms. Broekhoven seconded the motion. Ayes: Jobe, Colony, Knuckles, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven and Lebeck.

Grant Avenue Parkway Subdistrict F Amendments (GAP)
Citywide

Applicant: Boys and Girls Club of Springfield

Mr. Neal stated that this is a 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.

Mr. Neal noted that the applicant is not present.

Ms. Burris noted per rule 4.2 that the commission can continue without the applicant available and requires 2/3 rule of members present.

COMMISSION ACTION: (Suspend rule 4.2/applicant)

Mr. Scott motioned to **suspend** rule 4.2 (applicant absent) from consideration of the Rules of Procedure for the Grant Avenue Parkway Subdistrict F Amendments (GAP) (Citywide). Mr. Knuckles seconded the motion. Ayes: Jobe, Colony, Knuckles, Ridge, Scott, and Gunther. Nays: Pauly. Abstain: None. Absent: Broekhoven and Lebeck.

Mr. Jobe opened the public hearing.

No speakers.

Mr. Jobe closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned 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 for Grant Avenue Parkway Subdistrict F Amendments (GAP) (Citywide). Ms. Ridge seconded the motion. Ayes: Jobe, Colony, Knuckles, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven and Lebeck.

Boyd School Redevelopment Plan
1409 North Washington Avenue

Applicant: Boyd School Redevelopment Corporation

Mr. Schaefer stated that this is a former elementary from 1911-2021 and is a contributing structure in the Mid-Town National Historic District and recently rezoned from R-SF, Single-family Residential District to Planned Development No. 384. The redevelopment plan is an adaptive reuse of historic structure.

- 16 market-rate, multi-family residential dwelling units (Mix of studio, one-bedroom, and two-bedroom units)
- Up to 3,500 ft² for low-intensity commercial uses such as eating and drinking establishments, offices, personal services, and retail sales
- Redevelopment subject to Planned Development District No. 384
- Preservation of various historic architectural elements and features
- Bufferyards and screening
- Interior landscaping and preservation of existing trees

Mr. Jobe opened the public hearing.

Mr. Matt Blevins, 1324 Warren, Ozark, MO noted that they have been working on the project for a while and noted that tax abetments has made this possible and here to answer any questions.

Mr. Jobe closed the public hearing.

Mr. Knuckles noted that it takes a lot of work to rehab an 100 year old building and will be supporting this project.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Boyd School Redevelopment Plan (1409 North Washington Avenue). Mr. Knuckles seconded the motion. Ayes: Jobe, Colony, Knuckles, Pauly, Ridge, Scott, and Gunther. Nays: None. Abstain: None. Absent: Broekhoven and Lebeck.

OTHER BUSINESS:

ADJOURN: 10:04pm

PNZ City Council Results

Meeting Dates From: 05/01/2023 To: 05/31/2023

Application No	Project Info	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
PLN2023-00001	Z-3-2023 COD 223 2250 E CATALPA ST 2238 E CATALPA ST SPRINGFIELD MO 2316 E CATALPA ST SPRINGFIELD MO	5/8/2023 Complete	5/22/2023 Approved
PLN2023-00009	Short-Term Rental Type 2 1843 S KIMBROUGH AVE	5/8/2023 Denied	
PLN2023-00031	Short-Term Rental Type 2 2040 N HOFFMAN AVE	5/8/2023 Complete	
PLN2023-00033	Z-5-2023 COD 226 2202 N BELCREST AVE	5/8/2023 Complete	
PLN2023-00041	A-3-2023 3710 E CHERRY ST 3742 E CHERRY ST SPRINGFIELD MO	5/8/2023 Complete	5/22/2023 Approved
PLN2023-00042	Z-7-2023 3710 E CHERRY ST 3742 E CHERRY ST SPRINGFIELD MO	5/8/2023 Complete	5/22/2023 Approved
PLN2023-00045	Z-9-2023 COD 227 718 W DIVISION ST	5/8/2023 Complete	5/22/2023 Approved
PLN2023-00053	Short-Term Rental Type 2 2842 E LOMBARD ST	5/8/2023 Complete	
PLN2023-00071	PPlat of Perimeter Health Subdivision 2828 N NATIONAL AVE	5/8/2023 Complete	5/22/2023 Approved
PLN2023-00003	Z-4-2023 COD 225 3444 W SUNSHINE ST 1819 S FARM ROAD 133 SPRINGFIELD MO 1903 S FARM ROAD 133 A SPRINGFIELD MO 1903 S FARM ROAD 133 B SPRINGFIELD MO	5/11/2023 Remand	
PLN2022-00272	Z-27-2022 COD #220 1755 S NATIONAL AVE 1739 S NATIONAL AVE SPRINGFIELD MO 1745 S NATIONAL AVE SPRINGFIELD MO 1111 E SUNSHINE ST SPRINGFIELD MO 1119 E SUNSHINE ST SPRINGFIELD MO 1133 E SUNSHINE ST SPRINGFIELD MO 1141 E SUNSHINE ST SPRINGFIELD MO 1138 E UNIVERSITY ST SPRINGFIELD MO	5/22/2023 Remand	
PLN2023-00059	Z-10-2023 2323 W GRAND ST	5/22/2023 Complete	
PLN2023-00072	PD 379 FDP 1616 E BRADFORD PKWY	5/22/2023 Complete	

PNZ City Council Results

Meeting Dates From: 05/01/2023 To: 05/31/2023

Application No	Project Info	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
PLN2023-00080	Short-Term Rental Type 2 947 E SUNSHINE ST	5/22/2023 Complete	

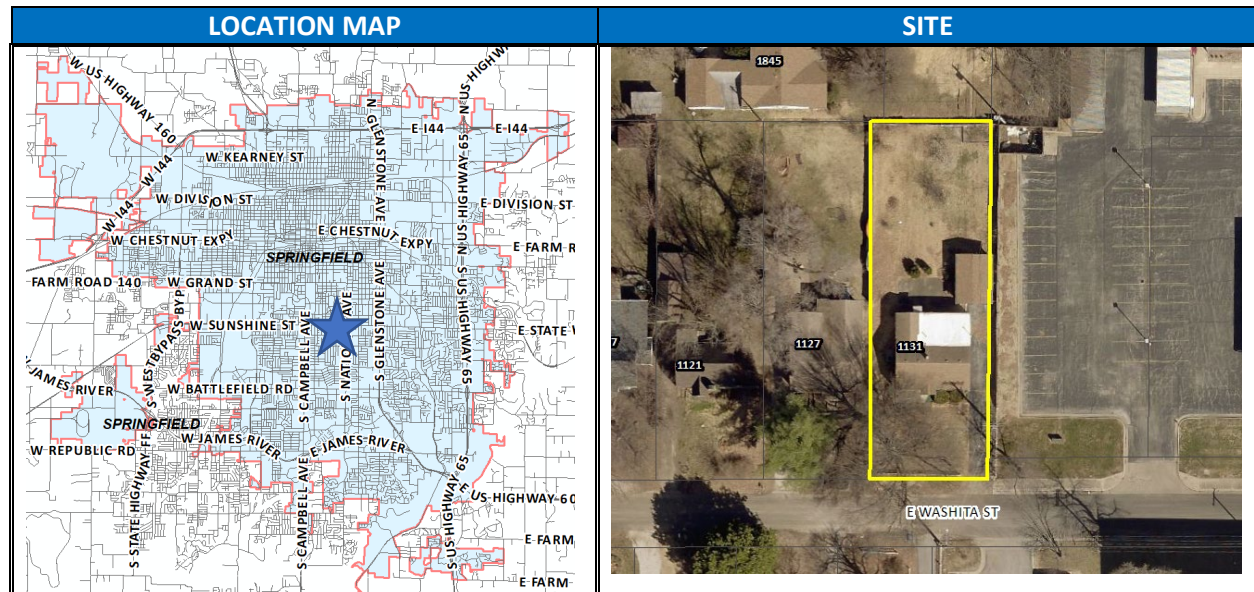
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Offer to Dedicate 109
Location:	1131 East Washita Street
Total Acres:	0.22 acres
Applicant:	Lester E. Cox Medical Centers
Existing Land Use:	Extension of Florence Avenue (formerly single-family home)
Planning and Zoning Commission:	June 8, 2023
City Council:	July 10, 2023
Staff:	Andrew Menke, Associate Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to authorize the dedication of public right-of-way identified in the staff report for Offer to Dedicate 109. (All commission motions are made in the affirmative.)
Required Vote:	Five (5) voting members to approve or deny.

PROJECT SUMMARY:

The applicant, Lester E. Cox Medical Centers, is offering to dedicate property as public right-of-way for an extension of Florence Avenue. The extension connects Florence Avenue to Washita Street. The purpose of the connection is to enhance the safety and reduce congestion at the high-volume intersection at Sunshine Street and National Avenue while also providing additional access to the properties on Florence Avenue.



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.

DEPARTMENT COMMENTS:

1. DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:
Approved.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is offering to dedicate property as public right-of-way for an extension of Florence Avenue.
2. The extension has been built, permitted, and inspected to ensure the street meets City standards.
3. The purpose of the connection is to enhance the safety and reduce congestion at the high-volume intersection at Sunshine Street and National Avenue. Goal #2 of the *Transportation & Mobility* chapter of Forward SGF calls to “increase safety for all users of the transportation system”.
4. The Planning and Zoning Commission shall determine if the offer to dedicate is consistent with the master plan (Comprehensive Plan Forward SGF).
5. No one has objected to this request to date.

STAFF RECOMMENDATION:

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

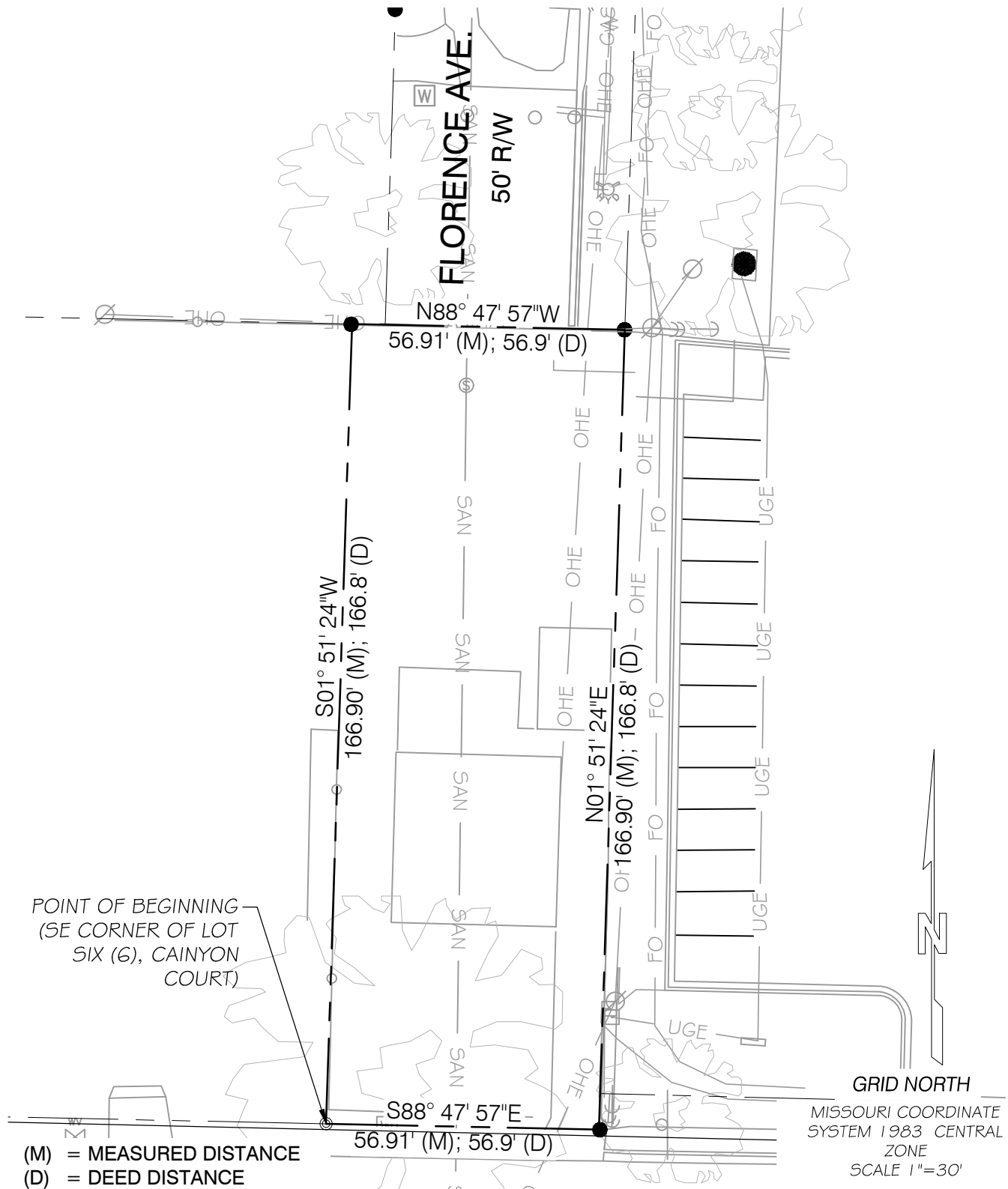
PLANNING AND ZONING OPTIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

All Beginning at the Southeast corner of Lot 6, Cainyon Court, Thence East Fifty-Six and Nine tenths feet, then north 166.8 feet, thence west 56.9 feet; thence south 166.8 feet to the place beginning, being part of the northeast quarter of section thirty-six, township twenty-nine, range twenty-two, except part deeded in Book 843 Page 115 in Greene county, Missouri.



DATE 05/24/23 CJW PROJECT No. 22128

5051 S. National
Suite 7A
Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.889.3402
www.GoCJW.com

SKETCH EXHIBIT "B"
EXHIBIT TO DEDICATE PARCEL TO
CITY OF SPRINGFIELD, MO
PART OF THE NE 1/4 OF THE NE 1/4 OF S36, T29N, R22W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

Prepared by:
CJW
CJW Transportation
Consultants, L.L.C.
MO C.A. #2007008003

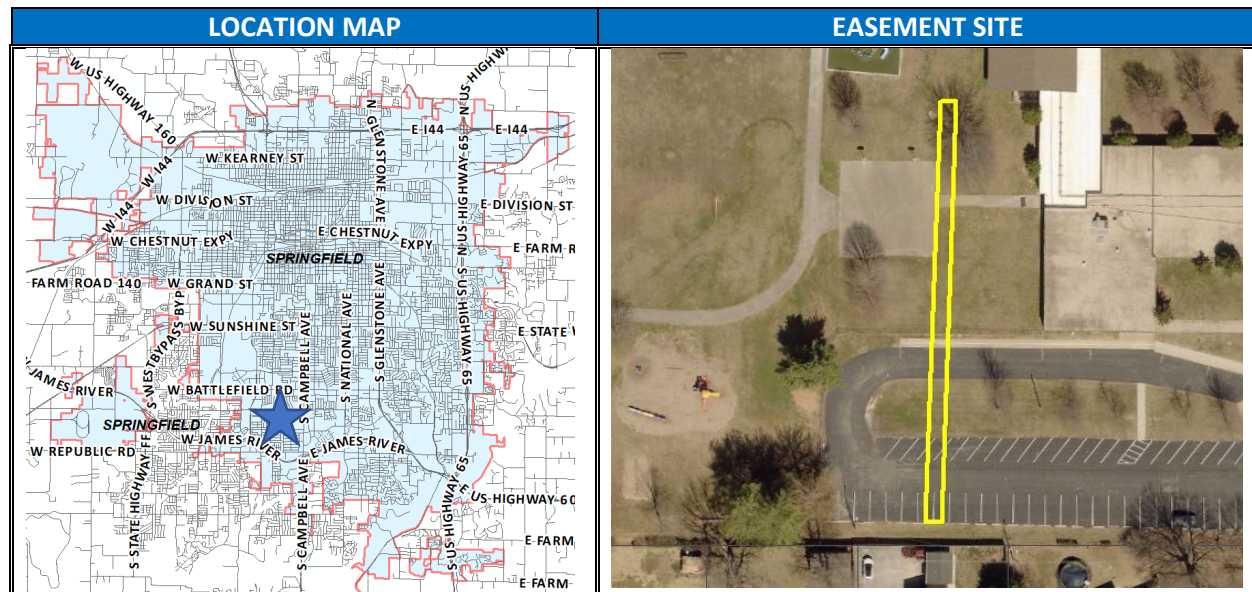
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 937
Location:	3745 South Broadway Avenue
Total Acres:	0.06 acres
Applicant:	School District of Springfield R-12
Existing Land Use:	Elementary school
Planning and Zoning Commission:	June 8, 2023
City Council:	July 10, 2023
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 937. (All commission motions are made in the affirmative.)
Required Vote:	Five (5) voting members to approve or deny.

PROJECT SUMMARY:

The applicant, School District of Springfield R-12, is requesting to relinquish a sanitary sewer easement to facilitate the development of the property at Horace Mann Elementary School. A replacement easement is to be dedicated. The relinquishment of the easement is contingent upon the construction of public improvements.



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.

CONDITIONS:

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

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

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

STAFF RECOMMENDATION:

1. Staff recommends approval with conditions 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).

DEVELOPMENT REVIEW STAFF REPORT

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 dedicating a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is to dedicate a replacement easement through a separate instrument.

LEGAL DESCRIPTION:

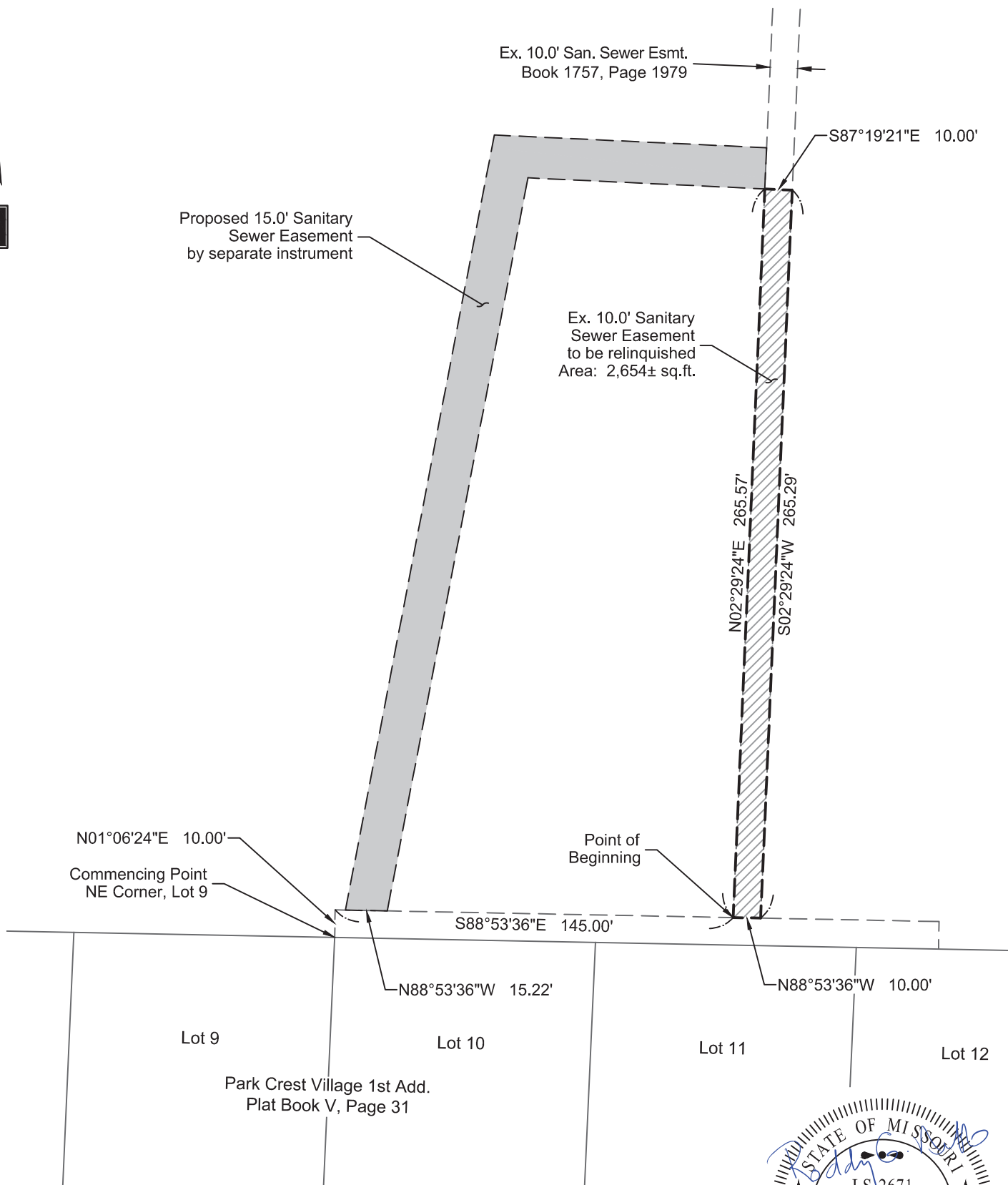
A 10.0' SANITARY SEWER EASEMENT TO BE RELINQUISHED:

All of that part of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section 11, Township 28 North, Range 22 West, in the City of Springfield, Greene County, Missouri, being a part of a sanitary sewer easement recorded in the Greene County Recorder's Office in Book 1757 at Page 1979, and being more particularly described as follows:

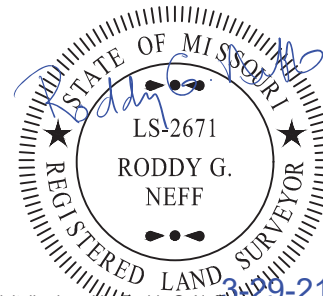
COMMENCING at the Northeast corner of Lot 9, of Park Crest Village First Addition, a subdivision recorded in Plat Book V at Page 31; thence N01°06'24"E, along said existing sanitary sewer easement, a distance of 10.00 feet; thence S88°53'36"E, along said existing sanitary sewer easement, a distance of 145.00 feet for a POINT OF BEGINNING; thence N02°29'24"E, along said existing sanitary sewer easement, a distance of 265.57 feet; thence S87°19'21"E, a distance of 10.00 feet; thence S02°29'24"W, along said existing sanitary sewer easement, a distance of 265.29 feet; N88°53'36"W, along said existing sanitary sewer easement, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 2,654 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

DWG: C:\Users\carold\Documents\CAD\project_shortcuts\021-01867 Mann ES\SRV\Sheets\V_ESM_RELQ_02101867.dwg
 DATE: Mar 29, 2021 12:38pm
 USER: carold
 XREFS: V_XBNDY_02101867



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



Digitally signed by Roddy G. Neff
 Date: 2021.03.29 13:53:21-05'00'

PROJECT NO: 021-01867
 DRAWN BY: CDA
 DATE: 03.29.21

SANITARY SEWER
 EASEMENT RELINQUISHMENT
 HORACE MANN ELEMENTARY SCHOOL

olsson

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

EXHIBIT

B

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

JUNE 8, 2023

CITY COUNCIL PUBLIC HEARING:

N/A



CASE: Request to Acquire 541

ACRES: Approximately 1.93

LOCATION: Old Highway 65, north of E Timbercrest Street and S River Road

EXISTING LAND USE: Greenway trail and pedestrian bridge

APPLICANT: City of Springfield by and through the Springfield-Greene County Park Board

STAFF: Bob Hosmer, Planning Manager
417-864-1611

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is Five (5) voting members to approve or deny (5 members are a quorum).

SUMMARY OF REQUEST:

The City, by and through the Springfield-Greene County Park Board, is proposing to acquire all real property rights to the Lake Springfield Steel Bridge on Old Highway 65, including the attendant real property and additional right-of-way on the north and south side of the bridge currently used for greenway trails. The existing bridge, attendant real property and right-of-way will be maintained by the Park Board for greenway trail use. Acquisition of the real property rights of the bridge, attendant real property and right-of-way would preserve the goals of the City's comprehensive plan, ForwardSGF, and Park and Recreation Master Plan.

FINDING FOR STAFF RECOMMENDATION:

1. This application meets the approval standards for an Acquisition of public property.
2. Approval of this request will provide for acquisition of the subject property for public purposes and is not expected to adversely impact the surrounding properties.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Open space	Single-family residential	Open space, greenway trail	Open space, greenway trail

Development Review Staff Report

SURROUNDING ZONING AND LAND USES:



GOOGLE MAPS STREET VIEW:



South End of Bridge (looking north)



North End of Bridge (looking south)



South End of Bridge (looking north)



Greenway Trail North of Bridge (looking north)

Development Review Staff Report

FORWARD SGF PLACETYPES:



City Placetypes

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

PROPERTY HISTORY:

The Missouri Highways and Transportation Commission (MHTC) contacted the City's Public Works Department (PW) after MHTC determined that it no longer needed or wanted the Old MoDOT Lake Springfield Steel Bridge on Old Highway 65, which is owned by MHTC. This bridge was previously used as part of old Hwy 65 before the new interchange was constructed, but has since been dormant as part of MHTC's public highway system. The City has continued to use the bridge, however, as a critical piece of the trail network infrastructure for the Lake Springfield area and as a trailhead access point to the Park Board's Galloway Trail, with long-term plans to develop a more formal trailhead facility at this location. The future use of the bridge as a trail-connector is also expected to increase once the Chadwick Flyer trail is completed. The City also uses the bridge structure to carry and protect City's Environmental Services Department (ES) sanitary sewer line that runs along or under the bridge structure, and AT&T uses the bridge structure for its conduit for fiber lines.

Since this bridge is no longer used as part of the public highway system, MHTC wants to dispose of the bridge and reached out to PW, who subsequently contacted Parks because of the heavy use of the bridge as part of the Park Board's existing trail system. If the City declined interest, MHTC planned to demolish the bridge.

As an administrative board of the City established by City Charter Section 15.16, and per the powers and authority found in Section 15.15, the Park Board has the authority to acquire this bridge from MHTC. Section 15.15 states that Park Board has the power "To acquire real or personal property necessary, advisable, or useful for the purposes of such board by purchase, gift, exchange, or condemnation." In consideration of the heavy usage of the bridge as part of our trail system and for the City's sanitary sewer line at this location, and in noting that trail access for this area is highlighted in both the Forward SGF Comprehensive Plan, as well as our Parks & Recreation Master Plan, City and Park staff have determined that acquiring the bridge is essential for the continued use of the greenway trail connection and the utilities located on the bridge.

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.

Development Review Staff Report



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.

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.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The first goal of the *Parks, Greenways, & Natural Resources* chapter of the *ForwardSGF Comprehensive Plan* identifies the following objective: "Establish a Comprehensive Trail System." Part of this section also identifies closing the gaps in the existing greenway trail system as #4 on the Forward SGF Top 10 list. Acquisition of this property would prevent this section of land from becoming an additional gap in the trail system.

STAFF COMMENTS:

1. Approval of this request is consistent with the *Land Use & Development* chapter of the *ForwardSGF Comprehensive Plan*, which identifies this area as appropriate for the Urban Green Space & Recreation and the Downtown placetypes. The Urban Green Space & Recreation placetype consists of Springfield's most significant natural areas as well as major community parks and recreational facilities. The Downtown placetype serves as the primary activity center of Springfield, containing a wide variety of uses, such as retail, entertainment, office, institutional, multi-family residential, and public gathering spaces. Sports complexes are a primary use of the Urban Green Space & Recreation placetype and a supporting use of the Downtown placetype. The use of a baseball stadium and supporting parking at this location is consistent with these placetypes.
2. The parcel is currently right-of-way that is used as part of the City's greenway trail system. Right-of-way permits greenway trails as a use.
3. The structure on the subject property is not listed on the local historic register.
4. Article XI, Section 11.7.3 of the City Charter requires that proposals to acquire real property and to lease public facilities must be reviewed and approved by the Planning and Zoning Commission to determine whether such proposals conform with the City's Comprehensive plan.
5. The following language from Article XI, Section 11.7.3, of the City Charter sets forth the Planning and Zoning Commission's function regarding the acquisition of property and the process for appeal of such decision:

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

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

Development Review Staff Report



commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership."

6. The Planning & Zoning Commission is providing this recommendation to be forwarded to the City of Springfield, by and through the Springfield-Greene County Park Board.

LAND ACQUISITION POLICY:

Planning and Zoning Commission adopted the following policy statement for land acquisition by public bodies		Applicant's Response
1.	All land acquisitions shall be consistent with the adopted Plans and Policies.	Goal 1 of Chapter 11 of Forward SGF is to "establish a comprehensive trail system". The acquisition of this parcel and the existing bridge will eliminate any future disruptions of the existing greenway trail system in this area.
2.	Proposals for land acquisition and public uses shall consider the effect of the proposed use on the surrounding land uses and shall include measures to mitigate any adverse effects of the proposed use on the surrounding uses.	The parcel (including the existing bridge) is currently used for the greenway trail. The acquisition of the parcel and bridge will allow this use to remain. The Lake Springfield subarea framework recommends building a formalized parking lot on the City-owned land south of the bridge to mitigate illegal parking problems in that area.
3.	If no immediate use is intended for the acquisition and the negotiated contract does not include the previous owner removing the structure, existing sound structures should be retained unless such retention is not economically feasible. The current use should be continued, the structure should be used in a manner consistent with adopted plans until such time as the land will be cleared for the use for which it was acquired, or the structure should be moved to a suitable location.	The current use of the right-of-way and bridge for the existing greenway trail will continue.
4.	At a minimum, the acquiring agency should either attempt to preserve architecturally or historically significant structures in place or make the structures available to the previous owner or public for moving or solicit bids from individuals and firms interested in salvaging those items which have architectural significance. Disposition of the property when conducted by a City agency shall be made pursuant to City ordinances including the City purchasing manual.	The bridge and greenway trail will be preserved.
5.	To the extent possible, the acquiring agency shall make all structures to be removed, regardless of historical or architectural significance, available to the previous owner or public for moving and reuse at another location. Disposition of property when conducted by a City agency shall be made pursuant to City ordinances including the City Purchasing Manual.	The bridge and greenway trail will not be removed.

Development Review Staff Report



LEGAL:

ALL THAT PART OF OLD ROUTE 65 (FORMERLY ROUTE 3) AND THE OLD ROUTE 65 OUTER ROAD LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 21 WEST, GREENE COUNTY, MISSOURI, LYING ON BOTH SIDES OF THE HEREINAFTER DESCRIBED CENTERLINE TO WIT:

BEGINNING AT A POINT 30.00 FEET RIGHT OF OLD ROUTE 65-OR CENTERLINE STATION 253+30.00; THENCE N 30°07'03" W, A DISTANCE OF 968.22 FEET TO A POINT 30.00 FEET RIGHT OF OLD ROUTE 65-OR CENTERLINE EQUATION STATION 243+61.70 AHEAD EQUALS 209+69.10 BACK; THENCE N 49°24'31" W, A DISTANCE OF 168.64 FEET TO A POINT 60.00 FEET RIGHT OF OLD ROUTE 65-OR CENTERLINE STATION 211+50.00; THENCE N 55°52'42" W, A DISTANCE OF 66.96 FEET TO A POINT 64.46 FEET RIGHT OF OLD ROUTE 65-OR CENTERLINE STATION 212+02.31; THENCE S 30°07'03" E, A DISTANCE OF 1228.52 FEET TO A POINT 30.00 FEET LEFT OF OLD ROUTE 65-OR CENTERLINE STATION 253+30.00; THENCE S 59°52'57" W, A DISTANCE OF 60.00 FEET TO A THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.93 ACRES MORE OR LESS.

OLD ROUTE 65-OR CENTERLINE

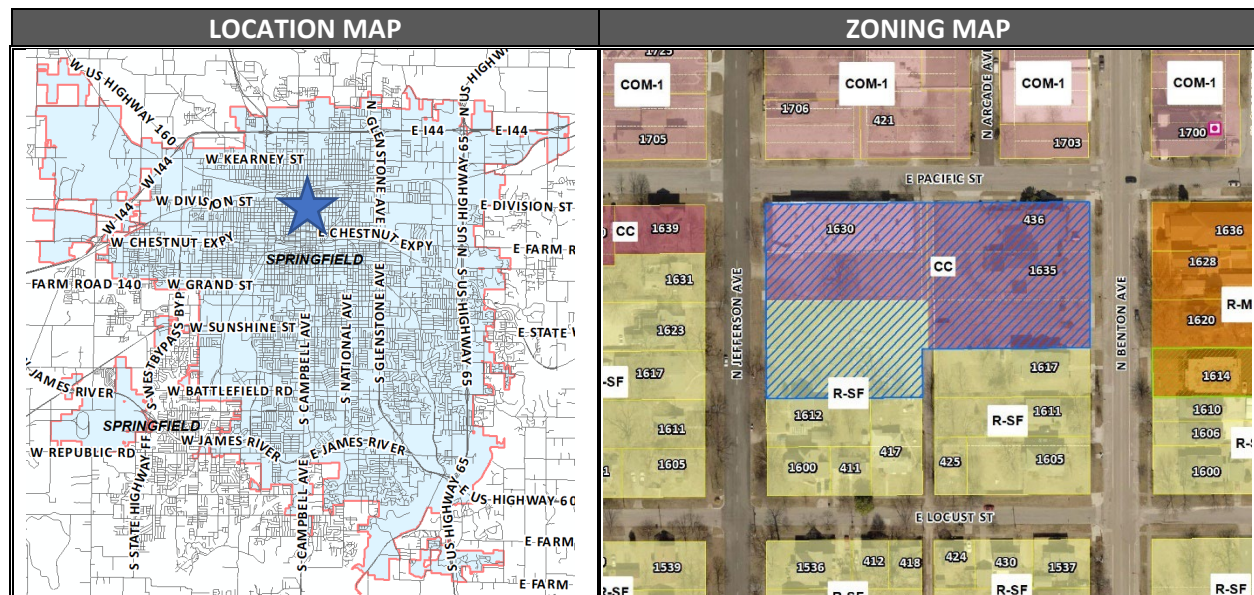
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 21 WEST AS DESCRIBED IN CERTIFIED CORNER DOCUMENT #600-82622 THENCE ALONG ON A MISSOURI CENTRAL ZONE GRID BEARING N 39°53'31" W, A DISTANCE OF 1410.33 FEET TO THE POINT OF BEGINNING OF THE OLD ROUTE 65-OR CENTERLINE AT STATION 212+25.00; THENCE ALONG SAID CENTERLINE ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 573.69, (CHORD BEARS S 43°02'07" E, 253.78 FEET) FOR AN ARC DISTANCE OF 255.90 FEET TO OLD ROUTE 65-OR CENTERLINE PT EQUATION STATION 209+69.10 BACK EQUALS 243.61.70 AHEAD; THENCE CONTINUING ALONG SAID CENTERLINE S 30°07'03" E, A DISTANCE OF 968.30 FEET TO THE POINT OF TERMINATION AT OLD ROUTE 65 CENTERLINE STATION 253+30.00, SAID POINT BEING N 76°28'55" W, A DISTANCE OF 252.43 FEET FROM SAID SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 21 WEST.

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:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE MAPS STREET VIEW:



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As viewed from the northeast corner of
the site on E. Pacific Street



As viewed from the southeast corner of
the site on N. Benton Avenue

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).

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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.
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.

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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 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.

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	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 be 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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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*.

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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:

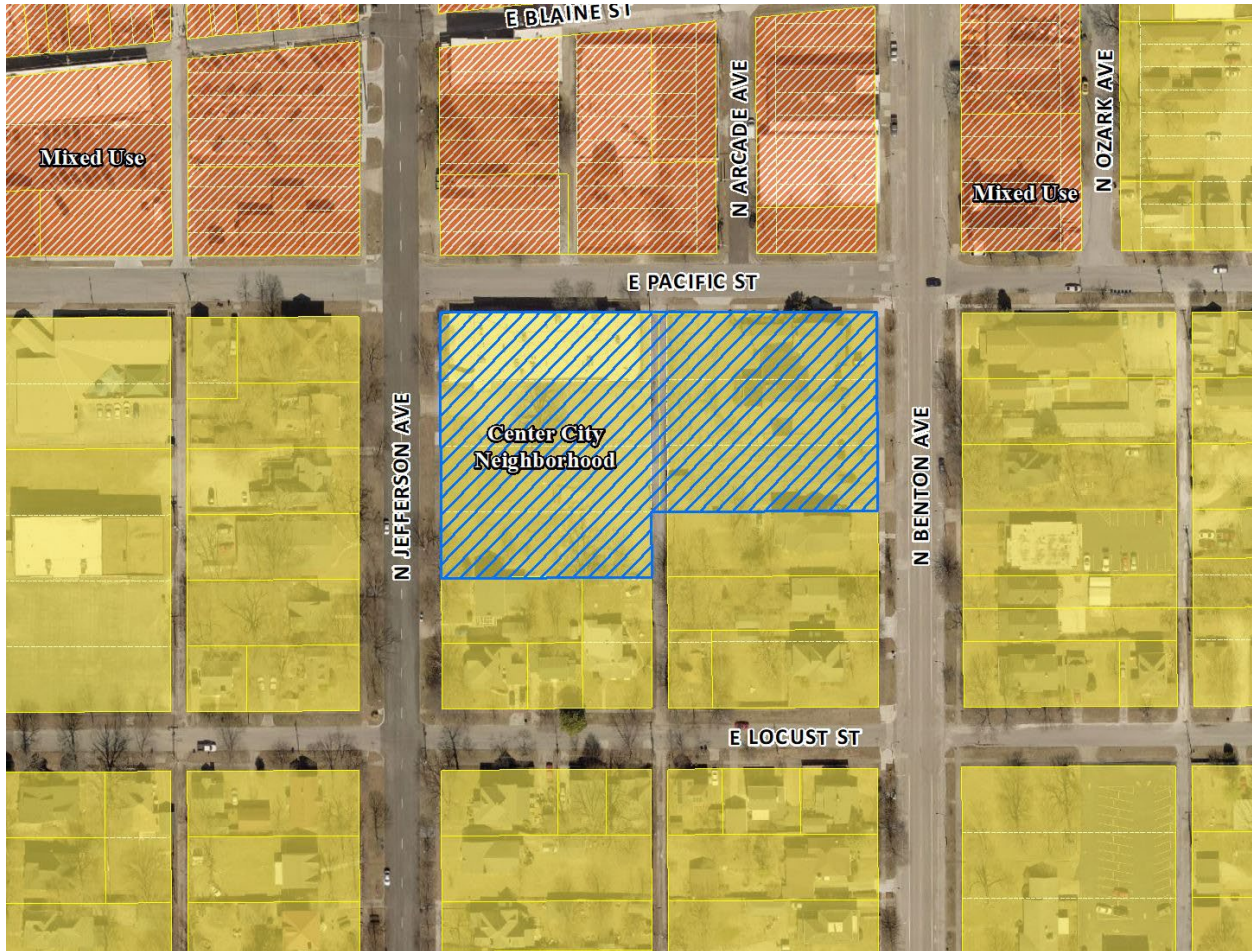
1. Protect and improve the single-family character of the neighborhood.
2. Manage the expansion of institutional uses without negatively affecting the future of the residential portions of the neighborhood.
3. Review the City Code and provide a system of code enforcement for chronic issues.
4. Maintain a safe environment for residents of the Mid-Town neighborhood.
5. Encourage the preservation of architecturally significant structures and design features.
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.

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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*.

FUTURE PLACETYPE MAP:

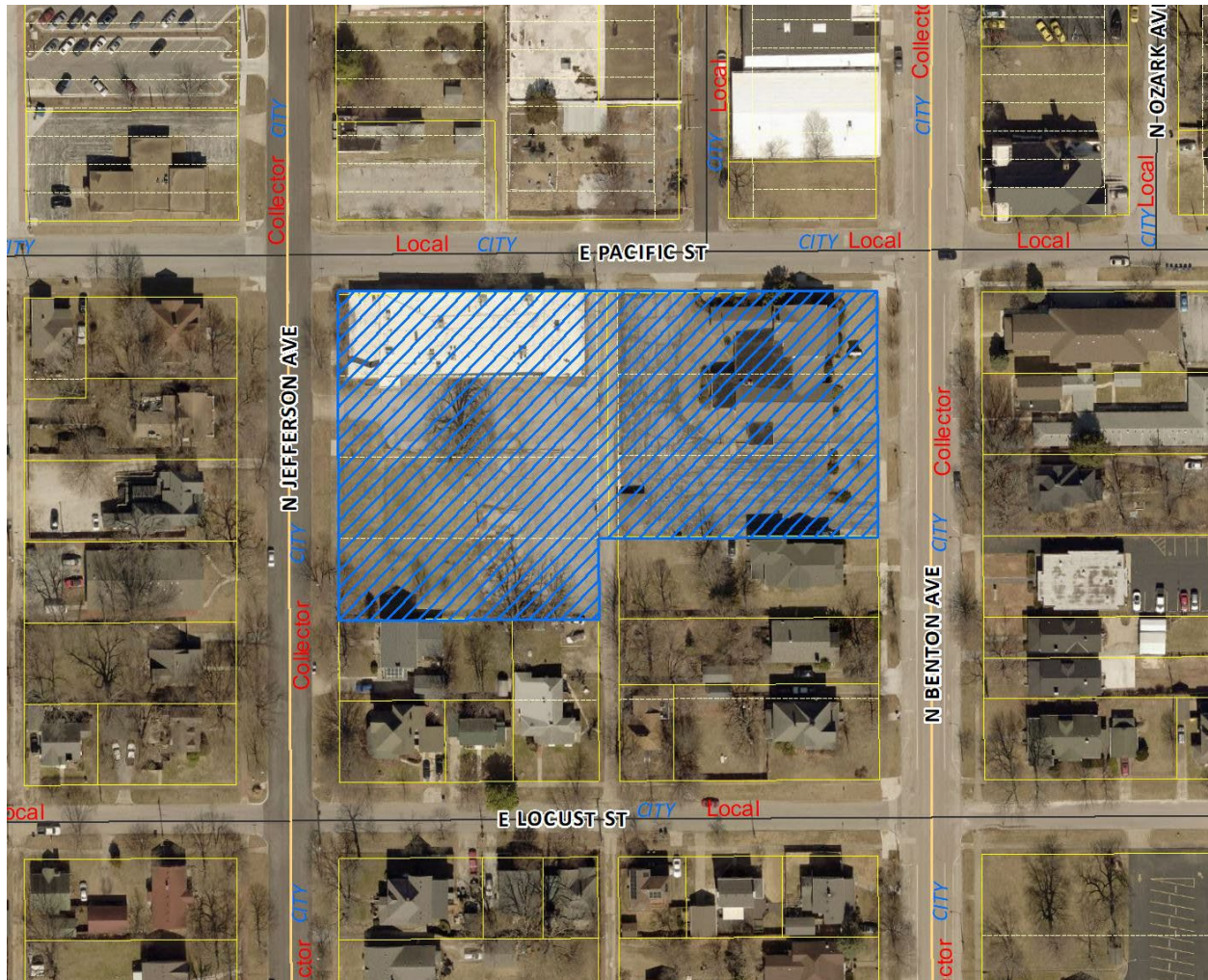


PLACETYPES	LAND USES														
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Vocational Schools	Universities, Colleges & Places of Worship	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. Following staff's presentation, input from the development team, and comments from the public at the public hearing held on May 11, 2023, the Planning & Zoning Commission's vote resulted in a 4-4 split, requiring that the project be postponed to the following agenda occurring on June 8, 2023. The Planning & Zoning Commission encouraged the developer to again meet with the Mid-Town neighborhood to discuss further revisions to the project's aesthetics and its scope. As a result of conversations between the development team and neighborhood organizers, the development team has provided an updated set of renderings reflecting the intended product to be constructed should the Planned Development be approved, contained in Exhibit 2.
3. Aside from the change in appearance, the only other aspect of the proposal altered has been the dog park, which the developer has opted to switch for a 900 square foot tot lot to be used as a picnic area, including at least one picnic table and communal barbeque grill/pit.

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4. 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.
5. 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 tot lot (to the east of Building F, see Exhibit 2) in order to meet this criterion.
6. 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.
7. The project area is contained within the *Comprehensive Plan's* Center City Neighborhood Placetype, which promotes higher-density residential development within these traditionally

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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 adjacent 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*.

8. 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.
9. 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.
10. 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.
11. 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.

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12. 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.
13. 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 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.
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 Planned Development No. 386, per Exhibit 1.
15. 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.

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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*.

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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 oriented horizontally and provided in solid colors with a 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

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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. *Tot lot.* Per Exhibit 2, Site Plan, a fenced tot lot shall be provided internal to the development for use by the development's residents. The tot lot must be a minimum of 900 square feet in area and must contain at least one picnic table and one communal barbeque grill/pit.
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

DEVELOPMENT REVIEW STAFF REPORT

shrubs to be evenly distributed throughout the entirety of the bufferyard area as depicted in Exhibit 2, Landscape Plan.

- 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.

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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.

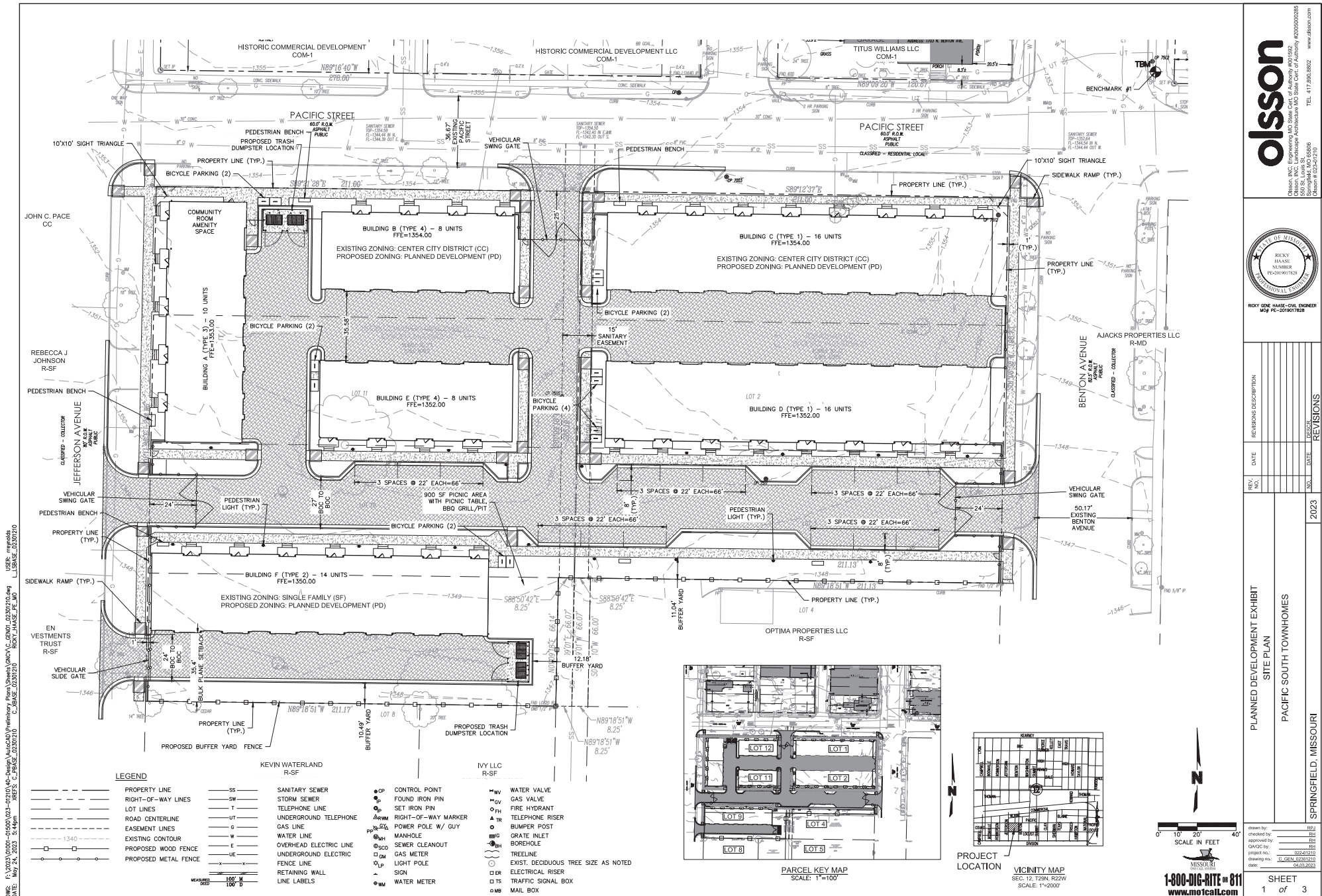
DEVELOPMENT REVIEW STAFF REPORT

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 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

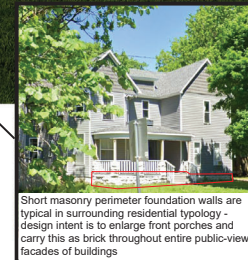
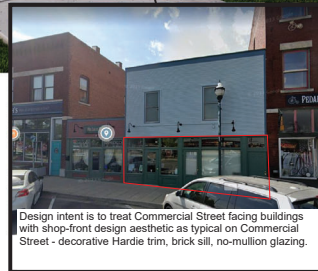
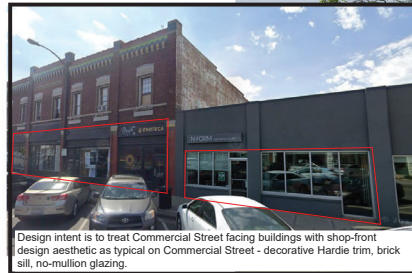
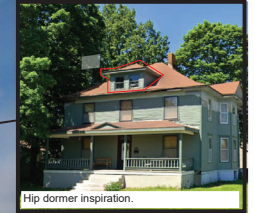




EXISTING SITE TREE REMOVAL TABLE	
SIZE	NUMBER REMOVED
4"	1
6"	6
8"	2
50"	1
TREE CANOPY (NO CALIPER SURVEY TREES)	1,220 SF (ABOUT 2 TREES)
12 EXISTING TREES ONSITE	
11 EXISTING TREES <6" REMOVED*	
12 EXISTING TREES REMOVED	
0 EXISTING TREES REMAIN	

PLANNED DEVELOPMENT
LANDSCAPE PICTURE
PACIFIC SOUTH TOWN
SPRINGFIELD, MISSOURI

Drawn by: _____ RPJ
 Checked by: _____ RH
 Approved by: _____ RH
 QC by: _____ RH
 Project no.: _____ 022-01210
 Drawing no.: C GEN 02101210
 Date: _____ 04.03.2023



BUXTON KUBIK DODD
DESIGN COLLECTIVE
CORPORATE © BY BUXTON KUBIK DODD, INC. 2023





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	34-723-9779
BRIAN MATSON	1510 N. Washington Ave	573-239-3125
Er Ray Smith	1609 N. Summit Ave.	417 869 3646

ATTACHMENT 2
PUBLIC COMMENT

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

From: [Phyllis Holzenberg](#)
To: Zoning@springfieldmo.gov
Subject: Planned Development by Titus Williams (1630 N. Jefferson/1635 N. Benton)
Date: Thursday, June 1, 2023 1:50:29 PM

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

To whom it may concern: this is the second time that Mr. Williams has come to the Midtown Neighborhood with a proposal to build over 70 townhomes about a block from where I live. The first time, the discussions lasted for several weeks, and, in the end, nothing happened. A plan was settled on, but Mr. Williams suddenly lost almost 2 million dollars in cryptocurrency and he and his company disappeared. We were all left wondering. Where did he and his company go? What happened?

I'm guessing that Planning and Zoning will approved this plan but while the neighborhood might not be able to completely stop this, there are some things we would like to see happen: 1.) a reduction of about %20 of the townhomes down to about 50; 2.) a more aesthetically pleasing look that will complement the existing brick buildings on or near Commercial Street; 3.) the residents of Jefferson (a narrow one way street) would like to not have an entry/exit to this development on our street. Pacific and Benton would be better streets to handle this kind of traffic. Also, we do not want the parking overflow to take over Jefferson between Commercial and Division Streets. Many of the older homes on Jefferson don't have the capacity in their driveways or garages (if they do have garages, some do not) for parking and must park on the street.

I really don't have much faith in Mr. Williams or his team. He has purchased a huge number of Commercial Street properties and in many surrounding areas near Midtown, and has done NOTHING to them except let them slowly fall down. The Midtown Neighborhood has nothing to judge him by. Why doesn't he rebuild/rehab the Missouri Hotel and some of the Kitchen buildings he owns and then we can see what he can do. He should be taking care of the properties he already owns, not trying to build something new.

Thank you,

Phyllis Holzenberg
1605 N. Jefferson
Springfield MO 65803

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

DATE: June 1, 2023

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Conditional Use Permit Amendments

This case is postponed to the next Planning and Zoning Commission meeting on July 13, 2023.

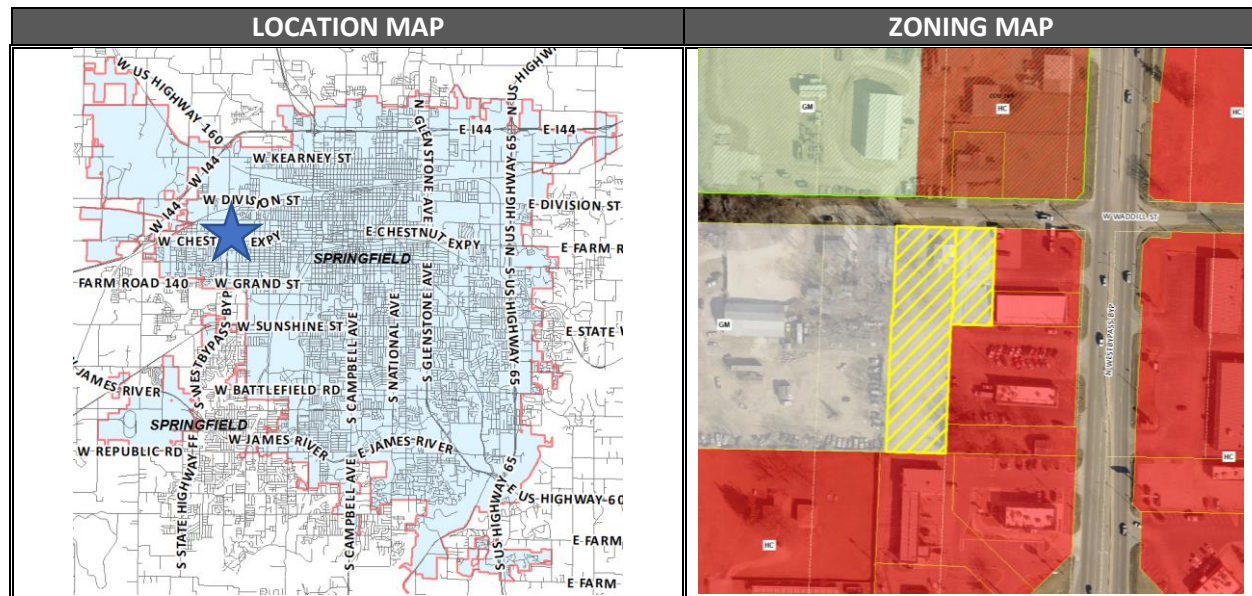
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-2-2023
Location:	3518, 3526 & 3532 West Waddill Street
Total Acres:	1.1 acres
Applicant:	Wilson Trust
Existing Land Use:	Single-family home, undeveloped land
Neighborhood Meeting:	January 19, 2023
Planning and Zoning Commission:	June 8, 2023
City Council:	July 10, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-2-2023 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

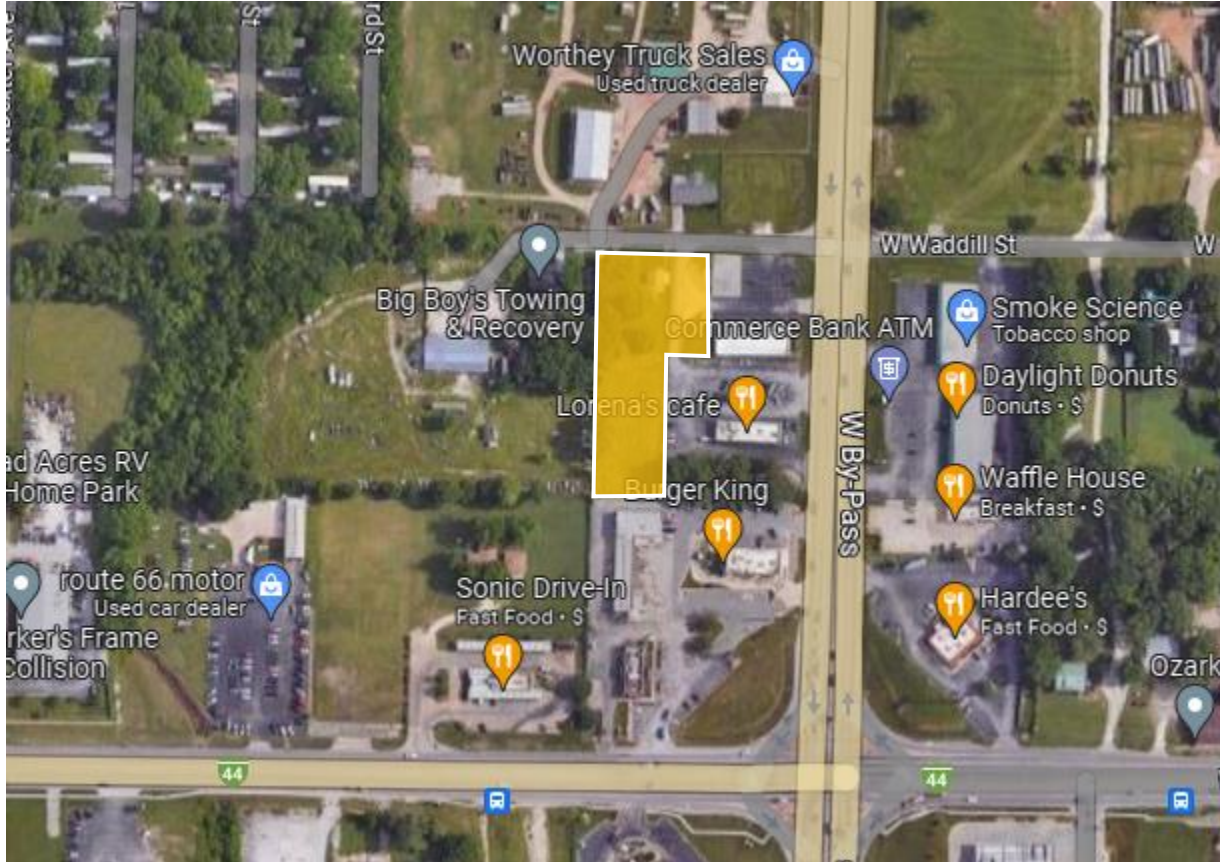
PROJECT SUMMARY:

Request to rezone approximately 1.1 acres of property generally located at 3518, 3526 & 3532 West Waddill Street from GM, General Manufacturing to HC, Highway Commercial.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



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PROPERTY HISTORY:

The subject property has been zoned GM since the city-wide remapping in 1995.

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 HC
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.

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	(f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Maximum Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.
Minimum Open Space	Not less than 20 percent
Buffering and Landscaping	A landscape 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.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

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			●	●	○									

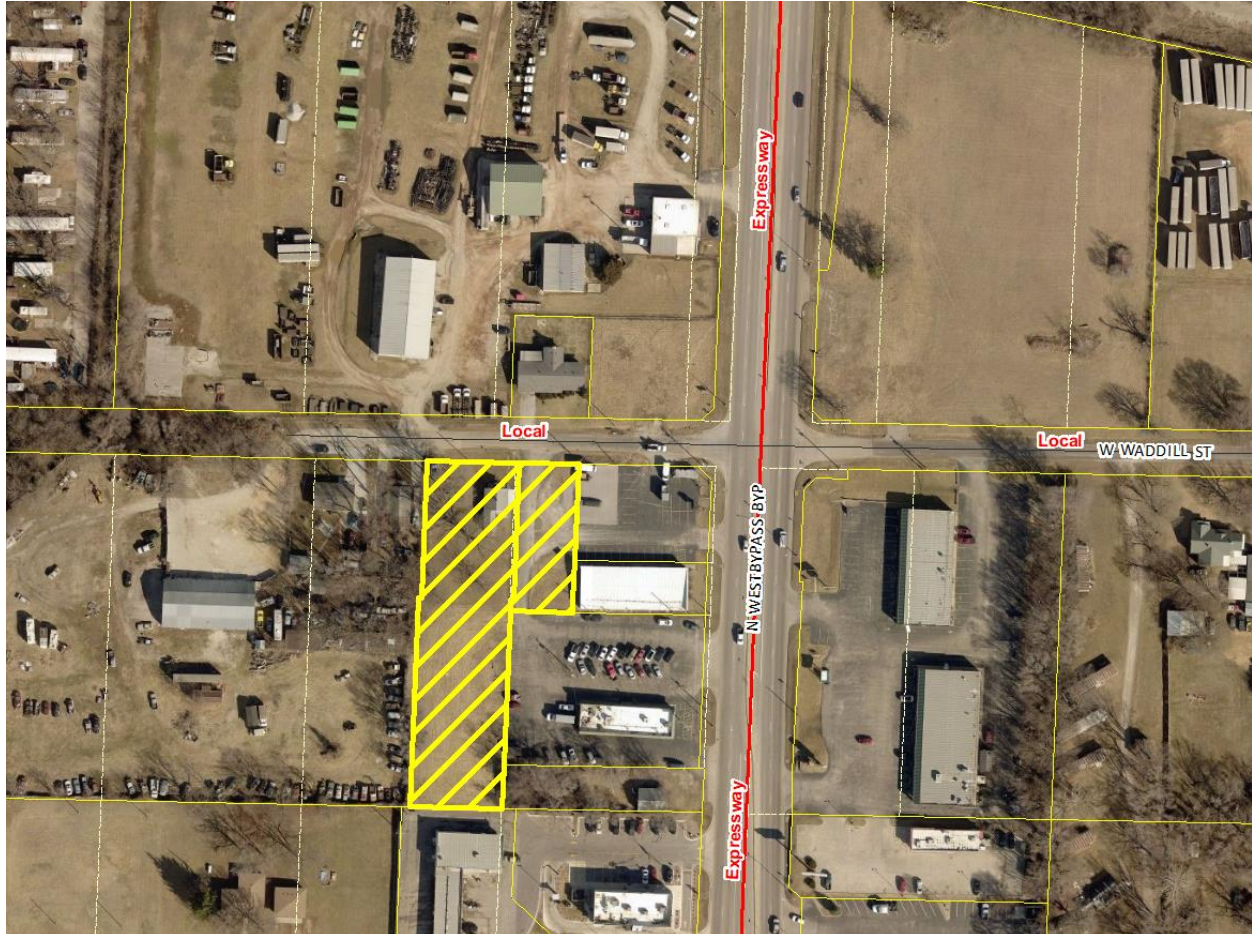
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	HC COD 149, GM	HC	HC	GM
LAND USE	Truck sales and storage yard	Commercial car wash	Commercial, retail uses and restaurant	Commercial warehouse and storage yard
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed planned development.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning. Each parcel has access to public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Waddill Street	Local	City	30	25	NA	Yes	Yes	No
			Daily	AM	PM				
Trips Generated (Existing Zoning)			63	10	10				
Trips Generated (Proposed Zoning)			720	16	67				
Additional Trips Generated			657	6	57				

ACCESS - There are currently two driveway access points onto the property from W. Waddill Street. All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are no bus stops along W. Waddill Street near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

DEVELOPMENT REVIEW STAFF REPORT

3518-3532 W Waddill St is a 1.1-acre lot that is primarily open space area. The Site drains from East to West and onto the west adjacent lot. No existing detention or water quality Stormwater Control Measures are present. The property is in the **Upper 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 or other Karst feature at this location. The property **does not have a stream buffer on site.**

A fee in lieu of on-site stormwater detention **will not be allowed and detention is required.**

PW Stormwater has no concerns for the proposed rezoning from GM to HC. 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 AND DISCHARGE REQUIREMENTS

1. Detention is required for any future development on site. The site drains onto adjacent property and ultimately to the Upper Wilsons Creek stream further west. Any discharge needs to reach sheet flow before entering an adjacent property or discharge to public right-of-way.

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.
2. 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.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

1. No Stream or Stream Buffer is on site.

DEVELOPMENT REVIEW STAFF REPORT

2. A Category A-Large Stream is present on the west adjacent lot.

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

1. 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.
 - a. As-builts of the detention and water quality improvements are required. we would like the following as-built notes on the plans:

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.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1.1 acres of property generally located at 3518, 3526 & 3532 West Waddill Street from GM, General Manufacturing to HC, Highway Commercial and establishing Conditional Overlay District No. 224. The applicant intends to sell the property for future commercial development opportunities.
2. 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.
3. The subject property is located along Waddill Street, which is classified as a local street. West Bypass is classified as an Expressway. The subject property is within a quarter mile of a major intersection of West Bypass and Chestnut Expressway.

DEVELOPMENT REVIEW STAFF REPORT

4. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
5. The range of uses in the proposed HC district are compatible with the uses permitted on other property in the immediate vicinity. The properties to the east and south are zoned HC. Further, this application could allow further expansion and redevelopment of the commercially zoned property within this area. The subject property is within proximity of the Chestnut and West Bypass intersection.
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.
7. The impact of the proposed 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.
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 based on the proposal's general conformance to the Comprehensive Plan's City Corridor and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

1. Recommend against the proposed change in the zoning district classification,
2. Recommend a change in the zoning district classification, or
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.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GM to HC
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Thursday, January 19, 2023 from 4:00 pm -6:30 pm
3. Meeting Location: 535 N West Bypass, Suite A Springfield, MO 65802
4. Number of invitations that were sent: 47
5. How the mailing list was generated: City of Springfield 500' and 185' lists
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:

None

I, _____ (print name), attest that the neighborhood meeting was held on _____ (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

Printed name of person completing affidavit

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

DATE: June 1, 2023

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Zoning Case Z-8-2023 COD #228

This case is postponed to the Planning and Zoning Commission meeting on July 13, 2023.

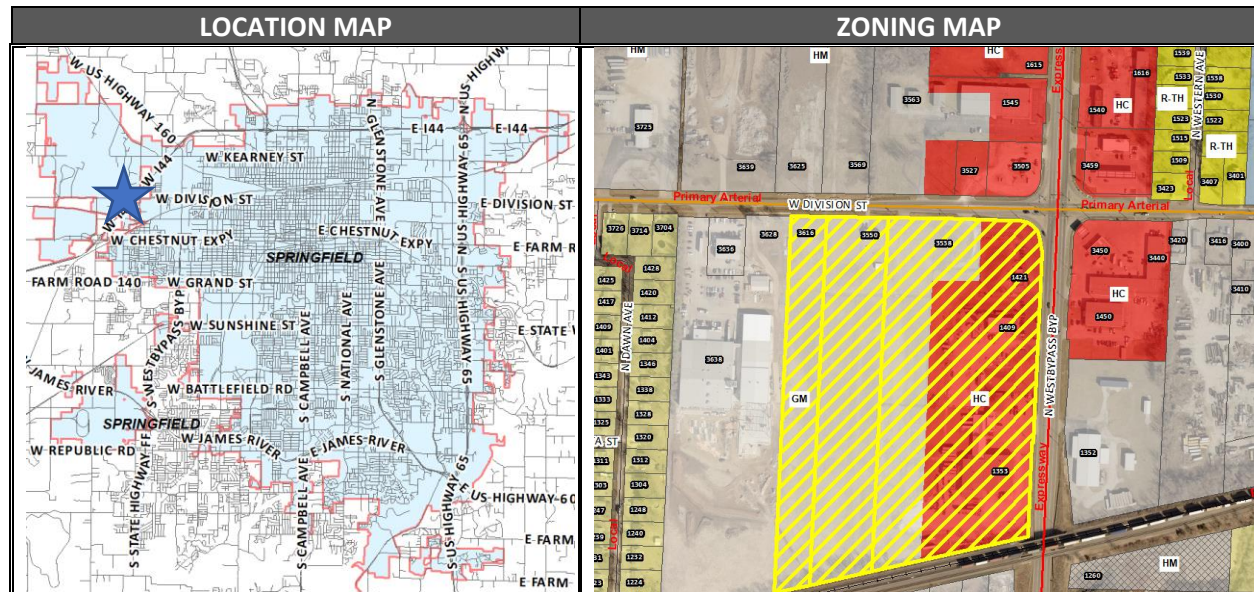
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-14-2023 w/ COD No. 230
Location:	1353, 1409, 1421 North West Bypass & 3538, 3550, 3616 West Division Street
Total Acres:	25.92 acres
Applicant:	Demore Interprises Inc. & James Demore
Existing Land Use:	Manufacturing, Engine repair and undeveloped land
Neighborhood Meeting:	April 26, 2023
Planning and Zoning Commission:	June 8, 2023
City Council:	July 10, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-14-2023 w/ COD No. 230 as set forth in Attachment 1 to the staff report. (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

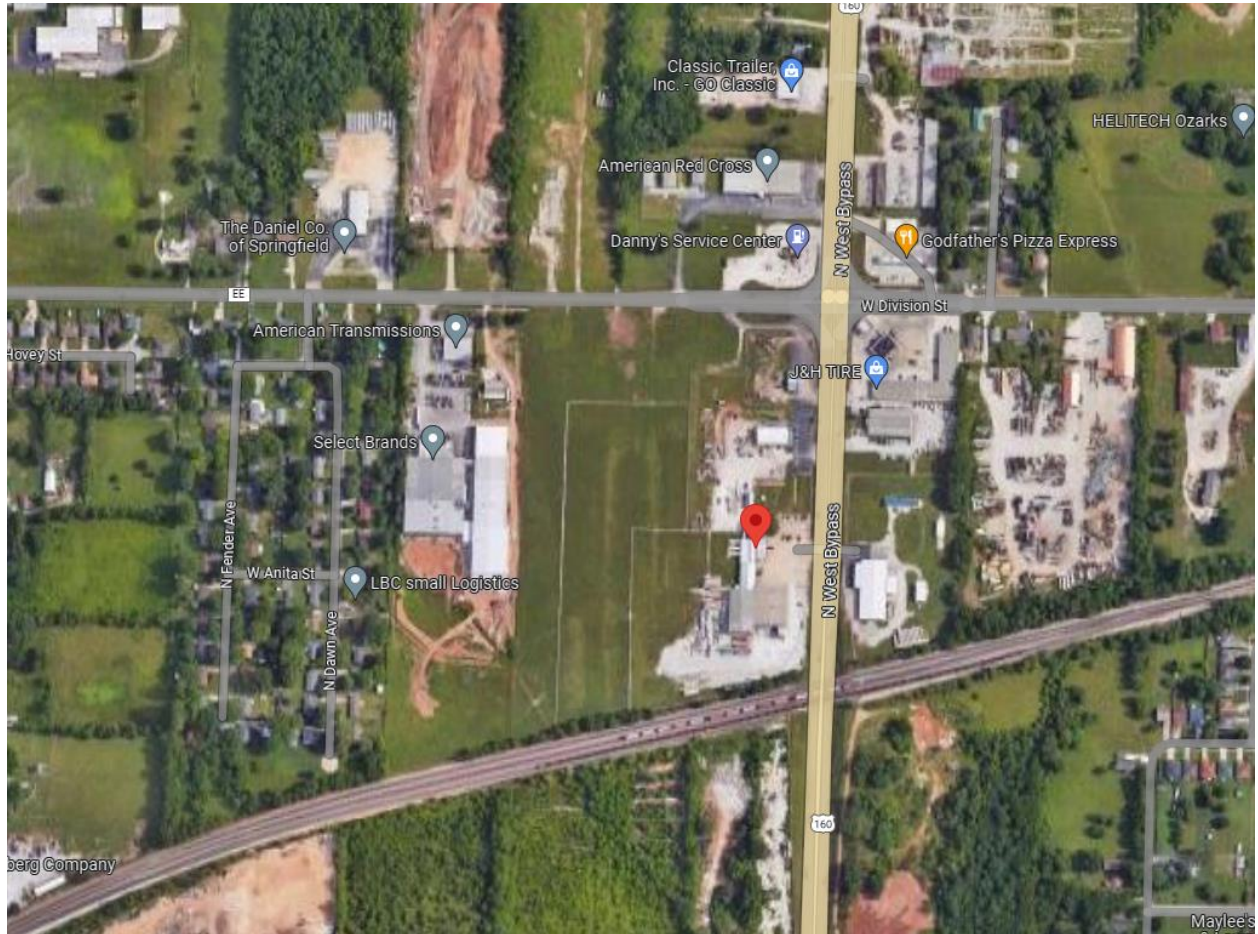
PROJECT SUMMARY:

Request to rezone approximately 25.92 acres of property generally located at 1353, 1409, 1421 North West Bypass & 3538, 3550, 3616 West Division Street from HC, Highway Commercial and GM, General Manufacturing to HM, Heavy Manufacturing.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned to HC and GM district in the city-wide remapping in 1995.

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 HM
Use Limitations	(a) 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 conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space. (b) No junk, scrap, salvage, or automobile wrecking yard shall be located within 500 feet of any residential district. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

DEVELOPMENT REVIEW STAFF REPORT

Maximum Height	None
Minimum Open Space	(a) Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios. 1. Minimum open space: Not less than 15 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). 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. 2. Maximum impervious surface: The combined area occupied by all main and accessory buildings or structures, parking storage, loading and other paved areas shall not exceed 85 percent of the total lot area unless modified in accordance with subsection 36-482(15). (b) All other uses. 1. Minimum open space: None. 2. Maximum impervious surface: None.
Buffering and Landscaping	A landscape plan, meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, has been approved.

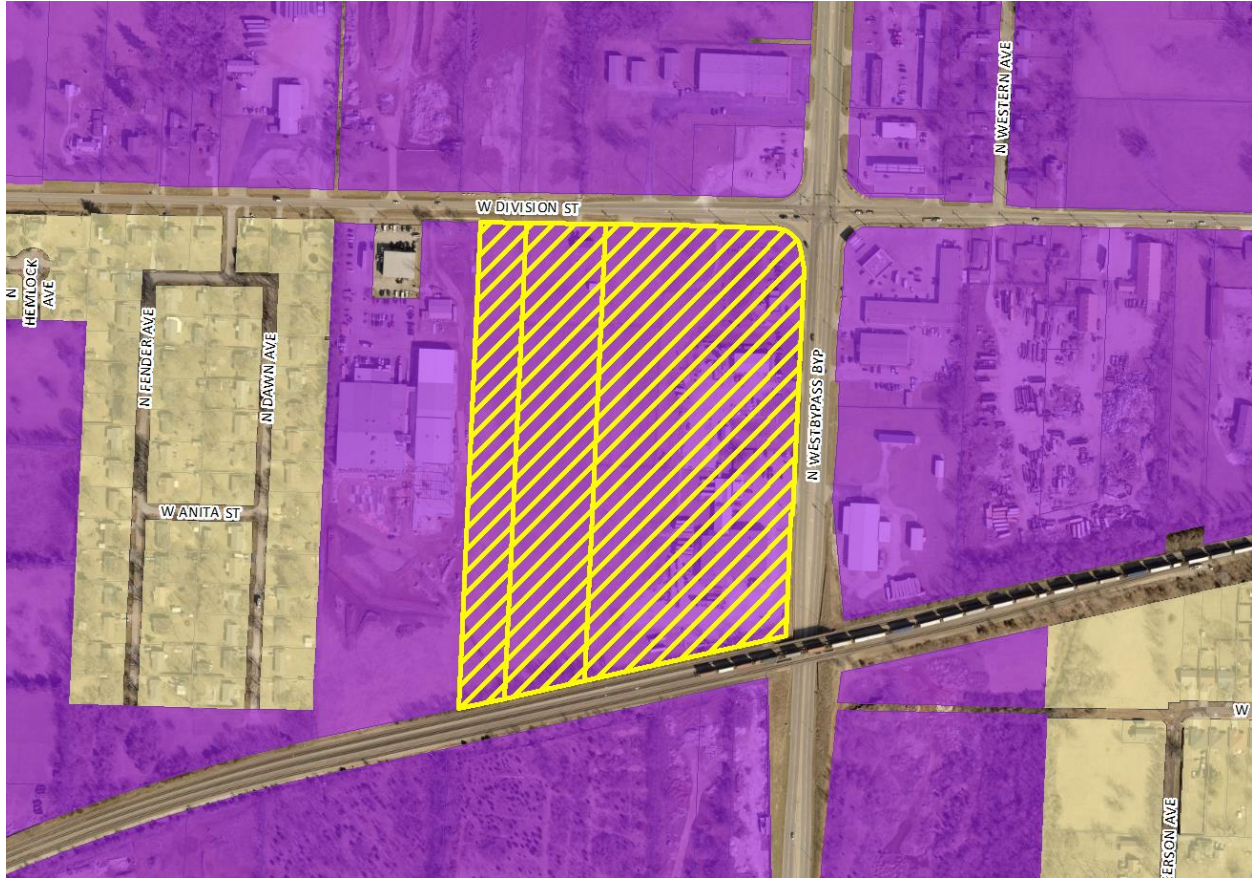
COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Industry & Logistics placetype. This 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.

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	Government, Colleges & Vocational Schools	Personal Services, Healthcare & Institutional Facilities	Light Industry	Warehouse & Distribution Facilities
Residential Neighborhood	●	○	◇	○	◇	◇	○							
Mixed Residential	●	●	○	◇	◇	◇	○							
Downtown		●	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor		○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center		○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation		●	●	○										

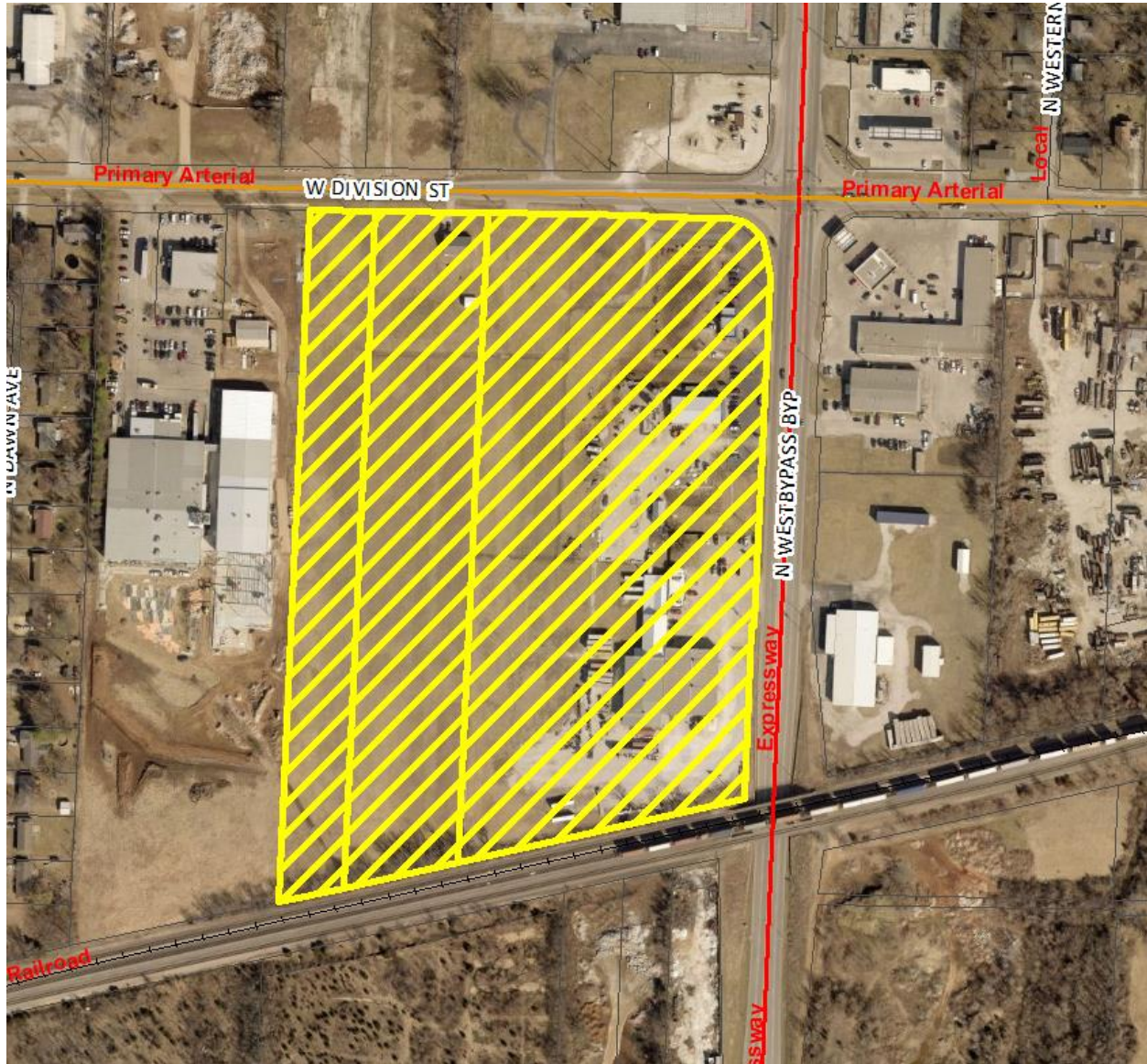
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HC, HM	GM	HC, HM	GM
LAND USE	Car repair, undeveloped land	Industrial uses, undeveloped land	Gas station, commercial uses, warehouse	Manufacturing and assembly
PLACETYPES	Industry & Logistics	Industry & Logistics	Industry & Logistics	Industry & Logistics

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed planned development.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning. Each property has access to public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

MISSOURI DEPARTMENT OF TRANSPORTATION:

No issues with rezoning. Access to Division and West Bypass subject to approval by MoDOT as development occurs.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Division Street	Primary Arterial	MoDOT	50	40	7,056	No	Yes	No
Street 2	N. West Bypass	Expressway	MoDOT	65	50	21,745	No	No	No
			Daily	AM	PM				
Trips Generated (Existing Zoning)			1,633	259	259				
Trips Generated (Proposed Zoning)			1,011	181	207				
Additional Trips Generated			-622	-78	-52				

ACCESS - There are currently four driveway access points onto the property from W. Division Street and three driveway access points onto the property from N. West Bypass Avenue. All new or modified driveway approaches shall comply with current MoDOT and City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There is one bus stop along W. Division Street near the property.

DEVELOPMENT REVIEW STAFF REPORT

IMPROVEMENTS - No improvements are required for this development. A traffic study is not required for this development.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

3616-3538 W Division to 1353-1421 N West By-Pass combined sites are 25 acres that is approximately 20% existing impervious area. The combined sites drain from NE to the SW and into the drainage channel along the railroad at the southern property lines. No existing detention or water quality Stormwater Control Measures are present. The property is in the **Upper Willsons 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 or other Karst feature at this location. The property **does not have a stream buffer on site**.

A fee in lieu of on-site stormwater detention **will not be allowed and detention is required**.

PW Stormwater has no concerns for the proposed rezoning to HM. The submitted application does not have a site plan. 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 AND 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. The only exception to building detention is a Fee in Lieu of detention application per the City of Springfield Code and the manual dependent on approvable by the Director of Public Works.

a. Detention is required for future developments on the combined sites and no fee in lieu of detention applications will be approved. The downstream Stormwater infrastructure will not support increase in peak flowrates.

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 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.

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.

DEVELOPMENT REVIEW STAFF REPORT

- a. Water Quality SCMs is required for future developments on the combined sites.
2. 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.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

1. 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.

a. As-builts of the detention and water quality improvements are required. we would like the following as-built notes on the plans:

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.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 25.92 acres of property generally located at 1353, 1409, 1421 North West Bypass & 3538, 3550, 3616 West Division Street from HC, Highway Commercial and GM, General Manufacturing to HM, Heavy Manufacturing.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Industry & Logistics placetype. This 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. The HM district is consistent with the other properties in this area. The range of uses in the proposed HM district are compatible with the uses permitted on other properties to the north and east.

DEVELOPMENT REVIEW STAFF REPORT

4. The proposed COD prohibits several permitted intense uses and conditional uses to mitigate potential adverse effects from these uses. Also, all uses are required to have 15 percent of open space.
5. The COD requirements that metal shall not be used more than fifty percent (50%) of the exterior wall façades of buildings with frontage along Division Street and West Bypass Expressway. The perimeter landscaping will be enhanced to provide one canopy tree, three understory, ornamental, or evergreen tree and six shrubs per 100 linear feet of street frontage. These requirements are consistent with the goals stated in *SGF Forward* on page 91, 2.4 “Enhance the character of industrial districts.”
6. The subject property is located along West Bypass and Division Street, classified as an Expressway and Primary Arterial, respectively.
7. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities’ extension policy, though new easements may be necessary to accommodate this development.
8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
9. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic, or reduce traffic safety in the vicinity. Traffic Engineering’s comments reflect that a decrease in traffic trips is expected with the HM zoning from the existing zoning.
10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

1. Recommend against the proposed change in the zoning district classification
2. Recommend a change in the zoning district classification.

DEVELOPMENT REVIEW STAFF REPORT

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. 230**

The requirements of Section 36-433, Heavy Manufacturing district of the Land Development Code shall be modified as set forth herein for development within this district:

1. The following uses shall be prohibited:
 - a. Junk yards and automobile wrecking yards
 - b. Scrap and salvage yards
 - c. Wood preserving operations using formulations of Chrome-Copper-Arsenate (CCA), pentachlorophenol (PENTA), creosote, and related chemicals.
2. The following conditional uses shall be prohibited:
 - a. Collection and transfer facilities for hazardous wastes, solid wastes that contain hazardous substances from off-site sources and radioactive substances.
 - b. Permanent storage or disposal of hazardous substances
 - c. Processing, reprocessing and storage of PCB containing oils.
 - d. Quarries and mining operations
3. Design requirements:
 - a. No buildings shall have more than fifty percent (50%) metal on any exterior wall façade facing Division Street or West Bypass Expressway. This requirement does not apply to existing buildings at the time of ordinance passage.
4. Perimeter landscaping:
 - a. The plantings within the perimeter landscape area shall consist of at least one canopy tree; three understory, ornamental, or evergreen trees; and six shrubs per 100 linear feet of street frontage.
5. Open space requirements:
 - a. For all uses:
 - i. Minimum open space: Not less than 15 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). 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.
 - ii. Maximum impervious surface: The combined area occupied by all main and accessory buildings or structures, parking storage, loading and other paved areas shall not exceed 85 percent of the total lot area unless modified in accordance with subsection 36-482(15).

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GM/HC and Residential to Heavy Manufacturing
(existing zoning) (proposed zoning)
2. Meeting Date & Time: May 15, 2023 from 4 p.m. to 6 p.m.
3. Meeting Location: 1352 NW Bypass but Moved to 1423 N.W. Bypass
4. Number of invitations that were sent: 74
5. How the mailing list was generated: Through City Planning Department
6. Number of neighbors in attendance (attach a sign-in sheet): 6
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).

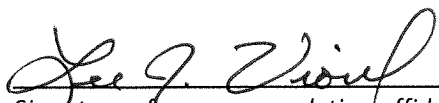
The neighbors raised issues as to property values, noise and sound issues, presence of hazardous materials, traffic and danger to playing children because of traffic.

Owners responded that noise is generated from existing manufacturing of Select Brands which abuts the residential neighborhood. Activity of Owner/Developer will not increase noise or traffic. Surrounding areas already zoned for manufacturing and heavy manufacturing across the street. Developer will not impact traffic on Division Street. No plans by Owner/Developer to allow for the lease by a tenant that has hazardous materials and any lease would contain contractual provisions barring such materials.

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

Now written comments have been received.

I, Lee J. Viorel (print name), attest that the neighborhood meeting was held on 5/15/2023 (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

Lee J. Viorel
Printed name of person completing affidavit

RE: ZONING – Z-14-2023

[illegible]

Sparlin, Michael

From: John Weidner <jweidner@select-brands.net>
Sent: Wednesday, June 7, 2023 12:52 PM
To: Sparlin, Michael
Cc: Matt Scott; Christina Worth; Jerry Taylor | Director of Quality & Food Safety; John Weidner
Subject: Z-14-2023 w / COD 230

Importance: High

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

Michael,

My family owns two properties next to the proposed rezoning site. Select brands, LLC and Select Properties, LLC prepare food items. This requires a consistent supply of quality water as an ingredient, for cleaning and creating Steam for cooking. I **do not** have any Protest Issues but am seeking clarification on a potential water pressure issue. We have added 4 building additions since 2015 and we are in the final stages of design to add another 20,000 sq foot addition to this food processing plant.

We have moved from 34 employees to over 120 workers in that same time frame. My concerns reside around water pressure on the west side of Springfield. From time to time, we see our water pressure dropping lower. We know that when there is a house fire on the west side, our Sprinkler alarms pressure sensor goes off. Last fall, thru George Hays fire company and the Fire Marshal, they reduced the pressure setting to a lower point so it did not go off when an event occurred. I suppose only a few people even know that this is an issue.

Our insurance carrier also voiced concern that lower sprinkler water pressure setting is not the best solution.

As you can see, the west side is taking on more growth and new Buildings are going up. All of them need quality water pressure, making our issue even bigger. We want to express this now since we are expanding again. I am sure the City of Springfield has a plan to support the current water users in our area of town and make sure that the City does not put anyone at risk. Thank you for supporting our growth. j

John Weidner

President

Select Brands, LLC

3638 West Division St

Springfield, Mo, 65803

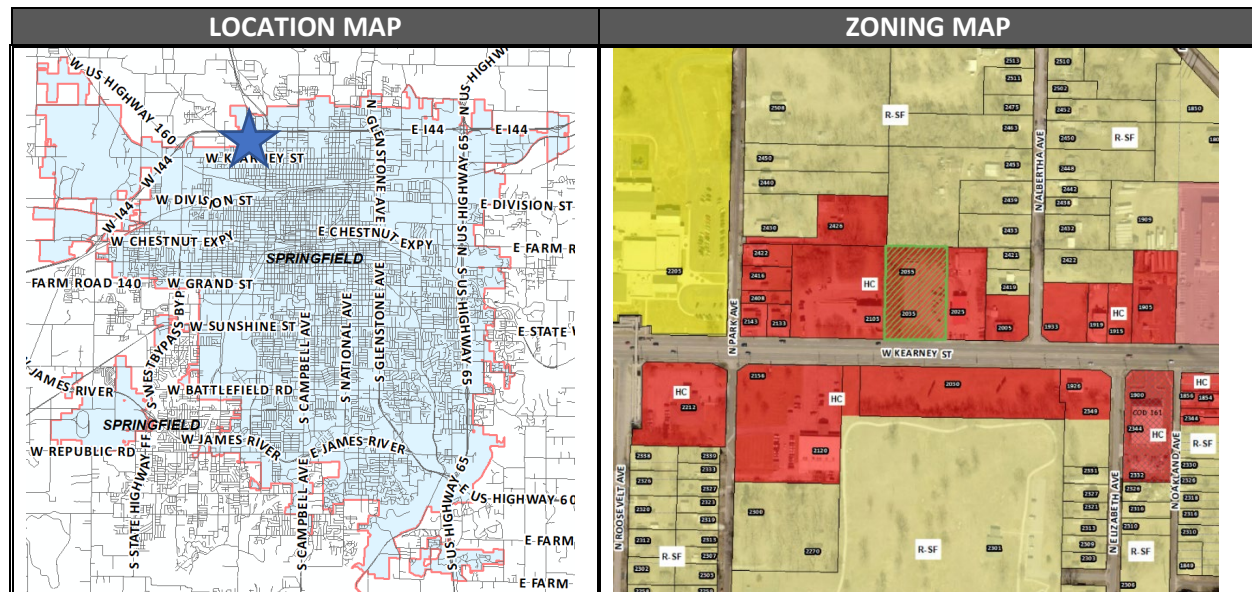
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DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Z-15-2023 w/ COD #231
Location:	2035 W. Kearney Street
Total Acres:	1.1 acres
Applicant:	Craig and Lori Slater
Existing Land Use:	Limited cabinet business with conditions on business license
Neighborhood Meeting:	May 18, 2023
Planning and Zoning Commission:	June 8, 2023
City Council:	July 10, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Daniel Neal, Senior Planner – (417) 864-1036
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-15-2023 with COD 231 as set forth in Attachment 1 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

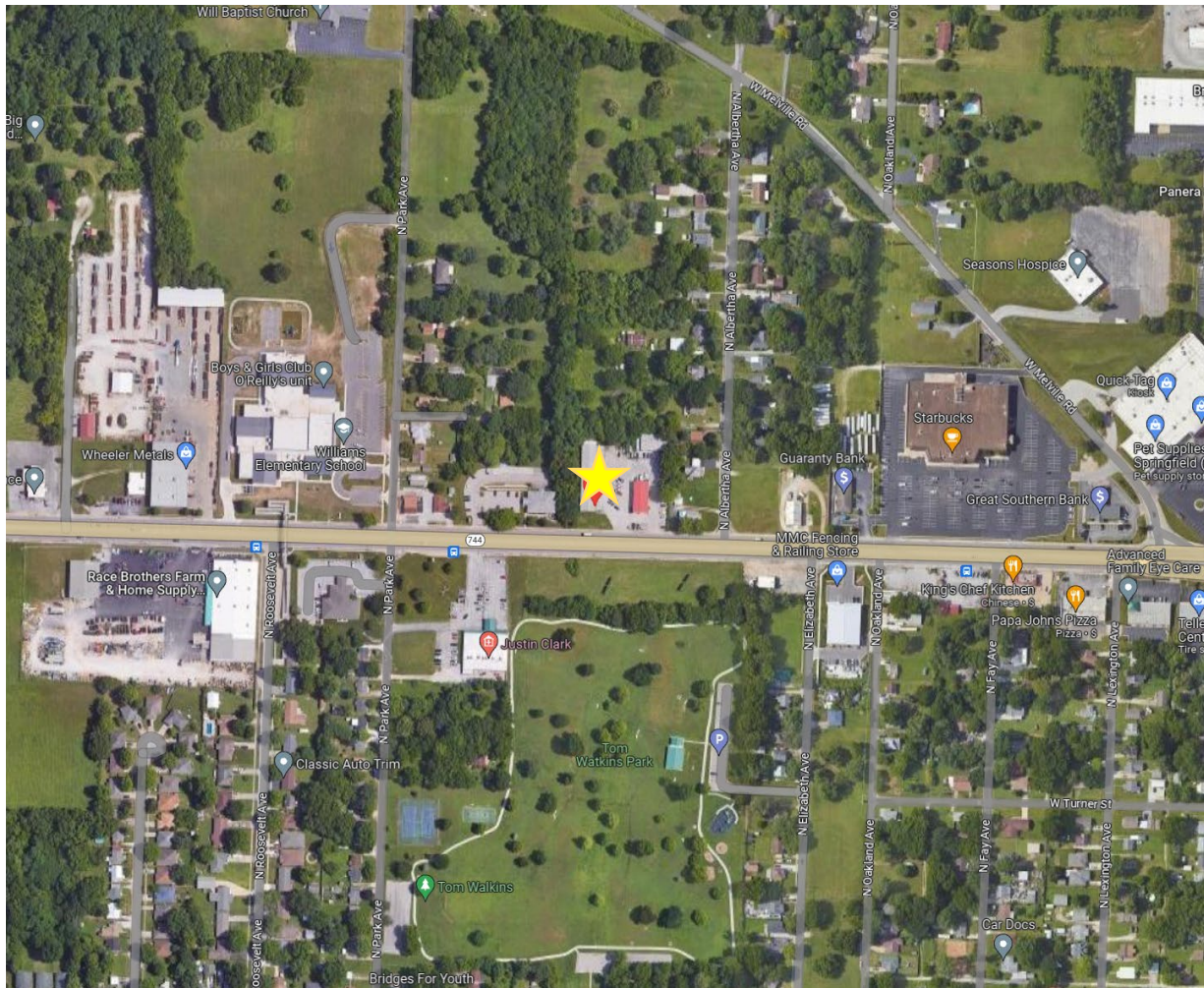
PROJECT SUMMARY:

Request to rezone approximately 1.1 acres of property generally located at 2035 W. Kearney Street from HC, Highway Commercial district to IC, Industrial Commercial district and establishing Conditional Overlay District No. 231. The applicants, Craig and Lori Slater, have requested the proposed rezoning with the intent to operate a cabinet and countertop business.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

This property was zoned HC, Highway Commercial district as part of the citywide remapping which occurred in 1995, approved via Ordinance No. 4494.

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 INDUSTRIAL COMMERCIAL DISTRICT
Use Limitations	(a) No landfill activities shall occur within 1,000 feet of a residential district. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) No use shall emit an odor than creates a nuisance as determined by Springfield City Code. (d) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Lot Size Requirements	None.
Maximum Structure Height & Bulk Plane	(a) <i>Maximum structure height:</i> None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum Yard Requirements	(b) <i>Yard requirements:</i> None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection (8), and, in no event may a structure be erected closer to the centerline of an existing or planned street than as prescribed

DEVELOPMENT REVIEW STAFF REPORT

	below, except as permitted by subsection 36-303(17)(b) and subsection 36-303(17)(d).
Minimum Open Space	1. 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). 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. 2. Not less than ten percent of the total lot area, with an approved conditional use permit in accordance with section 36-363, conditional use permits, 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, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved. (b) A landscape 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. (c) All off-street parking lots 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, screening and fencing. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening and fencing. (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	<i>Bufferyard requirements.</i> Whenever any development in a GI district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The City's *Comprehensive Plan, Forward SGF*, placed this property within the Center 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

DEVELOPMENT REVIEW STAFF REPORT

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.

PRIMARY USES

Office, hospitality, retail sales and service
Multi-family
Sports complexes and recreation facilities
Maker, artisan and innovation spaces

SUPPORTING USES

Public and private schools and places of worship
Parks, greenways and open space
Urban agriculture
Universities, colleges and vocational schools
Personal and outdoor storage

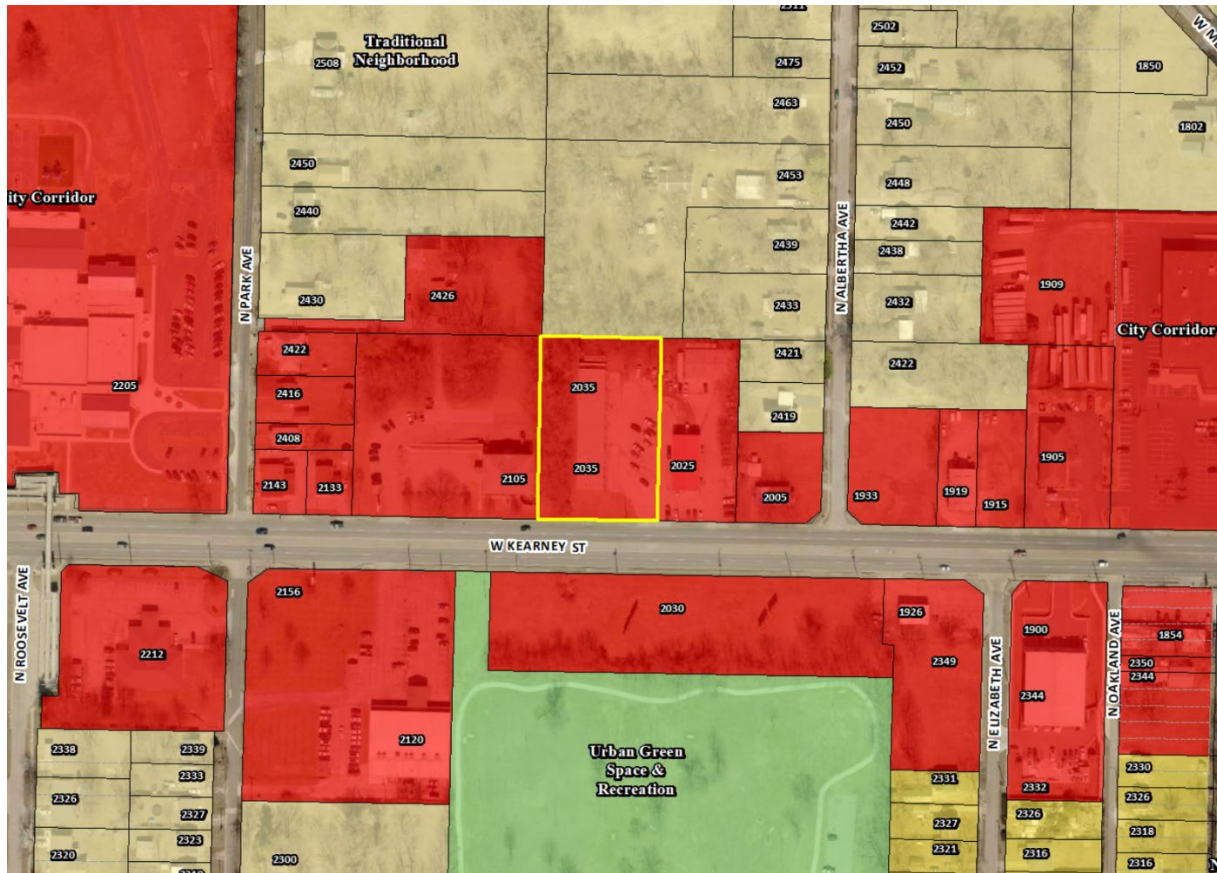
The City Corridor Placetype recommends commercial and higher density residential is sufficiently screened and buffered between low-density residential development.

The subject property, located about quarter mile west of the intersection of Kansas Expressway and Kearney Street, fronts directly on W. Kearney Street, a Primary Arterial roadway. The businesses that are immediately adjacent to the east is an automotive service garage that specializes in batteries and to the west is a dental office. There are other uses along the Kearney Street corridor and located in the HC District that have similar uses that would be considered nonconforming. There is R-SF zoning to the north; however, there is a natural buffer of trees and over 100 feet between the subject property and any single-family residences. All of the existing residences are aligned along Albertha Avenue to the northeast of the subject property.

Based on the IC, Industrial Commercial district with conditional overlay district's compatibility with the City Corridor Placetype, the presence of other similar nonresidential uses in the area, the subject property's proximity to nonresidential zoning districts and land uses, and the site's direct frontage on a higher classification roadway, the proposed rezoning is in general alignment with the vision and objectives of the City's *Comprehensive Plan*.

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	Warehousing & 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

The map displays a residential neighborhood with the following details:

- Streets:**
 - Vertical: N PARK AVE, N ALBERTHA AVE, N ELIZABETH AVE
 - Horizontal: W KEARNEY ST, W STATE ST
- Zoning Designations:**
 - R-SF (Residential Single-Family):** Indicated by yellow shading in the upper and lower central portions of the map.
 - HC (Heavy Commercial):** Indicated by red shading along the western side of the map.
 - R-MD (Residential Medium-Density):** Indicated by green shading in the eastern portion of the map.
- Property Lots:** Numerous lots are numbered, including 2508, 2450, 2440, 2430, 2422, 2416, 2408, 2143, 2133, 2105, 2035, 2025, 2005, 2475, 2463, 2453, 2439, 2433, 2421, 2419, 2452, 2450, 2448, 2442, 2438, 2432, 1909, 2422, 1933, 1919, 1915, 1905, 2156, 2120, 2030, 1926, 2349, 2339, 2333, 2327, 2323, 2300, 2331, 2327, 2321, 1900, 2344, 2332, 2326, 2316.
- Other Labels:**
 - "Primary Arterial" labels are present along W Kearney St and W State St.
 - "City Local" labels are present along N Park Ave, N Albertha Ave, and N Elizabeth Ave.
 - "Scholarship" labels are present along N Park Ave and N Elizabeth Ave.
 - Specific lot labels include "HC", "R-SF", "R-MD", "COD 161", and "SF".

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	HC	HC	HC
LAND USE	Single-family dwellings	Billboards and undeveloped	Automotive Services	Dental office and other office uses
PLACETYPES	Traditional Neighborhood	City Corridor	City Corridor	City Corridor

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No comments.

DEVELOPMENT REVIEW STAFF REPORT

2. CITY UTILITIES:
No issues with the rezoning/COD.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No issues with rezoning. Tract is served by public sewer.
4. FIRE DEPARTMENT:
No comments.
5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:
2035 W Kearney is a 1.1-acre lot that is approximately 80% existing impervious area. the Site drains from East to West and into the existing natural channel. The Lot along with the adjacent, 2105 W Kearney St lot were heavily filled in to make room for development between 1960 and 1975. No existing detention or water quality Stormwater Control Measures are present. The property is in the **Spring 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 or other Karst feature at this location. The property **does have a stream buffer on site**. A fee in lieu of on-site stormwater detention **will not be allowed and detention is required**.

PW Stormwater has no concerns for the proposed rezoning from HC to IC. The submitted application does not have a site plan, but no mention of future development is made. 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 AND 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. The only exception to building detention is a Fee in Lieu of detention application per the City of Springfield Code and the manual dependent on approvable by the Director of Public Works.
 - a. A fee in lieu of detention would not be approved and detention is required for this site with the adjacent property bottom elevation is 8 feet below the top of bank.
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.

DEVELOPMENT REVIEW STAFF REPORT

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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 redevelopment on this site is below the 1-acre redevelopment threshold.

2. 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.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

1. A Category C Large Tributary is present on the Lot along the western side. Rezoning triggers the requirement for recording the 100 foot wide stream buffer easement. 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.

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>

b. The required stream buffer easement recording is approved to be delayed until time of development with the rezoning of the site a request for from the City and no new development planned with the rezoning. The existing building and impervious areas in the Stream Buffer can remain but will not be allowed to redevelop if demolished in the future.

c. The COD is required to state the following:

"Stormwater Requirements

Any future land disturbance permits, building permits requiring site plan review, floodplain permits, public improvements, preliminary plats, subdivision, and zoning cases shall require the developer to record a Stream Buffer Easement in accordance with the City of Springfield's Flood Control and Water Quality Protection Manual."

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

1. 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.

DEVELOPMENT REVIEW STAFF REPORT

a. As-builts of the detention and water quality improvements are required. we would like the following as-built notes on the plans:

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.

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

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

City's Transportation Plan classifies W. Kearney Street as a Primary Arterial roadway. The standard right-of-way width from the centerline of W. Kearney Street is 50 feet. It appears that additional right-of-way is needed along W. Kearney Street. A survey is recommended to determine the exact of existing right-of-way. W. Kearney Street is a city-maintained street.

Traffic Counts & On-Street Parking:

There are no recent traffic counts for W. Kearney Street. On-street parking is not allowed along W. Kearney Street.

Driveway Access:

There is currently one shared driveway access point onto the property from W. Kearney Street. All new or modified driveway approaches shall comply with current MoDOT and City of Springfield standards for the street classification.

Sidewalk:

There is existing sidewalk along the property frontage of W. Kearney Street.

Trails, Bus Stops, and Additional Information:

There are no Greenway Trails near the property. There is one bus stop along W. Kearney Street near the property.

Improvements:

No improvements are required for this development. A traffic study is not required for this development.

Traffic – Table 1: Rezoning Details

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Kearney Street	Primary Arterial	MoDOT	50	45	NA	No	Yes	Yes
			Daily	AM	PM				

DEVELOPMENT REVIEW STAFF REPORT

Trips Generated (Existing Zoning)	792	18	74
Trips Generated (Proposed Zoning)	924	20	86
Additional Trips Generated	132	2	12

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicants, Craig and Lori Slater, have requested to rezone approximately 1.1 acres of property generally located at 2035 W. Kearney Street from HC, Highway commercial district to IC, Industrial commercial district and establishing Conditional Overlay District No. 231.
2. The applicants applied for a business license for a cabinet and countertop business at 2035 W. Kearney Street in March of 2023. They were notified by staff as part of that review that only certain aspects of the business could operate at this location. It was communicated that if they operated as a retail establishment or office/showroom with 50% or less of the space being used as assembly and storage, then they would qualify as one of those uses. However, it was determined that cutting or sawing of countertop materials would categorize the business as a processing component of cabinets and countertops.
3. The Highway Commercial district, as established in [Section 36-422](#) of the Zoning Ordinance, does not list the fabricating or processing of products as a permitted use, as is the case in the City's industrial districts. The sale of cabinets is permitted as a part of the retail sales use group (Section 36-422(2)(oo) for the HC district). The retail sales use group allows "restricted production and repair of goods sold on site" as an accessory use ([Section 36-310\(6\)\(a\)2](#)). The original proposal indicated only 25% of the building would be used for office and showroom space, with the rest dedicated to product storage, assembly, and fabrication/processing. The processing component included the cutting of stone and granite countertops. Retail sales is not the primary use in this instance because of the amount of floor area dedicated to the other uses. Additionally, the cutting of countertops does not fit into any of the permitted uses established for the HC district. The closest use to this in the Zoning Ordinance is the "any manufacturing, production, processing..." use found in the industrial districts ([Section 36-434\(2\)\(c\)](#) for the Industrial Commercial district).
4. The applicant is proposing a Conditional Overlay District that will prohibit uses to align the IC closely with the HC District. The COD will restrict any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products to indoor operations only. It will also prohibit the following uses that are not permitted in the HC District: marijuana testing facilities, motor freight terminals and warehousing, storage, and distribution centers.
5. Based on staff's analysis, the proposal is in general alignment with the vision and objectives of the *Comprehensive Plan*. *Forward SGF* included this property within the City Corridor Placetype. While the cabinet and countertop business are not exactly a maker, artisan or innovation space, there are many of the same activities while the COD limits these uses to indoor only.

DEVELOPMENT REVIEW STAFF REPORT

6. The countertops and cabinet use includes the design, processing, fabrication, assembly, treatment, and packaging of products as well as the incidental storage, sales, and distribution of such products. However, artisan manufacturing is defined as a small-scale business that produce artisan goods such as artisan leather, glass, wood, paper, ceramic, textile, or yarn products; specialty foods; or baked goods, primarily for direct sales to consumers.
7. The IC, Industrial Commercial district is intended to allow industrial operations and activities in combination with commercial uses in those areas where the combination of such uses is consistent with adopted policies and plans. This district is designed primarily to accommodate land that both meets the above intent and was zoned for industrial uses prior to the enactment of said ordinance. All industrial operations are permitted provided they are conducted inside a building, although related outdoor storage is permitted.
8. Adequate utility, sewer, and water facilities are available to the property at this time. Neither City Utilities nor Environmental Services – Wastewater Management noted any concerns with the proposed rezoning to IC.
9. The proposed rezoning has been reviewed by Public Works – Traffic, who did not note any concerns with the anticipated levels of traffic which could be generated as a result of an approved rezoning at this location. No Traffic Impact Study was required for this rezoning.
10. Public Works Stormwater has recommended that a provision for protection of the stream buffer be added to the COD. It states that any future land disturbance permits, building permits requiring site plan review, floodplain permits, public improvements, preliminary plats, subdivision, and zoning cases shall require the developer to record a Stream Buffer Easement in accordance with the City of Springfield's Flood Control and Water Quality Protection Manual.
11. As far as staff is aware, there are no changed or changing conditions around the proposed rezoning which make the request necessary if the business is to operate as the applicant desires. The applicant has acquired the subject property with the intent to run a cabinet and countertop business.
12. This rezoning has not been requested to correct an error in the application of the Zoning Ordinance.
13. Should the rezoning request be denied, a reasonably viable economic use of the property would remain feasible. The property's current zoning designation, HC, would allow for the permitted uses noted in Section 36-422 of the Land Development Code.

STAFF RECOMMENDATION:

1. Based on the proposal's compliance with the *Comprehensive Plan's* City Corridor Placetype, staff recommends approval of the proposed rezoning at this location.

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, or
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. 231 PROVISIONS

The requirements of Section 36-434, Industrial Commercial district of the Land Development Code shall be modified as set forth herein for development within this district:

1. The following uses shall be prohibited in this district:
 - a. Any outdoor manufacturing, production, processing, cleaning, servicing, testing or repair of materials, goods or products.
 - b. Marijuana testing facility.
 - c. Motor freight terminals.
 - d. Warehouses, storage and distribution centers. This prohibition does not include storage uses that are accessory to a permitted use.
2. Any future land disturbance permits, building permits requiring site plan review, floodplain permits, public improvements, preliminary plats, subdivision, and zoning cases shall require the developer to record a Stream Buffer Easement in accordance with the City of Springfield's Flood Control and Water Quality Protection Manual.

ATTACHMENT 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Highway Commercial Industrial Commercial
(existing zoning) (proposed zoning)
2. Meeting Date & Time: May 18, 2023 4:00pm - 6:30pm
3. Meeting Location: 2035 W. Kearney St.
4. Number of invitations that were sent: _____
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 4
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

see attached

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

see attached.

I, Lori Slater (print name), attest that the neighborhood meeting was held on 5/18/23 (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."

Lori Slater
Signature of person completing affidavit

Lori L. Slater
Printed name of person completing affidavit

Slater Cabinets and More

Neighborhood Meeting - Rezoning

5-18-23

4:00 pm - 6:30 pm

same person

PAUL DUFFY 417-988-8197 2430 N. PARK

2426 N. PARK 417-988-8197

Aurelian Constantinescu 417-619-6054

Lon's Southern Rental LLC

(2408 N. Park Ave) (Aurelian Constantinescu)
417-619-6054

Lon's Southern Rental K LLC

(2133 W. Kearney) (Aurelian Constantinescu)
417-619-6054

Steve Brown

417-319-9512

Bruce Beadles

417-425-7006

4 people total

Neighborhood Meeting Summary

The following verbal comments/concerns were expressed by those in attendance at the Neighborhood Meeting on 5/18/23.

- There were concerns about the noise level of cutting countertops.
 - Response: We explained that the type of tool used in our process is a handsaw with water, not large equipment. The two gentlemen with this concern seemed to feel that this was not going to be as loud as they had thought considering the other businesses in close proximity.
- There was concern that this rezoning would affect their property zoning and taxes. They didn't feel this was necessary that highway commercial zoning should accommodate our business, similar to other businesses in the area.
 - Response: We explained what we had done to try to win this very argument to no avail.
- One person was concerned that we would be cutting until late into the night like an automotive body shop that shares a parking lot with us. He says it is very loud and didn't want more late-night noise added to that.
 - Response: We assured him that we only work during business hours, typically 8:00am – 5:00pm. We definitely would not be operating in the middle of the night.

The following written comments/concerns were received by the city through comment cards.

- Two comment cards were received by the same person. This individual also attended the neighborhood meeting and expressed the same concerns as captured above, including concerns about noise and property value with rezoning.

DATE:	05/08/23	Telephone No.	417-619-6054
YOUR NAME:	AURELIAN CONSTANTINESCU OWNER OF LOU'S SOUTHERN RENTAL LLC		
YOUR ADDRESS:	2408 N Park Avenue - Rental address. 2422 N Park Ave. - LLC Address Springfield 65803		
PROJECT ADDRESS:	2035 W Kearney St. Springfield MO 65803		

COMMENTS:

I oppose to the change of area zoning to "Industrial Commercial".
 My rental will be losing value because of louder noises of
 "CUTTING OF COUNTERTOP MATERIALS". This area should be a
 place to live not a "INDUSTRIAL" zone.
 Again; my property will lose value because of this change!

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
 Application for Zoning Map Amendment & Planned Developments
 *Fees are non-refundable

DATE:	05/06/23	Telephone No.	417-619-6054
YOUR NAME:	AURELIAN CONSTANTINESCU		
YOUR ADDRESS:	2422 N PARK AVE, SPRINGFIELD 65803		
PROJECT ADDRESS:	2035 W KEARNEY ST, SPRINGFIELD 65803		

COMMENTS:

I'm the owner of 2422 N Park Ave house.
 I do not agree to rezoning the 2035 W Kearney St,
 Springfield, MO to have a counter-top business!
 The area is already a pretty bad place because of the
 Kearney St. traffic and will become a louder place to live.
 Current zoning should stay in place because the
 cutting of counter-top material to customers specs will
 transform this neighborhood into a INDUSTRIAL
 area NOT a residential place to live!
 My property will lose value because of
 REZONING!

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
 Application for Zoning Map Amendment & Planned Developments
 *Fees are non-refundable

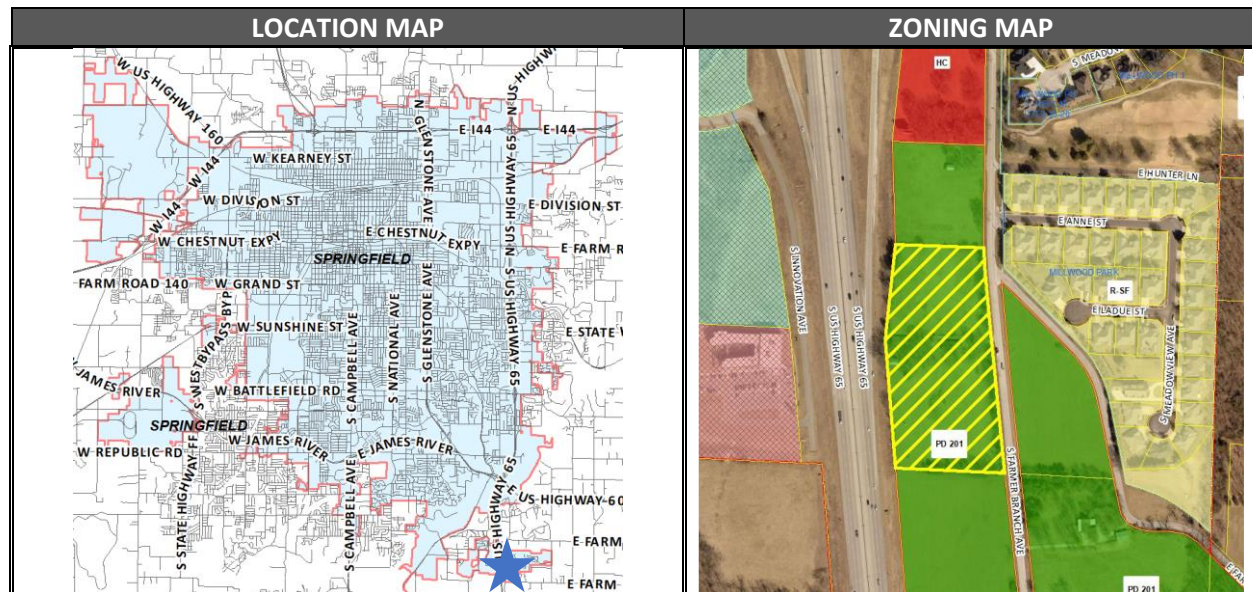
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-16-2023 w/ COD No. 232
Location:	6401 South Farmers Branch Avenue
Total Acres:	6.5 acres
Applicant:	William F. Walz Jr. Etal Trust
Existing Land Use:	Single-family home
Neighborhood Meeting:	May 15, 2023
Planning and Zoning Commission:	June 8, 2023
City Council:	July 10, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-16-2023 w/ COD No. 232 as set forth in Attachment 1 and subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

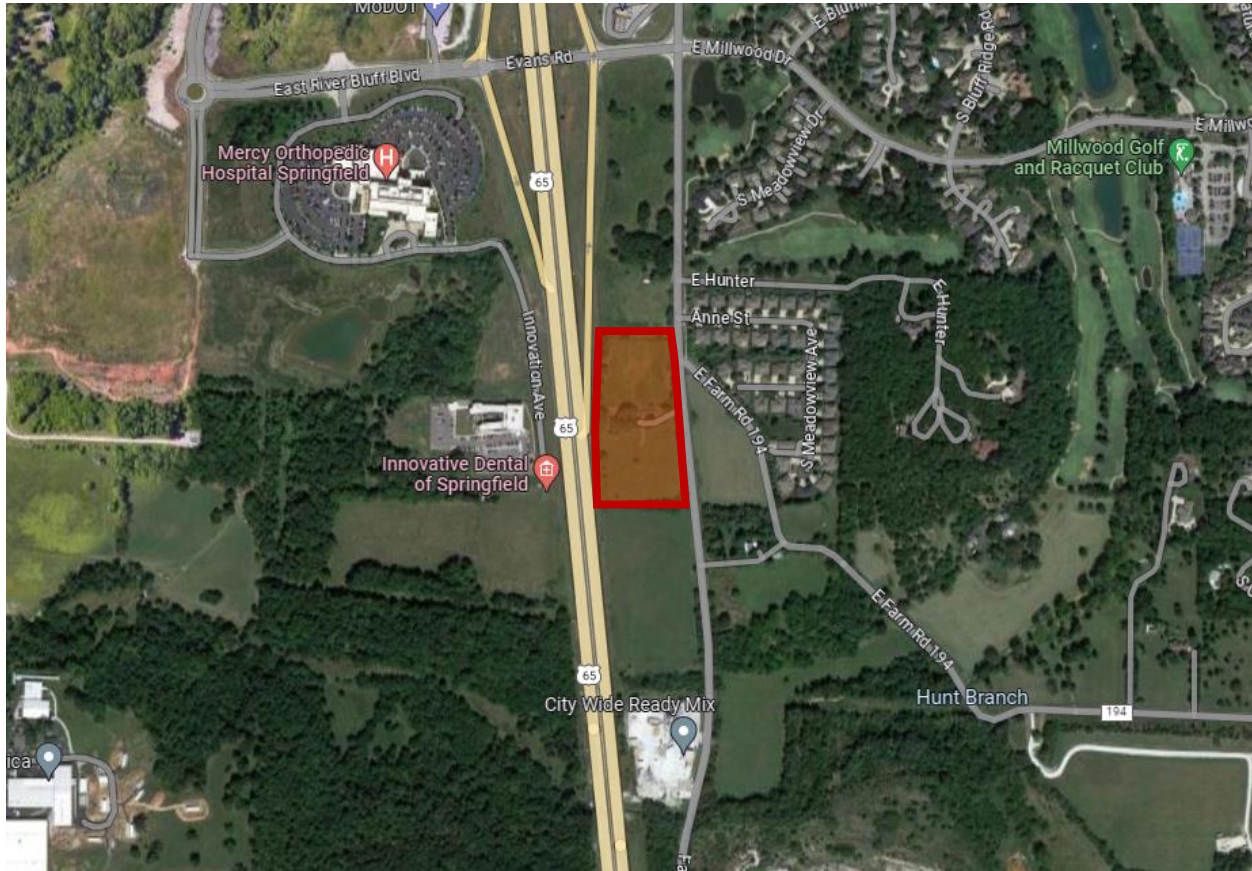
PROJECT SUMMARY:

Request to rezone approximately 6.5 acres of property generally located at 6401 South Farmers Branch Avenue from Planned Development 201 to GR, General Retail and establishing Conditional Overlay District No. 232.



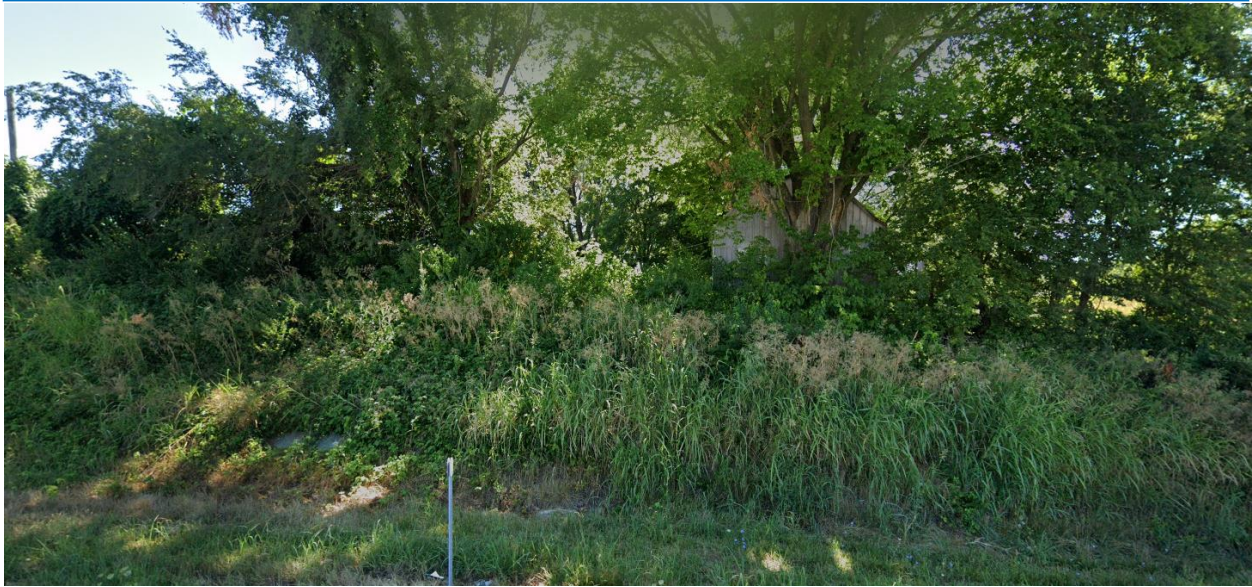
DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT**PROPERTY HISTORY:**

The subject property was annexed into the city in 1995 and rezoned to PD 201 in 1996.

PLANNING AND ZONING COMMISSION AUTHORITY:**Sec. 36-367. – Amendments**

(7) Findings by the commission.

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

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

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GR
Use Limitations	(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. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses as provided in subsection 36-421(2), permitted uses, as follows: 1. If any portion of the premises abuts any residential zoning district, the outdoor activities may be permitted, provided they meet the provisions of, and a conditional use permit is issued pursuant to section 36-363, conditional use permits, of this article. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. 2. If the premises abuts only nonresidential zoning districts, the outdoor activities may be permitted. A conditional use permit will not be required. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. (b)No outdoor storage except as provided in subsection 36-421(2), permitted uses, and subsection 36-421(3), conditional uses. (c)All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d)No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (e)Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22). (f)Streets through an adjacent residential area 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.
Maximum Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum Open Space	Not less than 20 percent

DEVELOPMENT REVIEW STAFF REPORT**Buffering and Landscaping**

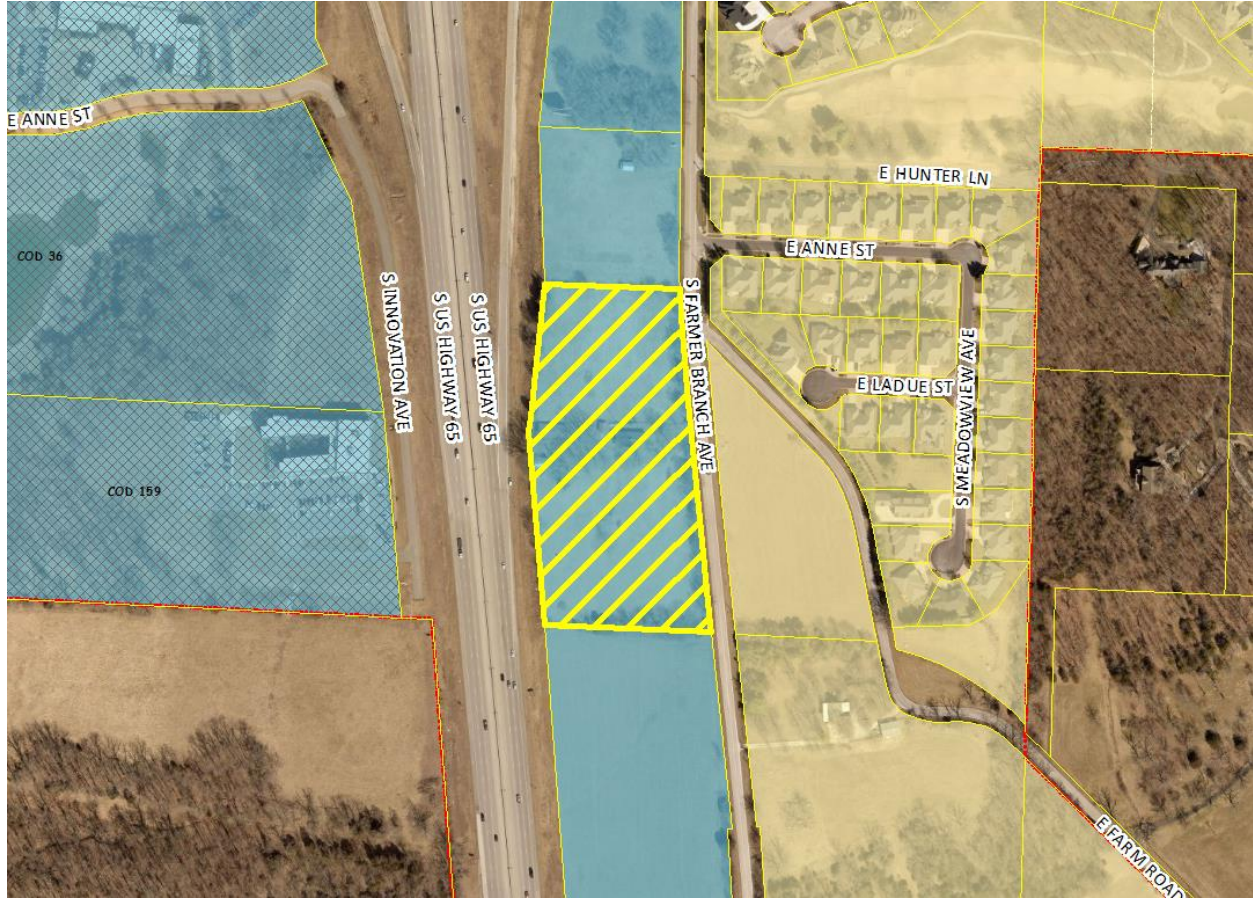
A bufferyard Type F is required along the north property line and extending along the east property line to the edge of the northern vehicular access to the property. All other plantings within the perimeter landscape area shall consist of the same as a bufferyard type S2.

COMPATIBILITY WITH COMPREHENSIVE PLAN:**PLACETYPE:**

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Institutional & Employment Center placetype. The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are supported by small commercial sales and service business, and a mix of community-orientated amenities. Student housing is also a common component. In the case of universities or colleges, along with mixed housing types located along the fringes and transitional areas, providing housing near major employers is important. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype. Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher density housing developments where appropriate, to increase activity within the center. Planning for Institutional and Employment Center placetype focuses on infrastructure and corridor improvements to facilitate traffic flow, multimodal connectivity, and streetscaping improvements, needed to enhance the character and connectivity of key corridors. As these centers of activity receive high volumes of visitors and commuters into the City, it is essential that the quality of development and visual appeal of the corridors remain attractive and representative of the City's desired image.

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, Health Care & 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			○	○	○	○	○	○	○	○	○	○	○	○

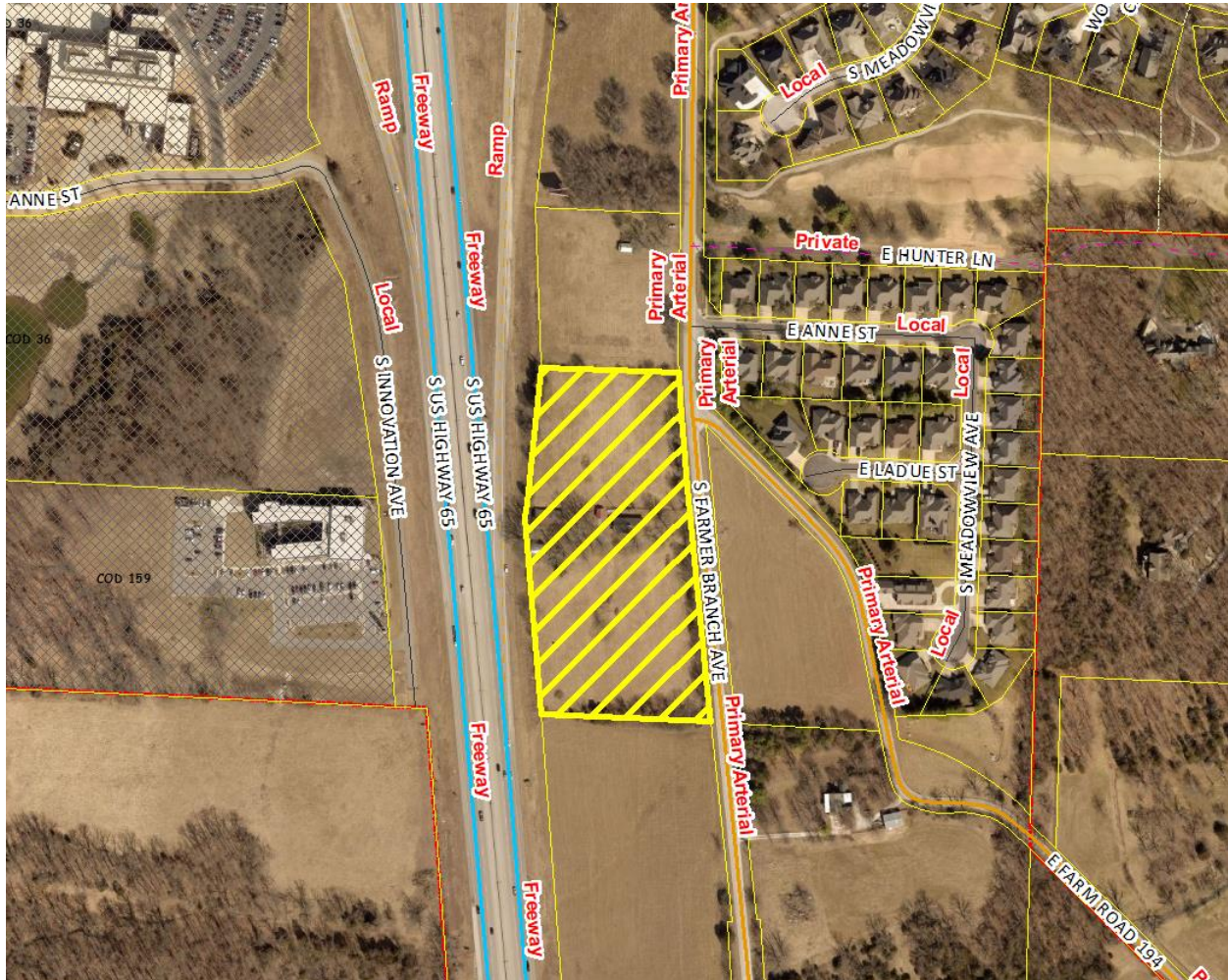
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	PD 201	PD 201	PD 201, R-SF	U.S. 65, GI, GR
LAND USE	Undeveloped Land	Undeveloped Land	Undeveloped land, single-family residence	U.S. 65 highway
PLACETYPES	Institutional and Employment Center	Institutional and Employment Center	Traditional neighborhood	Institutional and Employment Center

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed planned development.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning however we have the following site development comments; Critical issue; 1. Public sewer is not available for this property. According to city code section 120.72.a, public sewer must be adjacent to the lot for all new buildings. This will require public improvement plans designed and constructed to city specs. Submit public improvement plans for review. Engineering and inspection fees of 5.34% of the approved contract amount must be paid prior to filing the plans. 2. The public improvements must be approved and constructed or escrowed before any building permits or plats 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. There is a \$0.0075 trunkline connection fee to connect to Farmer/Hunt Branch trunkline. This is based on the square footage of property and will be added to the engineering and inspection fees for the public improvement plans.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S. Farmer Branch Avenue	Primary Arterial	City	50	25	NA	No	Yes	No

ACCESS - There are currently two driveway access points onto the property from S. Farmer Branch Avenue. All new or modified driveway approaches shall comply with an approved traffic study and current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are no bus stops along S. Farmer Branch Avenue near the property.

IMPROVEMENTS - A traffic study will be required at the time of development. The requirements of said study shall be incorporated in the site plan, PIP, or other permits as applicable, and in accordance with City Code Section 36-250 and Section 9 of Public Works Design Standards. All

DEVELOPMENT REVIEW STAFF REPORT

public improvements required for the development must be constructed or escrowed prior to approval of the building permit and/or final plat.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

6401 S Farmer Branch Ave is a 6.5-acre lot that is primarily open space. The Site drains from North to South onto the adjacent south property. No existing detention or water quality Stormwater Control Measures are present. The existing PD201 requires the detention to be provided on Tract #D with required public facilities built to transport the drainage to the detention facility. The property is in the **Farmer 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 or other Karst feature at this location. The property **does not have a stream buffer on site.**

A fee in lieu of on-site stormwater detention **will not be allowed and detention is required.**

PW Stormwater supports the rezoning with required detention built 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.

DETENTION AND DISCHARGE REQUIREMENTS

1. Detention is required and no fee in lieu of detention application is permissible. The discharge will need to return to sheet flow prior to draining to another property or discharge to the Public Right-of-way

WATER QUALITY REQUIREMENTS

2. 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.
3. 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.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

DEVELOPMENT REVIEW STAFF REPORT

1. 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.
 - a. As-builts of the detention and water quality improvements are required. we would like the following as-built notes on the plans:
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.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 6.5 acres of property generally located at 6401 South Farmers Branch Avenue from Planned Development 201 to GR, General Retail and establishing Conditional Overlay District No. 232. The applicant intends to develop a medical office building.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Institutional and Employment Center placetype. This placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are supported by small commercial sales and service business, and a mix of community-orientated amenities. Student housing is also a common component. In the case of universities or colleges, along with mixed housing types located along the fringes and transitional areas, providing housing near major employers is important. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype. Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher density housing developments where appropriate, to increase activity within the center. Planning for Institutional and Employment Center placetype focuses on infrastructure and corridor improvements to facilitate traffic flow, multimodal connectivity, and streetscaping improvements, needed to enhance the character and connectivity of key corridors. As these centers of activity receive high volumes of visitors and commuters into the City, it is essential that the quality of development and visual appeal of the corridors remain attractive and representative of the City's desired image.
3. The Institutional and Employment Center placetype identifies government, healthcare and institutional facilities as primary land uses within this category.
4. The proposed COD limits many of the more intense uses to closely match the existing Planned Development permitted uses and to mitigate these uses impact to surrounding properties within this area. The COD also requires an enhanced bufferyard and perimeter landscaping than ordinarily prescribed.

DEVELOPMENT REVIEW STAFF REPORT

5. The subject property is located along Farmers Branch and U.S. 65 Highway, classified as a Primary Arterial and Freeway roadway, respectively. The property will not have direct access to U.S. 65 Highway.
6. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
7. There are few known changing conditions in the area affected that make the proposed rezoning necessary.
8. The range of uses in the proposed GR district and COD are compatible with the uses permitted on other property in the immediate vicinity.
9. 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.
10. The impact of the proposed uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic, or reduce traffic safety in the vicinity. The Conditional of Staff Approval (Attachment 2) requires a traffic study at the time of development.
11. 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.
12. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

1. Recommend against the proposed change in the zoning district classification,
2. Recommend a change in the zoning district classification, or
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. 232

The requirements of Section 36-421, GR – General retail district, of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The following uses shall be prohibited:
 - a. Bed and breakfast.
 - b. Catering businesses.
 - c. Commercial gardens and/or farmers markets with retail and/or wholesale sales on-site.
 - d. Commercial off-street parking lots and structures.
 - e. Day care centers.
 - f. ~~Eating and drinking establishments use group.~~ Community gardens
 - g. Entertainment-oriented use group.
 - h. Flea markets.
 - i. Funeral homes and mortuaries
 - j. Household resource recovery collection centers
 - k. Medical marijuana dispensary facility.
 - l. Medical marijuana-infused products manufacturing type 2 post-extraction facility.
 - m. Police and fire stations.
 - n. Private clubs and lodges.
 - o. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
 - p. Schools or development centers for persons with handicaps or development disabilities.
 - q. Schools, business.
 - r. Seasonal outdoor sales and related storage.
 - s. Taxidermists.
 - t. Temporary lodging use group.
 - u. Temporary uses.
 - v. Temporary vendors.
 - w. Towers other than wireless facilities, less than 100 feet in height, and related facilities.
 - x. Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels.
2. A bufferyard Type F is required along the north property line and extending along the east property line to the edge of the northern vehicular access to the property. All other plantings within the perimeter landscape area shall consist of the same plantings as bufferyard type S2.
3. **Structure Height Limit: Structures shall not exceed 45 feet from the average ground level at the base of the structure.**

DEVELOPMENT REVIEW STAFF REPORT**ATTACHMENT 2
CONDITIONS OF STAFF APPROVAL**

1. 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 the study shall be incorporated in site plan, PIP, or other permits as applicable, and in accordance with City Code Section 36-250 and Section 9 of 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 issuance of a building permit.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD 201 to GR
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Monday, May 15, 2023; 4-6:30 pm
3. Meeting Location: The Library Center, Room A 4653 S Campbell Ave, Spfd, MO 65810
4. Number of invitations that were sent: 40
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 11
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

See attached neighborhood meeting response letter, sent to the full list of property owners within 500'.

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

See attached comment sheets and attached neighborhood meeting response letter, sent to the full list of property owners within 500'.

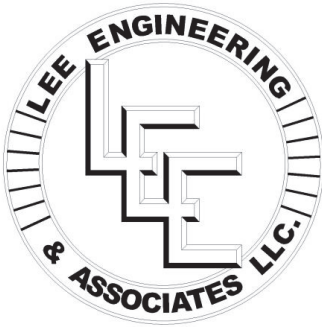
I, Martha Middleton (print name), attest that the neighborhood meeting was held on 5/15/2023 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Martha Middleton

Signature of person completing affidavit

Martha Middleton

Printed name of person completing affidavit



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & LAND SURVEYING

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

May 18, 2023

Dear Property Owners,

To all those who attended the Neighborhood Meeting on May 15th, we appreciate the excellent turnout, courteous conversations, and thoughtful input given on the rezoning of 6401 Farmers Branch Rd.

Below is a summary of the comments we received—both written and verbal—from the neighborhood meeting and how we will address each comment. A copy of this letter will be sent to the City of Springfield and the changes will be added to the Conditional Overlay District documents.

Building Height and Size:

As we discussed in the meeting, the building height is regulated by a 30-degree bulk plane in GR zoning. We have discussed the concerns about the overall building height with the developer, and he has agreed to limit the maximum structure height to 45 feet. This restriction matches residential single family maximum structure height.

Landscaping:

The 30' bufferyard "F" shown between the parking lot and right-of-way where our development is opposing the neighborhood is 3x larger than a typical perimeter landscaping. Bufferyard "F" requires 10 trees and 20 shrubs planted per every 100 linear feet of frontage to create a suitable buffer. This matches the original PD language, and we think that this will be a suitable buffer between the parking lot and road.

Additional Meeting:

The P&Z Commission Hearing is June 8th. We will be looking to find a time where we can meet with the neighborhood prior to June 8th.

Traffic:

We submitted a traffic study to the City of Springfield along with our zoning request showing that a 20,000 SF medical office does not meet the minimum criteria of 10 left turns per hour in the peak hour for a left turn lane to be warranted. If the intensity of the development increases from what was submitted in the original traffic study, we will have to submit another traffic study to the City of Springfield traffic engineer.

Noise:

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

No Large Truck Traffic:

The proposed uses are General Retail—not manufacturing or warehousing.

No Hotels:

After receiving this feedback from the neighborhood, the developer has agreed to eliminate hotels and motels from the approved uses. The developer is the owner of KARE Health and Wellness. They plan to have two or three overnight suites for patient accommodations when they are traveling far distances for extended treatment. For instance, they have patients that come from Canada and will stay for 1-2 weeks to receive treatment. They also have an ALS patient that drives several hours and will stay for 2-3 days for treatment. They would like to be able to provide medical suite accommodations for these patients while they are here. We are working with City staff to provide language to eliminate hotels and motels but still allow for overnight medical suites as described.

Original PD Uses Seem Reasonable:

We received the general comment that if the building height is limited and the uses are limited to the original PD uses

that our plan seemed reasonable.

One neighbor verbally mentioned that they would be fine with a retail center on this lot.

One neighbor verbally mentioned a "Chesterfield Village-type" development would be nice.

One neighbor verbally mentioned they would like a Starbucks or Trader Joe's on this lot.

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

Sincerely,

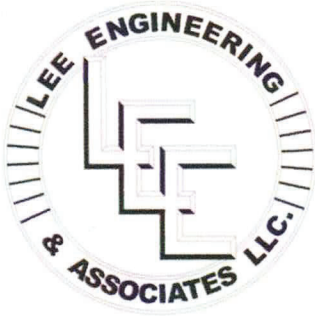
A handwritten signature in black ink that reads "Daniel Richards". The signature is written in a cursive, flowing style.

Daniel Richards

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



SIGN IN SHEET

Neighborhood Meeting

May 15, 2023

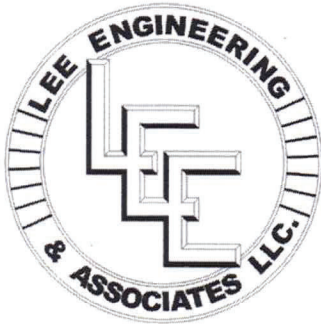
Re: Rezone from PD 201 to General Retail (GR) with Conditional Overlay District
6401 S Farmers Branch Ave
Springfield, Missouri

NAME	ADDRESS	PHONE
Kristine Howell	3410 E. Anne St Oak Hills MO 64151	417-713-4939
Sherry Roseman	3443 E Anne St Oak Hills MO	417-493-9457
Curt Roseman	3443 E Anne St Oak Hills MO	417-493-9453
Sylvia Wampler	3421 E. Ladue St "	219-916-1702
NORBERT LAENGLE	3411 East Anne St " "	417-350-9446
KARL QUINN	3438 E. ANNE ST.	417-860-5288
TOM MURRAY	3456 E Anne St	417-849-1841
KEU CRAWLEY	3447 E Ladue St	417-844-1861
Glendy Woods	3446 E. Anne St.	425-941-4784
Mitzy Wayne Bolen	3419 E Anne St	417-844-9547
Wayne Bolen	3419 E Anne St	417-844-0789

LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

May 15, 2023

Re: Rezone from PD 201 to General Retail (GR) with Conditional Overlay District
6401 S Farmers Branch Ave
Springfield, Missouri

NAME	ADDRESS	PHONE
Curt Rosenn	3443 E Anne St	417-493-9453

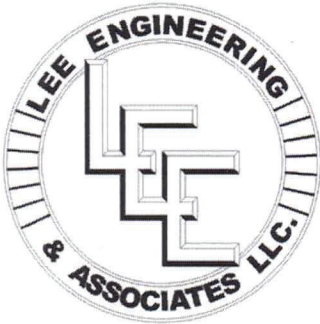
COMMENTS:

- Not sure how many floors new building will be.
- Not sure how well buffer/screening plants will preserve aesthetics of homes in front of Millwood Park development.
- If floors limited to 2, parking lot drainage contained to on site retention, and future development limited to current PD restrictions, this seems like a reasonable use.

LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

May 15, 2023

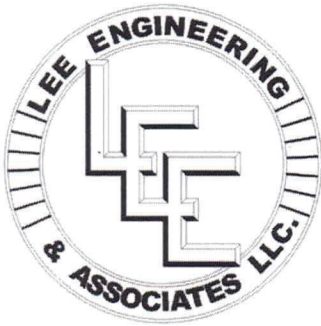
Re: Rezone from PD 201 to General Retail (GR) with Conditional Overlay District
6401 S Farmers Branch Ave
Springfield, Missouri

NAME	ADDRESS	PHONE
Wendy Woods	3446 E. Anne St Ozark	425-941-4784

COMMENTS:

- Are you willing to have a "town meeting" with the residents so we can come to a better conclusion?
- I'm concerned about the plans to make such a large parking lot. Does this mean multiple ^{building} stories and businesses?
- A concern:
Will a poor showing tonight sway your decision on this zoning issue. Could we meet again to hear everyone's opinion?

1200 E. WOODHURST DRIVE., SUITE D200, SPRINGFIELD, MO. 65804
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COMMENT SHEET

Neighborhood Meeting

May 15, 2023

Re: Rezone from PD 201 to General Retail (GR) with Conditional Overlay District
 6401 S Farmers Branch Ave
 Springfield, Missouri

NAME	ADDRESS	PHONE
Cherry Roseman	3443 E. Anne St. Omark	417-493-9457

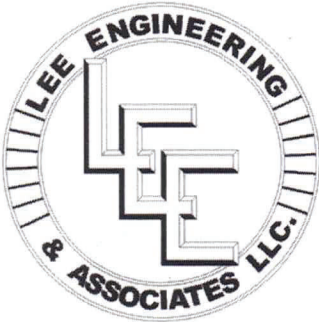
COMMENTS:

- What is the max story level of the building?
- Can Farmers branch handle traffic for a medical office?
- Have they looked at land East of 65 in ~~the~~ with Merry Otho hospital? It seems like that would make a better choice for traffic.
- Farmers Branch already is congested at times due to James River Traffic that shows more traffic in this area ^{Church} could be an issue.

LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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COMMENT SHEET

Neighborhood Meeting

May 15, 2023

Re: Rezone from PD 201 to General Retail (GR) with Conditional Overlay District
6401 S Farmers Branch Ave
Springfield, Missouri

NAME	ADDRESS	PHONE
Kristine Hawley	3410 E. Anne St	417-734-9349

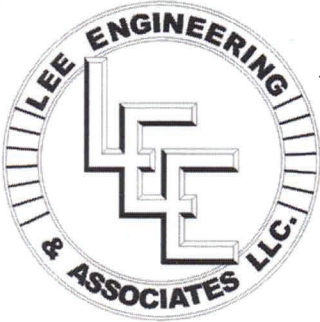
COMMENTS:

1. Reduce the value of property.
2. Traffic increased.
3. Noise levels from construction and mess.
4. Blocking our neighborhood entrance.
5. Height of building.

LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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COMMENT SHEET

Neighborhood Meeting

May 15, 2023

Re: Rezone from PD 201 to General Retail (GR) with Conditional Overlay District
6401 S Farmers Branch Ave
Springfield, Missouri

NAME	ADDRESS	PHONE
Ken Crabb	7447 N Lindue St	417-840-2845

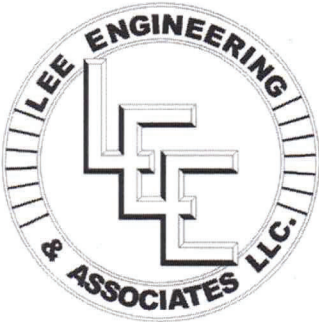
COMMENTS:

I was more interested in the traffic counts but no one knew at this time. I was also interested in how the traffic would be affected sure at turning lanes? I also wanted to know how large the building would be?

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COMMENT SHEET

Neighborhood Meeting

May 15, 2023

Re: Rezone from PD 201 to General Retail (GR) with Conditional Overlay District
6401 S Farmers Branch Ave
Springfield, Missouri

NAME	ADDRESS	PHONE
KARL QUINN	3438 E. ANNE ST.	417-860-5288

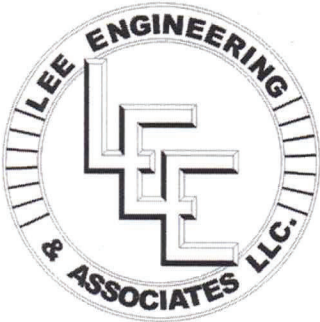
COMMENTS:

- Concerns on a traffic study. What does it show?
- Will the proposed building height allow ~~adequate~~ visibility?
- No real detail on the building.

LEE ENGINEERING AND ASSOCIATES, L.L.C.

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TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz



COMMENT SHEET

Neighborhood Meeting

May 15, 2023

Re: Rezone from PD 201 to General Retail (GR) with Conditional Overlay District
6401 S Farmers Branch Ave
Springfield, Missouri

NAME	ADDRESS	PHONE
WAYNE BOLIN	3415 E ANNE ST OZARK	417-889-7105

COMMENTS:

must limit the number of floors -

must concern traffic flow -

No Hotels...

Hours of business next to residential
area!

Medical OK - if associated with local
medical establishments

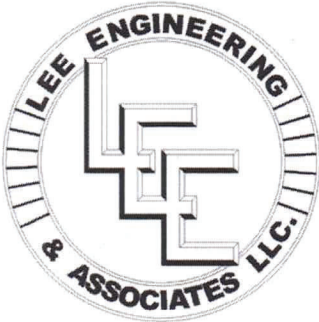
must work with established residential
area

NO large truck traffic -

LEE ENGINEERING AND ASSOCIATES, L.L.C.

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TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz



COMMENT SHEET

Neighborhood Meeting

May 15, 2023

Re: Rezone from PD 201 to General Retail (GR) with Conditional Overlay District
6401 S Farmers Branch Ave
Springfield, Missouri

NAME	ADDRESS	PHONE
Matt Boh	3419 E. Howe St. Springfield, MO 65721	417-844-9547

COMMENTS:

No - Absolutely No Temporary
Hodging.

Daniel Richards

From: Norbert Laengrich <nlaengrich@mchsi.com>
Sent: Tuesday, May 16, 2023 7:53 PM
To: Daniel Richards
Subject: Re: 6401 S Farmers Branch Rezone
Attachments: FILE9502.png

Hello Daniel,

Thank you for your kind message. I will look forward to receiving your response letter. Yes, I will try to set up a community meeting with you before the June 8th commission meeting.

I will be out of town for the next 4 days, so it will be next week before I can work on setting up the meeting. Thanks again for you team's presentations list night. I think you left a positive impression on most of our homeowners who were there..

Regards,

-Norbert

See signature block below.

Norbert,

It was a pleasure to meet you last night. I am working with the developer on a response letter that I will send to you, which will address the neighborhood concerns as best we can. We had several neighbors mention that they wanted to meet again. Here is the processing calendar. We need to meet before the June 8th P&Z commission meeting so that we can have some time to weigh any additional feedback that we get. Can you discuss with the neighbors and propose some times that would work for you?

Thanks,



Daniel Richards, PE
Lee Engineering & Associates, L.L.C.
1200 E. Woodhurst, Unit D200
Springfield, MO 65804
V (417) 886-9100 | F (417) 886-9336
drichards@leeengineering.biz

Norbert Laengrich

Secretary/Treasurer

Millwood Park Homeowners Association

3411 East Anne Street

Springfield, Missouri

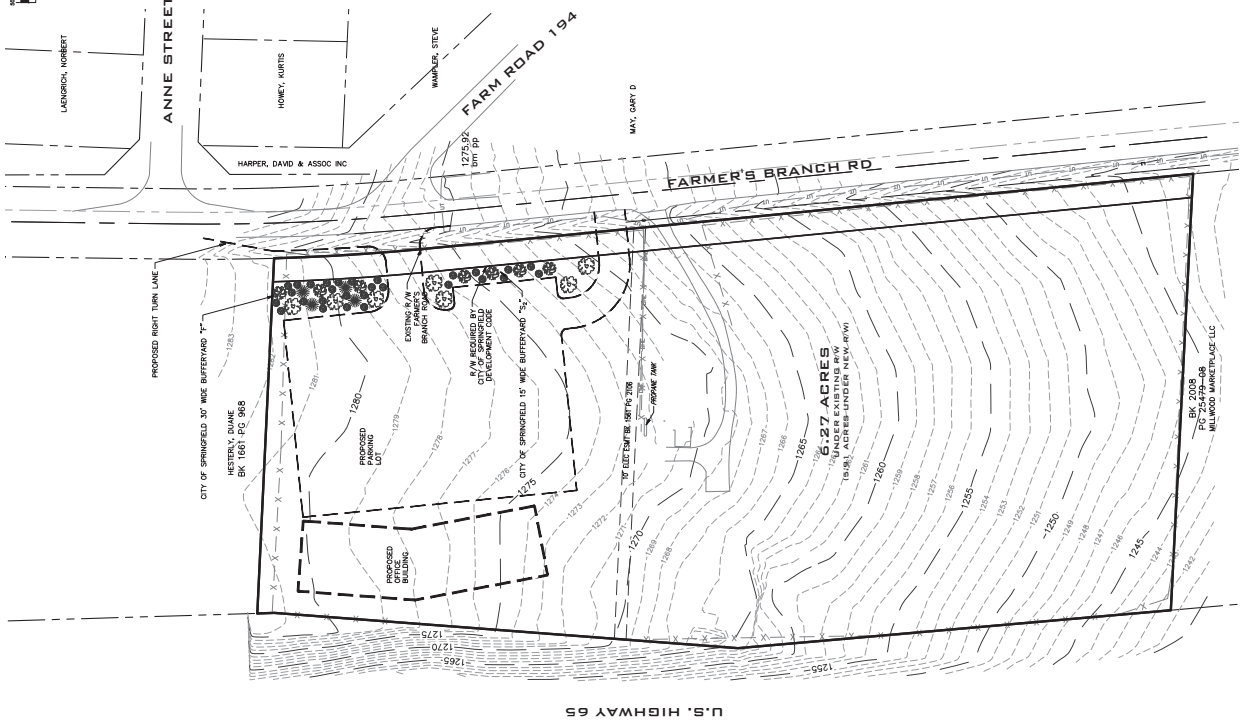
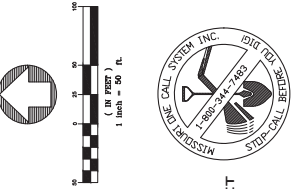
(USPS: Ozark, MO 65721)

1-(417) 882-7377

1-(417) 350-9446 - Cell, Text

nlaengrich@mchsi.com

ZONING EXHIBIT
6401 S FARMERS BRANCH



- LEGEND**
- FOUND IRON PIN
 - SET IRON PIN OR MARKER AS NOTED
 - △ RW MARKER
 - BOUNDARY LINE
 - RW LINE
 - SETBACK LINE
 - MEASURED PLAT
 - (M) RECORD
 - (P) RECORD
 - (R) RECORD
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - UTILITY POLE
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - GUY WIRE
 - PHONE/COMMUNICATION MANHOLE
 - CABLE TV FIBER
 - OVERHEAD PHONE
 - UNDERGROUND PHONE
 - PRIOR OPTIC LINE
 - WATER VALVE
 - WATER METER
 - WATER LINE
 - FRIE HYDRANT
 - GAS VALVE
 - GAS METER
 - GAS LINE
 - FENCE LINE (AS NOTED)
 - ROAD SIGN (STOP, SPEED LIMIT, ETC)
- ABBREVIATIONS:**
- TRM TRANSFORMER
 - STV STORMWATER VALVE
 - CI STORMWATER CURB INLET

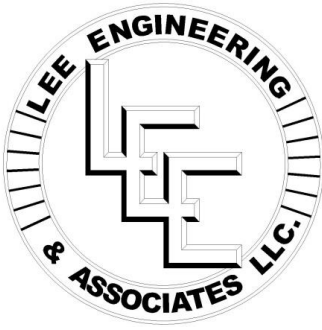
VICINITY MAP
NOT TO SCALE

PROPOSED DEVELOPMENT
6401 S FARMERS BRANCH AVE
SPRINGFIELD, MO 65804

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



DATE: 2022-05-04
SHEET: 1 of 1
PROJECT: 2145
FILE: 2145 - 6401 Farmers Branch - Zoning Exhibit



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & LAND SURVEYING

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

June 7, 2023

Dear Property Owners,

To all those who attended the Neighborhood Meeting on June 6th, we appreciate the excellent turnout, courteous conversations, and thoughtful input given on the rezoning of 6401 Farmers Branch Rd.

Below is a detailed list of each comment we received from the neighborhood meeting and how we will address each comment. A copy of this letter will be sent to the City of Springfield.

1. Concerns about light pollution
This development will adhere to the City of Springfield GR zoning requirements. Sec 36-421 (7) (f) of the ordinance outlines lighting requirements in GR zoning and states, "Lighting shall be designed to reflect away from any adjacent residential area and in accordance with section 36-484, lighting standards."
2. Are filling stations permitted?
No. Filling stations are not a permitted use in the proposed zoning.
3. What else has the developer developed?
The developers are the owners of KARE Health and Wellness. They have not developed anything else. Andy Sutton does have 15 years of experience in the architecture industry and will be working with top professionals in that industry to develop the property.
4. What will be developed on the property to the south?
We are only rezoning the ~6-acre tract shown (see the attached map). We are proposing a straight rezoning to GR and using a conditional overlay district to take over 2/3 of the allowed uses out which generally matches the existing uses in the PD. We have also removed hotels as a permitted use at the request of the neighborhood. The general development plan is to construct a medical office on the property.
5. What will the hours of operation be?
Current hours of operation are M-F 8 am to 6 pm.
6. How long has KARE Health and Wellness been in business?
KARE began operating in November of 2011
7. What will the material of the parking lot be?
Asphalt or concrete
8. There needs to be consideration on the east side of the road to install additional landscaping on the residential property between the houses and the road.
The developer cannot commit to providing additional landscaping on the neighbor's property. There is an existing row of evergreen trees and landscaping that screens Millwood Park Subdivision from Farmer's Branch Rd (See the attached picture). Additionally, we will be

installing a Buffeyard “F” which will be a robust screen between the parking lot and the residential property across the street. This bufferyard matches the landscaping requirements that were written into the PD in the existing zoning.



Image 1: Existing landscaping screen between 3410 E Anne St and Farmer’s Branch Rd.

9. As long as the hotels were taken out, we are good.
Hotels will not be a permitted use if this zoning passes. If the zoning does not pass, hotels are a permitted use according to the existing PD.
10. We like KARE Health and Wellness as a business. We are concerned about the overnight suites and how guest access is going to be regulated.
The overnight suites will be managed by KARE staff and are only used for patients coming in from out of state or out of country for treatment during the day.
11. Will billboards be allowed in the zoning?
This rezone does not affect the City’s sign regulations. The City of Springfield’s zoning ordinance section 36-454 outlines sign regulations. For a property fronting a freeway, “A premises fronting on a primary arterial, expressway, or freeway shall be allowed a detached sign with an effective area determined by adding 100 square feet to a ratio of two square feet of effective area per lineal foot of frontage along the arterial expressway or freeway. In the case of a double-frontage lot, only the frontage on which the sign is placed shall be used in calculating the effective area.”
12. Where will the entrance be located?
The proposed entrance for the development will be opposing E Farm Rd 194.

13. What style of building will be built?

Neither the proposed GR zoning nor the existing PD zoning have regulations on building materials. The developer cannot commit to architectural features at this time. The architect is Buxton Kubik Dodd, and the intent is to build an attractive and modern medical office much like any typical medical office building seen around town. The proposed building location is set back off of Farmer's Branch Rd to provide visibility along Highway 65, which will create considerable space from Millwood Park Subdivision. Robust perimeter landscaping will create further separation of the development from the residential subdivision.

14. When are the hearings?

See the attached hearing schedule.

15. Will architectural renderings be done anytime soon?

The architectural renderings will not be completed until after the zoning case. Our client has not closed on the property yet.

16. How will the stormwater be handled?

The stormwater does not drain toward the residential subdivisions. It drains to the south. We will provide a detention basin to meet the City of Springfield's stormwater requirements at the time of development.

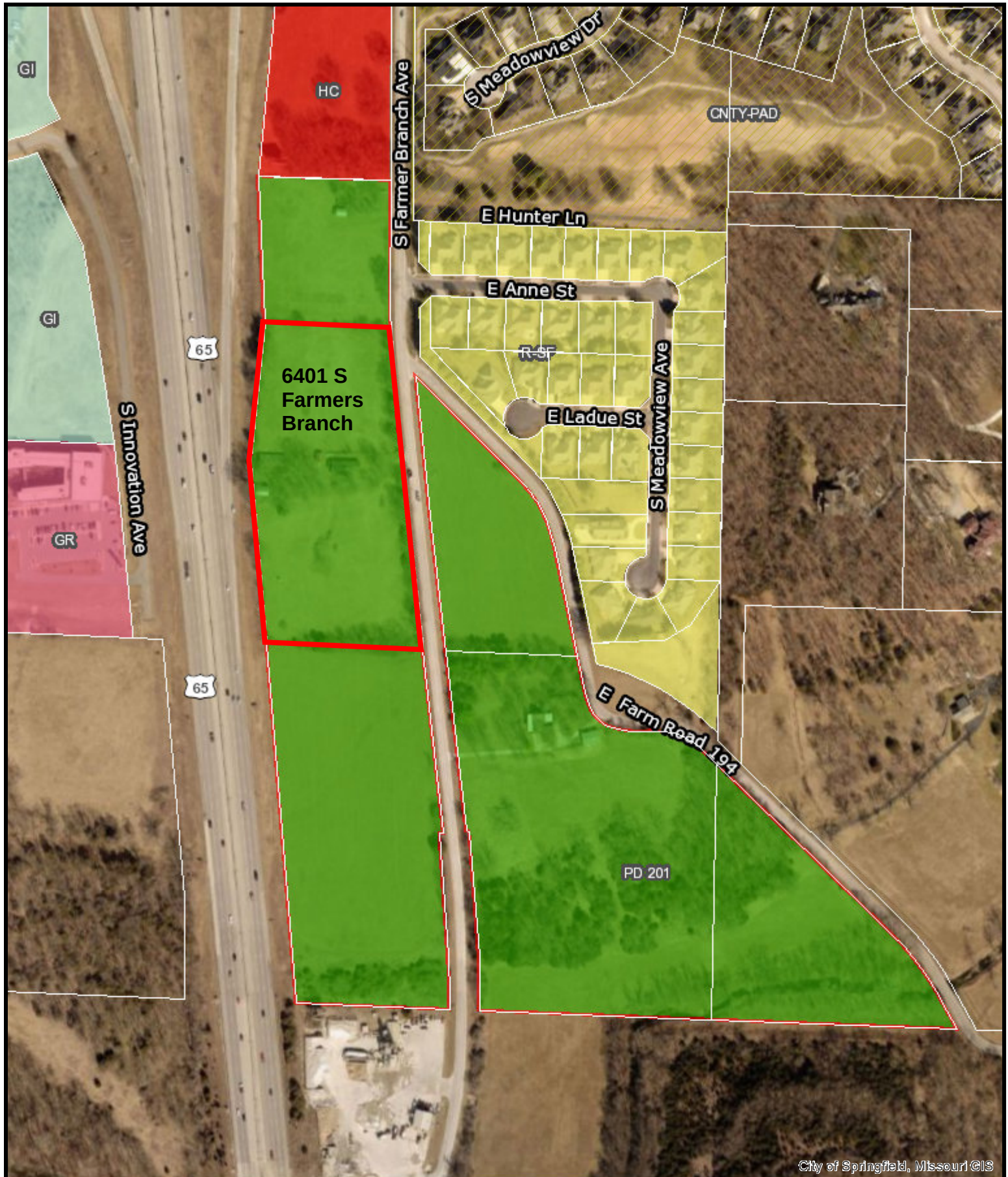
If you have any questions or need additional information, please contact our office. Thank you.

Sincerely,



Daniel Richards

6401 S Farmers Branch Zoning Map





**2023 PROCESSING SCHEDULE DEADLINES
PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE**

NOTE: This schedule represents the minimum processing time from the Application Deadline. More complex cases may require more review time. Applications needing sketch plan review by Pre-Development Review (PDR) are encouraged to submit plans prior to the deadline set out below.

PUBLIC HEARING and ADMINISTRATIVE ITEMS REQUIRING COUNCIL APPROVAL - 77 DAY MINIMUM PROCESSING TIME:

Zoning Cases, Planned Developments*, PD Final Development Plans*, Conditional Use Permits* Preliminary Plats* and Dedications.

(Note: An item with an * requires a sketch plan review Pre-Development Review (PDR) prior to application deadline. PDR meets every Wednesday with an application deadline on Monday; approximately 9 days prior to the Wednesday meeting).

PDR SKETCH PLAN *	APPLICATION	NEIGHBORHOOD MEETING ¹	COMMISSION HEARING	COUNCIL HEARING	COUNCIL ACTION
November 22, 2022	December 5, 2022	December 22, 2022	January 12, 2023	February 6, 2023	February 21, 2023
December 5, 2022	January 3, 2023	January 19, 2023	February 9, 2023	March 6, 2023	March 20, 2023
December 27, 2022	January 30, 2023	February 16, 2023	March 9, 2023	April 3, 2023	April 17, 2023
January 30, 2023	February 27, 2023	March 16, 2023	April 6, 2023	May 8, 2023	May 22, 2023
March 6, 2023	April 3, 2023	April 20, 2023	May 11, 2023	June 5, 2023	June 26, 2023
April 3, 2023	May 1, 2023	May 18, 2023	June 8, 2023	July 10, 2023	July 24, 2023
May 8, 2022	June 5, 2023	June 22, 2023	July 13, 2023	August 7, 2023	August 21, 2023
June 5, 2023	July 3, 2023	July 20, 2023	August 10, 2023	September 5, 2023	September 18, 2023
July 3, 2023	July 31, 2023	August 17, 2023	September 7, 2023	October 2, 2023	October 16, 2023
July 31, 2023	August 28, 2023	September 14, 2023	October 5, 2023	November 6, 2023	November 20, 2023
September 5, 2023	October 2, 2023	October 19, 2023	November 9, 2023	December 11, 2023	January 8, 2024**
October 9, 2023	November 6, 2023	November 23, 2023	December 14, 2023	January 22, 2024**	February 5, 2024**

¹Neighborhood meeting letters must be mailed at least ten (10) days prior to the Neighborhood Meeting Deadline

** 2024 dates are tentative

**RELINQUISH EASEMENTS, REQUESTS TO
REQUIRE and DISPOSE, etc.,**

(Administrative items requiring Commission approval only)

38 DAY MINIMUM PROCESSING TIME

VACATIONS OF STREETS, ALLEYS and SUBDIVISIONS

70 DAY MINIMUM PROCESSING TIME

APPLICATION	COMMISSION HEARING
December 5, 2022	January 12, 2023
January 3, 2023	February 9, 2023
January 30, 2023	March 9, 2023
February 27, 2023	April 6, 2023
April 3, 2023	May 11, 2023
May 1, 2023	June 8, 2023
June 5, 2023	July 13, 2023
July 3, 2023	August 10, 2023
July 31, 2023	September 7, 2023
August 28, 2023	October 5, 2023
October 2, 2023	November 9, 2023
November 6, 2023	December 14, 2023
December 4, 2023	January 11, 2024**
January 2, 2024**	February 8, 2024**

PDR SKETCH PLAN *	APPLICATION	COMMISSION HEARING
October 24, 2022	November 7, 2022	January 12, 2023
November 21, 2022	December 5, 2022	February 9, 2023
December 19, 2022	January 3, 2023	March 9, 2023
January 17, 2023	January 30, 2023	April 6, 2023
February 21, 2023	March 6, 2023	May 11, 2023
March 20, 2023	April 3, 2023	June 8, 2023
April 24, 2023	May 8, 2023	July 13, 2023
May 22, 2022	June 5, 2023	August 10, 2023
June 20, 2023	July 3, 2023	September 7, 2023
July 17, 2023	July 31, 2023	October 5, 2023
August 21, 2023	September 5, 2023	November 9, 2023
September 25, 2023	October 9, 2023	December 14, 2023
October 23, 2023	November 6, 2023	January 11, 2024**
November 20, 2023	December 4, 2023	February 8, 2024**

NOTE: Items which require retention of an easement will not be placed on an agenda until it is accepted by the City.

Updated October 2022

Sec. 36-421. - GR - General retail district.

(1) *Purpose.* This district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. This district is also intended for on-site production of handcrafted items in conjunction with retail sales. Commercial uses permitted in this district are generally required to conduct business activities indoors. The need for community-wide accessibility dictates that this district be located along or at the intersection of two or more arterial or higher classification streets. Areas zoned GR are intended to be at least five acres in size unless the zoning is based on an adopted plan or comprehensive zoning scheme.

(2) *Permitted uses.*

(a) Accessory uses, as permitted by section 36-450, accessory structures and uses.

(b) Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within 18 months of being destroyed.

(c) Art galleries, libraries, and museums.

~~(d) Bed and breakfast.~~

~~(e) Catering businesses.~~

(f) Churches and other places of worship, including parish houses and Sunday schools but excluding overnight shelters.

~~(g) Commercial gardens and/or farmers markets with retail and/or wholesale sales on site.~~

~~(h) Commercial off street parking lots and structures.~~

~~(i) Community gardens without retail or wholesale sales on-site in accordance with the performance standards of section 36-470, community gardens.~~

~~(j) Day care centers in accordance with chapter 36, article XI, Springfield City Code.~~

(k) Eating and drinking establishments use group.

~~(l) Entertainment oriented use group.~~

~~(m) Flea markets entirely within enclosed buildings.~~

~~(n) Funeral homes and mortuaries (crematoriums are permitted as accessory uses).~~

(o) General office use group.

~~(p) Household resource recovery collection centers, screened from all residential districts and public rights of way in conformance with section 36-480, screening and fencing.~~

(q) Medical office use group.

(q)

~~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.~~

~~(r) 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.~~

(s) Medical office use group.

(t) Personal services use group.

~~(u) Police and fire stations.~~

~~(v) Private clubs and lodges.~~

~~(w) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.~~

(x) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers;
2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities;
3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater; and
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

~~(y) Residential uses provided such uses are located above the first floor or behind nonresidential uses so as to create a continuous nonresidential facade, on the first-floor level. When a lot has multiple street frontages, first-floor nonresidential uses will be required on the street with the highest classification. All other street frontages may contain residential uses.~~

(z) Retail sales use group.

~~(aa) Schools or development centers for persons with handicaps or development disabilities.~~

~~(bb) Schools, business.~~

~~(cc) Seasonal outdoor sales and related storage as permitted by section 36-452, temporary uses.~~

~~(dd) Short-term rental type 3 in accordance with section 36-473, and subject to conditions in subsection (2)(b) or (y) if applicable.~~

~~(ee) Taxidermists.~~

(ff) Temporary lodging use group.

~~(gg) Temporary uses, as permitted by section 36-452, temporary uses.~~

~~(hh) Temporary vendors as permitted under subsection 36-452(3)(b)2.~~

~~(ii) Towers other than wireless facilities, less than 100 feet in height, and related facilities provided telecommunication towers comply with section 36-466, telecommunication towers.~~

~~(jj) Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels.~~

No outside activities shall be permitted for kennels. Veterinary clinics, animal hospitals, pet daycare services and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article.

(a) Automobile service garages.

(b) Automobile service stations.

(c) Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.

(d) Reserved.

(e) Residential uses on the first floor frontage of a building.

(f) Self-service storage facilities.

(g) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(h) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, provided:

1. The maximum height does not exceed 200 feet; and
2. Only one tower is permitted on a lot; and
3. All other provisions of subsection 36-363(10)(b)1. are met.

(4) *Use limitations.*

(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. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses as provided in subsection 36-421(2), permitted uses, as follows:

1. If any portion of the premises abuts any residential zoning district, the outdoor activities may be permitted, provided they meet the provisions of, and a conditional use permit is issued pursuant to section 36-363, conditional use permits, of this article. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services.
 2. If the premises abuts only nonresidential zoning districts, the outdoor activities may be permitted. A conditional use permit will not be required. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services.
- (b) No outdoor storage except as provided in subsection 36-421(2), permitted uses, and subsection 36-421(3), conditional uses.
 - (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.
 - (d) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.
 - (e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
 - (f) Streets through an adjacent residential area 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.
- (5) *Bulk and intensity of use.*
- (a) *Maximum structure height:* None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
 - (b) *Minimum yard requirements* (additional bufferyard may be required by subsection 36-421(8)):
 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, supplemental open space and yard regulations.
 - b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations.
 - c. 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.
 2. *Side and rear yards:* None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection 36-421(8).

However, in no event may a structure be erected 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)(d).

Street Classification	Required Setback from Right-of-Way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary arterial	50 feet plus the required yard setback
Secondary arterial	35 feet plus the required yard setback
Collector	30 feet plus the required yard setback
Commercial/industrial local	30 feet plus the required yard setback
Residential local	25 feet plus the required yard setback
Highway access road	20 feet plus the required yard setback
Downtown streets	Required yard setback from right-of-way line

(6) *Open space requirements.*

- (a) *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, 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.
- (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 80 percent of the total area

unless modified in accordance with subsection 36-482(15).

(7) *Design requirements.*

- (a) A site plan, meeting the requirements of section 36-363, site plan review, shall be submitted and approved.
- (b) A landscape 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.
- (c) All 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, screening and fencing.
- (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening and fencing.
- (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.

(8) *Bufferyard requirements.* Whenever any development in a GR district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards.

(Zoning Ord., § 4-3100; G.O. 4519, 6-12-95; G.O. 4570, 11-27-95; G.O. 4852, 11-23-98; G.O. 4925, 9-27-99; G.O. 5094, 7-9-01; G.O. 5127, 10-29-01; G.O. 5585, 7-24-06; G.O. 5665, 4-9-07; G.O. 5744, 3-24-08; G.O. 5773, 8-11-08; G.O. 5843, 11-9-09; G.O. 5861, 2-8-10; G.O. 5879, 7-26-10; G.O. 5880, 7-26-10; G.O. 5928, 4-18-11; G.O. 5952, 10-3-11; G.O. 6001, 6-4-12; G.O. 6048, 5-3-13; G.O. 6058, 6-17-13; G.O. 6094, 1-13-14; G.O. 6413, § 1, 12-11-17; G.O. 6467, § 1(Exh. A), 7-16-18; G.O. 6497, § 1, 1-28-19; G.O. 6528, § 1, 5-20-19)

Daniel Richards

From: Mitzy Bolin <wayne@ftagency.com>
Sent: Wednesday, June 7, 2023 2:36 PM
To: Daniel Richards
Subject: Re: Farmers Branch Rezone

Daniel,

I wanted to take this opportunity to thank you for scheduling two meetings with the Millwood Park neighbors.

Both meetings were very informative. You clearly explained the proposed zoning changes, you listened to our concerns and answered our questions.

Wayne and I were mostly concerned about overnight lodging. We were greatly appreciative when you voiced our concern to the developer and hotels were removed from the request to rezone.

Wayne and I will not stand in opposition to the request to rezone.

Once again, thank you for the professional manner in handling the rezoning request with the Millwood Neighbors. Wayne and I felt that we were heard and our concerns answered in a timely manner.

Mitzy Bolin
3419 E Anne St., Ozark, Mo

On Wed, Jun 7, 2023 at 8:48 AM Daniel Richards <drichards@leeengineering.biz> wrote:

|

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Thank you so much,

Mitzy Bolin
Escrow Closer
1368 A. East Kingsley
Springfield, MO 65804
Phone - 417-887-8836
Fax - 417-887-1361
License # 0373327

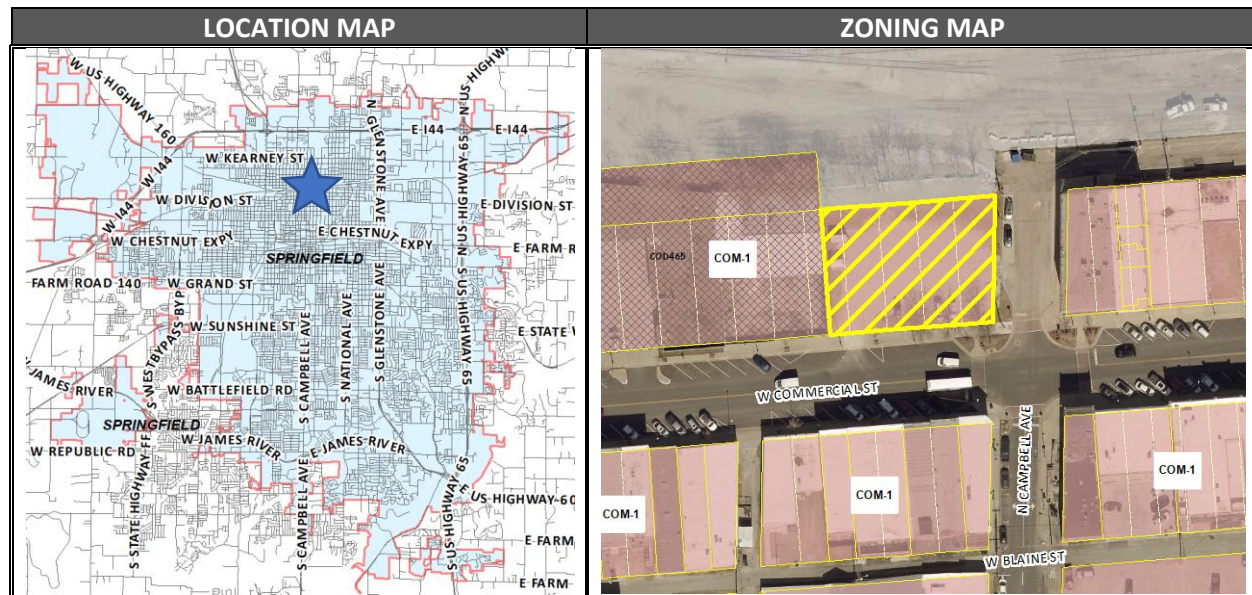
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DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 471
Location:	411 West Commercial Street
Total Acres:	0.3 acres
Applicant:	Dan Johnson & Associates, LLC
Existing Land Use:	Gravel parking lot & Undeveloped Land
Neighborhood Meeting:	April 18, 2023
Planning and Zoning Commission:	June 8, 2023
City Council:	July 10, 2023
Public Notification:	Mail, posted property, and legal in Daily Events per COM District
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 471 subject to the conditions listed in Attachment 1 to the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

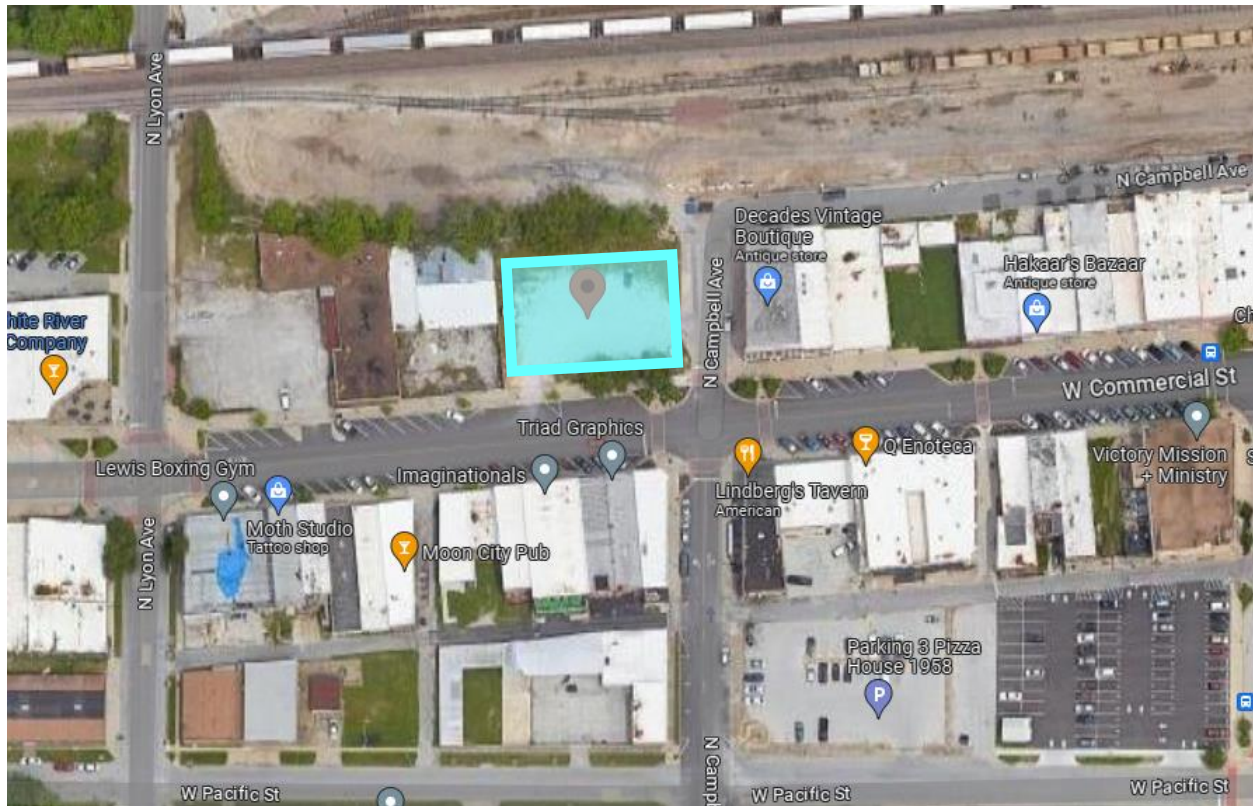
PROJECT SUMMARY:

Request for a Conditional Use Permit to allow a development project greater than 10,000 square feet of total building floor area and a building greater than 3 stories in height generally located at 411 West Commercial Street.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned from Center City to COM-1 in 2010.

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 Mixed Use placetype. Areas within the Mixed Use placetype function as activity centers that provide a mix of residential, shopping, services, office, entertainment, and dining options. These centers can also host small to moderate sized manufacturing, maker spaces, artisan shops, galleries, and music venues that contribute to innovation or themed entertainment districts. Depending on the existing character of the area and the vision identified, mixed use areas, districts, corridors, and developments can take on a very prescriptive or wide range of uses as well as design requirements. 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. The Mixed Use placetype can include small concentrations of neighborhood-serving businesses, along former streetcar routes. These areas can feature adaptive reuse of non-residential and residential buildings, like those located at the intersection of Cherry and Pickwick in the Rountree Neighborhood. Mixed Use placetypes also include evolving and planned districts or light manufacturing, warehousing, and artisan districts, like the Moon City Creative District or the Trafficway subarea.

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

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	COM-1	COM-1	COM-1
LAND USE	Railroad	Commercial uses	Commercial uses, retail	Vacant building
PLACETYPES	Mixed Use	Mixed Use	Mixed Use	Mixed Use

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No issues with the proposed Conditional Use Permit.

CITY UTILITIES:

No issues with the CUP. As mentioned in the questionnaire, CU is working on a design to relocate or underground the existing Electric facilities along the East property line.

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DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with CUP. Public sewer is available.

FIRE DEPARTMENT:

No comments

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

411 W Commercial St is approximately 0.3 acres in area, with 95% of the area consisting of gravel for that last 30 years. The lot drains from north to south onto W Commercial St. No existing detention or water quality Stormwater Control Measures are present. 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 or other Karst feature at this location. The property **does not have a stream buffer on site**.

A fee in lieu of on-site stormwater detention **will be dependent on further analysis of the surrounding stormwater infrastructure and downstream impacts**

PW Stormwater has no concerns for the proposed CUP. 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 AND 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. The only exception to building detention is a Fee in Lieu of detention application per the City of Springfield Code and the manual dependent on approval by the Director of Public Works. A fee in lieu of detention application may be permissible with Storm Report showing no impacts to the adjacent lots and streets.

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 redevelopment on this site is below the 1-acre redevelopment threshold.
2. 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.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

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DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Commercial Street	Collector	City	30	45	5,667	Yes	Yes	Yes
Street 2	N. Campbell Avenue	Non-Residential Local	City	30	30	NA	Yes	Yes	No

ACCESS - There is currently one driveway access point onto the property from W. Commercial Street and one driveway access point onto the property from N. Campbell Avenue. All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are two bus stops along W. Commercial Street near the property.

IMPROVEMENTS - No improvements are required for this development. A traffic study is not required for this development.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting approval of a development project greater than 10,000 square feet of total building floor area and a building greater than 3 stories in height generally located at 411 West Commercial Street. The applicant is proposing to develop a multi-use commercial, retail, and residential building at 41,267 square feet of total building floor area.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Mixed Use placetype. Areas within the Mixed Use placetype function as activity centers that provide a mix of residential, shopping, services, office, entertainment, and dining options. These centers can also host small to moderate sized manufacturing, maker spaces, artisan shops, galleries, and music venues that contribute to innovation or themed entertainment districts. Depending on the existing character of the area and the vision identified, mixed use areas, districts, corridors, and developments can take on a very prescriptive or wide range of uses as well as design requirements. 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. The Mixed Use placetype can include small concentrations of neighborhood-serving businesses, along former streetcar routes. These areas can feature adaptive reuse of non-residential and residential

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buildings, like those located at the intersection of Cherry and Pickwick in the Rountree Neighborhood. Mixed Use placetypes also include evolving and planned districts or light manufacturing, warehousing, and artisan districts, like the Moon City Creative District or the Trafficway subarea.

3. The COM-1 district requires a Conditional Use Permit for development projects that exceed 10,000 square feet of total building floor area. Historically, much of Commercial Street was developed on small, and narrow width lots and therefore square footage of buildings were limited. The subject property is under common ownership and larger compared to other lots on Commercial Street.
4. The COM-1 district intends to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. It is intended for the older commercial and light industrial areas fronting and adjacent to a commercial street that tend to accommodate a wide variety of uses. This area initially developed early in the city's history and does not display the characteristics typical of modern suburban development. The city has approved a commercial street redevelopment plan and has approved financing mechanisms to implement that plan. Uses proposed in this district are consistent with the redevelopment strategy. This area is experiencing rehabilitation and redevelopment. This district is intended to accommodate the transition that must occur if this area is to contribute to the vitality of the city while protecting the historic character of the area.
5. The proposed development is within the Commercial Street Historic District, which requires Landmarks Board review and approval of any exterior alterations and new construction. The proposed new development was reviewed and approved by the Landmarks Board on March 8, 2023, which included the site plan, building materials and renderings. The Board found that the proposed project conformed to the adopted review criteria, the *Secretary of the Interior's Standards for Rehabilitation*, the *Commercial Street Design Guidelines* (adopted in 2020), and Sec. 36-404(3)(d)(3), which states:

"For new construction, the landmarks board shall also consider the extent to which the building or structure would be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent of this section to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility shall be evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the setting thereof."

6. The COM-1 district requires CUP applications to notify additional groups. Per code, notices were sent to property owners/physical address within 500' radius of the subject property. Additionally, notices were sent to Woodland Heights, Grant Beach, Mid-Town Neighborhood Associations, Commercial Club, Urban District Alliance (now Downtown

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Springfield Association), Commercial Street CID Board. A total of 133 notices were mailed at least 10 days before the neighborhood meeting.

7. Approval of this request will provide for the development of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
8. Staff has determined that the requested Conditional Use Permit are 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* Mixed Use 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.

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ATTACHMENT 1
CONDITIONAL USE PERMIT NO. 471
REQUIREMENTS FOR CONDITIONAL USE PERMIT NO. 471

1. A 41,267 square foot, mixed-use new building is permitted in conformance with Attachment 5.
2. The 41,267 square foot, mixed-use new building shall comply with all the standards listed in Attachment 2.
3. Per Sec. 36-425 (7)(h), the COM-1 district's purpose is to protect the unique nature and architectural character of the existing historic structures, and to protect it from infringing influences that may diminish or dilute the historic ambience. The COM-1 district should also promote new uses and development within the zoning district that provide an element of consistency and similarity of intensity, use, building heights, and materials used with the existing structures. These elements are described as follows:
 1. Building façades. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design. Two or more of the following design elements shall be incorporated for each 40 horizontal feet of a building façade or wall:
 - a. Changes in color, texture, and material; or
 - b. Projections, recesses and reveals expressing structural bays, entrances, or other aspects of the architecture; or
 - c. Groupings of windows or fenestration.
 2. On each lot, the building façade shall be built to the district minimum setback line for at least 80 percent of the street frontage. This does not include Blaine Street frontage.
 3. The building façade shall be built to the district minimum setback line within 30 feet of a block corner. This does not include Blaine Street frontage.
 4. The portions of the building façade required to be built at the district minimum setback line may include jogs of not more than 18 inches in depth except as otherwise necessary to allow bay windows, shop fronts and balconies.
 5. Blank lengths of wall exceeding 20 linear feet are prohibited on all street frontages.
 6. Fenestration on the ground floor facades shall comprise a least 40 percent, but not more than 90 percent of the façade area, measured as a percentage of the façade between floor levels.
 7. Fenestration on the upper floor facades shall comprise a least 20 percent, but not more than 60 percent of the façade area, measured as a percentage of the façade between floor levels.
 8. The ground floor shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
 9. The maximum story height for the ground story is 20 feet.
 10. The maximum floor-to-floor story height for stories other than the ground floor is 12 feet.
 11. Building materials and colors:

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- a. Metal shall not be used as a primary exterior surface material, except for metal roofs. Metal trim can be used but not to exceed 15 percent of the exterior surface. The following exterior finishes shall be allowed on all exterior walls of the building:
 - (i) Customary brick masonry;
 - (ii) Natural or cast stone;
 - (iii) Oversized brick;
 - (iv) Split-faced block;
 - (v) Architectural pre-cast concrete; and
 - (vi) Accent materials such as glass block and ceramic tiles.
 - b. Façade colors shall have low reflectance. High-intensity, metallic, black, or fluorescent colors are prohibited. Natural and recycled materials may be utilized to enhance the building façade and promote sustainable development.
4. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

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ATTACHMENT 2 STANDARDS FOR CONDITIONAL USE PERMIT NO. 471

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 proposed use will be consistent with the Commercial Street Plan in the Springfield <i>Comprehensive Plan</i> .	The <i>Comprehensive Plan's Land Use & Development</i> chapter identifies the subject property as the Mixed Use placetype.
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.	No, the proposed use will not adversely affect the health, safety, and welfare of the public. Eyes on the street from residents in upper-level apartments, and the activity of the retail spaces should increase security on the west end of commercial street.	Public Works Traffic Division has reviewed the application and has determined that conditional use will not adversely affect safety of the motoring public and of pedestrians with traffic access controls that are required. Traffic comments are provided in Attachment 1.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	Yes, the proposed use will adequately provide for safety from fire. Developer will comply with IBC 2018 building and fire codes.	The Fire Department has reviewed this request and has no concerns regarding safety from fire hazards and fire controls. Fire comments are provided in Attachment 1.
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	No, the proposed use will not increase flood or water damage.	Public Works Stormwater Division has reviewed this request and provided comments in the report above. The development is required to meet development standards for stormwater management.
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.	No, the proposed use will not exceed typical noise characteristics in the district.	It is not expected that the proposed use will have noise characteristics that exceed Zoning Ordinance standards.

DEVELOPMENT REVIEW STAFF REPORT

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.	No, the proposed use will not affect the established character of the neighborhood due to glare or stationary lights. Measures to shield such lights will be taken.	It is not expected that the proposed use will negatively affect neighborhood districts. The applicant's response adequately addresses this condition.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	Yes, the signs for the proposed use will be appropriate for the site.	The development will be subject to the signage standards of the Zoning Ordinance.
8. Such signs will not have an adverse effect on any adjacent properties.	The signs for the proposed use will not have an adverse effect on adjacent properties.	The development will be subject to the signage standards on the Zoning Ordinance.
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.	Yes, the existing street and pavement width are adequate for the traffic generated by the proposed use.	Public Works Traffic Division has reviewed the application and has determined that 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.
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.	No, the proposed use will not have substantial adverse effect upon the items listed above or the general health, safety, and welfare of the public.	It is not anticipated that the proposed use will have an adverse effect or be incompatible with the adjacent and surrounding properties which are used for commercial uses.
11. The proposed conditional use will be constructed, arranged and operated so as not to	The proposed use will not dominate the immediate vicinity – we are proposing a 4th story, however, the	The standards of the Zoning Ordinance adequately address these issues. The subject property is in an area

DEVELOPMENT REVIEW STAFF REPORT

dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.	building height overall will compare closely to the surrounding 3 story buildings, and the tall retail storefront along Commercial Street, where the floor-to-floor height is 20'-0", will make the façade feel like a 3- story building, similar to 315 W. Commercial St.	of commercial uses and is not anticipated to dominate the immediate vicinity or to interfere with the development and use of neighboring properties.
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.	No, the proposed use will not affect the natural topographic or physical features of the site.	It is not expected that the proposed development will negatively affect any significant natural topography or physical features.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	No, the proposed use will not affect the items listed above.	The proposed development is within the Commercial Street Historic District. The new development was reviewed and approved by the Landmarks Board on March 8, 2023.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk	Yes, this project complies with all other bulk regulations other than the proposed conditional use in this application.	The proposed use is required to comply with applicable regulations regarding lot size, bulk regulations, use limitations and performance standards.

DEVELOPMENT REVIEW STAFF REPORT

regulations, use limitations and performance standards.		
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	Yes.	The applicant's response adequately addresses this condition.
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.	According to Sec. 36-455. (1), providing off-street parking is not required in Zoning district COM-1. Sec. 36- 456 & Sec. 36-483 applicable requirements will be met.	The development will be subject to these standards of 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.	Not applicable, there are no alleys or access roads on the site.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it will not create these hazards.
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.	Vehicular circulation elements will not be included on the site, and the proposed use will not create hazards to the safety of pedestrian traffic on or off the site.	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.	Developer is currently partnering with the City Utilities of Springfield to reconfigure existing utility lines.	No known interference with any public rights of way or easements are known.

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.	Not applicable.	The development is required to adhere to all standards of the Zoning Ordinance and other applicable ordinances.
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	Yes.	This property is already served with public infrastructure and services.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

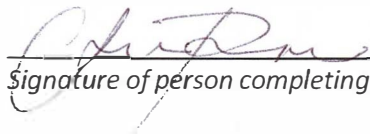
1. Conditional Use Permit for: 411 W Commercial
2. Meeting Date & Time: April 18, 2023 4-630 pm
3. Meeting Location: 305 W Commercial Street
4. Number of invitations that were sent: As provided by planning staff - approximately 120
5. How was the mailing list generated: Planning staff
6. Number of neighbors in attendance (attach a sign-in sheet): 17 signed in, some did not
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.)

Many of the verbal comments were positive in nature, and most of the concerns were related to parking. Given the size of the site (.29 acres) and the requirements for ground level commercial space this project can't support onsite parking. The other comment was related to asking for the extra story, to allow 4 stories instead of 3 through the CUP. We designed the facade to be 3 stories on the front and be similar in height to the adjacent 3 story building. We need the 4th floor to maintain 42 units we committed to for ARPA and HOME funding.

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

Parking seems to be the main issue. We have done our own informal study of the city lots and street parking and have attached a proposed Parking Plan. We also encourage the City, Commercial Club and CID to look at potential for additional parking on railroad property to the north of the site, and to find ways to enforce the 2 hour parking on the street during business hours. See attached parking and security plan.

I, Chelsea Davison (*print name*), attest that the neighborhood meeting was held on 4/18/2023 (*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."



Signature of person completing affidavit

CHELSEA DAVISON

Printed name of person completing affidavit



Sankofa Neighborhood Meeting
 April 18, 2023
 Sign In List

Name	Organization	email	phone
Laura Knox		Knocksy6@gmail.com	619 665 9810
Christine Schilling	Mosaic Rose	mosaic2@slcg/dal.net	
Stacey Velez	WHNA		417-895-0247
mona Picon	WHNA		
Mary Gullett	COMMERCIAL CLUB	historicfirehouse@gmail.com	
PAUL Parker	"	parkerpauld@yahoo.com	
Angela Dwan	CID	angela@itsalldowntown	417-413-9423
JEFF BARBER	NAC	JEFFBARCHITECT@GMAIL.COM	417-343-5682
Roy Crisp	MFC	roy@roycrisp.com	919 582 3399
CONNIE R. HINDS	TAME / C-street MERCAT	connie@tamapetmag.com	417 830 8121
Cindy Lesany	Symphony '3	cindyehoo73@gmail.com	417-326-9432
Lyle Q. Foster	Big Menomoni	LFOST8@aol.com	417-763-2146



THE VECINO GROUP
 Development for the greater good.



Sankofa Neighborhood Meeting
 April 18, 2023
 Sign In List

Name	Organization	email	phone
Irene Schaefer	CID, PROP/BUSINESS	schaefer.1112@gmail.com	417 830 0220
Paul Parker	commercial club	parker.paul@yahoo.com	
Michael Brittain	Habitat for Humanity	mbrittain@habitat-springfield-mo.org	
TERESA Emerson	Property owner	TERESA@58cylab.net	417 343 3348
Daniel M. Nalley	Resident	plurification@gmail.com	417 818 6694



THE VECINO GROUP
 Development for the greater good.

April 25, 2023

- e. **List of issues raised, any verbal comments and how applicant plans to respond. If staff determines the developer did not make a serious attempt to address the issues, staff may recommend denial or tabling of the application**

Issues raised:

Parking, number of stories, and exterior materials. Please see attached comment cards.

Responses:

Parking – We will be providing parking through a combination of on street parking for businesses and permit based parking on city lots for residents. Please see attached parking and security plan for expanded response.

Number of stories – The proposed use will not dominate the immediate vicinity – we are proposing a 4th story, however, the building height overall will compare closely to the surrounding 3 story buildings, and the tall retail storefront along Commercial Street, where the floor-to-floor height is 20'-0", will make the façade feel like a 3-story building, similar to 315 W. Commercial St.

Exterior materials – We are considering other material choices to satisfy the concerns of the neighbors.

DATE:	April 18, 2023	Telephone No.	417-413-9423
YOUR NAME:	Angela Duran		
YOUR ADDRESS:	299 E Commercial St		
PROJECT ADDRESS:	411 W. Commercial		

COMMENTS:

I love it! Thanks for all that you do!

Theres lots of strong voices but there are many

in support. Parking is a concern, but who wants a parking lot taking
- CID STAFF up space in our district!

DATE:	April 18, 2023	Telephone No.	417-343- 7111 5682
YOUR NAME:	JEFF BARBER		
YOUR ADDRESS:	746 S. WELER AVE 65802		
PROJECT ADDRESS:	411 W. Commercial		

COMMENTS: ARTICULATION OF THE FACADES IS KEY

→ "THE STYLIZED SOUTH ELEVATION IS A GREAT START
→ EXPLORATION OF A "CORNICHE" OR WALL TERMINATION

CAN BACK OF BUILDING BE BROKEN UP OR ARTICULATED?

PERHAPS STAY W/ MASONRY AND AVOID METAL PANELS.

MIXED USE PARKING IS TIDAL, SO OK.

? ALCOVE UNIT ENTRY DOORS?
TO DEFINE ENTRIES
& BREAK-UP LONG CORRIDOR

DATE:	April 18, 2023	Telephone No.	(917) 582 3399
YOUR NAME:	Ray Crespo		
YOUR ADDRESS:	411 W. Commercial		
PROJECT ADDRESS:	411 W. Commercial		

COMMENTS:

Y'all looks great. Thank you!

Consider M.C.C. for Phase change material solution

Rg

DATE:	April 18, 2023	Telephone No.	417. 830. 8121
YOUR NAME:	CONNIE RHOADES HINDS, DIR. C-STREET MERCHANT ASSOC.		
YOUR ADDRESS:	215 W. COMMERCIAL (UPSTAIRS OFFICE - TAME MEDIA)		
PROJECT ADDRESS:	411 W. Commercial		

COMMENTS:

LARGELY EXCITED + SUPPORTIVE OF THIS PROJECT. ☺
DO FEEL CONCERNS ABOUT TENANTS TAKING UP STREET
PARKING IS VALID. IM HOPING YOU WILL CONTINUE TO BE ☺
GOOD NEIGHBORS AND WORK TO ADDRESS + PREVENT
ANY NEGATIVE AFFECTS TO EXISTING BUSINESS OWNERS
+ RESIDENTS.

THANK-YOU FOR THIS OPEN HOUSE!

DATE:	April 18, 2023	Telephone No.	417 343 3348
YOUR NAME:	TERESA EMERSON		
YOUR ADDRESS:	MAIN CITY & RUBENS		
PROJECT ADDRESS:	411 W. Commercial		
COMMENTS:	STAFF - design / materials / BLDG USE CONCEPTS - NEED TO AT LEAST CONTRIBUTE TO MORE PARKING SPACES		

DATE:	April 18, 2023	Telephone No.	913-558-0585
YOUR NAME:	CHRISTOPHER PERLEY		
YOUR ADDRESS:	2000 N. GRANT AVE SPFD MO 65803		
PROJECT ADDRESS:	411 W. Commercial		
COMMENTS:	None -		

DATE:	April 18, 2023	Telephone No.	417-326-9432
YOUR NAME:	Cindy Usery		
YOUR ADDRESS:	PO Box 14375 Springfield, Mo. 65814 or 416 W Commercial 65801		
PROJECT ADDRESS:	411 W. Commercial		
COMMENTS:	LOVE it! No questions already gave my opinion on green space (glad to see it) & art work. Thank you!		

DATE:	April 18, 2023	Telephone No.	
YOUR NAME:	Lyle D. Foster		
YOUR ADDRESS:	217 E. Commercial		
PROJECT ADDRESS:	411 W. Commercial		
COMMENTS:	I strongly support It is exciting and important to see this vital project being proposed along C Street plus it addresses a vital community need.		

DATE:	April 18, 2023	Telephone No.	417-326-9432
YOUR NAME:	Cindy Usery		
YOUR ADDRESS:	PO Box 14375 Springfield, Mo. 65814 or 426 W Commercial 65801		
PROJECT ADDRESS:	411 W. Commercial		
COMMENTS:	LOVE it! No Questions already gave my opinion on green space (glad to see it) & art work. Thank you!		

DATE:	April 18, 2023	Telephone No.	
YOUR NAME:	Lyle Foster		
YOUR ADDRESS:	217 E. Commercial		
PROJECT ADDRESS:	411 W. Commercial		
COMMENTS:	I strongly support It is exciting and important to see this vital project being proposed along C Street plus it addresses a vital community need.		

DATE:	April 18, 2023	Telephone No.	(417) 380-9665
YOUR NAME:	Paul Parker		
YOUR ADDRESS:	1539 N. Washington Springfield 65803		
PROJECT ADDRESS:	411 W. Commercial		

COMMENTS: That there is no plan for parking in your plans remains a deep concern of mine. Over all I like your building design and amenities.

DATE:	April 18, 2023	Telephone No.	
YOUR NAME:	MARY COUETTE		
YOUR ADDRESS:			
PROJECT ADDRESS:	411 W. Commercial		

COMMENTS:
 CANNOT SUPPORT WITHOUT ADDITION OF NEW PARKING - BEST CASE NORTH OF PROJECT ON RR LAND WITH CITY INVOLVEMENT.
 COM DISTRICT LIMITS TO 3 STORIES, BELIEVE SHOULD BE UPHELD
 LIKE DESIGN - IF WERE 3-STORIES - PROVIDED PARKING - SUPPORT WHOLEHEARTEDLY

DATE:	April 18, 2023	Telephone No.	417-895-0247
YOUR NAME:	Stacey Velez		
YOUR ADDRESS:	1300 W. Atlantic St, Springfield, MO 65803		
PROJECT ADDRESS:	411 W. Commercial		

COMMENTS:

This opportunity is very exciting. The only concern I have is the parking. Springfield, and especially Zone 1, are in desperate need of affordable housing.

DATE:	April 18, 2023	Telephone No.	
YOUR NAME:	Nona Pieron 417-576-6491		
YOUR ADDRESS:	2000 N. Grant Ave.		
PROJECT ADDRESS:	411 W. Commercial		

COMMENTS:

Love the new vision/changes to the concept -

Much as people are using "Parking" as their deciding factor for support - I'm not one of those. Our lack of parking is not going to be solved with this, or any other single project. I'm sure you will be continuing to work on the issue - but I will Not be withholding support. You're doing a great job of involving your neighbors, and that alone goes a long way in gaining support.

DATE:	April 18, 2023	Telephone No.	
YOUR NAME:			
YOUR ADDRESS:			
PROJECT ADDRESS:	411 W. Commercial		

COMMENTS:

NO PARKING!! How to shop? Laundry?

GO AFTER BUILDING (1 ONE) BLOCK
SOUTH

DATE:	April 18, 2023	Telephone No.	619 663 9810
YOUR NAME:	LAURA KNOX		
YOUR ADDRESS:	315 W Commercial		
PROJECT ADDRESS:	411 W. Commercial		

COMMENTS:

Parking Concern

I park in the gravel lot.

Very informational -

THANK you for the informative time

Parking and Security Plan

The Commercial Street District does not require developments to provide parking. The district does ask for a parking plan for projects over 10,000 sf. Here is our parking plan:

The neighborhood has a walkscore of 71 (most errands can be done in walking distance), there are two bus stops within a block. A parking permit process exists for resident overnight parking. So far, our count over the last week (different days and times) is that of the 121 city parking lot spaces, there are about 73 spaces vacant on average. This does not count street parking in the 2-hour zones which are mostly vacant after business hours as well and are available except between 8am and 5 pm. *Our parking plan is to provide our residents with the application process for after-hours parking permit through the City's Licensing Department. They can then use the city lots and on-street parking outside of the 2-hour parking limits.*

We believe there is sufficient public parking available for additional development on Commercial Street. Over the last couple of weeks. We have been monitoring the 3 city lots south of Commercial Street between Campbell and Jefferson and counting available parking on different days and times. There are 121 parking spaces among the three lots and the average vacancy rate in those lots is about 75% or 91 parking spaces. (See attached map and report) This does not count street parking that is available to residents after hours. We will continue to monitor and count these to have more data to report at the P&Z meeting.

We encourage the City, CID and Commerical Club to take further steps to look at future parking needs in the area:

- 1 – Commission a parking study like is being done downtown.
- 2 – Consider enforcement of the 2-hour parking through ticketing, parking meters or both
- 3 – Re-engage with the railroad to explore expansion of Frisco Lane parking to the west

For security, access control will be included for the ground level residential entry doors. Exterior surveillance cameras will be available covering Commercial Street and Campbell Avenue as well as residential / interior areas of the project. The exterior cameras will be made available to access by the Springfield Police Department. Commercial spaces will have their own entrances managed by each tenant.

C Street Parking Counts

1:00 pm counts

4/12/2023	Total	Used	Available	
Lot A	40	17	23	
Lot B	36	9	27	
Lot C	45	16	29	
	121	42	79	65% Vacant

6:00 am counts

4/13/2023	Total	Used	Available	
Lot A	40	7	33	3 personal 4 commercial
Lot B	36	6	30	
Lot C	45	3	42	
	121	16	105	87% Vacant

4:00 PM

4/13/2023	Total	Used	Available	
Lot A	40	17	23	1 commercial
Lot B	36	4	32	
Lot C	45	11	34	
	121	32	89	74% Vacant

10:00 AM

4/14/2023	Total	Used	Available	
Lot A	40	17	23	2 commercial
Lot B	36	8	28	
Lot C	45	11	34	
	121	36	85	70% Vacant

4/14/2023	Total	Used	Available
Lot A	40		40
Lot B	36		36
Lot C	45		45
	121	0	121

7:30 am Saturday

4/15/2023	Total	Used	Available	
Lot A	40	14	26	7 commercial
Lot B	36	6	30	
Lot C	45	10	35	
Total	121	30	91	75% Vacant

6:15 pm Saturday

4/15/2023	Total	Used	Available	
Lot A	40	28	12	5 commercial vehicles
Lot B	36	9	27	
Lot C	45	22	23	
	121	59	62	51% Vacant

Street D	10	2	8	
Street E	6	2	4	
Street F	10	4	6	
Street G	10	1	9	
Total	36	7	27	75% Vacant
GRAND TOTAL	157	37	118	75% Vacant

Street D	10	3	7	
Street E	6	2	4	
Street F	10	4	6	
Street G	10	3	7	
Total	36	9	24	67% Vacant
GRAND TOTAL	157	68	86	55% Vacant

11:30 AM

4/16/2023	Total	Used	Available	
Lot A	40	15	25	7 commercial
Lot B	36	5	31	
Lot C	45	15	30	
	121	35	86	71% Vacant

Street D	10	0	10	
Street E	6	6	0	
Street F	10	4	6	
Street G	10	4	6	
Total	36	14	22	61% Vacant
GRAND TOTAL	157	49	108	69% Vacant

7:15 AM

4/17/2023	Total	Used	Available	
Lot A	40	9	31	6 commercial
Lot B	36	3	33	
Lot C	45	3	42	
	121	15	106	88% Vacant

Street D	10	0	10	
Street E	6	4	2	
Street F	10	5	5	
Street G	10	1	9	
Total	36	10	26	72% Vacant
GRAND TOTAL	157	25	132	84% Vacant

7:45 AM

	4/18/2023 Total	Used	Available	
Lot A	40	13	27	6 commercial
Lot B	36	2	34	
Lot C	45	6	39	
	121	21	100	83% Vacant
Street D	10	0	10	
Street E	6	5	1	
Street F	10	5	5	
Street G	10	1	9	
Total	36	11	25	69% Vacant
GRAND TOTAL	157	32	125	80% Vacant

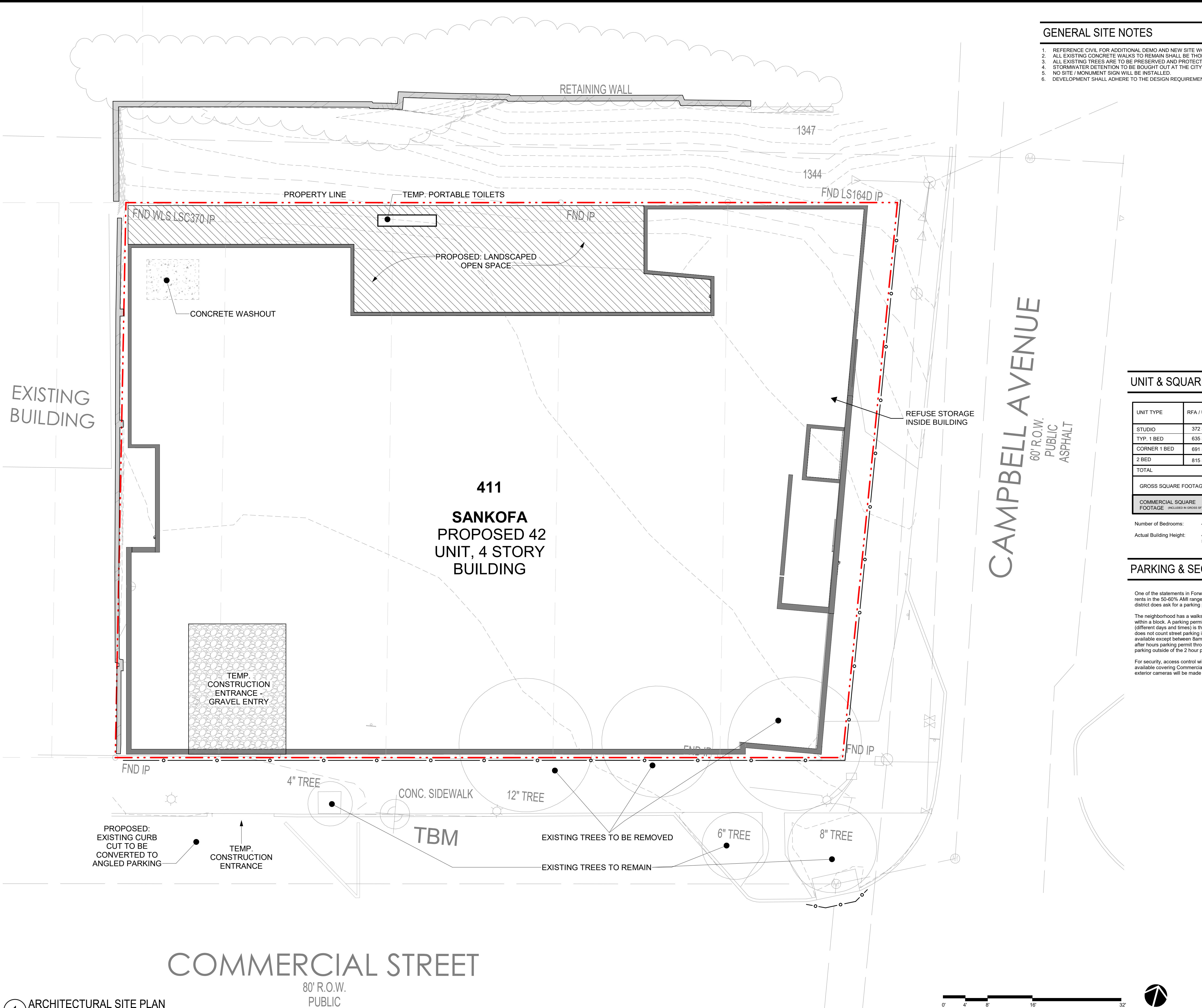
645 AM

	4/19/2023 Total	Used	Available	
Lot A	40	11	29	6 commercial
Lot B	36	2	34	
Lot C	45	6	39	
	121	19	102	84% Vacant
Street D	10	0	10	
Street E	6	5	1	
Street F	10	5	5	
Street G	10	1	9	
Total	36	11	25	69% Vacant
GRAND TOTAL	157	30	127	81% Vacant

75% Vacancy in City Lots
91 Available spaces on average



4/18/2023 8:30:10 AM BM 360/22200 Sankofa Springfield MO 65803 Sankofa - Arch.rvt



GENERAL SITE NOTES

1. REFERENCE CIVIL FOR ADDITIONAL DEMO AND NEW SITE WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
2. ALL EXISTING CONCRETE WALKS TO REMAIN SHALL BE THOROUGHLY CLEANED OF ANY DIRT OR FOREIGN MARKINGS.
3. ALL EXISTING TREES ARE TO BE PRESERVED AND PROTECTED UNLESS NOTED OTHERWISE.
4. STORMWATER DETENTION TO BE BOUGHT OUT AT THE CITY OF SPRINGFIELD'S SCHEDULED RATE.
5. NO SITE / MONUMENT SIGN WILL BE INSTALLED.
6. DEVELOPMENT SHALL ADHERE TO THE DESIGN REQUIREMENTS LISTED IN SEC. 36-425, SUBSECTION (7).

ZONING

1. SUBJECT PROPERTY IS ZONED **COM-1** (COMMERCIAL STREET, ZONE 1)
2. SUBJECT PROPERTY IS CURRENTLY A VACANT GRAVEL PARKING LOT.

MINIMUM YARD REQUIREMENTS:

FRONT YARD: NONE
SIDE YARD: NONE
REAR YARD: NONE

PROPOSED USE

1. PROPOSED USE FOR SUBJECT PROPERTY: R-2; M
2. GENERAL DESCRIPTION:
THE VECINO GROUP IS PROPOSING SANKOFA: A NEW AFFORDABLE HOUSING DEVELOPMENT COMBINED WITH A BUSINESS INCUBATOR AND STREET-LEVEL RETAIL.

SITE PLAN LEGEND

- PROPERTY LINE
- SILT FENCE & INLET PROTECTION
- - - EXISTING GRADE LINES
- ☀ LIGHT POLE
- ⚡ POWER POLE

UNIT & SQUAREFOOTAGE MATRIX

UNIT TYPE	RFA / UNIT	FLOOR				TOTAL	TOTAL RFA
		1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR		
STUDIO	372 SF	-	1	1	1	3	1,116 SF
TYP. 1 BED	635 SF	5	5	10	10	30	19,050 SF
CORNER 1 BED	691 SF	-	1	1	1	3	2,073 SF
2 BED	815 SF	1	1	2	2	6	4,890 SF
TOTAL		6	8	14	14	42	27,129 SF
GROSS SQUARE FOOTAGE		10,639 SF	8,172 SF	11,228 SF	11,228 SF	41,267 SF	
COMMERCIAL SQUARE FOOTAGE (INCLUDED IN GROSS SF)		3,732 SF	1,396 SF	-	-	5,128 SF	

Number of Bedrooms: 48
Actual Building Height: 40' - 7 1/2" (top of roof deck)
50' - 7 1/2" (top of highest point of building - stair access to roof)

PARKING & SECURITY PLAN

One of the statements in Forward SGF was 'Lack of Affordable Housing'. Sankofa is an affordable housing project with rents in the 50-60% AMI range. The Commercial Street District does not require developments to provide parking. The district does ask for a parking plan for projects over 10,000 sf. Here is our parking plan:

The neighborhood has a walkscore of 71 (most errands can be done in walking distance), there are two bus stops within a block. A parking permit process exists for resident overnight parking. So far, our count over the last week (different days and times) is that of the 121 city parking lot spaces, there are about 75 spaces vacant on average. This does not count street parking in the 2 hour zones which are mostly vacant after business hours as well and are available except between 8am and 5 pm. Our parking plan is to provide our residents with the application process for after hours parking permit through the City's Licensing Department. They can then use the city lots and on street parking outside of the 2 hour parking limits.

For security, access control will be included for the ground level entry doors. Exterior surveillance cameras will be available covering Commercial Street and Campbell Avenue as well as residential / interior areas of the project. The exterior cameras will be made available to access by the Springfield Police Department.

CONSULTANTS

CONSULTANT NAME
ADDRESS
LOCATION
CONTACT

CONSULTANT NAME
ADDRESS
LOCATION
CONTACT

CONSULTANT NAME
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CONTACT

CONSULTANT NAME
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

The Professional's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this Professional, and any and all responsibility for such plans, drawings, or documents not exhibiting this seal is disclaimed.

DATE: Project Issue Date
PROJECT NUMBER: Project Number
DRAWN BY: Author
COPYRIGHT: © 2020 VECINO DESIGN

SITE PLAN

A100



SEC. 11, T-29-N, R-22-W
SCALE: 1"=2000'

TBM IS A SQUARE CUT IN THE TOP CONCRETE CURB SOUTH OF SUBJECT PROPERTY WITH AN ELEVATION OF 1335.14. VERTICAL DATUM = NAVD 1988.

PROPERTY LINE		MEASURED SEED		MEASURED PLAT	
CP	CONTROL POINT	SS	100'	M	
FND IP	FOUND IRON PIN		100'	D	
SET IP	SET IRON PIN	SW			
Δ MIN	RIGHT-OF-WAY MARKER	T			
CP	POWER POLE W/ GUY	UT			
MH	MANHOLE	G			
SCO	SEWER CLEANOUT	E			
GM	GAS GASETER	W			
LP	LIGHT POLE	UE			
	SIGN	X			
WM	WATER METER				
WV	WATER VALVE				
GV	GAS VALVE				
FH	FIRE HYDRANT				
TR	TELEPHONE RISER				
BP	BUMPER POST				
IG	GRATE INLET				
BH	BORHOLE				
EM	ELECTRIC METER				
	TELEPHONE LINE				
	UNDERGROUND TELEPHONE				
	GAS LINE				
	WATER LINE				
	OVERHEAD ELECTRIC LINE				
	UNDERGROUND ELECTRIC				
	FENCE LINE				
	RETAINING WALL				
	LINE LABELS				
	LINE LABELS				
	TREE LINE				
	BUSH				
	ELECTRICAL RISER				
	TRAFFIC SIGNAL BOX				
	MAIL BOX				
	IRRIGATION CONTROL VALVE				

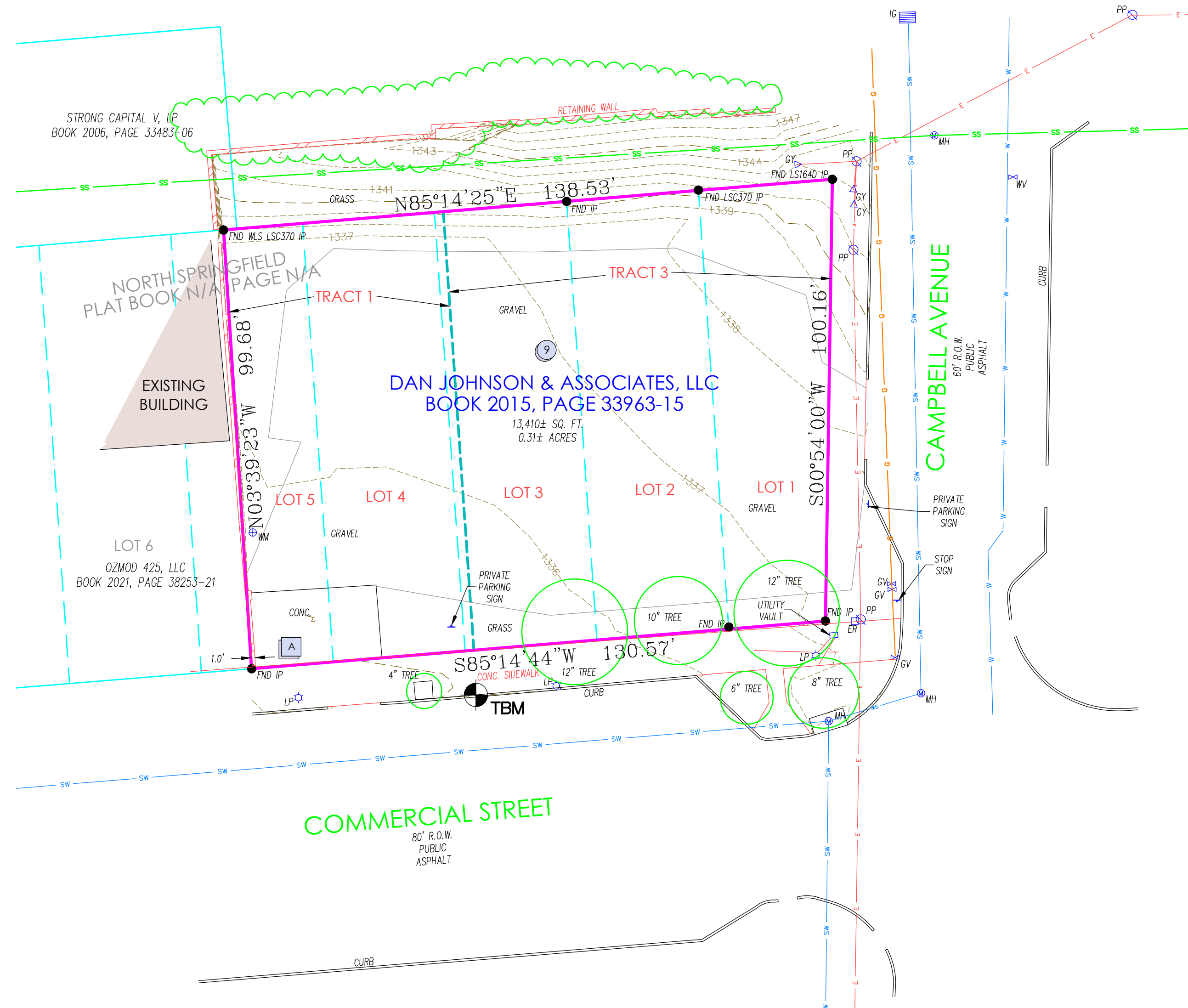
PREFERRED TITLE OF MISSOURI, COMMITMENT NO. 23SP6526, DATED FEBRUARY 2, 2023 AT 8:00 AM.

9. EASEMENTS, SETBACK REQUIREMENTS, AND RESTRICTIONS, SHOWN ON THE PLAT OF SAID PROPERTY FILED IN BOOK B AT PAGE 61-62, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SHOWN.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29077C0331E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

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.

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED
HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE
LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR
IMPLIED.



NO EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS OBSERVED ON SUBJECT PROPERTY AT TIME OF THE FIELD SURVEY.

DID NOT OBSERVE ANY CHANGES IN THE STREET RIGHT-OF-WAY OR SIDEWALK CONSTRUCTION ON SUBJECT PROPERTY AT THE TIME OF FIELD SURVEY.

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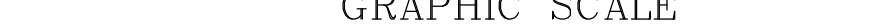
DID NOT OBSERVE ANY EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SUBJECT PROPERTY AT THE TIME OF FIELD SURVEY.

DID NOT OBSERVE ANY EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SUBJECT PROPERTY AT THE TIME OF FIELD SURVEY.

DID NOT OBSERVE ANY STRIPED PARKING SPACES ON SUBJECT PROPERTY

A CONCRETE RETAINING WALL ENCLOSES ONTO THE SOUTHWEST CORNER OF SUBJECT PROPERTY. AS SHOWN.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ALL OF THE WEST TWO (2) FEET OF LOT THREE (3), AND ALL OF LOT FOUR (4) AND THE EAST EIGHTEEN (18) FEET OF LOT FIVE (5) ALL IN BLOCK THIRTY-FOUR (34) IN THE ORIGINAL PLAT OF NORTH SPRINGFIELD, NOW A PART OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORD PLAT THEREOF.

ALL OF LOTS ONE (1), TWO (2) AND THE EAST TWENTY-EIGHT (28) FEET OF LOT THREE (3) IN BLOCK THIRTY-FOUR (34) IN NORTH SPRINGFIELD, NOW A PART OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORD PLAT THEREOF.

SUBJECT PROPERTY IS ZONED COM-1 (COMMERCIAL STREET, ZONE 1).

SUBJECT PROPERTY IS ZONED COM-1 (COMMERCIAL STREET, ZONE 1).

MINIMUM YARD REQUIREMENTS:

FRONT YARD: NONE

SIDE YARD: NONE

REAR YARD: NOW

I HEREBY CERTIFY TO:
PREFERRED TITLE OF MISSOURI, INC.
COMMONWEALTH LAND TITLE INSURANCE COMPANY
VENCINO GROUP
SANKOFA411, LLC
DAN JOHNSON & ASSOCIATES, LLC
777 BATTLEFIELD, LLC

THIS IS TO CERTIFY THAT THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS ON FEBRUARY 23, 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 13, 14, 16, 17 AND 18 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN FEBRUARY 2023. TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. LAST REVISION DATE FEBRUARY 28, 2023.

ANDERSON ENGINEERING, INC. LC 62 BY:

Kent R. Peterson, PLS-2659



02-28-2023
DATE

VECINO GROUP

411 W. COMMERCIAL STREET
SPRINGFIELD, MO. 65803

REVISIONS

[illegible]

DRAWING INFORMATION

PROJECT NO:	23SP10005
DRAWN BY:	GAS
CHECK BY:	KRP
FIELD BOOK:	-
DATE:	02/27/2023

SHEET TITLE

ALTA/NSPS SURVEY

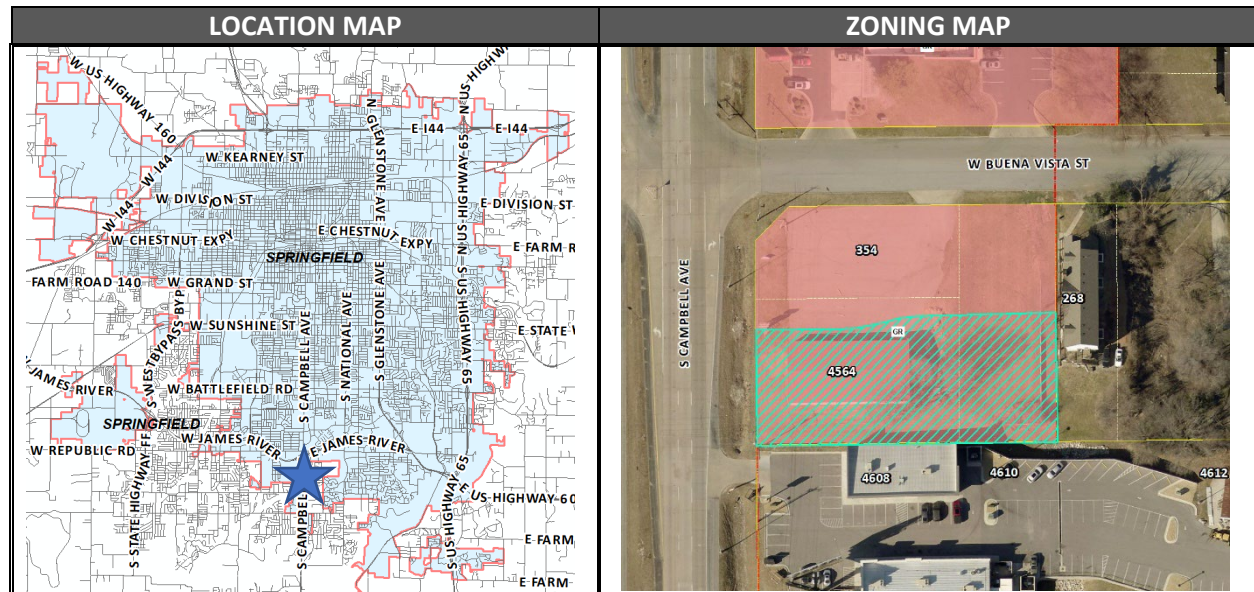
SHEET NUMBER

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 474
Location:	4564 S. Campbell Avenue
Total Acres:	0.58 acres
Applicant:	Campbell-Buena Vista LLC, VantEdge Auto T5
Existing Land Use:	Vacant/Unused
Neighborhood Meeting:	May 18, 2023
Planning and Zoning Commission:	June 8, 2023
City Council:	July 10, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Senior Planner Kyle McGinnis, (417) 864-1615
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 474 subject to the conditions listed in Attachment 1 to the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to permit an automobile service garage as a Conditional Use Permit within a GR, General retail district generally located at 4564 S. Campbell Avenue.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE MAPS STREET VIEW:



PROPERTY HISTORY:

The subject property was annexed into the City in early 2023 via Ordinance No. 6767 and was subsequently zoned GR, General Retail district via Ordinance No. 6768. Prior to its annexation, the previous commercial tenant sold fireworks.

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.*

DEVELOPMENT REVIEW STAFF REPORT

- (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.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

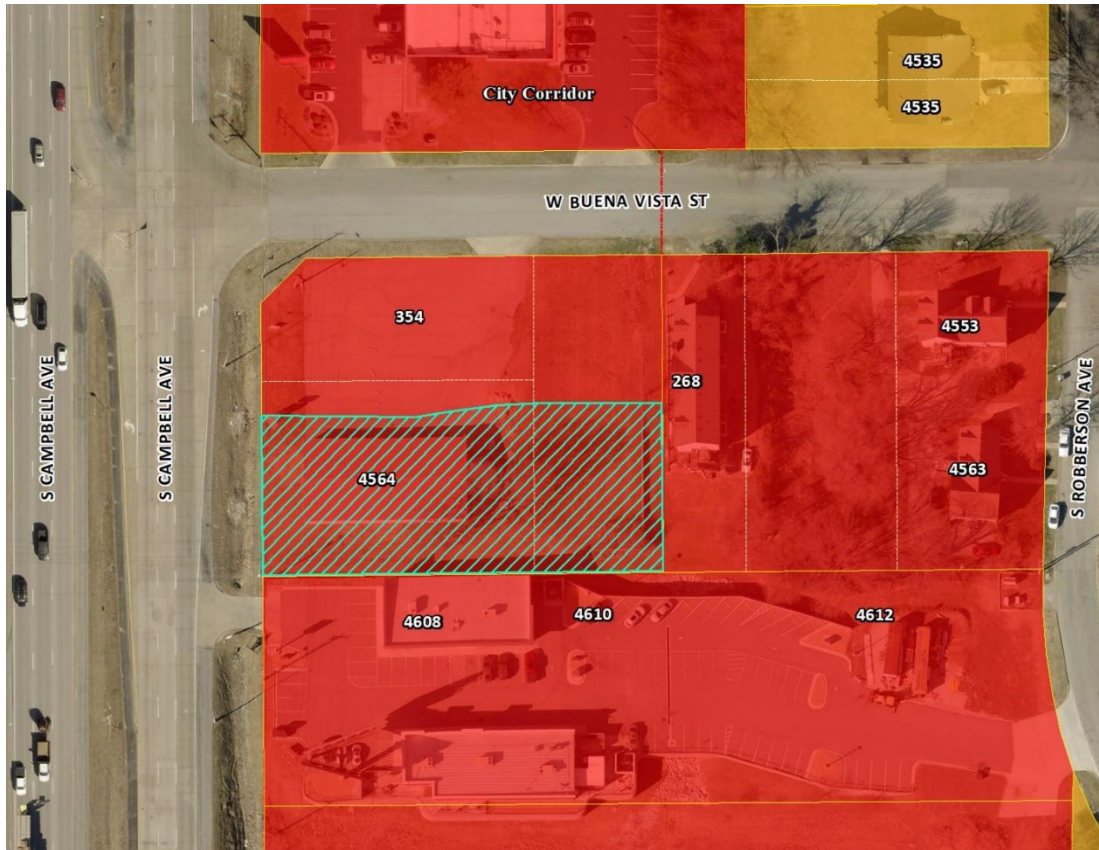
The City's *Comprehensive Plan* classifies this property as part of the City Corridor Placetype, which is detailed in Chapter 5: Land Use & Development. Per the plan, this Placetype "...predominantly consists of commercial and service-related development... [providing] a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors." Based on the land uses typically contained within this Placetype, it is best situated along major roadways which receive a high volume of traffic, utilizing access management through the use of curb cut consolidation and cross-access agreements between commercial properties to reduce traffic conflicts and backups. Where commercial development abuts conflicting land uses, such as residential land uses, the *Comprehensive Plan* calls for sufficient screening between such properties. The plan also calls for thoughtful site design which emphasizes improved placemaking and streetscaping through the use of quality exterior materials and street-facing development – though our current zoning regulations do not necessarily reflect these goals at this time.

The subject property is currently zoned GR, General Retail district, which is described in Section 36-421 of the City's *Land Development Code*. This district permits a large variety of commercial-, service-, and entertainment-oriented land uses located along or at the intersection of two or more streets classified as arterials or higher (this property is located along S. Campbell Avenue, classified as an Expressway at this location, and will take access to W. Buena Vista Street via a cross-access easement through the proposed lot to the north per the administrative subdivision currently under review by staff [ADMSUB2023-00002]). Per subsection (3), Conditional uses, of Section 36-421, automobile service garages may be permitted within the GR district with the approval of a Conditional Use Permit pursuant to Section 36-363,

DEVELOPMENT REVIEW STAFF REPORT

Conditional use permits. Based on these factors, the proposed automobile service garage would generally conform with the objectives and intent of the *Comprehensive Plan*.

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, Arden & Innovation Spokes	Public & Private Schools & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehouse & Distribution Facilities
Residential Neighborhood	●	○	◇	○	◇	◇	○							
Mixed Residential	●	●	○	○	◇	◇	○							
Downtown		●	○	○	○	○	○	○	○					
Mixed-Use	○	○	○	○	○	○	○	○	○					
City Corridor		○	○	○	○	○	○	○	○	○				
Institutional & Employment Center		○	○	○	○	○	○	○	○	○				
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation		○	○	○										

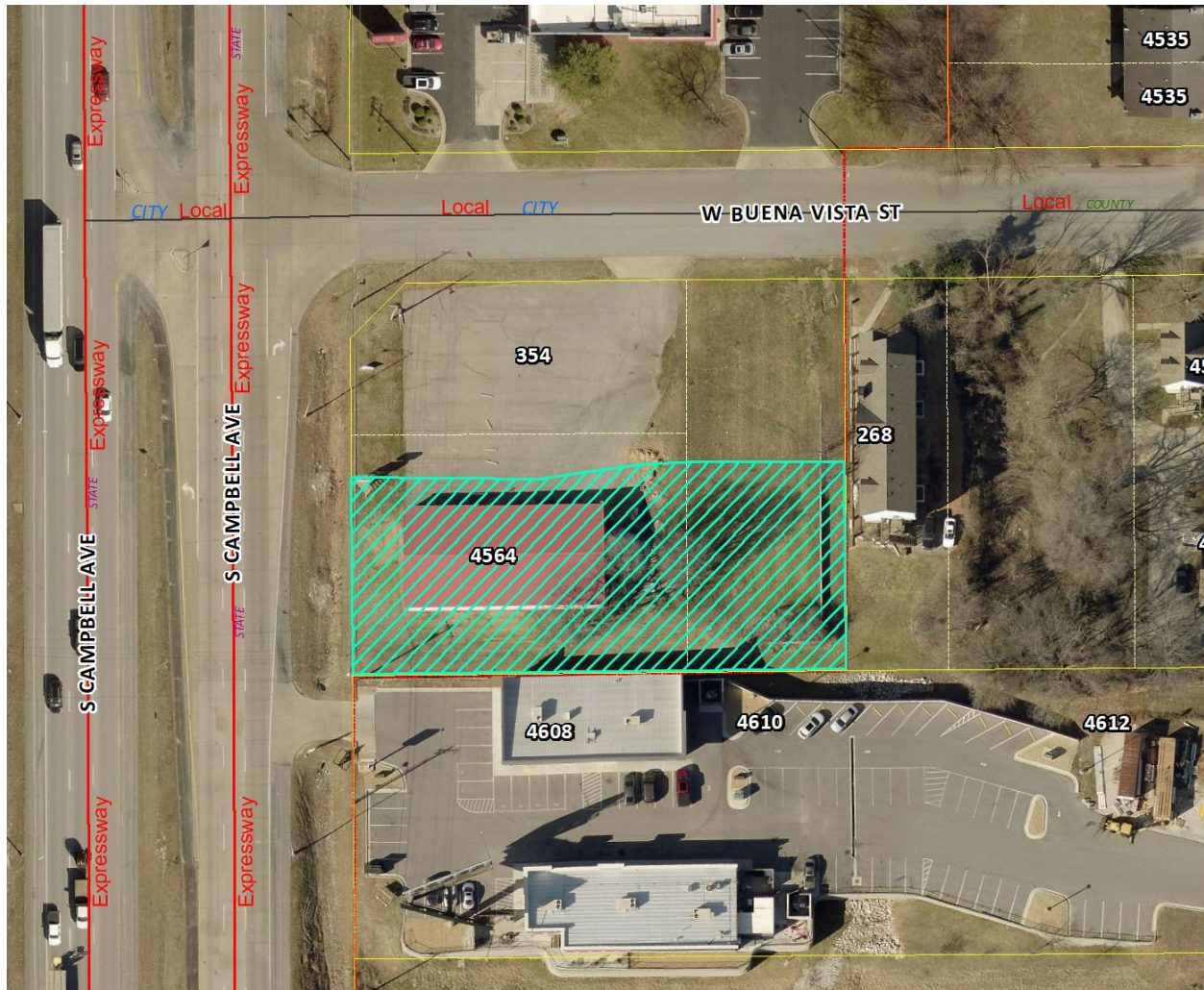
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	Greene County C-2	Greene County R-4	GR
LAND USE	Commercial strip center	Eating & drinking establishment, retail sales	Multifamily dwellings	Public Library
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

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. For specific utility-oriented comments, refer to PRJ2023-00546, as needed.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No objection to the proposed Conditional Use Permit. Development of this property is contingent upon the extension of public sewer infrastructure to serve the site. The plans for this sewer extension have been approved by the City but have not yet been filed.
4. FIRE DEPARTMENT:
No issues with the proposed Conditional Use Permit.
5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:
Site Description & Drainage Pattern:
4564 S. Campbell Avenue is a one-half acre lot that is part of one-acre redevelopment that has a regional basin providing Water Quality. The property is in the **Ward Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The City **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**. A fee in-lieu-of on-site stormwater detention **will be allowed due to proximity to the floodplain**.

Public Works – Stormwater has no concerns for the proposed Conditional Use Permit. 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 from the City's Flood Control and Water Quality Protection Manual, Version April 2022.

Detention & Discharge Requirements:

A fee in-lieu-of on-site detention was paid as part of the public improvements detailed in 2023PW0006.

Water Quality Requirements:

Water Quality is provided through the basin constructed for both lots included in the subdivision associated with 2023PW0006.

Floodplain:

Not applicable to this site.

DEVELOPMENT REVIEW STAFF REPORT

Natural Channel & Stream Buffers:

Not applicable to this site.

Sinkholes & Karst Features:

Not applicable to this site.

Additional Stormwater Requirements:

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 Environmental Services – Water Quality per Chapter 12, Section 3.0. As-built of the detention and Water Quality improvements are required. We would like the following as-builts notes on the plans: 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 the construction to allow the engineer to make any observations necessary during construction to certify the measures.

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S. Campbell Avenue	Expressway	MoDOT	65	95	39,551	No	No	No

Access:

There is currently no driveway access point onto the property from S. Campbell Avenue. No access is allowed to S. Campbell Avenue. All access will come from W. Buena Vista Street through a cross-access easement.

Trails, Bus Stops, & Additional Information:

Ward Branch Greenway Trail is near the property. There is one bus stop along S. Campbell Avenue near the property.

Improvements:

No improvements are required for this development. A traffic study is not required for this development.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicants, Campbell-Buena Vista LLC and VantEdge Auto T5, have requested this Conditional Use Permit for an automobile service garage within an existing GR district located at the intersection of S. Campbell Avenue and W. Buena Vista Street. Automobile service garages are a conditional use within the GR district as outlined in Section 36-421 of the City's *Land Development Code*. Per staff's analysis on pages four and five of this report, the proposal generally conforms to the objectives and intent of the *Comprehensive Plan's* City Corridor Placetype, which is meant to contain a variety of commercial-, service-, and entertainment-oriented land uses along higher classification roadways.
2. A site plan package has been provided (Attachment 3) depicting the scope of the proposed development. Per this plan package, the development would take sole access from W. Buena Vista Street via a cross-access easement and would install and maintain a landscape buffer along the east property line where the property abuts a residential land use. Both items are in alignment with the *Comprehensive Plan's* recommendations for development in this Placetype.
3. The applicants have responded to the 21 standards of approval (Attachment 2), which are required as part of all Conditional Use Permit applications.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* City Corridor Placetype and 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, or
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. 474

1. The automobile service garage shall comply with all of the standards listed in Attachment 2.
2. The automobile service garage 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. 474

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> .	Yes. A Conditional Use Permit allowing for an automobile body/repair business in this location is consistent with the City of Springfield's <i>Comprehensive Plan</i> .	The proposed conditional use is consistent with the adopted policies of the <i>Comprehensive Plan</i> per staff's analysis contained in pages four and five of this report, above.
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.	No. The site's proposed access will meet all City of Springfield regulations.	Staff has reviewed the proposed plan package and, per Public Works – Traffic's review, does not anticipate that this use will adversely affect the safety of the motoring public or pedestrians in the vicinity of the proposed vicinity. In alignment with the <i>Comprehensive Plan's</i> recommendations to consolidate access points onto public right-of-way in the City Corridor Placetype in order to reduce traffic conflicts and potential hazards, the applicant has proposed to share access from W. Buena Vista Street with the future development to the north via a cross-access easement.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	Yes. A fire lane meeting the requirements of the International Fire Code and the City of Springfield Fire Department will be provided. All other requirements will be addressed during the site plan review process.	Should the Conditional Use Permit be approved, all future building permits will be reviewed by the Fire Department for compliance with the applicable Codes and regulations pertaining to fire safety and control.

DEVELOPMENT REVIEW STAFF REPORT

4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	No. The proposed development will meet all City of Springfield regulations regarding stormwater management. All runoff drawings go downstream to a regional detention and extended detention basins constructed as part of 9PW4715 so no adjacent properties will see an increase of runoff.	Per the review provided by Public Works – Stormwater and the applicant's response, the subject site drains to existing detention facilities constructed to meet the needs of future development on this lot.
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.	No. The noise levels of the equipment to be used onsite should be at or close to the existing noise levels in the area created by the traffic on S. Campbell Avenue and W. Buena Vista Street, and the existing commercial uses to the north and south.	Staff does not anticipate that the proposed conditional use will produce noise levels in excess of those typically associated with the uses permitted by right in the GR district. Furthermore, per the use limitations noted in Section 36-421 (4) of the <i>Land Development Code</i> , the use will be subject to the noise standards contained in Section 36-485.
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.	Glare from vehicular lights will not be an issue because screening will be provided per City of Springfield requirements. A photometric site plan will be developed per City of Springfield regulations to keep light at allowable levels on adjacent properties. Stationary lights will be positioned to direct light away from neighboring properties and roads.	Per the requirements of Section 36-480, Screening and fencing, a permitted form of headlight screening will be required for any vehicular use areas which direct headlights to the east (a residential land use). As stated by the applicant, they will also be required to provide a photometric site plan meeting the requirements and limitations of Section 36-484. Both of these items would be reviewed and enforced at the time of the building permit review.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	Yes. Any signage and site lighting will be installed per City of Springfield requirements.	Staff has not noted any concerns with the signage proposed at this time. Furthermore, all signage will be subject to a sign permit review enforcing the regulations of Section 36-454, which is

DEVELOPMENT REVIEW STAFF REPORT

		completed separately from the building permit review.
8. Such signs will not have an adverse effect on any adjacent properties.	No. The proposed monument sign will be located appropriately and sized for the site. All signage will meet City standards.	All future signage will be subject to the requirements and limitations of Section 36-454, which are enforced through the sign permit review process administered by Building Development Services.
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.	Yes. W. Buena Vista Street is classified as a Local street with two travel lanes and a low speed limit. This is suitable for the proposed use.	The total property within which the subject development would be contained is undergoing an administrative subdivision that will limit this area's frontage to S. Campbell Avenue, from which the site will not be permitted to take access. All traffic traveling to this property will enter through a shared access point located on W. Buena Vista Street to be constructed to the City's standards.
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.	No. The site is in close proximity to retail shops and auto repair shops. This will make it compatible with existing surrounding developments. The proposed improvements will be constructed per City of Springfield standards and will not adversely affect the surrounding commercial properties.	This development would fill unused commercial land along the east side of S. Campbell Avenue's commercial frontage, making the use compatible with both the existing land uses along the corridor as well as those permitted in the present zoning. Where the development abuts residential land to the east, a bufferyard C shall 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	The proposed building will be in accordance with and will be similar in height to the existing neighboring buildings. The fences onsite would be the trash pad screening, a gate to separate the parking lot from customer access the car/mechanic retention area, and possibly a	The GR district limits the height of structures by a 30-degree bulk plane, which only applies from properties zoned R-SF or R-TH. As a result, there is technically no maximum height limit for any development on this property, regardless of the approval of the proposed conditional use. To help shield the existing residential land uses

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.	screening fence on the north side of the site which would provide additional screening for S. Campbell Avenue. Landscaping and screening will conform with the City of Springfield zoning requirements.	from this commercial development, a minimum 15-foot-wide bufferyard C will be required along the east property line, and any vehicular use area which results in vehicular lights being directed to the east will be required to be screened per Section 36-480.
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.	No. There are no significant natural topographic or physical features on the site. The entire site is currently vacant.	Staff is in agreement with the applicant in that this site lacks significant natural topographic or physical features.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	No. The entire site is currently vacant.	Staff is in agreement with the applicant in that the site does not contain any natural, scenic, or historic features of significance.
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.	Yes. The proposed development will comply with all other City of Springfield regulations.	Staff has reviewed the plan package submitted by the applicant and has not found it to be deficient. Furthermore, a full permit plan package will be submitted and reviewed for compliance with all Zoning Ordinance requirements and limitations following the approval of a Conditional Use Permit.
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	Yes. The site will provide the public with an optional service/amenity.	If approved, the conditional use would result in the creation of an additional amenity for the motoring public which frequents the heavily trafficked S. Campbell Avenue corridor.

DEVELOPMENT REVIEW STAFF REPORT

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.	Yes. The parking and loading areas for the proposed development will comply with City standards set forth in Sections 36-455, 36-456, and 36-483.	All vehicular use areas will be reviewed for compliance with the applicable Sections of Code prior to the issuance of building permits for the conditional use, should it be approved.
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.	Yes. The proposed development will comply with all other City of Springfield regulations and have been coordinated with City staff.	The developer intends to share access from W. Buena Vista Street with the future development to the north, and will not take access from S. Campbell Avenue. The consolidation of access points is one strategy identified by the <i>Comprehensive Plan</i> to help reduce conflicts in traffic movements and hazards.
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.	No. The vehicular circulation elements have been designed to provide adequate use of the site and will provide for safe circulation of a fire truck per City of Springfield requirements and the IFC.	Staff has reviewed the site plans submitted by the developer as part of this application and have not identified any vehicular circulation elements which might generate hazards, cause disjointed circulation paths onto or off of the site, or undue interference with the convenience of vehicular or pedestrian travel.
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.	No. There are no known interferences at this time.	Staff has not identified any conflicts between the proposed development and present easements, roadways, rail lines, utilities, or public/private rights-of-way.
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	The site is currently vacant. The development will meet all fire, health, building, plumbing, and electrical requirements of the City of Springfield.	This standard is not applicable to this particular application as there will be no infill or alteration of existing structures. This project will involve new construction subject to all

DEVELOPMENT REVIEW STAFF REPORT

and electrical requirements of the City of Springfield.		requirements of all City departments.
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.	All public utilizes are available at the site. Stormwater runoff will be addressed during plan review but will be designed to meet City of Springfield standards.	The proposed development will be served by all applicable facilities and services as noted in the standard and required by the City.

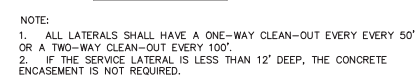
THE CONTRACTOR IS OBLIGED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. REFER TO SPECIFICATIONS ALSO.

EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE AREA OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

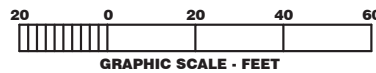
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.

4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRA WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

1. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL: 1-800-344-7483.
2. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
3. ALL UTILITIES MUST BE OBTAINED PRIOR TO EXCAVATING WITHIN ANY RIGHT-OF-WAY AND PRIOR TO ANY CONSTRUCTION.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS WITHOUT PONDING ON PARKING LOTS OR SIDEWALKS.
5. ALL IMPROVED RUNOFF TO DRAIN TO DRAINWAYS.
6. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
7. THE REMOVAL OF ANY TREES SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO REMOVAL.
8. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
9. TESTING OF CONTROLLED STRUCTURAL FILL OBSERVATION OF EXCAVATIONS AND COMPACTION OF SUBGRADE SHALL BE DONE BY A QUALIFIED GEOTECHNICAL ENGINEER. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR EXCAVATION REQUIREMENTS.
10. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.
11. GRADING AT HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT TRAIL SHALL NOT EXCEED 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EGRESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.



C1.3 SCALE: NOT TO SCALE



1. WATER LINES SHALL HAVE A MIN. 10 FEET HORIZONTAL CLEARANCE AND 18 INCHES VERTICAL CLEARANCE (MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE) FROM ALL SANITARY AND STORM SEWER LINES.
2. WATER LINES SHALL HAVE A MINIMUM OF 42 INCHES OF COVER, UNLESS OTHERWISE NOTED, MEASURED FROM THE TOP OF FINISHED GROUND TO THE TOP OF PIPE.
3. THERE SHALL BE A MINIMUM OF 18 INCHES CLEARANCE FROM THE BOTTOM OF ANY STORMWATER PIPE TO THE TOP OF WATER LINES AT ALL CROSSING.
4. AT WATER AND SANITARY SEWER CROSSINGS, THE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM SEWER CATCH BASINS AND SEWER PIPES OF THIS PROJECT AS POSSIBLE.
5. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
6. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
7. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND /OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
8. CONTRACTOR PRIOR TO INSTALLING WATER AND SEWER CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND ANDERSON ENGINEERING OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
9. COORDINATE ALL CONSTRUCTION WITH CITY OF SPRINGFIELD. ALL SANITARY SEWER AND WATER LINE CONSTRUCTION MUST COMPLY WITH CITY OF SPRINGFIELD STANDARDS.
9. CONTRACTOR TO PROVIDE SANITARY SEWER CLEANOUTS EVERY 50' TO ALLOW ACCESS FOR CLEANING.

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.

C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.

D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

BEFORE STARTING ANY BUILDING PAD GRADING AND PLUMBING WORK THE CONTRACTOR SHALL FIELD VERIFY LOCATION, MATERIAL CONDITION, ACCESSIBILITY (INCLUDING STATE HIGHWAY OR OTHER RIGHTS-OF-WAY) AND WORKABLE FLOW LINE ELEVATION OF THE EXISTING SANITARY SEWER SERVICE LINE OR MAIN.

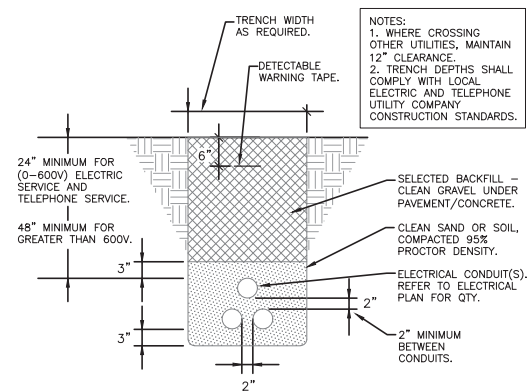
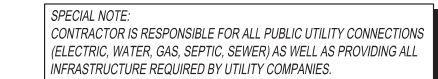
IF A WORKABLE FLOW LINE HAS NOT BEEN ESTABLISHED AT THE TIME OF FINAL SANITARY SEWER SERVICE CONNECTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH THE INSTALLATION OF A NEW GRINDER PUMP SYSTEM TO MEET OWNER AND LOCAL REQUIREMENTS.



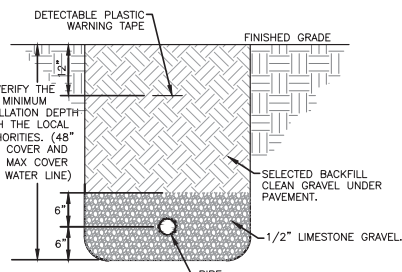
1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. REFER TO SPECIFICATIONS ALSO.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERMANENCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

ELECTRIC, WATER, & GAS	CITY UTILITIES 301 E. CENTRAL ST. SPRINGFIELD, MO 65802 (417) 863-9000
SANITARY SEWER:	CITY OF SPRINGFIELD 840 BOONVILLE AVE SPRINGFIELD, MO 65802 (417) 864-1919
TELEPHONE:	AT&T MISSOURI 1111 S. GLENSTON AVE. SPRINGFIELD, MO 65804 (417) 864-3700



C1.3 SCALE: NOT TO SCALE



C1.3 SCALE: NOT TO SCALE

SPECIAL NOTE:
ANY EXCAVATION ON MODOT RIGHT OF WAY FOR UTILITY
CONNECTIONS REQUIRES MODOT UTILITY PERMIT APPLICATION.

SPECIAL NOTE:
ANY BELOW-GRADE UTILITIES ENTERING THE BUILDING SHOULD HAVE CLAY STOPS PLACED AROUND THE UTILITY TO REDUCE WATER IN THE UTILITY TRENCH BACKFILL FROM ENTERING BELOW THE FOOTING AND/OR SLAB CAUSING SWELLING.

NOTE: PRIOR TO BEGINNING ANY SITE WORK & ORDERING OF MATERIALS, CONTRACTOR SHALL FIELD VERIFY ALL UTILITY & DRAINAGE CONNECTIONS TO EXISTING SYSTEMS BY POT HOLING AND SHALL NOTIFY ENGINEER OF NEEDED CHANGES: FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL REVISION COSTS AND DELAYS.

WS	WATER SERVICE
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— SAN —	SANITARY SEWER SERVICE
— UGE —	U/G ELECTRIC
— UT —	U/G PHONE
— T —	U/G PHONE (BY PHONE CO.)
— GS —	U/G GAS SERVICE
— OHE —	OVERHEAD ELECTRIC
— OHT —	OVERHEAD PHONE
— FO —	FIBER OPTIC CABLE
	SAW CUT
	BORE



**ANDERSON
ENGINEERING**
EMPLOYEE OWNED
ENGINEERS · SURVEYORS
LABORATORIES · DRILLING

3213 S WEST BYPASS
SPRINGFIELD, MO 65807
PHONE (417) 866-2741
A LICENSED MISSOURI
ENGINEERING CORPORATION
COA 00062

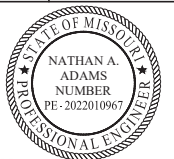
354 W BUENA VISTA
SPRINGFIELD, MO

Vantedge Auto T5
8700 State Line Road
Suite #330
Leawood, KS 66206

[illegible]

DRAWING INFORMATION

PROJECT NO:	22SP10316
DRAWN BY:	JCH
CHECK BY:	NAA
ISSUED FOR:	PERMITS
ISSUED DATE:	3/10/2023



03/10/2023

ISSUED BY:	NATHAN A. ADAMS
LICENSE NO:	PE No. 2022010967

SHEET TITLE

SITE UTILITY PLAN

SHEET NUMBER

C1.3

1. THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE DESIGNER REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE, BEFORE LANDSCAPE CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" (INCHES) INTO THE GROUND, FILL THE HOLE WITH WATER, RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TO POOR FOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT ZONE AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
6. ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.

7. **PLANT MATERIAL:**
 - A. SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
 - B. THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION, LAYOUT, AND DESTRUCTION OF THESE PLANTS AND SHALL BE RESPONSIBLE FOR REPLANTING ANY PLANTS THAT ARE DESTROYED OR DAMAGED FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE YEAR AFTER DISCOVERY AT THE CONTRACTORS EXPENSE.
 - C. QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY: GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES. PLANTS SHALL NOT BE PLANT IN FROZEN OR DRY CONDITION.
8. ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
9. ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM OR COTTON BUR), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIX IN LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ FT. OR AS RECOMMENDED BY THE SOIL ANALYST.
10. STAKE: 1" DIA. GALVANIZED STEEL PIPE WITH "1" BAR FENCE POST, 6' LONG, PAINTED DARK GREEN WITH TOP 6" PAINTED WHITE. TREE TIE SYSTEMS SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE NOT

ACCEPTABLE FOR STAKED TREES, THE TIE SYSTEMS SHALL BE 20" DEVIATED (BLACK) TREE STRAP/SLING TSL-BX (80 PER CENT) OR APPROVED EQUAL-NO PLASTIC TIES ALLOWED. WIRE: 14 GAUGE ELECT. FENCE WIRE.

ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 1/2" x 4" PAINTED BROWN STEEL EDGING AND RIVERSIDE APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN EDGING. (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL)

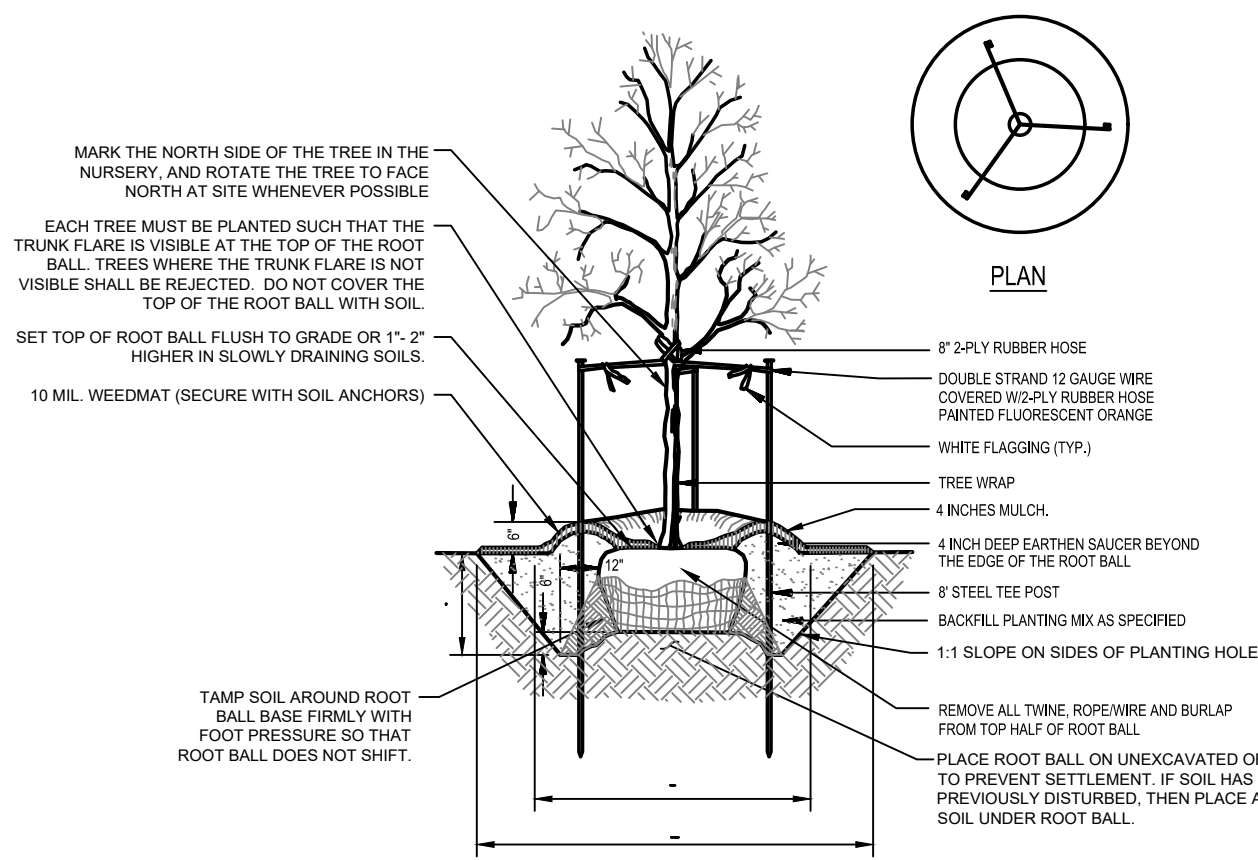
MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CYPRESS MULCH. IN THE SEASONAL FLOWER BEDS USE EITHER CYPRESS OR PINK BARK MULCH; DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.

ALL PLANTING AREAS SHALL RECEIVE A THREE (3") CH3 TOP DRESSING OF MULCH TO A 10' WIDE MARGINAL ZONE TO "WEEBLOC" FABRIC BY "EASY GARDENER" OR DEWITT WEEB BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS).

ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO DETAIL SHEET CONTROL DETAIL SHEET(S) FOR TOPSOIL AND SEEDING SPECIFICATIONS).

CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.

16. IF REQUIRED BY THE CLIENT'S SPECIFICATIONS OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION, WHICHEVER IS MORE STRINGENT, THE CONTRACTOR SHALL REPAIR, REPLACE AND/OR AUGMENT EXISTING IRRIGATION SYSTEM AS NECESSARY THAT PROVIDES SEPARATE ZONES AND HEAD PLACEMENT FOR SHRUB AREAS AND TURF AREAS. 100% HEAD TO HEAD COVERAGE WILL BE REQUIRED. THE CONTRACTOR WILL SUBMIT AS-BUILT PLANS TO THE LOCAL AGENCY AND IRRIGATION SYSTEM WILL ACCEPT RESPONSIBILITY FOR THE IRRIGATION SYSTEM. PROVIDE SUBMITTALS AS REQUIRED.
17. ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
18. LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLANT LIST. THE PLANT LIST IS A REFERENCE. ALL PLANTING SHOWN IN SHAWED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.
19. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
20. PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
21. QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.
22. FIRE CODE LANDSCAPING GUIDELINES: Combustible landscape materials

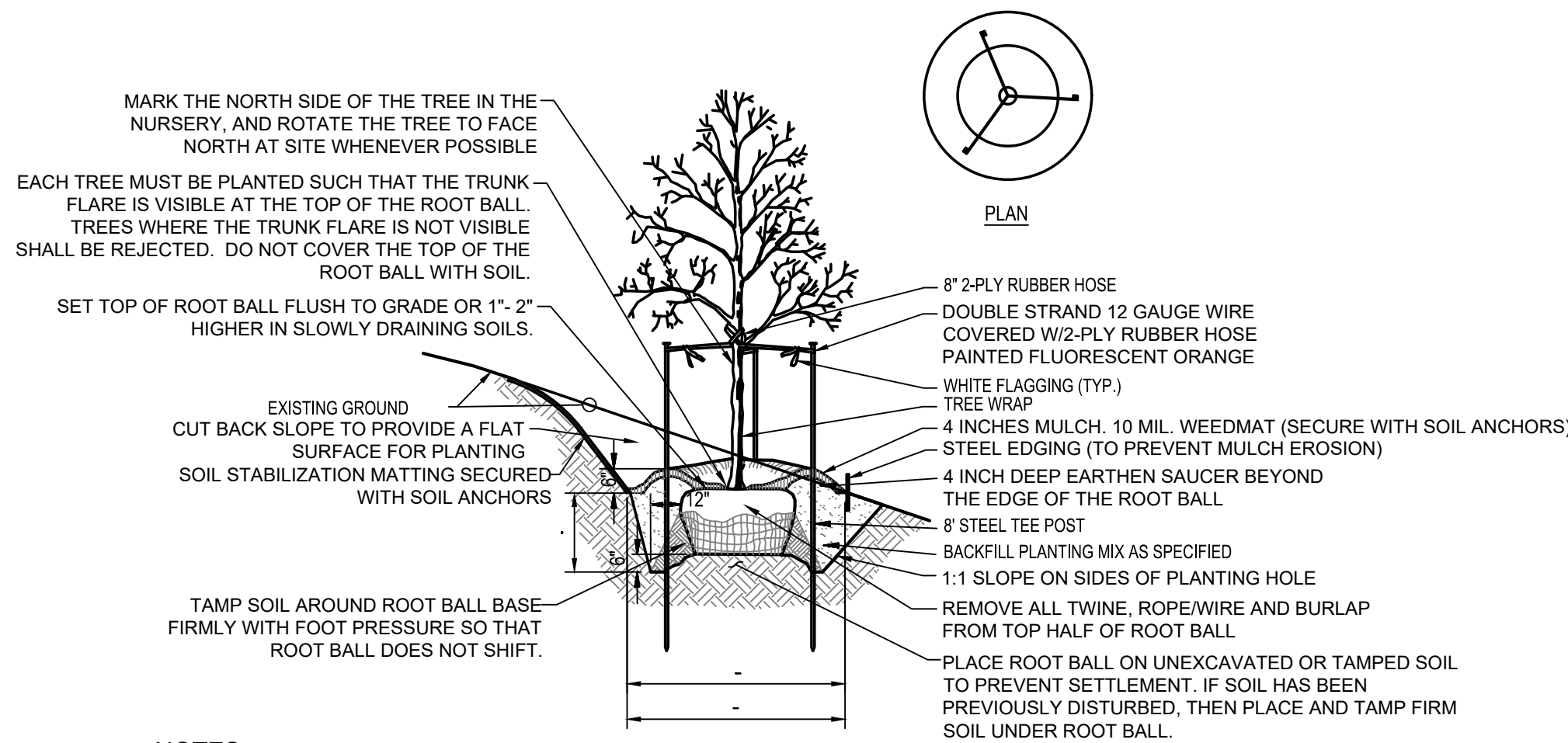
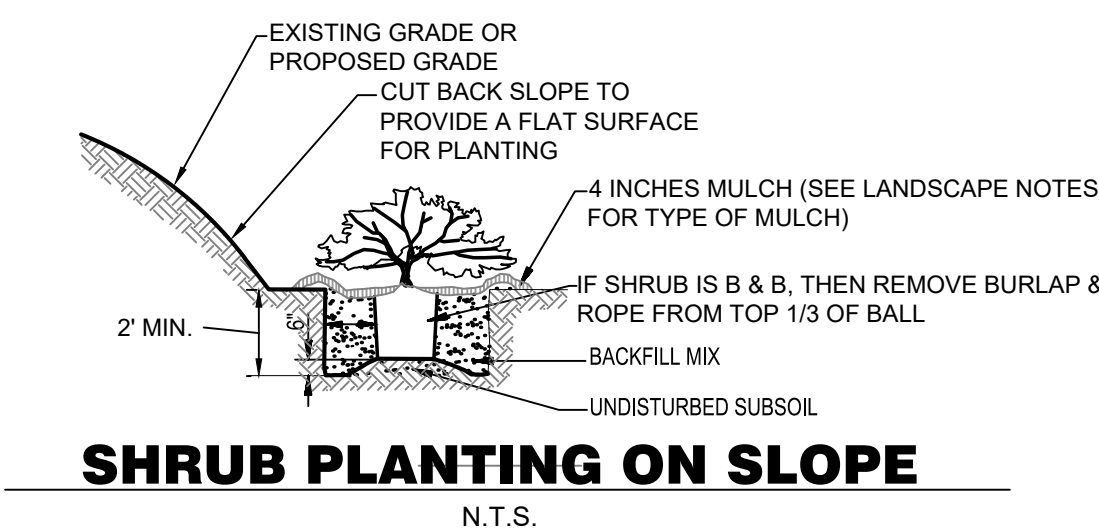


NOTES:

1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE ENGINEER.
3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE ENGINEER.
4. APPLY 2" EXTERIOR EXPOSED SOIL OR SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.
5. SEE LANDSCAPE PLAN NOTES FOR TYPE OF MULCH TO BE USED.

TREE PLANTING DETAIL

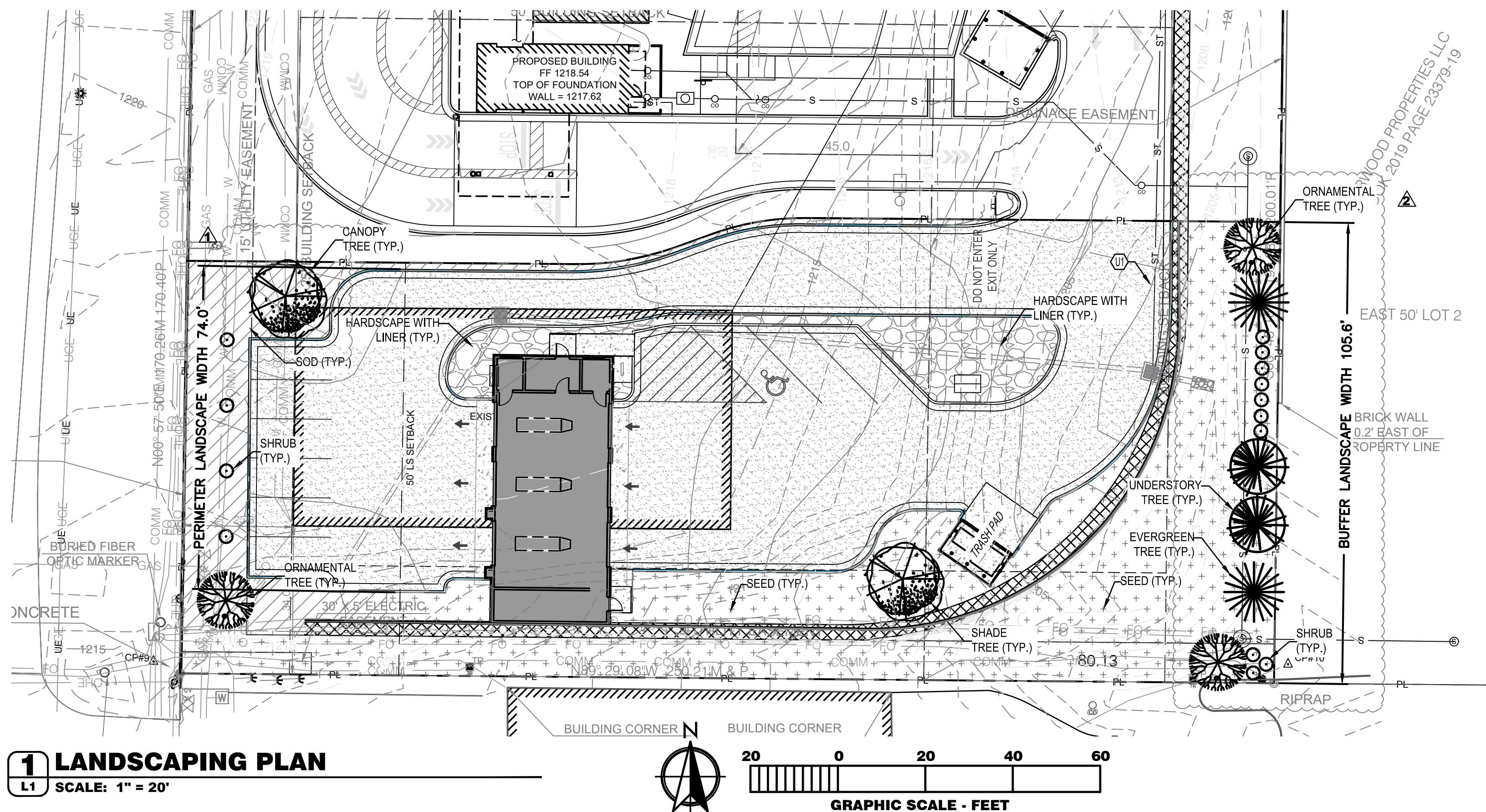
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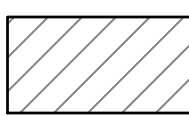
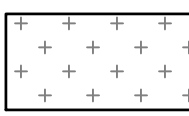
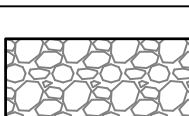
NOTES:

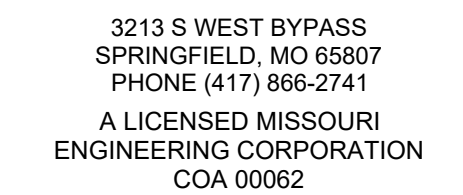
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE ENGINEER.
3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE ENGINEER.
4. BACKFILL WITH EXISTING SOIL IN SANDY/LOAM SOILS. ADD 25% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.
5. SEE LANDSCAPE PLAN NOTES FOR TYPE OF MULCH TO BE USED.

N.T.S.



REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS
LEGEND AND SITE CONTROL.

— 635 —	EXISTING GRADE LINES
— 635 —	PROPOSED NEW GRADE LINES
	NEW BUILDING CONSTRUCTION
	NEW PAVEMENT
	SOD
	SEED
	HARDSCAPE
—	DRAINAGE SWALE



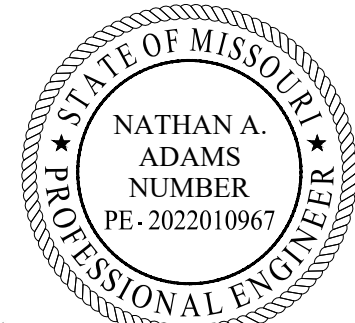
4564 S CAMPBELL AVE
SPRINGFIELD, MO

Vantage Auto T5
8700 State Line Road
Suite #330
Leawood, KS 66206

[illegible]

DRAWING INFORMATION

PROJECT NO:	22SP10316
DRAWN BY:	JCH
CHECK BY:	NAA
ISSUED FOR:	PERMITS
ISSUED DATE:	03/28/2023



06/07/2023

ISSUED BY:	NATHAN A. ADAMS
LICENSE NO:	PE No. 2022010967

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1

ATTACHMENT 4

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Automobile Service Garage
2. Meeting Date & Time: May 18, 2023 - 4:00 PM to 6:30 PM
3. Meeting Location: The Library Center - 4653 S Campbell Ave, Springfield, MO 65810 Grisham
4. Number of invitations that were sent: 43
5. How was the mailing list generated: By 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 of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

No comments made

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

No comments made

I, Derek Ziegelbein (*print name*), attest that the neighborhood meeting was held on 05/18/2023 (*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."



Signature of person completing affidavit

Derek Ziegelbein

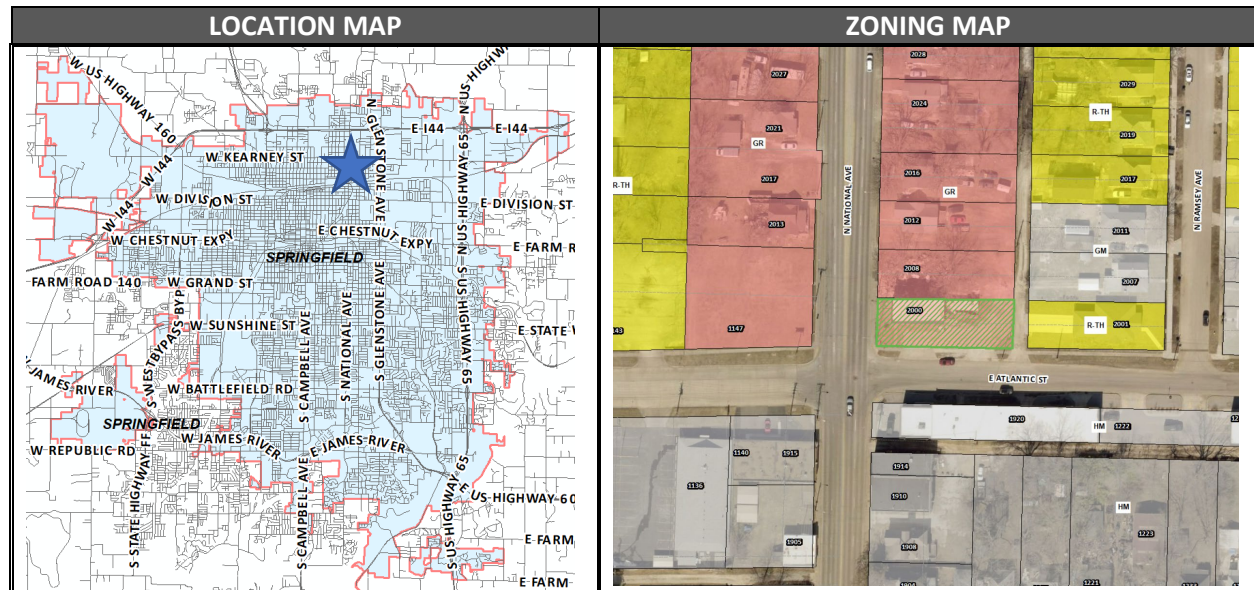
Printed name of person completing affidavit

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 475
Location:	2000 N. National Avenue
Total Acres:	0.16 acre
Applicant:	3 Best Friends, LLC
Existing Land Use:	Vacant commercial building
Neighborhood Meeting:	May 16, 2023
Planning and Zoning Commission:	June 8, 2023
City Council:	July 10, 2023
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Daniel Neal, Senior Planner, (417) 864-1036
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 475 subject to the conditions listed in Attachment 1 to the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to permit residential uses on the first floor as a Conditional Use Permit within a GR, General Retail district generally located at 2000 N. National Avenue. The applicant, 3 Best Friends, LLC, is requesting a Conditional Use Permit to convert the existing commercial structure into a single-family residence.

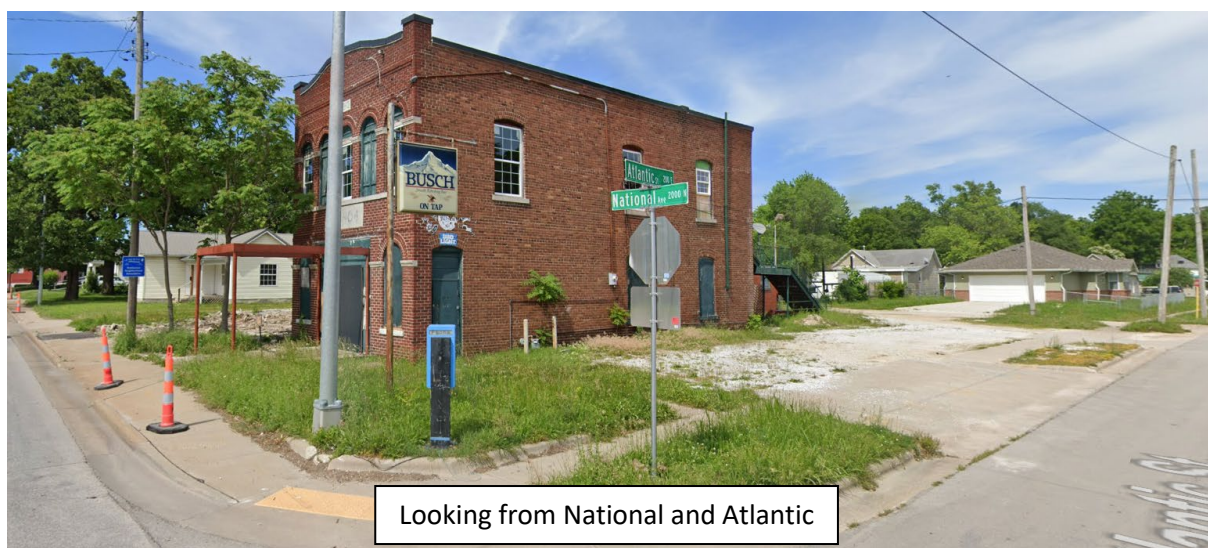


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property has been zoned GR, General Retail District since the citywide remapping in 1995.

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 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 *Forward SGF's* Mixed Use Placetype, which applies to the properties to the north, south and west along National Avenue. 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.

The Mixed Use placetype can include small concentrations of neighborhood-serving businesses, along former streetcar routes. These areas can feature adaptive reuse of non-residential and residential buildings, like those located at the intersection of Cherry and Pickwick in the Rountree Neighborhood. Mixed Use placetypes also include evolving and planned districts or light manufacturing, warehousing, and artisan districts, like the Moon City Creative District or the Trafficway subarea.

PRIMARY USES

- Multi-family
- Office, hospitality, retail sales and service
- Maker, artisan, and innovation spaces
- Entertainment

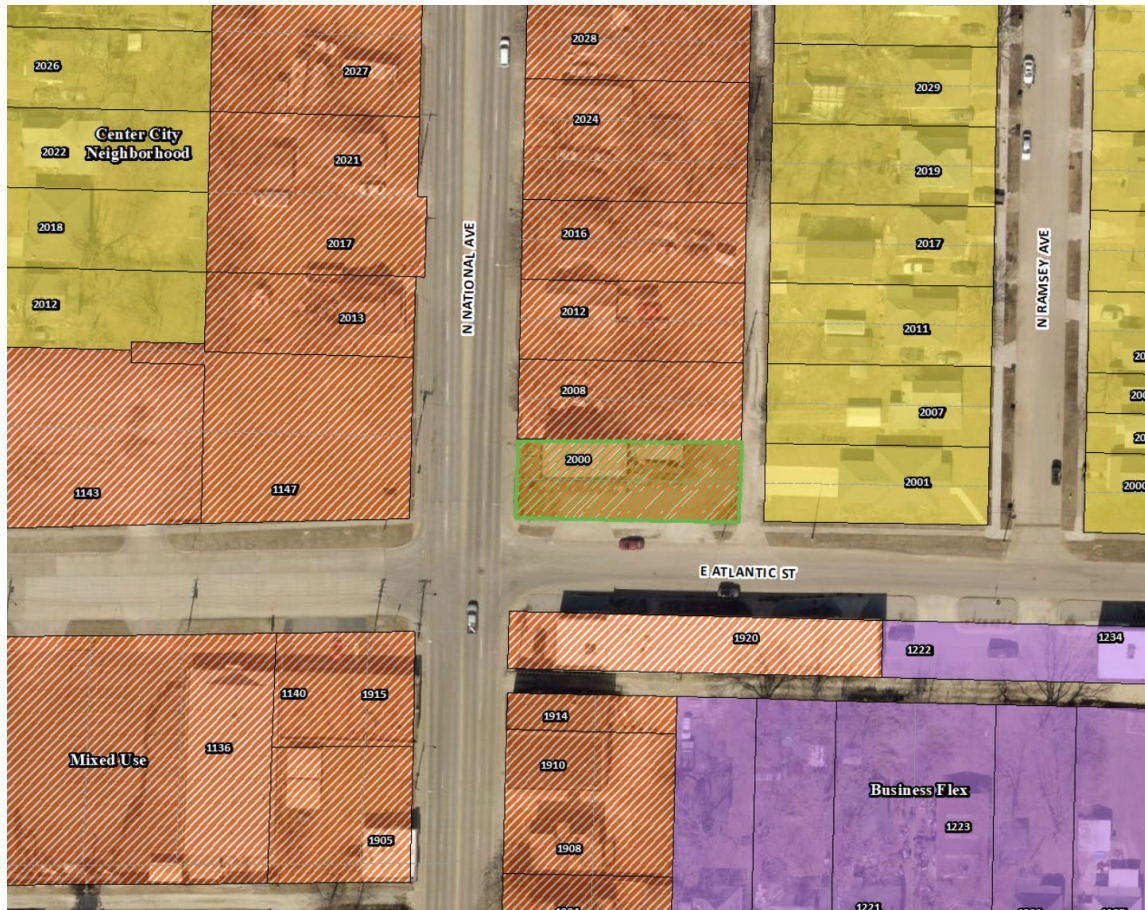
SUPPORTING USES

- Parks, greenways, and open space
- Government, healthcare, and institutional facilities
- Universities, colleges, and vocational schools
- Public and private schools and places of worship
- Low-intensity urban agriculture
- Sports complexes and recreational facilities
- Single-family detached
- Single-family attached

While the Mixed Use Placetype supports a variety of uses which encourage more density or intensity, the proposed residential use will preserve an existing structure that has been a contributing part of the character of the neighborhood and corridor for decades. The reuse of the structure for single-family will only continue that preservation of this structure and would be a supporting use to this area as recommended by this placetype.

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 Spokes	Public & Private Schools & Places of Worship	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehouse & Distribution Facilities
Residential Neighborhood	●	○	◇	○	◇	◇	○							
Mixed Residential	●	●	●	○	◇	◇	○							
Downtown			●	○	○	○	●	○	○	○				
Mixed-Use	○	○	●	○	○	○	●	○						
City Corridor			●	○	○	○	●	○	○	○				
Institutional & Employment Center			○	○	○	○	○	○	○	○				
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			●	●	○									

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	HM	R-TH	GR
LAND USE	Vacant	Offices, warehousing uses	Single-family dwelling	Vacant
PLACETYPES	Mixed Use	Mixed Use	Center City Neighborhood	Mixed Use

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No comments.

DEVELOPMENT REVIEW STAFF REPORT

2. CITY UTILITIES:

No issues with the proposed conditional use. Utility rates can be switched to residential class when a new certificate of occupancy has been granted.

3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with CUP. Address has access to public sewer.

4. FIRE DEPARTMENT:

No comments.

5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

2000 N National Ave is a 0.16-acre lot with approximately 50% existing impervious area. The Site drains to E Atlantic St. No existing detention or water quality Stormwater Control Measures are present. The property is in the **Jordan Creek North Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**. A fee in lieu of on-site stormwater detention **will be allowed**.

PW Stormwater for the proposed CUP, the development will most likely decrease the existing impervious area. 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 AND DISCHARGE REQUIREMENTS

1. A fee in lieu of detention is permissible with minimal or no increase in impervious area. The site will need to continue to drain to E Atlantic St.

WATER QUALITY REQUIREMENTS

1. No water quality is required with less than 1 acre of possible disturbance.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

DEVELOPMENT REVIEW STAFF REPORT

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	N. National Avenue	Primary Arterial	City	50	30	NA	No	Yes	Yes
Street 2	E. Atlantic Street	Non-Residential Local	City	30	30	NA	Yes	Yes	Yes

ACCESS - There is currently no driveway access point onto the property from N. National Avenue and two driveway access points onto the property from E. Atlantic Street. All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification. The western most driveway access point will need to be removed and replaced with curb and gutter.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There is one bus stop along N. National Avenue near the property.

IMPROVEMENTS - No improvements are required for this development. A traffic study is not required for this development.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, 3 Best Friends, LLC, has requested this Conditional Use Permit for residential uses on the first floor within a GR, General retail district generally located at 2000 N. National Avenue. The applicant wants to convert the existing commercial structure into a single-family residence.
2. The GR, General Retail District, currently allows for residential uses above the first floor or behind a non-residential use. The applicant is proposing to convert the entire two-story commercial structure into a single-family residential use. The GR District requires a conditional use permit to allow residential uses on the first-floor frontage of the building.
3. A site plan has been provided (Attachment 3) depicting the changes that would allow for a residential use. The applicant is showing enough area for two off-street parking spaces and a turnaround area which will need to comply with Section 36-483, Off-street parking and loading area design standards, of the Zoning Ordinance. They will also be closing one driveway on the west side of the lot along Atlantic Street and replacing it with curb and gutter.

DEVELOPMENT REVIEW STAFF REPORT

4. One of the most important considerations is that the applicant is proposing to preserve an existing structure (built as a fire station). The existing structure is within the prescribed site triangle and required setback from right-of-way centerline for future roadway improvements; however, this would be considered a nonconforming situation and existing structures would be allowed to remain. There is also a provision for the Administrative Review Committee (ARC) to reduce the right-of-way requirement if needed, but the proposed use does not appear to trigger any additional right-of-way requirements.
5. A bufferyard Type E is required when a GR property is adjacent to or across an alley from a R-TH zoning district as in this case along the east property line; however, the site qualifies for a shallow lot exemption to the bufferyard requirements which reduces the bufferyard width to 10 feet with one understory, two evergreens and 10 shrubs for each 100 linear feet. The site is only 50 feet wide so only one understory, one evergreen and 5 shrubs will be required within the 10-foot wide bufferyard area. The bufferyard will require a six-foot-tall solid wood fence as shown on the attached site plan.
6. 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 Use Placetype as outlined in the Compatibility with the Comprehensive Plan section, above.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Mixed Use 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, or
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. 475

1. The residential uses on the first-floor frontage of a building shall comply with all the standards listed in Attachment 2.
2. The residential uses on the first-floor frontage of a building shall be permitted in substantial conformance with Attachment 3.
3. The western most driveway access point will need to be removed and replaced with curb and gutter at the owner's expense.
4. The original fire station structure shall be preserved as part of this conditional use permit; however, additions to the original structure may be modified or removed as approved by the Director of Planning and Development. New additions or expansions to the existing structure is allowed as prescribed in Subsection 36-363(9).
5. 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. 475

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> .	The proposed use will preserve the historic character of the building and contribute to the overall goal of diversified housing stock within the neighborhood. In addition, the redevelopment of a building which is currently vacant and underutilized is set forth in Forward SGF's Place-Based approach.	Staff has concluded that the proposed conditional use within the requested GR district is in general alignment with the <i>Comprehensive Plan's</i> Mixed Use 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 proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians since the sight triangle along National is being preserved and any outside additions will have minor to no impact on drivers or pedestrians.	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 access furthest west access on Atlantic must be closed and a sight triangle provided.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	The building currently has no fire control measures or alarms. Alarms will be installed in keeping with the residential building code thereby increasing the safety from fire hazards.	The Fire Department has reviewed the proposed conditional use and has not noted any concerns about 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.	No grading or additional non-permeable areas are currently planned for the area, so water should maintain the current flows.	Public Works – Stormwater has reviewed the proposed conditional use and has provided their comments within the Department Comments section of the staff report, above.
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 residential use should be much quieter than any General Retail use. So, 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.	Staff does not have any concerns pertaining to the anticipated noise levels associated with the single-family residential use.
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.	No stationary lights other than small outdoor lights that illuminate entryways or areas for safety are planned and places for parking are all oriented Northward which is shielded by the building itself or planned fencing. In addition, there is a fence planned between the houses to the East and the building.	All future stationary lighting will be required to be meet the requirements and limitations of Section 36-484, Exterior Lighting.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	No additional signage is planned. Lighting will be limited to entryways or small security lights. This should be less than any planned General Retail use.	Per the site plan provided, no new detached signage has been identified at this time. All future 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.	No additional signage is planned.	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.	ROW will not be changed or affected by the use and is adequate for a low-density residential use.	As noted by Public Works – Traffic, there are no concerns at this time regarding the proposal's impact on traffic in the area.

DEVELOPMENT REVIEW STAFF REPORT

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.	This use should not have any impact on surrounding properties other than the residential use directly to the east, which will receive shielding from the noise of National Ave. The use and accompanying redevelopment will help preserve the historic architecture of the building, ensuring that it remains a part of the neighborhood's cultural heritage.	Staff does not anticipate that the proposed development will adversely impact or be incompatible with the surrounding property. Where this property abuts R-TH 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 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.	With the exception of a fence in the rear of the building, no new construction on the exterior is occurring, so it will not interfere with the development and use of neighboring property in accordance with the applicable district regulations. a. The fences erected are 6 ft privacy fences which should protect neighboring properties from existing externalities of noise and light from the intersection of Atlantic and National. b. The buffer yard should actually improve the value/use of properties behind, or at the very least, have no impact.	Staff does not anticipate any changes that would dominate the immediate vicinity or interfere with the development and use of the neighboring property. The applicant is complying with the GR requirements for residential use.
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 parcel is currently a flat parcel covered mostly with gravel and does not provide enjoyment or function from any significant natural topographic or physical feature.	Staff has no concerns with the effects this use will have to surrounding properties as they are preserving the existing structure.

DEVELOPMENT REVIEW STAFF REPORT

13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	This use will preserve a historic feature of early Springfield history rather than destroying.	The applicant is proposing to preserve an older structure.
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.	This use complies with all requirements requested.	The proposed use and site plan appear to comply with all regulations.
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	The proposed use and redevelopment of the property will hopefully encourage future development/improvement of vacant lots nearby or improvement of existing housing stock, thereby promoting the welfare of the neighborhood residents.	The proposed use is single-family and is allowing for an existing vacant structure to be utilized.
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 to protect such residential uses from any injurious effect.	Parking/Screening requirements met by bufferyards on the east side.	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.	Utilizing existing entrance/exit drives in accordance with recommendations of Public Works – Traffic division.	As indicated by the applicant and required by Public Works – Traffic, the western most driveway access point along Atlantic Street will need to be removed and replaced with curb and gutter.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of	There should not be any circulation patterns with a residential use.	Staff does not expect the creation of traffic or pedestrian hazards because of the approval of this Conditional Use Permit.

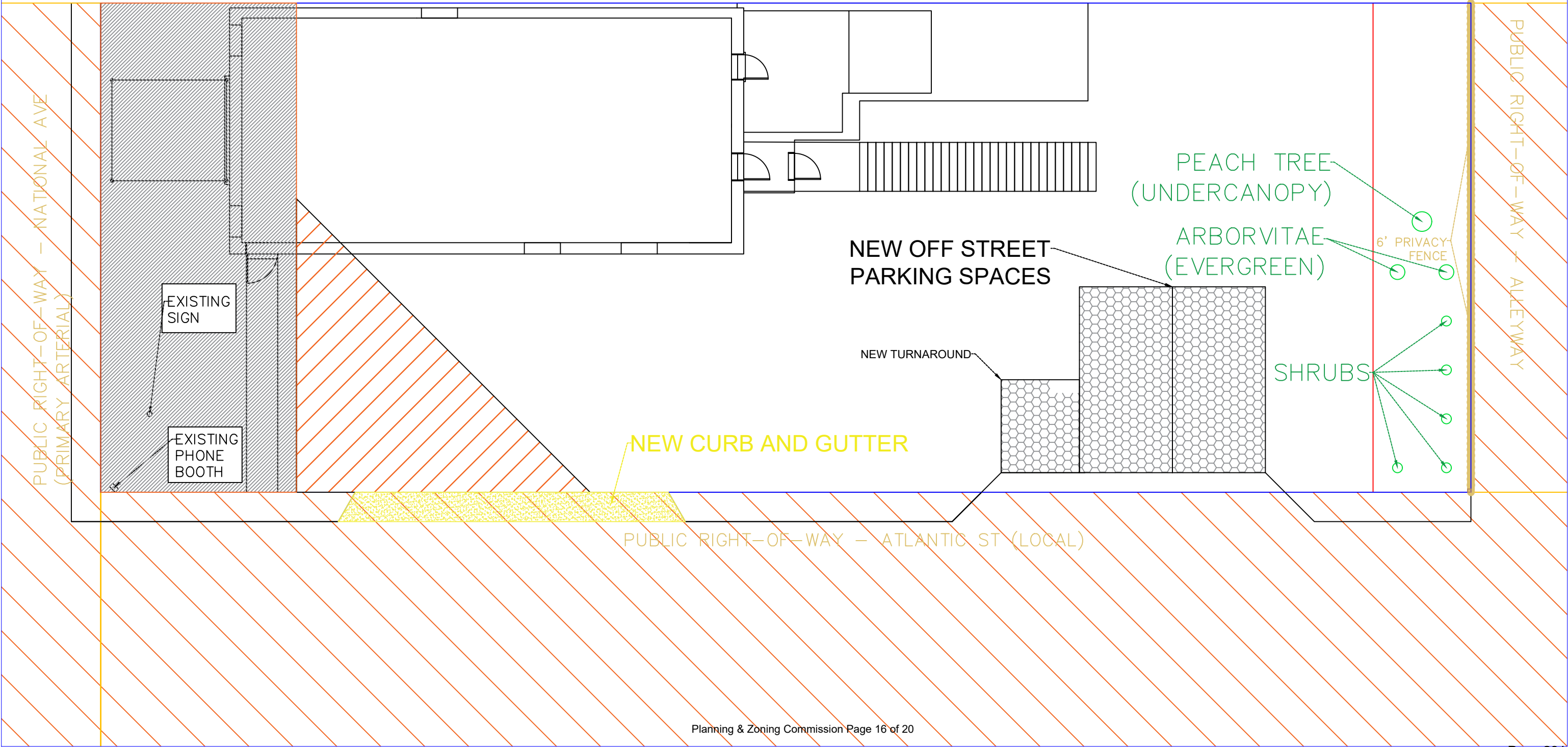
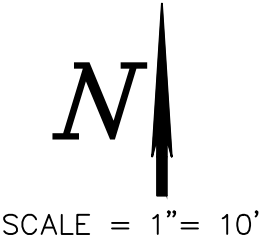
DEVELOPMENT REVIEW STAFF REPORT

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.		
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.	No recorded easements, easements, roadways, rail lines, utilities and public or private rights-of-way on lots.	There is not any known interference with any public rights-of-way or easements.
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.	Remodeling of building will be in accordance with BDS requirements.	The applicant is aware that they must meet all City code requirements with the conversion to single-family residential.
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.	Essential public facilities and services already provided to site.	The property is currently served by all public facilities and services.

ATTACHMENT 3

USE PERMIT SKETCH PLAN
ZONED GR – 140’X50’ – 0.16 ACRES

- PROPERTY LINE
- FENCELINE
- BUFFERYARD
- SETBACK LINE
- SIGHT TRIANGLE



ATTACHMENT 4

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Residential Use
2. Meeting Date & Time: 05/16/2023 - 4:00p.m. to 6:30p.m.
3. Meeting Location: Blue Room in VFW Post 3404 -1136 E. Atlantic St., Springfield MO 65802
4. Number of invitations that were sent: 140
5. How was the mailing list generated: Planning
6. Number of neighbors in attendance (attach a sign-in sheet): 6
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.)

No opposition to permit. One neighbor mentioned she might prefer plants to the fence in the backyard, but understood it was a city requirement and is fine with it. No current plans to alter the application.

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

No negative written comments received yet.

I, Brady Ghan (print name), attest that the neighborhood meeting was held on 05/16/2023 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Brady Ghan
Printed name of person completing affidavit

Neighborhood Meeting
 Conditional Use Permit @ 2000 N. National Ave
 16 May 2023
 4:00-6:30 p.m.

Name	Address	Phone
Russ McBurney	1136 E ATLANTIC	417 865 6929
David Anderson	1115 E THOMAS	417 818-7231
Al Wagner	3041 E Chaffaucy	417 830 7771
Mark K Breeden	1343 N Clifton	417 496 7863
Bob Hunt	1216 E THOMAS	417 866-8923
Cynthia Rondoni	2007 N. prospect ave.	417-771-7729

Notes/Concerns from Neighborhood Meeting

Conditional Use Permit @ 2000 N. National Ave

16 May 2023

4:00-6:30 p.m.

- VFW members present (Russ, David, Al, and Mark)
all thought that it would be great for something other than a bar went in and were glad we wanted to live there.
- Bob Hunt manages storage units near the Fire Station and is not opposed, just wanted to confirm info about our permit.
- Cynthia Rondini thinks its great we are wanting to fix up the place. She prefers plants to fences but understands that the city has certain requirements.

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss an application for a Conditional Use Permit 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, 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 Ave, Springfield Missouri 65802

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

DATE:	5-9-23	Telephone No.	417-883-2299
YOUR NAME:	Emma Rafferty		
YOUR ADDRESS:	1429 S. Ranch Dr., Springfield, MO. 65809		
PROJECT ADDRESS:	2000 N. National Ave., Springfield, MO. 65802		
COMMENTS:	That beautiful building has been vacant too long. I am thrilled to see that someone wants to restore it as their home. It would be sad to see that building fall into disrepair. It could be made into a beautiful addition for the neighborhood. Businesses Come and go. Businesses		

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

DATE: June 8, 2023

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Planned Development 382 Final Development Plan

The applicant has requested this case be postponed to the Planning and Zoning Commission meeting on July 13, 2023.

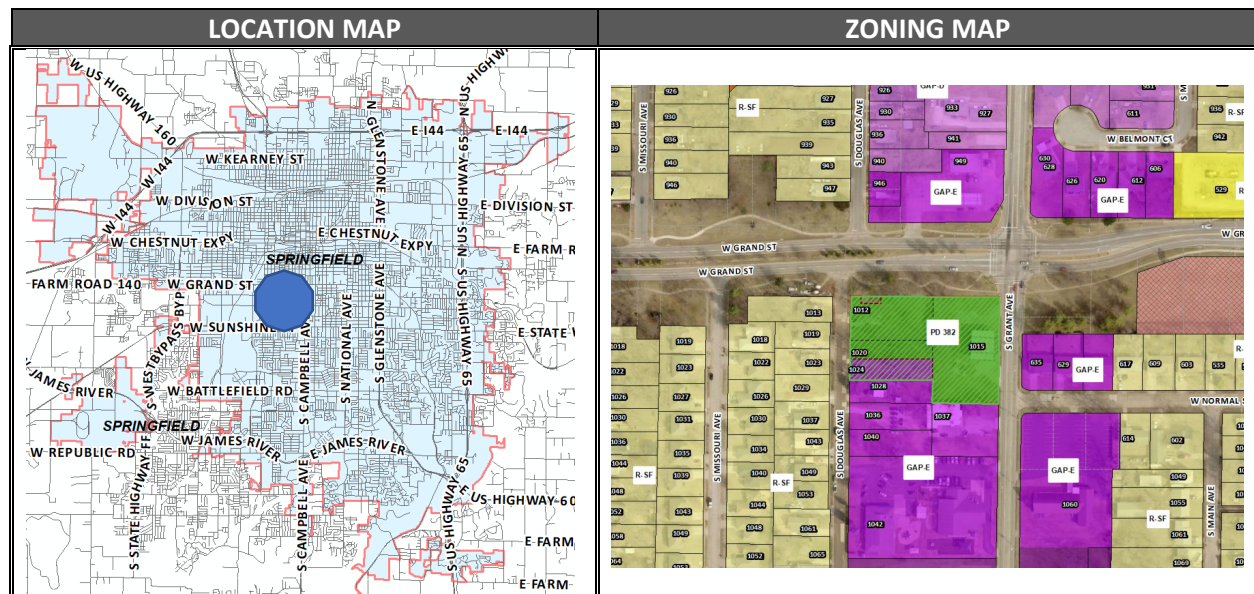
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Final Development Plan – Planned Development 382
Location:	1015 S. Grant Avenue and 1012, 1020 and 1024 S. Douglas Avenue
Total Acres:	1.47 acres
Applicant:	GDL Enterprises, LLC
Existing Land Use:	Vacant/undeveloped, commercial canopy
Planning and Zoning Commission:	June 8, 2023
City Council:	July 10, 2023
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of the final development plan for Planned Development No. 382, as set forth in Attachments 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).

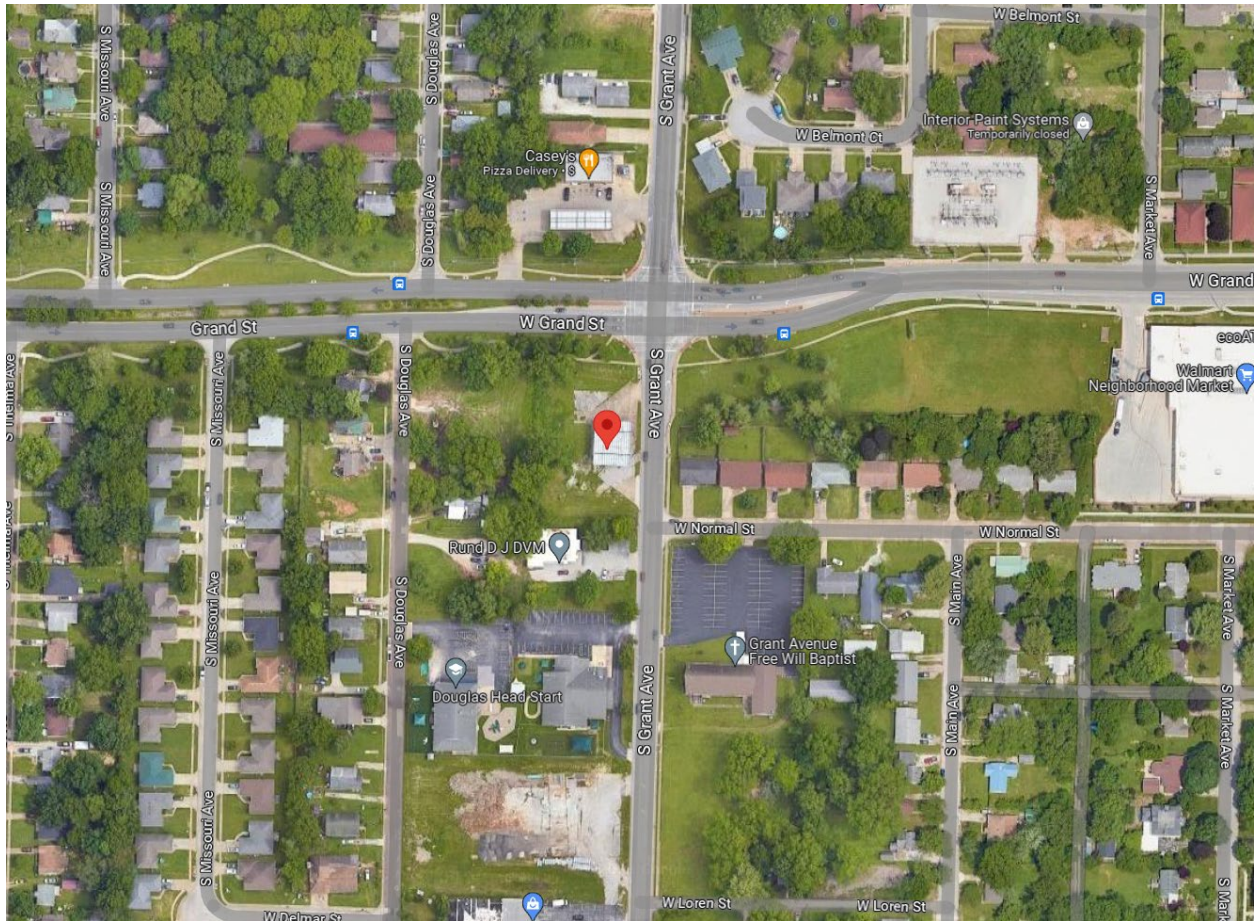
PROJECT SUMMARY:

Request to approve the Final Development Plan of Planned Development No. 382, on approximately 1.47 acres of property generally located at 1015 S. Grant Avenue and 1012, 1020 and 1024 S. Douglas Avenue for a coffee shop and athletic courts.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned to GAP Subdistrict E in 2021 and more recently rezoned to Planned Development No. 382 in August of 2022.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Mixed Use Placetype. Areas within the Mixed Use placetype function as activity centers that provide a mix of residential, shopping, services, office, entertainment, and dining options. These centers can also host small to moderate-sized manufacturing, maker spaces, artisan shops, galleries, and music venues that contribute to innovation or themed entertainment districts. Depending on the existing character of the area and the vision identified, mixed use areas, districts, corridors, and developments can take on a very prescriptive or wide range of uses as well as design requirements.

The Mixed Use placetype can include small concentrations of neighborhood-serving businesses, along former streetcar routes. These areas can feature adaptive reuse of non-residential and residential buildings, like those located at the intersection of Cherry and Pickwick in the Rountree Neighborhood. Mixed Use placetypes also include evolving and planned districts or light manufacturing, warehousing, and artisan districts, like the Moon City Creative District or the Trafficway subarea.

ZONING ORDINANCE REQUIREMENTS:

Sec. 36-405 (9), states in part:

- (e) *Action by planning and zoning commission.* Within 45 days following the submission by the applicant or referral from the administrative review committee of a complete application for the final development plan, or such longer period as may be agreed to by the applicant, the planning and zoning commission shall review the plan with respect to its conformity to the approved preliminary development plan; with respect to the merit or lack of merit of any departure of the final development plan from substantial conformity with the preliminary development plan; and with respect to compliance of the final development plan with any conditions imposed by approval of the preliminary development plan, and with the provisions of this article and all other applicable federal, state and city codes, ordinances and regulations.

If the planning and zoning commission finds that there is substantial conformity between such plans and shall further find the final development plan to be in all other respects complete and in compliance with any conditions imposed by approval of the preliminary development plan, and with the provisions of this article and all other applicable, federal, state and city codes, ordinances and regulations, it shall approve the final development plan. Planning and zoning commission action shall constitute final approval of the final development plan.

If the planning and zoning commission shall find that the final development plan lacks substantial conformity to the preliminary development plan but merits approval

DEVELOPMENT REVIEW STAFF REPORT

notwithstanding such lack of conformity, it shall transmit such plan to the city council together with its recommendation that the final development plan be approved.

In any case, where the planning and zoning commission finds that the final development plan lacks substantial conformity to the preliminary development plan and does not merit approval, it shall transmit such plan to the city council, together with its recommendation that the final development plan not be approved. The failure of the commission to act within the aforesaid time period shall be deemed a recommendation to the city council to deny the final development plan as submitted.

- (f) *Action by city council.* Within 45 days, or such longer period as may be agreed to by the applicant, following the action of the planning and zoning commission, or its failure to act as provided, the city council shall either refuse to approve the final development plan, shall refer it back to the planning commission for further consideration of specified matters; or shall, by ordinance duly adopted, approve the final development plan, with or without modifications to be accepted by the applicant, as a condition of such approval. The failure of the city council to act within the aforesaid time period shall be deemed a final denial of final development plan approval.
- (g) *Notice and recording of final development plan.* Within seven days following the final disposition of an application for final development plan approval, the secretary of the planning and zoning commission shall mail notice thereof to the applicant and to all city officials, departments, bureaus, boards and commissions whose duties might be affected by such disposition. When a final development plan is approved, the secretary shall, within ten days of its approval, file a copy of the entire final development plan in the permanent records of the planning and zoning commission.

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with Final Development Plan. Contact Justin Penrose @ 417-831-8571 (Electric) or Tyler Wayt @ 417-831-8761 (Gas/Water) to discuss coordination with Grant Avenue Parkway utility improvements/relocations as needed.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with FDP. Tract is served by public sewer.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

DEVELOPMENT REVIEW STAFF REPORT

No issues with the FDP. A TIS has been reviewed and accepted by the city. Based on the TIS, no improvements are required.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

1015 S. Grant Avenue and 1012, 1020 and 1024 S. Douglas Avenue combined is 1.47 acres and approximately 30% existing impervious area. The Site drains from NW to SE. No existing detention or water quality Stormwater Control Measures are present. The property is in the **Fassnight 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 or other Karst feature at this location. The property **does not have a stream buffer on site.**

A fee in lieu of on-site stormwater detention **will not be allowed and detention is required.**

PW Stormwater has no concerns for the Final Development Plan. 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 AND DISCHARGE REQUIREMENTS

1 Detention is required for this development with the site draining to multiple adjacent properties. The current reviewing project has proposed underground detention system. The detention system will discharge to the Box Culvert crossing SE corner.

WATER QUALITY REQUIREMENTS

1. Water Quality is required for this development with greater than 1 acre of disturbance. The disturbed areas that have existing impervious area meet the redevelopment WQ standards for reduced rainfall intensity of 0.5 inches.

2. 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.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

1. 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.

DEVELOPMENT REVIEW STAFF REPORT

a. As-builts of the detention and water quality improvements are required. we would like the following as-built notes on the plans:

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.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting approval of the final development plan of Planned Development No. 382, on approximately 1.47 acres of property generally located at 1015 S. Grant Avenue and 1012, 1020 and 1024 S. Douglas Avenue for a coffee shop and athletic courts.
2. A survey and legal description has been attached to show the area to be included in the final development plan.
3. A bufferyard as prescribed by the GAP District standards has been provided along the south property line, when adjacent to residential uses.

STAFF RECOMMENDATION:

1. The final development plan is in substantial conformity to the Planned Development Ordinance approved by City Council and staff recommends approval.

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 AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2020 AT PAGE 048897-20, BOOK 2020 AT PAGE 053071-20, BOOK 2020 AT PAGE 053797-20 AND BOOK 2021, PAGE 036913-21 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GRANT AVENUE AND GRAND STREET, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF GRANT AVENUE AND ON THE SOUTHERLY RIGHT-OF-WAY OF GRAND STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 02°09'42" WEST, 232.12 FEET TO A POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2019 AT PAGE 040845-19 OF THE GREENE COUNTY RECORDER'S OFFICE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID NORTH LINE, NORTH 89°03'02" WEST, 134.33 FEET TO A POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2018 AT PAGE 034326-18; THENCE ALONG SAID EAST LINE, NORTH 02°02'03" EAST, 49.25 FEET TO A POINT AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2018 AT PAGE 034326-18; THENCE ALONG THE NORTH LINE OF SAID TRACT NORTH 88°52'33" WEST, 186.29 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF

DEVELOPMENT REVIEW STAFF REPORT

DOUGLAS AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 01°40'38" EAST, 181.18 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF GRAND STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES, SOUTH 88°54'24" EAST, 22.00 FEET; THENCE SOUTH 01°05'36" WEST, 15.00 FEET; THENCE SOUTH 88°54'24" EAST, 50.00 FEET; THENCE NORTH 01°05'36" EAST, 15.00 FEET; THENCE SOUTH 88°54'24" EAST, 115.42 FEET; THENCE SOUTH 89°42'56" EAST, 134.88 FEET TO THE POINT OF BEGINNING. CONTAINING 64,238 SQUARE FEET OR 1.47 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. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL.





1140

ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER
(GRASS SEED & STRAW)

ZONING OF PROPERTY _____ PD 382

AREA OF SITE _____ 1.38 ACRES = 59,938 S.F.
PERMITTED USE _____ EATING & DRINKING ESTABLISHMENT

MAX 4000 S.F. FOR FOOD/TRUCK _____ 1,000 S.F. PROPOSED

MAX 4000 S.F. FOR FOOD/TRUCK _____ 1,000 S.F. PROPOSED

MAX 1500 S.F. FOR INDOOR RESTAURANT 712 S.F. PROPOSED

MAX 6500 S.F. FOR OUTDOOR RECREATION 690 S.F. PROPOSED (1)

MAX 10,000 S.F. FOR PICKLE BALL 9,720 S.F. PROPOSED

MAY 400 S.F. FOR OUTDOOR BAR	NONE PROVIDED
------------------------------	---------------

MAY STRUCTURE HEIGHT	35 FEET
----------------------	---------

SETBACKS _____ NONE ON NORTH AND EAST BOUNDARY,
10' BUILDING AND PARKING SETBACK ON
NORTH HALF OF WEST BOUNDARY, 20'
BUILDING AND PARKING SETBACK ON SOUTH
HALF OF THE WEST BOUNDARY, 9' BUILDING
AND PARKING SETBACK ON SOUTHERN WEST
BOUNDARY, AND 10' BUILDING AND PARKING
ON SOUTH BOUNDARY.

MIN. OPEN SPACE REQUIRED	20%
--------------------------	-----

OPEN SPACE PROVIDED 16,388 S.F. = 27%

PARKING REQUIREMENTS _____ 1 SPACE FOR EVERY 70 S.F.
1909 / 70 = 28 SPACES REQUIRED
34 SPACES PROVIDED

1 PROVIDE ACCESSIBLE PARKING SIGNAGE (POLE MOUNTED) AT EACH ACCESSIBLE PARKING SPOT
PER DETAIL ON SHEET AS103.

2 PROVIDE ACCESSIBLE CURB RAMP PER CIVIL DRAWINGS.

3 REFER TO ENLARGED PLAN DETAIL & ELEVATION ON SHEET AS103 FOR DETAILS OF TRASH
ENCLOSURE.

4 PROVIDE 6 FOOT WIDE SIDEWALK ADJACENT TO PARKING LOTS AND 5 FOOT WIDE SIDEWALKS
ELSEWHERE. REFER TO CONCRETE JOINT DETAILS ON SHEET AS103 FOR CONTROL AND
EXPANSION JOINT REQUIREMENTS.

5 CONTRACTOR SHALL PROVIDE A CITY OF SPRINGFIELD FIRE DEPARTMENT APPROVED KNOX BOX
FOR THE BUILDING AND LOCATED IN THE IMMEDIATE VICINITY OF THE MAIN ENTRANCE AT 5'
ABOVE FINISH FLOOR (2018 IFC SECC 506). ORDER AT WWW.KNOXBOX.COM - SPECIFY
SPRINGFIELD MO. AFTER INSTALLATION CALL FIRE DEPARTMENT COMMUNITY RISK AT
417-874-2349 TO SCHEDULE A FIRE CREW TO LOCK THE BOX.

6 CONCRETE BUMPER BLOCKS - ANCHOR TO PAVEMENT WITH (2) #5 BARS WITH HOOKS.

7 NEW DRIVEWAY PER CITY OF SPRINGFIELD ST-9 DETAIL & ST-6 FOR DRIVEWAY WIDTHS.

8 RETAINING WALL PER CIVIL PLANS & STRUCTURAL DETAILS.

9 "EXIT ONLY" SIGN PER CITY CODE.

10 "ENTRANCE ONLY" SIGN PER CITY CODE.

11 PAINTED DIRECTIONAL ARROW. COLOR TO BE "WHITE".

12 HORIZONTAL BOARD FENCE PER DETAIL 1E ON SHEET AS103.

13 HORIZONTAL BOARD FENCE SLIDING GATE WITH LOCKING MECHANISM.

14 DOUBLE 8 FOOT WIDE HORIZONTAL BOARD FENCE SWING GATE WITH LOCKING MECHANISM.

15 3' HORIZONTAL BOARD FENCE SWING GATE WITH LOCKING MECHANISM.

16 PREFABRICATED CANOPY SYSTEM PER SPECIFICATIONS.

17 PICKLE BALL SURFACE AND NETTING BY PICKLE BALL CONSULTANT.

18 4" TALL VINYL COATED CHAIN LINK FENCE PER SPECS.

19 8" TALL VINYL COATED CHAIN LINK FENCE PER SPECS.

20 3' WIDE VINYL COATED CHAIN LINK SWING GATE PER SPECS.

21 CONTRACTOR TO REMOVE EXISTING CURB AND GUTTER FOR NEW ENTRY DRIVE.

22 PAINTED CROSS WALK. COLOR TO BE "WHITE".

23 EXISTING CONCRETO STRUCTURE AND COLUMNS TO REMAIN.

24 FUTURE MONUMENT SIGN BY OTHERS.

INTERIOR LANDSCAPING (ISLANDS): MINIMUM OF (1) CANOPY TREE AND (2) SHRUBS FOR EACH 30 PARKING SPACES OR 12,000 S.F. OF VEHICLE USE AREA: 23,161 S.F. / 12,000 S.F. = 2 CANOPY TREES AND (4) SHRUBS

BUFFER AREA LANDSCAPE: MINIMUM OF 7 FOOT WIDE BUFFER WITH (4) CANOPY OR EVERGREEN TREES AND (10) SHRUBS/NATIVE GRASSES FOR EVERY 100 FOOT ALONG THE PROPERTY LINE. A SIX FOOT TALL PRESSURE TREATED WOOD OR WOOD COMPOSITE FENCE WITH THE FINISHED SIDE FACING THE ADJACENT PROPERTY SHALL ALSO BE INSTALLED ALONG ENTIRE LENGTH OF ADJACENT PROPERTY. THIS BUFFER AREA LANDSCAPING SHALL BE PROVIDED ON THE SOUTHERN PROPERTY LINE ADJACENT TO THE GAP-E RESIDENTIAL LOT.

ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER CITY OF SPRINGFIELD LANDSCAPING ORDINANCE. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IN THEIR BID TO PROVIDE A DETAILED LANDSCAPE PLAN INDICATING SPECIFIC PLANTINGS AND TREES TO REVIEW FINAL SELECTIONS WITH OWNER. ALL SUBSTITUTION SHALL BE APPROVED BY OWNER/ARCHITECT.

LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

ALL TREE SAUCERS AND SHRUB PLANTINGS ARE TO BE MULCHED WITH A MINIMUM OF 2" DEEP OF SHREDDED CYPRESS MULCH.

ALL PROPOSED PLANTINGS SHALL BE EXCAVATED TO A DEPTH TO ALLOW THE PLANTING OF A 2.5" BB TREE. ALL ROCK, TRACES OF SOIL STABILIZATION MATERIAL, ROCK SUB-BASE, AND COMPACTED SOIL SHOULD BE REMOVED TO CREATE A PLANT PIT.

THE PLANTING SOIL MIXTURE FOR ALL TREES, SHRUBS, AND GROUNDCOVER IS TO BE TOPSOIL.

THE FINISHED GRADE AT ALL SIDEWALKS & CURBS OR ANY PAVED SURFACE NEXT TO A MULCHED BED IS TO BE 2" BELOW THE TOP OF THE CURB OR PAVEMENT.

VERIFY ALL EASEMENT LOCATIONS AND REQUIREMENTS. CONSULT ARCHITECT FOR ANY CONFLICTS WITH EASEMENTS OR UNDERGROUND UTILITIES PRIOR TO INSTALLING ANY PLANT MATERIALS.

FIRE CODE LANDSCAPE GUIDELINE REQUIRE COMBUSTIBLE LANDSCAPING MATERIALS SHALL NOT BE WITHIN 18 INCHES OF ANY COMMERCIAL BUILDING. COMBUSTIBLE LANDSCAPING MATERIAL SHALL NOT BE WITHIN 18 INCH RADIUS AROUND GAS METERS, RECEPTACLES FOR DISCARDED SMOKING MATERIALS SHALL BE NO CLOSER THAN 18 INCHES TO COMBUSTIBLE LANDSCAPING MATERIAL / MULCH AND SHALL BE EMPTIED REGULARLY.



5039 S National Avenue | Springfield, MO 65810 | 417.887.6591

GDL ENTERPRISES
P.O. BOX 8804
SPRINGFIELD, MO 6580
816.456.5686

CIVIL ENGINEER
ANDERSON ENGINEERING
3213 S W BYPASS
SPRINGFIELD, MO 65807
417.866.2741
-
MEP ENGINEER
CJD ENGINEERING
2225 W CHESTERFIELD ST SUITE 200
SPRINGFIELD, MO 65807
417.877.1700

STRUCTURAL ENGINEER
PINNACLE DESIGN CONSULTANTS
304 W ERIE ST
SPRINGFIELD, MO 65807
417.501.8820

[illegible]

PROJECT NO.: 21-037 DRAWN BY: HDG
DATE: 02.21.2023 REVIEWED BY: HDG

MATTHEW A. CAPEN, AIA
PROFESSIONAL TITLE: ARCHITECT
MO# A-2011006167



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PROJECT ADDRESS:
1015 S GRANT AVE
SPRINGFIELD, MISSOURI 65807

FINAL DEVELOPMENT PLAN

SHEET

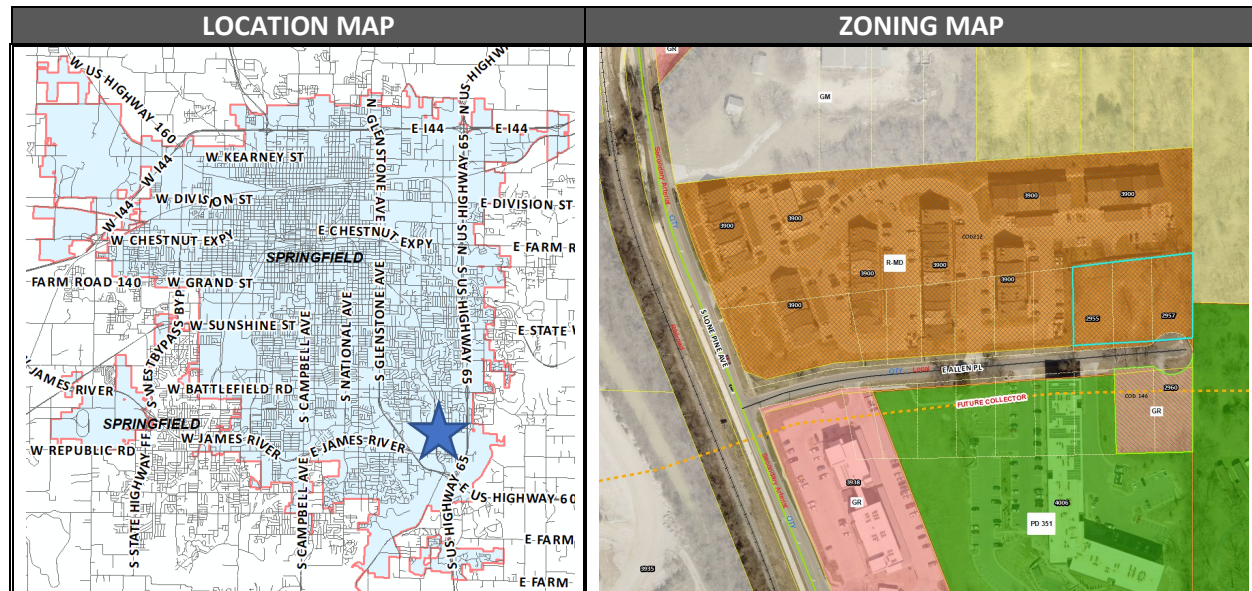
AS101

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Site Plan Review
Location:	2955 East Allen Place
Total Acres:	0.88 acres
Applicant:	Township 28 LLC
Existing Land Use:	Vacant
Neighborhood Meeting:	NA
Planning and Zoning Commission:	June 8, 2023
City Council:	NA
Public Notification:	NA
Staff:	Bob Hosmer, Planning Manager 864-1834
Staff recommendation:	NA
Proposed motion:	Move to approve the new site plan and elevations per attachments 5 and 6. (All commission motions are made in the affirmative.)
Required Vote:	Five (5) voting members to approve or deny.

PROJECT SUMMARY:

Request to approve a site plan application has referred to the Planning and Zoning Commission for review and decision of such matters as remained unresolved between the Director of Building Development Services and the applicant per Section 36-360 (6) (c).



The subject property as viewed from Lone Pine

DEVELOPMENT REVIEW STAFF REPORT

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, on July 25, 2022, the property was rezoned to a R-MD, Medium-Density Multi-family Residential District with Conditional Overlay District No. 212.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-360. - Site plan review.

- (1) *Applicability.* Site plans, prepared and approved in accordance with the provisions of this section, shall be required to assist city administrative officials in the review of applications for building permits and to assure compliance with all applicable requirements and standards of this article in such instances as may be required by the terms of this article. Site plans, when required, shall be submitted with applications for building permits. Whenever a site plan is required by this section, or any other provision of this article, the city shall not issue any building permit until a site plan, which is in compliance with the applicable zoning district regulations, is approved.
- (2) *Authority.*
 - (a) The department of building development services, in consultation with the department of planning and development, department of public works and other appropriate city departments, shall, subject to the procedures, standards and limitations hereinafter set forth, review, and approve site plans for those uses listed under subsection (3).
 - (b) Any site plan that is required by subsection (3) of this article shall not be approved until all appropriate city departments have reviewed the site plan and made a determination with respect to whether the plan complies with all codes and ordinances of the city.
 - (c) Any applicant, owner of property within 185 feet of the subject site or other person, who is aggrieved by a decision of the department of building development services with respect to a site plan may, within 15 days of such decision, appeal to and have a determination made on the matters in dispute by the planning and zoning commission by submitting to the director of building development services a written statement setting forth the statute, ordinance, standard or other requirement alleged to have been violated or improperly applied by the decision of the director of building development services.
 - (d) During the period of appeal, no building permit shall be issued.
- (3) Developments and uses requiring a site plan. Site plan review and approval shall be required for any permitted, accessory, or conditional use in any zoning district or for any development for which a development plan has been approved pursuant to section 36-405, planned development district, in accordance with the provisions of this section, unless exempted by subsection (4).
- (4) *Exempt development.* Notwithstanding any other provision of this article, the following activities and uses shall not require compliance with this section.
 - (a) Construction of or additions to a single-family-detached or duplex dwelling on a lot of record.
 - (b) Construction of or addition to any permitted accessory use to a single-family-detached or duplex dwelling on a lot of record.
 - (c) Deposit and contouring of fill on land, provided all other regulations of the City of Springfield are met.
 - (d) Remodeling of a building or structure if no enlargement or expansion is involved.

DEVELOPMENT REVIEW STAFF REPORT

- (e) Any temporary use permitted by this article.
- (5) *Contents of site plan application.* Whenever a site plan is required under subsection (3) above, the application for site plan approval shall include the following information and material:
 - (a) The applicant's name and address and his legal interest in the subject property.
 - (b) The owner's name and address, including trustees, and, if different than the applicant, the owner's signed consent to the filing of the application and authorization for the applicant to act in his behalf.
 - (c) The street address (or common description) of the property.
 - (d) A legal description and a survey, certified by a registered land surveyor, showing property boundary lines and dimensions; and all easements, roadways, rail lines and public rights-of-way, any part of which, cross or are adjacent to, and affect, the subject property; and that all necessary easements can be obtained.
 - (e) A location sketch showing sufficient area and detail to locate the property within the city.
 - (f) The zoning classification and present use of the subject property.
 - (g) The proposed use or uses and a general description of the proposed development.
 - (h) Any proposed grading or regrading of the subject property; any significant natural, topographical or physical features of the property, including, at least, water courses, marshes, rock outcroppings and existing contours in excess of two feet in 100 feet.
 - (i) Location, size, use and arrangement of all proposed buildings and computations showing height in stories and feet, total floor area, total square feet of ground area coverage of proposed and existing buildings which will remain, if any, and number and size of dwelling units and number of bedrooms, in residential uses, and building separations.
 - (j) The minimum yard dimensions and, where relevant, relation of yard dimensions to the height of any building or structure.
 - (k) The location, dimensions and number of all vehicular and pedestrian circulation elements, including streets, and roadways, driveways, entrances, curbs, curb cuts, parking stalls, loading spaces and access aisles; sidewalks, walkways and pathways, including slope and gradient of vehicular elements; refuse storage locations; and total lot coverage of all circulation elements, divided between vehicular and pedestrian ways.
 - (l) The location and size of existing and proposed water and sewer public utilities on and adjacent to the site and fire hydrant locations.
 - (m) All existing and proposed surface and subsurface drainage facilities, including culverts, drains, and detention areas, showing size and dimensions of flow.
 - (n) The location, size, and arrangement of all proposed outdoor signs.
 - (o) The location, height and elevation drawings of proposed fences or screen or buffer plantings and the type or kind of building materials or plantings to be used for fencing or screening.
 - (p) The location, designation, and total area of all usable open space.
 - (q) A landscaping plan in accordance with section 36-482, landscaping and bufferyards.
 - (r) An existing trees protection plan in accordance with section 36-483, landscaping and bufferyards.
 - (s) A soil erosion control plan for the period during which construction will be taking place and after construction is complete.

DEVELOPMENT REVIEW STAFF REPORT

- (t) An exterior lighting plan in accordance with section 36-484, lighting standards.
 - (u) In the case of any use for which a conditional use permit has been granted, any information necessary to demonstrate compliance with all conditions imposed by the conditional use permit.
 - (v) Any other information that may be required by the director of building development services to determine that the application is in compliance with the codes and ordinances of the city and which the director deems to be necessary or appropriate to a full and proper consideration and disposition of the particular application.
- (6) *Procedures for processing site plans.* The following procedures shall govern the processing and approval of site plan applications:
- (a) *Pre-application conference.* Prior to filing a formal site plan application, the applicant may request an informal and non-binding pre-application conference with the director of building development services or his designee. The purpose of the pre-application conference shall be to assist the applicant in bringing the site plan into conformity with these and other regulations applying to the subject property and to define the specific submission requirements for site plan application.
 - (b) *Application.* Applications for site plan approval shall be submitted to the director of building development services in five copies. All maps and graphics, submitted as part of the final site plan application, shall be to a scale deemed appropriate by the director of building development services. A nonrefundable application fee included in the building permit fee, as established from time to time by the city council to help defray administrative costs, shall accompany each application. If the director finds the application to be incomplete, he shall notify the applicant in writing, specifying those elements of standards needed to complete the application. The director of building development services shall not process any site plan application until said application is certified as complete.
 - (c) *Action by the director of building development services.* Within 45 days following the certification of an application, or such longer time as may be agreed to by the applicant, the director of building development services shall review the application and the attached site plan, in terms of the standards established by subsection (8) below. The director shall then either:
 - 1. Approve the application; or
 - 2. Approve it subject to the applicant obtaining further specified approvals pursuant to the provisions of this article; or
 - 3. On the basis of written findings in accordance with subsection (8) below, approve it subject to specific modifications; or
 - 4. On the basis of such findings, decline to approve the application.
- Immediately upon the conclusion of the review by the appropriate city departments, the director of building development services shall return one copy of the applicant's plans to him marked to show either approval, or approval subject to modification, which modifications shall be made and permanently marked on such plans. If modifications are required, the director of building development services shall provide written comments to the applicant regarding such modifications. The failure of the director of building development services to act within said 45 days on any complete application, or such longer time as may be agreed to by the applicant, shall be deemed to be approval of the application.
- (d) *Conferences and modifications during review.* While reviewing such application, the director of building development services may, or at the request of the applicant shall, meet with the applicant for such conferences concerning the proposed site plan as may be appropriate and may accept amended plans in substitution of those originally submitted. Submission of amended site plans shall constitute a new

DEVELOPMENT REVIEW STAFF REPORT

complete application, and the director of building development services shall have 45 days to review the application from the date of submission of the amended site plan.

- (e) Action by planning and zoning commission. If the director of building development services declines to approve the application, or approves it subject to modifications which are not acceptable to the applicant, such action shall not be deemed final administrative action but shall entitle the applicant to have his application referred to the planning and zoning commission for review and decision of such matters as remained unresolved between the director of building development services and applicant. Such review may be secured by the applicant by filing a written request therefor with the director of building development services within 15 days of the decision by the director of building development services. Upon receipt of such request, the director shall refer, within 15 days, the application and the director of building development services' report thereon to the planning and zoning commission, which shall review and act upon the application in the same manner and subject to the same standards and limitations as those made applicable to the director of building development services, except that the commission shall have 65 days from the date of such referral within which to act. The decision of the planning and zoning commission shall be final.

(7) *Standards for site plan review.*

- (a) *Standards.* The director of building development services shall not deny, and the planning and zoning commission shall not deny, site plans submitted pursuant to this section except on the basis of specific written findings dealing with the following standards:
1. The application contains or reveals violations of this article or other ordinances of the city which the applicant has after written request, failed or refused to supply or correct.
 2. In the case of a site plan submitted in conjunction with an approved development plan, a conditional use permit, or any other regulations in this article that contain specific development standards, such as the UC, PD or L districts, the site plan does not adequately meet specified standards required by this article with respect to such development, or conditional use or district.
 3. The proposed site plan will result in an unauthorized encroachment or interference with an easement, roadways, rail lines, utilities and public or private rights-of-way.
 4. The proposed site plan does, or will, unnecessarily, and in specified particulars, destroy, damage, detrimentally modify, or interfere with significant natural, topographic, or physical features of the site including, but not limited to, sinkholes, natural springs, and drainage ways.
 5. The circulation elements of the proposed site plan unnecessarily, and in specified particulars, create, or will create: hazards to safety on or off the site; uncoordinated pedestrian or vehicular circulation paths on or off the site; or undue interference with or inconvenience to vehicular or pedestrian travel.
 6. The screening and buffer area landscaping of the site does not, or will not, as required in section 36-480, screening and fencing, and section 36-482, landscaping and bufferyards, provide adequate shielding from or for nearby uses with which the proposed use may be incompatible.
 7. The proposed site plan does, or will, and in specified particulars, creates drainage or erosion problems.
 8. In the case of site plans for approved development plans, the proposed site plan fails, in specified particulars, to conform to the approved planned development district.

DEVELOPMENT REVIEW STAFF REPORT

- (b) *Alternative approaches.* In citing any of the foregoing standards, other than those of subsection (7)(a)1, as the basis for declining to approve or for disapproving a site plan, the director of building development services may suggest alternate site plan approaches which could be utilized to avoid the specified deficiency and may state the reasons why such deficiency cannot be avoided consistent with the applicant's objectives.
- (8) *Effect of site plan approval.* If the director of building development services or **the planning and zoning commission** approves the application or approves it subject to further specified approvals or to modifications which are acceptable to the applicant, such approval shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, enlargement or moving of any building or structure, but shall authorize only the continued processing of applications for any further permits or approvals which may be required by the codes and ordinances of the city, including approvals such as a building permit, a certificate of occupancy or subdivision plat approval.
- (9) *Limitations on site plan approval.* No site plan approval shall be valid for a period longer than 18 months from the date such approval is issued unless a building permit is issued and construction is begun within that period.
- (10) *Amendment.* An approved site plan may be amended at any time in the same manner and subject to the same standards and limitations as provided in this section for original site plan approval.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL DISTRICT
Maximum Density Requirements	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 36-383 R-MD - Medium-density multifamily residential district. (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.
Design Requirements 36-383 R-MD - Medium-density multifamily residential district. (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.
Design Requirements 36-383 R-MD - Medium-density multifamily residential district. (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.
Design Requirements 36-383 R-MD - Medium-density multifamily residential district. (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.

DEVELOPMENT REVIEW STAFF REPORT

Design Requirements 36-383 R-MD - Medium-density multifamily residential district. (8) (h)	Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards.
Design Requirements 36-383 R-MD - Medium-density multifamily residential district. (8) (i)	Refuse storage areas shall be screened from view in accordance with Section 36-480.

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

Denied the site plan as submitted per Section 36-360. These changes are.

- Changing from two buildings to one building. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(5)
- Changing the orientation of the building from north to south to east to west. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(8)
- The removal of the buffer yard to the east. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(5)
- The deletion of a driveway ingress/egress point to the south on to Allen Drive. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(5)
- Changing the plan from a pitched roof to a flat roof, although the flat roof is in conformance to the clubhouse located on the property, this is different than the proposed plan. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(8)

STAFF ANALYSIS AND RECOMMENDATION:

- The applicant rezoned the subject property from R-SF Single Family Residential district to a R-MD, Medium-Density Multi-Family Residential district with Conditional Overlay District No. 212 on July 25, 2022.
- The property was approved with the Multi-Family Location and Design Guidelines requirements which state that applications for residential use after August 27, 2007, shall include sufficient information for staff to complete analysis under the multifamily development location and design guidelines. A site plan and elevations were submitted.
- The Conditional Overlay District requirements per Exhibit A item number 2 of the approved ordinance states that "The development of the subject property shall be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan" see Attachment 1 page 6.
- In addition to the Multi-Family Location and Design Guidelines this project was reviewed with the Galloway Redevelopment Area staff recommendations passed on October 21, 2019.

DEVELOPMENT REVIEW STAFF REPORT

5. The Galloway Redevelopment Area had five recommended categories: Public Safety, Environmental Protection, Image Enhancement and General recommendations. Staff's analysis and assessment of this project are included in Attachment 1 page 13.
6. On, January 24, 2023, the applicant applied for a Pre-Development Review of the ECO Flats Apartment Complex Project for Township 28 LLC with a new site plan (see comments Attachment 2, Attachment 3 original site plan, Attachment 4 original elevations, Attachment 5 new site plan and Attachment 6 new elevations).
7. On, March 11, 2023, the applicant applied to the Administrative Review Committee (ARC) to review the site plan for conformance, however it was determined on, April 6, 2023, that the ARC did not have authority to approve the new site plan.
8. The applicant then submitted the site plan to the Building Development Services Department Director on April 11, 2023. Per section 36-360 (6)(c) Action by the director of building development services. Within 45 days following the certification of an application, or such longer time as may be agreed to by the applicant, the director of building development services shall review the application and the attached site plan.
9. The COD states that the site plan must be in substantial conformity to the site plan as attached to the ordinance. Staff has identified the following changes that are not in substantial conformity to the original site plan as submitted to the Planning and Zoning and City Council.
10. The Director of BDS has denied the new site plan as submitted since it does not match the site plan that was attached to General Ordinance 6732. These changes are.
 - f) Changing from two buildings to one building. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(5)
 - g) Changing the orientation of the building from north to south to east to west. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(8)
 - h) The removal of the buffer yard to the east. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(5)
 - i) The deletion of a driveway ingress/egress point to the south on to Allen Drive. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(5)
 - j) Changing the plan from a pitched roof to a flat roof, although the flat roof is in conformance to the clubhouse located on the property, this is different than the proposed plan. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(8)
11. Per section 36-360 (6)(c) if the Building Development Services Director denies the site plan the applicant can refer the site plan review to the planning and zoning commission for approval. (Attachment 7).
12. The site plan submitted for site plan review per section 36-360 did not match the site plan submitted to the Planning and Zoning Commission or the City Council. Since staff does not the authority to approve a site plan as submitted per section 36-360 the applicant is referring the approval to the Planning and Zoning Commission to see if the

DEVELOPMENT REVIEW STAFF REPORT

site plan as submitted is in substantial conformance to the site plan attached to the ordinance.

13. On, April 12, 2023, the applicant per attached letter is referring the decision of the Building Development Services Director to the Planning and Zoning Commission (Attachment 8).
14. The Planning and Zoning Commission, which shall review and act upon the application in the same manner and subject to the same standards and limitations as those made applicable to the director of building development services.

Section 36-360 (7) Standards for site plan review. (a) Standards. The director of building development services shall not deny, and the planning and zoning commission shall not deny, site plans submitted pursuant to this section except on the basis of specific written findings dealing with the following standards:

1. The application contains or reveals violations of this article or other ordinances of the city which the applicant has after written request, failed or refused to supply or correct.
2. In the case of a site plan submitted in conjunction with an approved development plan, a conditional use permit, or any other regulations in this article that contain specific development standards, such as the UC, PD or L districts, the site plan does not adequately meet specified standards required by this article with respect to such development, or conditional use or district.
3. The proposed site plan will result in an unauthorized encroachment or interference with an easement, roadways, rail lines, utilities and public or private rights-of-way.
4. The proposed site plan does, or will, unnecessarily, and in specified particulars, destroy, damage, detrimentally modify, or interfere with significant natural, topographic, or physical features of the site including, but not limited to, sinkholes, natural springs, and drainage ways.
5. The circulation elements of the proposed site plan unnecessarily, and in specified particulars, create, or will create: hazards to safety on or off the site; uncoordinated pedestrian or vehicular circulation paths on or off the site; or undue interference with or inconvenience to vehicular or pedestrian travel.
6. The screening and buffer area landscaping of the site does not, or will not, as required in section 36-480, screening and fencing, and section 36-482, landscaping and bufferyards, provide adequate shielding from or for nearby uses with which the proposed use may be incompatible.
7. The proposed site plan does, or will, and in specified particulars, creates drainage or erosion problems.
8. In the case of site plans for approved development plans, the proposed site plan fails, in specified particulars, to conform to the approved planned development district.

15. Per section 36-360 (6) (e) The decision of the planning and zoning commission shall be final.

STAFF RECOMMENDATION:

1. Staff recommends that the new site plan as submitted is not in substantial conformity to the original site plan as submitted per General Ordinance No. 6732 and per section 36-360 (7) (a) (2).

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall review and act upon the application in the same manner and subject to the same standards and limitations as those made applicable to the

DEVELOPMENT REVIEW STAFF REPORT

director of building development services by making one of the following recommendations in connection with the site plan as submitted:

1. Approve the new site plan; or
2. Approve the new site plan subject to the applicant obtaining further specified approvals pursuant to the provisions of this article; or
3. On the basis of written findings in accordance with Section 36-360 subsection (8), approve the new site plan subject to specific modifications; or
4. On the basis of such findings, decline to approve the new site plan as submitted in the application.

One-rdg. _____
P. Hrngs. X
Pgs. 31
Filed: 07-05-22

Sponsored by: Simpson

First Reading: July 11, 2022

Second Reading: July 25, 2022

COUNCIL BILL 2022-168

GENERAL ORDINANCE 6732

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 7.84 acres of property generally located at 3900 South Lone Pine
4 Avenue and at 2955 and 2957 East Allen Place from R-MD,
5 Medium-density Multifamily Residential District with Conditional
6 Overlay District No. 17, and from R-SF, Single-family Residential
7 District, to R-MD, Medium-density Multifamily Residential District,
8 with Conditional Overlay District No. 212; establishing Conditional
9 Overlay District No. 212; and adopting an updated Official Zoning
10 Map. (Staff and Planning and Zoning Commission recommend
11 approval.)
12 _____
13

14 WHEREAS, an application has been filed for a zoning change of the property
15 generally located at 3900 South Lone Pine Avenue and 2955 and 2957 East Allen Place
16 from R-MD, Medium-density Multifamily Residential District with Conditional Overlay
17 District No. 17, and from R-SF, Single-family Residential District, to R-MD, Medium-
18 density Multifamily Residential District, with Conditional Overlay District No. 212; and
19

20 WHEREAS, Conditional Overlay District No. 212 shall modify the requirements of
21 the Springfield Land Development Code Section 36-383, R-MD, Medium-density
22 Multifamily Residential District, by requiring that the property described in "Exhibit B"
23 comply with the requirements described in "Exhibit A;" and
24

25 WHEREAS, following proper notice, a public hearing was held before the
26 Planning and Zoning Commission, a copy of the Record of Proceedings from said public
27 hearing being attached hereto and incorporated herein by this reference as "Exhibit C,"
28 and said Commission made its recommendation; and
29

30 WHEREAS, the City has reviewed the applicant's request and prepared a staff
31 report concerning the application which is attached hereto and incorporated herein by
32 this reference as "Exhibit D;" and
33

34 WHEREAS, proper notice was given of a public hearing before City Council, and
35 said hearing was held in accordance with the law.
36

37 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
38 SPRINGFIELD, MISSOURI, as follows, that:
39

40 Section 1 – The property described in "Exhibit B," which is attached hereto and
41 incorporated herein by this reference, is hereby rezoned from R-MD, Medium-density
42 Multifamily Residential District with Conditional Overlay District No. 17, and from R-SF,
43 Single-family Residential District, to R-MD, Medium-density Multifamily Residential
44 District, with Conditional Overlay District No. 212. Springfield Land Development Code,
45 Section 36-306, 'Official zoning map and rules for interpretation,' is hereby amended,
46 changed, and modified consistent with this Ordinance.
47

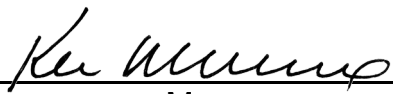
48 Section 2 – City Council hereby establishes Conditional Overlay District No. 212
49 which shall contain the requirements and standards provided in "Exhibit A," which is
50 attached hereto and incorporated herein by this reference as though set forth herein.
51 The requirements of Conditional Overlay District No. 212 shall modify the requirements
52 of the Springfield Land Development Code Section 36-383, R-MD, Medium-density
53 Multifamily Residential District, by requiring the property described on "Exhibit B"
54 comply with the requirements contained in "Exhibit A."
55

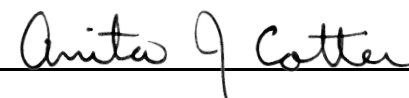
56 Section 3 – City Council hereby directs the City Manager, or designee, to update
57 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
58 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
59 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
60 rules of interpretation.'
61

62 Section 4 – The Official Zoning Map herein adopted shall be maintained and
63 archived in the same digital form in which this Council has approved its adoption.
64

65 Section 5 – This Ordinance shall be in full force and effect from and after
66 passage.
67

68 Passed at meeting: July 25, 2022
69

70 
71 _____
72 Mayor

73 Attest: 
74 _____, City Clerk

75 Filed as Ordinance: July 25, 2022
76

77 
78 Approved as to form: _____, Assistant City Attorney
79

80 Approved for Council action: Jason R. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2022 - 168

FILED: 07-05-22

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 7.84 acres of property generally located at 3900 South Lone Pine, 2955 and 2957 East Allen Place from R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 17 and R-SF, Residential Single-family to R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 212 (Staff and Planning and Zoning Commission both recommend approval).

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-10-2022/ CONDITIONAL OVERLAY DISTRICT NO. 212

The applicant is proposing to rezone approximately 7.84 acres of property generally located at 3900 South Lone Pine, 2955 and 2957 East Allen Place from R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 17 and R-SF, Residential Single-family to R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 212. The intent is to expand the existing multi-family development (Township 28) on the property located at 2955 and 2957 East Allen Place. This application will rezone that entire development under one zoning district.

REMARKS:

The Planning and Zoning Commission held a public hearing on June 16, 2022, and recommended to approve, by a vote of 7 to 0.

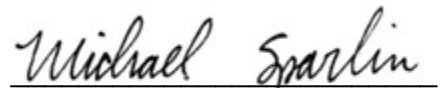
The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* designates this area as appropriate for Medium-Intensity Retail, Office, or Housing. A small section of property along the south is identified as low-density housing. This area has changed since the adoption of the *Comprehensive Plan* as there have been multiple residential and commercial mixed-use rezonings which have occurred. The requested R-MD District zoning is now consistent with the existing residential zoning and uses in this area.
2. The requested R-MD zoning is consistent with the existing multi-family residential zoning and uses that front Lone Pine Avenue in this area.

3. A Conditional Overlay District has been submitted to mitigate potential negative impacts of the R-MD District to surrounding properties. The proposed Conditional Overlay District limits the development to a maximum of twenty-two (22) dwelling units per acre following the Revised Multi-Family Development Location and Design Guidelines.
4. The subject property has existing City Utilities and must provide public sewer to serve the property prior to development.
5. The proposed zoning and uses will not have a substantial impact on the public street system, pedestrian traffic, or impact traffic safety in the vicinity. The proposed Conditional Overlay District requires Allen Place to be extended to the east property line and constructed to Collector roadway standards.
6. The subject property will construct stormwater facilities to serve the property and will not substantially impact the adjacent area.
7. The proposed zoning will not correct an error in the application of this article rather provide a viable use of the property subject to the provisions of the zoning district.
8. The proposed zoning will not deny the property owner of any reasonable viable economic use.

Submitted by:


Michael Sparlin, Senior Planner

Recommended by:


Susan Istenes, AICP Director

Approved by:


Jason Gage, City Manager

EXHIBITS:

- Exhibit A, Conditional Overlay District Provisions
- Exhibit B, Legal Description
- Exhibit C, Record of Proceedings
- Exhibit D, Development Review Staff Report

ATTACHMENTS:

- Attachment 1: Department Comments
- Attachment 2: Conditional Overlay District Provisions
- Attachment 3: Multi-family Development Location and Design Guidelines Assessment
- Attachment 4: Galloway Recommendations
- Attachment 5: Neighborhood meeting summary and comments
- Attachment 6: Development Site Plan and Elevations

EXHIBIT A

CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-10-2022 & CONDITIONAL OVERLAY DISTRICT NO. 212

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

1. The maximum density shall be limited to twenty-two (22) dwelling units per acre for a maximum of 168 dwelling units located within this district.
2. The development of the subject property shall be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan (Attachment 6).
3. The standard right-of-way width is 30-feet from the centerline for E. Allen Place. To meet these requirements, it appears an additional 10-ft of right-of-way is needed along E. Allen Place. A survey is recommended to determine the exact amount of existing right-of-way as nothing can be constructed within the required right of way.
4. E. Allen Place is required to be extended to the eastern property line and must be constructed to Collector roadway standards as set forth in the City of Springfield Design Standards for Public Improvements. Access will be allowed based on existing spacing standards set forth in Chapter 98 of City Code.
5. Sidewalk is required to be constructed along the property frontage of E. Allen Place at the time of the platting/development of this property or an application made to the Administrative Review Committee for approval to pay a fee in lieu of construction of sidewalk. If the applicant chooses to seek approval for a fee in lieu of and the request is approved, the fee must be paid prior to approval of the plat/building permit.

EXHIBIT B

LEGAL DESCRIPTION
ZONING CASE Z-10-2022 & CONDITIONAL OVERLAY DISTRICT NO. 212

A TRACT OF LAND AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE LYING IN LOTS 7, AND 9 OF GALLOWAY HEIGHTS, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI IN PLAT BOOK S, PAGE 80 AND ALSO IN DESCRIBED IN BOOK 2008, PAGE 039471-08 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF GALLOWAY HEIGHTS; THENCE ALONG THE EAST LINE THEREOF SOUTH 00°57'36" WEST, 190.95 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ALLEN DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES, 107.27 FEET ALONG A 40.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 76°34'27" WEST FOR 77.90 FEET; THENCE SOUTH 86°32'24" WEST, 144.45 FEET; THENCE SOUTH 86°37'52" WEST, 397.88 FEET; THENCE SOUTH 86°35'22" WEST, 58.00 FEET; THENCE SOUTH 76°36'25" WEST, 162.59 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF LONE PINE AVENUE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 20°10'39" WEST, 163.59 FEET; THENCE NORTH 19°10'25" WEST, 252.69 FEET TO A POINT ON THE SOUTH LINE OF GALLOWAY ADDITION, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI IN PLAT BOOK V, PAGE 18; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID SOUTH LINE THE FOLLOWING COURSES, NORTH 83°48'24" EAST, 109.76 FEET; THENCE NORTH 87°11'59" EAST, 867.36 FEET TO A POINT AT THE SOUTHEAST CORNER OF GALLOWAY ADDITION; THENCE LEAVING SAID SOUTH LINE SOUTH 00°06'39" EAST, 200.40 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 7.84 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

EXHIBIT C

RECORD OF PROCEEDINGS
Planning and Zoning Commission – June 16, 2022

Z-10-2022 w/COD #212

3900 South Lone Pine Avenue, 2955 & 2957 East Allen Place

Applicant: Township 28, LLC

Bruce Colony recused himself.

Mr. Hosmer stated that this is a request to rezone approximately 7.84 acres of property generally located at 3900 South Lone Pine, 2955 and 2957 East Allen Place from R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 17 and RSF, Residential Single-family to R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 212. The Comprehensive Plan identifies this area as appropriate for Medium-Intensity Retail, Office, or Housing. A small section of property along the south is identified as low-density housing. The Galloway Guidelines are a policy that was accepted by City Council in 2019 and have been addressed by the applicant in the development of this project.

The Transportation Plan classifies Allen Place as a Collector roadway. A Traffic Impact Study is not required and an additional ROW may be needed. The property is located in a FEMA designated floodplain and stream buffer area but not in a sinkhole area. Stormwater detention is already provided. The proposed zoning and uses will not have a substantial impact on the public street system, public utilities, pedestrian traffic or impact traffic safety in the vicinity.

The Conditional Overlay District will:

- A maximum density of 22 dwelling units (168 units),
- Allen Place requires 30 feet of ROW from centerline,
- Allen Place is required to extend to the eastern property line.
- Sidewalks are required along Allen Place.

Staff recommends approval.

Mr. Doennig opened the public hearing

Mr. Harlan Hill, 3811 S. Weller, representing the owner. This is a move to combine the last parcel of lots in the southeast corner and the intent to replicate the current development.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-10-2022 w/COD #212 (3900 South Lone Pine Avenue, 2955 & 2957 East Allen Place). Mr. Jobe seconded the motion. Ayes:

Doennig, Coltrin, Knuckles, Bruce, Jobe, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: Broekhoven. Bruce Colony recused himself.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', enclosed within a thin black rectangular border.

Bob Hosmer, AICP
Planning Manager

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

CITY COUNCIL PUBLIC HEARING:

JUNE 16, 2022

July 11, 2022

CASE: Z-10-2022 w/COD #212

ACRES: Approximately 7.84 acres

LOCATION: 3900 South Lone Pine, 2955 and 2957 East Allen Place

EXISTING LAND USE: Multi-family development & undeveloped land

APPLICANT: 3900 Lone Pine Apts LLC

STAFF: Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



SUMMARY OF REQUEST:

Request to rezone approximately 7.84 acres of property generally located at 3900 South Lone Pine, 2955 and 2957 East Allen Place from R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 17 and R-SF, Residential Single-family to R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 212.

FINDINGS FOR STAFF RECOMMENDATIONS:

1. The *Growth Management and Land Use Plan* designates this area as appropriate for Medium-Intensity Retail, Office, or Housing. A small section of property along the south is identified as low-density housing. This area has changed since the adoption of the *Comprehensive Plan* as there have been multiple residential and commercial mixed-use rezonings which have occurred. The requested R-MD District zoning is now consistent with the existing residential zoning and uses in this area.
2. The requested R-MD zoning is consistent with the existing multi-family residential zoning and uses that front Lone Pine Avenue in this area.
3. A Conditional Overlay District has been submitted to mitigate potential negative impacts of the R-MD District to surrounding properties. The proposed Conditional Overlay District limits the development to a maximum of twenty-two (22) dwelling units per acre following the Revised Multi-Family Development Location and Design Guidelines.
4. The subject property has existing City Utilities and must provide public sewer to serve the property prior to development.
5. The proposed zoning and uses will not have a substantial impact on the public street system, pedestrian traffic or impact traffic safety in the vicinity. The proposed Conditional Overlay District requires Allen Place to be extended to the east property line and constructed to Collector roadway standards.
6. The subject property will construct stormwater facilities to serve the property and will not substantially impact the adjacent area.

Development Review Staff Report



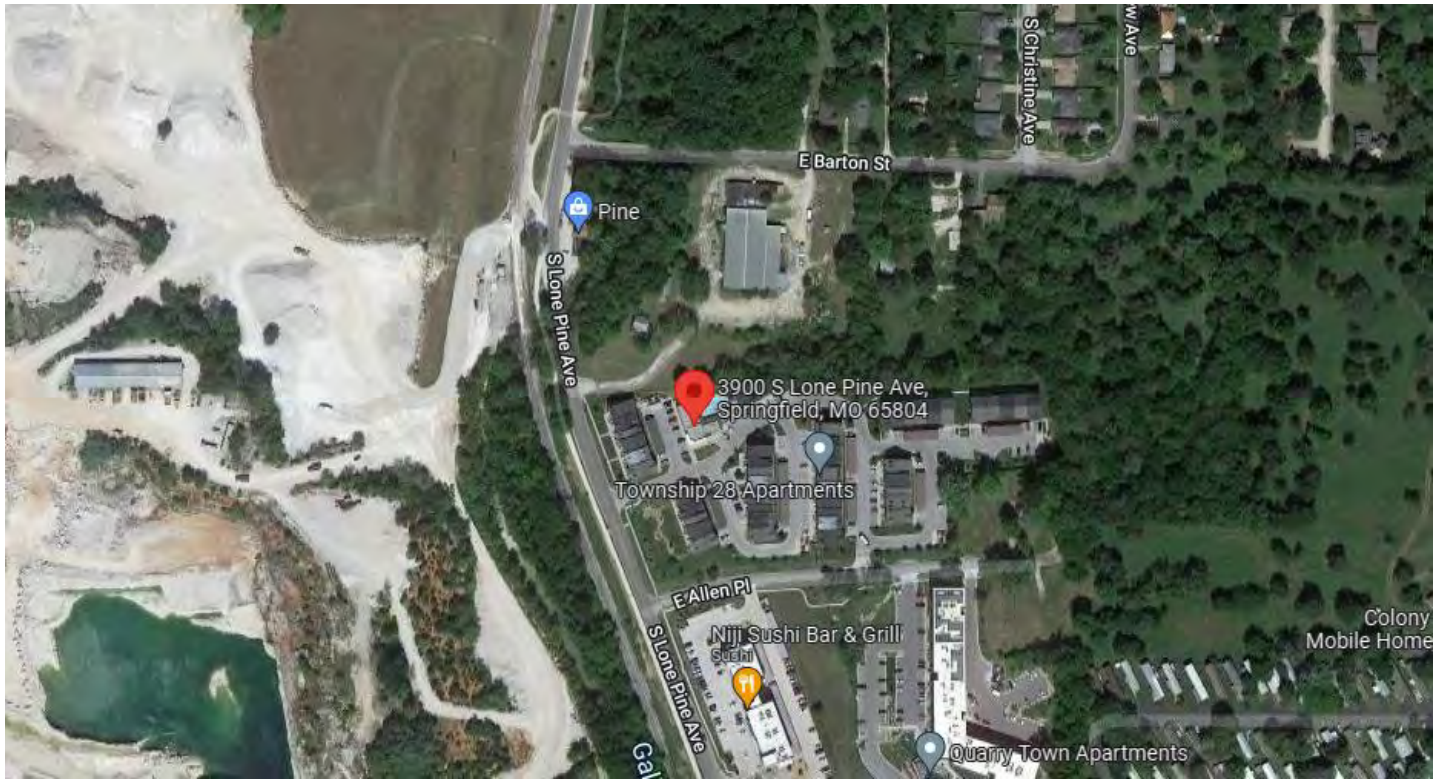
7. The proposed zoning will not correct an error in the application of this article rather provide a viable use of the property subject to the provisions of the zoning district.
8. The proposed zoning will not deny the property owner of any reasonable viable economic use.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GM, R-SF	GR and PD 351	R-SF & PD 276	HM
LAND USE	Manufacturing/Warehouse, single family residence	Mixed-use Multi- family and commercial uses	Single-family, undeveloped land and mobile home development	Quarry

Development Review Staff Report

SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)

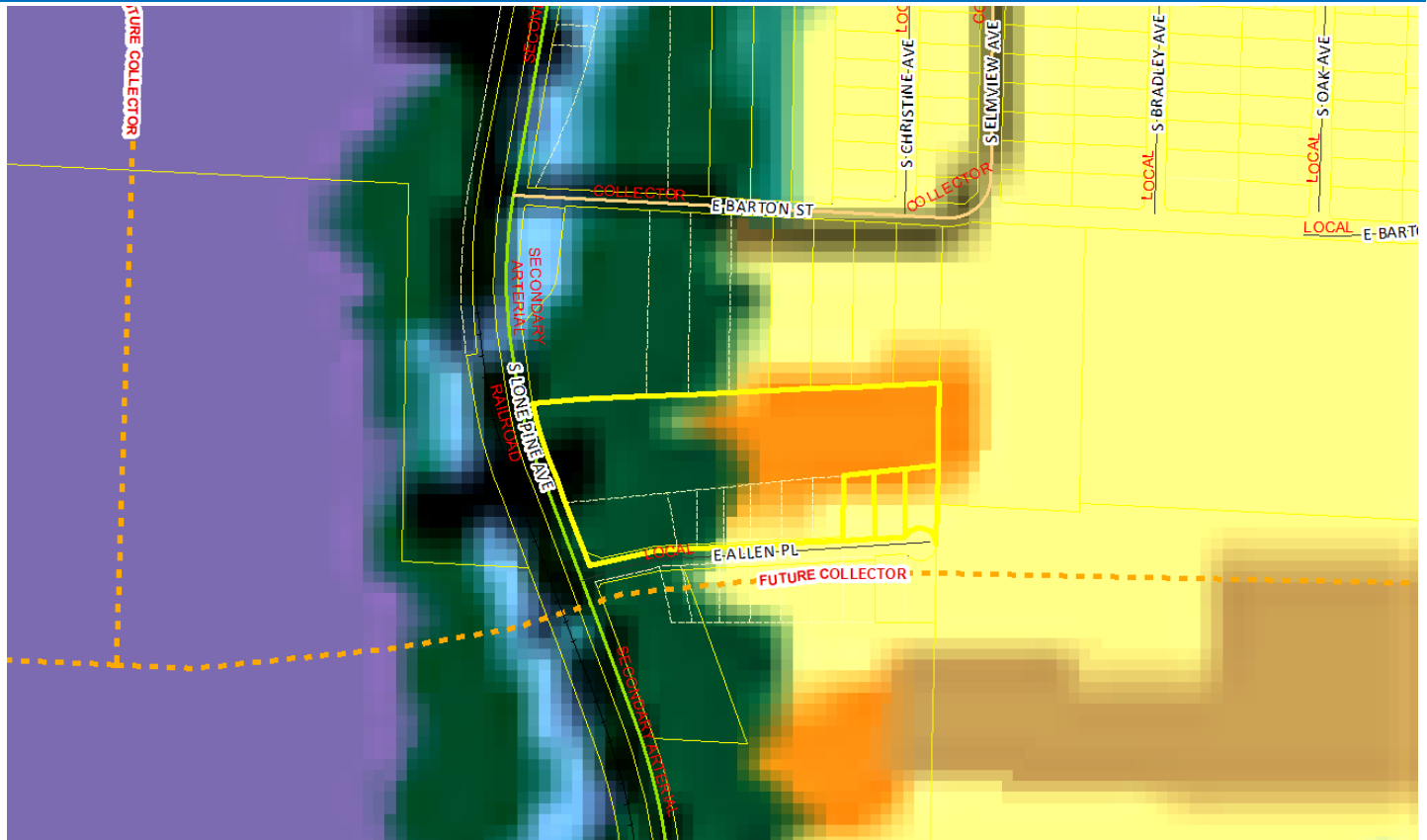


GOOGLE MAPS STREET VIEW:



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GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The portion of subject property that is zoned 3900 South Lone Pine (existing Township 28 development) was rezoned in to its current zoning 2008. The R-SF portion of the subject property located at 2955 and 2957 East Allen Place has been zoned R-SF since the 1995 City-wide remapping.

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 OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-MD
Minimum Yard Requirements	<i>Front yard:</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.
Maximum Structure Height	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.
Minimum Open Space	Not less than 20 percent.
BULK PLANE	BUFFERYARD AND LANDSCAPING
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.	A Type C bufferyard is required adjacent to property zoned R-SF.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* designates this area as appropriate for Medium-Intensity Retail, Office, or Housing. A small section of property along the south is identified as low-density housing.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 7.84 acres of property generally located at 3900 South Lone Pine, 2955 and 2957 East Allen Place from R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 17 and R-SF, Residential Single-family to R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 212. The intent is to expand the existing multi-family development (Township 28) on the property located at 2955 and 2957 East Allen Place. This application will rezone that entire development under one zoning district.
2. The *Growth Management and Land Use Plan* designates this area as appropriate for Medium-Intensity Retail, Office, or Housing. A small section of property along the south is identified as low-density housing.

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3. The subject property is located in an area that has recently experienced a resurgence of redevelopment and reinvestment of multi-family and mixed-use developments that have affected the character of this area.
4. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) dwelling units per acre. The applicant is requesting a maximum of twenty-two (22) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the Revised Multi-Family Development Location and Design Guidelines. That assessment resulted in a density of 21 to 24 dwelling units per acre with the Opportunities and Constraints section. Staff can support an increase in density based upon being adjacent to higher intensity uses, being in a redevelopment area and a physical barrier in the area. Further analysis of the proposed development under the Revised Multi-Family Development Location and Design Guidelines is attached (Attachment 3). The development must be in substantial conformance to the attached site plan (Attachment 6).
5. Approval of this application will allow the expansion of the existing multi-family development (Township 28) by incorporating a neighboring property and place the entire development under one zoning and Conditional Overlay District.
6. Approval of this application will allow for an established multi-family use to expand development of this property and promote infill development where investments have already been made in public services and infrastructure.
7. The Galloway Guidelines are a policy that was accepted by City Council in 2019 and have been addressed by the applicant in the development of this project (Attachment 4).
8. The proposed rezoning was reviewed by City departments, whose comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on April 14, 2022, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).

PUBLIC NOTIFICATIONS:

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

Notices sent to property owners within 185 feet: Mailed: 6 Returned: 0

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DEPARTMENT COMMENTS:

ATTACHMENT 1

CITY UTILITIES:

No issues with proposed rezoning. Electric/Gas/Water are available to the property.

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning although the address does not have access to public sewer. Public sewer will need to be extended before any development occurs which will require public improvement plans.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the **Galloway Creek** drainage basin. The property **is** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention **is not applicable because detention is already provided**. The property **does have a stream buffer on site**.

PW Stormwater has no concerns about the proposed Rezoning. Please note that development of the property will be subject to the following conditions at the time of development:

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. If the additional impervious is minimal then a fee in lieu of detention may be allowed.

- a. A fee in lieu of detention will not be allowed: The property is being combined with Township 28 Apartment complex with an existing detention basin. The current site drainage has all runoff onto the Township 28 Apartment Complex at 3900 S Lone Pine.

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.

Stormwater infrastructure serving more than one property shall be submitted on public improvement plans.

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.

As-builts of the detention and water quality improvements are required.

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.

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Lone Pine Avenue as Secondary Arterial roadway and E. Allen Place as a Local-Commercial roadway. The standard right-of-way width for S. Lone Pine Avenue is 35-feet from the centerline and 30-feet from the centerline for E. Allen Place. To meet these requirements, it appears an additional 5-feet of right-of-way is needed

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along S. Lone Pine Avenue and an additional 10-ft of right-of-way is needed along E. Allen Place. A survey is recommended to determine the exact amount of existing right-of-way as nothing can be constructed within the required right of way. S. Lone Pine Avenue and E. Allen Place are both city-maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

The most recent traffic count on this portion of S. Lone Pine Avenue is 2,183 vehicles per day. There are no recent traffic counts for E. Allen Place. On-Street parking is not allowed on S. Lone Pine Avenue. On-Street parking is allowed on E. Allen Place.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from S. Lone Pine Avenue and four driveway access points onto the property from E. Allen Place. Access will be allowed based on existing spacing standards set forth in Chapter 98 of City Code.

SIDEWALK

There is existing sidewalk along the property frontage of S. Lone Pine Avenue. There is not existing sidewalk along the property frontage of E. Allen Place. Sidewalk is required to be constructed along the property frontage of E. Allen Place at the time of the platting/development of this property or an application made to the ARC for approval to pay a fee in lieu of construction of sidewalk. If the applicant chooses to seek approval for a fee in lieu of and the request is approved, the fee must be paid prior to approval of the plat/building permit. The current fee is \$31.46 per linear foot.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Galloway Greenway Trail is in the area of the property pertaining to this zoning. There are no bus stops along the property frontage of this development. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

E. Allen Place is required to be extended to the eastern property line and must be constructed to Collector roadway standards as set forth in the City of Springfield Design Standards for Public Improvements.

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. Lone Pine	Secondary Arterial	No	30	35
Street 2	E. Allen Place	Local-Commercial	Yes	20	30
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		4	5	43	
*Proposed Trips Generated		13	15	162	
Additional Trips Generated		9	10	119	

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

FIRE DEPARTMENT:

Development Review Staff Report



No comments.

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REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2 CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-10-2022 & CONDITIONAL OVERLAY DISTRICT NO. 212

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

1. The maximum density shall be limited to twenty-two (22) dwelling units per acre for a maximum of 168 dwelling units located within this district.
2. The development of the subject property shall be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan (Attachment 6).
3. The standard right-of-way width is 30-feet from the centerline for E. Allen Place. To meet these requirements, it appears an additional 10-ft of right-of-way is needed along E. Allen Place. A survey is recommended to determine the exact amount of existing right-of-way as nothing can be constructed within the required right of way.
4. E. Allen Place is required to be extended to the eastern property line and must be constructed to Collector roadway standards as set forth in the City of Springfield Design Standards for Public Improvements. Access will be allowed based on existing spacing standards set forth in Chapter 98 of City Code.
5. Sidewalk is required to be constructed along the property frontage of E. Allen Place at the time of the platting/development of this property or an application made to the Administrative Review Committee for approval to pay a fee in lieu of construction of sidewalk. If the applicant chooses to seek approval for a fee in lieu of and the request is approved, the fee must be paid prior to approval of the plat/building permit.

ATTACHMENT 3
MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE ASSESSMENT
ZONING CASE Z-10-2022 & CONDITIONAL OVERLAY DISTRICT NO. 212

The applicant is requesting approval of 168-unit multi-family apartments on 7.84 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 12 points. This density increase, combined with credits from the Opportunities and Constraints and Assessment Criteria Score, would allow for 21-24 dwelling units per acre.

Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (1/3 points)

A maximum of three points was given for land use accessibility. There is neighborhood retail mix and greenway within 1/4 mile of the subject property.

B. Connectivity Analysis (1/5 points)

One out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit, sidewalks, and roadways.

C. Road Network Evaluation (1/2 points)

A maximum of one point were given for the road network evaluation.

D. Design Guidelines (6/6 points)

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

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height. Pedestrian-scale lighting shall be provided within the development. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations.
3. Building Orientation and Interior Landscaping – All building orientations will address Main Avenue and Walnut Lawn Street to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.
4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows; entrances; arcades; arbors; awnings (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations
5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance to the attached site plan.

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6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities in accordance with the attached site plan; however, a minimum of 20% usable open space is required.
7. Amenity Calculation – Three of the following amenities shall be provided: a tot lot with a minimum of 900 square-feet, picnic area of 900 square-feet, swimming pool, clubhouse, and dog run area.
8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

DENSITY: The initial assessment criteria resulted in a total of 9 points for a maximum density of 12 to 14 dwelling units per acre. The applicant has requested a density of 22 dwelling units per acre and to allow the additional density under the Opportunity and Constraints section.

Opportunities and Constraints

Although the maximum density based on the Multi-family guidelines evaluation recommended 14 dwelling units per acre, additional density can be allowed based on special circumstances as described in the Guidelines Opportunity and Constraints section. Staff can support an increase in density based upon being adjacent to higher intensity uses, supports revitalization goals and has a physical barrier within ½ mile of the site.

Opportunities and Constraints that apply:

1. How much higher density exists or is planned/approved for area?
Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is contiguous to higher intensity uses such as higher density multi-family, retail, office, and institutional uses on two or more sides.

The site is situated adjacent on to mixed-use multi-family and retail uses.
2. Does the proposal support redevelopment/revitalization goals?
Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is located with a redevelopment or revitalization area. The area is located within the Galloway Area Redevelopment Plan which was adopted in 2014 and within the Southeast Development Study Area which was adopted in 2002.
3. Are there physical or other natural barriers within ½ mile of the site?
Staff may consider a recommendation of a higher density. The subject property is adjacent to a large quarry which has the effect of limiting the density points.

ATTACHMENT 4 GALLOWAY RECOMMENDATIONS

The Galloway Area Recommendations, passed October 21, 2019, provides staff recommendations that apply to developers, city staff, and residents when pursuing future developments within the specified area. This checklist refers to the recommendations that apply specifically to the applicant/developer for a project. This is to be used only as a reference for those recommendations. The original Galloway Recommendations document must still be reviewed as this is only a supplemental visual to what is outlined in that document. This checklist also references The Galloway Community Improvement District, which was approved by City Council on August 12, 2019.

Staff has reviewed the applicant's attached exhibits (1-12) for compliance to the Galloway Recommendations as outlined below.

A. Public Safety (1/1)

1 out of 1 recommendation was addressed. Recommendation #1 is not applicable to the proposed development since it is not adjacent to Galloway Trail.

- 1) Clearly delineate parking areas along the street edge from the street surface.
- 2) Install physical barrier or fencing between trail and roadway where feasible.

B. Environmental Protection (3/3)

2 out of 2 recommendations were addressed. Recommendation #2 does not apply since there is not a stream buffer on the property.

- 1) Water quality protection and stormwater management for new developments. Innovative techniques are welcomed and encouraged. (Examples include: Maximizing open space, green roofs, rain water collection systems, rain gardens, and berms.)
- 2) Establish stream buffer easements for all new developments.
- 3) Protect the tree canopy through preservation of healthy trees and installing high quality landscaping where possible.

C. Image Enhancement (4/4)

4 out of 4 recommendations were addressed. Recommendations #1 & #2 are not applicable to the proposed development since it is not adjacent to Galloway Trail. Recommendation #5 is not applicable because this is not a mixed-use development.

- 1) Plant trees along the Galloway Trail.
- 2) Develop pocket parks along the Galloway Trail.
- 3) Preserve village feel through:
 - a. Mixed-use of small businesses
 - b. Reuse of existing structures
 - c. Complimentary architectural styles
- 4) Promote a high-quality streetscape experience that is supported by the Galloway CID and Multi-Family Development Guidelines; Examples include:
 - a. Planters and window boxes
 - b. Brightly colored doors or building accents
 - c. Attractive landscaping and plantings
 - d. Public art
 - e. Fountains
 - f. Dog watering stations
 - g. Outdoor seating
 - h. Street trees
 - i. Decorative lighting

Development Review Staff Report



- 5) Mixed-Use development
- 6) Use Conditional Overlay Districts; Examples include:
 - a. Limit uses (e.g. storage units, gas stations, drive-thru businesses, car washes, cell towers, etc.
 - b. Limit signage types (e.g. size, illumination, placement, number, prohibition of digital)
 - c. Restrict glazing ratios to no more than 40% of exterior surface
 - d. Limit building height through bulk plan regulations (exceptions to this are discouraged)
 - e. Require parking lots be located behind buildings where feasible
 - f. Require tree canopy preservation
 - g. Limit excessive grading or rock blasting
 - h. Restrictions on retaining walls (limit height and require minimum distance between tiers)
- 7) Increase landscaping requirements. Encourage canopy trees and high-quality plantings in landscaping.

D. General Recommendations (2/2)

2 out of 2 recommendations were addressed.

- 1) Proactively communicate with area stakeholders and the City.
- 2) Emphasize the history of the area/site through artwork, signage, place-naming, and historic designations and preservation.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

2955 & 2957 E ALLEN PLACE

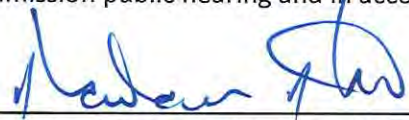
1. Request change to zoning from: RSF to RMD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: April 14, 2022 4:00 pm to 6:30 pm
3. Meeting Location: 3900 S. Lone Pine Township 28 Clubhouse
4. Number of invitations that were sent: 21 City staff to confirm mailing
5. How the mailing list was 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).

See attached

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

No written comment cards received at time of Neighborhood meeting. Additional cards were made available during the meeting. None returned to date.

I, HARLAN HILL (print name), attest that the neighborhood meeting was held on 4/14/2022 (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

HARLAN HILL
Printed name of person completing affidavit

Combined Neighborhood Meeting

April 14, 2022

Z-10-2022 COD #212

2955 and 2957 E Allen Place
Springfield, Missouri 65804

Conditional Use Permit 464

2960 E Allen Place
Springfield, Missouri 65804

Please Sign-In

Name

Address

Jay Bartell

Joyce Tolliver

~~Ramona Ellis~~

Wendy Huscher

Melanie Bach

SCOTT GUSTAVESON

Randy Black

Bryan Circe Jones

Leon Boles

Chuck + Helen Hernandez

Jaqueline Thummal

Sue Sisco

Dyane Johnson

Dayna Aust

Gregory Harrison

C Brandon Stine

KY3

3231 E. Manitowish

3149 E. Macs. Ct.

3417 S. Lone Pine

3734 S. Elmview

2640 E. REPUBLIC RD.

2717 E Galloway

3131 E Cardinal Ct

3119 E Cardinal CT. 65804

3545 S. Barbett Ave

2907 E. Clark

3635 S. Oak

3766 S. Bradley

3429 S. Elmview Ave

3900 S. Lone Pine #102

3510 S. Horseshoe Ave

Adjourned 6:32

Neighborhood Meeting Record: Rezoning and CUP Combined

Regarding Properties at 2955, 2957 and 2960 E. Allen Place, Springfield MO

April 14, 2022

4:00 PM

Hosted at Township 28. Clubhouse, 3900 S. Lone Pine, Springfield, MO

Meeting Notes:

Harlan Hill, Managing Corporate Architect and Owner's Representative introduced himself and welcomed the citizens to the meeting. Mr. Hill gave an overview of the two projects and stated that he is requesting to rezone the property at 2955 and 2957 E. Allen Place, currently zoned as R-SF (Residential-Single) to R-MD (Residential-Medium Density) to build two multifamily buildings to expand the existing Township 28 development. In addition, Mr. Hill stated that Ownership is seeking to build a 3-story interior climate-controlled storage facility on the lot at 2960 E. Allen Place, currently zoned as GR (General Retail).

Q: Are two projects opposite each other?

A: No, the driveways are not aligned, and the storage building is sited a little further east from the apartment buildings.

Q: How far is the apartment building from the east property line?

A: The apartment building is setback as required by the City Ordinance to allow for a bufferyard between R-MD and R-SF zoning districts.

Q: Will Lone Pine be widened and how will the new development handle runoff?

A: No. Both developments will drain to the existing stormwater drainage system. Existing capacity will be verified by Civil Engineer and improved as required to meet City Standards as necessary to carry any additional increase in stormwater runoff.

Q: Are the apartments to be used as transitional homes?

A: No, the apartments will not be used as transitional homes. They are high-end apartments and will be like the existing Township 28 development.

Q: What is the height of the storage building and how many units are in the building?

A: The Storage building is 3-story high and contains 200 units of various sizes. All storage will be inside in a climate-controlled environment. Building will comply with height and bulk plane requirements set forth by the Zoning Ordinance.

Q: Are the lots for the two projects designated as blighted?

A: Yes, the two lots are in the Galloway Redevelopment area and are designated as blighted.

Q: Who will use the storage building?

A: The storage building will be available to the residents of Township 28 and the public in the surrounding area.

Q: Will Allen Place be widened?

A: Yes, The City Department of Public Works is requiring additional Right of Way and improvements to Allen Place.

Q: Would it be possible to make the exterior of the storage facility look like the existing Township 28 apartments and blend with surrounding architecture?

A: That is a possibility that will be taken into consideration and presented to ownership.

Q: What is the number of added apartments in the new development?

A: A total of 30 apartments will be added in compliance with the Multi-family Matrix results conducted by City staff.

Q: Are there plans for additional development phases?

A: No. Adjacent properties are not under the developer's ownership. The two lots and proposed developments are the final phase to the existing development.

Q: What are the plans for Barton Street?

A: We are unaware of plans for improvement of Barton Street. That question will have to be addressed by City staff.

Q: How was the need for storage determined?

A: A formal market study was not conducted. Residents have expressed a need for additional storage, and it has been observed that self-service storage facilities are not conveniently located near Township 28 and adjacent multi-family developments.

Q: Will there be installation of security cameras?

A: Yes. Exterior and interior cameras will be installed. Controlled access system will be installed allowing only authorized personnel and lease holders to enter the building. Installation of a perimeter fence with a drive access-controlled gate is being considered.

Q: What is the current zoning of the lots?

A: 2955 and 2957 E. Allen Place is zoned Residential Single Family (RSF). An application has been submitted to the City requesting to rezone these lots to Residential Medium Density (RMD) to match zoning of existing Township 28. The Allen Place Storage development at 2960 E. Allen Place is zoned General Retail (GR). A Conditional Use Permit is required for self-service storage facilities.

Q: Are proposed development properties designated as blighted and eligible for tax abatement?

A: Yes.

Sparlin, Michael

From: Galloway Village <gallowayvillage@gmail.com>
Sent: Sunday, June 5, 2022 5:49 PM
To: Zoning@springfieldmo.gov
Subject: Upcoming Planning and Zoning Item - Allen Place

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

Can you please pass this feedback on to the Planning and Zoning Commission to be entered into the record for the June 16th hearing? I'm not sure of the agenda item number since the agenda isn't out yet, but I wanted to go ahead and get it to you guys... Some neighbors may have submitted comment cards but this feedback is based on what we heard from neighbors at our last quarterly meeting.

Dear Planning and Zoning Commission:

The Galloway Village Neighborhood Association is writing to express our approval of the planned expansion of Township 28 Apartments, the proposed storage facility on Allen Place, and the vacation of the right of way on East Allen Place in preparation for future expansion by the City.

We had several neighbors attend the required neighborhood meeting April 14th, and all were impressed with Harlan Hill's genuine desire to receive our feedback. In fact, Mr. Hill then generously offered to attend our quarterly neighborhood meeting the next Tuesday in order to answer questions and obtain feedback from even more neighbors. At that meeting, some neighbors expressed concern over the size of the then three-story proposed storage facility, while others requested that the aesthetic themes of the Township 28 Apartments be extended to the proposed storage facility. Neighbors also expressed the desire to keep the future major thoroughfare at Allen Place, rather than moving it to Barton Road.

Our input was truly heard, as it is our understanding that the height of the proposed storage facility has been reduced to a 1-2 story split level structure, and we have been assured that the aesthetic theme of Township 28 Apartments will be followed in the new storage facility. It is our hope that the most recent meeting involving the vacation of Allen Place right of way for future extension indicates the City's willingness to keep the future major thoroughfare at Allen Place rather than moving it to Barton Road.

We appreciate the spirit of concern and understanding with which Mr. Hill approached his meetings, his sincere efforts to reach a compromise with which all stakeholders could agree, and Township 28's continued efforts to bring safe, sensitive, and aesthetically consistent development to Our Galloway. The Galloway Village Neighborhood Association has been amazed at how well developers can work with neighborhoods when they are willing to engage in productive conversations and offer true compromise.

Thanks for your time and consideration.

Melanie Bach
Galloway Village Neighborhood Association President

Sparlin, Michael

From: Galloway Village <gallowayvillage@gmail.com>
Sent: Sunday, June 12, 2022 8:41 PM
To: Zoning@springfieldmo.gov
Subject: Additional Comments for Allen Place Matter

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

Daniel,

It was brought to our attention by a member of the GVNA after we sent our email in support of the Allen Place zoning matters set for hearing this Thursday 6/16 that storage units are specifically prohibited by the Our Galloway guidelines. We are disappointed this plan was even recommended for approval by the Planning Department without having been checked for compliance with the guidelines. We had assumed that the City would be responsible for checking compliance rather than relying on the neighborhood to ensure the guidelines are enforced. This oversight will undoubtedly cause Harlan Hill considerable time, expense, and frustration. We had such a positive experience in our interactions with Harlan, and wanted to be able to support a plan we had all compromised to achieve, but we cannot support a plan that violates the Our Galloway guidelines. We still support the expansion of Township 28 for the two new apartment buildings and the vacation of Allen Place, but we withdraw our support of the storage facility due to it not being consistent with the Our Galloway guidelines. In the future, we expect the Planning Department to ensure any plan complies with the Our Galloway guidelines before reaching the stage of the neighborhood meeting.

Please attach this communication with our previous email to the record for this agenda item.

Melanie Bach

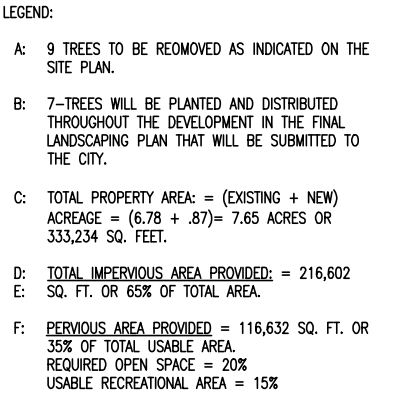
GVNA President

..\\MCAD Staff\\TeamC Logo Vert.jpg

TOWNSHIP 28 EXPANSION
2955 & 2957 E. ALLEN PLACE
3900 S. LONE PINE
SPRINGFIELD, MISSOURI

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C1.1
Page 286 of 303



NOTE: ANY ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED SHALL BE CONFIRMED BY LEGAL SURVEY.

- AREA OF ADDITIONAL DEDICATED R.O.W.

- LINE OF RIGHT-OF-WAY ADJUSTMENT

AREA OF ADDITIONAL REGISTERED B.O.W.

EIGHT OF NINE LOCATED

THE IDEAL OF CONCENTRATION





2 EAST ELEVATION

SCALE 1/8" = 1'-0"



1 WEST ELEVATION

SCALE 1/8" = 1'-0"

KEYNOTE LEGEND

Key Value	Keynote Text
-----------	--------------



637 COLLEGE STREET
SPRINGFIELD, MD 20886
PH: 417.885.0002
www.paragonarchitecture.com

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2005 S. W. 10TH AVE.
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CIVIL ENGINEER

ANDERSON ENGINEERING
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DESIGN DEVELOPMENT
REVISION SCHEDULE

PROJECT DESCRIPTION:
TOWNSHIP 28 EXPANSION
3900 S. LONE PINE AVE. SPRINGFIELD, MD 20884

PROJECT ARCHITECT: JH

DRAWN BY: LALWKS

CHECKED BY: PV

PROJECT NUMBER:
22-699

DATE:
03/31/2022

**EXTERIOR
ELEVATIONS**

SHEET NUMBER:

A3-0



February 9, 2023

RE: PREDEV2023-00031

2955 E ALLEN PL

Dear: Derington Architects LLC

Thank you for attending the Pre-Development Review meeting on February 9, 2023. Please find the attached critical and general comments that may significantly impact the development of your project.

Some of the primary processes that affect your project were discussed at the meeting, however, there may be other processes or approvals needed. You or your consultants are advised to review the list of permits on the City's website at: <https://www.springfieldmo.gov/3426/All-Permits>.

To begin your project create an eCity account at: <https://ecity.springfieldmo.gov/> or go directly to your eCity account.

1. Login to your eCity account
2. Select **Apply** at top of screen
3. Select a Project Application or Permit type
4. Read instructions or checklist
5. Fill out project (record) information
6. Complete additional information if needed
7. Attach documents or site plans if required
8. Review your submittal information
9. **Fees** under the **Payments** drop down menu
10. Select the **Pay Fees** link
11. Select **Check Out** and follow the remaining prompts to enter payment information.

Take a few minutes to tell us about your experience with the predevelopment review process and how we can improve our processes by filling out a brief survey at <https://predevelopment.questionpro.com>.

1. For assistance with a **Building** permit contact us at 417-864-1059
2. For assistance with a **City Utilities** services contact us at 417-831-8888
3. For assistance with an **Environmental Services** permit contact us at 417-864-1921
4. For assistance with a **Planning** application contact us at 417-864-1611
5. For assistance with a **Public Works** permit contact us at 417-864-1980
6. For assistance with a security (cash escrow, letter of credit, or performance bond) contact us at 417-874-2159

Information about Escrow: If required, Public Improvement Plans must be constructed and accepted prior to approval of the final plat and/or issuance of the Building Permit. A security (cash escrow, letter of credit, or performance bond) can be utilized in lieu of the construction of Public Improvements prior to approval of final plat or issuance of a building permit. It is highly recommended that you contact Penny Grisham (penny.grisham@springfieldmo.gov) or Andrew Flippin (aflippin@springfieldmo.gov) for more detailed information and instructions if you desire to submit securities.

DISCLAIMER: The review comments are general in nature and are meant to inform the owners, designers, architects, and engineers of issues that may have a critical impact on the proposed project and to guide your team toward the best possible outcome for your project. These comments should not be relied upon as a detailed or the final review. This summary does not relieve you or consultant from the responsibility to comply with all applicable City codes and ordinances.



PreDevelopment Review Summary

RE: PREDEV2023-00031

Hearing Date: 02/09/23

Department	Review Comments
Building Development Services Review TRAVIS CAMPBELL travis.campbell@springfieldmo.gov	Critical Comments: None
City Utilities - Developers Services Review JOSH CASEY josh.casey@cityutilities.net	Critical Comments: 1) The water main that serves 2955 E Allen is 2", so no fire protection services could be provided from it. CU Gas and 3-Phase Electric are not currently available to the property. Main extensions and easements may need to be provided to accommodate services to the proposed new building. General Comments: CU's Utility Plan Submittal Guide Sheet is available at https://www.cityutilities.net/wp-content/uploads/developer-utilityplan.pdf to aid in the design of utility plans. Contact Developer Services at 417-831-8888 if you have other questions.
ES - Cleanwater Services Review MATT TAYLOR mtaylor@springfieldmo.gov	No critical issues. 1. Public sewer and service lateral are available in Allen Dr. 2. When building plans are submitted, specify the point of connection to public sewer on the utility plan. Dimension the distance to the up and down stream manholes and the size of the lateral. Try to use the existing 4" lateral if possible. If needing a 6" lateral, the main can be tapped as needed. The sewer location map can be viewed on the city's interactive GIS map available at https://maps.springfieldmo.gov/GISviewer/. Zoom into the area you need then click on the layers button and select the Sewer layer, third from the bottom. 3. A sewer impact permit fee will be required for the new building. 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.
ES - Sediment Erosion Control Review SPENCER MORRISSEY smorrissey@springfieldmo.gov	Critical Comments: None General Comments: Per City Code Sec. 96-44, a city land disturbance permit will NOT be required due to the estimated area of disturbance being less than 1 acre.
Fire Review ROBERT MANLEY rmanley@springfieldmo.gov	Critical Comments: None. General Comments: 1. Provide available flow data for existing fire hydrants. Hydraulic calculations may be used for new/proposed hydrants. (IFC 507.1) Raw flow data must be input into a hydraulic calculation formula to show maximum flow output at 20 psi residual pressure. Note on plans. ----- Provide required fire load flow calculations for total fire area of the building based on structure building type and square footage. This information needs to include minimum GPM and required minimum number of hydrants. 2018 IFC 507.3 & Appendix tables B105.1(2) & C102.1) Note on plans. -----All hydrants for fire flow must be located within 600 feet apparatus travel distance of all exterior portions of the building. (2018 IFC Section 507.5.1) -----Private fire service mains & hydrants shall be installed per NFPA 24. (2018 IFC Section 507.2.1). Note pipe type (eg. Ductile iron, C900 pvc, etc.), length, diameter, thrust blocks, and depth of bury on plans. ----- If installed, private fire service hydrants shall be red in color. The bonnet and caps shall be painted in accordance with NFPA 291 flow testing. (2018 IFC amended 507.2.1.1) -----A backflow preventer located external to the structure, or located within a vault, must be secured in the open position control valve to control valve by a chain of one-quarter inch thickness and secured by a padlock. A padlock key shall stay with the property manager, and a padlock key shall be placed in the building's Knox Key box. (2018 IFC 903.4 & 506) 2. Stripe/stencil a 26 feet wide fire access lane that extends to within 150 of all exterior portions of the building. (2018 IFC Section 503 & Appendix D). It shall be no closer than 15 ft. nor further than 30 ft. from the building for aerial apparatus positioning. (2018 IFC Appendix D)

-----Show on site plan the minimum Fire Department apparatus access requirements (including road width, proximity to structures, 28 ft. inside turning radii, required fire lane marking, **8% or less grade**, fire apparatus turn-around if >150 feet in length with a dead end, & capability of supporting 85,000 lb fire apparatus-imposed load. (2018 IFC Section 503, Appendix D, & City Ordinance 6675) ----- Fire apparatus access lanes shall be marked with 4" red striping on each side of the fire lane along the entire length of the lane and "NO PARKING FIRE LANE" shall be stenciled in 12" letters every 50' in the center of the fire lane (**perpendicular to traffic flow and in alternating directions**). If a curb is present along one side of the lane the curb should be painted red in place of the 4" striping. (2018 IFC 503.3).

-----Traffic calming devices are prohibited. (2018 IFC 503.4.1)

-----Unobstructed vertical clearance for fire access lane is 13 ½ feet (2018 IFC 503.2.1)

-----If installed, fire access lane gates shall be a minimum of 20 feet wide for single gates or not less than 12 feet wide for each lane if the roadway is divided. (2018 IFC D103.5) ----- Provide a Knox key switch on electric gates. Note on plans. (2018 IFC D103.5). {Order key switch at www.knoxbox.com - specify Springfield, MO}

3. Provide fire alarm plans for review per 2018 IFC 907 and 2016 NFPA 72 (FACP, fire alarm pull stations, & notification appliances on initial submittal); shop installation drawings including riser diagram, voltage drops, battery calcs, & equipment spec sheets can be a deferred submittal.

4. Provide fire sprinkler plans for the buildings (deferred submittal allowed) for review per 2018 IFC Chapter 9 and 2016 NFPA 13/13R.

-----Hydrant flow test for sprinkler system calculations must have been conducted within 12 months of plan submittal per NFPA 13 Chapter 23.2.1.1.

-----NOTE on plans: All control valves on a fire sprinkler water supply main must be listed indicating valves and have tamper switches monitored by a fire alarm system. (2018 IFC 903.4 & 2016 NFPA 13)

-----Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system. (2018 IFC 903.3.1.2.3.1)

-----Locate the Fire Department Connection (**FDC**) on the northwest side of the structure. ----- Specify Fire Department Connection (**FDC**) for sprinkler systems as 2-1/2" Siamese). ----- Provide Knox locking caps for the Fire Department Connection (**FDC**) (2018 IFC amended 912.3.1) ----- Provide fire sprinkler water flow horn/strobe immediately above Fire Department Connection (**FDC**) - (2018 IFC 903.4.2) ----- Immediate access to the fire department connection (**FDC**) shall be maintained at all times without obstruction by fences, bushes, trees, or any other fixed or moveable object with a working space of 36 inches in width, 36 inches in depth, & 78 inches in height in front and to the sides of the FDC. (2018 IFC 912.4)

-----Provide "fire riser " sign on access door of riser room. (2018 IFC 901.4.6.2) ----- Fire sprinkler riser shall have sufficient room around it so that inspection, maintenance, & repair can be performed. (2018 IFC 901.4.6)

5. FIRE CODE REQUIREMENTS FOR LANDSCAPING: Combustible landscaping materials shall not be within 18 inches of any commercial building. ----- Combustible landscaping materials shall not be within 18 inches radius around gas meters. (2018 IFC amended 320.4)

Additional construction

information: <https://www.springfieldmo.gov/DocumentCenter/View/52073/Pre-Development-Fire-Code-Supplement> AND <https://www.springfieldmo.gov/DocumentCenter/View/53558/Development-and-Construction-Inspection-Supplement>

Planning - DR Review DANIEL NEAL dneal@springfieldmo.gov	Critical Comments: 1. The proposed multi-family building doesn't appear to be in substantial conformance to the site plan approved in General Ordinance No. 6732 or COD No. 212. 2. The original site plan shows 2 multi-family buildings and an access to Allen Place. The open space and off-street parking layout has changed. 3. Staff is generally supportive of the request for multi-family; however, the new proposal would need to be reassessed by the Multi-Family Design and Location Guidelines. 4. The proposed elevations will need to be evaluated for design and the Galloway Recommendations. The Galloway Recommendations mention preserving the village feel through mixed-use of small businesses, reuse of existing structures and complimentary architectural styles. The proposed elevations appear to look different than existing development and the approved elevations. CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-10-2022 & CONDITIONAL OVERLAY DISTRICT NO. 212 The requirements of Section 36-383 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following: 1. The maximum density shall be limited to twenty-two (22) dwelling units per acre for a maximum of 168 dwelling units located within this district. 2. The development of the subject property shall be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan (Attachment 6). 3. The standard right-of-way width is 30-feet from the centerline for E. Allen Place. To meet these requirements, it appears an additional 10-ft of right-of-way is needed along E. Allen Place. A survey is recommended to determine the exact amount of existing right-of-way as nothing can be constructed within the required right of way. 4. E. Allen Place is required to be extended to the eastern property line and must be constructed to Collector roadway standards as set forth in the City of Springfield Design Standards for Public Improvements. Access will be allowed based on existing spacing standards set forth in Chapter 98 of City Code. 5. Sidewalk is required to be constructed along the property frontage of E. Allen Place at the time of the platting/development of this property or an application made to the Administrative Review Committee for approval to pay a fee in lieu of construction of sidewalk. If the applicant chooses to seek approval for a fee in lieu of and the request is approved, the fee must be paid prior to approval of the plat/building permit.
Public Works - Stormwater Review JOSEPH CODICHINI joseph.codichini@springfieldmo.gov	Critical Comment: 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 will be required based on the development being part of a larger common plan. Water quality can be designed on the new addition or incorporated into the Water Quality Basin built with PRJ2014-00730. 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. A fee in lieu of detention for this development is permissible dependent on the runoff flowing through the Township 28 Apartment complex. E Allen Place is not improved with curb and gutter capable of handling the runoff form the development. Drainage would need to be connected to the Township 28 Apartments and prevented from draining to the street. https://www.springfieldmo.gov/DocumentCenter/View/3321/Application-for-Payment-in-Lieu-of-Constructing-Stormwater-Detention-PDF b. Any Stormwater infrastructure serving more than one property needs to be submitted on public improvement plans. https://www.springfieldmo.gov/DocumentCenter/View/55360/Sept-2021-Design-Standards

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.

General Comments:

Additional Stormwater Notes

1. 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.
<https://www.springfieldmo.gov/DocumentCenter/View/55361/Sept-2021-Standard-Drawing-Details>

2. As-builts of the detention and water quality improvements are required for the closing of a Stormwater Permit at the final inspection. We would like the following as-built notes on the plans: <https://www.springfieldmo.gov/DocumentCenter/View/55361/Sept-2021-Standard-Drawing-Details>

“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.
<https://www.springfieldmo.gov/2120/Design-Resources>

4. Excavation Permit is required for any construction in the City Right-of-Way. Jenny Turner is the Public Works Coordinator for Excavation Permits

(417) 864-1849

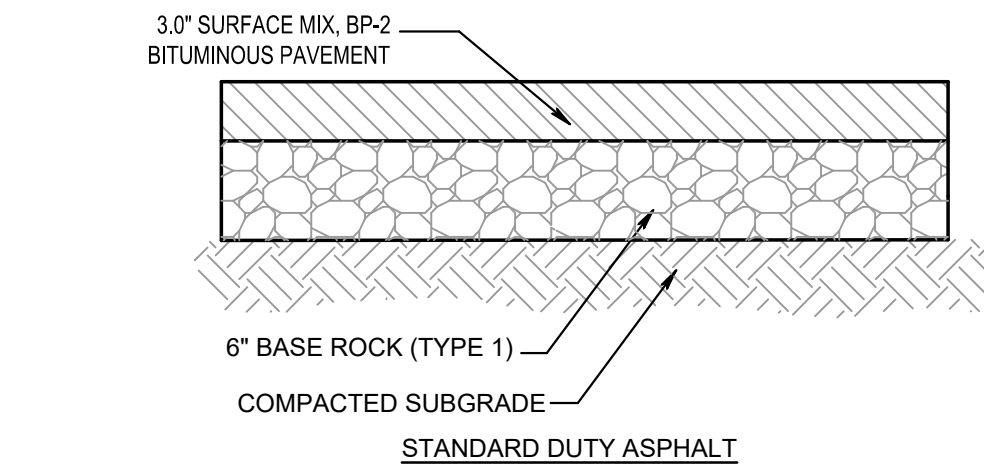
jturner@springfieldmo.gov

Next Developers Steps: N/A

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

<https://www.springfieldmo.gov/DocumentCenter/View/57515/Flood-Control-and-Water-Quality-Protection-Manual-April-2022>

Department	Review Comments
Public Works - Traffic Review CHAD ZICKEFOOSE chad.zickefoose@springfieldmo.gov	<u>Critical Comments:</u> None. <u>General Comments:</u> Proposed development shows no access to Allen Pl. If this changes, there will be additional requirements/comments. 2022PW0069 must be constructed or escrowed prior to approval of a PRJ and/or building permit. All on-site parking and circulation will need to be in accordance with ST-6 of PW Standard Drawings and City Code Section 36-455 & 36-483. All parking shall be an all-weather, hard surface of either asphalt, concrete, or pervious pavement. Proposed signs and/or landscaping shall not be located within public ROW.

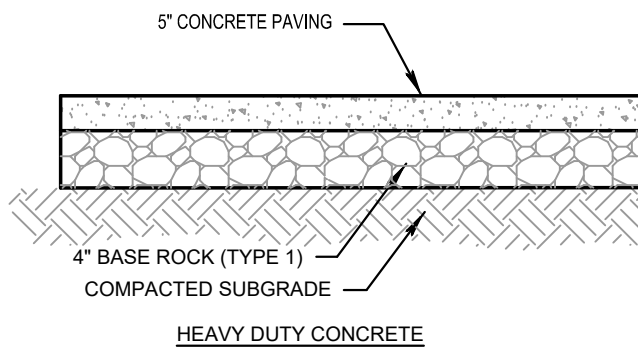


STANDARD DUTY ASPHALT

- GENERAL NOTES:**
- A CBR VALUE OF 3.0 WAS USED IN THE DESIGN OF THE PAVEMENT SECTION. THE CONTRACTOR SHALL CONTACT ANDERSON ENGINEERING TO TEST THE SOILS TO CONFIRM A CBR=3 IS PRESENT FOR THE MATERIALS USED.
 - SUBGRADE MUST BE STABLE AND HARD UNDER PROOF ROLLING WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO INSTALLING BASE ROCK.
 - SOILS MUST BE PLACED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 WITH MAXIMUM LOOSE LIFT OF 8".
 - THE MAXIMUM COMPACTED THICKNESS OF ANY ONE LAYER OF BASE ROCK MATERIAL SHALL NOT EXCEED 6 INCHES WITH EACH LIFT COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
 - THE COMPACTED THICKNESS OF A SINGLE LAYER OF PLANT MIX BITUMINOUS PAVEMENT BASE MIX SHALL BE BETWEEN 3" AND 4 1/4" WITH EACH LAYER COMPACTED TO 95% OF 50 BLOW MARSHALL DENSITY (ASTM D1559).
 - THE COMPACTED THICKNESS OF A SINGLE LAYER OF PLANT MIX BITUMINOUS PAVEMENT SURFACE MIX SHALL NOT EXCEED 2 INCHES FOR THE SURFACE COURSE WITH EACH LAYER COMPACTED TO 95% OF 50 BLOW MARSHALL DENSITY (ASTM D1559).
 - A MAINTENANCE PROGRAM THAT INCLUDES SURFACE SEALING, JOINT CLEANING AND SEALING AND TIMELY REPAIR OF CRACKS AND DETERIORATED AREAS WILL HELP PRESERVE THE PAVEMENT LIFE. CARE MUST BE TAKEN TO DEVELOP POSITIVE DRAINAGE ACROSS AND FROM AROUND THE PAVEMENT EDGES. WATER ALLOWED TO POND ON OR ADJACENT TO PAVEMENTS WOULD INCREASE THE POTENTIAL FOR MOISTURE INTRUSION INTO THE SUBGRADE SOILS AND COULD RESULT IN PREMATURE PAVEMENT FAILURE.
 - THE PLANT MIX BITUMINOUS PAVEMENT SURFACE & BASE MIXES SHOULD MEET THE REQUIREMENTS OF SECTION 401 OF THE MODOT STANDARD SPECIFICATIONS.
 - THE BASE ROCK SHOULD MEET SECTION 1007 FOR TYPE 1 AGGREGATE OF THE MODOT STANDARD SPECIFICATIONS.

2 STANDARD DUTY ASPHALT
C2.0 SCALE: NOT TO SCALE

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

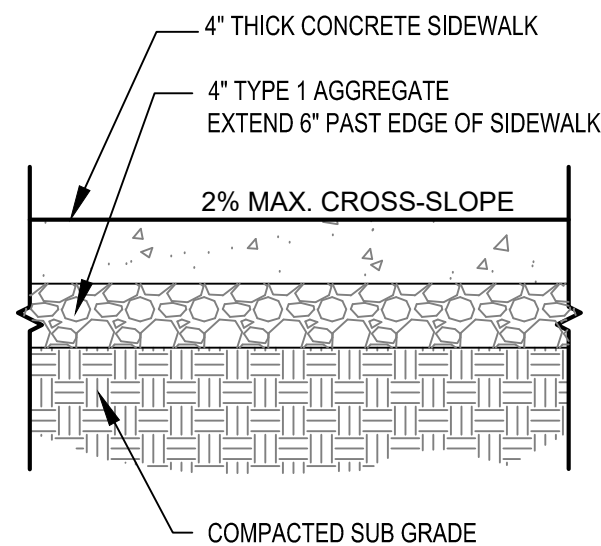


NOTES:

- SUBGRADE MUST BE STABLE AND HARD UNDER PROOF ROLLING WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO INSTALLING BASE ROCK.
- SOILS MUST BE PLACED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 WITH MAXIMUM LOOSE LIFT OF 8".
- THE MAXIMUM COMPACTED THICKNESS OF ANY ONE LAYER OF BASE ROCK MATERIAL SHALL NOT EXCEED 6 INCHES WITH EACH LIFT COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
- CONCRETE PAVEMENTS SHOULD MEET THE REQUIREMENTS OF SECTION 502 OF THE MODOT STANDARD SPECIFICATIONS FOR PORTLAND CEMENT CONCRETE PAVEMENTS.
- CARE MUST BE TAKEN TO DEVELOP POSITIVE DRAINAGE ACROSS AND FROM AROUND THE PAVEMENT EDGES. WATER ALLOWED TO POND ON OR ADJACENT TO PAVEMENTS WOULD INCREASE THE POTENTIAL FOR MOISTURE INTRUSION INTO THE SUBGRADE SOILS AND COULD RESULT IN PREMATURE PAVEMENT FAILURE.
- A MAINTENANCE PROGRAM THAT INCLUDES SURFACE SEALING, JOINT CLEANING AND SEALING AND TIMELY REPAIR OF CRACKS AND DETERIORATED AREAS WILL HELP PRESERVE THE PAVEMENT LIFE.
- 28 DAY COMPRESSIVE STRENGTH TO BE 4000 PSI.
- THE BASE ROCK SHOULD MEET SECTION 1007 FOR TYPE 1 AGGREGATE OF THE MODOT STANDARD SPECIFICATIONS.

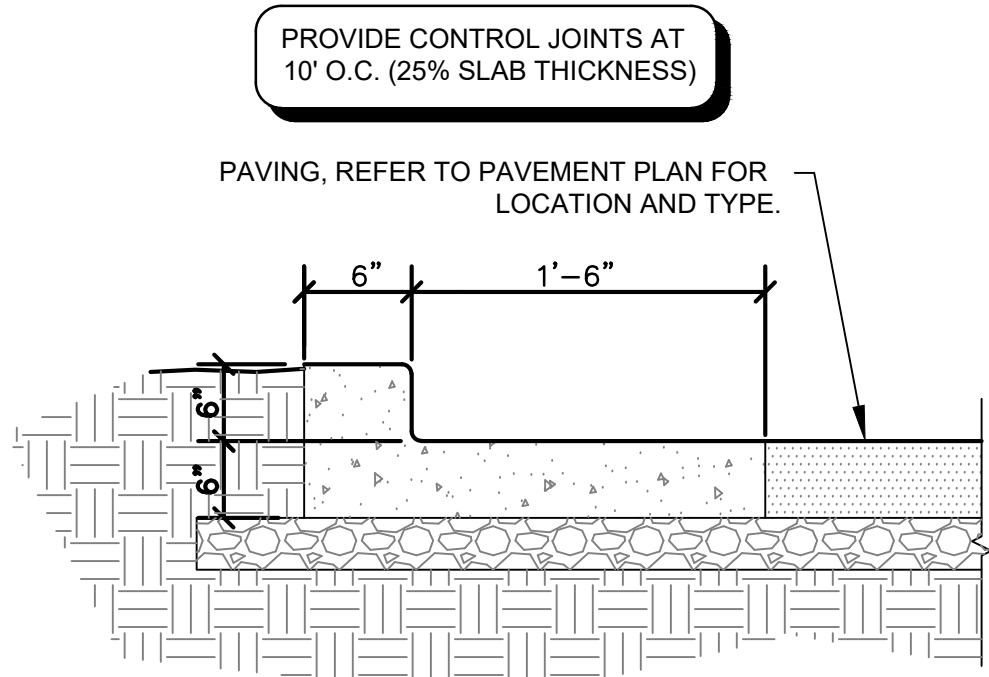
3 STANDARD DUTY CONCRETE (ALT)
C2.0 SCALE: NOT TO SCALE

SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.



- NOTE:
- ALL SIDEWALKS ARE TO BE BUILT PER CITY STANDARDS.
 - CONTROL JOINTS AT 5'-0" O.C.

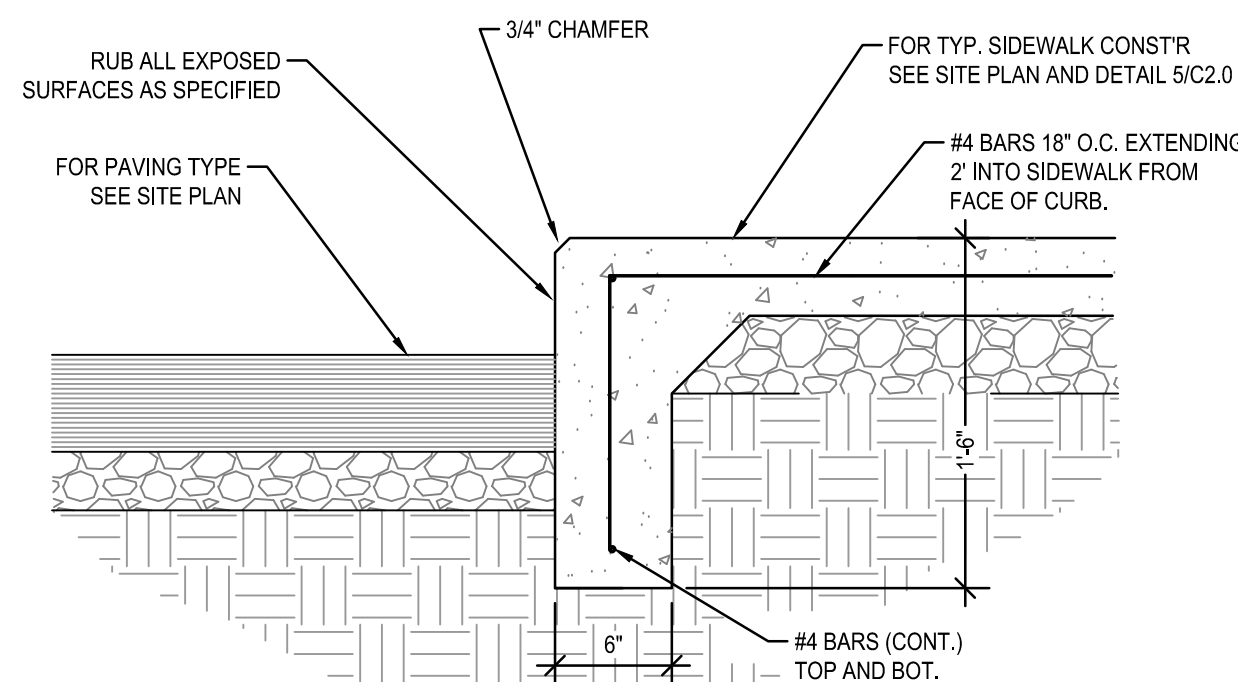
5 TYPICAL SIDEWALK CROSS-SECTION
C2.0 SCALE: NOT TO SCALE



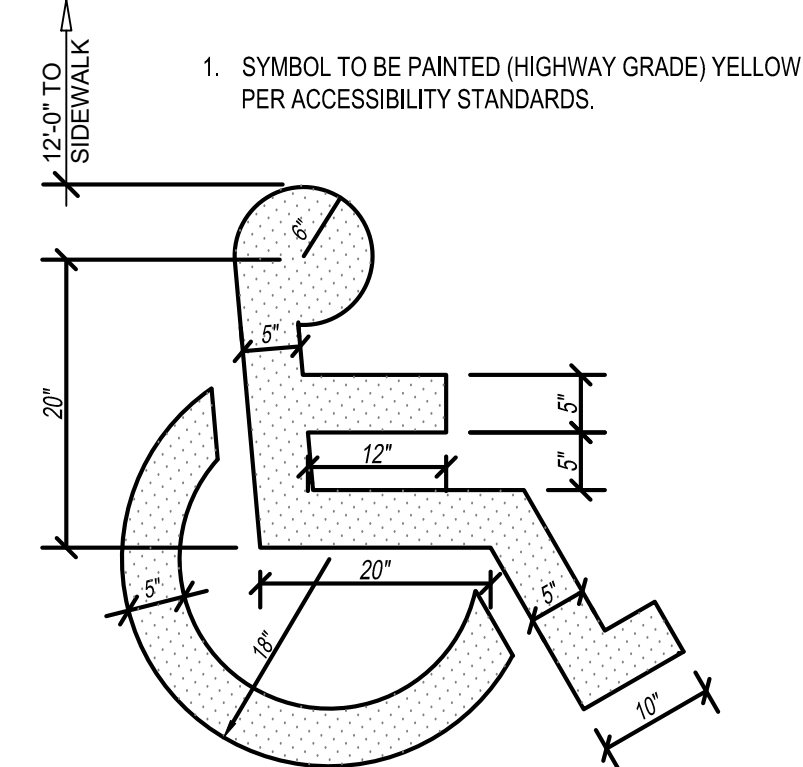
4 CURB AND GUTTER
C2.0 SCALE: NOT TO SCALE

KEY NOTES:

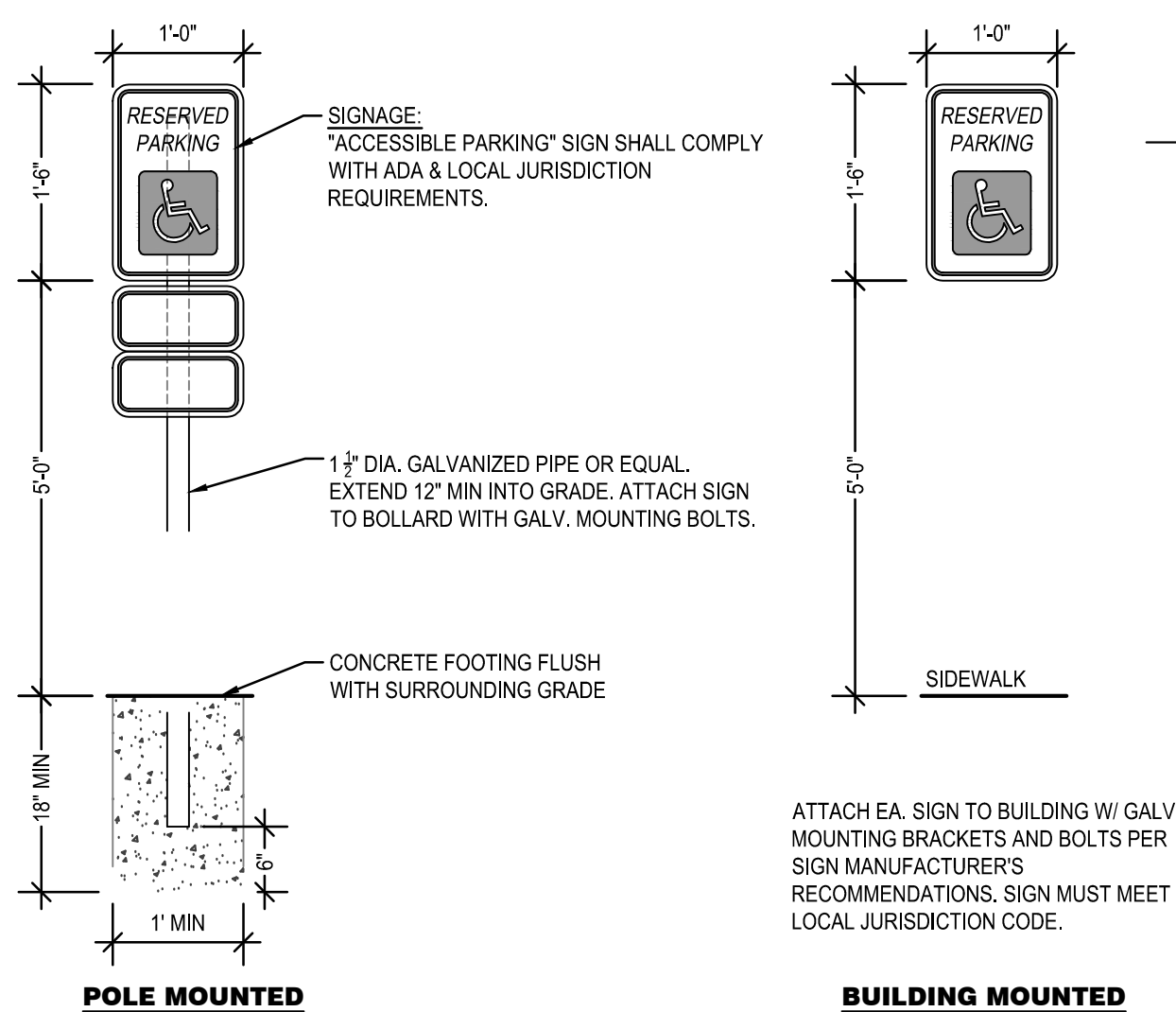
- ASPHALT PAVEMENT
REFER TO DETAIL 2/C2.0
(CONCRETE ALTERNATE DETAIL 3/C2.0)
- INSTALL CURB & GUTTER
REFER TO DETAIL 4/C2.0
- INSTALL SIDEWALK
REFER TO DETAILS 5/C2.0 AND 8/C2.0
- ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING.
REFER TO DETAIL 6/C2.0
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE.
TO BE ADA COMPLIANT W/ 2% MAX SLOPE IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- PARKING LOT STRIPING
SINGLE WHITE H-VIS SOLID LINE, 4" WIDE (TYP.) PER CITY OF SPRINGFIELD STANDARDS
ADA STRIPING SINGLE WHITE H-VIS SOLID LINE, 4" WIDE (TYP.) @ 24" O.C. PER ADA STANDARDS
- ADA SIGNAGE
REFER TO DETAIL 7/C2.0
- BIKE RACK
REFER TO ARCHITECTURAL PLANS.



8 TURNDOWN SIDEWALK DETAIL
C2.0 SCALE: NOT TO SCALE



6 H.C. PARKING SYMBOL
C2.0 SCALE: NOT TO SCALE



GENERAL SIGNAGE NOTE:
ACCESSIBLE PARKING EQUAL TO "BEST" No. S553.
AT RIGHT HAND DISCHARGE LOCATION PROVIDE "VAN ACCESSIBLE" SIGNAGE EQUAL TO "BEST" No. S557.

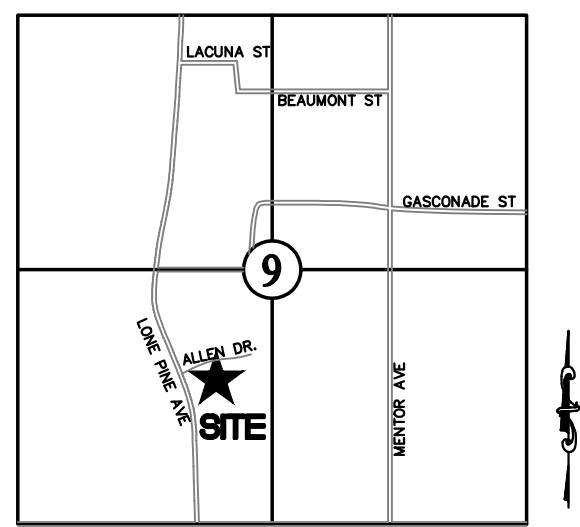
7 ADA PARKING SIGNAGE
C2.0 SCALE: NOT TO SCALE

PARKING CALCULATION			
REQUIRED PARKING:			
OFFICE	ONE FOR EACH 350 SF OF TOTAL OFFICE FLOOR AREA	4,400 SF	13 SPACES
WAREHOUSE & STORAGE	ONE FOR EACH EMPLOYEE	36 EMPLOYEES	36 SPACES
ON-SITE CAR PARKING REQUIRED			49 SPACES
ON-SITE CAR PARKING PROVIDED			49 SPACES
HANDICAP PARKING SUMMARY			
REQUIRED HANDICAP PARKING			2 SPACES
PROVIDED HANDICAP PARKING			2 SPACES
BICYCLE PARKING SUMMARY			
REQUIRED BICYCLE PARKING			2 SPACES
PROVIDED BICYCLE PARKING			2 SPACES

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

NOTE:
PRIOR TO BEGINNING ANY SITE WORK & ORDERING OF MATERIALS, CONTRACTOR SHALL FIELD VERIFY ALL UTILITY & DRAINAGE CONNECTIONS TO EXISTING SYSTEMS BY POT HOLING AND SHALL NOTIFY ENGINEER OF NEEDED CHANGES. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL REVISION COSTS AND DELAYS.

SPECIAL NOTE:
FIELD VERIFY SANITARY SEWER CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. REFER TO SITE UTILITIES PLAN.



LOCATION SKETCH
SEC. 9, T-28-N, R-21-W
SCALE: 1"=2000'

GENERAL NOTES:

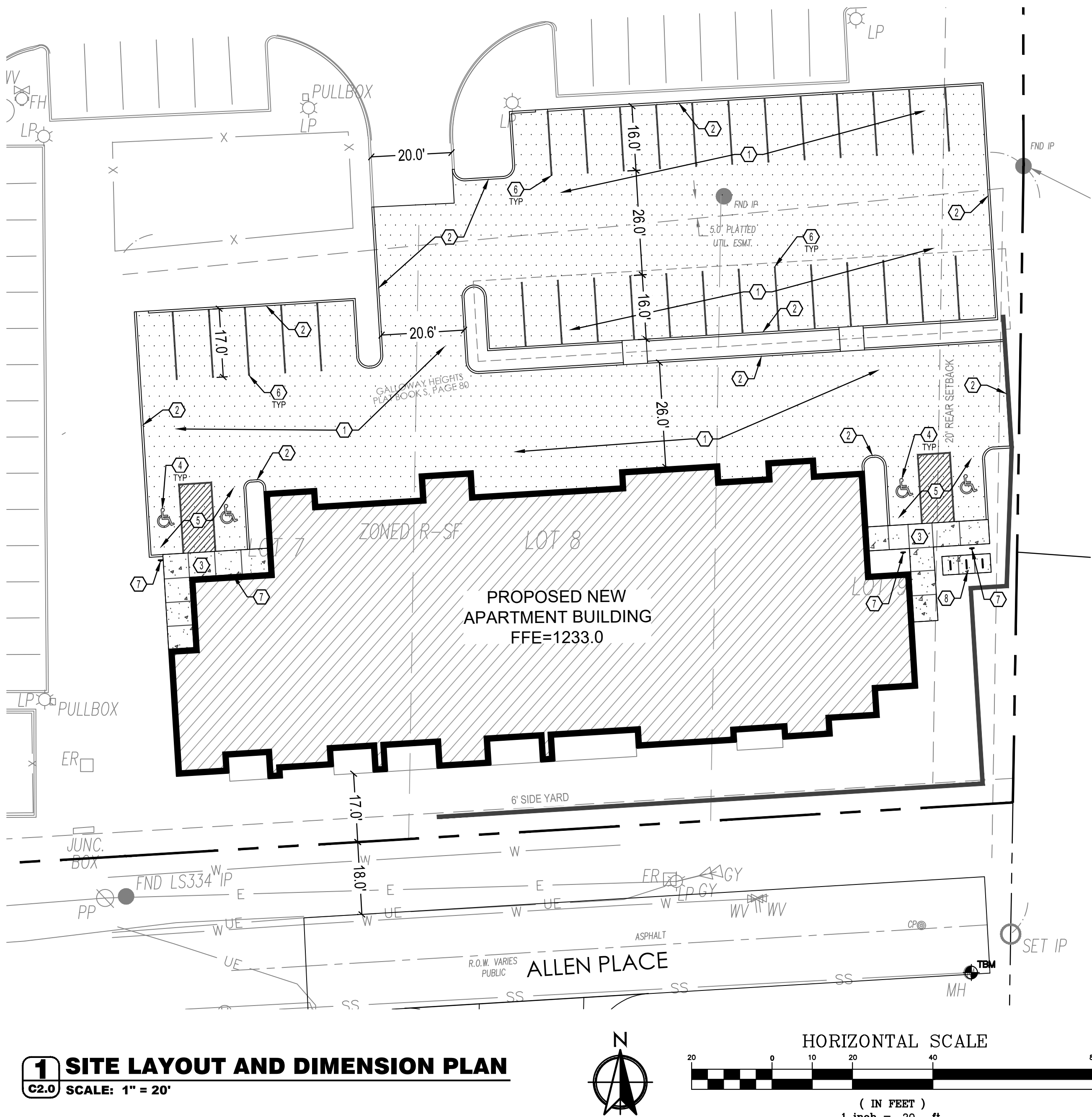
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.



SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS
LEGEND AND SITE CONTROL.

	NEW BUILDING CONSTRUCTION
	STANDARD DUTY CONCRETE
	ASPHALT PAVEMENT



1 SITE LAYOUT AND DIMENSION PLAN
C2.0 SCALE: 1" = 20'

ECO FLATS APARTMENT COMPLEX PROJECT
FOR TOWNSHIP 28, LLC
A NEW 30 UNIT APARTMENT BUILDING
2955 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE

12-07-2022

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REVISIONS

NO. DATE TYPE

PROJECT NO.

DRAWING TITLE

SITE GRADING PLAN

DRAWING NO.

C2.0

ATTACHMENT 6



South (Street) Elevation

Scale 1/8" = 1'-0"



North (Parking Lot) Elevation

Scale 1/8" = 1'-0"

Preliminary Only
Not for Construction

ECO FLATS APARTMENT BUILDING
FOR THE CORYELL GROUP
2955 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE

12-14-2022

Copyright 2022 - Derington Architects LLC

REVISIONS

NO.	DATE	TYPE
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PROJECT NO.

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NO.

A2.1



Mr. Harlan Hill,

Thank you for your recent site plan submittal for ECO Flats Apartment Complex Project for Township 28. I have reviewed this submittal and found that it does not conform to the substantial conformity of the proposed conditional overlay district no.212 and the plans that were provided to city council for their review which helped determine their decision on council Bill 2022-168. The following are the sections of the municipal code that were used to determine whether these new plans meet the requirements for substantial conformity.

Sec 36-360 (7) Standards for site plan review and 36-405 9(C) Substantial conformity defined, these code sections are included below:

36-360 (7)(a) Standards. The director of building development services shall not deny, and the planning and zoning commission shall not deny, site plans submitted pursuant to this section except on the basis of specific written findings dealing with the following standards:

1. The application contains or reveals violations of this article or other ordinances of the city which the applicant has after written request, failed or refused to supply or correct.
2. In the case of a site plan submitted in conjunction with an approved development plan, a conditional use permit, or any other regulations in this article that contain specific development standards, such as the UC, PD or L districts, the site plan does not adequately meet specified standards required by this article with respect to such development, or conditional use or district.
3. The proposed site plan will result in an unauthorized encroachment or interference with an easement, roadways, rail lines, utilities and public or private rights-of-way.
4. The proposed site plan does, or will, unnecessarily, and in specified particulars, destroy, damage, detrimentally modify, or interfere with significant natural, topographic, or physical features of the site including, but not limited to, sinkholes, natural springs, and drainage ways.
5. The circulation elements of the proposed site plan unnecessarily, and in specified particulars, create, or will create: hazards to safety on or off the site; uncoordinated pedestrian or vehicular circulation paths on or off the site; or undue interference with or inconvenience to vehicular or pedestrian travel.
6. The screening and buffer area landscaping of the site does not, or will not, as required in section 36-480, screening and fencing, and section 36-482, landscaping and bufferyards, provide adequate shielding from or for nearby uses with which the proposed use may be incompatible.

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7. The proposed site plan does, or will, and in specified particulars, creates drainage or erosion problems.
8. In the case of site plans for approved development plans, the proposed site plan fails, in specified particulars, to conform to the approved planned development district.

Sec 36-405 9(C) Substantial conformity defined. A final development plan shall be deemed not to be in substantial conformity with an approved preliminary development plan if it:

1. Increases by more than five percent from the maximum density, approved in the preliminary development plan, except that in no event shall the maximum density exceed the density permitted for the underlying district by subsection (4)(b);
2. Increases by more than five percent the maximum floor area to be devoted to any residential or nonresidential use;
3. Increases height by more than five percent;
4. Decreases by more than five percent the area approved for public and private open space or changes the general location of such areas;
5. Relocates approved circulation elements to any extent that would decrease the ability of such elements to function efficiently, adversely affect their relation to surrounding lands and circulation elements, or would reduce their effectiveness as buffers or amenities;
6. Significantly alters the arrangement of land uses within the planned development;
7. Violates any provision of the codes and ordinances applicable to the proposed planned development; or
8. Departs from the preliminary development plan in any other manner which the planning and zoning commission or city council shall, based on stated findings and conclusions, find to materially alter the plan or concept for the proposed planned development.

Below is a list of substantial changes to the site that have made this determination.

1. Changing from two buildings to one building. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(5)
2. Changing the orientation of the building from north to south to east to west. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(8)
3. The removal of the buffer yard to the east. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(5)

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4. The deletion of a driveway ingress/egress point to the south on to Allen Drive. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(5)
5. Changing the plan from a pitched roof to a flat roof, although the flat roof is in conformance to the clubhouse located on the property, this is different than the proposed plan. Sec 36-360 (7)(a)(2), Sec 36-405 9(c)(8)

If you disagree with these findings, then you may request review by the Planning and Zoning Commission. This will be secured by the applicant by filing a written request with the director of building development services within 15 days of this decision by the director of building development services. Upon receipt of such request, the director shall refer, within 15 days, the application and the director of building development services' report thereon to the planning and zoning commission, which shall review and act upon the application in the same manner and subject to the same standards and limitations as those made applicable to the director of building development services, except that the commission shall have 65 days from the date of such referral within which to act. The decision of the planning and zoning commission shall be final.

If you have any questions, please let me know.

Thank you,

Brock Rowe, CFM | Director

Building Development Services | City of Springfield

840 Boonville Ave. | Springfield, MO 65802

O: (417) 864-1061

brock.rowe@springfieldmo.gov



April 12, 2023

Brock Rowe, CFM, Director
Building Development Services
City of Springfield
840 Boonville Avenue
Springfield, MO 65802

RE: 2955 E. Allen Place ECO Flats

Mr. Brock Rowe,

Pursuant to the letter received Tuesday, April 11, 2023, I hereby appeal your decision to deny approval of the proposed design changes to the ECO Flats project. On behalf of the Owner, I am requesting that the case be referred to the Planning and Zoning Commission for review.

Sincerely,

Harlan Hill, Owner's Representative

3811 S. Weller Avenue, Suite A-101
Springfield, Missouri 65804
417-869-1118



