



City of Springfield

Agenda

City Council

Ken McClure, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Matthew Simpson, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

February 12, 2024

6:30 PM

**Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

[Rules and procedures.](#)

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. January 22, 2024, City Council Meeting.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

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

4. CEREMONIAL MATTERS.

4.1. Council Bill 2024-021 (Lee)

A resolution recognizing Jim Burks for forty-five years of exemplary, dedicated service as an employee of the City of Springfield.

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

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2024-017 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.11 acres of property generally located at 1530 North Broadway Avenue from HC, Highway Commercial to R-TH, Residential Townhouse; and adopting an updated Official Zoning Map.(By: KDR Real Estate LLC; 1530 North Broadway Avenue; Z-32-2023).

6.2. Council Bill 2024-018 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.26 acres of property generally located at 221, 225, and 227 East Sunshine Street from O-1, Office District to GR, General Retail with Conditional Overlay District No. 245, and adopting an updated Official Zoning Map. (By: Sanders Prop LLC; 221, 225, and 227 East Sunshine Street; Z-33-2023 w/Conditional Overlay District No. 245).

6.3. Council Bill 2024-019 (Simpson, Horton)

A general ordinance amending the Springfield City Code, Chapter 78, Offenses and Miscellaneous Provisions, Article I, In General, by adding a new Section 78-10, Monetary Prizes.

6.4. Council Bill 2024-020 (Lee)

A general ordinance amending the Springfield City Code, Section 2-91, known as the 'Merit System Rules and Regulations,' by amending Merit Rule 8.12 "Reinstatement," to expand reinstatement options.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2024-022 (McGull)

A resolution granting a Short-Term Rental Type 2 permit for the property generally located at 1412 South Luster Avenue, for the purpose of allowing the establishment of a Short-Term Rental Type 2 pursuant to Section 36-473 of the Land Development Code.

7.2. Council Bill 2024-023 (Hosmer)

A resolution authorizing the City Manager, or designee, to apply for up to \$25,000,000 in grant funds from the United States Department of Transportation Rebuilding American Infrastructure with Sustainability and Equity Grant Program to fund the expansion and closing of gaps in the City's trail network and related infrastructure upgrades.

7.3. Council Bill 2024-024 (Hardinger)

A resolution authorizing the City Manager, or designee, to submit a proposal to provide Administration and Grant Coordination Services to the Ozarks Headwaters Recycling and Materials Management District, also known as Missouri Solid Waste Management District O, for a five-year period, which expenses will be reimbursed to the City through Missouri Department of Natural Resources Waste Management Program Grant funds.

7.4. Council Bill 2024-025 (Hardinger)

A resolution authorizing the City Manager, or designee, to apply for a State Revolving Fund loan of up to \$5,700,000, a Water Quality Incentive Grant, and an Affordability Grant from the Missouri Department of Natural Resources, for the purpose of funding wastewater infrastructure projects required by the 2nd Amended Consent Judgment and approved Supplemental Overflow Control Plan.

7.5. Council Bill 2024-026 (Hosmer)

A resolution authorizing the City Manager, or designee, to apply for up to \$2,500,000 from the Missouri Department of Natural Resources State Revolving Fund Emerging Contaminants Grant for the purpose of funding a wastewater treatment technology project.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2024-027 (Simpson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 38.5 acres of property generally located at 2730 East Farm Road 188 from Planned Development No. 288 to R-SF, Residential Single Family; and adopting an updated Official Zoning Map. (By: Center Court, LLC; 2730 E. Farm Road 188; Z-3-2024).

12.2. Council Bill 2024-028 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.4 acres of property generally located at 3961 South Campbell Avenue from GR, General Retail to HC, Highway Commercial with Conditional Overlay District No. 248, and adopting an updated Official Zoning Map. (By: CONSPO, LLC; 3961 S. Campbell Avenue; Z-4-2024 w/ Conditional Overlay District No. 248).

12.3. Council Bill 2024-029 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1 acre of property generally located at 701 West Wall Street from HM, Heavy Manufacturing to CC, Center City District; and adopting an updated Official Zoning Map. (By: City of Springfield; 701 W. Wall Street; Z-5-2024).

12.4. Council Bill 2024-030 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.36 acres of property generally located at 1137 and 1141 East Delmar Street from R-SF, Residential Single-family district, within Phelps Grove Urban Conservation District No. 4, to Planned Development No. 387; and adopting an updated Official Zoning Map. (By: MSU Housing, LLC & Faucett & Bates Properties, LLC; 1137 and 1141 East Delmar Street; Planned Development No. 387).

12.5. Council Bill 2024-031 (McGull)

A general ordinance vacating a portion of public right-of-way located in the 1000 block of South Florence Avenue upon the occurrence of certain conditions. (By: Faucett & Bates Properties, LLC; 1000 block of South Florence Avenue, directly east of 1141 E. Delmar Street; Vacation No. 833).

13. FIRST READING BILLS.

Citizens May Speak. Not Anticipated To Be Voted On.

13.1. Council Bill 2024-032 (Hardinger)

A special ordinance amending the General Fund budget for the City of Springfield, Missouri, for Fiscal Year 2023-2024, by appropriating the remaining, accumulated carryover funds from Fiscal Year 2022-2023 and increasing expenses in the amount of \$6,485,810.

13.2. Council Bill 2024-033 (Lee)

A special ordinance authorizing a budget adjustment amending the budget of the Police Department for Fiscal Year 2023-2024 in the amount of \$1,802,250 to appropriate reserves from the Law Enforcement Sales Tax Fund for replacement of the roof of the Police annex, replacement of windows at the Police headquarters, and providing additional funding for the Police firing range.

13.3. Council Bill 2024-034 (Carroll)

A special ordinance authorizing the City Manager, or designee, to enter into a Contract of Obligation with the Missouri Department of Natural Resources whereby the City agrees to financially secure the future closure and post-closure care of all currently active and previously completed portions of the City's Noble Hill Sanitary Landfill.

13.4. Council Bill 2024-035 (Hosmer)

A general ordinance authorizing the City Manager, or designee, to execute utility easement(s) to Southwest Electric Cooperative as needed for expansion and relocation of transmission and distribution systems required for operation of the City's landfill; and to enter into a service agreement with Southwest Electric Cooperative for electric service.

13.5. Council Bill 2024-036 (Simpson, Carroll, McGull, Hardinger)

A special ordinance amending Special Ordinance 27834 to revise funding appropriated for continuing COVID-19 services; amending the budget for Fiscal Year 2023-2024 to appropriate funds from the City's Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021, for the Council of Churches of the Ozarks, Inc., congregate shelter proposal in the amount of \$1,100,000 as recommended by the City Council American Rescue Plan Act of 2021 Review Committee; authorizing the City Manager, or designee, to enter into a funding agreement with the Council of Churches of the Ozarks, Inc; and authorizing the City Manager, or designee, to enter into an amended agreement with Forvis, LLP, for the purpose of providing grant compliance services and subrecipient monitoring services.

14. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

14.1. David Sanzone wishes to address City Council.

15. NEW BUSINESS.

- 15.1. As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.
- 15.2. Refer to the Community Involvement Committee consideration of re-establishing the Jail Diversion Program.
- 15.3. The Mayor recommends the following appointment to the Mayor's Commission for Children: Christen Davis with term to expire November 29, 2025.
- 15.4. The Mayor recommends the following appointment to the Land Clearance for Redevelopment Authority: Steven Jackson with term to expire March 1, 2027.
- 15.5. The Public Involvement Committee recommends the following appointment to the Board of Equalization: Kaeli Burkett with term to expire April 1, 2026.
- 15.6. The Public Involvement Committee recommends the following appointment to the Landmarks Board: Wanda Quintana with term to expire November 1, 2026.
- 15.7. The Public Involvement Committee recommends the following appointments to the Personnel Board: Robert Brown and Michael Jarvis with terms to expire March 1, 2026.
- 15.8. The Public Involvement Committee recommends the following appointment to the Personnel Board: David Coonis with term to expire March 1, 2025.
- 15.9. The Public Involvement Committee recommends the following appointment to the Personnel Board: Lyn McKenzie with term to expire March 1, 2027.
- 15.10. The Public Involvement Committee recommends the following appointment to the Planning and Zoning Commission: Randall Doennig with term to expire January 1, 2025.

16. UNFINISHED BUSINESS.

17. MISCELLANEOUS.

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

18.1. Council Bill 2024-037 (McClure)

A special ordinance authorizing the City Manager, or designee, to accept a grant from the Community Foundation of the Ozarks to cover the costs of decor and furnishings for Santa's House at Park Central Square in the amount of \$2,500.

18.2. Council Bill 2024-038 (Carroll)

A special ordinance authorizing the City Manager, or designee, to accept a grant from the Gary Sinise Foundation, in the amount of \$35,000, to be used by the Springfield Police Department for officer wellness initiatives; and amending the budget of the Police Department.

19. CONSENT AGENDA – ONE READING BILLS.

20. CONSENT AGENDA – SECOND READING BILLS.

21. END OF CONSENT AGENDA.

22. ADJOURN.



City of Springfield

Minutes

City Council

Ken McClure, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Matthew Simpson, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

January 22, 2024

6:30 PM

**Regional Police-Fire
Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

1. ROLL CALL.

Present: Councilmember Carroll, Councilmember Lee, Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, and Mayor McClure. Absent: None.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. January 8, 2024, City Council Meeting.

Approval of Minutes. January 8, 2024, City Council Meeting. Mayor Pro Tem Simpson moved to approve the January 8, 2024, City Council Meeting minutes. Councilmember McGull seconded the motion, and the minutes were approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

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

The Consent Agenda was approved as presented by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

4. CEREMONIAL MATTERS.

4.1. Council Bill 2024-014 (Mayor McClure)

A resolution recognizing the dedicated public service of Bob Belote, Director of Parks and Recreation, upon the occasion of his retirement.

Councilmember Carroll read the resolution in its entirety.

Jason Gage, City Manager, expressed his appreciation for Mr. Belote. He noted Mr. Belote has maintained his energy and heart for the parks throughout his time with the City.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

Mayor McClure noted Mr. Belote has led with professionalism and thoroughness to promote the Parks Department. He expressed his appreciation for Mr. Belote.

Council Bill 2024-014 (Mayor McClure). Resolution 10739 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

Mr. Belote thanked everyone for their kind comments. He noted he has had a thirty-five year career in the Parks Department. Mr. Belote thanked City Council for their support for various revitalization projects. He thanked the City Manager's Office and the Finance Department for their support and thanked the Parks Department staff for their hard work. Mr. Belote noted he has enjoyed the public service aspects of his role.

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

Jason Gage, City Manager, thanked the staff in Public Works for their service in maintaining the roadways and bridges over the past few weeks. The Public Works team provides a vital service which allows the City to continue with essential functions.

Mr. Gage noted the City of Springfield and the Springfield-Greene County Park Board named Jim Fisher as Interim Director of Parks and Recreation, following the retirement of Parks Director Bob Belote, effective Sunday, January 28. Mr. Fisher will serve as Interim Director until a permanent Director of Parks and Recreation is named.

Mr. Gage noted the public is invited to learn how updates to the City's development codes will help implement the vision of Springfield's Comprehensive Plan, Forward SGF, from 5:30 to 7:30 p.m. on Thursday, January 25, 2024, at the Springfield Art Museum. He added Planning and Development staff and Multistudio consultants would be available at various stations during the open house to accept public input and answer questions.

Mr. Gage noted due to necessary facility renovations, the Springfield-Greene County Health Department announced the upcoming temporary closure of the Harold K. Bengsch Building at 227 East Chestnut Expressway. He added service and business operations typically offered at the Bengsch Building will be relocated to the 4th floor of Cox Medical Tower located at 1443 North Robberson Avenue. The Bengsch Building will close to the public on February 26, 2024. Bengsch Building services will pause for one week while operations are relocated. Services will resume at Cox Medical Tower on March 4, 2024, and be provided at that location until renovations are complete.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2024-007 (Carroll)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code,' Article III, 'Zoning Regulations,' Division 7, Sections 36-363, Conditional use permits and 36-368, Publication and Posting of Notices for the purpose of allowing City Council to add, modify, or remove conditions to a Conditional Use Permit. (Staff recommends approval; the Planning and Zoning Commission recommends denial.)

Mayor McClure moved to postpone Council Bill 2024-007 until the February 26, 2024, City Council Meeting. Mayor Pro Tem Simpson seconded the motion, and it was discussed.

Mayor McClure noted current language does not allow City Council to impose conditions upon a conditional use permit. He added City Council does have the ability to remand a council bill back to the Planning and Zoning Commission for further review and recommendations. Mayor McClure noted the proposal as written would allow City Council to add, modify, or remove conditions to a conditional use permit, which is consistent with other zoning recommendations. He noted having opportunity to meet with leadership of the Planning and Zoning Commission and based upon discussions, it was agreed City Council is the ultimate decision maker. Mayor McClure asked that staff work on text amendments which would allow for a process for conditional use permits which have changes made by City Council to be sent to the Planning and Zoning Commission for their review and input, then return to City Council for the final decision if the motion were to pass.

Mayor Pro Tem Simpson expressed his agreement with this approach. He added the change to conditional use permits would bring consistency with how zoning cases are handled. Mayor Pro Tem Simpson asked that non-substantive corrections be allowed to be changed with City Council approval only.

The motion to postpone Council Bill 2024-007 until the February 26, 2024, City Council meeting was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.2. Council Bill 2024-008 (Simpson, Hardinger, Horton, and Jenson)

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

Council Bill 2024-008 (Simpson, Hardinger, Horton, and Jenson). Ordinance 6832 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.3. Council Bill 2024-009 (Simpson)

A special ordinance approving the selection of The Salvation Army and Women's Medical Respite as recipients of the City's Coronavirus State and Local Fiscal Recovery Funds allotted for non-congregate shelters; and authorizing the City Manager, or designee, to enter into agreements to carry out the programs.

Mayor McClure recused himself from Council Bill 2024-009 and left the dais.

Mayor Pro Tem Simpson noted there were three applicants that requested funding through the Request for Proposal (RFP) process and two were recommended to receive funding. He added the Council of Churches Safe to Sleep program was not recommended to receive funding. Mayor Pro Tem Simpson noted the American Rescue Plan Act (ARPA) Review Committee reviewed the Safe to Sleep request and recommended allocation from remaining ARPA funds to be awarded to Safe to Sleep for their required \$1.9 million matching funds. He added the bill for this proposal is forthcoming.

Council Bill 2024-009 (Simpson). Ordinance 27959 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, and Councilmember Lee. Nays: None. Absent: Mayor McClure. Abstain: None.

Mayor McClure returned to the dais.

6.4. Council Bill 2024-010 (Carroll)

A special ordinance approving the Eighth Amendment to the July 1, 2021, Collective Bargaining Agreement between the City and the Springfield Police Officers Association, Fraternal Order of Police Lodge 22, representing changes requested by the Springfield Police Officers Association, Fraternal Order of Police Lodge 22, regarding seniority and reinstatements; and authorizing the City Manager, or designee, on behalf of the City, to execute and deliver the Eighth Amendment to the Collective Bargaining Agreement to the Springfield Police Officers Association, Fraternal Order of Police Lodge 22.

Council Bill 2024-010 (Carroll). Ordinance 27960 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2024-015 (Horton)

A resolution granting a Short-Term Rental Type 2 permit for the property generally located at 415 E. Division, for the purpose of allowing the establishment of a Short-Term Rental Type 2 pursuant to Section 36-473 of the Land Development Code.

Bob Hosmer, Planning Manager, provided a brief overview of the proposed. Mr. Hosmer noted the property is located at 415 East Division Street. He added the neighbors were notified and neighborhood meetings were held. Mr. Hosmer further noted the applicant obtained 50% of the signatures needed. The requirement is 55%. Mr. Hosmer added the property is on a short blockface.

Councilmember Hosmer asked for confirmation the property owner did not obtain the required signatures and they did not meet the blockface density requirements. Mr. Hosmer responded affirmatively. Councilmember Hosmer asked if there had previously been an appeal where the applicant did not meet the blockface requirement. Mr. Hosmer responded he believed so. Councilmember Hosmer asked the number of short-term rentals in the City. Mr. Hosmer responded there are 63 type 1, 196 type 2, and with the type 3 short-term rentals there are a total of 299. Councilmember Hosmer asked how many short-term rentals are operating illegally. Mr. Hosmer responded he did not have that number. Councilmember Hosmer asked what was being done to enforce this. Mr. Gage responded the contract to set up the necessary software had been procured.

Councilmember McGull asked if there is now a tax revenue component to short-term rentals. Mr. Gage responded the City is now able to charge short-term rentals under the hotel/motel tax. Councilmember McGull agreed those operating illegally should be reviewed expeditiously.

Councilmember Horton asked why the blockface minimum is important. Mr. Hosmer responded the blockface minimum is in place to keep from overpopulating a neighborhood with short-term rentals.

Councilmember Carroll noted her procedure for viewing a short-term rental is to use Google Earth to determine the amount of work put into the property. Ms. Carroll noted the proposed property is desirable in appearance and expressed her belief this property would bring visitors to the area.

An opportunity was given for citizens to express their views.

Alexa Orth addressed City Council in support of the proposed. Ms. Orth, the applicant, thanked City Council for their consideration. She noted she and her husband have put much work and time into the property. Ms. Orth further noted they did obtain the other necessary signature after the ten-day deadline for submission. She added the property is in the Midtown area, and the property has been well reviewed.

With no further appearances, the public hearing was declared closed.

Mayor McClure expressed his support for the resolution. He noted short-term rentals are part of the culture but did agree it would be necessary to enforce the law for those operating illegally. Mayor McClure commended the Orths for their work on the property.

Council Bill 2024-015 (Horton). Resolution 10740 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: Councilmember Hosmer. Absent: None. Abstain: None.

7.2. Council Bill 2024-016 (Hardinger)

A resolution approving the revised investment policy statement for the Police Officers' and Fire Fighters' Retirement Fund.

Tony Kelley, Administrative Director, Springfield Police Officers' and Fire Fighters' Retirement System Board of Trustees, provided a brief overview of the proposed. Mr. Kelley noted the proposed would provide parameters to change the asset allocation and investment strategy to improve the retirement plan.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

Mayor Pro Tem Simpson, City Council liaison to the Pension Board, thanked Mr. Kelley for an excellent job on the plan. He noted the Pension Board did a thorough job finding a firm to complete an excellent analysis with guidance.

Council Bill 2024-016 (Hardinger). Resolution 10741 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2024-017 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.11 acres of property generally located at 1530 North Broadway Avenue from HC, Highway Commercial to R-TH, Residential Townhouse; and adopting an updated Official Zoning Map.(By: KDR Real Estate LLC; 1530 North Broadway Avenue; Z-32-2023).

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would allow for rezoning of .11 acres of property at 1530 North Broadway Avenue. He added the intent of the property is for residential purposes. Mr. Sparlin further noted the application is consistent with the Center City neighborhood.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

12.2. Council Bill 2024-018 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.26 acres of property generally located at 221, 225, and 227 East Sunshine Street from O-1, Office District to GR, General Retail with Conditional Overlay District No. 245, and adopting an updated Official Zoning Map. (By: Sanders Prop LLC; 221, 225, and 227 East Sunshine Street; Z-33-2023 w/Conditional Overlay District No. 245).

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would allow for rezoning of approximately 1.26 acres of property located at 221, 225, and 227 East Sunshine to General Retail with Conditional Overlay District No. 245. Mr. Sparlin further noted the property is identified in the Comprehensive Plan as a city-corridor placetype. The conditional overlay would require landscaping at the time of the change.

Councilmember Lee asked if there would be any changes to the existing driveways. Mr. Sparlin responded that was his understanding. Councilmember Lee asked what would trigger taking the driveway from the development. Mr. Sparlin responded he would follow up on this question.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

13. FIRST READING BILLS.

Citizens May Speak. Not Anticipated To Be Voted On.

13.1. Council Bill 2024-019 (Simpson, Horton)

A general ordinance amending the Springfield City Code, Chapter 78, Offenses and Miscellaneous Provisions, Article I, In General, by adding a new Section 78-10, Monetary Prizes.

Chris Hoeman, Chief Litigator, provided a brief overview of the proposed. Mr. Hoeman noted the proposed was created as a result of feedback received by the sponsors. He noted the issue concerns entertainment devices which offer monetary prizes. Mr. Hoeman further noted the proposed would not prohibit or regulate a specific format of play; it would regulate the format of prizes. Any entertainment devices that pay out in a monetary format or with prizes that could easily be converted to a monetary format would be prohibited. He added penalty provisions include monetary fines that increase for re-offenses and include mandatory jail sentences.

Councilmember Horton asked what is within State statute that allows the machines to operate. Mr. Hoeman responded the proposed focuses on monetary prizes to avoid any overlap with State gambling law. He added any format of game play would be allowed, but monetary prizes would not be allowed.

Mayor Pro Tem Simpson asked if the penalties apply per machine. Mr. Hoeman responded that each machine in violation would constitute a separate offense. He added if sentenced for multiple violations, each sentence would run consecutive to all other sentences.

Councilmember Jenson asked if there is a link between the machines and increases in crime. Mr. Hoeman responded this is an issue being addressed with the proposed. Councilmember Jenson asked if the proposed would affect businesses that offer video games without monetary prizes. Mr. Hoeman responded the proposed addresses monetary prizes.

Councilmember Hosmer asked who would enforce the proposed if passed. Mr. Hoeman responded the Police Department would be the enforcing body. Councilmember Hosmer asked if the penalties are typical for crimes in the City. Mr. Hoeman responded they are not typical. The penalties are severe to curb the offenses. Councilmember Hosmer noted this is not the severity applied to crimes such as stealing, and the penalties should be reasonable.

Councilmember Hardinger noted her understanding is that the "mini casinos" around town are the types of establishments that have been detrimental to economic vitality in the City. She asked if the proposed would keep establishments with legitimate gaming opportunities from operating. Mr. Hoeman responded the proposed would prohibit gaming with monetary prizes in the City.

Councilmember McGull asked if the legislation is tailored to address monetary value. Mr. Hoeman responded affirmatively.

An opportunity was given for citizens to express their views.

David Manning addressed City Council in support of the proposed. Mr. Manning noted he works in addiction and mental health services. Mr. Manning expressed his belief game rooms attract those who are addicted. He noted the elimination of game rooms is often part of a participant's relapse prevention plan. Mr. Manning noted the correlation between when individuals receive Social Security Disability checks and their visits to the game rooms. He expressed his belief game rooms detract from the fabric of society.

Zachary Rogers addressed City Council in support of the proposed. Mr. Rogers, a representative of Freedom City Church, expressed his belief there is an obsession with gaming machines. He added his belief the addiction to gaming machines makes it harder to combat other addictions.

Dan Shaul, Executive State Director for the Missouri Grocers Association, addressed City Council. Mr. Shaul noted they would like to be part of the solution. He expressed his belief City Council should consider all entities, including veterans' organizations and convenience store owners, when making a decision. Mr. Shaul questioned what would be next if the games were banned today.

Joe Cooper addressed City Council in support of the proposed. Mr. Cooper is a barber and real estate agent who works in the Plaza Shopping Center. He noted the illegal activity that has occurred in proximity to the gaming centers. Mr. Cooper expressed his belief the centers are creating problems that are destroying the City and attracting illegal activity.

Binh Mai addressed City Council in support of the proposed. Mr. Mai noted he and his family have a business in the Plaza Shopping Center. He expressed his belief there has been a decline in the area since the gaming establishments have moved in. Mr. Mai expressed his belief the machines are gambling even though they may not fit the legal definition. He noted there has been an increase in loitering in the area, and his customers have been harassed.

Councilmember Lee asked how the gaming machines work. Mr. Mai responded the machines are not considered gambling because they are predetermined winnings and individuals could play until a winning outcome is revealed. Councilmember Lee asked what kind of payouts the machines give. Mr. Mai noted his research showed the house always wins.

Caleb Freeland did not appear to address City Council.

Michael Goforth, Commander of American Legion Post 639, addressed City Council in opposition to the proposed. Mr. Goforth noted they have gaming machines and have had no issues with behavior due to the games. He added they are not the post's primary activity, and the revenue from the games is used to operate their business and provide more events for the local community. Mr. Goforth expressed his belief that banning the games would cause the post to review what is provided to the community.

Councilmember Jenson asked what clientele he sees using the machines. Mr. Goforth responded they are mainly members and guests of members of the post. He noted the post does charitable fundraisers and contributes to the community. Councilmember Jenson asked if the organization would be willing to have communication with City Council if the ban occurred. Mr. Goforth responded affirmatively.

Councilmember McGull asked if the post operates 24 hours per day. Mr. Goforth responded they do not. Councilmember McGull asked if the post is limited to members and guests. Mr. Goforth responded affirmatively. Councilmember McGull asked what other activities the post has. Mr. Goforth responded a commercial kitchen and club room.

Councilmember Carroll asked if removal of the machines would cause the post to close. Mr. Goforth responded it would not, but the revenue does help the post do community outreach.

Councilmember Hosmer asked how many machines the post has, how much it costs to play, and what the machines pay out. Mr. Goforth responded there are 11 Torch gaming machines plus 6 lottery machines. He added the player could bet \$1 to \$2, and he was unsure of the payout amounts. Councilmember Hosmer asked when the post started using the machines and if they rent them or pay a percentage to the machine owner. Mr. Goforth responded the post started using the machines in 2021, and the proceeds are split 50/50 with Torch. Councilmember Hosmer asked what an average machine generates in a month. Mr. Goforth responded approximately \$4,000 in total. He added a Torch representative comes in weekly to monitor the machines. Councilmember Hosmer asked if there is any agency that monitors the machines for fair payouts. Mr. Goforth responded he was not sure.

Councilmember McGull asked if the City charges a licensing fee for gaming machines. David Holtmann, Director of Finance, responded there is not a licensing fee for the machines. He added the licensing is for the business only, and the City receives no revenue from the machines. Councilmember McGull asked if the machines could have a fee applied. Mr. Holtmann responded there is currently no ordinance requiring a fee for the machines.

Nic Mertz addressed City Council in support of the proposed. Mr. Mertz, a business owner in the City, expressed his belief the gaming centers have a negative impact on the City. He further expressed his belief the owners of these types of businesses are not local and do not wish to contribute to the City. Mr. Mertz thanked the Mayor, the Greene County Sheriff's Department, and the Springfield Police Department for their interest in helping his neighborhood with these issues.

Susan Snook addressed City Council in support of the proposed. Ms. Snook, the campus director at Academy of Hair Design, expressed her belief the Plaza Shopping Center has drastically changed since the gaming centers have moved in. She expressed her belief safety has been compromised and noted the business has had to hire security. Ms. Snook noted her experiences with crime and loitering. Ms. Snook noted there is more crime in the area.

Daljit Kaur addressed City Council in opposition to the proposed. Ms. Kaur, a representative of Discount Express, noted Discount Express is a 24-hour convenience store and gas station. Ms. Kaur further noted they have gaming machines in the store and have never had any issues due to the machines. She noted they opened in 2018.

James Switzer did not appear to address City Council.

Aimee Jackson addressed City Council in support of the proposed. Ms. Jackson expressed her belief unregulated gambling has no place in the City. She noted the Gaming Commission and Highway Patrol list the use of the machines as gambling activity. Ms. Jackson noted there are 25 game rooms in the City with approximately 456 slot/skilled games, 95 fish tables, and multiple internet terminals, and some businesses offer players the opportunity to play from home. She added many of the games do not have prize viewers on the machines. Ms. Jackson expressed her belief the establishments are a public nuisance and provide gambling activity.

Councilmember McGull thanked Ms. Jackson for her research. He asked if any of the establishments Ms. Jackson had visited provided security. Ms. Jackson responded they did not. She added there are some that allow smoking in the building. Ms. Jackson noted the gaming centers do not allow individuals to bring in large bags or cell phones.

Councilmember Jenson noted his understanding is that it is the responsibility of the County to pursue charges against the centers. Mr. Hoeman responded affirmatively.

Mayor Pro Tem Simpson thanked Ms. Jackson for her research. He asked if the machines were offering monetary prizes. Ms. Jackson responded affirmatively. She added some prizes go up to \$2,000. Ms. Jackson noted there are machines that will only allow individuals to cash out at \$500.

Councilmember Carroll asked Ms. Jackson what inspired her to do this research. Ms. Jackson responded she played the machines in the beginning and after time realized there was an issue. She added the Torch games can have the settings changed to determine the outcome. Ms. Jackson expressed her belief the machines are addictive.

Jeremy Dean addressed City Council in support of the proposed. Mr. Dean, a representative of the Drew Lewis Foundation, expressed his belief video lottery terminals can be addictive and pose a significant risk to vulnerable individuals. He added the financial implications are noteworthy as use of the machines can lead to financial distress. Mr. Dean noted the accessibility of the machines increases the likelihood that individuals, including youth, will be exposed to gambling. Mr. Dean further noted the Drew Lewis Foundation supports limiting access to these predatory practices.

Adam Naegler addressed City Council in opposition to the proposed. Mr. Naegler, a representative of Fast N Friendly convenience stores, noted the stores have been in the area since 1985. He further noted they have not seen an increase in crime in their stores due to gaming machines. Mr. Naegler expressed his belief the problems are associated with the gaming centers and the focus should be placed on those establishments. Mr. Naegler noted the stores want to be a part of the solution.

Councilmember Jenson thanked Mr. Naegler for speaking. He noted an increase in criminal activity at the Chestnut and Main store. Mr. Naegler noted the location is near the jail, and they also have a diverse population that play the machines.

Mona Pieron, a representative of the Woodland Heights Neighborhood Association, addressed City Council in support of the proposed. Ms. Pieron read a letter from the association. She noted the association is in full support of restricting video lottery terminals in the City. Ms. Pieron further noted the letter stated their opposition is specifically regarding unregulated video lottery terminals. The association letter expressed the belief the presence of machines would be a major contributor to crime and blight in the area. Ms. Pieron noted the association is interested in improving the area and asked for support within City Code to do so.

Councilmember Horton thanked Ms. Pieron for speaking. She asked Ms. Pieron to explain how this issue came to light in the neighborhood. Ms. Pieron responded a business owner who was opening a convenience store in the neighborhood was invited to the neighborhood association meeting. She noted the owner came to the meeting and agreed he would not install gaming machines. Ms. Pieron noted the owner placed the gaming machines in his business this week.

Councilmember Jenson asked if there are any gaming operations in proximity to the convenience store in the neighborhood. Ms. Pieron responded there was a gaming operation on the same corner.

Becky Volz addressed City Council in support of the proposed as Chair of the Neighborhood Advisory Council. Ms. Volz read comments from neighborhood leaders. Ms. Volz noted the Bissett Neighborhood Association is in support of banning or restricting video lottery terminals as the perception is that they prey on the most vulnerable.

Mayor Pro Tem Simspon thanked Ms. Volz for coming. He asked what associations provided letters in support of the proposed. Ms. Volz responded she had comments from the Bissett, Midtown, and Rountree neighborhoods.

With no further appearances, the public hearing was declared closed.

13.2. Council Bill 2024-020 (Lee)

A general ordinance amending the Springfield City Code, Section 2-91, known as the 'Merit System Rules and Regulations,' by amending Merit Rule 8.12 "Reinstatement," to expand reinstatement options.

Darla Morrison, Director of Human Resources, provided a brief overview of the proposed. Ms. Morrison noted the proposed would expand reinstatement options by amending Merit Rule 8.12. She added the rule currently only applies to former employees who voluntarily resigned or were laid off. Ms. Morrison further noted the proposed would allow expansion of the rule to include an additional recruitment option specifically for sworn police and fire personnel who retire via non-duty disability retirement. The option is designed to assist in recruitment and retention of eligible sworn police and fire employees as a strategy to alleviate the current candidate shortage. The Personnel Board unanimously approved the proposed.

Councilmember Hosmer asked how many Police Officers are currently under the old system. Ms. Morrison responded there are approximately 55. She added the rehire program resulted in 6 rehires with 4 upper-level ranks and 2 lower-level ranks. Councilmember Hosmer asked if the City could incentivize the rehire of officers. Ms. Morrison responded this would have to be reviewed as the rule is that an officer returns to the same pay and step as when they left. Councilmember Hosmer expressed his belief it would be beneficial to incentivize officers to return to the City as they have already been trained by the City, and they are experienced. He asked the City Manager to review this. Mr. Gage responded affirmatively.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

14. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

14.1. Daryl Baker wishes to address City Council. Did Not Appear.

15. NEW BUSINESS.

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

16. UNFINISHED BUSINESS.

17. MISCELLANEOUS.

18. CONSENT AGENDA – FIRST READING BILLS.

19. CONSENT AGENDA – ONE READING BILLS.

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

20.1. Council Bill 2024-011 (Horton)

A special ordinance authorizing the City Manager, or designee, on behalf of the City of Springfield, to enter into a Contract for Sale of Real Estate with Springfield QOZ Self-Storage LLC d/b/a Devon Self-Storage, for 0.43 acres of vacant land in the 300 block of West Chestnut Street; and authorizing the issuance of a quitclaim deed for the same. (Staff recommends approval.)

Council Bill 2024-011 (Horton). Ordinance 27961 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

- 20.2. Confirm the following appointment to the Citizens' Advisory Committee for Community Development: Zipporah Burns with term to expire May 1, 2024. Confirmed.
- 20.3. Confirm the following appointment to the Citizens' Advisory Committee for Community Development: Jared Durden with term to expire May 1, 2026. Confirmed.
- 20.4. Confirm the following reappointments to the Landmarks Board: Adam Letterman and Bryan Lenox with terms to expire November 1, 2026. Confirmed.
- 20.5. Confirm the following appointment to the Personnel Board: Amanda Cooper with term to expire March 1, 2025. Confirmed.
- 20.6. Confirm the following reappointments to the Planning and Zoning Commission: Helen Gunther and Eric Pauly with terms to expire January 1, 2028. Confirmed.
- 20.7. Confirm the following reappointments to the Police Civilian Review Board: Dr. Allen Grymes and Lori Muetzel with terms to expire May 1, 2026. Confirmed.

21. END OF CONSENT AGENDA.

22. ADJOURN.

Mayor Pro Tem Simpson moved to adjourn. Councilmember Hardinger seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: Councilmember Hosmer. Absent: None. Abstain: None.



EXPLANATION TO COUNCIL BILL 2024-021 (LEE)

FILED: 01/25/2024

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A resolution recognizing Jim Burks for forty-five years of exemplary, dedicated service as an employee of the City of Springfield.

PURPOSE: Recognizing Jim Burks for forty-five years of exemplary, dedicated service as an employee of the City of Springfield.

BACKGROUND INFORMATION: Jim Burks began his career with the City of Springfield on October 9, 1978 as a Laboratory Technician at the Southwest Wastewater Treatment Plant Laboratory in the Public Works Department.

On April 20, 1979 he was promoted to Laboratory Analyst II and in 1983, he was promoted to Chemist.

In September 2001, Jim was promoted to Laboratory Supervisor, a position he continues to hold to this day.

Jim is responsible for an advanced environmental analytical laboratory staffed with degreed chemists and biologists, using advanced analytical instrumentation such as mass spectrometers and gas chromatographs.

He and his professional team are essential to the efficient operation of the Southwest and Northwest Treatment Plants. Their contributions have helped the Southwest and Northwest Treatment Plants to be recognized, for 18 and 14 years respectively, as Platinum Peak Performance award winners by the National Association of Clean Water Agencies. Platinum awards recognize 100% compliance with operating permits over a five-year consecutive period.

Jim brings much-needed advanced skills to the Environmental Services department and has given back to the broader water and wastewater industry by serving in many capacities with the Missouri Water Environment Association, including serving as its president in 2021.

His accomplishments were recognized when awarded a WEF Fellows designation by the Water Environment Federation, one of the largest associations representing water quality professionals around the world. WEF Fellows are recognized in various areas of expertise including, but not limited to design, education, operations, regulation, research, utility management and leadership.



We recognize and congratulate Jim Burks for forty-five years of service to the City and express our sincere appreciation for his dedication to the citizens of Springfield.

Submitted By: Ron Petering, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/1/2024

Attachments: 1. Jim Burks Council Recognition on 45 yrs_res (2)

One-rdg. X
P. Hrngs.
Pgs. 4
Filed: 02-06-24

Sponsored by: Lee

COUNCIL BILL 2024-021 RESOLUTION

A RESOLUTION

1 RECOGNIZING Jim Burks for forty-five years of exemplary, dedicated service as an
2 employee of the City of Springfield.
3
4

5 WHEREAS, James Robert Burks, or “Jim” as he prefers to be called, began his
6 career with the City of Springfield on October 9, 1978 as a Laboratory Technician at the
7 Southwest Wastewater Treatment Plant Laboratory in the Public Works Department;
8 and
9

10 WHEREAS, on April 20, 1979, he was promoted to Laboratory Analyst II and in
11 1983 he was promoted to Chemist; and
12

13 WHEREAS, in September 2001, Jim was promoted to Laboratory Supervisor, a
14 position he continues to hold to this day; and
15

16 WHEREAS, Jim is responsible for an advanced environmental analytical
17 laboratory staffed with degreed chemists and biologists, using advanced analytical
18 instrumentation such as mass spectrometers and gas chromatographs; and
19

20 WHEREAS, Jim and his professional team are essential to the efficient operation
21 of the Southwest and Northwest Wastewater Treatment Plants. Their contributions have
22 helped the Southwest and Northwest Wastewater Treatment Plants receive the
23 Platinum Peak Performance awards from the National Association of Clean Water
24 Agencies (“NACWA”), for 18 and 14 years respectively. NACWA Platinum awards
25 recognize 100% compliance with operating permits over a consecutive five-year period;
26 and
27

28 WHEREAS, Jim brings much needed advanced skills to the Environmental
29 Services department and has given back to the broader water and wastewater industry
30 by serving in many capacities with the Missouri Water Environment Association,
31 including serving as its president in 2021; and
32

33 WHEREAS, in 2020 Jim’s accomplishments were recognized through his being
34 awarded a Fellows designation by the Water Environment Federation (“WEF”), one of
35 the largest associations representing water quality professionals around the world.

36 WEF Fellows are recognized in various areas of expertise including, but not limited to
37 design, education, operations, regulation, research, utility management, and leadership.
38

39 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
40 SPRINGFIELD as follows, that:
41

42 Section 1 – The City Council congratulates Jim Burks for forty-five years of
43 service to the City and expresses sincere appreciation for his dedication to the citizens
44 of Springfield.
45

46 Passed at meeting: _____
47

48 _____
49 Mayor
50

51 Attest: _____, City Clerk
52

53 Filed as Resolution _____
54

55 Approved as to form: Jim Millington, Deputy City Attorney
56
57

58 Approved for Council action: Jason A. Hays, City Manager
59



EXPLANATION TO COUNCIL BILL 2024-017 (HORTON)

FILED: 01/23/2024

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.11 acres of property generally located at 1530 North Broadway Avenue from HC, Highway Commercial to R-TH, Residential Townhouse; and adopting an updated Official Zoning Map.(By: KDR Real Estate LLC; 1530 North Broadway Avenue; Z-32-2023).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.11 acres of property generally located at 1530 North Broadway Avenue from HC, Highway Commercial to R-TH, Residential Townhouse. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
ZONING CASE NUMBER Z-32-2023

The applicant is requesting to rezone approximately 0.11 acres of property generally located at 1530 North Broadway Avenue from HC, Highway Commercial to R-TH, Residential Townhouse.

The applicant intends to build a single-family home. Single-family homes are not a permitted use in the HC district.

REMARKS: The Planning and Zoning Commission held a public hearing on December 14, 2023, and recommended to approve, by a vote of 6 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 applicant is requesting to rezone approximately 0.11 acres of property generally located at 1530 North Broadway Avenue from HC, Highway Commercial to R-TH, Residential Townhouse. The applicant intends to build a single-family home. Single-family homes are not a permitted use in the HC district.
2. The R-TH is more consistent with the Center City neighborhood placetype as identified in the Comprehensive Plan's Land Use & Development chapter. The Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before

WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces, and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities.

3. This application is consistent with the center city neighborhood placetype which lists single-family detached dwellings as a primary use.

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. There are few known changing conditions in the area affected that make the proposed rezoning necessary.

6. The range of uses in the proposed R-TH district are compatible with the uses permitted on other property in the immediate vicinity. Although the surrounding properties have been zoned HC since 1995, this area has remained predominately for residential uses.

7. 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.

8. The impact of the 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.

9. 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.

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

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Center City neighborhood placetype and on the finding of facts above.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Z-32-2023 1530 N. Broadway Avenue_ord
2. Z-32-2023_exhA
3. Z-32-2023_exhB
4. Z-32-2023_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 19
Filed: 01-16-24

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-017

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 0.11 acres of property generally located at 1530 North Broadway
4 Avenue from HC, Highway Commercial to R-TH, Residential
5 Townhouse; and adopting an updated Official Zoning Map.
6 _____
7

8 WHEREAS, an application has been filed for a zoning change of the property
9 generally located at 1530 North Broadway Avenue from HC, Highway Commercial to R-
10 TH, Residential Townhouse; and
11

12 WHEREAS, following proper notice, the Planning and Zoning Commission held a
13 public hearing on December 14, 2023, a copy of the Record of Proceedings from said
14 public hearing being attached hereto and incorporated herein by this reference as
15 "Exhibit B," and said Commission made its recommendation; and
16

17 WHEREAS, the City has reviewed the applicant's request and prepared a staff
18 report concerning the application, which is attached hereto and incorporated herein by
19 this reference as "Exhibit C"; and
20

21 WHEREAS, proper notice was given of a public hearing before City Council, and
22 said hearing was held in accordance with the law.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – The property generally located at 1530 North Broadway Avenue and
28 described in "Exhibit A," which is attached hereto and incorporated herein by this
29 reference, is hereby rezoned from HC, Highway Commercial to R-TH, Residential
30 Townhouse. Springfield Land Development Code, Section 36-306, 'Official zoning map
31 and rules for interpretation,' is hereby amended, changed, and modified consistent with
32 this Ordinance.
33

34 Section 2 – City Council hereby directs the City Manager, or designee, to update
35 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
36 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
37 the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules
38 of interpretation.'

39
40 Section 3 – The Official Zoning Map herein adopted shall be maintained and
41 archived in the same digital form in which this Council has approved its adoption.

42
43 Section 4 – This Ordinance shall be in full force and effect from and after
44 passage.

45
46 Passed at meeting: _____

47
48 _____
49 Mayor

50
51 Attest: _____, City Clerk

52
53 Filed as Ordinance: _____

54
55 Approved as to form:  _____, Assistant City Attorney

56
57
58 Approved for Council action:  _____ City Manager
59

EXHIBIT A

LEGAL DESCRIPTION
ZONING CASE Z-32-2023

West 100 feet of Lot 60 Inwood Park Addition.

EXHIBIT B

RECORD OF PROCEEDING
ZONING CASE Z-32-2023

Z-32-2023
1530 North Broadway Avenue
Applicant: KDR Real Estate, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.11 acres of property from an HC, Highway Commercial District to an R-TH, Residential Town-House District.

Mr. Knuckles asked about it being zoned Highway Commercial and now going back to Residential Town-House District and was wondering why?

Mr. Hosmer noted that the current zoning would not allow R-TH and the Matrix is just a tool and hopefully this area can be reevaluated in the future.

Mr. Josh Reed, 1660 E. Kearney Street and here to answer any questions.

Natalie Broekhoven closed the public hearing.

Planning and Zoning Commission Board Member Knuckles moved to approve Z-32-2023 (1530 North Broadway Avenue). Planning and Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Colony, Commissioner Knuckles. Nays: None. **Absent:** Helen Gunther, Christopher Lebeck, and Britton Jobe. Abstain: None.



Bob Hosmer, AICP
Planning Manager

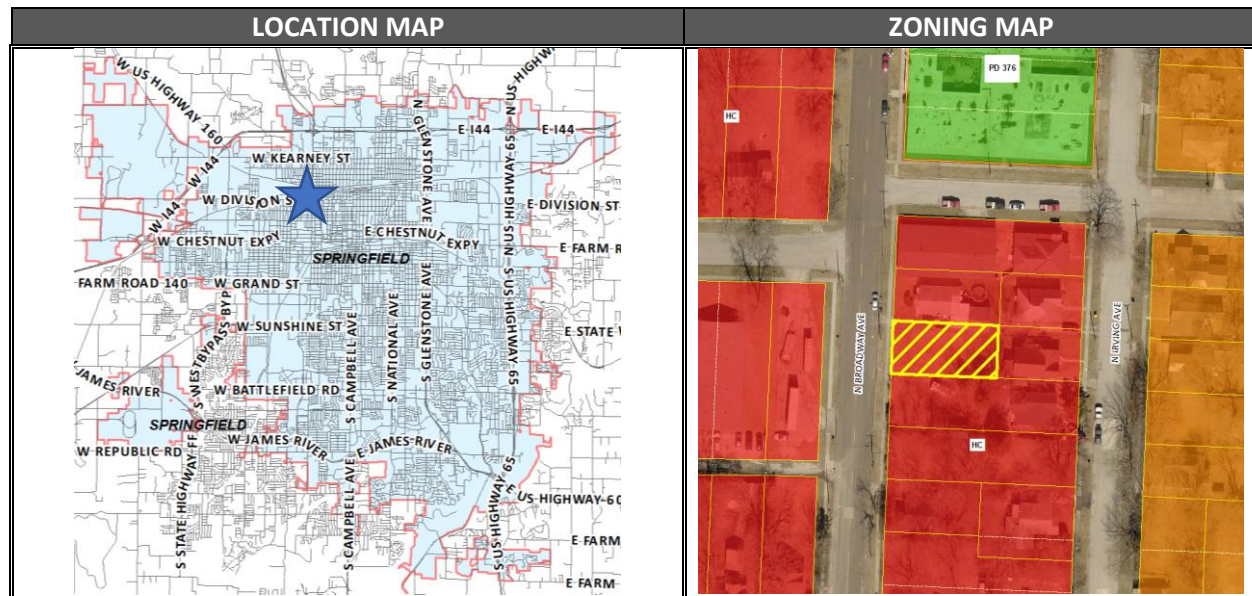
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-32-2023
Location:	1530 North Broadway Avenue
Total Acres:	0.11 acres
Applicant:	KDR Real Estate LLC
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	November 22, 2023
Planning and Zoning Commission:	December 14, 2023
City Council:	January 22, 2024
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-32-2023 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

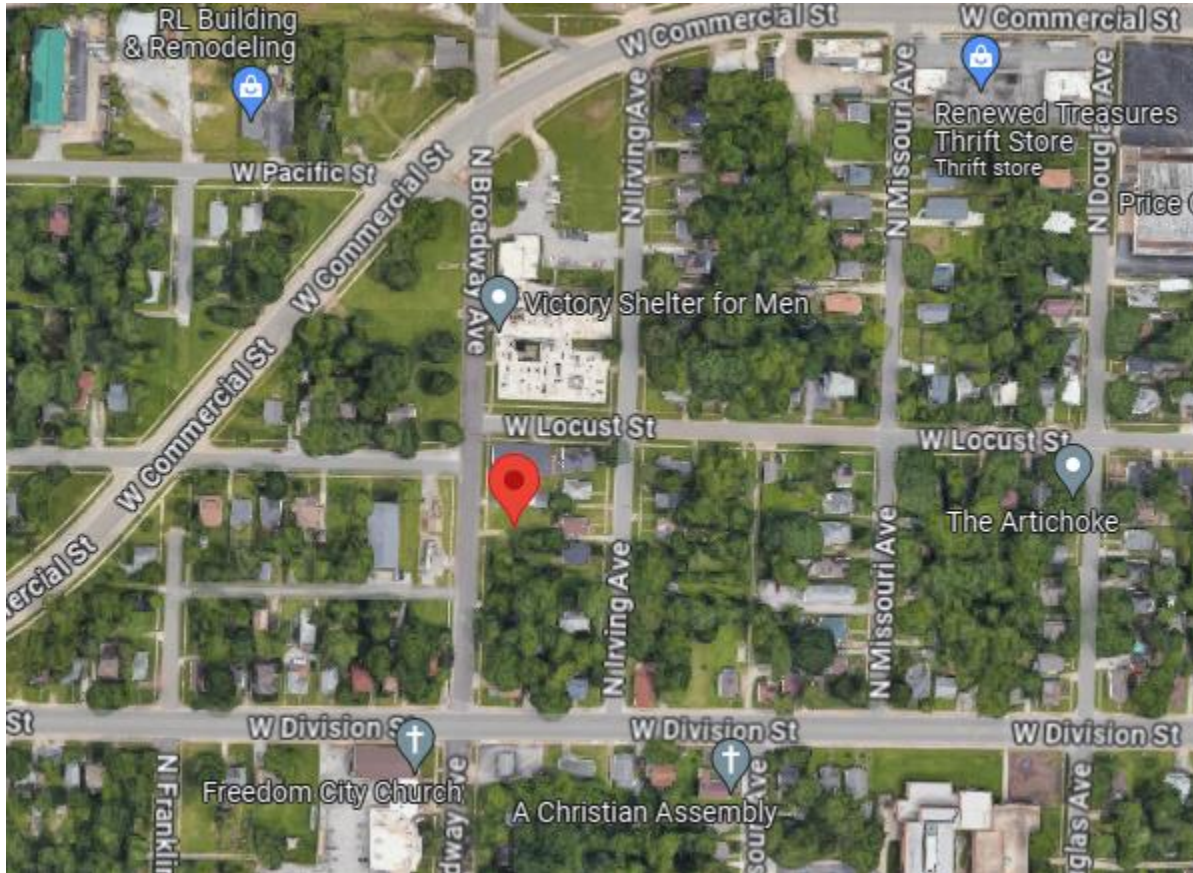
PROJECT SUMMARY:

Request to rezone approximately 0.11 acres of property generally located at 1530 North Broadway Avenue from HC, Highway Commercial to R-TH, Residential Townhouse.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned HC in 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 REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-TH
Use Limitations	(a) There shall be a separate platted lot of record for each single-family semi-detached or townhouse dwelling unit. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.
Maximum Height	1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Minimum Open Space	Not less than 20 percent
Buffering and Landscaping	None required for this site surrounded by HC zoning

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Center City neighborhood placetype. Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities. Due to their compact form and proximity to urban centers, these neighborhoods are places where residents should reasonably be able to walk, bike, or ride transit to meet some of their educational, employment, shopping, and recreational needs. Center City Neighborhoods are also integrated with key cultural and institutional uses, such as schools and places of worship that serve surrounding residents. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing. The creation of neighborhood-scale commercial should focus on the incorporation of context sensitive designs and low intensity uses to ensure integration into the surrounding area. These low intensity uses could include dining, personal services, office, and essential goods. These nodes could be located along historic streetcar routes or higher classification roadways on the edges of the neighborhood. Priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents.

PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

DEVELOPMENT REVIEW STAFF REPORT

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
- Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Urban design characteristics unique to Center City Neighborhood character area include:

- Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.

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- Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
- While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
- Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.
- Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.
- Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
- Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
- Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.
- Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

Transitions:

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

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FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, 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	HC	HC	HC	HC
LAND USE	Single-family residence	Single-family residence	Single-family residence	Commercial, vacant land
PLACETYPES	Center City neighborhood	Center City neighborhood	Center City neighborhood	Center City neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues. Tract 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	N. Broadway Avenue	Collector	City	30	30	NA	Yes	Yes	Yes

ACCESS - There is currently one driveway access point onto the property from N. Broadway 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 is one bus stop along N. Broadway Avenue 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

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 rezoning from HC to R-TH. 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

DEVELOPMENT REVIEW STAFF REPORT

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.

WATER QUALITY REQUIREMENTS

N/A

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.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.11 acres of property generally located at 1530 North Broadway Avenue from HC, Highway Commercial to R-TH, Residential Townhouse. The applicant intends to build a single-family home. Single-family homes are not a permitted use in the HC district.
2. The R-TH is more consistent with the Center City neighborhood placetype as identified in the *Comprehensive Plan's Land Use & Development* chapter. The Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities.
3. This application is consistent with the center city neighborhood placetype which lists single-family detached dwellings as a primary use.

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. There are few known changing conditions in the area affected that make the proposed rezoning necessary.
6. The range of uses in the proposed R-TH district are compatible with the uses permitted on other property in the immediate vicinity. Although the surrounding properties have been zoned HC since 1995, this area has remained predominately residential uses.
7. 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.
8. The impact the 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.
9. 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.
10. 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 Center City neighborhood Placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Hickory Commercial Residential Townhouse
(existing zoning) (proposed zoning)
2. Meeting Date & Time: November 22, 2023 4:00 to 6:00
3. Meeting Location: 11610 E Kearney Street, Springfield Mo 65803
4. Number of invitations that were sent: 125
5. How the mailing list was generated: Labels from Planning & Zoning
6. Number of neighbors in attendance (attach a sign-in sheet): 2

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).

Questions were regarding the intended use of the property

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

Explained the intent was to build a rental property

I, Joshua Reed (print name), attest that the neighborhood meeting was held on 11/22/2023 (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]
Signature of person completing affidavit

Joshua Reed, Manager
Printed name of person completing affidavit
KDR Real Estate, LLC

EXPLANATION TO COUNCIL BILL 2024-018 (JENSON)

FILED: 01/23/2024

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.26 acres of property generally located at 221, 225, and 227 East Sunshine Street from O-1, Office District to GR, General Retail with Conditional Overlay District No. 245, and adopting an updated Official Zoning Map. (By: Sanders Prop LLC; 221, 225, and 227 East Sunshine Street; Z-33-2023 w/Conditional Overlay District No. 245).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.26 acres of property generally located at 221, 225, and 227 East Sunshine Street from O-1, Office District to GR, General Retail with Conditional Overlay District No. 245. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-33-2023/ CONDITIONAL OVERLAY DISTRICT NO. 245

The applicant is requesting to rezone approximately 1.26 acres of property generally located at 221, 225 and 227 East Sunshine Street from O-1, Office District to GR, General Retail with Conditional Overlay District No. 245.

REMARKS: The Planning and Zoning Commission held a public hearing on December 14, 2023, and recommended to approve, by a vote of 5 to 1.

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1.26 acres of property generally located at 221, 225 and 227 East Sunshine Street from O-1, Office District to GR, General Retail with Conditional Overlay District No. 245.

2. This application is consistent with the City Corridor placetype which 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.

3. The subject property is located near the Sunshine and Campbell intersection. These areas are intended to be locations of business and high-end housing development and that development be concentrated in and around activity centers so as to optimize transportation investments and compact growth pattern.

4. The proposed COD will require the installation of perimeter and interior landscaping for any change of use, building permit or subdivision of the property, which is intended to further the goals of the Comprehensive Plan recommendation to actively enhance landscaping in the City Corridor placetype.

5. 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.

6. There are changing conditions in the area affected that make the proposed rezoning necessary. New redevelopment of property within the vicinity has been occurring.

7. The range of uses in the proposed GR district is compatible with the uses permitted on other property in the immediate vicinity.

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 of the 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.

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

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. Z-33-2023 COD 245-221, 225, and 227 E. Sunshine St. (1)
 2. Z-33-2023 COD 245_exh A
 3. Z-33-2023 COD 245_exhB
 4. Z-33-2023 COD 245_exhC
 5. Z-33-2023 COD 245_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 23
Filed: 01-16-24

Sponsored by: Jenson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-018

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 1.26 acres of property generally located at 221, 225, and 227 East
4 Sunshine Street from O-1, Office District to GR, General Retail with
5 Conditional Overlay District No. 245; and adopting an updated
6 Official Zoning Map.
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 221, 225, and 227 East Sunshine Street from O-1, Office District to
11 GR, General Retail with Conditional Overlay District No. 245; and
12

13 WHEREAS, Conditional Overlay District No. 245 shall modify the requirements of
14 the Springfield Land Development Code Section 36-421, General Retail District, by
15 requiring that the property described in "Exhibit B" comply with the requirements
16 described in "Exhibit A"; and
17

18 WHEREAS, following proper notice, the Planning and Zoning Commission held a
19 public hearing on December 14, 2023, a copy of the Record of Proceedings from said
20 public hearing being attached hereto and incorporated herein by this reference as
21 "Exhibit C," and said Commission made its recommendation; and
22

23 WHEREAS, the City has reviewed the applicant's request and prepared a staff
24 report concerning the application, which is attached hereto and incorporated herein by
25 this reference as "Exhibit D"; and
26

27 WHEREAS, proper notice was given of a public hearing before City Council, and
28 said hearing was held in accordance with the law.
29

30 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
31 SPRINGFIELD, MISSOURI, as follows, that:
32

33 Section 1 – The property described in "Exhibit B," which is attached hereto and

34 incorporated herein by this reference, is hereby rezoned from O-1, Office District to GR,
35 General Retail with Conditional Overlay District No. 245. Springfield Land Development
36 Code, Section 36-306, 'Official zoning map and rules for interpretation,' is hereby
37 amended, changed, and modified consistent with this Ordinance.

38
39 Section 2 – City Council hereby establishes Conditional Overlay District No. 245,
40 which shall contain the requirements and standards provided in “Exhibit A,” which is
41 attached hereto and incorporated herein by this reference as though set forth herein.
42 The requirements of Conditional Overlay District No. 245 shall modify the requirements
43 of the Springfield Land Development Code Section 36-421, General Retail District, by
44 requiring the property described in “Exhibit B” comply with the requirements contained
45 in “Exhibit A.”

46
47 Section 3 – City Council hereby directs the City Manager, or designee, to update
48 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
49 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
50 the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules
51 of interpretation.'

52
53 Section 4 – The Official Zoning Map herein adopted shall be maintained and
54 archived in the same digital form in which this Council has approved its adoption.

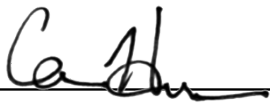
55
56 Section 5 – This Ordinance shall be in full force and effect from and after
57 passage.

58
59 Passed at meeting: _____

60
61 _____
62 Mayor

63
64 Attest: _____, City Clerk

65
66 Filed as Ordinance: _____

67
68 Approved as to form:  _____, Assistant City Attorney

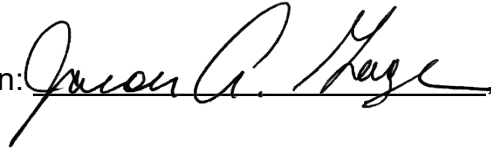
69
70
71 Approved for Council action:  _____, City Manager
72

EXHIBIT A

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 245

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

1. Perimeter landscaping shall be provided along Sunshine Street for any change of use, building permit or subdivision of the property. The plantings within the perimeter landscape area shall consist of at least one canopy tree, one understory, ornamental, or evergreen tree and four shrubs per 100 linear feet of street frontage as required in Sec. 36-482 the Zoning Ordinance.
2. Interior landscaping as required in Sec. 36-482 of the Zoning Ordinance shall be provided for any change of use, building permit or subdivision of the property.
3. If an existing building or structure that currently does not conform to the current bufferyard requirements is demolished, then the standard bufferyard shall be provided according to the bufferyard requirements in Sec. 36-482 of the Zoning Ordinance.

EXHIBIT B

LEGAL DESCRIPTION
ZONING CASE Z-33-2023 COD No. 245

BEGINNING 53 POLES AND 4 LINKS EAST OF THE SOUTHWEST CORNER OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), THENCE NORTH 44.4 FT. TO THE NORTH LINE OF SUNSHINE STREET FOR A SECOND BEGINNING, THENCE WEST 55 FT. THENCE NORTH 189 FT, THENCE EAST 55 FT. THENCE SOUTH 189 FT. TO THE BEGINNING, IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALSO BEGINNING ON THE NORTH LINE OF SUNSHINE STREET AT A POINT 887.14 FT, EAST AND 40.4 FT. NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25, TOWNSHIP 29, RANGE 22, THENCE EAST ALONG THE NORTH LINE OF SUNSHINE STREET 135.75 FT., TO IRON PIN, THENCE NORTH ON AN INTERIOR ANGLE 90°37' 338.9 FT., TO AN IRON PIN, THENCE WEST 134.55 FT., TO THE EAST LINE OF PAUL O. JOHNSON SECOND SUBDIVISION, THENCE SOUTH 337.9 FT., TO POINT OF BEFINNING, ALL IN THE CITY OF SPIRNGIFELD, GREENE COUNTY, MISSOURI.

SUBJECT TO EASEMENTS OF RECORD, AND RESTRICTIONS OF RECORD, IF ANY.

ALL OF LOT FOUR (4) SOUTHWAY CENTER FIRST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT C

RECORD OF PROCEEDING
ZONING CASE Z-33-2023 COD No. 245

Z-33-2023 COD 245
221, 225 & 227 East Sunshine Street
Applicant: Sanders Property, LLC

Mr. Neal stated that this is a request to rezone approximately 1.26 acres of property from O1, Office District to GR, General Retail with Conditional Overlay District 245.

Caleb Freeman, 1501 W. Meadowmere and looking to rezone from Office District to General Retail and here to answer any questions.

Natalie Broekhoven closed the public hearing.

Mr. Pauly noted that the area is a good location, but already has a lot of development and wants something else developed there, but not sure about another retail development.

Planning and Zoning Commission Board Member Knuckles moved to approve Z-33-2023 COD 245 (221, 225 & 227 East Sunshine Street) and Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Scott, Commissioner Colony, Commissioner Knuckles. Nays: Commissioner Pauly. Absent: Helen Gunther, Christopher Lebeck, and Britton Jobe. Abstain: None.



Bob Hosmer, AICP
Planning Manager

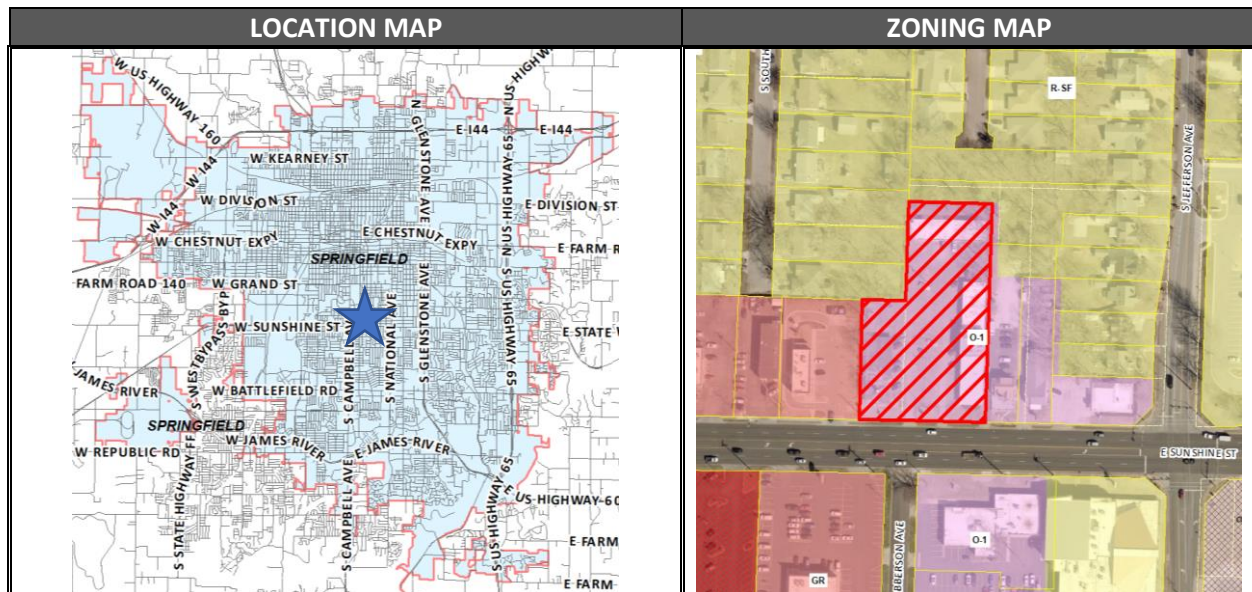
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-33-2023 with Conditional Overlay District No. 245
Location:	221, 225 & 227 East Sunshine Street
Total Acres:	1.26 acres
Applicant:	Sanders Prop LLC
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	November 16, 2023
Planning and Zoning Commission:	December 14, 2023
City Council:	January 22, 2024
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-33-2023 with Conditional Overlay District No. 245 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

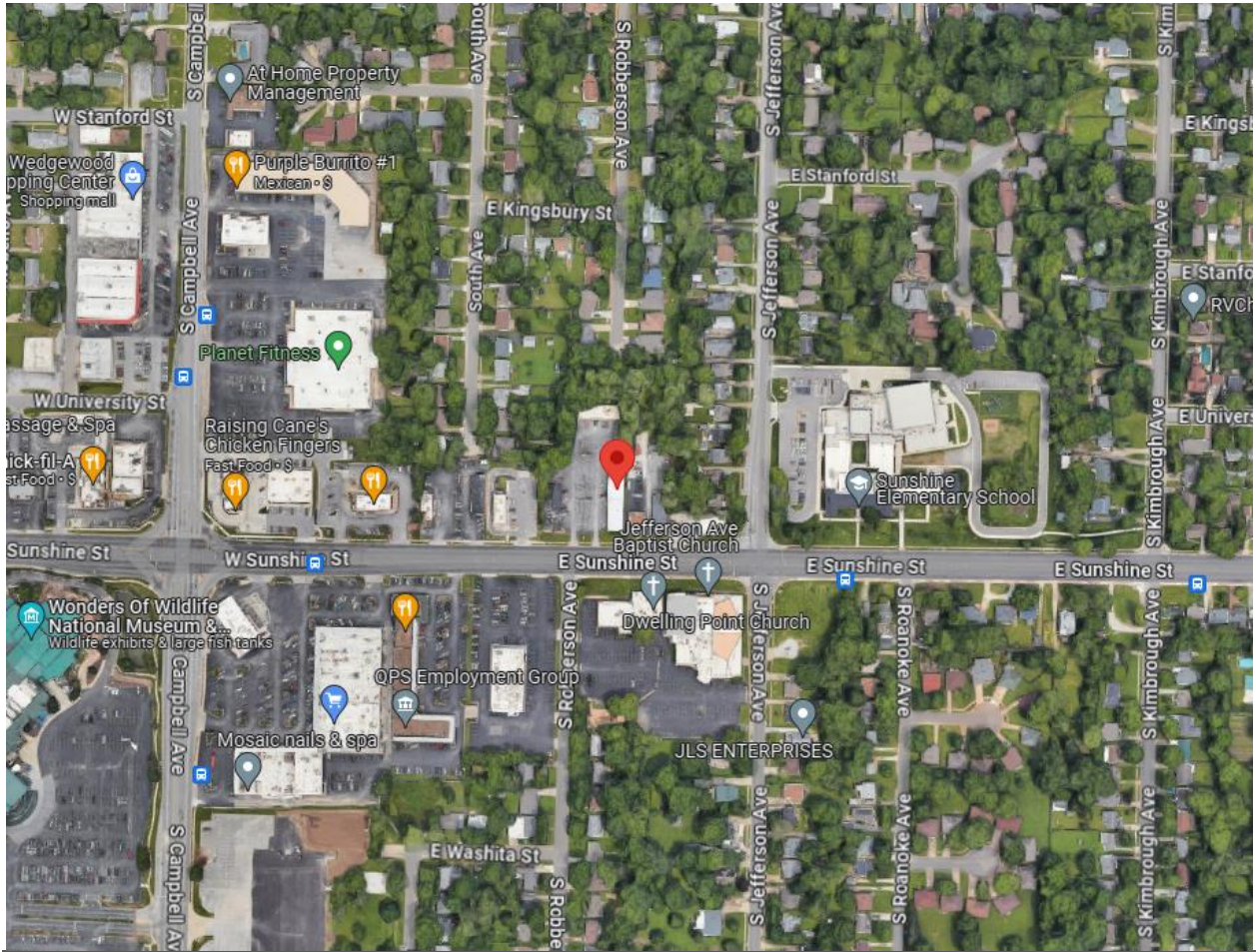
PROJECT SUMMARY:

Request to rezone approximately 1.26 acres of property generally located at 221, 225 and 227 East Sunshine Street from O-1, Office District to GR, General Retail with Conditional Overlay District No. 245.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was zoned O-1 in 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 REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GR DISTRICT
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)

DEVELOPMENT REVIEW STAFF REPORT

	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 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.
Minimum Lot Size	Not applicable to the GR, General Retail District
Maximum Height	Not applicable to the GR, General Retail District
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.
Minimum Yard Requirements	Front yards – 25 feet when fronting on a street classified as collector or higher, or as required by Section 36-453, Supplemental open space, and yard regulations. 15 feet when fronting a street classified as local, or as required by Section 36-453. The front yard setback may be reduced below the minimum required above if a Conditional Use Permit is approved in accordance with Section 36-363, Conditional use permits, or if a preliminary plat is approved in accordance with the City's subdivision regulations. Side yards – None, except as required by Section 36-453 and the bufferyard requirements contained in Section 36-482, Landscaping and bufferyards. Rear yards – None, except as required by the bufferyard requirements contained in Section 36-482.
Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan, meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved. (b) A landscape plan, meeting the requirements of Sections 36-482 and 36-483, Off-street parking and loading design standards, shall be submitted, and approved.

DEVELOPMENT REVIEW STAFF REPORT

	(c) Off-street parking and vehicular use areas shall be screened from all residential uses, in accordance with Section 36-480, Screening and fencing. (d) Refuse storage areas shall be screened from view in accordance with Section 36-480. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards. (g) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Future development must comply with the interior and perimeter landscaping requirements, as applicable to a future site plan, per subsections 36-482 (9) (a) and (b), unless the property owner opts to utilize the point system described in subsection 36-482 (10) instead. Based on the proposed zoning for the subject area and the zoning of its neighbors, a Bufferyard Type F will be required along the north and west property line where adjacent to property zoned R-SF, Single-Family Residential District.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within 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.

Primary Land Uses:

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

Supporting Land Uses:

- Public and private schools and places of worship

DEVELOPMENT REVIEW STAFF REPORT

- Parks, greenways, and open space
- Urban agriculture
- Universities, colleges, and vocational schools
- Personal and outdoor storage

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

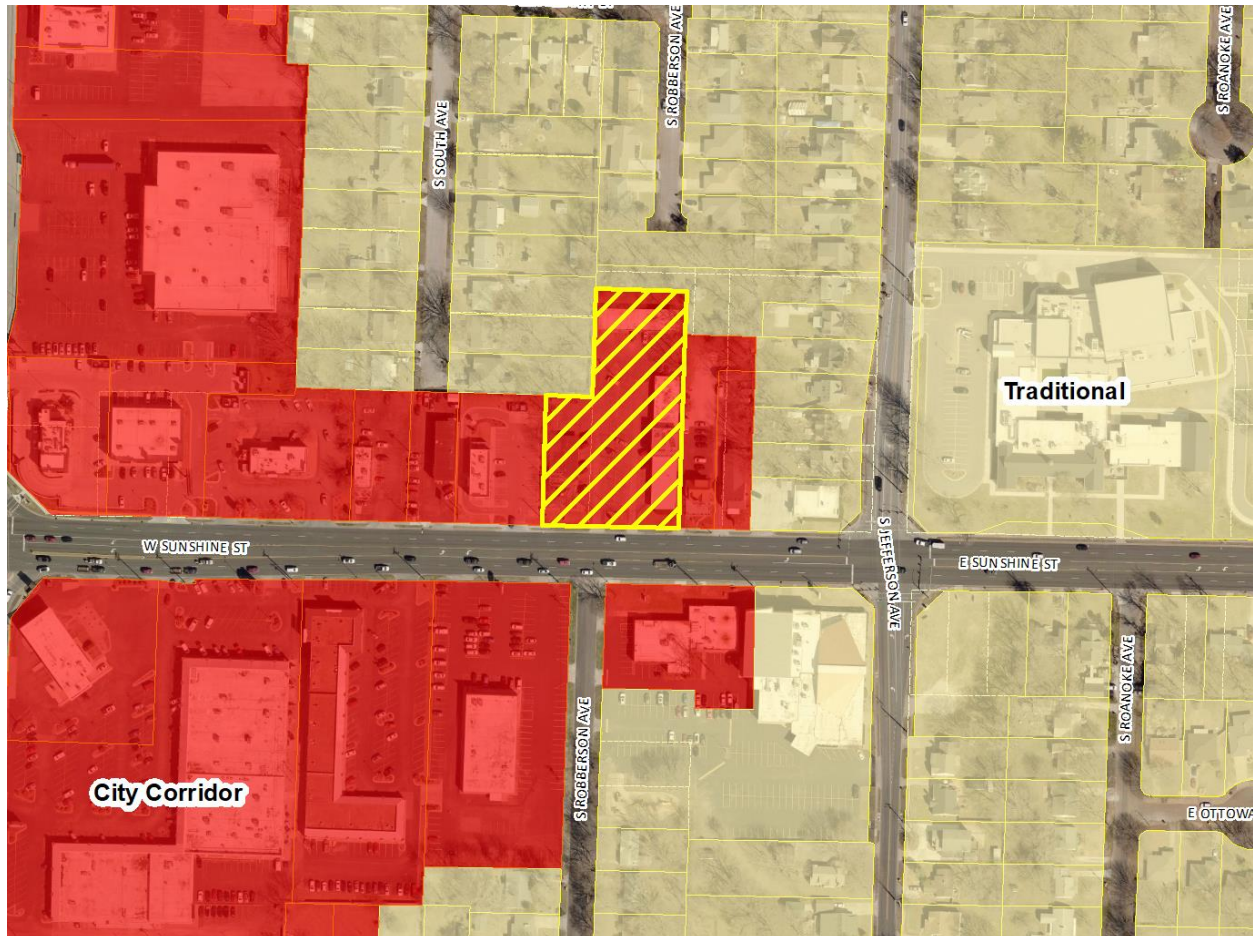
DEVELOPMENT REVIEW STAFF REPORT

TRANSITIONS:

- Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential Placetypes.
- Higher density residential development should be integrated along existing commercial corridors in need of reinvestment, transitioning aging commercial properties to new uses and focusing future commercial development at high activity nodes.
- Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	GR, O-1	O-1, R-SF	GR, R-SF
LAND USE	Single-family residence	Commercial uses	Office uses, Single-family residence	Restaurant
PLACETYPES	Traditional neighborhood	City Corridor	City Corridor, Traditional neighborhood	City Corridor, Traditional neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

DEVELOPMENT REVIEW STAFF REPORT

No issues. Tract has access to public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING 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	E. Sunshine Street	Primary Arterial	City	50	40	NA	No	Yes	Yes

ACCESS - There are currently two driveway access points onto the property from E. Sunshine 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 is one bus stop along E. Sunshine 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

227 E Sunshine St is an existing heavily impervious area site. Approximately 95% of the 1.26-acre site is parking or building. 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 **is not applicable because the site is built out**.

PW Stormwater has no concerns for the proposed rezoning from O1 to GR. 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

DEVELOPMENT REVIEW STAFF REPORT

1. The site is approximately 95% impervious area. Any redevelopment of the area will be over impervious area not requiring detention volume requirements. The site is the top-of-hill for the surrounding drainage with discharge draining to E Sunshine St.

WATER QUALITY REQUIREMENTS

1. Water Quality is required if greater than 1 acre is disturbed at time of development.
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

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1.26 acres of property generally located at 221, 225 and 227 East Sunshine Street from O-1, Office District to GR, General Retail with Conditional Overlay District No. 245.
2. This application is consistent with the City Corridor placetype which 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.
3. The subject property is located near the Sunshine and Campbell intersection. These areas are intended to be locations of business and high-end housing development and that development be concentrated in and around activity centers so as to optimize transportation investments and compact growth pattern.
4. The proposed COD will require the installation of perimeter and interior landscaping for any change of use, building permit or subdivision of the property which is intended to further the goals of the Comprehensive Plan recommendation to actively enhance landscaping in the City Corridor placetype.

DEVELOPMENT REVIEW STAFF REPORT

5. 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.
6. There are changing conditions in the area affected that make the proposed rezoning necessary. New redevelopment of property within the vicinity has been occurring.
7. The range of uses in the proposed GR district is compatible with the uses permitted on other property in the immediate vicinity.
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 of the 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.
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 City Corridor placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

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

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 245

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

1. Perimeter landscaping shall be provided along Sunshine Street for any change of use, building permit or subdivision of the property. The plantings within the perimeter landscape area shall consist of at least one canopy tree, one understory, ornamental, or evergreen tree and four shrubs per 100 linear feet of street frontage as required in Sec. 36-482 the Zoning Ordinance.
2. Interior landscaping as required in Sec. 36-482 of the Zoning Ordinance shall be provided for any change of use, building permit or subdivision of the property.
3. If an existing building or structure that currently does not conform to the current bufferyard requirements is demolished, then the standard bufferyard shall be provided according to the bufferyard requirements in Sec. 36-482 of the Zoning Ordinance.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Office to General Retail
(existing zoning) (proposed zoning)
2. Meeting Date & Time: November 16, 2023 @ 4:00pm-6:30pm
3. Meeting Location: 1500 S Campbell Ave, Springfield, MO 65807
4. Number of invitations that were sent: 186
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 3
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

See attached

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

None

I, Jared Davis (print name), attest that the neighborhood meeting was held on 11/16/2023 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Jared M. Davis

Printed name of person completing affidavit

Verbal Comments from attendees:

Increased traffic concerns – Anne Griffin

GR allows by right drive thru restaurant and that block does not need another one creating more cross traffic on Sunshine – Bruce Adib-Yazdi



EXPLANATION TO COUNCIL BILL 2024-019 (SIMPSON, HORTON)

FILED: 01/23/2024

ORIGINATING DEPARTMENT: Law

TITLE: A general ordinance amending the Springfield City Code, Chapter 78, Offenses and Miscellaneous Provisions, Article I, In General, by adding a new Section 78-10, Monetary Prizes.

PURPOSE: To amend the Springfield City Code, Chapter 78, Offenses and Miscellaneous Provisions, Article I, In General, by adding a new Section 78-10, Monetary Prizes.

BACKGROUND INFORMATION: This Ordinance is brought forward at the request of the sponsors in response to concerns raised by the City Council concerning the proliferation of entertainment devices operating within the City that offer monetary prizes to players.

The restrictions contained in this Ordinance relate to the format of prizes offered to players of entertainment devices, regardless of the rules of play. It would prohibit the operation of any entertainment device which offers any monetary prize, which is defined as any prize in the form of cash, check, bank transfer, negotiable instrument, store credit, gift card, or any ticket or other item that is redeemable for cash, check, bank transfer, negotiable instrument, store credit, or gift card.

Based on the potential profit incentive of operating such machines, minimum penalties are also established. Each device maintained or offered would constitute a separate offense, and for a first offense, a violator would be subject to a minimum fine of \$500. For a second offense, a violator would be subject to a fine of \$1000, and for a third offense, a violator would be subject to a \$1000 fine and a minimum of 30 days in jail. The Court would not have the ability to suspend the minimum sentences.

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. Monetary Prize _ Ord

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 01-16-24

Sponsored by: Simpson, Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-019

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield City Code, Chapter 78, Offenses and Miscellaneous
2 Provisions, Article I, In General, by adding a new Section 78-10, Monetary
3 Prizes.
4 _____
5

6 WHEREAS, City Council finds that unregulated entertainment devices offering
7 monetary prizes to players are proliferating within the City; and
8

9 WHEREAS, City Council finds that entertainment devices offering monetary
10 prizes can result in detrimental impacts to the neighborhoods in which they are located;
11 and
12

13 WHEREAS, City Council finds that entertainment devices offering monetary
14 prizes can result in detrimental impacts to the players of such devices, including
15 financial hardships and increased reliance on public assistance; and
16

17 WHEREAS, City Council finds that the regulation of entertainment devices that
18 offer monetary prizes is necessary for the protection of the public health, safety, and
19 welfare.
20

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 (NOTE: Underlined language is to be added. Language to be removed is
25 stricken.)
26

27 Section 1 – The City Council hereby amends the Springfield City Code, Chapter
28 78, Offenses and Miscellaneous Provisions, Article I, In General, by adding a new
29 Section 78-10, Monetary Prizes, which section and subsections shall read as follows:
30

31 Sec. 78-10. – Monetary Prizes
32

33 a. No person shall maintain or offer for use by any person any entertainment
34 device that offers a monetary prize to any person regardless of the frequency with which

a monetary prize is conferred or the odds of any individual user realizing a monetary prize.

b. For purposes of this section, the term "entertainment device" shall mean any device which operates for the entertainment or amusement of the operator, whether or not manipulated by the operator. The term "entertainment device" includes, but is not limited to, any video game or electronic game, regardless of the rules of play. The term "entertainment device" does not include any gambling device which is prohibited by state law or any device which is necessary to participate in any activity which is authorized by Chapter 313 of the Missouri Revised Statutes.

c. For purposes of this section, the term "monetary prize" means any prize in the form of cash, check, bank transfer, negotiable instrument, store credit, gift card or any ticket or other item that is redeemable for cash, check, bank transfer, negotiable instrument, store credit or gift card.

d. Penalties

(1) Any violation of this section shall be punishable by a fine of not more than \$1,000 or by imprisonment in jail for a period not exceeding 180 days, or both such fine and imprisonment. The Court shall not suspend imposition of sentence for any violation of this section.

(2) Each entertainment device maintained or offered for use in violation of this section shall constitute a separate offense. Where an individual is convicted of multiple violations of this section, the sentence for each violation must run consecutive to any other sentence for any separate violation of this section.

(3) Any person found guilty of a violation of this section shall be sentenced to a minimum fine of \$500.

(4) Any person found guilty of a violation on this section who has previously been found guilty of a violation of this section shall be sentenced to a minimum fine of \$1000.

(5) Any person found guilty of a violation of this section who has previously been found guilty of two or more a violations of this section shall be sentenced to a minimum fine of \$1000 and a term of imprisonment not less than 30 days.

(6) No portion of the minimum sentences described in paragraphs (3), (4), and (5) above shall be eligible for a suspended execution of sentence and no person found guilty of a violation of this section shall be eligible for probation or parole until the minimum sentences described in paragraphs (3), (4), and (5) above have been served.

Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability

81 incurred nor any cause or causes of action occurred or existing, under any act or
82 ordinance repealed hereby. Nor shall any right or remedy of any character be lost,
83 impaired, or affected by this Ordinance.
84

85 Section 3 – Severability Clause. If any section, subsection, sentence, clause, or
86 phrase of this Ordinance is for any reason held to be invalid, such decision shall not
87 affect the validity of the remaining portions of this Ordinance. The Council hereby
88 declares that it would have adopted the ordinance and each section, subsection,
89 sentence, clause, or phrase thereof, irrespective of the fact that any one or more
90 sections, subsections, sentences, clauses, or phrases be declared invalid.
91

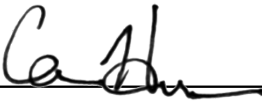
92 Section 4 – This Ordinance shall be in full force and effect from and after
93 passage.
94

95 Passed at meeting: _____
96

97 _____
98 Mayor
99

100 Attest: _____, City Clerk
101

102 Filed as Ordinance: _____
103

104 _____
105 Approved as to form: , Assistant City Attorney
106

107 _____
108 Approved for Council action: , City Manager



EXPLANATION TO COUNCIL BILL 2024-020 (LEE)

FILED: 01/23/2024

ORIGINATING DEPARTMENT: Human Resources

TITLE: A general ordinance amending the Springfield City Code, Section 2-91, known as the 'Merit System Rules and Regulations,' by amending Merit Rule 8.12 "Reinstatement," to expand reinstatement options.

PURPOSE: To amend the Springfield City Code, Chapter 2, Article III, Division 1, Section 2-91, known as the Merit System Rules and Regulations ("Merit Rules"), by amending Merit Rule 8.12 – Reinstatement which governs employee reinstatement options and to expand the rule.

BACKGROUND INFORMATION: This proposed change to the City's Merit Rules is recommended to provide an additional recruitment option specifically for sworn police and fire non-duty disability retirees covered under the City's Police Officers' and Fire Fighters' Retirement Fund. This change will affect retirees interested in applying for reinstatement to City employment in the same position that will then be covered under the Local Government Employees Retirement System ("LAGERS") should reinstatement be approved. This option is designed to assist in the recruitment and retention of eligible sworn police and fire employees as another possible strategy to help alleviate the police officer candidate shortage.

The proposed change to this Merit Rule falls under the jurisdiction of the Personnel Board and was presented to the Personnel Board for review and consideration at its January 4, 2024, administrative meeting. The Board voted unanimously to approve the recommended change which is now submitted to City Council for consideration and approval.

REMARKS: City management recommends this amendment to the Merit Rules as contained in this Council Bill. The proposed change will expand the current reinstatement rule to include an additional option specific to non-duty disability retirees of the City's Police Officers and Fire Fighters Retirement Fund with the goal to advance the City's recruitment and retention efforts for those positions, that are often hard-to-fill public safety positions.

It is respectfully requested that Council give consideration and approval to these changes.



Submitted By: Darla Morrison, Director of Human Resources

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. Merit Rule 8.12 Amendment_ Ord

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 01-16-24

Sponsored by: Lee

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-020

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield City Code, Section 2-91, known as the 'Merit
2 System Rules and Regulations,' by amending Merit Rule 8.12
3 "Reinstatement," to expand reinstatement options.
4 _____
5

6 WHEREAS, the city desires to amend Merit Rule 8.12 "Reinstatement" for the
7 purpose of rehiring retired police officers and fire fighters; and
8

9 WHEREAS, the Personnel Board approved said proposed amendment on
10 January 4, 2024.
11

12 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
13 SPRINGFIELD, MISSOURI, as follows, that:
14

15 NOTE: Underlined language is being added and ~~stricken~~ language is being
16 deleted.
17

18 Section 1 – That Merit Rule 8.12 "Reinstatement," adopted pursuant to
19 Springfield City Code, Section 2-91, 'Merit System Rules and Regulations,' is hereby
20 amended to read as follows:
21

22 **8.12 Reinstatement**

23

24 An employee with status who has resigned or been laid off through no fault of
25 the employee may be reinstated to a position of the same class within one
26 (1) year from the effective date of separation. Such reinstatement shall be
27 made only with the prior approval of the Director and shall be subject to the
28 successful completion of a probationary period as a Probationary Employee
29 in accordance with Rule 9. An employee, who terminates employment and is
30 reinstated in the same calendar month and year, shall have their
31 probationary period waived upon reinstatement. The Director's approval of a
32 reinstatement shall include a finding that the candidate meets ~~meeting~~ the

33 current qualifications for the class of positions.

34
35 Additionally, former employees who are non-disability retirees under the
36 City's Police Officers' and Fire Fighters' Retirement Fund may be reinstated
37 to a position of the same class within one (1) year from the effective date of
38 separation. Per section 2-460 of the City's Code, such reinstated individuals
39 will not be eligible to continue to participate in the Police Officers' and Fire
40 Fighters' Retirement Fund (other than already vested benefits) but will be
41 eligible to participate in the Local Government Employees Retirement
42 System (LAGERS). Although reinstated, such individuals' years of service
43 under the Police Officers' and Fire Fighters' Retirement Fund will not count
44 as credit toward a LAGERS pension. Such reinstatement shall be made only
45 with the prior approval of the Director and shall be subject to the successful
46 completion of a probationary period as a Probationary Employee in
47 accordance with Rule 9. Such retirees who are reinstated in the same
48 calendar month and year of the separation, shall have their probationary
49 period waived upon reinstatement. The Director's approval of a reinstatement
50 shall include a finding that the candidate meets the current qualifications for
51 the class of positions.

52
53 An employee with status who has been found by the City Manager, after a
54 Personnel Board hearing on the employee's appeal, to have been improperly
55 dismissed for political, religious, or ethnic reasons shall, with approval of the
56 City Manager, be reinstated to the employee's former position or a position of
57 like status and pay, without loss of pay for the period of the employee's
58 separation.

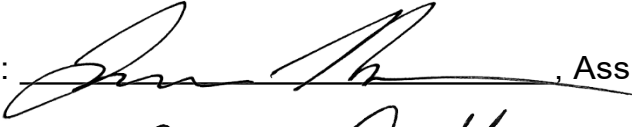
59
60 Section 2 – This Ordinance shall be in full force and effect from and after
61 passage.

62
63 Passed at meeting: _____

64
65
66 _____
67 Mayor

68 Attest: _____, City Clerk

69
70 Filed as Ordinance: _____

71
72
73 Approved as to form: , Assistant City Attorney

74
75
76 Approved for Council action: , City Manager



EXPLANATION TO COUNCIL BILL 2024-022 (MCGULL)

FILED: 01/24/2024

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A resolution granting a Short-Term Rental Type 2 permit for the property generally located at 1412 South Luster Avenue, for the purpose of allowing the establishment of a Short-Term Rental Type 2 pursuant to Section 36-473 of the Land Development Code.

PURPOSE: Granting a Short-Term Rental Type 2 permit for the property generally located at 1412 South Luster Avenue, for the purpose of allowing the establishment of a Short-Term Rental Type 2 pursuant to Section 36-473 of the Zoning Ordinance.

BACKGROUND INFORMATION: The property owner has applied for a Short-Term Rental ("STR") Type 2 permit to establish a Short-Term Rental Type 2 at 1412 South Luster Avenue. Section 36-473 of the Zoning Ordinance requires that Type 2 applicants conduct a neighborhood meeting and obtain signatures from fifty-five percent or more of property owners adjacent to and immediately across the street from the proposed STR. If the signatures of at least fifty-five percent of neighboring property owners cannot be secured, the applicant may apply to the City Council to obtain a resolution granting the STR Type 2 permit.

The applicant has obtained zero signatures from the four adjacent property owners, resulting in zero (0) percent consent as shown on "Exhibit C."

The four adjacent property owners who did not sign the consent form have been notified with protest petitions that clearly state that "Failure to return this protest petition prior to the City Council meeting indicates that you do not oppose the application for a Short-Term Rental."

Property owners within 500 feet of the proposed Short-Term Rental Type 2 establishment have been notified by regular mail of the February 12th City Council meeting.

If approved, all other requirements of the Short-Term Rental requirements of Section 36-473 of the Zoning Ordinance must be met.

Submitted By: Corey Stinson, Associate Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 2/1/2024

Attachments:

1. STR2 Appeal 1412 S. Luster Avenue (1)
2. Letter_Exh A
3. Affidavit_Exh B
4. Owner Consent_Exh C

One-rdg. X
P. Hrngs.
Pgs. 15
Filed: 02-06-24

Sponsored by: McGull

COUNCIL BILL 2024-022 RESOLUTION

A RESOLUTION

1 GRANTING a Short-Term Rental Type 2 permit for the property generally
2 located at 1412 South Luster Avenue, for the purpose of allowing
3 the establishment of a Short-Term Rental Type 2 pursuant to
4 Section 36-473 of the Land Development Code.
5
6

7 WHEREAS, the owner of the property located at 1412 South Luster Avenue has
8 applied for a Short-Term Rental (“STR”) Type 2 Permit; and
9

10 WHEREAS, Section 36-473 of the Land Development Code requires STR Type 2
11 applicants to obtain signatures from 55 percent or more of property owners adjacent to
12 and immediately across the street from the proposed property to be permitted as an
13 STR; and
14

15 WHEREAS, if the signatures of 55 percent of the neighboring property owners
16 cannot be secured City Council may, by resolution, grant the STR Type 2 Permit; and
17

18 WHEREAS, the owner of the property located at 1412 South Luster Avenue has
19 obtained zero of the four signatures of property owners adjacent to and immediately
20 across the street from the property, resulting in 0 percent consent of the neighboring
21 property owners, as shown in “Exhibit A” and “Exhibit C,” which is attached hereto and
22 incorporated herein by this reference; and
23

24 WHEREAS, the owner of the property located at 1412 South Luster Avenue held
25 a neighborhood meeting on December 27, 2023, with seven attendees, as shown in
26 “Exhibit B”; and
27

28 WHEREAS, property owners within 500 feet of the proposed STR Type 2
29 establishment were notified by regular mail of the February 12, 2024, City Council
30 meeting.
31

32 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
33 SPRINGFIELD, MISSOURI, as follows, that:
34

35 Section 1 – City Council hereby grants the applicant a STR Type 2 Permit for the
36 property located at 1412 South Luster Avenue. The granting of the Permit is expressly
37 subject to compliance with Section 36-473 of the Land Development Code, and any
38 other applicable provisions of City Code.

39
40 Section 2 – This Resolution shall be in effect immediately upon adoption and
41 passage.

42
43 Passed at meeting: _____

44
45 _____
46 Mayor
47

48 Attest: _____, City Clerk
49

50 Filed as Resolution: _____
51

52
53 Approved as to form: Laura Vales, Assistant City Attorney
54

55
56 Approved for Council action: Jason A. Hays, City Manager

EXHIBIT A

To whom it may concern,

I was not successful in receiving adjacent signatures to the listed owners surrounding 1412 S luster Ave Springfield MO. 3 of the properties are rentals and I could not reach the owners, the property to the south is occupied by the owner and his son. The son answered and informed me they had no complaints on the change but his father is in his final stages of losing his battle to lung cancer and could not make it to the door. If you need any other information from me please let me know. We had a great meeting, the neighbors seemed happy and excited about the new venture. Thank you.

Ashley Jones
417-231-2085



Application for Short-Term Rental Type 2

eCity INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

1. Fill out the Short-Term Rental Intake Form and apply on [eCity](#).
2. Wait for Planning staff to review and send a follow-up email requesting payment of fees.

Case No.	
Date Filed	
Received By	
Receipt No.	

*Fee Amount Paid: \$ 382

[See Fee Schedule](#)

The signers of this application ask the City Council of the City of Springfield, Missouri to approve an application for the use of a short-term rental at the following address:

Property Address: 1412 S Luster Ave Springfield MO 65804

We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application as required by the Zoning Ordinance of the City of Springfield.

PROPERTY OWNER'S INFORMATION:

Name of current property owner: Ashley Jones

If corporation: Corporate Official: _____

Mailing Address: 3985 E Bridgend Dr Springfield MO

Zip Code: 65809 Phone: 417-231-2085

E-mail: blupearlproperties@gmail.com

PROPERTY OWNER'S SIGNATURE: _____

Application Timeframe by Department



See checklist on page 2 for additional information.

OPERATOR'S INFORMATION (if different):

Name: Ashley Jones

Mailing Address: 3985 E Bridgend Dr Springfield MO Zip Code: 65809

Phone: 417-231-2085 E-mail: blupearlproperties@gmail.com

NOTE: All the items listed on the attached checklist must be submitted during the application process or the application will be denied. The timeframes established in the attached checklist must be followed or the application will be denied.

*Fees are non-refundable

EXHIBIT B**AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY**

1. Request to establish a Short-Term Rental Type 2.

2. Meeting Date & Time: 12/27/23

3. Meeting Location: 1412 S. Taster Ave Springfield MO 65804

4. Number of invitations that were sent: as many names the city provided me

5. Number of neighbors in attendance (attach a sign-in sheet): 7

6. 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 owner/operator must explain why the issues cannot be resolved.)

parties - no parties or events are allowed.
noise - quiet time will be 10pm-7am, guests will sign off on this
parking - guests are permitted 2 cars and must park in the driveway

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

none

I, Ashley Jones (print name), attest that the neighborhood meeting was held on
12/27/23 (month/date/year), in accordance with the attached "Neighborhood Notification and Meeting Process."

Ashley Jones
Signature of person completing affidavit

Ashley Jones
Printed name of person completing affidavit

SHORT-TERM RENTAL TYPE 2 ADJACENT OWNER CONSENT AFFIDAVITAddress of Proposed Short-Term Rental: **1412 S Luster**

STATE OF _____)

COUNTY OF _____)

The undersigned hereby states that the undersigned verified the ownership of each residential property adjacent to the above-referenced address as defined in section 36-473(2) and obtained written consent of the proposed short-term rental at the above-referenced address from at least 55% of said owners as shown on Exhibit 1 and attached hereto. The undersigned further states that he or she personally witnessed the signatures contained on Exhibit 1 and that each person signed Exhibit 1 in the undersigned's presence. If the owner(s) signatures cannot be witnessed by the undersigned, then a notarized signature(s) of the adjacent residential property owner(s) must be obtained.

(Corporate Seal**)

Signature of Owner/Operator_____
Typed or Printed Name_____
Title_____
Name of Company or Organization
(If Applicable)

ATTEST:

Corporate Secretary
(If no seal)

Subscribed and sworn to before me a notary public on this _____ day of _____, 20 _____.

Notary Public

My Commission expires: _____

**City of Springfield Short-Term Rental
ADJACENT OWNER CONSENT FORM**

The undersigned hereby certifies that they are the owners of property referenced below and that they consent to the proposed short-term rental located at: **1412 S Luster**

If the ownership is under two or more individuals (each individual) must sign this form. Only the owner's signature constitutes consent.

The address and owner of record of all adjacent residential properties must be listed, whether they consent or not.

1.	Address of Adjacent Residential Property: 2144 E BENNETT ST Owner(s) of Record (Typed or Printed) Signature(s) of Owners Title	Notary Seal (only required if signature not witnessed by applicant) SEAL
2.	Address of Adjacent Residential Property: 1418 S LUSTER AVE Owner(s) of Record (Typed or Printed) Signature(s) of Owners Title	Notary Seal (only required if signature not witnessed by applicant) SEAL
3.	Address of Adjacent Residential Property: 2130 E BENNETT ST Owner(s) of Record (Typed or Printed) Signature(s) of Owners Title	Notary Seal (only required if signature not witnessed by applicant) SEAL

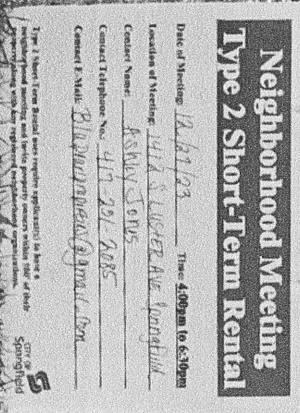
**City of Springfield Short-Term Rental
ADJACENT OWNER CONSENT FORM**

The undersigned hereby certifies that they are the owners of property referenced below and that they consent to the proposed short-term rental located at: **1412 S Luster**

If the ownership is under two or more individuals (each individual) must sign this form. Only the owner's signature constitutes consent.

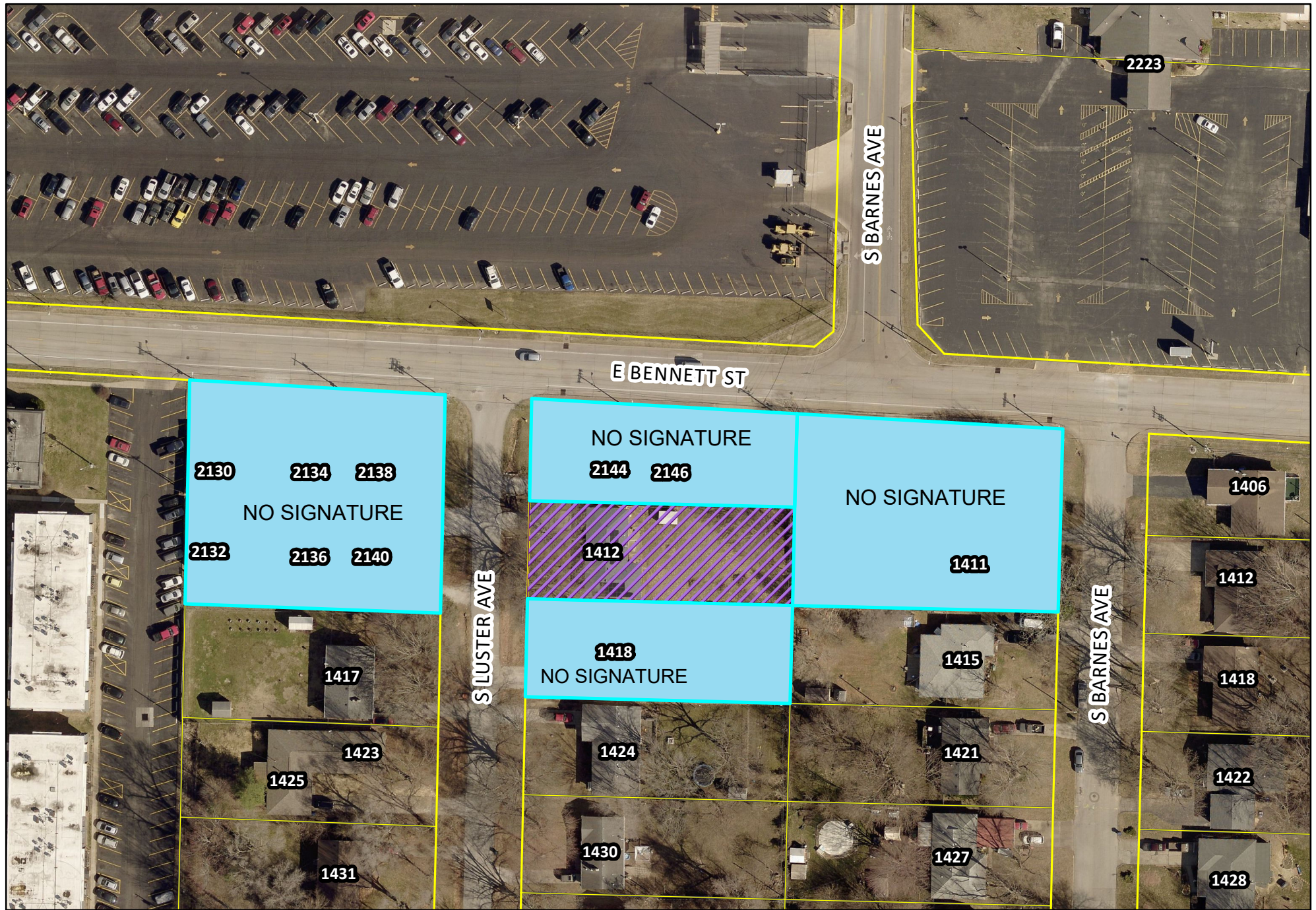
The address and owner of record of all adjacent residential properties must be listed, whether they consent or not.

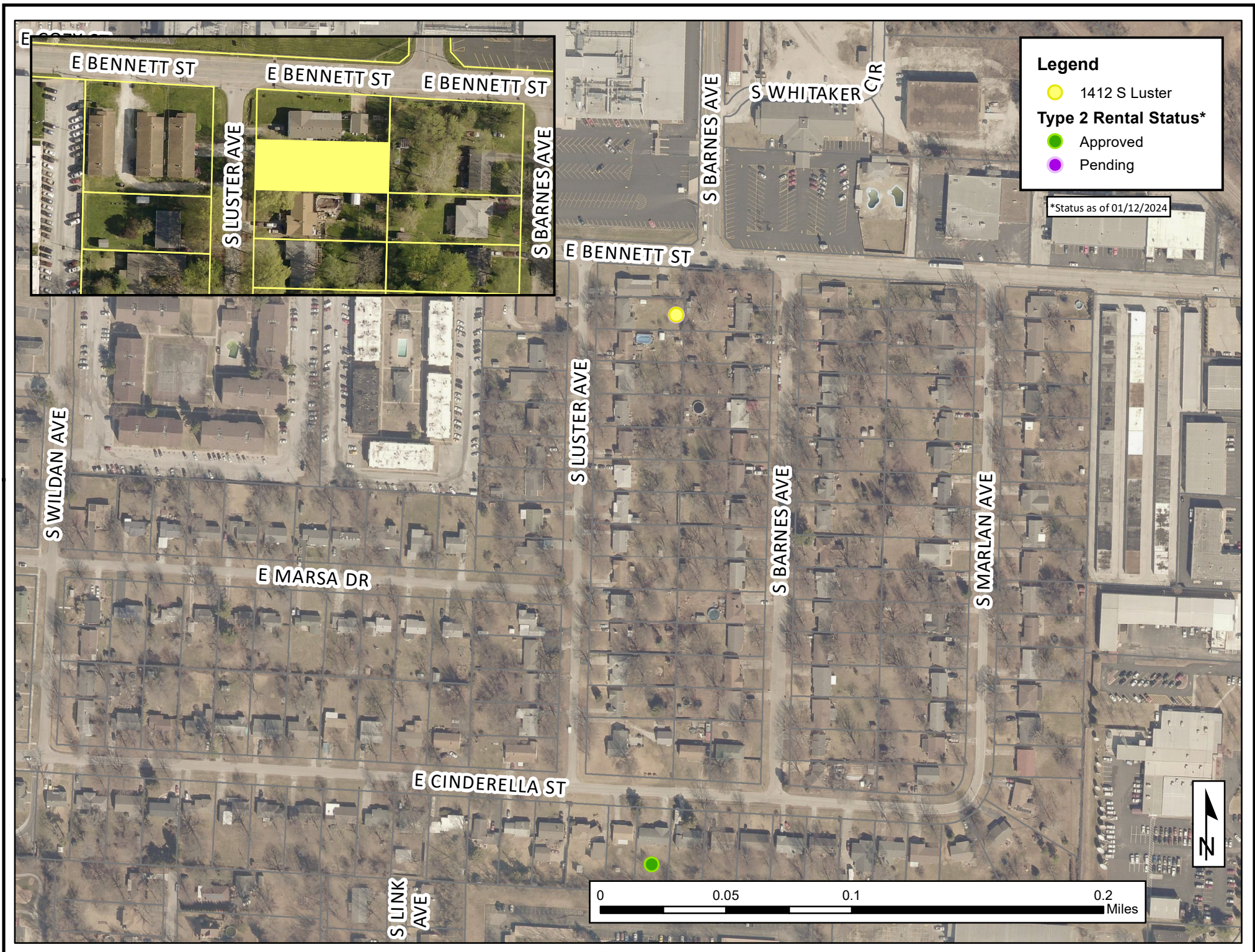
4.	Address of Adjacent Residential Property: 1411 S BARNES AVE Owner(s) of Record (Typed or Printed) Signature(s) of Owners Title	Notary Seal (only required if signature not witnessed by applicant) SEAL
5.	Address of Adjacent Residential Property: Owner(s) of Record (Typed or Printed) Signature(s) of Owners Title	Notary Seal (only required if signature not witnessed by applicant) SEAL
6.	Address of Adjacent Residential Property: Owner(s) of Record (Typed or Printed) Signature(s) of Owners Title	Notary Seal (only required if signature not witnessed by applicant) SEAL



Ashley Jones
Signature of person completing sign posting

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611 Phone Page 86 of 306

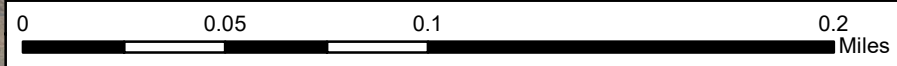




Legend

- 1412 S Luster
- Type 2 Rental Status***
- Approved
- Pending

*Status as of 01/12/2024



City of Springfield, Missouri

Short-Term Rental Intake Form

1. Business Name (if applicable): _____
Operator(s) Name: Ashley Jones
Operator(s) Address: 3985 E Bridgend Dr Springfield MO 65800
Phone: 417-231-2085 E-Mail: blupearlproperties@gmail.com

Short-Term Rental Address: 1412 S Luster Ave Springfield MO 65804

2. Property owner name, address, e-mail, and phone (if different):

3. Does the Short-Term Rental operator reside at the residential dwelling? ☐ Yes ☒ No

4. ☐ Type 1 (operator occupied; all zoning districts). ☒ Type 2 (non-operator occupied, zoned R-SF or R-TH). ☐ Type 3 (non-operator occupied, all other districts except R-SF or R-TH; no more than 2 units per premise).
Unit _____ Unit _____

5. Are guests housed in a primary structure or a historic carriage house (built before January 1, 1940)?
☒ Primary Structure ☐ Historic Carriage House
6. Is the dwelling unit currently being renovated or are there plans for renovation prior to completion of this application?
☒ Yes ☐ No
7. Have renovations to the dwelling occurred in recent history? ☒ Yes ☐ No If so, was a building permit issued by the City? ☐ Yes ☒ No

Ashley Jones
Business Owner/Operator


Signature

Property Owner
only if different

Signature

APPLICANT FILL OUT TO THIS POINT

PLANNING and DEVELOPMENT

1. Proposed location is zoned: R-TH 3. Verification of Historic Carriage House: N/A
2. Verification of rental type: 2 4. Verification of Density Requirements: APPROVED

PLN: PLN2023-00285 Personnel: CSTINSON Date Reviewed: 11/21/2023

Comments: _____



EXPLANATION TO COUNCIL BILL 2024-023 (HOSMER)

FILED: 01/24/2024

ORIGINATING DEPARTMENT: Economic Vitality

TITLE: A resolution authorizing the City Manager, or designee, to apply for up to \$25,000,000 in grant funds from the United States Department of Transportation Rebuilding American Infrastructure with Sustainability and Equity Grant Program to fund the expansion and closing of gaps in the City's trail network and related infrastructure upgrades.

PURPOSE: To adopt a resolution authorizing the City Manager to apply for up to \$25,000,000 in grant funds from the United States Department of Transportation Rebuilding American Infrastructure with Sustainability and Equity ("RAISE") Grant Program to fund the expansion and closing of gaps in the trail network and related infrastructure upgrades.

BACKGROUND INFORMATION: The United States Department of Transportation Rebuilding American Infrastructure with Sustainability and Equity ("RAISE") Transportation Grant Program is a highly competitive federal funding program designed to support transportation infrastructure projects that emphasize sustainability, innovation, and equity. Formerly known as BUILD and TIGER Grants, RAISE provides a platform for local governments and agencies to secure funding for projects that enhance safety, improve economic competitiveness, and promote multimodal solutions.

The City's Comprehensive Plan, Forward SGF, recommends the City continue to build upon the existing 77-mile trail system to close gaps that will create a comprehensive, highly connected system of trails across Springfield that will anchor neighborhood reinvestment and economic development while connecting residents to nature. Springfield residents expressed the strong desire to increase neighborhood connections to the regional trail system during Forward SGF outreach and many goals within the comprehensive plan recommend filling in gaps in the transportation network & providing multimodal transportation options that are accessible and reliable for users of all ages, abilities, and backgrounds.

Forward SGF also promotes targeting resources to Springfield's neighborhoods in the most urgent need of reinvestment. The RAISE grant will be used to address trail gaps and supporting infrastructure in Areas of Persistent Poverty ("APP") where those living within census tracts that have a poverty rate of at least 20% (per last 30 years of Census data) and Historically Disadvantaged Communities ("HDC") which have been marginalized by underinvestment and overburdened by pollution. Utilizing RAISE funds in these disinvested areas align with Forward SGF goals and would require zero match for funding. RAISE reviewers do not use an applicant's cost share when evaluating



applications on merit. The Department considers an applicant's cost share during the evaluation and selection process only to confirm eligibility for urban projects that are not located in an APP or HDC.

This project supports the following City Council Priorities:

- Quality of Place
- Economic Vitality
- Public Safety
- Fiscal Sustainability
- Governance and Legislative Engagement

Submitted By: Amanda Ohlensehlen, Director of Economic Vitality

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/1/2024

Attachments: 1. DOT RAISE Grant_ Ord

One-rdg. X
P. Hrngs.
Pgs. 4
Filed: 02-06-24

Sponsored by: Hosmer

COUNCIL BILL 2024-023 RESOLUTION

A RESOLUTION

1 AUTHORIZING the City Manager, or designee, to apply for up to \$25,000,000 in grant
2 funds from the United States Department of Transportation Rebuilding
3 American Infrastructure with Sustainability and Equity Grant Program
4 to fund the expansion and closing of gaps in the City’s trail network
5 and related infrastructure upgrades.
6
7

8 WHEREAS, the United States Department of Transportation has an initiative
9 called “Rebuilding American Infrastructure with Sustainability and Equity” (“RAISE”) that
10 awards grant funds to support transportation infrastructure projects that emphasize
11 sustainability, innovation, and equity, while also promoting safety, improved economic
12 competitiveness, and multimodal solutions; and
13

14 WHEREAS, if awarded, a RAISE grant will be used by the City to build upon the
15 existing 77-mile trail system to close gaps, creating a comprehensive, highly connected
16 system of trails across Springfield that will anchor neighborhood reinvestment and
17 economic development while connecting residents to nature; and
18

19 WHEREAS, if awarded, the RAISE Grant will be targeted toward trail gaps and
20 supporting infrastructure in Areas of Persistent Poverty (“APP”), where those living
21 within census tracts have a poverty rate of at least 20 percent, and Historically
22 Disadvantaged Communities (“HDC”), which have been marginalized by
23 underinvestment and overburdened by pollution; and
24

25 WHEREAS, this use of RAISE Grant funds would require no funding match or
26 cost sharing; and
27

28 WHEREAS, this project supports Quality of Place, Economic Vitality, Public
29 Safety, Fiscal Sustainability, and Governance and Legislative Engagement, all of which
30 are current priorities of City Council.
31

32 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
33 SPRINGFIELD, MISSOURI, as follows, that:
34

35 Section 1 – The City Manager, or designee, is hereby authorized to apply for a

Rebuilding American Infrastructure with Sustainability and Equity Grant from the Department of Transportation, in an amount up to a maximum of \$25,000,000, for the purpose of funding the expansion and closing of gaps in the trail network and related infrastructure upgrades in Areas of Persistent Poverty and Historically Disadvantaged Communities to increase neighborhood connections and provide multimodal transportation options.

Section 2 – This Resolution shall be effective immediately upon adoption.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Resolution _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Juan C. Hayes City Manager



EXPLANATION TO COUNCIL BILL 2024-024 (HARDINGER)

FILED: 01/25/2024

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A resolution authorizing the City Manager, or designee, to submit a proposal to provide Administration and Grant Coordination Services to the Ozarks Headwaters Recycling and Materials Management District, also known as Missouri Solid Waste Management District O, for a five-year period, which expenses will be reimbursed to the City through Missouri Department of Natural Resources Waste Management Program Grant funds.

PURPOSE: To authorize the City Manager, or designee, to submit a proposal for providing grant administration and planner services to the Missouri Solid Waste District O, otherwise known as Ozarks Headwaters Recycling & Materials Management District ("OHRD"). If the City is awarded the contract with OHRD, costs for providing these services will be reimbursed through Missouri Department of Natural Resources Waste Management Program Grant Funds. These annual grant fund reimbursements are estimated to be approximately \$150,000 to \$250,000 per year for a term of five years, including the period of July 1, 2024 through June 30, 2029.

BACKGROUND INFORMATION: Missouri is divided into 20 solid waste management districts. These districts were created to foster regional cooperation between cities and counties in managing solid waste. The districts help plan and implement recycling services and other alternatives to landfill disposal at the local level. They also administer waste reduction, reuse, recycling, and composting grants to support these efforts.

Funding for the districts is provided to the Missouri Department of Natural Resources Waste Management Program ("MDNR WMP") from the per-tonnage fees paid at Missouri landfills and transfer stations. MDNR WMP allocates the funds to the districts based on a statutory formula. The districts then award grants to various entities including local governments, small and large businesses, schools, sheltered workshops, not-for-profit organizations, and individuals to support activities to recycle, compost, reuse, reduce waste, and educate the public on these topics.

The City of Springfield is a member of OHRD, which includes the City of Springfield, Greene County, Polk County, Dallas County, Webster County, and Christian County. Elected Officials, or their appointed alternates, from these member organizations comprise a board that directs the district programs, grant administration, and planner services under the oversight of the MDNR Waste Management Program. Since OHRD's formation in 1992, over \$7,732,300 in grant funds have been awarded to businesses, agencies, and partners to improve waste management and diversion here



in our region.

Currently, the OHRD directly employs a planner who is housed in offices owned by Greene County. Similar to other Missouri waste districts, OHRD would like to contract directly with an entity to provide all Administrative and Grant Coordination Services through a formal contract for services. If selected by OHRD to provide these services, the Department of Environmental Services anticipates providing the services listed in "Exhibit A" and would staff the proposal using a new FTE position in the PAT 7-9 salary grade, to be approved by Council only if the City is awarded the proposal. Additional requirements of the proposal such as office space, administrative support, advertising, office supplies, technology use, and other miscellaneous expenses will be reimbursed to the City on a monthly or quarterly basis at the City's discretion. Some aspects of the services, such as miscellaneous office support, office space, use of conference rooms, may be provided as in-kind services based on Environmental Services' funds availability.

REMARKS: Environmental Services recommends approval of this Council Bill.

Submitted By: Erick Roberts, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/1/2024

Attachments:

1. OHRD Planner Services_res
2. OHRD Planner Services_ExhA

One-rdg. X
P. Hrngs.
Pgs. 7
Filed: 02-06-24

Sponsored by: Hardinger

COUNCIL BILL 2024-024 RESOLUTION

A RESOLUTION

1 AUTHORIZING the City Manager, or designee, to submit a proposal to provide
2 Administration and Grant Coordination Services to the Ozarks
3 Headwaters Recycling and Materials Management District, also known
4 as Missouri Solid Waste Management District O, for a five-year period,
5 which expenses will be reimbursed to the City through Missouri
6 Department of Natural Resources Waste Management Program Grant
7 funds.
8
9

10 WHEREAS, the City of Springfield is a member of the Ozarks Headwaters
11 Recycling and Materials Management District ("OHRD"), also knowns as Missouri Solid
12 Waste Management District O, which includes the City of Springfield, Greene County,
13 Polk County, Dallas County, Webster County, and Christian County; and
14

15 WHEREAS, the OHRD has issued a Request for Proposal (attached as "Exhibit
16 A") soliciting proposals for Administrative and Grant Coordination services, which
17 proposals are due by March 1, 2024; and
18

19 WHEREAS, the Missouri Department of Natural Resources ("MoDNR") has
20 grant funds available, through the tonnage fees paid at Missouri landfills and transfer
21 stations, to pay for administrative services for OHRD; and
22

23 WHEREAS, the Department of Environmental Services believes it is in the City's
24 best interest to submit a proposal to provide the Administrative and Grant Coordination
25 services to OHRD, with the understanding the City's expenses will be reimbursed by
26 OHRD; and
27

28 WHEREAS, if the City's proposal is approved by OHRD, the Administrative and
29 Grant Coordination services will be used to administer approximately \$500,000 in grant
30 funds annually to support and improve recycling services, waste reduction, reuse,
31 composting, and other waste disposal alternatives in the region.
32

33 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
34 SPRINGFIELD, MISSOURI, as follows, that:

35 Section 1 – The City Manager, or designee, is hereby authorized to submit a
36 proposal to provide Administration and Grant Coordination services to the Ozarks
37 Headwaters Recycling and Materials Management District, for the period of July 1,
38 2024, through June 30, 2029, with expenses for these services to be reimbursed to the
39 City through the Missouri Department of Natural Resources Waste Management
40 Program grant funds statutorily obligated for this purpose.

41
42 Section 2 – This Resolution shall be in effect from and after passage.

43
44 Passed at meeting: _____

45
46 _____
47 Mayor

48
49 Attest: _____, City Clerk

50
51 Filed as Resolution: _____

52
53
54 Approved as to form: John Millington, Deputy City Attorney

55
56
57 Approved for Council action: Jason A. Hays, City Manager

REQUEST FOR PROPOSALS**PROFESSIONAL ADMINISTRATION SERVICES**

The Ozarks Headwaters Recycling & Materials Management District (District) is seeking proposals for Administrative and Grant Coordination Services to be funded through grant funds received from the Missouri Department of Natural Resources Waste Management Program. The District serves the counties of Christian, Dallas, Greene, Polk, and Webster for waste management and recycling needs.

The District intends to offer an annual contract renewable for up to a total of five consecutive 12-month periods, beginning July 1, 2024.

Administrative and grant coordination services shall include, but are not limited to:

- Record keeping
- Accounting services
- Preparing grant calls
- Preparing grant program application, preparation, and submittal to MDNR
- Administering and managing grant program and sub-grantees upon grant award
- Maintaining grant files for all sub-grantees
- Maintaining an inventory of District assets
- Meeting scheduling and facilitating (including, but not limited to, district board meetings)
- Maintaining compliance with MDNR reporting requirements
- Preparing an annual budget
- Preparing an annual financial report
- Traveling to and attending monthly Planners and Missouri Solid Waste Advisory Board meetings
- Attending conferences as needed for training and networking
- Conducting bi-annual assessment of recycling services and activities
- Conducting outreach and education about grant program and waste management topics throughout the district and at conferences
- Serving on professional committees and organizations related to waste management
- Other activities as directed by the OHRD Executive Board

Respondents shall also implement the project in conformance with the following Waste Management Program compliance areas: Financial management, procurement, contract management, labor standards, equal opportunity/civil rights, citizen participation, acquisition/relocation and close-out.

Information provided to the District shall include:

- A. The specialized experience and technical competence of the applicant with respect to grant preparation and administration and related work

- B. A minimum of one dedicated full-time position similar to the services outlined in the attached job description
- C. List of key support staff and their experience available to the District for program implementation
- D. The past record of performance of the applicant with respect to such factors as to the accessibility of clients, quality of work and ability to meet schedules
- E. The applicant proximity to and familiarity with the area where the projects are located
- F. Capacity and capability of carrying out all aspects of professional and administration activities, beginning July 1, 2024
- G. Cost of services (clearly separate the cost associated with grant preparation and administration services). At minimum please include costs for location and approximate square footage of office space available, office supplies and equipment, computer equipment and technology support, marketing and advertising, digital and social media presence, training, certifications, and travel. Please indicate if willing to provide as in-kind match for any listed costs.
- H. Description of past experience in providing grant administration, project management, not-for-profit services, and regulatory compliance, specifically related to environmental or solid waste management
- I. Qualifications & experience of team members specifically assigned to perform services of this contract
- J. Three (3) references including full contact information where respondent has provided similar services as those specified in this RFP.

The information requested above must be submitted as sealed bids addressed to Erick Roberts, OHRD Executive Board Chairman, and received on or before 3:00 PM CST on March 1, 2024. The address is 840 N Boonville Ave, Room 108, Springfield, MO 65801.

All responses must be clearly labeled on the outside of the envelope
“Administrative Services Proposal for Ozarks Headwaters Recycling District”.

One original signed copy must be submitted, and one electronic copy (PDF) of the submission via email to eroberts@springfieldmo.gov. Late submittals will not be considered.

It is the responsibility of the offeror to ensure that the proposal has been received by the District Chair. To confirm receipt, you may contact Erick Roberts at 417-864-2001.

For more information, please contact the District Chair by email at eroberts@springfieldmo.gov. All questions must be submitted in writing by close of business on **January 31, 2024**. Responses to questions or requests for clarifications will be published, by addendum, on the District Website at <https://www.recycle417.com/> by February 12, 2024. Verbal information and other information provided to respondents apart from the initial RFP and any published addenda shall not be binding.

The District invites the submission of proposals from minority and female-owned firms. Pursuant to the State of Missouri’s RSMO 285.530, the District requires that: No business entity or employer shall knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the state of Missouri.

The District requires that applicants have been located within the district boundaries for at least five (5) years prior to applying.

Proposals will be scored, ranked, and reviewed per the evaluation processes and criteria in place with the District and Missouri Department of Natural Resources. Scoring criteria will be published on the District website at <https://www.recycle417.com/> The Evaluation Committee has the authority to reject or award none or any and all parts of the proposal based on any and all factors and information available to the committee. The Committee may conduct interviews as part of the evaluation process. The Committee intends to award the proposal with the best overall fit for the District.

The OHRD Executive Board intends to select the best proposal that addresses the requirements listed above, provides adequate office space with appurtenances and meeting room, and ensures continuity of the goals and directives of the District and Missouri Department of Natural Resources Waste Management Program.



EXPLANATION TO COUNCIL BILL 2024-025 (HARDINGER)

FILED: 01/25/2024

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A resolution authorizing the City Manager, or designee, to apply for a State Revolving Fund loan of up to \$5,700,000, a Water Quality Incentive Grant, and an Affordability Grant from the Missouri Department of Natural Resources, for the purpose of funding wastewater infrastructure projects required by the 2nd Amended Consent Judgment and approved Supplemental Overflow Control Plan.

PURPOSE: To Authorize the City Manager, or his designee, to apply for a State Revolving Fund loan of up to \$5,700,000, a Water Quality Incentive Grant, and an Affordability Grant from the Missouri Department of Natural Resources, for the purpose of funding wastewater infrastructure projects required by the 2nd Amended Consent Judgement and approved Supplemental Overflow Control Plan.

BACKGROUND INFORMATION:

1. The State Revolving Fund ("SRF") loan program is administered by the Missouri Department of Natural Resources ("MDNR") and provides low-interest loans to municipalities for wastewater infrastructure projects. It is a competitive selection process based on evaluation of applications.
2. If selected, the SRF loan will provide the City with a source of low-interest funds to complete several public sewer rehabilitation projects that were identified in the Supplemental Overflow Control Program ("SOCP") approved by City Council in Special Ordinance No. 27480, April 5, 2021 and mandated by the City's 2nd Amended Consent Judgment ("ACJ") approved by the Greene County Circuit Court on April 27, 2021.
3. If selected, the MDNR SRF Intended Use Plan for FY2025 includes Water Quality Incentive Grants of up to \$1,000,000, not to exceed 55% of the total funding request, for inflow and infiltration rehabilitation projects.
4. If selected, the MDNR SRF Intended Use Plan for FY2025 includes Affordability Grants of up to \$2,000,000, not to exceed 55% of the total funding request, for projects located in underserved areas.
5. If selected, a separate Council Bill will be submitted to formally accept the loan and grants and budget the funds.
6. If received, the SRF loan will be repaid through sewer rate fee collection. Provisions for repayment of loans and bonds for the SOCP projects were anticipated and incorporated in the establishment of the current sewer rate structure.



7. SOCP projects to be completed with these funds include rehabilitation and enhancement of the City's wastewater collection system to further minimize capacity-related sewer overflows which occur in response to heavy rains.
8. The 2024 SRF loan application and targeted areas of rehabilitation is attached hereto in its substantial form and content as "Exhibit A".

REMARKS: Environmental Services recommends passage of this Council Bill.

Submitted By: Ron Petering, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/5/2024

Attachments:

1. 2024 SRF Loan_Res
2. 2024 SRF Loan_ExhA

One-rdg. X
P. Hrngs.
Pgs. 21
Filed: 02-06-24

Sponsored by: Hardinger

COUNCIL BILL 2024-025 RESOLUTION

A RESOLUTION

1 AUTHORIZING the City Manager, or designee, to apply for a State Revolving Fund
2 loan of up to \$5,700,000, a Water Quality Incentive Grant, and an
3 Affordability Grant from the Missouri Department of Natural Resources,
4 for the purpose of funding wastewater infrastructure projects required
5 by the 2nd Amended Consent Judgment and approved Supplemental
6 Overflow Control Plan.
7 _____
8

9 WHEREAS, the City has the opportunity to apply to the Missouri Department of
10 Natural Resources ("MDNR") for a low-interest loan, through the State Revolving Fund
11 ("SRF") loan program, to fund wastewater infrastructure projects required by the Clean
12 Water Act and the City approved 2nd Amended Consent Judgment by Special
13 Ordinance 27480 entered into on or about April 27, 2021; and
14

15 WHEREAS, if selected for the State Revolving Fund ("SRF") loan, the City may
16 also receive a Water Quality Incentive Grant of up to \$1,000,000 and an Affordability
17 Grant of up to \$2,000,000, not to exceed 55% of the total funding request; and
18

19 WHEREAS, repayment of a low-interest SRF loan would be funded through
20 sewer rates and was anticipated and incorporated in the establishment of the current
21 sewer rate structure.
22

23 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
24 SPRINGFIELD, MISSOURI, as follows, that:
25

26 Section 1 – The City Manager, or designee, is hereby authorized to apply for a
27 low-interest State Revolving Fund loan up to \$5,700,000 from Missouri Department of
28 Natural Resources ("MDNR"), a Water Quality Incentive Grant from MDNR, and an
29 Affordability Grant from MDNR for use on wastewater infrastructure projects consistent
30 with the approved Supplemental Overflow Control Plan.
31

32 Section 2 – This Resolution shall be in effect from and after passage.
33

34 Passed at meeting: _____

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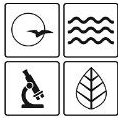
Mayor

Attest: _____, City Clerk

Filed as Resolution: _____

Approved as to form: *John Millington*, Deputy City Attorney

Approved for Council action: *Jason A. Hayes*, City Manager



MISSOURI DEPARTMENT OF NATURAL RESOURCES
FINANCIAL ASSISTANCE CENTER
CLEAN WATER STATE REVOLVING FUND LOAN APPLICATION

1. APPLICANT/CONTINUING AUTHORITY				
☒ Incorporated Municipality ☐ Public Water or Sewer District ☐ Other: _____				
NAME OF APPLICANT/CONTINUING AUTHORITY City of Springfield, MO				
TELEPHONE NUMBER WITH AREA CODE (417) 864-1908		FAX NUMBER WITH AREA CODE (417) 864-1983		SAM.GOV UNIQUE ENTITY IDENTIFIER (ATTACH PRINTOUT FROM WEBSITE) VMKPNYHAL941
MAILING ADDRESS 840 Boonville Ave			EMAIL ADDRESS zmartin@springfieldmo.gov	
CITY Springfield		STATE MO	ZIPCODE + FOUR 65802	COUNTY Greene
2. AUTHORIZED REPRESENTATIVE/APPLICATION CONTACT				
AUTHORIZED REPRESENTATIVE NAME Errin Kemper				TITLE Director of Environmental Services
EMAIL ADDRESS ekemper@springfieldmo.gov				TELEPHONE NUMBER WITH AREA CODE (417) 864-1983
☒ Attach a completed Resolution of Governing Body of Applicant form.				
NAME OF PERSON TO CONTACT ABOUT THIS APPLICATION (IF DIFFERENT FROM AUTHORIZED REPRESENTATIVE) Zach Martin				TITLE Principal Engineer
EMAIL ADDRESS zmartin@springfieldmo.gov				TELEPHONE NUMBER WITH AREA CODE (417) 864-1908
OPTIONAL QUESTIONS REGARDING MILITARY SERVICE (§42.390 RSMo. 2021) a) Have you or an immediate family member ever served in the U.S. Armed Forces? ☐ Yes ☒ No b) If yes, would you like information about military-related services in Missouri? ☐ Yes ☒ No				
3. GENERAL AND FINANCIAL INFORMATION				
POPULATION (MOST CURRENT FOR EACH) a) Decennial Census: Population: <u>169,176</u> Date of data: <u>4/26/21</u> b) American Community Survey: Population: <u>168,873</u> Date of data: <u>12/7/23</u>				NUMBER OF CONNECTIONS 84,483 POPULATION OF AREA TO BE SERVED 5,673
DOES THE APPLICANT HAVE MORE THAN ONE WASTEWATER TREATMENT FACILITY WITH AN ASSOCIATED SEWERSHED? ☒ Yes (provide a detailed image of the sewershed's service area over an aerial photograph) ☐ No				
U.S. CONGRESSIONAL DISTRICT NUMBER(S) 7	STATE SENATE DISTRICT NUMBER(S) 30 & 20		STATE REPRESENTATIVE DISTRICT NUMBER(S) 131,132,133,134,135,136 & 137	
CURRENT MONTHLY SEWER RATE (FOR 5,000 GAL) \$ 42.69	PROPOSED MONTHLY SEWER RATE (FOR 5,000 GAL) \$ 45.28		AVG NUMBER OF GALLONS USED PER CUSTOMER 4,488	
DOES APPLICANT HAVE AN EXISTING RATE ASSISTANCE PROGRAM FOR LOW-INCOME RESIDENTS? ☐ Yes (provide supporting documentation) ☒ No				
SEWER REVENUES FOR MOST RECENT FISCAL YEAR ENDED \$ 60,650,017.00	SEWER OPERATING EXPENDITURES FOR MOST RECENT FISCAL YEAR \$		FISCAL YEAR END DATE 6/30/2023	
SYSTEM OUTSTANDING DEBT \$	ANY DEBT HELD BY USDA RURAL DEVELOPMENT? ☐ Yes (provide documentation) ☒ No		ANY DEBT HELD BY OTHERS? ☐ Yes (provide documentation) ☐ No	
EXISTING ANNUAL DEBT SERVICE \$				
IS APPLICANT INTERESTED IN A CUSTOMIZED LOAN REPAYMENT STRUCTURE IF THE APPLICANT HAS EXISTING SRF DEBT? ☐ Yes ☒ No				
WHAT IS YOUR COLLECTION DELINQUENCY RATE? % 0.21		ARE YOU CURRENTLY FUNDING DEPRECIATION? ☐ Yes ☒ No		
FROM A FINANCIAL STANDPOINT, DOES APPLICANT HAVE A COMBINED WATER AND SEWER SYSTEM? ☐ Yes ☒ No				
DOES THE APPLICANT HAVE A FISCAL SUSTAINABILITY PLAN? NOTE: A FISCAL SUSTAINABILITY PLAN OR CERTIFICATION IS NOT REQUIRED WHEN THE DEPARTMENT IS PURCHASING DEBT OBLIGATIONS (E.G., MUNICIPAL BONDS). ☒ Yes ☐ No (MO 780-2661 Fiscal Sustainability Certification Form)				

4. PROJECT DESCRIPTION			
DESCRIBE THE MAJOR COMPONENTS OF THE PROJECT (ATTACH ENGINEERING REPORT).			
Public Sewer Rehabilitation to reduce excessive Inflow and Infiltration: Project Group 7. See Attached			
Design-Build (See Instructions) ☐ Yes ☒ No			
5. ARCHITECTURAL AND ENGINEERING CONSULTANT			
HAS THE APPLICANT PROCURED ENGINEERING SERVICES?			
☐ Yes (attach procurement documentation and complete section) ☒ No (skip to Section 6)			
CONSULTING FIRM'S NAME City Staff - In House		PROJECT CONSULTANT'S NAME Zach Martin, P.E.	
		PROJECT CONSULTANT'S TITLE Principal Engineer	
MAILING ADDRESS 840 Boonville Ave		EMAIL ADDRESS zmartin@springfieldmo.gov	
CITY Springfield		STATE MO	ZIP CODE + FOUR 65802
TELEPHONE NUMBER WITH AREA CODE (417) 864-1908	FAX NUMBER WITH AREA CODE (417) 864-1983	SAM.GOV UNIQUE ENTITY IDENTIFIER (ATTACH PRINTOUT FROM WEBSITE) VMKPNYHAL941	
6. FACILITY INFORMATION			
DOES THE APPLICANT/CONTINUING AUTHORITY OWN ITS WASTEWATER TREATMENT FACILITY AND/OR COLLECTION SYSTEM?			
☒ Yes, both.			
☐ Yes, only wastewater treatment facility.			
☐ Yes, only collection system (i.e., applicant is a satellite system).			
☐ No. Please explain: _____			
LIST ALL MISSOURI STATE OPERATING PERMIT NUMBER(S) OF WATER OR WASTEWATER FACILITIES THAT ARE OR WILL BE AFFECTED BY THIS PROJECT, INCLUDING THOSE RECEIVING WASTEWATER IF THE CONTINUING AUTHORITY IS A SATELLITE SYSTEM:			
MO- 0049522		MO- 0103039	
		MO-	
LIST NON-PERMITTED FACILITIES TO BE ELIMINATED BY THIS PROJECT (ATTACH LIST IF NECESSARY):			
Facility Name	Population Served	Type and Condition of Facility	
7. ESTIMATED PROJECT COST			
Date of Cost Estimate: 12/6/23		Cost Breakdown for USEPA Designated Categories	
Engineering (Planning and Design)	\$	I. Secondary Treatment	\$
Engineering (Construction Phase)	\$	II. Advanced Treatment	\$
Engineering (Inspection)	\$	IIIA. Inflow/Infiltration Correction	\$ 5,500,000.00
Land and Easements	\$	IIIB. Sewer Rehabilitation	\$
Construction	\$ 5,000,000.00	IVA. Collection Sewers	\$
Equipment	\$	IVB. Interceptor Sewers	\$
Other Costs (specify _____)	\$	V. Combined Sewer Overflow Correction	\$
Contingencies (estimate 10%)	\$ 500,000.00	VI. Storm Water	\$
Refinancing	\$	VII. Non-Point Source	\$
Subtotal Estimated Project Costs	\$ 5,500,000.00	X. Effluent Recycling/Reuse Total Project Costs	\$
SRF Closing Costs (estimate 2.5%)	\$ 137,500.00	Total Estimated Project Costs	\$ 5,500,000.00
Total Estimated Project Costs	\$ 5,637,500.00	Funding Committed From Other Sources*	\$
SRF Funding Request (this application only)	\$ 5,637,500.00	* Documentation committing other funds must be submitted with the application.	

8. EMERGING CONTAMINANTS			
PROJECT OR PORTION OF PROJECT SPECIFICALLY ADDRESSES THE FOLLOWING CONTAMINANT(S) THAT DO NOT HAVE ESTABLISHED WATER QUALITY CRITERIA UNDER CWA SECTION 304(a), EXCEPT FOR PFAS ☐ Perfluoroalkyl and polyfluoroalkyl (PFAS) and other persistent organic pollutants (POPs) ☐ Biological contaminants and microorganisms ☐ Pharmaceuticals and personal care products (PPCPs) ☐ Nanomaterials ☐ Microplastics/nanoplastics ☐ Other: _____		PRESENCE OF EMERGING CONTAMINANT (CHOOSE 1 OR MORE) ☐ Suspected, but unknown ☐ Monitoring initiated, but results not available or inconclusive ☐ Monitoring results attached ☐ Detection above known threshold	
PROJECT DESCRIPTION AND COSTS SOLELY ASSOCIATED WITH EMERGING CONTAMINANT TREATMENT (SUBSET OF COSTS FROM ABOVE SECTION ON TOTAL COSTS).			
Engineering (Planning and Design)	\$	Land and Easements	\$
Engineering (Construction Phase)	\$	Construction	\$
Engineering (Inspection)	\$	Equipment	\$
Other Costs (specify _____)	\$	Subtotal Estimated Emerging Contaminant Costs	\$
9. DEBT INSTRUMENT (complete A, B, or C)			
A. Bonds	DATE OF BOND ELECTION	TYPE OF BOND	AMOUNT OF BOND VOTED \$
B. Capital Improvements Sales Tax		DATE OF ELECTION	DEDICATED? ☐ Yes ☐ No
C. Other Debt Instrument (specify):		SUNSET PROVISION? ☐ Yes (Date: _____) ☐ No	
Special Obligation Bonds - Annual Appropriations. Reimbursement of usage established by and included in user rates. (See Attached)			
If the applicant already has a bond or tax issue voted upon, please provide the following information with this application. ☐ Affidavit of Publication of the Notice of Election ☐ Notice to Election Authority ☐ Ordinance/Resolution Calling the Election ☐ Copy of the Official Ballot ☐ Certified Election Results (Abstract of Votes) ☐ Minutes and Notice of Meeting Approving the Ordinance/Resolution ☐ Signed letter from the Applicant's local bond counsel verifying the validity of election and amount of voted authority remaining.			
10. WATERSHED SUSTAINABILITY			
WATERBODY AFFECTED BY PROPOSED PROJECT Wilson Creek		☐ Check if this is the receiving waterbody ☐ Check if the waterbody is classified	
IF AFFECTED WATER BODY IS NOT CLASSIFIED, PROVIDE THE NEAREST DOWNSTREAM CLASSIFIED WATERBODY			
WILL THE PROPOSED PROJECT ADDRESS AN IDENTIFIED WATERSHED PROBLEM? ☐ Yes (provide supporting documentation.) ☒ No			
DOES THE PROPOSED PROJECT SERVE MORE THAN ONE COMMUNITY? ☒ Yes (identify communities below) ☐ No Battlefield, MO / Strafford, MO / Willard, MO / English Village Subdivision			
DOES THE PROPOSED PROJECT ELIMINATE THE NEED FOR MULTIPLE WASTEWATER TREATMENT FACILITIES? ☐ Yes ☒ No			
DOES THE PROPOSED PROJECT INCLUDE MEASURES TO REDUCE DEMAND FOR POTW CAPACITY THROUGH WATER CONSERVATION, EFFICIENCY, OR REUSE? ☐ Yes (provide supporting documentation) ☒ No			
DOES THE PROPOSED PROJECT INCLUDE COMPONENTS FOR REUSING OR RECYCLING WASTEWATER, STORMWATER, OR SUBSURFACE DRAINAGE WATER? ☐ Yes (provide supporting documentation) ☒ No			
DOES THE PROPOSED PROJECT ADDRESS GROUNDWATER POLLUTION? ☐ Yes (provide supporting documentation) ☒ No			
GROUNDWATER IS USED FOR: Residential potable water supply wells and public water intake wells and subsequent treatment/distribution.			
OTHER PROBLEMS ADDRESSED: Inflow and Infiltration (I&I) Rehab Project. Increase in capacity through reduction of I&I. Collection system asset life improvement.			

11. GREEN PROJECT RESERVE (GPR)

ONLY COMPLETE IF PROJECT INCLUDES ELIGIBLE GPR COMPONENTS, WHICH SCORES A PROJECT ADDITIONAL PRIORITY POINTS. PROVIDE SUPPORTING DOCUMENTATION.

- ☒ **Green Infrastructure:** Practices that manage wet weather as well as maintain and restore natural hydrology by infiltrating, evapotranspiring, and harvesting and using stormwater. On a regional scale, it is the preservation and restoration of natural landscape features, such as forests, floodplains, and wetlands, coupled with policies such as infill and redevelopment that reduce overall imperviousness in a watershed. On the local scale, it consists of site- and neighborhood-specific practices, such as bioretention, trees, green roofs, permeable pavements, and cisterns.
- ☐ **Water Efficiency:** The use of improved technologies and practices to deliver equal or better services with less water. Water efficiency encompasses conservation and reuse efforts, as well as water loss reduction and prevention, to protect water resources for the future.
- ☒ **Energy Efficiency:** The use of improved technologies and practices to reduce the energy consumption of water quality projects, use of energy in a more efficient way, and/or produce or utilize renewable energy.
- ☐ **Environmentally Innovative:** Projects include those that demonstrate new and/or innovative approaches to delivering services or managing water resources in a more sustainable way.

FOR MORE INFORMATION SEE: [HTTPS://WWW.EPA.GOV/SITES/PRODUCTION/FILES/2015-04/DOCUMENTS/GREEN_PROJECT_RESERVE-CROSSWALK-TABLE.PDF](https://www.epa.gov/sites/production/files/2015-04/documents/green_project_reserve-crosswalk-table.pdf)

ESTIMATED CATEGORICAL GPR AMOUNT(S)

\$ 5,500,000.00

12. PROJECT TYPE (CHECK ALL THAT APPLY)

A. Point Source Discharges

- ☐ Combined sewer overflow/sanitary sewer overflow Number of overflows per year: _____
- ☐ Wastewater Treatment Facility (specify) Antidegradation report submitted? ☐ Yes ☐ No ☐ N/A
- ☐ New facility
- ☐ Increase capacity/increase level of treatment
- ☐ Rehabilitation/process improvement
- ☐ Treatment plant decommissioning actions associated with plant replacement or regionalization projects
- ☐ Failing or failed on-site wastewater disposal system Percentage of systems failing: _____%
- ☐ On-site system replacement/rehabilitation
- ☐ Construction of a decentralized/cluster wastewater system
- ☐ Construction as part of a new centralized collection system
- ☒ Collection system rehabilitation primarily to address inflow/infiltration
- ☐ New collection system
- ☐ Upgrade or expansion of existing collection system
- ☐ Sewer line extensions to existing unsewered properties
- ☐ Sewer line extensions to existing sewer properties
- ☐ Consolidation
- ☐ Acquisition of an existing wastewater treatment plant

B. Nonpoint Source Pollution

- ☐ Measures to manage, reduce, treat, reuse, or recapture stormwater or subsurface drainage water
- ☐ Wetland protection and restoration measures
- ☐ Decentralized wastewater treatment systems
- ☐ Source water protection measures
- ☐ Agricultural Best Management Practices
- ☐ Landfill capping, leachate collection, side slope seepage prevention and control system, and monitoring wells

C. Groundwater Pollution

- ☐ Addressing problems caused by petroleum storage tanks
- ☐ Addressing problems caused by a hazardous waste site participating in the department's Voluntary Cleanup Program
- ☐ Addressing water quality problems caused by inadequate landfill leachate collection systems

D. Aquatic/Riparian Habitat

- ☐ Including measures to restore and/or prevent degradation

E. Refinancing*

- ☐ Loan for engineer/design services for project, to be reimbursed at loan closing
- ☐ Loan for land purchase, to be reimbursed at loan closing (see instructions for more details)
- ☐ Other debt

*Contact the department early to discuss any potential refinancing components. More information in the instructions.

13. ESTIMATED PROJECT SCHEDULE REQUIRED BY 10 CSR 20-4.040	
Milestone (attach compliance schedule, if applicable)	Anticipated Date
A. Antidegradation Report (any new, expanded or upgraded wastewater treatment)	
B. Engineering Report and Facility Plan complete	02/01/2024
C. All other funding is secured (if necessary, bonds are voted)	
D. Engineering Plans and Specifications complete	12/01/2025
E. Construction start date	04/15/2026
F. Initiation of operation (<i>date the first working component is capable of being used for its intended purpose</i>)	
G. Project completion date	12/01/2027
14. REQUIRED INFORMATION	
☒ A project summary that includes the need for the project ☒ The project components, including maps or drawings showing the project location ☒ A cost estimate including a cost breakdown ☒ The most recent financial statement/audit	
15. SUPPLEMENTAL INFORMATION	
IF A BOX IS CHECKED, THE DOCUMENTATION MUST BE ATTACHED: ☒ Governing board approved budgets with documentation of approval and/or Audited Financial statements showing sufficient revenues for Operation and Maintenance of the sewer system. Must provide at least three to five years of information. The information provided may be a combination of budgets and audits. ☒ Documentation showing that an inflow/infiltration reduction program has been in place for the past five years ☐ Water or Energy Conservation Plan ☒ Proposed project is specifically identified in the applicant's master wastewater or capital improvement plan (master wastewater or capital improvement plan should be for a period of five or more years) ☐ Documentation indicating the percentage of failed on-site wastewater disposal systems to be replaced or rehabilitated	
16. CERTIFICATION:	
The authorized representative certifies that the information submitted in this application is true and correct to the best of their knowledge and that they are authorized to sign and submit this application. The applicant agrees, if a loan or loan/grant combination is awarded on the basis of this application, to comply with all applicable terms, conditions, and procedures of the Department of Natural Resources; the applicable rules and regulations of the Missouri Clean Water Commission; and the terms and conditions of the loan or loan/grant agreement. Incomplete applications will be returned.	
SIGNATURE OF AUTHORIZED REPRESENTATIVE	DATE
17. PREPARER'S NAME AND SIGNATURE (IF APPLICABLE)	
SIGNATURE OF PREPARER	DATE
NAME AND TITLE (PRINT OR TYPE)	TELEPHONE NUMBER WITH AREA CODE
Zach Martin, Principal Engineer	(417) 864-1908
MAIL OR EMAIL (PREFERRED) COMPLETED APPLICATION TO: Missouri Department of Natural Resources Financial Assistance Center P.O. Box 176 Jefferson City, MO 65102-0176 800-361-4827 or 573-751-1192 fac@dnr.mo.gov	

CLEAN WATER STATE REVOLVING FUND LOAN APPLICATION INSTRUCTIONS

Application Deadline: Applications received or postmarked by March 1, which meet the readiness-to-proceed criteria, will receive priority consideration for funding in the next fiscal year's Intended Use Plan and consideration for additional subsidization (or grant) funding. Any funding assistance is subject to all State Revolving Fund (SRF) requirements. Potential applicants should contact the Missouri Department of Natural Resources' Financial Assistance Center prior to completing and submitting an application at fac@dnr.mo.gov, 573-751-1192, or toll free at 800-361-4827.

1. **APPLICANT/CONTINUING AUTHORITY:** The applicant is the entity that will receive the loan funds, if awarded. A continuing authority is a company, business, entity, or person(s) that will be operating the facility and/or ensuring compliance with the permit requirements. A continuing authority is not, however, an entity or individual that is contractually hired by the permittee to sample or operate and maintain the system for a defined period, such as a certified operator or analytical laboratory. One can find the regulatory requirement regarding continuing authority at 10 CSR 20-6.010 (2). Please visit <https://s1.sos.mo.gov/cmsimages/adrules/csr/current/10csr/10c20-6.pdf>. A continuing authority's name must be listed exactly as it appears on the Missouri Secretary of State's (SoS's) webpage <https://bsd.sos.mo.gov/BusinessEntity/BESearch.aspx?SearchType>, unless the continuing authority is an individual(s), government, or otherwise not required to register with the SoS.

Print or type the applicant's contact information. Include a street address, if available, in addition to the mailing address.

Prior to receiving funding assistance, the entity must have a SAM.gov Unique Entity Identifier (UEI) and the UEI must be included on the application. Applicants may obtain a UEI at no cost from the System for Award Management (SAM) website: <https://www.sam.gov/SAM/>. Should you need assistance with this process, call the toll-free help desk at 1-866-606-8220 or learn more at https://www.fsd.gov/gsafsd_sp. Applicants who have a prior enrollment with SAM.gov should only have to log into their account to obtain their UEI. Applicants must attach to this Clean Water State Revolving Fund application a screenshot or printout of the SAM.gov website showing the applicant's UEI.

2. **AUTHORIZED REPRESENTATIVE/APPLICATION CONTACT:** Print or type the authorized representative's contact information. If applicable, also note the name of the person to contact about this application if different from the authorized representative. The application contact should be knowledgeable about the application and available during business hours. If you would like information about military-related services in Missouri, please check the box.

Attach a completed Resolution of Governing Body of Applicant form designating the authorized representative for the applicant.

3. **GENERAL AND FINANCIAL INFORMATION:** The department will use the financial information to determine the applicant's financial capabilities to carry out the proposed project. Please provide the most accurate information available.

State the population of the area within the applicant's jurisdiction based on the most recent U.S. Census Bureau's decennial census and American Community Survey, noting the date of the data (<https://data.census.gov/cedsci/>). The "population of area to be served" will be different from the

census population if the project is to sewer, or construct improvements in, a portion of the municipality or district. The number of connections equals the number of customer accounts and/or connections an applicant has; it does not equal the population.

Note all the state senate, state representative, and congressional district number(s) for the project area.

Provide the current monthly sewer rate for a 5,000-gallon user and the estimated rate at project completion. Use the proposed rate if the project area is currently unsewered. Check the box if there is an existing assistance program to facilitate a rate reduction or relief for affected low-income residents.

Please show the total sewer system revenues and expenditures for the most recent year. Show when the accounting year ended if the fiscal year used is not the calendar year. If this is a new system, write in "new system."

Show the total outstanding debt on the system stated on the application (wastewater, stormwater, or combined) as well as the annual payments (principal and interest) on all outstanding debt listed above.

Note any other types of debt instruments and funding sources such as Neighborhood Improvement District (NID), U.S. Department of Agriculture-Rural Development, Missouri Department of Economic Development-Community Development Block Grants, etc. Attach supporting documentation to the application.

Check the box if interested in a customized loan repayment structure for existing SRF debt.

Collection delinquency rate is defined as bills that are never collected, not bills that are not paid by the due date but are eventually collected later.

Check the box if the applicant has a combined water and sewer system from a financial standpoint.

Check the box if the applicant has a fiscal sustainability plan for the project if it involves the repair, replacement, or expansion of a publicly owned treatment works. Please see Form MO 780-2661 for reference (<https://dnr.mo.gov/document-search/fiscal-sustainability-certification-form-mo-780-2661>).

4. **PROJECT DESCRIPTION:** Provide a brief project description and explanation of why it is necessary.

Check the box if the applicant proposes the project to be Design-Build per Section 67.5070, RSMo. A "design-build contract" shall mean any contract that furnishes architecture or engineering services and construction services either directly or through subcontracts. Notify the department early if the proposed project will be Design-Build.

5. **ARCHITECTURAL AND ENGINEERING CONSULTANT:** Please note if the applicant procured engineering services. If yes, provide procurement documentation and print or type the consulting engineer's contact information.

6. **FACILITY INFORMATION:** Check the appropriate box to indicate whether the applicant owns its wastewater treatment facility and/or collection system.

List the Missouri State Operating Permit numbers for each of the facilities affected by the proposed project, including any satellite systems.

Name any non-permitted facilities to be eliminated by the proposed project, including the population served and type and condition of facility.

7. **ESTIMATED PROJECT COSTS:** Supply the cost estimates for the project including the date of those estimates. Land acquisition, surface and subsurface easements, places to store equipment and material during construction, land needed to locate eligible projects, and land integral to the treatment process are eligible for SRF funding. Funding recipients must certify compliance with the Uniform Relocation and Real Property Acquisition Act of 1970, P.L. 91-646, as amended. Call for additional guidance if land acquisition is related to a project to address non-point source pollution. Provide an estimated amount of anticipated refinancing component, if applicable.

Provide a cost breakdown by U.S. Environmental Protection Agency designated categories of need.

8. **EMERGING CONTAMINANTS:** The Bipartisan Infrastructure Law (BIL) created a 5-year program (FFY2022-2026) to reduce people's exposure to emerging contaminants not yet addressed by water quality criteria established per CWA Section 304(a), except the PFAS family of chemicals that qualify regardless of an established water quality criterion. Emerging contaminants refer to substances and microorganisms, including manufactured or naturally occurring physical, chemical, biological, radiological, or nuclear materials, which are known or anticipated in the environment, that may pose newly identified or re-emerging risks to human health, aquatic life, or the environment.

Please select the general type(s), describe, and provide estimated costs specifically related to the portion of the project related to emerging contaminants. An example of a project component that may be eligible is the construction of an additional, separate containment cell for PFAS/PFOA material at a landfill to address storage concerns after collection of known materials.

9. **DEBT INSTRUMENT:** Provide information on existing or proposed debt instruments and funding sources (e.g., ballot issues) by providing the appropriate information in A, B, or C. If a bond or tax issue has already been voted, provide copies of all items listed. Provide an anticipated date of bond or tax voting if the issue has not already been voted.
10. **WATERSHED SUSTAINABILITY:** Provide as much information as possible related to the watershed the project is located in, and the problems to be addressed by the project. Note if the water body is a classified water body, per 10 CSR 20-7.031. This information will be used in determining the project priority in relation to other applications for funding.
11. **GREEN PROJECT RESERVE (GPR):** Complete only if the proposed project includes eligible GPR components, which scores a project additional priority points. Note the estimated dollar amounts dedicated to GPR components. Attach supporting documentation that outlines the specific project components addressing these categories. GPR components may include the following:

- Management of stormwater runoff at the local level through the use of natural systems, or engineered systems that mimic natural systems, to treat polluted runoff.
- Water or energy efficiency improvements.
- Environmentally innovative activities.

Find more information on GPR eligible projects at: https://www.epa.gov/sites/production/files/2015-04/documents/green_project_reserve-crosswalk-table.pdf

12. **PROJECT TYPE:** Check all the boxes that apply to the proposed project. At least one must be checked. Check if the project involves a refinancing component and notify the department early in the process.

Point source projects include those projects that directly or indirectly impact a Missouri State Operating Permit (MSOP)/National Pollutant Discharge Elimination System permitted facility. In addition, a proposed project that will ultimately result in the issuance of an MSOP permit is to be considered a point source project.

A nonpoint source project is one that does not fit the point source project description, e.g., a project to rehabilitate or replace on-site wastewater systems, the construction of a decentralized (cluster) wastewater system, or riparian corridor restoration.

13. **ESTIMATED PROJECT SCHEDULE REQUIRED BY 10 CSR 20-4.040:** Provide the anticipated dates for the milestones listed. Put N/A in the space if the milestone is not applicable to the project. Attach any compliance schedules, if applicable.
14. **REQUIRED INFORMATION:** Information required by 10 CSR 20-4.040 must be submitted before the application will be prioritized. The applicant may submit other project related information that the applicant feels should be submitted with the application.
15. **SUPPLEMENTAL INFORMATION:** If a box is checked, attach supplemental information with the application. The department will use this information to determine the project priority in relation to other applications for funding. If you are using funds from Department of Economic Development's Community Development Block Grant Program, be certain that you have included that information.
16. **CERTIFICATION:** The applicant's authorized representative must sign the application and attach any information that will enable the department to evaluate the wastewater needs. Make a copy of the completed application for your records. The department will not return incomplete applications.
17. **PREPARER'S NAME AND SIGNATURE (IF APPLICABLE):** Include the information requested for the individual who prepared this application, if different from the authorized representative or applicant

Application Submittal: Submit the completed application and any attachments via email to fac@dnr.mo.gov (preferred), or mail to:

Missouri Department of Natural Resources
Financial Assistance Center
P.O. Box 176
Jefferson City, MO 65102-0176

For More Information:

Missouri Department of Natural Resources
Financial Assistance Center
P.O. Box 176
Jefferson City, MO 65102-0176
800-361-4827 or 573-751-1192
FAX: 573-751-9396

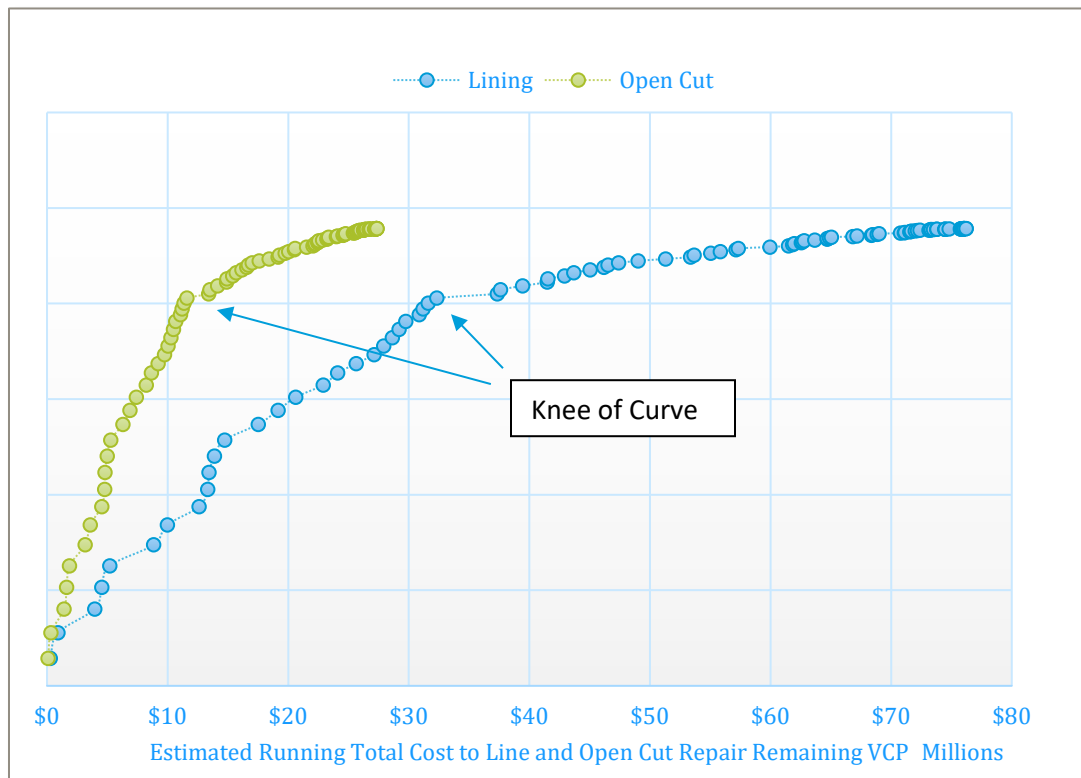
Email: fac@dnr.mo.gov

<https://dnr.mo.gov/water/business-industry-other-entities/financial-opportunities/financial-assistance-center>

4.4 COLLECTION SYSTEM RENEWAL

Both the EAP and OCP included significant investment in sewer rehabilitation. Not only do these efforts reduce I&I, but they improve system reliability and avoid future maintenance costs. A significant portion of Springfield's sewer system is beyond its design life and additional investment will help Springfield get ahead of the age curve in order to proactively manage critical infrastructure.

Springfield has completed a comprehensive asset management system study which is helping prioritize its rehabilitation efforts. Using this asset management tool, coupled with flow monitoring data, Springfield has been able to prioritize rehabilitation efforts based on pipe condition, consequence of failure, risk of failure, and contribution to I&I. A Marginal Cost Analysis (MCA) was conducted to optimize CIPP lining and open cut repair of the Vitrified Clay Pipe (VCP) system and found a distinct "knee of the curve" where additional investment yields marginally less additional benefit.

Figure 4.4 Rehab Optimization

The analysis currently shows that the optimum level of rehabilitation is approximately 59% of the VCP system, which relates to approximately 283 miles of sewer infrastructure. As a result of the analysis, Springfield will continue to invest heavily in CIPP lining, open cut repair, and other system rehabilitation while keeping an eye on diminishing rate of return. As of 2020, Springfield has already lined 27% of the VCP system and is under contract to have 45% lined in the next three years. As Springfield collects more data and the system continues to age, these numbers are likely to change, and adjustments will be made to either the scheduling or type of rehabilitation needed.

Springfield has also recently completed a comprehensive LiDAR and sonar inspection of its large diameter trunk sewers. These pipes are the critical backbone of the collection system and the inspection analysis has identified defects and creates a baseline for monitoring these trunk sewers going into the future. While large portions of the system are in relatively sound shape, there appears to be an opportunity to prevent I&I and exfiltration by grouting the joints using municipal grouting techniques.

The City has identified and prioritized manhole rehabilitation and will continue to explore various rehabilitation techniques for manholes.

In addition, as the City redevelops, there appear to be several opportunities to upgrade portions of the sewer system to accommodate future growth and address potential bottlenecks where wet weather overflows may be a future risk.

4.4.1 Project Schedule 2021-2025

The proposed schedule allows for significant CIPP lining and open-cut repair from 2021-2025. While performed by separate contractors or field crews, CIPP lining and open-cut repairs are often coincident, with necessary repairs being made to the sewer so that CIPP lining can take place. There are also many instances where a point repair may occur independent of the lining operation, but in general, the estimated levels of investment for both activities are synchronized.

This schedule also includes rehabilitation of manholes located in a floodplain or sinkhole which appear to be the most susceptible to I&I intrusion. As we further identify cost-effective techniques for manhole rehabilitation, the City will likely increase this level of investment beyond 2025, targeting areas where I&I impacts are greatest at manhole locations.

The City recently completed a Lidar/Sonar inspection of the large-diameter trunk sewer system. These pipes are the critical backbone of the collection system and this analysis has identified defects and created a baseline for monitoring these trunk lines going into the future. This analysis showed that large portions of the system appear to be in good shape but there appears to be an opportunity to further minimize I&I and extend the life of the pipe by grouting the joints. Over the next 5 years, the City will utilize a design-build methodology to pilot several different municipal grouting techniques and monitor the effectiveness of each. Using the most cost-effective approach, we intend to continue these investments beyond 2025.

Springfield currently has a program to inject Ferric Chloride into the collection system at various points to combat the formation of hydrogen sulfide, which can deteriorate concrete. The City is in the process of deploying sensors into other portions of the system to gauge Hydrogen Sulfide and develop a strategy for further implementation of the existing program.

In addition, the City has identified several locations with hydraulic capacity bottlenecks that will be addressed to minimize future SSOs and to accommodate future growth.

Table 4.4.1 reflects the estimated investment in renewal each year.

Table 4.4.1 Collection System Renewal (2021-2025)

	FY21	FY22	FY23	FY24	FY25
Cast In Place Pipe (CIPP)	\$5,100,000	\$5,200,000	\$5,400,000	\$4,500,000	\$3,400,000
Manhole Rehab		\$200,000	\$200,000	\$200,000	\$220,000
Open Cut Repairs	\$2,000,000	\$2,100,000	\$2,100,000	\$1,700,000	\$1,400,000
Concrete Pipe Corrosion Protection	\$100,000	\$200,000	\$330,000	\$440,000	\$560,000
Municipal Grouting		\$740,000	\$540,000	\$550,000	\$570,000
System Capacity Improvements			\$550,000	\$600,000	\$600,000

From 2021-2025, the City will invest in the above project categories for a total of \$39,500,000 towards renewing the collection system to reduce I&I, improve reliability, and put the utility on track for a more sustainable long-term operation.

4.4.2 Project Schedule 2026-2030

From 2026-2030, the City will continue to invest in various rehab techniques. Following the significant investment in CIPP lining and open cut repairs anticipated from 2021-2025, the City will continue these project categories, but at a lower level, utilizing adaptive management as they begin to approach the point of diminishing return for these project categories. During this time, the City will shift their focus toward manhole rehabilitation and grouting, based upon the lessons learned to date, and will continue to provide concrete pipe corrosion protection and to address capacity-related projects within the sewer system.

Table 4.4.2 Collection System Renewal (2026-2030)

	FY26-FY30
Cast In Place Pipe (CIPP)	\$7,500,000
Manhole Rehabilitation	\$2,500,000
Open Cut Repairs	\$3,000,000
Concrete Pipe Corrosion Protection	\$3,000,000
Municipal Grouting	\$3,000,000
System Capacity Improvements	\$3,000,000

From 2026-2030, the City will invest approximately \$4,400,000 per year in these categories with a total investment of \$22,000,000.

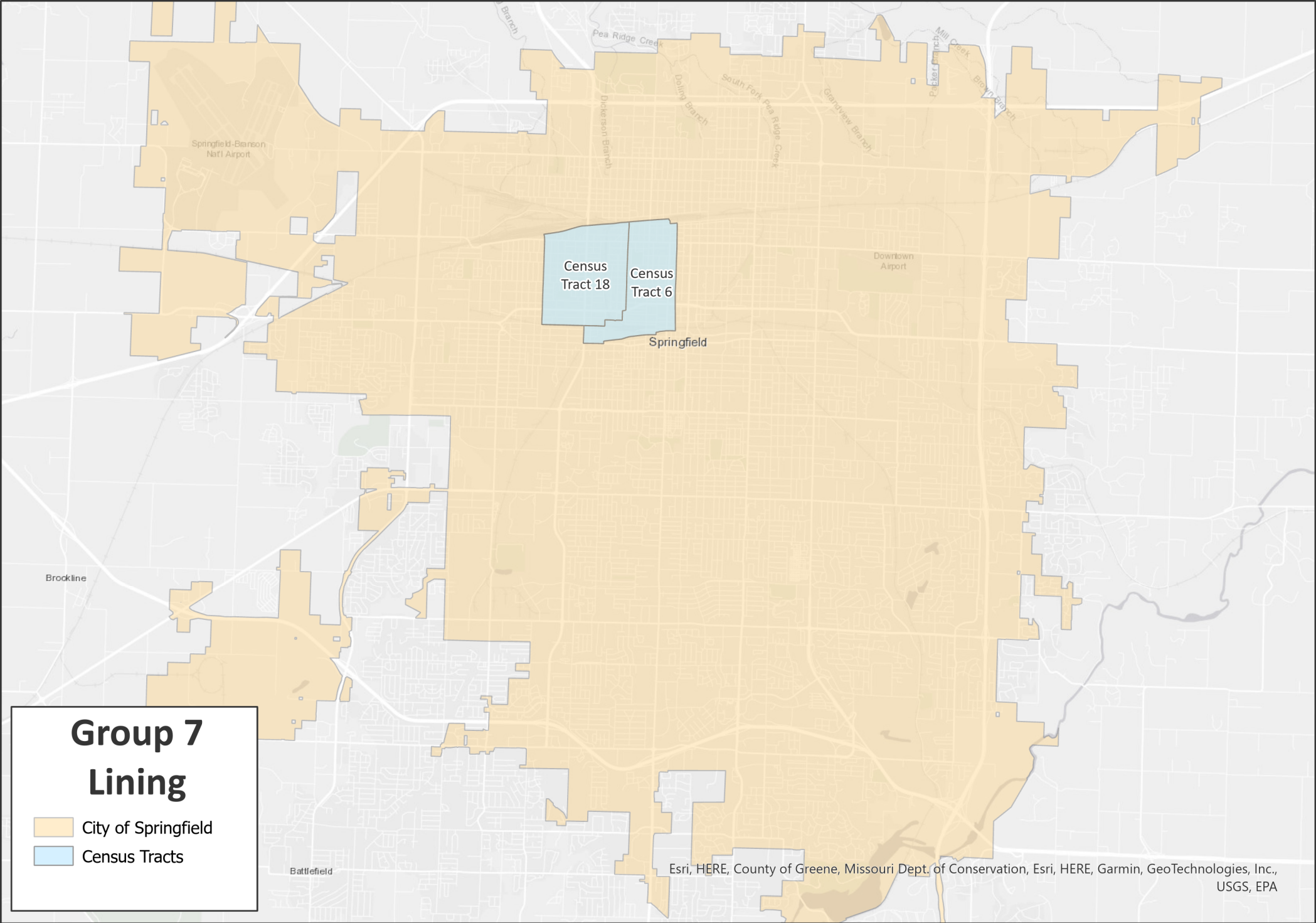
4.4.3 Project Schedule 2030-2035

From 2030-2035, the City will line and open cut repair the remaining VCP portions of the system identified as cost effective. At this point in the program, the City will have significantly more asset information and flow monitoring data that should allow the City to arrive at an optimal solution for system rehabilitation. During this time, the City anticipates more of a focus on manhole rehabilitation efforts using the most effective approach developed by the industry. The City will continue its efforts on concrete corrosion protection, municipal grouting, and will continue to make improvements to the overall system capacity where warranted.

Table 4.4.3 Collection System Renewal (2031-2035)

	FY31-FY35
Cast In Place Pipe (CIPP)	\$7,000,000
Manhole Rehab	\$4,000,000
Open Cut Repairs	\$3,000,000
Concrete Pipe Corrosion Protection	\$3,500,000
Municipal Grouting	\$4,000,000
System Capacity Improvements	\$3,500,000

From 2031-2035, the City anticipates investing approximately \$5,000,000 per year in these categories with a total investment of \$25,000,000.

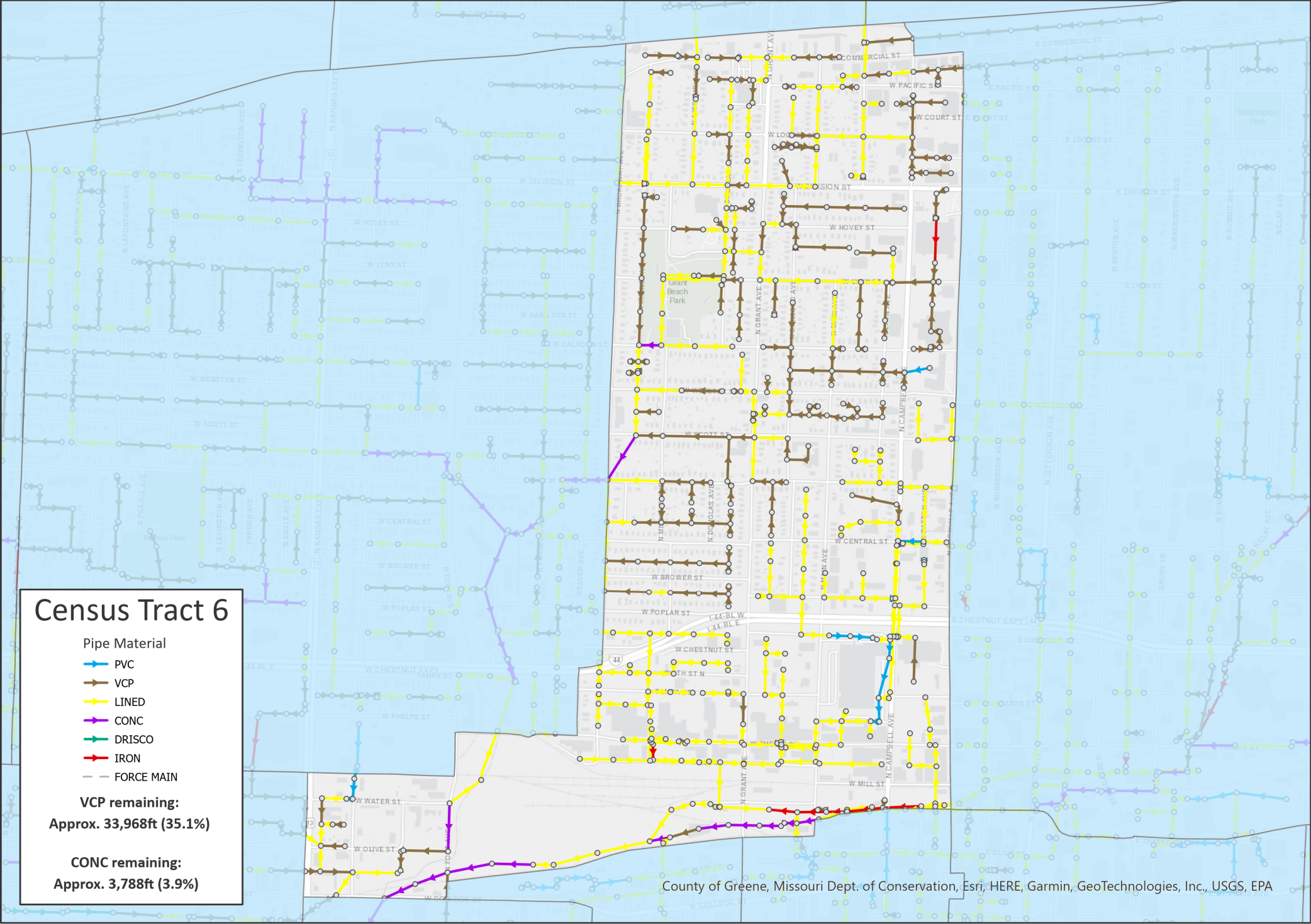


Group 7 Lining

- City of Springfield
- Census Tracts

Esri, HERE, County of Greene, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA





Census Tract 18

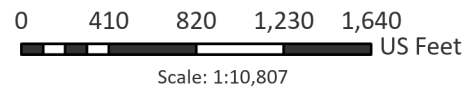
Pipe Material

- PVC
- VCP
- LINED
- CONC
- DRISCO
- IRON
- FORCE MAIN

VCP remaining:
Approx. 42,376ft (43.1%)

CONC remaining:
Approx. 12,785ft (13%)

County of Greene, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA



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





EXPLANATION TO COUNCIL BILL 2024-026 (HOSMER)

FILED: 01/26/2024

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A resolution authorizing the City Manager, or designee, to apply for up to \$2,500,000 from the Missouri Department of Natural Resources State Revolving Fund Emerging Contaminants Grant for the purpose of funding a wastewater treatment technology project.

PURPOSE: To Authorize the City Manager, or designee, to apply for a State Revolving Fund grant of up to \$2,500,000 from the Missouri Department of Natural Resources, for the purpose of funding a wastewater treatment technology project. (staff recommends approval.)

BACKGROUND INFORMATION:

1. The State Revolving Fund (“SRF”) program is administered by the Missouri Department of Natural Resources (“MDNR”) and provides grants and low-interest loans to municipalities for wastewater infrastructure projects. It is a competitive selection process based on evaluation of applications.
2. The MDNR SRF Intended Use Plan for FY2025 includes Emerging Contaminants Grant funding that covers 100% of the cost of selected wastewater projects.
3. The City is considering the addition of a new wastewater treatment process technology at our wastewater treatment plant that would enhance the treatment of landfill leachate and other hauled wastes. The treatment technology project that will be submitted to MDNR is expected to qualify for the Emerging Contaminants Grant funding.
4. If selected, a separate Council Bill will be submitted to formally accept the grant and budget the funds.
5. The 2024 SRF grant application is attached hereto in its substantial form and content as “Exhibit A.”

REMARKS: Environmental Services recommends passage of this Council Bill.

Submitted By: Ron Petering, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/1/2024



- Attachments:**
1. 2024 SRF Emerging Contaminates Grant_Res
 2. Exhibit A - 2024 SRF Grant_WastewaterTreatmentTechnology

One-rdg. X
P. Hrngs.
Pgs. 12
Filed: 02-06-24

Sponsored by: Hosmer

COUNCIL BILL 2024-026 RESOLUTION

A RESOLUTION

1 AUTHORIZING the City Manager, or designee, to apply for up to \$2,500,000 from the
2 Missouri Department of Natural Resources State Revolving Fund
3 Emerging Contaminants Grant for the purpose of funding a wastewater
4 treatment technology project.
5
6

7 WHEREAS, the City has the opportunity to apply to the Missouri Department of
8 Natural Resources ("MDNR") for an Emerging Contaminants Grant of up to \$2,500,000,
9 through the State Revolving Fund ("SRF") program, to fund a wastewater treatment
10 technology project.
11

12 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
13 SPRINGFIELD, MISSOURI, as follows, that:
14

15 Section 1 – The City Manager, or designee, is hereby authorized to apply up to
16 \$2,500,000 from the Missouri Department of Natural Resources State Revolving Fund
17 Emerging Contaminants Grant for use on a new wastewater treatment process
18 technology project.
19

20 Section 2 – This Resolution shall be in effect from and after passage.
21

22 Passed at meeting:
23
24

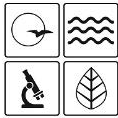
25
26 Mayor

27 Attest: , City Clerk
28

29 Filed as Resolution:
30

31
32 Approved as to form: John Millington, Deputy City Attorney
33

34
35 Approved for Council action: Jason A. Hays, City Manager



MISSOURI DEPARTMENT OF NATURAL RESOURCES
FINANCIAL ASSISTANCE CENTER
CLEAN WATER STATE REVOLVING FUND LOAN APPLICATION

1. APPLICANT/CONTINUING AUTHORITY			
☒ Incorporated Municipality ☐ Public Water or Sewer District ☐ Other: _____			
NAME OF APPLICANT/CONTINUING AUTHORITY City of Springfield, MO			
TELEPHONE NUMBER WITH AREA CODE (417) 864-1908	FAX NUMBER WITH AREA CODE (417) 864-1983	SAM.GOV UNIQUE ENTITY IDENTIFIER (ATTACH PRINTOUT FROM WEBSITE) VMKPNYHAL941	
MAILING ADDRESS 840 Boonville Ave		EMAIL ADDRESS zmartin@springfieldmo.gov	
CITY Springfield	STATE MO	ZIPCODE + FOUR 65802	COUNTY Greene
2. AUTHORIZED REPRESENTATIVE/APPLICATION CONTACT			
AUTHORIZED REPRESENTATIVE NAME Errin Kemper		TITLE Director of Environmental Services	
EMAIL ADDRESS ekemper@springfieldmo.gov		TELEPHONE NUMBER WITH AREA CODE (417) 864-1983	
☒ Attach a completed Resolution of Governing Body of Applicant form.			
NAME OF PERSON TO CONTACT ABOUT THIS APPLICATION (IF DIFFERENT FROM AUTHORIZED REPRESENTATIVE) Zach Martin		TITLE Principal Engineer	
EMAIL ADDRESS zmartin@springfieldmo.gov		TELEPHONE NUMBER WITH AREA CODE (417) 864-1908	
OPTIONAL QUESTIONS REGARDING MILITARY SERVICE (§42.390 RSMo. 2021) a) Have you or an immediate family member ever served in the U.S. Armed Forces? ☐ Yes ☒ No b) If yes, would you like information about military-related services in Missouri? ☐ Yes ☒ No			
3. GENERAL AND FINANCIAL INFORMATION			
POPULATION (MOST CURRENT FOR EACH)		NUMBER OF CONNECTIONS	
a) Decennial Census:	Population: 169,176	Date of data: 4/26/21	84,483
b) American Community Survey:	Population: 168,873	Date of data: 12/7/23	POPULATION OF AREA TO BE SERVED 169,176
DOES THE APPLICANT HAVE MORE THAN ONE WASTEWATER TREATMENT FACILITY WITH AN ASSOCIATED SEWERSHED? ☒ Yes (provide a detailed image of the sewershed's service area over an aerial photograph) ☐ No			
U.S. CONGRESSIONAL DISTRICT NUMBER(S) 7	STATE SENATE DISTRICT NUMBER(S) 30 & 20	STATE REPRESENTATIVE DISTRICT NUMBER(S) 131,132,133,134,135,136 & 137	
CURRENT MONTHLY SEWER RATE (FOR 5,000 GAL) \$ 42.69	PROPOSED MONTHLY SEWER RATE (FOR 5,000 GAL) \$ 45.28	AVG NUMBER OF GALLONS USED PER CUSTOMER 4,488	
DOES APPLICANT HAVE AN EXISTING RATE ASSISTANCE PROGRAM FOR LOW-INCOME RESIDENTS? ☐ Yes (provide supporting documentation) ☒ No			
SEWER REVENUES FOR MOST RECENT FISCAL YEAR ENDED \$ 60,650,017.00	SEWER OPERATING EXPENDITURES FOR MOST RECENT FISCAL YEAR \$	FISCAL YEAR END DATE 6/30/2023	
SYSTEM OUTSTANDING DEBT \$	ANY DEBT HELD BY USDA RURAL DEVELOPMENT? ☐ Yes (provide documentation) ☒ No	ANY DEBT HELD BY OTHERS? ☐ Yes (provide documentation) ☐ No	
EXISTING ANNUAL DEBT SERVICE \$			
IS APPLICANT INTERESTED IN A CUSTOMIZED LOAN REPAYMENT STRUCTURE IF THE APPLICANT HAS EXISTING SRF DEBT? ☐ Yes ☒ No			
WHAT IS YOUR COLLECTION DELINQUENCY RATE? % 0.21	ARE YOU CURRENTLY FUNDING DEPRECIATION? ☐ Yes ☒ No		
FROM A FINANCIAL STANDPOINT, DOES APPLICANT HAVE A COMBINED WATER AND SEWER SYSTEM? ☐ Yes ☒ No			
DOES THE APPLICANT HAVE A FISCAL SUSTAINABILITY PLAN? NOTE: A FISCAL SUSTAINABILITY PLAN OR CERTIFICATION IS NOT REQUIRED WHEN THE DEPARTMENT IS PURCHASING DEBT OBLIGATIONS (E.G., MUNICIPAL BONDS). ☒ Yes ☐ No (MO 780-2661 Fiscal Sustainability Certification Form)			

4. PROJECT DESCRIPTION			
DESCRIBE THE MAJOR COMPONENTS OF THE PROJECT (ATTACH ENGINEERING REPORT).			
Wastewater emerging contaminant treatment technology and associated piping/infrastructure changes.			
Design-Build (See Instructions) ☐ Yes ☒ No			
5. ARCHITECTURAL AND ENGINEERING CONSULTANT			
HAS THE APPLICANT PROCURED ENGINEERING SERVICES?			
☐ Yes (attach procurement documentation and complete section) ☒ No (skip to Section 6)			
CONSULTING FIRM'S NAME		PROJECT CONSULTANT'S NAME	PROJECT CONSULTANT'S TITLE
To Be Determined based on Qualifications Based Selection			
MAILING ADDRESS		EMAIL ADDRESS	
CITY		STATE	ZIP CODE + FOUR
TELEPHONE NUMBER WITH AREA CODE	FAX NUMBER WITH AREA CODE	SAM.GOV UNIQUE ENTITY IDENTIFIER (ATTACH PRINTOUT FROM WEBSITE)	
6. FACILITY INFORMATION			
DOES THE APPLICANT/CONTINUING AUTHORITY OWN ITS WASTEWATER TREATMENT FACILITY AND/OR COLLECTION SYSTEM?			
☒ Yes, both.			
☐ Yes, only wastewater treatment facility.			
☐ Yes, only collection system (i.e., applicant is a satellite system).			
☐ No. Please explain: _____			
LIST ALL MISSOURI STATE OPERATING PERMIT NUMBER(S) OF WATER OR WASTEWATER FACILITIES THAT ARE OR WILL BE AFFECTED BY THIS PROJECT, INCLUDING THOSE RECEIVING WASTEWATER IF THE CONTINUING AUTHORITY IS A SATELLITE SYSTEM:			
MO- 0049522		MO- 0103039	MO- 0106658
LIST NON-PERMITTED FACILITIES TO BE ELIMINATED BY THIS PROJECT (ATTACH LIST IF NECESSARY):			
Facility Name	Population Served	Type and Condition of Facility	
7. ESTIMATED PROJECT COST			
Date of Cost Estimate: 1/25/24		Cost Breakdown for USEPA Designated Categories	
Engineering (Planning and Design)	\$ 100,000.00	I. Secondary Treatment	\$
Engineering (Construction Phase)	\$ 50,000.00	II. Advanced Treatment	\$ 2,240,000.00
Engineering (Inspection)	\$	IIIA. Inflow/Infiltration Correction	\$
Land and Easements	\$	IIIB. Sewer Rehabilitation	\$
Construction	\$ 1,900,000.00	IVA. Collection Sewers	\$
Equipment	\$	IVB. Interceptor Sewers	\$
Other Costs (specify _____)	\$	V. Combined Sewer Overflow Correction	\$
Contingencies (estimate 10%)	\$ 190,000.00	VI. Storm Water	\$
Refinancing	\$	VII. Non-Point Source	\$
Subtotal Estimated Project Costs	\$ 2,240,000.00	X. Effluent Recycling/Reuse Total Project Costs	\$
SRF Closing Costs (estimate 2.5%)	\$ 56,000.00	Total Estimated Project Costs	\$
Total Estimated Project Costs	\$ 2,296,000.00	Funding Committed From Other Sources*	\$
SRF Funding Request (this application only)	\$ 2,296,000.00	<i>* Documentation committing other funds must be submitted with the application.</i>	

8. EMERGING CONTAMINANTS

PROJECT OR PORTION OF PROJECT SPECIFICALLY ADDRESSES THE FOLLOWING CONTAMINANT(S) THAT DO NOT HAVE ESTABLISHED WATER QUALITY CRITERIA UNDER CWA SECTION 304(a), EXCEPT FOR PFAS

- ☒ Perfluoroalkyl and polyfluoroalkyl (PFAS) and other persistent organic pollutants (POPs)
- ☐ Biological contaminants and microorganisms
- ☐ Pharmaceuticals and personal care products (PPCPs)
- ☐ Nanomaterials
- ☐ Microplastics/nanoplastics
- ☐ Other: _____

PRESENCE OF EMERGING CONTAMINANT (CHOOSE 1 OR MORE)

- ☐ Suspected, but unknown
- ☐ Monitoring initiated, but results not available or inconclusive
- ☐ Monitoring results attached
- ☐ Detection above known threshold

PROJECT DESCRIPTION AND COSTS SOLELY ASSOCIATED WITH EMERGING CONTAMINANT TREATMENT (SUBSET OF COSTS FROM ABOVE SECTION ON TOTAL COSTS).

Wastewater emerging contaminant treatment technology and associated piping/infrastructure changes.

Engineering (Planning and Design)	\$ 100,000.00	Land and Easements	\$
Engineering (Construction Phase)	\$ 50,000.00	Construction	\$ 1,900,000.00
Engineering (Inspection)	\$	Equipment	\$
Other Costs (specify <u>Contingency</u>)	\$ 190,000.00	Subtotal Estimated Emerging Contaminant Costs	\$ 2,240,000.00

9. DEBT INSTRUMENT (complete A, B, or C)

A. Bonds	DATE OF BOND ELECTION	TYPE OF BOND	AMOUNT OF BOND VOTED \$	AMOUNT OF BOND REMAINING \$
B. Capital Improvements Sales Tax	DATE OF ELECTION	DEDICATED? ☐ Yes ☐ No	SUNSET PROVISION? ☐ Yes (Date: _____) ☐ No	

C. Other Debt Instrument (specify):

DNR CWSRF Emerging Contaminant Grant

If the applicant already has a bond or tax issue voted upon, please provide the following information with this application.

- ☐ Affidavit of Publication of the Notice of Election
- ☐ Notice to Election Authority
- ☐ Ordinance/Resolution Calling the Election
- ☐ Copy of the Official Ballot
- ☐ Certified Election Results (Abstract of Votes)
- ☐ Minutes and Notice of Meeting Approving the Ordinance/Resolution
- ☐ Signed letter from the Applicant's local bond counsel verifying the validity of election and amount of voted authority remaining.

10. WATERSHED SUSTAINABILITY

WATERBODY AFFECTED BY PROPOSED PROJECT Wilsons Creek, Little Sac River	☒ Check if this is the receiving waterbody ☐ Check if the waterbody is classified
IF AFFECTED WATER BODY IS NOT CLASSIFIED, PROVIDE THE NEAREST DOWNSTREAM CLASSIFIED WATERBODY	
WILL THE PROPOSED PROJECT ADDRESS AN IDENTIFIED WATERSHED PROBLEM? ☐ Yes (provide supporting documentation.) ☒ No	
DOES THE PROPOSED PROJECT SERVE MORE THAN ONE COMMUNITY? ☒ Yes (identify communities below) ☐ No <u>Southwest Missouri Communities</u>	
DOES THE PROPOSED PROJECT ELIMINATE THE NEED FOR MULTIPLE WASTEWATER TREATMENT FACILITIES? ☐ Yes ☒ No	
DOES THE PROPOSED PROJECT INCLUDE MEASURES TO REDUCE DEMAND FOR POTW CAPACITY THROUGH WATER CONSERVATION, EFFICIENCY, OR REUSE? ☐ Yes (provide supporting documentation) ☒ No	
DOES THE PROPOSED PROJECT INCLUDE COMPONENTS FOR REUSING OR RECYCLING WASTEWATER, STORMWATER, OR SUBSURFACE DRAINAGE WATER? ☐ Yes (provide supporting documentation) ☒ No	
DOES THE PROPOSED PROJECT ADDRESS GROUNDWATER POLLUTION? ☐ Yes (provide supporting documentation) ☒ No	
GROUNDWATER IS USED FOR:	
OTHER PROBLEMS ADDRESSED:	

11. GREEN PROJECT RESERVE (GPR)

ONLY COMPLETE IF PROJECT INCLUDES ELIGIBLE GPR COMPONENTS, WHICH SCORES A PROJECT ADDITIONAL PRIORITY POINTS. PROVIDE SUPPORTING DOCUMENTATION.

- ☐ **Green Infrastructure:** Practices that manage wet weather as well as maintain and restore natural hydrology by infiltrating, evapotranspiring, and harvesting and using stormwater. On a regional scale, it is the preservation and restoration of natural landscape features, such as forests, floodplains, and wetlands, coupled with policies such as infill and redevelopment that reduce overall imperviousness in a watershed. On the local scale, it consists of site- and neighborhood-specific practices, such as bioretention, trees, green roofs, permeable pavements, and cisterns.
- ☐ **Water Efficiency:** The use of improved technologies and practices to deliver equal or better services with less water. Water efficiency encompasses conservation and reuse efforts, as well as water loss reduction and prevention, to protect water resources for the future.
- ☐ **Energy Efficiency:** The use of improved technologies and practices to reduce the energy consumption of water quality projects, use of energy in a more efficient way, and/or produce or utilize renewable energy.
- ☒ **Environmentally Innovative:** Projects include those that demonstrate new and/or innovative approaches to delivering services or managing water resources in a more sustainable way.

FOR MORE INFORMATION SEE: [HTTPS://WWW.EPA.GOV/SITES/PRODUCTION/FILES/2015-04/DOCUMENTS/GREEN_PROJECT_RESERVE-CROSSWALK-TABLE.PDF](https://www.epa.gov/sites/production/files/2015-04/documents/green_project_reserve-crosswalk-table.pdf)

ESTIMATED CATEGORICAL GPR AMOUNT(S)

\$ 2,300,000.00

12. PROJECT TYPE (CHECK ALL THAT APPLY)

A. Point Source Discharges

- ☐ Combined sewer overflow/sanitary sewer overflow Number of overflows per year: _____
- ☒ Wastewater Treatment Facility (specify) Antidegradation report submitted? ☐ Yes ☐ No ☐ N/A
- ☐ New facility
- ☒ Increase capacity/increase level of treatment
- ☐ Rehabilitation/process improvement
- ☐ Treatment plant decommissioning actions associated with plant replacement or regionalization projects
- ☐ Failing or failed on-site wastewater disposal system Percentage of systems failing: _____%
- ☐ On-site system replacement/rehabilitation
- ☐ Construction of a decentralized/cluster wastewater system
- ☐ Construction as part of a new centralized collection system
- ☐ Collection system rehabilitation primarily to address inflow/infiltration
- ☐ New collection system
- ☐ Upgrade or expansion of existing collection system
- ☐ Sewer line extensions to existing unsewered properties
- ☐ Sewer line extensions to existing sewer properties
- ☐ Consolidation
- ☐ Acquisition of an existing wastewater treatment plant

B. Nonpoint Source Pollution

- ☐ Measures to manage, reduce, treat, reuse, or recapture stormwater or subsurface drainage water
- ☐ Wetland protection and restoration measures
- ☐ Decentralized wastewater treatment systems
- ☐ Source water protection measures
- ☐ Agricultural Best Management Practices
- ☐ Landfill capping, leachate collection, side slope seepage prevention and control system, and monitoring wells

C. Groundwater Pollution

- ☐ Addressing problems caused by petroleum storage tanks
- ☐ Addressing problems caused by a hazardous waste site participating in the department's Voluntary Cleanup Program
- ☐ Addressing water quality problems caused by inadequate landfill leachate collection systems

D. Aquatic/Riparian Habitat

- ☐ Including measures to restore and/or prevent degradation

E. Refinancing*

- ☐ Loan for engineer/design services for project, to be reimbursed at loan closing
- ☐ Loan for land purchase, to be reimbursed at loan closing (see instructions for more details)
- ☐ Other debt

*Contact the department early to discuss any potential refinancing components. More information in the instructions.

13. ESTIMATED PROJECT SCHEDULE REQUIRED BY 10 CSR 20-4.040	
Milestone (attach compliance schedule, if applicable)	Anticipated Date
A. Antidegradation Report (any new, expanded or upgraded wastewater treatment)	N/A
B. Engineering Report and Facility Plan complete	02/28/2024
C. All other funding is secured (if necessary, bonds are voted)	N/A
D. Engineering Plans and Specifications complete	04/01/2025
E. Construction start date	10/01/2025
F. Initiation of operation (<i>date the first working component is capable of being used for its intended purpose</i>)	10/01/2026
G. Project completion date	12/01/2026

14. REQUIRED INFORMATION
☒ A project summary that includes the need for the project ☒ The project components, including maps or drawings showing the project location ☒ A cost estimate including a cost breakdown ☒ The most recent financial statement/audit

15. SUPPLEMENTAL INFORMATION
IF A BOX IS CHECKED, THE DOCUMENTATION MUST BE ATTACHED: ☒ Governing board approved budgets with documentation of approval and/or Audited Financial statements showing sufficient revenues for Operation and Maintenance of the sewer system. Must provide at least three to five years of information. The information provided may be a combination of budgets and audits. ☐ Documentation showing that an inflow/infiltration reduction program has been in place for the past five years ☐ Water or Energy Conservation Plan ☒ Proposed project is specifically identified in the applicant's master wastewater or capital improvement plan (master wastewater or capital improvement plan should be for a period of five or more years) ☐ Documentation indicating the percentage of failed on-site wastewater disposal systems to be replaced or rehabilitated

16. CERTIFICATION:		
The authorized representative certifies that the information submitted in this application is true and correct to the best of their knowledge and that they are authorized to sign and submit this application. The applicant agrees, if a loan or loan/grant combination is awarded on the basis of this application, to comply with all applicable terms, conditions, and procedures of the Department of Natural Resources; the applicable rules and regulations of the Missouri Clean Water Commission; and the terms and conditions of the loan or loan/grant agreement. Incomplete applications will be returned.		
<table border="1"> <tr> <td>SIGNATURE OF AUTHORIZED REPRESENTATIVE</td> <td>DATE</td> </tr> </table>	SIGNATURE OF AUTHORIZED REPRESENTATIVE	DATE
SIGNATURE OF AUTHORIZED REPRESENTATIVE	DATE	

17. PREPARER'S NAME AND SIGNATURE (IF APPLICABLE)				
<table border="1"> <tr> <td>SIGNATURE OF PREPARER</td> <td>DATE</td> </tr> </table>	SIGNATURE OF PREPARER	DATE		
SIGNATURE OF PREPARER	DATE			
<table border="1"> <tr> <td>NAME AND TITLE (PRINT OR TYPE)</td> <td>TELEPHONE NUMBER WITH AREA CODE</td> </tr> <tr> <td>Zach Martin, Principal Engineer</td> <td>(417) 864-1908</td> </tr> </table>	NAME AND TITLE (PRINT OR TYPE)	TELEPHONE NUMBER WITH AREA CODE	Zach Martin, Principal Engineer	(417) 864-1908
NAME AND TITLE (PRINT OR TYPE)	TELEPHONE NUMBER WITH AREA CODE			
Zach Martin, Principal Engineer	(417) 864-1908			
MAIL OR EMAIL (PREFERRED) COMPLETED APPLICATION TO: Missouri Department of Natural Resources Financial Assistance Center P.O. Box 176 Jefferson City, MO 65102-0176 800-361-4827 or 573-751-1192 fac@dnr.mo.gov				

CLEAN WATER STATE REVOLVING FUND LOAN APPLICATION INSTRUCTIONS

Application Deadline: Applications received or postmarked by March 1, which meet the readiness-to-proceed criteria, will receive priority consideration for funding in the next fiscal year's Intended Use Plan and consideration for additional subsidization (or grant) funding. Any funding assistance is subject to all State Revolving Fund (SRF) requirements. Potential applicants should contact the Missouri Department of Natural Resources' Financial Assistance Center prior to completing and submitting an application at fac@dnr.mo.gov, 573-751-1192, or toll free at 800-361-4827.

1. **APPLICANT/CONTINUING AUTHORITY:** The applicant is the entity that will receive the loan funds, if awarded. A continuing authority is a company, business, entity, or person(s) that will be operating the facility and/or ensuring compliance with the permit requirements. A continuing authority is not, however, an entity or individual that is contractually hired by the permittee to sample or operate and maintain the system for a defined period, such as a certified operator or analytical laboratory. One can find the regulatory requirement regarding continuing authority at 10 CSR 20-6.010 (2). Please visit <https://s1.sos.mo.gov/cmsimages/adrules/csr/current/10csr/10c20-6.pdf>. A continuing authority's name must be listed exactly as it appears on the Missouri Secretary of State's (SoS's) webpage <https://bsd.sos.mo.gov/BusinessEntity/BESearch.aspx?SearchType>, unless the continuing authority is an individual(s), government, or otherwise not required to register with the SoS.

Print or type the applicant's contact information. Include a street address, if available, in addition to the mailing address.

Prior to receiving funding assistance, the entity must have a SAM.gov Unique Entity Identifier (UEI) and the UEI must be included on the application. Applicants may obtain a UEI at no cost from the System for Award Management (SAM) website: <https://www.sam.gov/SAM/>. Should you need assistance with this process, call the toll-free help desk at 1-866-606-8220 or learn more at https://www.fsd.gov/gsafsd_sp. Applicants who have a prior enrollment with SAM.gov should only have to log into their account to obtain their UEI. Applicants must attach to this Clean Water State Revolving Fund application a screenshot or printout of the SAM.gov website showing the applicant's UEI.

2. **AUTHORIZED REPRESENTATIVE/APPLICATION CONTACT:** Print or type the authorized representative's contact information. If applicable, also note the name of the person to contact about this application if different from the authorized representative. The application contact should be knowledgeable about the application and available during business hours. If you would like information about military-related services in Missouri, please check the box.

Attach a completed Resolution of Governing Body of Applicant form designating the authorized representative for the applicant.

3. **GENERAL AND FINANCIAL INFORMATION:** The department will use the financial information to determine the applicant's financial capabilities to carry out the proposed project. Please provide the most accurate information available.

State the population of the area within the applicant's jurisdiction based on the most recent U.S. Census Bureau's decennial census and American Community Survey, noting the date of the data (<https://data.census.gov/cedsci/>). The "population of area to be served" will be different from the

census population if the project is to sewer, or construct improvements in, a portion of the municipality or district. The number of connections equals the number of customer accounts and/or connections an applicant has; it does not equal the population.

Note all the state senate, state representative, and congressional district number(s) for the project area.

Provide the current monthly sewer rate for a 5,000-gallon user and the estimated rate at project completion. Use the proposed rate if the project area is currently unsewered. Check the box if there is an existing assistance program to facilitate a rate reduction or relief for affected low-income residents.

Please show the total sewer system revenues and expenditures for the most recent year. Show when the accounting year ended if the fiscal year used is not the calendar year. If this is a new system, write in "new system."

Show the total outstanding debt on the system stated on the application (wastewater, stormwater, or combined) as well as the annual payments (principal and interest) on all outstanding debt listed above.

Note any other types of debt instruments and funding sources such as Neighborhood Improvement District (NID), U.S. Department of Agriculture-Rural Development, Missouri Department of Economic Development-Community Development Block Grants, etc. Attach supporting documentation to the application.

Check the box if interested in a customized loan repayment structure for existing SRF debt.

Collection delinquency rate is defined as bills that are never collected, not bills that are not paid by the due date but are eventually collected later.

Check the box if the applicant has a combined water and sewer system from a financial standpoint.

Check the box if the applicant has a fiscal sustainability plan for the project if it involves the repair, replacement, or expansion of a publicly owned treatment works. Please see Form MO 780-2661 for reference (<https://dnr.mo.gov/document-search/fiscal-sustainability-certification-form-mo-780-2661>).

4. **PROJECT DESCRIPTION:** Provide a brief project description and explanation of why it is necessary.

Check the box if the applicant proposes the project to be Design-Build per Section 67.5070, RSMo. A "design-build contract" shall mean any contract that furnishes architecture or engineering services and construction services either directly or through subcontracts. Notify the department early if the proposed project will be Design-Build.

5. **ARCHITECTURAL AND ENGINEERING CONSULTANT:** Please note if the applicant procured engineering services. If yes, provide procurement documentation and print or type the consulting engineer's contact information.

6. **FACILITY INFORMATION:** Check the appropriate box to indicate whether the applicant owns its wastewater treatment facility and/or collection system.

List the Missouri State Operating Permit numbers for each of the facilities affected by the proposed project, including any satellite systems.

Name any non-permitted facilities to be eliminated by the proposed project, including the population served and type and condition of facility.

7. **ESTIMATED PROJECT COSTS:** Supply the cost estimates for the project including the date of those estimates. Land acquisition, surface and subsurface easements, places to store equipment and material during construction, land needed to locate eligible projects, and land integral to the treatment process are eligible for SRF funding. Funding recipients must certify compliance with the Uniform Relocation and Real Property Acquisition Act of 1970, P.L. 91-646, as amended. Call for additional guidance if land acquisition is related to a project to address non-point source pollution. Provide an estimated amount of anticipated refinancing component, if applicable.

Provide a cost breakdown by U.S. Environmental Protection Agency designated categories of need.

8. **EMERGING CONTAMINANTS:** The Bipartisan Infrastructure Law (BIL) created a 5-year program (FFY2022-2026) to reduce people's exposure to emerging contaminants not yet addressed by water quality criteria established per CWA Section 304(a), except the PFAS family of chemicals that qualify regardless of an established water quality criterion. Emerging contaminants refer to substances and microorganisms, including manufactured or naturally occurring physical, chemical, biological, radiological, or nuclear materials, which are known or anticipated in the environment, that may pose newly identified or re-emerging risks to human health, aquatic life, or the environment.

Please select the general type(s), describe, and provide estimated costs specifically related to the portion of the project related to emerging contaminants. An example of a project component that may be eligible is the construction of an additional, separate containment cell for PFAS/PFOA material at a landfill to address storage concerns after collection of known materials.

9. **DEBT INSTRUMENT:** Provide information on existing or proposed debt instruments and funding sources (e.g., ballot issues) by providing the appropriate information in A, B, or C. If a bond or tax issue has already been voted, provide copies of all items listed. Provide an anticipated date of bond or tax voting if the issue has not already been voted.
10. **WATERSHED SUSTAINABILITY:** Provide as much information as possible related to the watershed the project is located in, and the problems to be addressed by the project. Note if the water body is a classified water body, per 10 CSR 20-7.031. This information will be used in determining the project priority in relation to other applications for funding.
11. **GREEN PROJECT RESERVE (GPR):** Complete only if the proposed project includes eligible GPR components, which scores a project additional priority points. Note the estimated dollar amounts dedicated to GPR components. Attach supporting documentation that outlines the specific project components addressing these categories. GPR components may include the following:

- Management of stormwater runoff at the local level through the use of natural systems, or engineered systems that mimic natural systems, to treat polluted runoff.
- Water or energy efficiency improvements.
- Environmentally innovative activities.

Find more information on GPR eligible projects at: https://www.epa.gov/sites/production/files/2015-04/documents/green_project_reserve-crosswalk-table.pdf

12. **PROJECT TYPE:** Check all the boxes that apply to the proposed project. At least one must be checked. Check if the project involves a refinancing component and notify the department early in the process.

Point source projects include those projects that directly or indirectly impact a Missouri State Operating Permit (MSOP)/National Pollutant Discharge Elimination System permitted facility. In addition, a proposed project that will ultimately result in the issuance of an MSOP permit is to be considered a point source project.

A nonpoint source project is one that does not fit the point source project description, e.g., a project to rehabilitate or replace on-site wastewater systems, the construction of a decentralized (cluster) wastewater system, or riparian corridor restoration.

13. **ESTIMATED PROJECT SCHEDULE REQUIRED BY 10 CSR 20-4.040:** Provide the anticipated dates for the milestones listed. Put N/A in the space if the milestone is not applicable to the project. Attach any compliance schedules, if applicable.
14. **REQUIRED INFORMATION:** Information required by 10 CSR 20-4.040 must be submitted before the application will be prioritized. The applicant may submit other project related information that the applicant feels should be submitted with the application.
15. **SUPPLEMENTAL INFORMATION:** If a box is checked, attach supplemental information with the application. The department will use this information to determine the project priority in relation to other applications for funding. If you are using funds from Department of Economic Development's Community Development Block Grant Program, be certain that you have included that information.
16. **CERTIFICATION:** The applicant's authorized representative must sign the application and attach any information that will enable the department to evaluate the wastewater needs. Make a copy of the completed application for your records. The department will not return incomplete applications.
17. **PREPARER'S NAME AND SIGNATURE (IF APPLICABLE):** Include the information requested for the individual who prepared this application, if different from the authorized representative or applicant

Application Submittal: Submit the completed application and any attachments via email to fac@dnr.mo.gov (preferred), or mail to:

Missouri Department of Natural Resources
Financial Assistance Center
P.O. Box 176
Jefferson City, MO 65102-0176

For More Information:

Missouri Department of Natural Resources
Financial Assistance Center
P.O. Box 176
Jefferson City, MO 65102-0176
800-361-4827 or 573-751-1192
FAX: 573-751-9396

Email: fac@dnr.mo.gov

<https://dnr.mo.gov/water/business-industry-other-entities/financial-opportunities/financial-assistance-center>

EXPLANATION TO COUNCIL BILL 2024-027 (SIMPSON)

FILED: 01/24/2024

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 38.5 acres of property generally located at 2730 East Farm Road 188 from Planned Development No. 288 to R-SF, Residential Single Family; and adopting an updated Official Zoning Map. (By: Center Court, LLC; 2730 E. Farm Road 188; Z-3-2024).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 38.5 acres of property generally located at 2730 East Farm Road 188 from Planned Development No. 288 to R-SF, Single-Family Residential District. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
ZONING CASE NUMBER Z-3-2024

The applicant is requesting to rezone approximately 38.5 acres of property generally located at 2730 E. Farm Road 188 from Planned Development No. 288 to R-SF, Single-Family Residential District. The applicant intends to sell to a church. Church uses are not currently permitted in PD 288.

REMARKS: The Planning and Zoning Commission held a public hearing on January 11, 2024, and recommended to approve, by a vote of 5 to 1.

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

FINDINGS FOR STAFF RECOMMENDATION:

1. This application for R-SF is consistent with the Comprehensive Plan's Land Use & Development chapter which identifies the subject property as within the Traditional Neighborhood placetype. The primary use in this placetype is single-family detached which is a permitted use in the R-SF District. The current PD also allows for single-family detached uses in a higher density. The rezoning would also allow for non-residential uses such as churches, community gardens, police and fire stations, public and private parks, or elementary and secondary schools which are recommended in the Traditional Neighborhood placetype.

2. This application is consistent with the Traditional Neighborhood placetype which lists

single-family detached dwellings as a primary use. The current PD is also supported by the Comprehensive Plan.

3. The current zoning, Planned Development No. 288, allows single-family detached and semi-detached dwellings in all areas and in areas to the north and east, duplexes and townhomes at a maximum density of 8 dwelling units per acre. The R-SF district allows for single-family attached and semi-detached at 7 dwelling units per acre and does not allow for duplexes or townhomes. The PD also allows for smaller and narrower lots with a height limitation in some areas to two stories and other comparable to the R-SF District. The original intent for the current zoning was for a private gated residential subdivision.

4. The developer was also required to make roadway improvements such as dedicate additional right-of-way along Farm Road 188 (Evans Road) and Farm Road 175 to meet current standards, dedicate right-of-way triangles at street intersections, align interior streets with Thetford Rd to the north, construct sidewalk and provide trail easements to the common areas.

5. 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.

6. There are few known changing conditions in the area affected that make the proposed rezoning necessary.

7. The range of uses in the proposed R-SF district are compatible with the uses permitted on other property in the immediate vicinity. Although the surrounding properties are mostly in the County, they are zoned R-1, Suburban Residence District which allows for churches with a conditional use permit.

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, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. A traffic study is required at the time of development.

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. The property can still develop with the existing zoning.



STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood placetype and on the finding of facts above.

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/1/2024

- Attachments:**
1. Z-3-2024 - 2730 Farm Road 188_ Ord
 2. Legal Description_exhA
 3. ROP_exhB
 4. Staff Report_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 38
Filed: 02-06-24

Sponsored by: Simpson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-027

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 38.5 acres of property generally located at 2730 East Farm Road
4 188 from Planned Development No. 288 to R-SF, Residential
5 Single Family; and adopting an updated Official Zoning Map.
6
7

8 WHEREAS, an application has been filed for a zoning change of the property
9 generally located at 2730 East Farm Road 188 from Planned Development 288 to R-
10 SF, Residential Single Family; and
11

12 WHEREAS, following proper notice, the Planning and Zoning Commission held a
13 public hearing on January 11, 2024, a copy of the Record of Proceedings from said
14 public hearing being attached hereto and incorporated herein by this reference as
15 "Exhibit B," and said Commission made its recommendation; and
16

17 WHEREAS, the City has reviewed the applicant's request and prepared a staff
18 report concerning the application, which is attached hereto and incorporated herein by
19 this reference as "Exhibit C"; and
20

21 WHEREAS, proper notice was given of a public hearing before City Council, and
22 said hearing was held in accordance with the law.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – The property generally located at 2730 East Farm Road 188 and
28 described in "Exhibit A," which is attached hereto and incorporated herein by this
29 reference, is hereby rezoned from Planned Development 288 to R-SF, Residential
30 Single Family. Springfield Land Development Code, Section 36-306, 'Official zoning
31 map and rules for interpretation,' is hereby amended, changed, and modified consistent
32 with this Ordinance.
33

Section 2 – City Council hereby directs the City Manager, or designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules of interpretation.'

Section 3 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: [Signature], Assistant City Attorney

Approved for Council action: Christi Chase, City Manager

EXHIBIT A

LEGAL DESCRIPTION

All of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), in Section Twenty-eight (28), Township twenty-eight (28), Range twenty-one (21), in Greene County, Missouri, EXCEPT the following tract of land described as follows: Beginning at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-eight (28), Township Twenty-eight (28), Range Twenty-one (21); thence North 20 rods; thence West 12 rods; thence South 20 rods; thence East 12 rods to the beginning, in Greene County, Missouri.

EXHIBIT B

**RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 11, 2024**

Z-3-2024

2730 East Farm Road 188

Applicant: Center Court, LLC

Mr. Daniel Neal stated that this is a request to rezone approximately 38.5 acres of property from Planned Development No. 288 to R-SF, Single-Family Residential District.

Mr. Daniel Richards, 1200 E. Woodhurst Drive representing the church that is seeking to purchase the property for a new church and the existing Planned Development does not allow for churches.

Mr. Ralph Latal, 5705 S. Ramsgate noted that he is a neighbor and an elder at the River Bluff Baptist Church across the street and asking for additional information on who is the church?

Mr. Pauly asked for the developer to come forward and questioned on what this particular church may be.

Mr. Richards noted that he has signed a non-disclosure agreement with the client and cannot answer that question. He however did note that at the neighborhood meeting it was clear that the neighbors were not in support of "just any church going in."

Mr. Knuckles noted that the Commission is voting on the rezoning but understands the concerns of the neighborhood.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-3-2024, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Knuckles. Nays: Commissioner Lebeck. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.



Bob Hosmer, AICP
Planning Manager

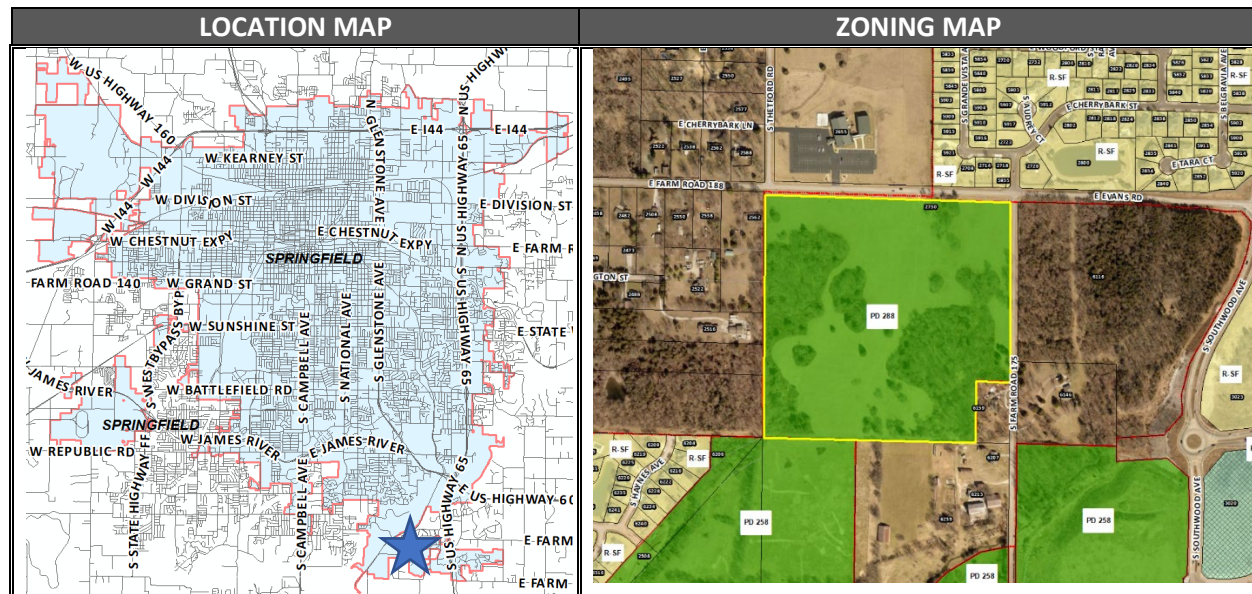
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-3-2024
Location:	2730 E. Farm Road 188
Total Acres:	38.5 acres
Applicant:	Center Court, LLC
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	December 20, 2023
Planning and Zoning Commission:	January 11, 2024
City Council:	February 12, 2024
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-3-2024 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

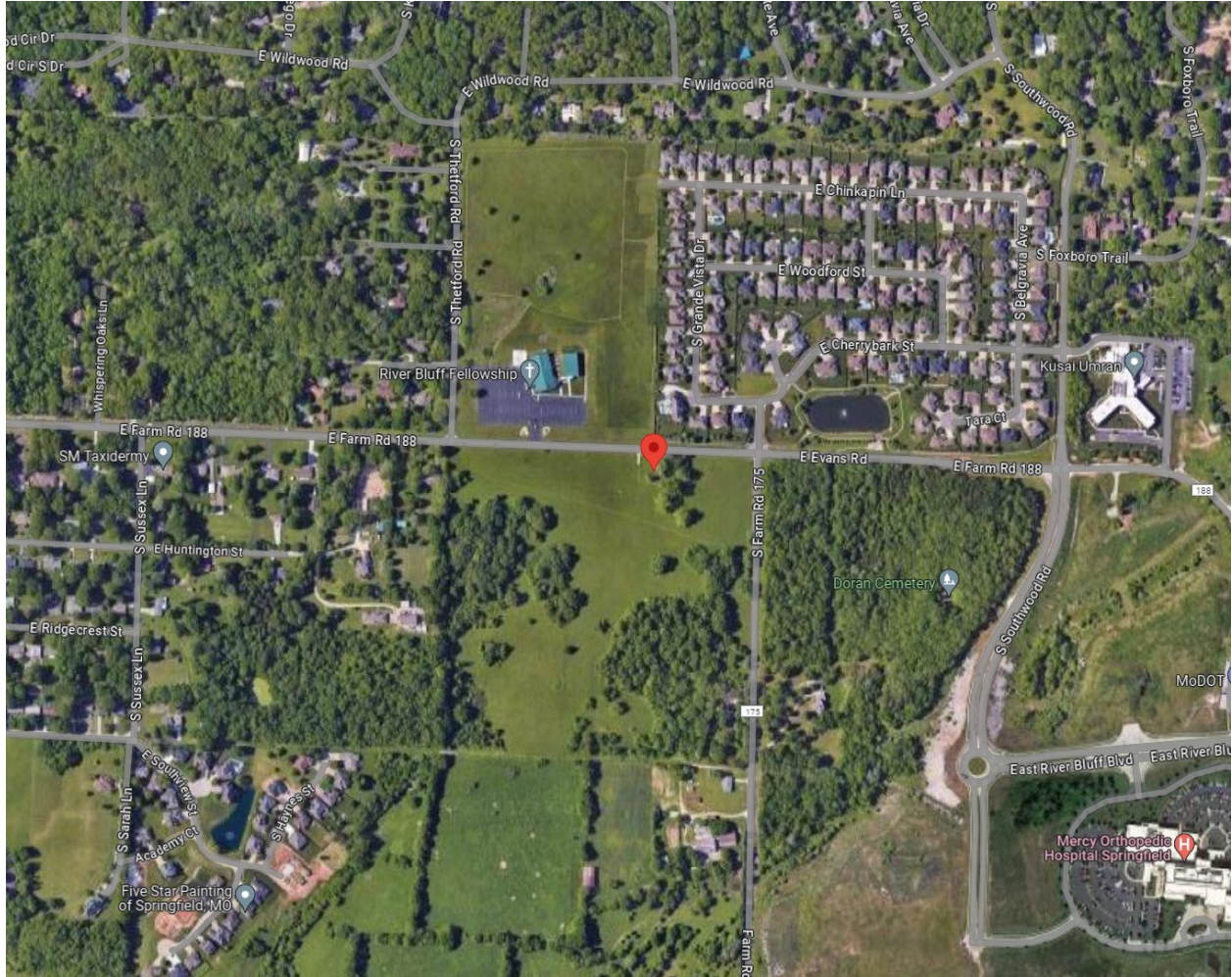
PROJECT SUMMARY:

Request to rezone approximately 38.5 acres of property generally located at 2730 E. Farm Road 188 from Planned Development No. 288 to R-SF, Single-Family Residential District.



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 and rezoned from County R-1 to Planned Development 288 in 2006. The PD allowed for residential single-family, duplex and townhouse uses. Each phase or Final Development Plan was required to be reviewed and approved by Planning and Zoning Commission and City Council. City Council approved a small lot single-family residential subdivision in 2007 within Area 2 called Thetford Place that met the requirements of the PD.

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 R-SF
Use Limitations	(a) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (b) No use shall emit an odor that creates a nuisance as determined by Springfield City Code.
Maximum Height	1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Minimum Open Space	Not less than 20 percent

DEVELOPMENT REVIEW STAFF REPORT

Buffering and Landscaping

None, unless a non-residential use is established. The non-residential use adjacent to a residential district requires a bufferyard Type D.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional Neighborhoods placetype. Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

DEVELOPMENT REVIEW STAFF REPORT

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
- Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Traditional Neighborhood, Urban design characteristics unique to Traditional Neighborhood character area include:

- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.

DEVELOPMENT REVIEW STAFF REPORT

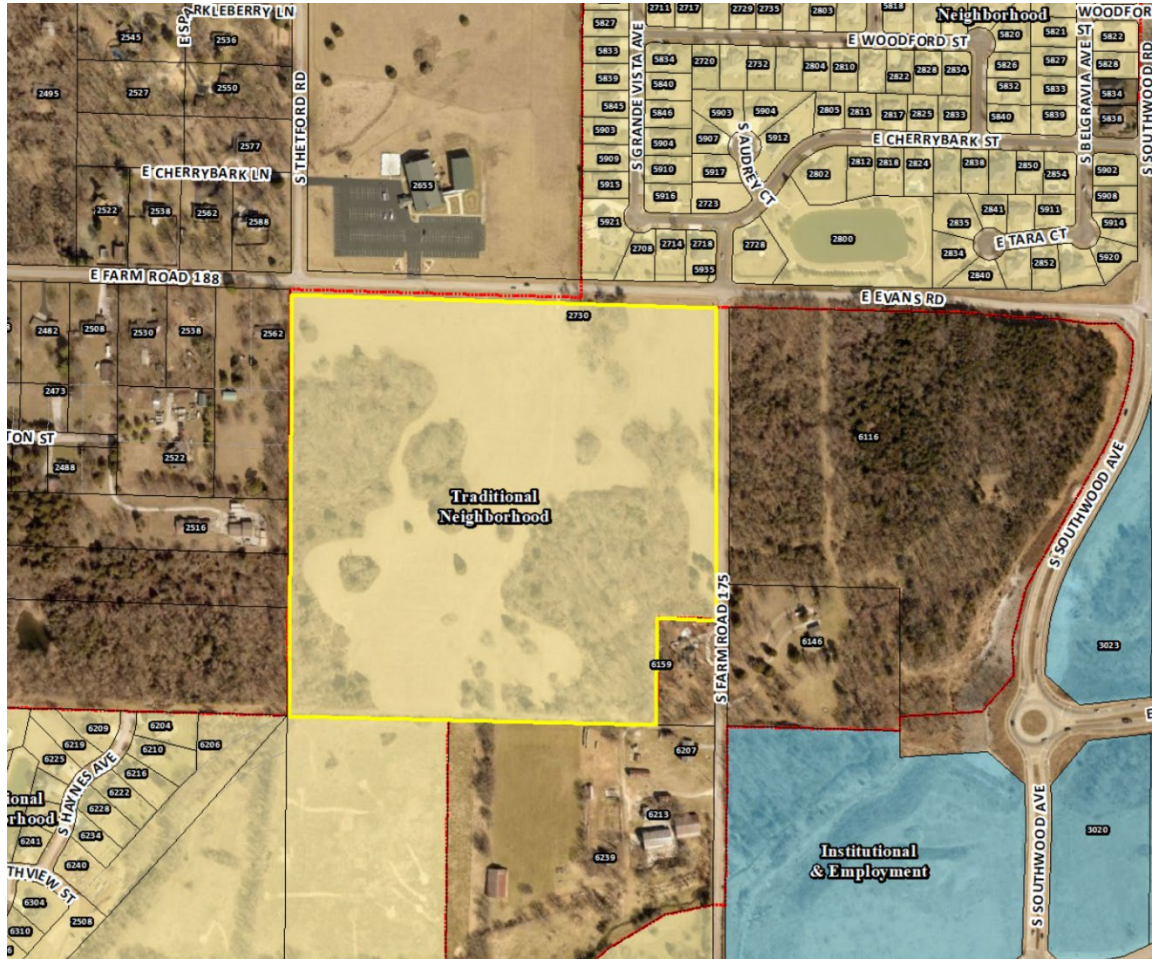
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

Transitions:

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

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			○	○	○	○	○	○	○	○	○	○	○	○

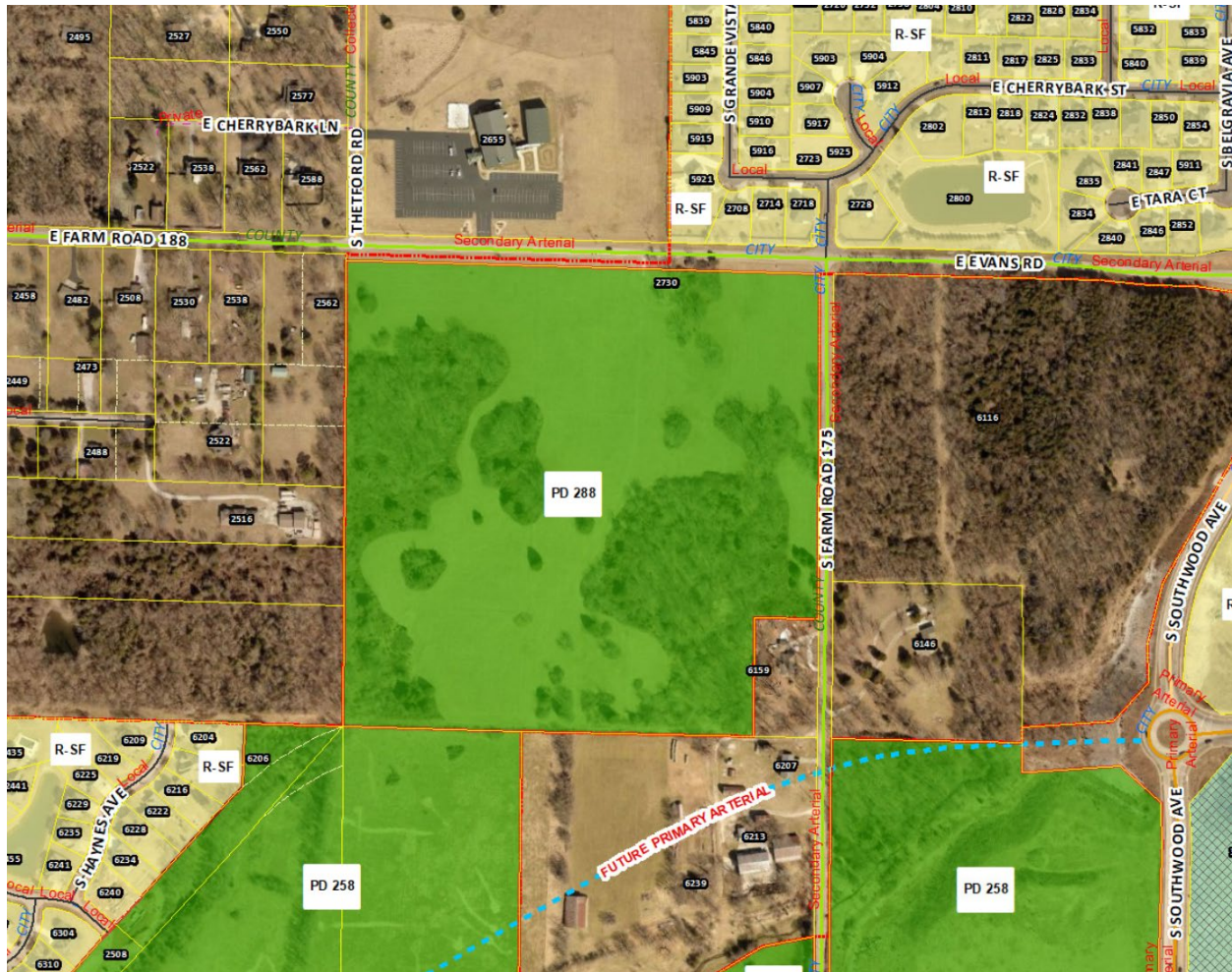
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	R-SF, County R-1	PD 258, County R-1	County R-1	County R-1
LAND USE	Single-family residences, Church	Single-family residences	Single-family residence	Single-family residences
PLACETYPES	Traditional neighborhood	Traditional neighborhood	Traditional neighborhood	Traditional neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning. CU Electric/Gas/Water is available to the property.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning however we have the following critical comments about site development:

1. The property is not served by public sewer. Public improvement plans will need to be designed, submitted and constructed to city standards to serve the property. The public improvements must be approved, filed and constructed or escrowed before any building permits or plats can be issued according to city code section 98-12(b)(c) Private Construction of Public Improvements and section 98-14. - Assurance for completion of Public Improvements.
2. The property is subject to two trunkline/joint district fees; The east portion is subject to a \$0.03542 per s.f. fee of property being developed. The west portion is subject to a \$0.0075 per s.f. fee of property being developed. These fees will be determined during review of the public improvement plans and will be included in the engineering and inspection fees required to file the plans.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING 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	E. Farm Road 188	Secondary Arterial	County	35	40	NA	No	Yes	No
Street 2	S. Farm Road 175	Secondary Arterial	County	35	20	NA	No	Yes	No

ACCESS - 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 Trail near the property. There are no bus stops near the property.

DEVELOPMENT REVIEW STAFF REPORT

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is required at the time of development.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

38.5-acre lot with 0% existing impervious area. The Site drains to the SE and SW areas through natural draws. No existing detention or water quality Stormwater Control Measures are present. 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** 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 PD 288 to R-SF. 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. Detention designs need to account for the discharge to drain to existing adjacent properties through sheet flow or level spreaders.

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

N/A

SINKHOLES & KARST FEATURES

1. A small sinkhole located in the NW corner of the property. It is visible from 2001 Aerial and possibly earlier. Per Ch. 11 Sec. 2.0 a sinkhole evaluation must be completed by a professional engineer or geologist.

DEVELOPMENT REVIEW STAFF REPORT

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 38.5 acres of property generally located at 2730 E. Farm Road 188 from Planned Development No. 288 to R-SF, Single-Family Residential District. The applicant intends to sell to a church. Church uses are not currently permitted in PD 288.
2. This application for R-SF is consistent with the *Comprehensive Plan's Land Use & Development* chapter which identifies the subject property as within the Traditional Neighborhood placetype. The primary use in this placetype is single-family detached which is a permitted use in the R-SF District. The current PD also allows for single-family detached uses in a higher density. The rezoning would also allow for non-residential uses such as churches, community gardens, police and fire stations, public and private parks, or elementary and secondary schools which are recommended in the Traditional Neighborhood placetype.
3. This application is consistent with the Traditional Neighborhood placetype which lists single-family detached dwellings as a primary use. The current PD is also supported by the Comprehensive Plan.
4. The current zoning, Planned Development No. 288, allows single-family detached and semi-detached dwellings in all areas and in areas to the north and east, duplexes and townhomes at a maximum density of 8 dwelling units per acre. The R-SF district allows for single-family attached and semi-detached at 7 dwelling units per acre and does not allow for duplexes or townhomes. The PD also allows for smaller and narrower lots with a height limitation in some areas to two stories and other comparable to the R-SF District. The original intent for the current zoning was for a private gated residential subdivision.
5. The developer was also required to make roadway improvements such as dedicate additional right-of-way along Farm Road 188 (Evans Road) and Farm Road 175 to meet current standards, dedicate right-of-way triangles at street intersections, align interior streets with Thetford Rd to the north, construct sidewalk and provide trail easements to the common areas.

DEVELOPMENT REVIEW STAFF REPORT

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 R-SF district are compatible with the uses permitted on other property in the immediate vicinity. Although the surrounding properties are mostly in the County, they are zoned R-1, Suburban Residence District which allows for churches with a conditional use permit.
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 the 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. A traffic study is required 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. The property can still develop with the existing zoning.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

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

Attachment 1
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD 288 to R-SF
(existing zoning) (proposed zoning)
2. Meeting Date & Time: December 20, 2023; 4-6:30 pm
3. Meeting Location: Fire Station 12, 2455 S Blackman Rd, Springfield, MO 65809
4. Number of invitations that were sent: 61
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 16
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 comments and response letter.

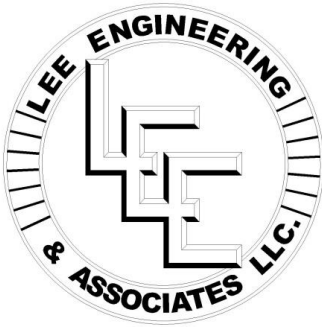
8. List or attach the written comments and how you plan to address any issues:

See attached neighborhood comments and response letter.

I, Martha Middleton (print name), attest that the neighborhood meeting was held on 12/20/2023 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

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

December 21, 2023

RE: **PLN2023-00295**

Z-3-2024 - 02.Zoning Map Amendment - 2730 E FARM ROAD 188

Lee Engineering hosted a Neighborhood Meeting on December 20th at Fire Station #12 from 4:00-6:30 p.m. to discuss the proposed rezone with the neighborhood.

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 Planning Department.

Unnamed Church:

The biggest issue at the neighborhood meeting was that the church that is seeking to rezone the property does not want their name on the project at this time. The neighborhood made it clear that they were not generally in favor of a church at this location without knowing what denomination/type of church was seeking this rezoning. Residential Single Family (R-SF) zoning allows churches without any restrictions on denomination or “type” of church. Churches are a permitted use in every standard zoning district (Residential, Office, Commercial & Industrial) within the City of Springfield. We are surrounded by single family residential, so the zoning request matches the surrounding properties.

No Site Plan/Access Plan/Building Size:

The proposed zoning change to R-SF does not require a site plan or building plans. The church has not purchased the property, and this zoning change is a contingency of the purchase. They are not far enough along in the process to have a site plan to share at this time. They have generally told us that the church will not use the whole property. Site plans and architectural plans meeting all of the restrictions of R-SF zoning and the City of Springfield design codes will be submitted to the city at the time of permitting should this project move forward. Access spacing for the development will meet the City of Springfield’s design codes and standards at the time of development.

Potential Traffic:

The existing PD allows 8 units/acre, which is a higher density than the single-family residential zoning that we are requesting. A traffic study meeting the City of Springfield’s requirements will be submitted at the time of development.

Stormwater:

The runoff produced by this development will be reduced to the predeveloped condition in accordance with City of Springfield Flood Control and Water Quality Manual. A stormwater system will be sized and located in accordance with the City of Springfield Flood Control and

Water Quality Manual.

The existing zoning is undesirable:

Many of the neighbors made comments both verbally in writing that they did not like the higher density of townhomes and duplexes that were permitted in the existing zoning and were in favor of single-family residences at this location.

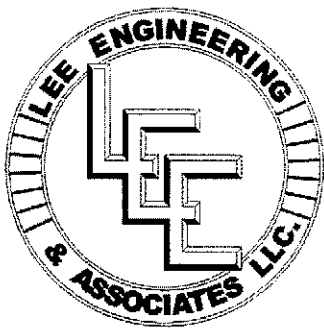
If you have any questions or need additional information, please contact our office. Thank you.

Sincerely,
Daniel Richards

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

FR 188 Rezone Sign In Sheet

Name	Address	Phone Number
Clark & Victoria M. Mott	5839 S. Grande Vista	417-351-9051
Roberta Hatfield	2832 E Chinkapin	651.491.5471
Jim & Kay DONOVAN	3808 E. Chinkapin	576-3662 or 3550
Dave Blake	2745 " "	417-761-2279
Greg & Gabe Haggard	5839 S. Delgravia	417-496-6757
Roger & Donna Liller	2802 E. Cherrybark	417-838-8632
Don Ackerman	5903 S. Grande Vista Dr.	417-827-0010
GERALD & MARILYN EHRHARDT	5904 S. AUDREY Ct	417-655-0165
James & Mary Johnston	2745 E. Chinkapin	417-496-4096
Dana & Stephen Haggard	2711 E WOODFORD	417-693-0977
John & Gwen Walker	6163 S. Farm Rd 175	417 543-3599



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

Wednesday, December 20, 2023

Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
John Walker	6163 S Farm Road 175	417 543 3559

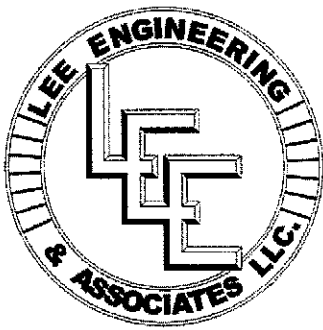
Victor Korlov 6146 S Farm Road 175 503-939-1700.

COMMENTS:

I am in favor of re-zoning PD 288 to SFR.
Being surrounded on two sides by multi-story townhomes has always concerned our family, so if future development must happen, we would rather it be similar to our property. Thank

you,

John Walker
Victor



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2720 E FR 188
Ozark, MO 65721

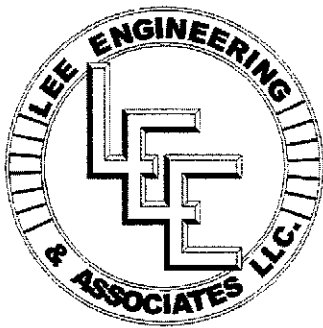
NAME	ADDRESS	PHONE
Kay Donovan	2808 E. ChinKapin	576-3662

COMMENTS: Why all the secrecy on the church identity?
~~We~~ do not want a mega church built there to tense up each traffic
on FR 188 and the entrances to our subdivision!

The present zoning allows for way too many undesirable buildings -
apartments & duplexes specifically - that would increase
traffic, also. My subdivision is upscale & any future
single family homes on the land in question should
be too. I agree w/ rezoning single family use only,
but with covenants & restrictions! No apartments,
duplexes or multi-use buildings - We are trying to
maintain our property values for the future -

Thank you for the public meeting w/ reps of
Lee Engineering - They were very personable -
Looking forward to a traffic study & future
meetings -

Kay B. Donovan



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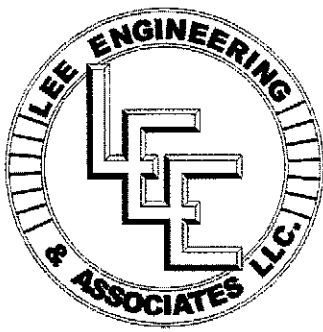
Wednesday, December 20, 2023

Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
PAUL ENGEL	2901 E Chickadee Lane	417-840-2517

COMMENTS:

- 1) NO SITE PLAN : WHAT IS THE POINT OF US COMING TO THIS MEETING?
- 2) ^{NO SPECIFIC} DETAILS ABOUT THE PLANNED CHURCH
- 3) HOW WILL THE USE IMPACT OUR NEIGHBORHOOD?
TRAFFIC IMPACTS?
LEXINGTON SQUARE IS A HIGH VALUE SUBDIVISION, THIS MAY HAVE NEGATIVE IMPACTS.
- 4) POORLY EXECUTED NEIGHBORHOOD MEETING.



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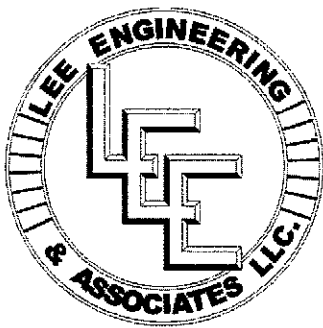
Wednesday, December 20, 2023

Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
Mike & Josie Beck	2708 E Cherry Bark Ln	417-574-3993

COMMENTS:

While we understand that changing the zoning from PUD to SFR would be a better zoning for this property, we are unsettled about the minimal amount of information that was given to the public regarding what the plans for this property shall be. We know "a" church wants to build on part of this property. But, why were we not told what type of church or were in general do they want to build on this land. To gain public approval more information is warranted.



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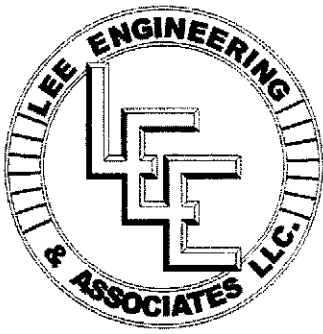
NAME	ADDRESS	PHONE
John Walker	6163 S Farm Rd 175	417 543-3599

COMMENTS:

On behalf of Jean Hartley, who lives on farm
South of my address:

Mrs. Hartley is concerned about water
run-off that might be created from any large
parking lot built in the future. She would like
assurance that the effects of such run-off onto
her property would be considered in future
development plans. Thank you,

John Walker



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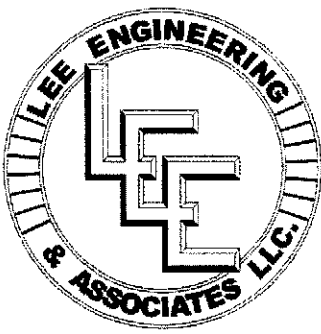
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Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
Ryan Kruger	3921 S Grand Vista	417-522-6802

COMMENTS:

Where will the access be?
How quick will traffic be addressed if it is congested?
Why secret?
How many members of the church?
How many buildings? What type?



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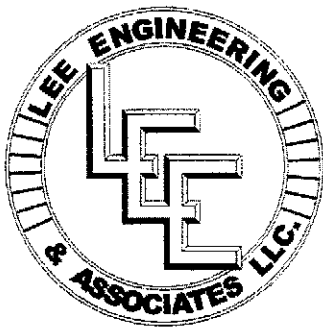
Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
Todd & Amy VanCorden	5834 S Belgravia	417-840-1068 - Amy

Springfield MO 65804 417-775-4343 - Todd

COMMENTS:

- * We are very concerned that the church does not want to be transparent with their future (possible) neighbors.
- * A large church would increase traffic and decrease property values for neighborhoods directly opposite or surrounding the area due to traffic flow.
- * Large "Mega" churches have activities on nearly every day of the week, not just Sundays and Wednesdays - we do not want constant traffic right across the street to the entrance to our neighborhood (Lexington Square).



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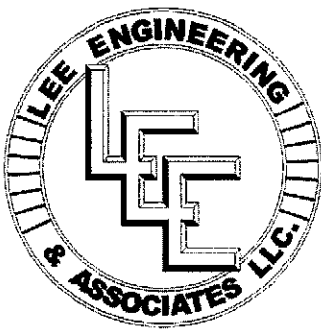
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Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
HAGGARD	2711 E WOODFORD ST	417-693-0977

COMMENTS:

- NO SITE PLAN - REALLY?
- SECRET IDENTITY OF CHURCH? WHY?
- WE ALREADY HAVE TWO CHURCHES ' TRAFFIC ON SUNDAY MORNING - WE DON'T NEED ANOTHER.
- HOW BIG IS THE CHURCH GOING TO BE?
HOW MANY PARKING PLACES?



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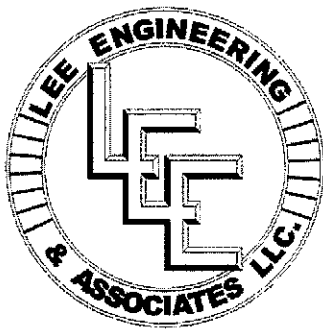
Wednesday, December 20, 2023

Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
DANIEL CLARKE	2720 E CHURCH	417-761-9979

COMMENTS:

Pls explain how our input will be considered
Valid when the details of the project
will not be disclosed. As property owners
nearby; for zoning planning, we should
at least be informed of conceptual plans
as well as the budget of the property is.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

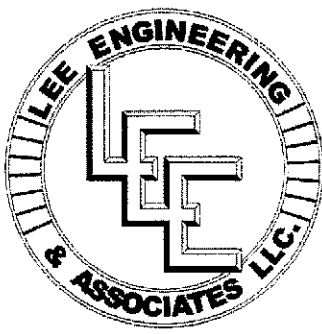
Wednesday, December 20, 2023

Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
MARILYN	5904 S. AUDREY CT	417-655-
ETHRARDT		0164

COMMENTS:

AT PRESENT CANNOT AGREE TO
REZONING WITHOUT KNOWING
WHAT CHURCH IS LOOKING TO BUILD,
WHAT SIZE THE FACILITY WOULD
BE, WHERE ON PROPERTY CHURCH
WOULD BE LOCATED, HOW WOULD
~~THE~~ THE TRAFFIC BE AFFECTED.
IF CHURCH WOULD SELL OFF A PORTION
OF THE PROPERTY, WHAT WOULD
BE ABLE TO BE BUILT AND COULD
IT BE REZONED.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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

COMMENT SHEET

Neighborhood Meeting

Wednesday, December 20, 2023

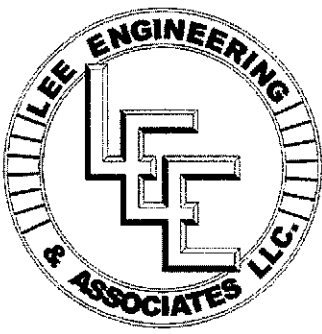
Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
GERALD	5904 S. Audrey CT.	417-655-0165

EHRHARDT

COMMENTS:

I have no problem with The single Family zoning
However, There is insufficient information
of The Location of The church on The property
and The denomination of The church. Why The
Secrecy? Without more information, I could not
agree with The change.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

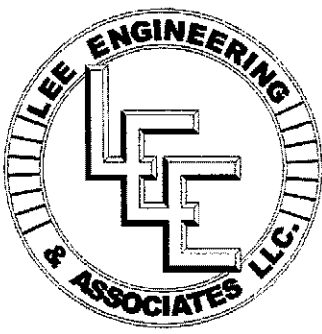
Neighborhood Meeting

Wednesday, December 20, 2023

Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
James E Johnston	2745 E Chinkapin Ln	417 848 1945

COMMENTS:
Not enough information. Building Size? # attending est.?
MTL occupancy? Traffic flow etc. Need to provide
specifications. *James Johnston*



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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COMMENT SHEET

Neighborhood Meeting

Wednesday, December 20, 2023

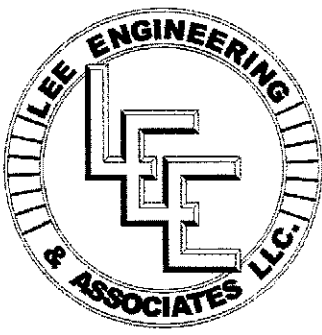
Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
James Mary Johnston	2745 E. Chinkapin	417-496-4096

COMMENTS:

Too many variables at this time. Why
secrecy? "Church" is too vague.
Info. needed concerning building,
traffic, etc.

Mary Johnston



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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

COMMENT SHEET

Neighborhood Meeting

Wednesday, December 20, 2023

Re: Rezone from Planned Development to Single Family Residential
2720 E FR 188
Ozark, MO 65721

NAME	ADDRESS	PHONE
RANDOLPH A. LATA	57055 RAMSGATE RD	417-569-6532

COMMENTS: Representing self + River Bluff Fellowship.

- (1) Trust in a process is based on transparency + truth.
- (2) There can be no trust in this project developed because:
 - a. The denomination of the church or its size is not revealed.
 - b. When you hide behind non-disclosures, suspicion is launched.
 - c.
3. Therefore, you are starting off on wrong foot
4. The revealed intent to rezone from PD to R5F is not an issue.
5. The issue of a church across from a church is suspicious.

→ Reveal the owner + denomination.



EXPLANATION TO COUNCIL BILL 2024-028 (JENSON)

FILED: 01/24/2024

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.4 acres of property generally located at 3961 South Campbell Avenue from GR, General Retail to HC, Highway Commercial with Conditional Overlay District No. 248, and adopting an updated Official Zoning Map. (By: CONSPO, LLC; 3961 S. Campbell Avenue; Z-4-2024 w/ Conditional Overlay District No. 248).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.4 acre of property generally located at 3961 South Campbell Avenue from GR, General Retail District to HC, Highway Commercial District and establishing Conditional Overlay District No. 248. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-4-2024/ CONDITIONAL OVERLAY DISTRICT NO. 248

The applicant is requesting to rezone approximately 0.4 acre of property generally located at 3961 S. Campbell Avenue from GR, General Retail District to HC, Highway Commercial District and establishing Conditional Overlay District No. 248. The applicant is proposing a car rental business in the existing building and utilizing the adjacent off-street parking spaces.

REMARKS: The Planning and Zoning Commission held a public hearing on January 11, 2024, and recommended to approve, by a vote of 5 to 1.

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The Comprehensive Plan's Land Use & Development chapter identifies the subject property as the City Corridor placetype. This placetype 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.

2. The Highway Commercial District is consistent with the goals and objectives of the City Corridor placetype.
3. The applicant is proposing a Conditional Overlay District to add perimeter landscaping with a change of use, building permit or subdivision of the property.
4. The subject property is in an area that has other retail, office and service uses that take advantage of easy access to Campbell Avenue.
5. 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.
6. There are no changing conditions in the area affected that make the proposed rezoning necessary.
7. The range of uses in the proposed HC district are compatible with the uses permitted on other property in the immediate vicinity.
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, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. This application does not require a traffic study.
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: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor Placetype and on the finding of facts above.

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/1/2024



- Attachments:**
1. Z-4-2024 COD 248 - 3961 S. Campbell Avenue_Ord
 2. COD_exhA
 3. Legal Description_ExhB
 4. ROP_exhC
 5. Staff Report_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 28
Filed: 02-06-24

Sponsored by: Jenson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-028

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 0.4 acres of property generally located at 3961 South Campbell
4 Avenue from GR, General Retail to HC, Highway Commercial with
5 Conditional Overlay District No. 248, and adopting an updated
6 Official Zoning Map.
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 3961 South Campbell Avenue from GR, General Retail to HC,
11 Highway Commercial with Conditional Overlay District No. 248; and
12

13 WHEREAS, Conditional Overlay District No. 248 shall modify the requirements of
14 the Springfield Land Development Code Section 36-422, Highway Commercial District,
15 by requiring that the property described in "Exhibit B" comply with the requirements
16 described in "Exhibit A"; and
17

18 WHEREAS, following proper notice, the Planning and Zoning Commission held a
19 public hearing on January 11, 2024, a copy of the Record of Proceedings from said
20 public hearing being attached hereto and incorporated herein by this reference as
21 "Exhibit C," and said Commission made its recommendation; and
22

23 WHEREAS, the City has reviewed the applicant's request and prepared a staff
24 report concerning the application, which is attached hereto and incorporated herein by
25 this reference as "Exhibit D"; and
26

27 WHEREAS, proper notice was given of a public hearing before City Council, and
28 said hearing was held in accordance with the law.
29

30 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
31 SPRINGFIELD, MISSOURI, as follows, that:
32

33 Section 1 – The property described in "Exhibit B," which is attached hereto and

incorporated herein by this reference, is hereby rezoned from GR, General Retail to HC, Highway Commercial with Conditional Overlay District No. 248. Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' is hereby amended, changed, and modified consistent with this Ordinance.

Section 2 – City Council hereby establishes Conditional Overlay District No. 248, which shall contain the requirements and standards provided in “Exhibit A,” which is attached hereto and incorporated herein by this reference as though set forth herein. The requirements of Conditional Overlay District No. 248 shall modify the requirements of the Springfield Land Development Code Section 36-422, General Retail District, by requiring the property described in “Exhibit B” to comply with the requirements contained in “Exhibit A.”

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

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

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

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Jason A. Hays, City Manager

EXHIBIT A

CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-4-2024 COD 248

The requirements of Section 36-422, Highway Commercial District of the Land Development Code shall be modified as set forth herein for development within this district to include the following:

1. Perimeter landscaping:
 - a. Perimeter landscaping shall be provided along Campbell Avenue and La Salle Street for any change of use, building permit or subdivision of the property. The plantings within the perimeter landscape area shall consist of at least one canopy tree, one understory, ornamental, or evergreen tree and four shrubs per 100 linear feet of street frontage.

EXHIBIT B

LEGAL DESCRIPTION

All that part of the Business Reserve area as shown on the plat of Park Crest Village Blocks "H" and "I", a subdivision in the City of Springfield, Greene County, Missouri, as shown on the plat recorded in Plat Book "T" at Page 4 in the Greene County, Missouri Recorder's Office, and being more particularly described as follows: Commencing at an existing City right-of-way marker at the Northwest corner of Campbell Avenue and LaSalle Street; thence, North 89°18'50" West, a distance of 15.00 feet to the relocated right-of-way of said Campbell and LaSalle and the POINT OF BEGINNING; thence, continue North 89°18'50" West, along and with the North right-of-way line of LaSalle Street, a distance of 101.50 feet; thence, North 02°19'26" East, parallel to the West right-of-way line of Campbell Avenue, a distance of 150.06 feet; thence, South 89°18'50" East, parallel to the North right-of-way line of LaSalle Street, a distance of 116.50 feet to the West right-of-way line of Campbell Avenue, thence, South 02°19'26" West, along and with said West line, a distance of 120.06 feet; thence South 28°33'21" West, along and with the relocated West right-of-way line of said Campbell Avenue, a distance of 33.92 feet to the POINT OF BEGINNING, containing 17,250 square feet, more or less.

EXHIBIT C

RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 11, 2024

Z-4-2024 COD 248
3961 South Campbell Avenue
Applicant: Conspo, LLC

Mr. Daniel Neal stated that this is a request to rezone approximately 0.4 acre of property from GR, General Retail District to HC, Highway Commercial District and establishing Conditional Overlay District No. 248.

Mr. Knuckles asked about parking for postal employees after the change and Mr. Neal noted that there has been some concern of employees parking towards the neighborhood.

Mr. Daniel Richards, 1200 E. Woodhurst Drive noted that the neighbors had went through a lengthy process to get no parking signs put up on Fairview Avenue and the proposed client would limit the parking to their lot only.

Ms. Ridge asked how many cars are intended to be parked there? Mr. Richards did not know as he was the representative for the property owner, not the car rental agency. She also noted a history of property and stated that there were no parking problems when she lived just west of the area.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-4-2024 COD 248, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Knuckles. Nays: Commissioner Lebeck. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.



Bob Hosmer, AICP
Planning Manager

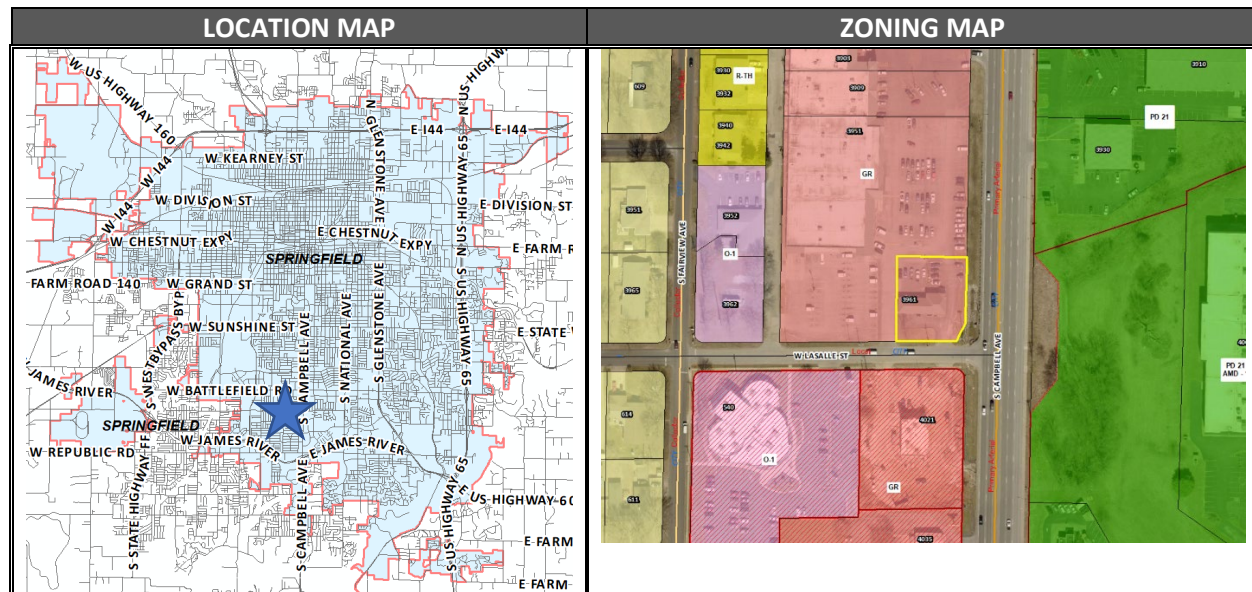
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-4-2024 with Conditional Overlay District No. 248
Location:	3961 S. Campbell Avenue
Total Acres:	0.4 acre
Applicant:	CONSPLO, LLC
Existing Land Use:	Vacant commercial building
Neighborhood Meeting:	December 18, 2023
Planning and Zoning Commission:	January 11, 2024
City Council:	February 12, 2024
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-4-2024 with Conditional Overlay District No. 248 as set forth in Attachment 1. (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

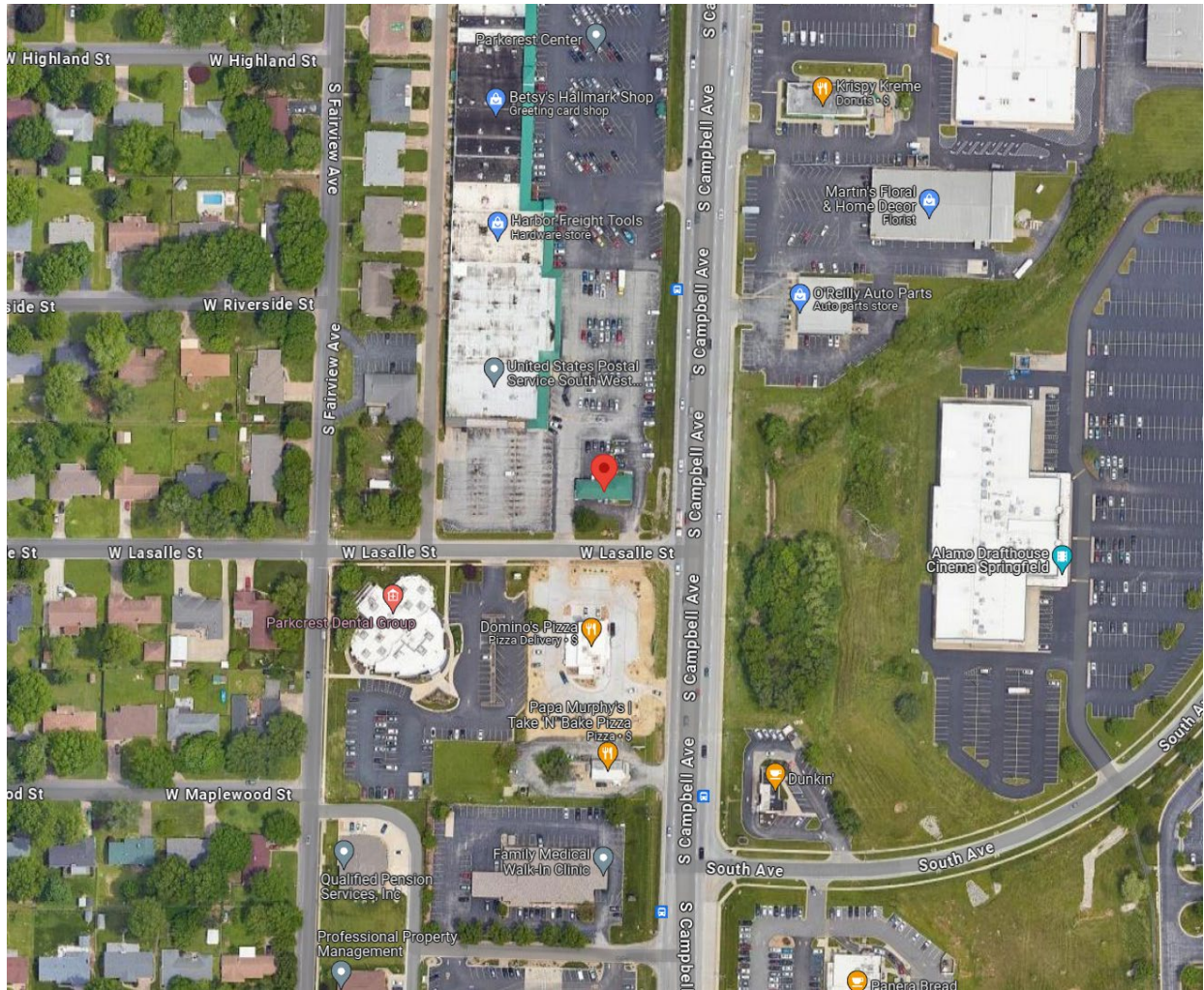
PROJECT SUMMARY:

Request to rezone approximately 0.4 acre of property generally located at 3961 S. Campbell Avenue from GR, General Retail District to HC, Highway Commercial District and establishing Conditional Overlay District No. 248.



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. 36-367. – 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.

DEVELOPMENT REVIEW STAFF REPORT

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

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within 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.

Primary Land Uses:

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

Supporting Land 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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.

DEVELOPMENT REVIEW STAFF REPORT

- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

TRANSITIONS:

- Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential Placetypes.
- Higher density residential development should be integrated along existing commercial corridors in need of reinvestment, transitioning aging commercial properties to new uses and focusing future commercial development at high activity nodes.
- Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

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	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	◇	○	○	○	○	○	○	○	○	○
Downtown	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	GR	PD 21	GR
LAND USE	Shopping Center	Retail uses	Movie Theatre & common area	Post office uses
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 rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No comments.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING 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	S. Campbell Avenue	Primary Arterial	City	50	50	29,190	No	Yes	No
Street 2	W. Lasalle Street	Local	City	30	25	1,706	No	No	No

ACCESS - 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 is one bus stop 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

The property is in the **Ward 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**

DEVELOPMENT REVIEW STAFF REPORT

have a stream buffer on site. A fee in lieu of on-site stormwater detention **is not applicable because the site is built out.**

PW Stormwater has no concerns for the proposed rezoning from GR 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

N/A

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.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

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 0.4 acre of property generally located at 3961 S. Campbell Avenue from GR, General Retail District to HC, Highway Commercial District and establishing Conditional Overlay District No. 248. The applicant is proposing a

DEVELOPMENT REVIEW STAFF REPORT

car rental business in the existing building and utilizing the adjacent off-street parking spaces.

2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype. This placetype 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 Highway Commercial District is consistent with the goals and objectives of the City Corridor placetype.
4. The applicant is proposing a Conditional Overlay District to add perimeter landscaping with a change of use, building permit or subdivision of the property.
5. The subject property is in an area that has other retail, office and service uses that take advantage of easy access to Campbell Avenue.
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 no changing conditions in the area affected that make the proposed rezoning necessary.
8. The range of uses in the proposed HC district 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 the 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. This application does not require a traffic study.
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.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

DEVELOPMENT REVIEW STAFF REPORT**ATTACHMENT 1****CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 248**

The requirements of Section 36-422. of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. Perimeter landscaping shall be provided along Campbell Avenue and La Salle Street for any change of use, building permit or subdivision of the property. The plantings within the perimeter landscape area shall consist of at least one canopy tree, one understory, ornamental, or evergreen tree and four shrubs per 100 linear feet of street frontage.

Attachment 2
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GR to HC
(existing zoning) (proposed zoning)
2. Meeting Date & Time: December 18, 2023; 4-6:30 pm
3. Meeting Location: The Library Center, 4653 S Campbell Ave, Springfield, MO 65810
4. Number of invitations that were sent: 62
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 3
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

Comments were written. See attached written comments.

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

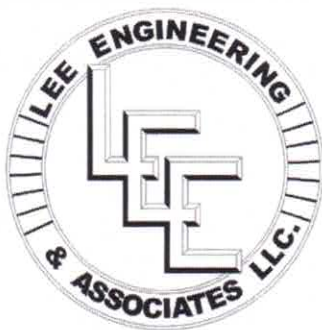
One neighbor asked if we would consider signaling the LaSalle/Campbell intersection. The corner of the site we are rezoning is very small (0.40 acres) with an existing building that has been used as a bank. We are simply proposing a rezone to allow a car rental agency to occupy the existing building. The traffic volumes produced by this site will be very low and no improvements are warranted.

Two neighbors had no issues with the rezoning, but were concerned about issues they have had in the past with the nearby post office employees parking in the street in front of their home. The corner of the site that we are rezoning does not have any shared parking spaces with the post office, and if the rezoning is successful, the rental car agency will be restricted to only parking in their lot. For these reasons, the issues with the postal service parking are outside the scope of this rezoning.

I, Martha Middleton (print name), attest that the neighborhood meeting was held on 12/18/2023 (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."

Martha Middleton
Signature of person completing affidavit

Martha Middleton
Printed name of person completing affidavit



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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

COMMENT SHEET

Neighborhood Meeting

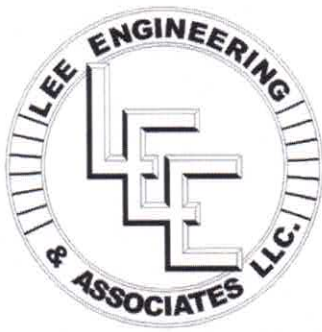
Monday, December 18, 2023

Re: Rezone from General Retail to Highway Commercial
3961 S. Campbell Ave. (NW Corner of Campbell and LaSalle)
Springfield, MO 65807

NAME	ADDRESS	PHONE
JULIA CHIN	6250 W. LASALLE	408-313-5204

COMMENTS:

Add traffic signal w/city if possible
for consideration



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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COMMENT SHEET

Neighborhood Meeting

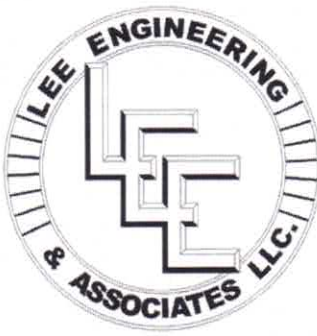
Monday, December 18, 2023

Re: Rezone from General Retail to Highway Commercial
3961 S. Campbell Ave. (NW Corner of Campbell and LaSalle)
Springfield, MO 65807

NAME	ADDRESS	PHONE
Sandy McDermott	3951 S. Fairview Ave	417-823-8355

COMMENTS:

My only concern is that there is not enough parking on the Park Crest Shopping Center. I do not have a problem with the zoning change. my difficulty lies with the employees that work at the postal station there in Parkcrest shopping - that they do not return to using our residential streets of Fairview, Riverside and LaSalle as their parking access for reporting to work - as they have done in the past. This is ~~the~~ a hazard for getting in & out of our driveway & not conducive to properly caring for our yard. Thank you.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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

COMMENT SHEET

Neighborhood Meeting

Monday, December 18, 2023

Re: Rezone from General Retail to Highway Commercial
3961 S. Campbell Ave. (NW Corner of Campbell and LaSalle)
Springfield, MO 65807

NAME	ADDRESS	PHONE
DAN MCCLEMON	3951 S. FAIRVIEW Springfield Mo	417-823-8355

COMMENTS:

The only problem I have with this, is it is very important the Post Office Employees need to park on the Parkcrest Shopping Center parking lot and NOT park off site on Fairview Ave anywhere.

Dan McClemon

From: [Daniel McClernon](#)
To: Zoning@springfieldmo.gov
Subject: 3961 S Campbell Ave (NW Corner of Campbell and Lasalle)
Date: Tuesday, December 12, 2023 12:15:05 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

My name is Daniel McClernon and I live at 3951 S. Fairview (behind the Parkcrest shopping center and more importantly the U S Postal Service Facility.

When I moved here in 2008 there were employees of the Postal Service Facility that were parking adjacent to my house on the corner of Fairview and Riverside. As you know mail is delivered six days a week and I would have cars to the north of me and cars on Fairview up to 6 hours a day 6 days a week.

I could not properly maintain my property because of the postal employees parking around my property.

I was told by one of the postal employees that he was parking on a public street and there was nothing i could do about it.

I complained to the city of Springfield, the Postmaster General, the person in charge of the post office here at Parkcrest, and to the US Postmaster General, nothing was ever done.

I finally was able to get the traffic supervisor to put NO PARKING signs around my property. The business across the street Mitchel Chiropractic also was complaining about cars parking on her side of the street because her patients could not see around the cars to safely exit her parking lot.

I measured the street width of Fairview and it is smaller than the width of LaSalle which has had NO PARKING on both sides of the street for years.

I would think it would be necessary to make a field visit to the site any day of the week, you will see cars parked around the old bank building not just one but many, they are all POST OFFICE employees. If this zoning gets passed and not just me but many neighbors around me will be subject to the Postal Service employees again.

There are NO PARKING signs on the east side of Fairview going north from Lasalle to Westview but if this happens there may be cars parked on Fairview from Riverside to Westview and also parking on both sides of Fairview going south to Republic Road.

The attitude that we can park on any PUBLIC street is wrong and against the rights of homeowners and businesses.

The post office has NEVER had enough Parking for their employees and I beg you to consider what will happen if this goes through.

I have also contacted the Springfield Public schools Director of Transportation about school buses using Fairview as a cut through for the comings and goings of picking up children returning children before and after school from Kickapoo. I have followed these buses they do not drop off or pick up children in this neighborhood. The Springfield Public schools Director of Transportation told me “ Those school bus drivers are on a schedule to get those kids home as quick as possible”. I told him that the city of Springfield has spent a lot of money to put in double left turn lanes at Primrose and Campbell but I guess that does not matter to Springfield Public Schools.

They use Fairview to cut through to Republic Road turn right and go past Kansas Ave, Kansas Expressway and

points beyond. If cars are parked on both sides of Fairview these busses pose a treat to walkers in my neighborhood and also to the public driving their cars.

Of course if the rental car company agrees to the post office employees parking around their business then this all is in vain but I don't think the rental car business will be happy with the post office either.

I will be at the meeting to see how Lee engineering and Associates handles this problem.

Daniel McClernon
3951 S. Fairview Ave.
417 823 8355

**KPAC PROPERTIES
3811 S CAMPBELL AVE SUITE D
SPRINGFIELD, MO 65807
417-886-1157**

December 22, 2023

Mr. Bob Hosmer
City of Springfield
Development Review Office
840 Boonville Avenue
Springfield, MO 65801

RE: Zoning Case – PLN 2023-00298 (Parkcrest Shopping Center)

Dear Mr. Hosmer:

We have reviewed the applicants request and have no problems with it. We support the applicants zoning request.

Respectfully,



Michael R. Pike
General Manager

MRP/jmd

CC: Lee Engineering, Attn. Daniel Richards P.E.
1200 E. Woodhurst Drive Suite D200
Springfield, MO 65804

CC Kenny Morris
Findlay River Realty
2023 S. Glenstone
Springfield, MO 65804



EXPLANATION TO COUNCIL BILL 2024-029 (HORTON)

FILED: 01/24/2024

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1 acre of property generally located at 701 West Wall Street from HM, Heavy Manufacturing to CC, Center City District; and adopting an updated Official Zoning Map. (By: City of Springfield; 701 W. Wall Street; Z-5-2024).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1 acre of property generally located at 701 West Wall Street from HM, Heavy Manufacturing District to CC, Center City District. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-5-2024

The applicant is requesting to rezone approximately 1 acre of property generally located at 701 W. Wall Street from HM, Heavy Manufacturing District to CC, Center City District. The applicant intends to expand the existing commercial amusement use. Center City District does not require off-street parking and would accommodate the commercial amusement uses as well as other mixed-uses in the future.

REMARKS: The Planning and Zoning Commission held a public hearing on January 11, 2024, and recommended to approve, by a vote of 6 to 0.

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

FINDINGS FOR STAFF RECOMMENDATION:

1. While this application may have some compatibilities with the Business Flex placetype of the Comprehensive Plan's Land Use & Development chapter, it is better suited in the Downtown placetype which is across Grant Avenue. The Land Use & Development chapter states that typically, a one-to-two-block transition zone on either side of both placetype boundaries would be a practical zone to complete the transition from one placetype to another. Staff believes that the typology of the Downtown placetype is more appropriate for this particular site could be mixed use with office, retail, service and multifamily which are primary uses in this placetype. Additionally, this property is near to the Renew Jordan Creek/ Jordan Valley West Meadows Plan. The Business Flex placetype focuses more on industrial uses such as storage, distribution, and warehousing.

2. 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.

3. There are known changing conditions in the area affected that make the proposed rezoning necessary. The applicant is proposing to relocate another commercial amusement use to the subject property.

4. The range of uses in the proposed Center City district are compatible with the uses permitted on other property in the immediate vicinity. The CC district allow for manufacturing uses as well as mixed use development.

5. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.

6. The impact the 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. A traffic study is not required as part of this rezoning.

7. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.

8. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. The property can still develop with the existing zoning.

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Downtown placetype and on the finding of facts above.

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/1/2024

Attachments:

1. Z-5-2024 - 701 W. Wall Street _Ord
2. Legal Description_exhA
3. ROP_exhB
4. Staff Report _exhC

One-rdg. _____
P. Hrngs. X
Pgs. 19
Filed: 02-06-24

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-029

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 1 acre of property generally located at 701 West Wall Street from
4 HM, Heavy Manufacturing to CC, Center City District; and adopting
5 an updated Official Zoning Map.
6 _____
7

8 WHEREAS, an application has been filed for a zoning change of the property
9 generally located at 701 West Wall Street from HM, Heavy Manufacturing to CC, Center
10 City District; and
11

12 WHEREAS, following proper notice, the Planning and Zoning Commission held a
13 public hearing on January 11, 2024, a copy of the Record of Proceedings from said
14 public hearing being attached hereto and incorporated herein by this reference as
15 "Exhibit B," and said Commission made its recommendation; and
16

17 WHEREAS, the City has reviewed the applicant's request and prepared a staff
18 report concerning the application, which is attached hereto and incorporated herein by
19 this reference as "Exhibit C"; and
20

21 WHEREAS, proper notice was given of a public hearing before City Council, and
22 said hearing was held in accordance with the law.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – The property generally located at 701 West Wall Street and
28 described in "Exhibit A," which is attached hereto and incorporated herein by this
29 reference, is hereby rezoned from HM, Heavy Manufacturing to CC, Center City District.
30 Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for
31 interpretation,' is hereby amended, changed, and modified consistent with this
32 Ordinance.
33

34 Section 2 – City Council hereby directs the City Manager, or designee, to update
35 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
36 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
37 the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules
38 of interpretation.'

39
40 Section 3 – The Official Zoning Map herein adopted shall be maintained and
41 archived in the same digital form in which this Council has approved its adoption.

42
43 Section 4 – This Ordinance shall be in full force and effect from and after
44 passage.

45
46 Passed at meeting: _____

47
48 _____
49 Mayor

50
51 Attest: _____, City Clerk

52
53 Filed as Ordinance: _____

54
55 Approved as to form: Laura Vales, Assistant City Attorney

56
57 Approved for Council action: Jason A. Hays, City Manager
58
59

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT A SURVEY MONUMENT SET ON THE SOUTH RIGHT-OF-WAY LINE OF PHELPS STREET, AT THE SOUTHWEST CORNER OF GRANT AVENUE AND PHELPS STREET, SAID CORNER BEING 315.50 FEET NORTH AND 35.00 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22); THENCE NORTH 89° 35' 20" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PHELPS STREET AS IT NOW EXISTS, A DISTANCE OF 298.33 FEET TO A SURVEY MONUMENT SET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF PHELPS STREET, SOUTH 00° 49' 07" WEST, 10 FEET EAST OF AND PARALLEL WITH THE EAST FACE OF THE TOOMBS AND COMPANY BUILDING AS DESCRIBED IN BOOK 746, AT PAGE 319 IN THE RECORDER'S OFFICE IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, A DISTANCE OF 137.96 TO A SURVEY MONUMENT SET ON THE NORTH RIGHT-OF-WAY LINE OF WALL STREET AS IT NOW EXISTS; THENCE SOUTH 89° 68' 03" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALL STREET, A DISTANCE OF 297.64 FEET TO A SURVEY MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE NORTH 01° 07' 03" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF GRANT AVENUE TO THE POINT OF BEGINNING, ALL BEING IN THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT B

RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 11, 2024

Z-5-2024

701 West Wall Street

Applicant: Slaughter House Productions, LLC

Mr. Daniel Neal stated that this is a request to rezone approximately 1 acre of property from HM, Heavy Manufacturing District to CC, Center City District.

No speakers.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-5-2024, Commissioner Pauly seconded the motion. It was **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles.

Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', is written over a horizontal line.

Bob Hosmer, AICP
Planning Manager

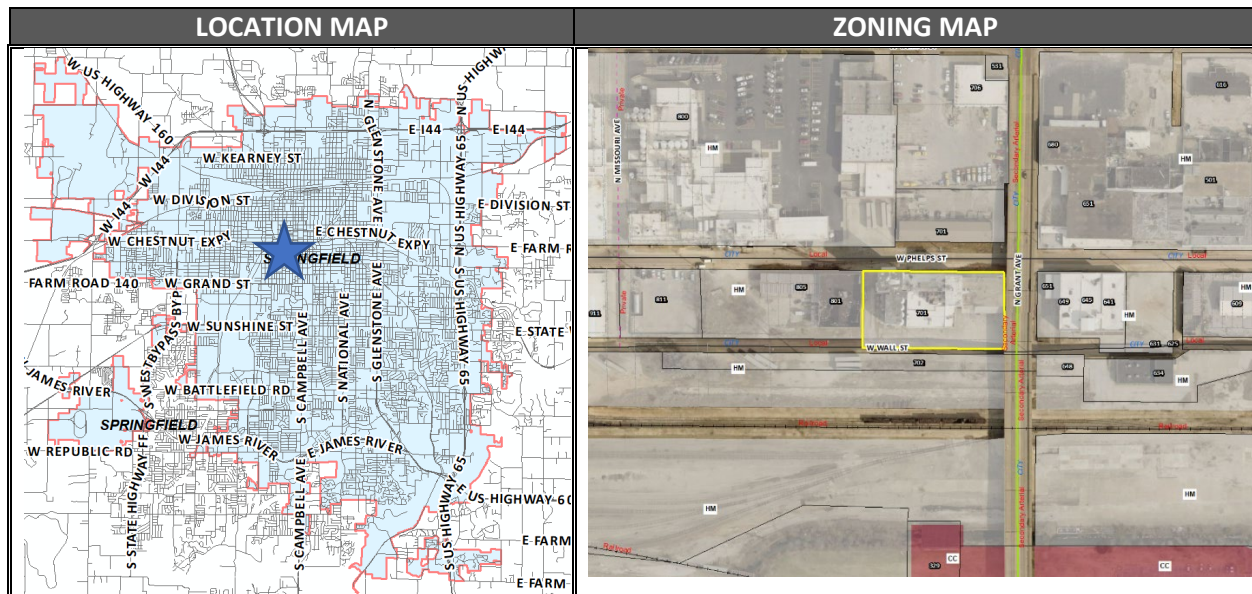
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-5-2024
Location:	701 W. Wall Street
Total Acres:	1 acre
Applicant:	City of Springfield
Existing Land Use:	Commercial amusement
Neighborhood Meeting:	December 21, 2023
Planning and Zoning Commission:	January 11, 2024
City Council:	February 12, 2024
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-5-2024 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

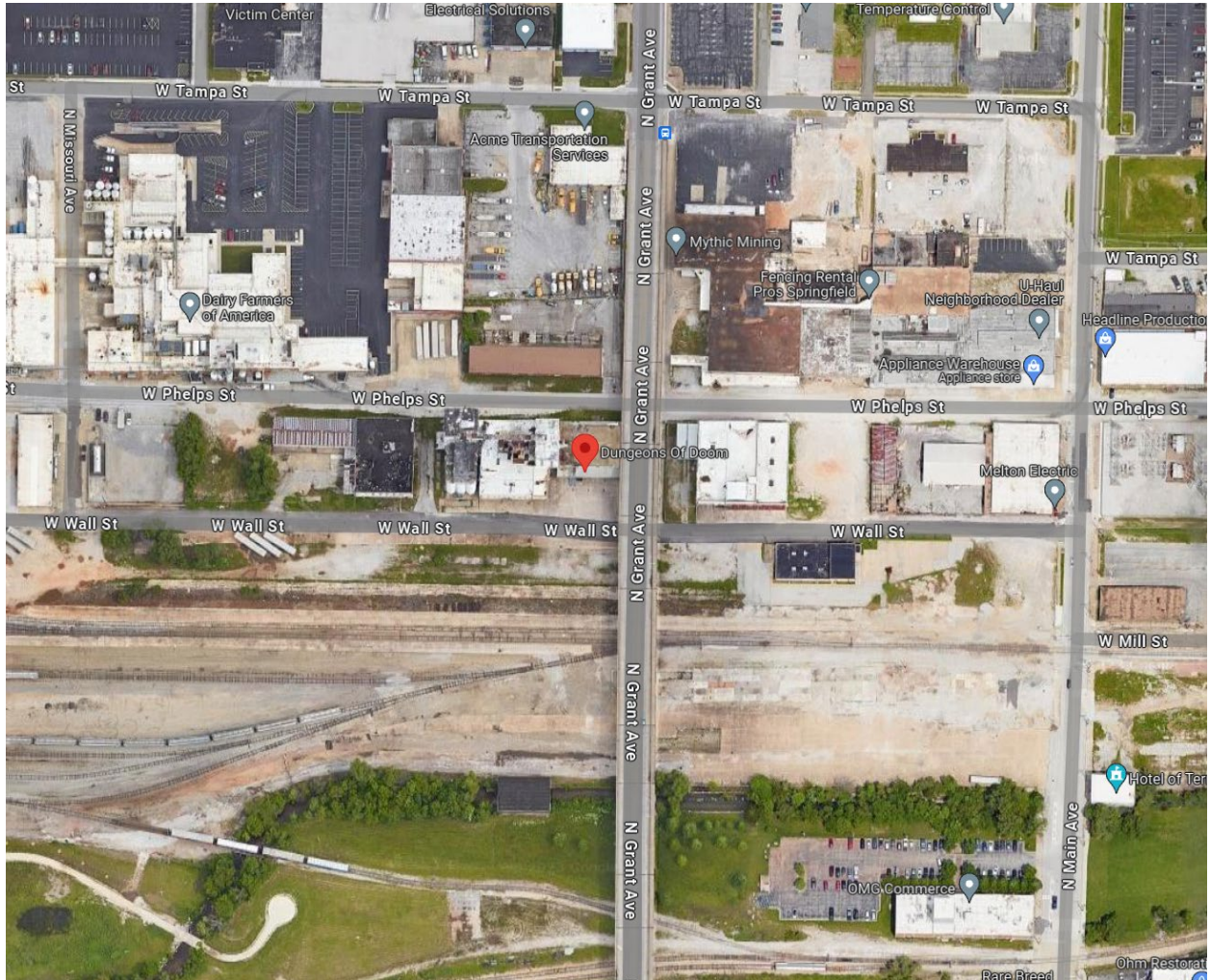
PROJECT SUMMARY:

Request to rezone approximately 1 acre of property generally located at 701 W. Wall Street from HM, Heavy Manufacturing District to CC, Center City District.



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 HM, Heavy Manufacturing since the Citywide 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 CC
Use Limitations	(a) All activities and permitted uses except the following shall be conducted entirely within a completely enclosed building. 1. Automobile servicing, but not repair. 2. Drive-in, pick-up window, or drive-thru facilities. 3. Occasional sidewalk sales. 4. Off-street parking and loading facilities. 5. Outdoor eating and drinking facilities. 6. Outdoor live or amplified music provided a permit for such activity has been obtained from the city manager pursuant to chapter 2, article I, section 2-10, permits for outdoor music and any regulations promulgated by the city manager and on file with the city clerk. 7. Playgrounds associated with a school or day care center. 8. Street vendors licensed by the City of Springfield.

DEVELOPMENT REVIEW STAFF REPORT

	(d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (f) No use shall emit an odor that creates a nuisance as determined by Springfield City Code.
Maximum Height	None.
Minimum Open Space	None.
Buffering and Landscaping	Whenever any development in a CC 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:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Business Flex placetype. This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. Business Flex areas are located on secondary roadways, where good street connectivity and access to major roadways and distribution routes can be easily accessed. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors, Business Flex provide support services, sales, service, and supply of goods to consumers and contractors, where high visibility road frontage is not a priority. Planning for this placetype focuses on ensuring Business Flex operations have sufficient land available to expand and grow, while not dominating corridors where high visibility, retail frontage is prioritized.

PRIMARY USES

- Maker spaces, artisan, and innovation spaces
- Personal and outdoor storage
- Light industry
- Warehousing and distribution facilities

SUPPORTING USES

- Parks, greenways, and open space
- Sports complexes and recreational facilities
- Urban agriculture
- Office, hospitality, retail sales and service
- Universities, colleges, and vocational schools
- Government, healthcare, and institutional facilities

DEVELOPMENT REVIEW STAFF REPORT

- Airport, railroad, and freight 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. The pedestrian environment is accentuated with ample streetscaping elements, offering a unique and attractive place to live, work, shop, dine, and socialize. This placetype contains the densest areas within the City with higher building heights encouraged. Vertical mixed-use buildings with residential or office located above active ground floor uses, oriented to streets and sidewalks, are the predominant development type. Some supporting stand-alone commercial or multifamily uses also exist. Integrated multi-family housing increases foot-traffic in the area, helping to create a lively, thriving environment.

PRIMARY USES

- Mixed-use
- Office, hospitality, retail sales and service
- Multifamily
- Maker, artisan, and innovation spaces

SUPPORTING USES

- Parks, greenways, and open space
- Sports complexes, and recreational facilities
- Universities, colleges, and vocational schools
- Public and private schools and places of worship
- Government, healthcare, and institutional facilities

PLACETYPE ASSIGNMENTS AND TRANSITIONS

Assignments

Placetype designations are based on a variety of factors but largely represent desired future land use patterns. Placetype assignments also reflect existing development patterns, take into consideration historical value, as well as the impact and relationship to the built and natural environment. The following conditions and land characteristics should be considered when changes or amendments are proposed to and within a placetype.

Primary use - The predominate historical use and development pattern of a geographic area that exists within the built and natural environment.

Proximity – The location with respect to significant landmarks and geographic places

Edges and boundaries – Natural boundaries and geographic edges, including major roadways, railways, waterways, parks, and geographical land features.

Roadway classifications – Functional use and type of roadways on the edges or at crossroads

DEVELOPMENT REVIEW STAFF REPORT

Regulatory – Existing zoning, permitted and conditional uses, historic designations, and redevelopment plans.

Forecasts – Anticipated major land use shifts, changes in use, or trends.

Other Considerations –

Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors

Greater focus on integrating diverse uses at the edges and areas of transition.

Community expectations

More walkable, livable integrated neighborhoods and districts

Documented increases in nuisances, code violations, disinvestment, and other related trends

More diversity in housing types, affordability, and availability

Increased beautification, aesthetics, and identity

Greater focus on preservation, adaptation, and reuse of existing homes and structures

Transitions

In every city, dissimilar land uses converge at some point. Transitioning within, between, and along the edges is one of the most critical elements to align as Placetypes are implemented, changed, or amended. Typically, a one-to-two-block transition zone on either side of both placetype boundaries would be a practical zone to complete the transition from one placetype to another.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

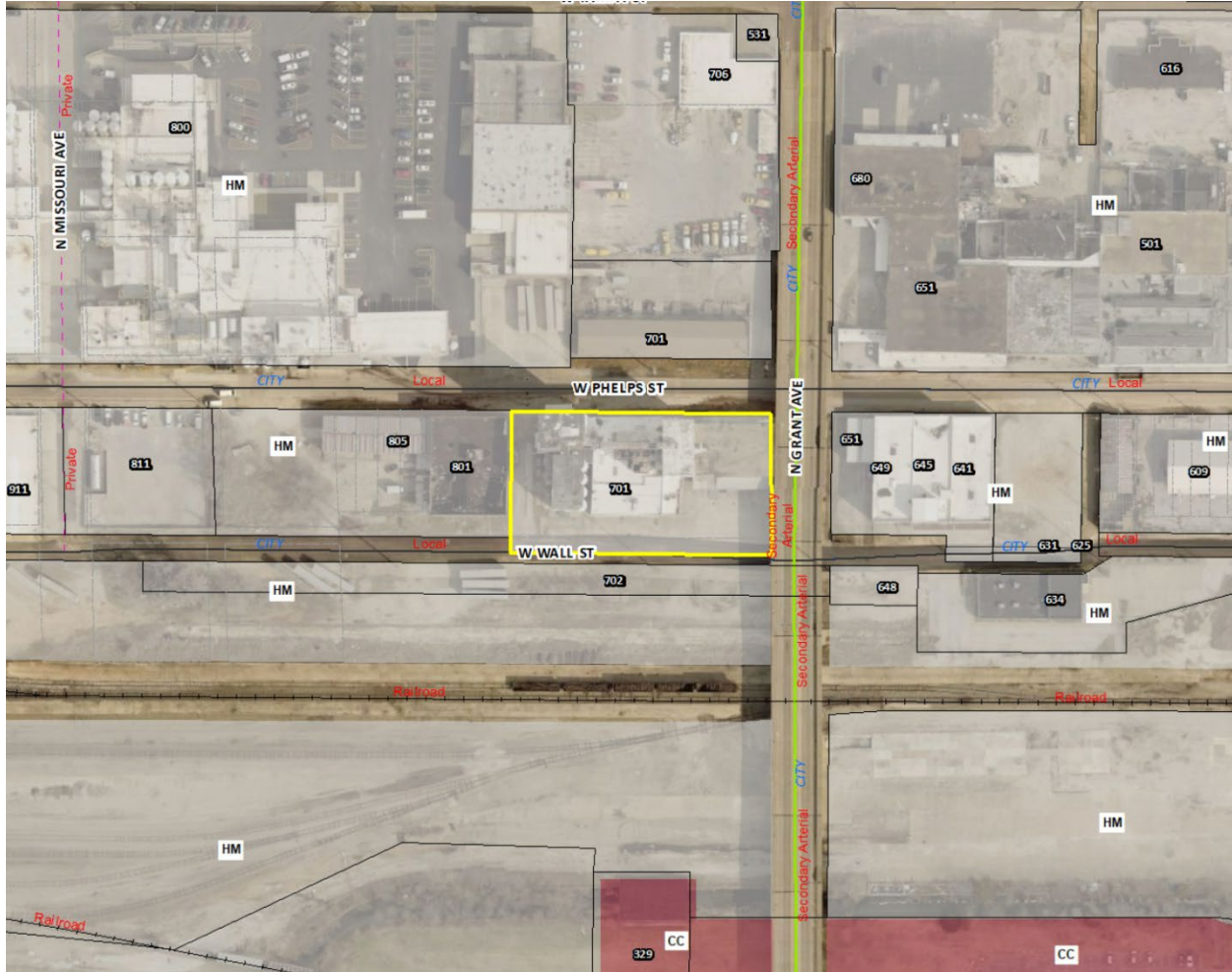
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	HM	HM	HM
LAND USE	Industrial uses	Railroad	Industrial uses	Vacant site
PLACETYPES	Business Flex	Business Flex	Downtown	Business Flex

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

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

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING 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	W. Wall Street	Local	City	25	15	NA	Yes	Yes	No
Street 2	W. Phelps Street	Local	City	25	30	NA	Yes	Yes	No

ACCESS - 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 Trail near the property. There are no bus stops 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

701 W Wall St is a 1.07-acre lot that is approximately 100% existing impervious area. The lot drains to W Wall 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 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 **is not applicable because the site is built out**.

DEVELOPMENT REVIEW STAFF REPORT

PW Stormwater has no concerns for the proposed rezoning from HM to CC. 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

N/A

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

1. The proposed rezoning is within the Floodplain of the Jordan Creek Lower Branch stream. Per Chapter 3, Sec 2.6 a Floodplain Development Permit is required when constructing a new development.

a. Floodplain Development Permit: As described in Section 2.2.3 and Chapters 1 and 2, Springfield participates in the NFIP, which requires that the City administer the rules of the NFIP through floodplain regulation. Depending on the proposal and circumstances, various permits may be required when a structure or fill are proposed in the floodplain or floodway. An elevation certificate is required for any structure constructed in the floodplain.

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1 acre of property generally located at 701 W. Wall Street from HM, Heavy Manufacturing District to CC, Center City District. The applicant intends to expand the existing commercial amusement use. Center City District does not require off-street parking and would accommodate the commercial amusement uses.
2. While this application may have some compatibilities with the Business Flex placetype of the *Comprehensive Plan's Land Use & Development* chapter, it is better suited in the Downtown placetype which is across Grant Avenue. The *Land Use & Development* chapter states that typically, a one-to-two-block transition zone on either side of both placetype boundaries would be a practical zone to complete the transition from one placetype to another. Staff believes that the typology of the Downtown placetype is more appropriate for this particular

DEVELOPMENT REVIEW STAFF REPORT

site could be mixed use with office, retail, service and multifamily which are primary uses in this placetype. Additionally, this property is near to the Renew Jordan Creek/ Jordan Valley West Meadows Plan. The Business Flex placetype focuses more on industrial uses such as storage, distribution, and warehousing.

3. 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.
4. There are known changing conditions in the area affected that make the proposed rezoning necessary. The applicant is proposing to relocate another commercial amusement use to the subject property.
5. The range of uses in the proposed Center City district are compatible with the uses permitted on other property in the immediate vicinity. The CC district allow for manufacturing uses as well as mixed use development.
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 the 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. A traffic study is not required as part of this rezoning.
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. The property can still develop with the existing zoning.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: HM, Heavy Manufacturing to CC, Center City
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Thursday, December 21, 2023 4-6:30 PM
3. Meeting Location: Busch Municipal Building, 840 Boonville Ave., Springfield, MO 65802
4. Number of invitations that were sent: 32
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 2
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

No issues with rezoning, wanted the property to be maintained.

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

N/A

I, Bob Hasmer (print name), attest that the neighborhood meeting was held on 12-21-23 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Thomas R. Hasmer

Printed name of person completing affidavit

Hotel of Terror/City of Springfield 12/21/2023

4:00pm to
6:30pm

NAME	PROJECT
Bob Hosmer	City of Springfield Planning Dept.
Joe Costello	Fast Finish, LLC
Paul Blees	City of Springfield - ROW
Daniel Neal	City of Springfield, Planning Dept.
Sterling Mathis	701 W Wall Dungeons of Doom

Bob Hosmer - Neighborhood Mgt



EXPLANATION TO COUNCIL BILL 2024-030 (MCGULL)

FILED: 01/24/2024

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.36 acres of property generally located at 1137 and 1141 East Delmar Street from R-SF, Residential Single-family district, within Phelps Grove Urban Conservation District No. 4, to Planned Development No. 387; and adopting an updated Official Zoning Map. (By: MSU Housing, LLC & Faucett & Bates Properties, LLC; 1137 and 1141 East Delmar Street; Planned Development No. 387).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.36 acres of property generally located at 1137 & 1141 East Delmar Street from R-SF, Residential Single-family District within Phelps Grove Urban Conservation District No. 4 ("UCD") to Planned Development No. 387. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION: PLANNED DEVELOPMENT NUMBER 387

The applicant intends to renovate and expand the existing restaurant, Bambino's on-site to improve the kitchen and storage areas. The expanded kitchen would occupy more of the ground floor space, and the new second floor addition will support seating and office spaces. This requires the property to the west, 1137 E. Delmar, to be included in the planned development as to remove the 30-degree bulk plane limitation, and to allow a cooperative parking agreement between the property owners to help alleviate the parking congestion in the public right-of-way. This development will help preserve the neighborhood restaurant that has long been a part of the history and vitality of the Phelps Grove neighborhood.

REMARKS: The Planning and Zoning Commission held a public hearing on January 11, 2024, and, at the request of the applicant, amended the application to remove item #9 in Exhibit 1 – Section D, "Short-term rental type 3 in accordance with section 36-473." The Planning and Zoning Commission recommended to approve the amended application, by a vote of 6 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 applicant is requesting to rezone approximately 0.36 acres of property generally located at 1137 & 1141 East Delmar Street from R-SF, Residential Single-family District within Phelps Grove Urban Conservation District No. 4 (UCD) to Planned Development No. 387. The current location of the restaurant is in operation as a non-conforming land use.
2. The applicant intends to renovate and expand the existing restaurant, Bambino's on-site to improve the kitchen and storage areas. The expanded kitchen would occupy more of the ground floor space, and the new second floor addition will support seating and office spaces. This requires the property to the west, 1137 E. Delmar, to be included in the planned development as to remove the 30-degree bulk plane limitation, and to allow a cooperative parking agreement between the property owners to help alleviate the parking congestion in the public right-of-way. This development will help preserve the neighborhood restaurant that has long been a part of the history and vitality of the Phelps Grove neighborhood.
3. *The Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Center City neighborhood placetype.
4. This application is consistent with the Placetypes recommendation that low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.
5. *The Comprehensive Plan's Economic Development Chapter 8* supports the reuse of existing concentrations of neighborhood-serving commercial uses in residential neighborhoods.
6. The restaurant is intended to expand by adding a second story. However, the height will be limited to no more than as allowed in the R-SF district.
7. 1137 East Delmar Street is currently and will remain a single-family home. This property is included in the planned development to remove the 30-degree bulk plane limitation, and to allow a cooperative parking agreement between property owners to help alleviate the parking congestion in the public right-of-way. The permitted uses on 1137 East Delmar Street will remain as the R-SF district.
8. Approval of this application will allow for the redevelopment and continued use of this property and promote infill development where investments have already been made in public service and infrastructure.
9. This application includes design guidelines for the restaurant so that it will be more compatible with the surrounding single-family homes in this area. These guidelines include prohibiting vinyl siding, vinyl windows and other materials not commonly found

in the area homes. It is also meant to have the development complement the architectural style of the surrounding neighborhood through the use of window openings and pitched roof profiles. Architectural details and cornices shall be appropriate to the style of the building. See Section H, Design Requirements for a full list of design guidelines included in this application.

10. The perpendicular parking on the west side of Florence Avenue north of Delmar Street is allowed as shown on the Exhibit 2. Parking stalls shall not extend east beyond the existing curb line/edge of street pavement. Vacation No. 833 is being processed concurrently with this application and, if approved, will vacate approximately eight (8) feet directly east of the subject property allowing these stalls to be private parking for use of the restaurant.

11. The off-street parking is intended to have access directly off Florence Avenue. The Traffic Division of Public Works reviewed this and determined it to be acceptable given that Florence Avenue currently has a reduced width and therefore functions as an alley in this location. Additionally, Florence Avenue has reduced traffic service as it dead ends north of this property and only handles traffic from the alley and to two residential homes on the east side of Florence Avenue. The vacation will extend only to the curb on Florence Street and not narrow or impact the driving surface of the street.

12. 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.

13. There are few changing conditions in the area affected that make the proposed rezoning necessary.

14. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The subject property has been the site of a long-standing business.

15. 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.

16. The impact of the 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 Planned Development will allow off-street parking to be redesigned to help alleviate on-street parking.

17. 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.

18. A reasonably viable economic use of the subject property will not be precluded if



the proposed rezoning is denied.

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Center City neighborhood placetype and on the finding of facts above.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/1/2024

Attachments:

1. PD 387 - 1141 E. Delmar Street_Ord
2. Legal Description_exhA
3. ROP_exhB
4. Staff Report_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 33
Filed: 02-06-24

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-030

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 0.36 acres of property generally located at 1137 and 1141 East
4 Delmar Street from R-SF, Residential Single-family district, within
5 Phelps Grove Urban Conservation District No. 4, to Planned
6 Development No. 387; and adopting an updated Official Zoning
7 Map.
8 _____
9

10 WHEREAS, an application has been filed for a zoning change of the property
11 generally located at 1137 and 1141 East Delmar Street, and more fully described in
12 "Exhibit A," from R-SF, Residential Single-family, within Phelps Grove Urban
13 Conservation District No. 4 ("UCD"), to Planned Development No. 387; and
14

15 WHEREAS, following proper notice, a public hearing was held before the
16 Planning and Zoning Commission on January 11, 2024, a copy of the Record of
17 Proceedings from said public hearing being attached hereto and incorporated herein by
18 this reference as "Exhibit B," and said Commission made its recommendation; and
19

20 WHEREAS, the City has reviewed the applicant's request and prepared a staff
21 report concerning the application; and
22

23 WHEREAS, proper notice was given of a public hearing before City Council and
24 said hearing was held in accordance with law.
25

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 SPRINGFIELD, MISSOURI, as follows, that:
28

29 Section 1 – The property described in "Exhibit A," which is attached hereto and
30 incorporated herein by this reference, is hereby rezoned from R-SF, Residential Single-
31 family, within Phelps Grove Urban Conservation District No. 4 ("UCD"), to Planned
32 Development No. 387. Springfield Land Development Code, Section 36-306, 'Official
33 zoning map and rules for interpretation,' is hereby amended, changed, and modified

34 consistent with this Ordinance.

35
36 Section 2 – The property described in “Exhibit A” of this Ordinance shall be
37 subject to the requirements and standards included in the Development Review Staff
38 Report, attached hereto as “Exhibit C – Exhibit 1,” and these requirements and
39 standards shall govern and control the use and development of the land in Planned
40 Development No. 387.

41
42 Section 3 – City Council hereby directs the City Manager, or designee, to update
43 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
44 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
45 Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules of
46 interpretation.’

47
48 Section 4 – The Official Zoning Map herein adopted shall be maintained and
49 archived in the same digital form in which this Council has approved its adoption.

50
51 Section 5 – This Ordinance shall be in full force and effect from and after
52 passage.

53
54 Passed at meeting: _____

55
56 _____
57 Mayor

58
59 Attest: _____, City Clerk

60
61 Filed as Ordinance: _____

62 Approved as to form: Laura Vales, Assistant City Attorney

63
64 Approved for Council action: Jason A. Hays, City Manager
65

EXHIBIT A

LEGAL DESCRIPTION

All of Lot 38 of Block B of Waverly Place subdivision as recorded in Greene County Book 2021, Page, 02782521

All of Lot 37 of Block B of Waverly Place subdivision as recorded in Greene County Book 2016, Page, 00693816

EXHIBIT B

RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 11, 2024

Planned Development 387
1137 & 1141 East Delmar Street
Applicant: MSU Housing, LLC and Faucett & Bates Properties, LLC

Mr. Sparlin stated that this is a request to rezone approximately 0.36 acres of property R-SF, Residential Single-family District within Phelps Grove Urban Conservation District to Planned Development No. 387. He also noted that the applicant would like to amend their application to remove: Section D, item #9. Short-Term Rental Type 3.

Mr. Billy Kimmons, 400 South Avenue speaking on behalf of the applicant, noting that the two properties have been coexisting as parking and other things for this site and the proposed plan is for improvement as it has been a legal non-conforming site.

Mr. Pauly asked if the neighborhood have been presented with the Planned Development? Mr. Kimmons noted that the owner will be speaking next and noted that they have shared the proposed drawing.

Mr. Andy Faucett, 1047 E. Kingsbury stated that they have reached out to the neighborhood, and everyone has been supportive.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION: #1

Planning and Zoning Commission Board Member Knuckles moved to amend the application to remove Section D – Item #9. Short-Term Rental Type 3 of Planned Development 387, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

COMMISSION ACTION: #2

Planning and Zoning Commission Board Member Knuckles moved to approve Planned Development 387, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.



Bob Hosmer, AICP
Planning Manager

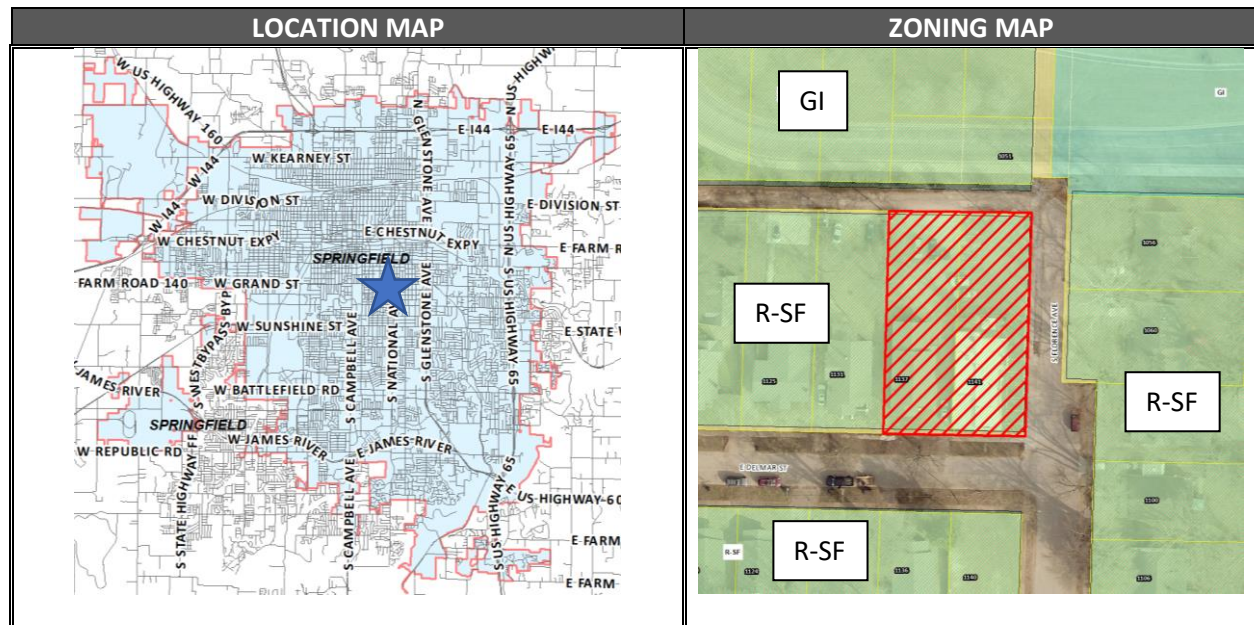
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 387
Location:	1137 & 1141 East Delmar Street
Total Acres:	0.36
Applicant:	MSU Housing, LLC & Faucett & Bates Properties, LLC
Existing Land Use:	Single-family home & restaurant
Neighborhood Meeting:	October 15, 2023
Planning and Zoning Commission:	January 11, 2024
City Council:	February 12, 2024
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 Planned Development No. 387 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

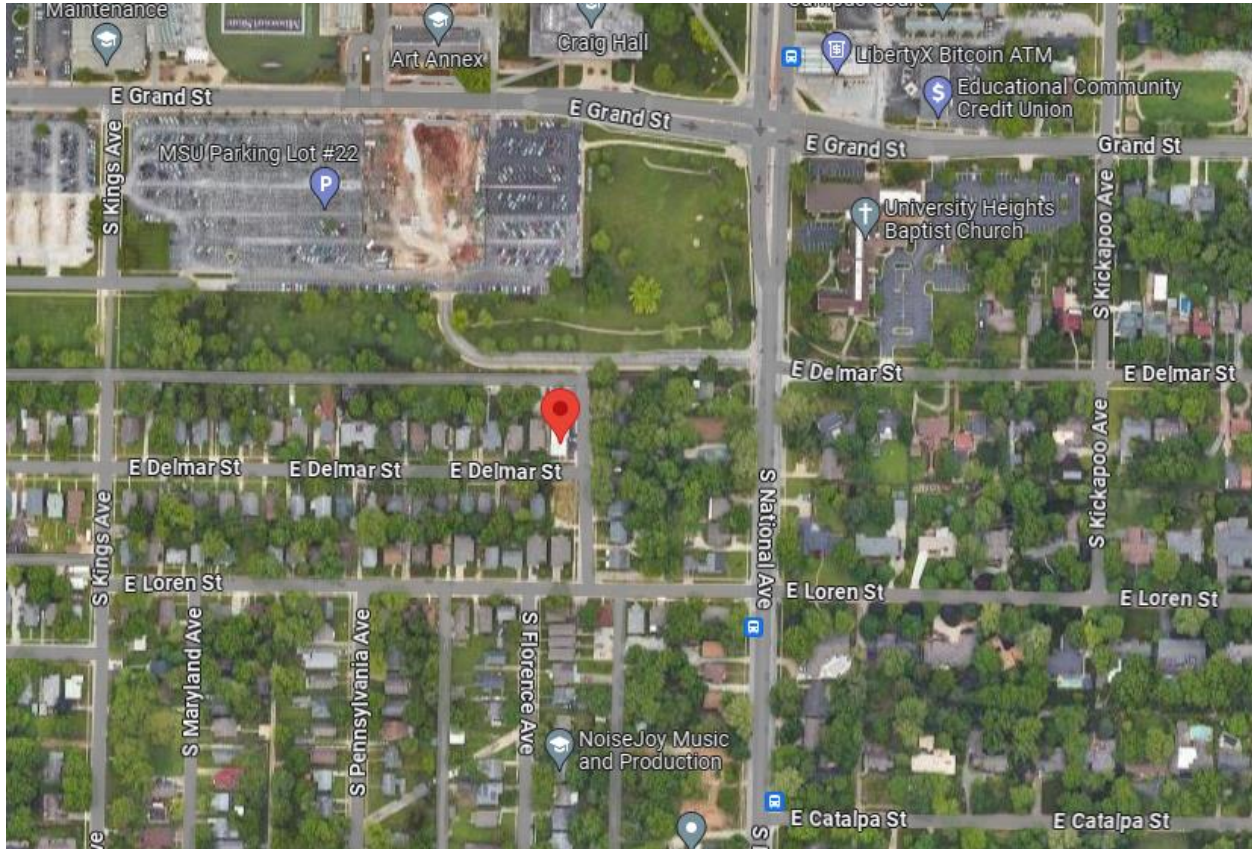
PROJECT SUMMARY:

Request to rezone approximately 0.36 acres of property generally located at 1137 & 1141 East Delmar Street from R-SF, Residential Single-family District within Phelps Grove Urban Conservation District No. 4 (UCD) to Planned Development No. 387.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned R-SF in the 1995 city-wide remapping. The Phelps Grove Urban Conservation overlay district was adopted in 1997 and revised in April 2019. The restaurant is considered an existing non-conforming use in an R-SF district.

Land use maps dated from 1964 indicate a commercial use on the subject property.

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 PD 387
Minimum Yard Requirements	See Exhibit 1.
Maximum Structure Height	Principal building 35 feet or two and one-half stories above the finished grade, except that all non-residential 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	See Exhibit 1
Buffering and Landscaping	See Exhibit 1.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

DEVELOPMENT REVIEW STAFF REPORT

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Center City neighborhood placetype. Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces, and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities. Due to their compact form and proximity to urban centers, these neighborhoods are places where residents should reasonably be able to walk, bike, or ride transit to meet some of their educational, employment, shopping, and recreational needs. Center City Neighborhoods are also integrated with key cultural and institutional uses, such as schools and places of worship that serve surrounding residents. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing. The creation of neighborhood-scale commercial should focus on the incorporation of context sensitive designs and low intensity uses to ensure integration into the surrounding area. These low intensity uses could include dining, personal services, office, and essential goods. These nodes could be located along historic streetcar routes or higher classification roadways on the edges of the neighborhood. Priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents.

PRIMARY USES

1. Single-family detached

SUPPORTING USES

1. Single-family attached
2. Low-intensity multifamily
3. Low-intensity, neighborhood commercial
4. Parks, greenways, and open space
5. Public and private schools and places of worship
6. Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

DEVELOPMENT REVIEW STAFF REPORT

1. Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
2. Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
3. Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
4. Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
5. Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
6. As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
7. Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

1. The main entrances of new residential developments are oriented towards the primary street.
2. Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
3. When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
4. Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
5. New and infill buildings maintain the proportions and architectural features common in the existing block.
6. When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Center City Neighborhood Urban design characteristics unique to Center City Neighborhood character area include:

1. Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
2. Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
3. While not as common, attached, and detached garages provide limited parking options and create a greater demand for on-street parking.
4. Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.

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5. Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.
6. Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
8. Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.
9. Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

Transitions:

1. A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
2. Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
3. The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

Chapter 8 Economic Development

Goal 4.1 SUPPORT NEIGHBORHOOD COMMERCIAL

Support smaller-scale commercial development and local businesses in neighborhoods.

As Springfield has a significant number of commercial corridors that are auto-oriented in nature and contain an abundance of strip centers and big box retail occupied by national chains and franchises, supporting smaller-scale, local businesses were identified as a top priority by the community during public engagement. A great example that was highlighted frequently by community members are the small businesses at Cherry and Pickwick located in Rountree neighborhood, which feature locally owned restaurants, cafes, and shops in a charming, pedestrian-friendly setting.

These types of small businesses should continue to be supported throughout the City, particularly within the **Residential** and **Mixed Residential** placetypes. A highly walkable urban core represents the best environment for small, local, start-ups to get a footing and thrive. The City must continue to invest in projects like the Grant Avenue Parkway and Renew Jordan Creek to foster new investment, especially in Downtown (see **Chapter 13: Downtown Plan**). While Downtown should serve as the main focal point of mixed-use development and activity, other smaller-scale, pedestrian-friendly neighborhood commercial hubs should be

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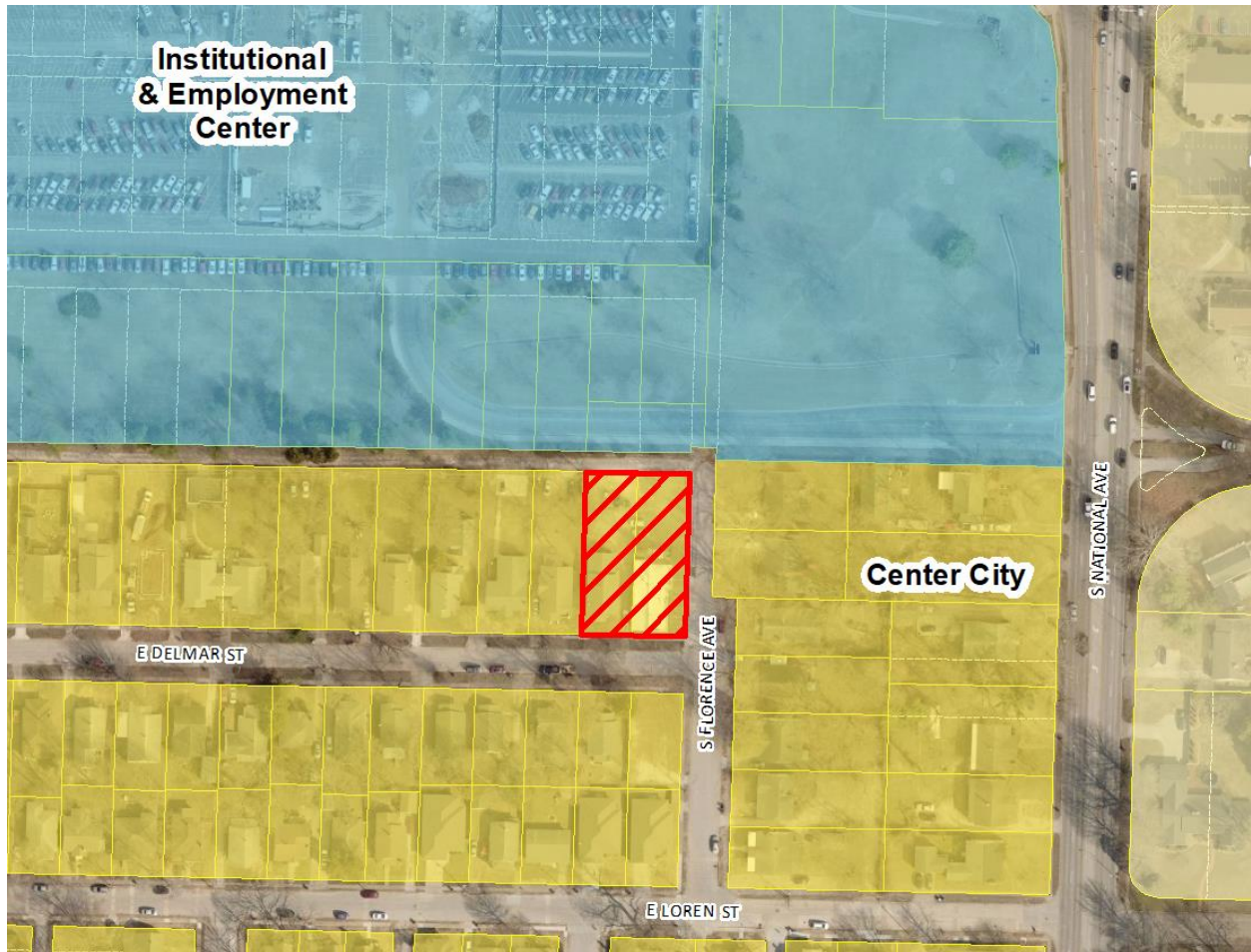
supported within residential areas. This will also help promote Springfield as an attractive place to live and work. As detailed in **Chapter 7: Housing and Neighborhoods**, Adaptive reuse of older and underutilized homes, industrial, or commercial buildings that are dispersed within or along the perimeter of neighborhoods should be supported as a strategy to support the development of neighborhood commercial hubs.

Potential locations where neighborhood commercial nodes could develop would include:

1. Low-intensity, neighborhood-scale commercial nodes could potentially be located at former trolley or streetcar stops where non-residential structures, sites, and neighborhood fabric still exist.
2. At intersections of key corridors, where transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
3. At locations where community facilities and amenities or other informal neighborhood hubs already exist. Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors.

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FUTURE PLACETYPE MAP:



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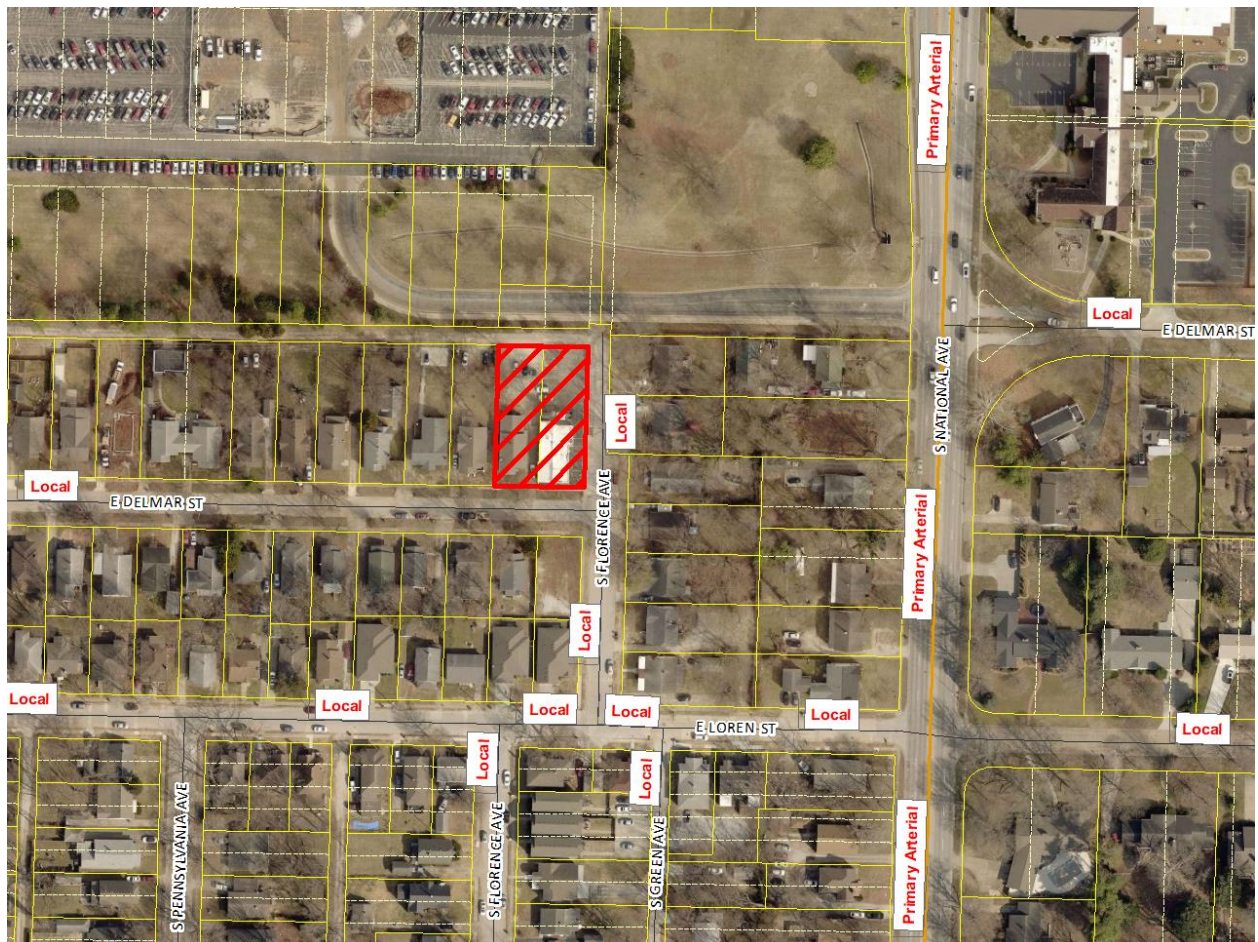
PLACETYPES	LAND USES														
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship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

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

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

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

MAJOR THOROUGHFARE MAP:



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SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	MSU access drive & stormwater detention	Single-family residential	Single-family residential	Single-family residential
PLACETYPES	Institutional & Employment Center	Center City neighborhood	Center City neighborhood	Center City neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

Building separation may be an issue see chapter 6 of the 2018 IBC.

CITY UTILITIES:

No issues with rezoning or PD language. There is a security light on a pole near the north end of the 1141 E Delmar St property that appears to conflict with the new parking lot plan, however, this can be addressed at the time of construction.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues or conflicts with 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	E. Delmar Street	Local	City	25	25	NA	No	Yes	Yes
Street 2	E. Florence Avenue	Local	City	25	25	NA	No	Yes	Yes

ACCESS - All access to the development shall be per current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trail near the property. There are no bus stops near the property.

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

1137 and 1141 E Delmar St are two residential lots that combined are 0.35-0.040 acres. Both drain to the E Delmar St. 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 be allowed**.

PW Stormwater has no concerns for the proposed rezoning from R-SF to PD. 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.
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

2. No water quality is required with the entire legal acreage area being under 1 acre.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

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SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.36 acres of property generally located at 1137 & 1141 East Delmar Street from R-SF, Residential Single-family District within Phelps Grove Urban Conservation District No. 4 (UCD) to Planned Development No. 387. The current location of the restaurant is in operation as a non-conforming land use.
2. The applicant intends to renovate and expand the existing restaurant, Bambino's on-site to improve the kitchen and storage areas. The expanded kitchen would occupy more of the ground floor space, and the new second floor addition will support seating and office spaces. This requires the property to the west, 1137 E. Delmar, to be included in the planned development as to remove the 30-degree bulk plane limitation, and to allow a cooperative parking agreement between the property owners to help alleviate the parking congestion in the public right-of-way. This development will help preserve the neighborhood restaurant that has long been a part of the history and vitality of the Phelps Grove neighborhood.
3. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Center City neighborhood placetype.
4. This application is consistent with the Placetypes recommendation that low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.
5. The *Comprehensive Plan's Economic Development Chapter 8* supports the reuse of existing concentrations of neighborhood-serving commercial uses in residential neighborhoods.
6. The restaurant is intended to expand by adding a second story. However, the height will be limited to no more than as allowed in the R-SF district.
7. 1137 East Delmar Street is currently and will remain a single-family home. This property is included in the planned development to remove the 30-degree bulk plane limitation, and to allow a cooperative parking agreement between property owners to help alleviate the parking congestion in the public right-of-way. The permitted uses on 1137 East Delmar Street will remain as the R-SF district.

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8. Approval of this application will allow for the redevelopment and continued use of this property and promote infill development where investments have already been made in public service and infrastructure.
9. This application includes design guidelines for the restaurant so that it will be more compatible with the surrounding single-family homes in this area. These guidelines include prohibiting vinyl siding, vinyl windows and other materials not commonly found in the area homes. It is also meant to have the development complement the architectural style of the surrounding neighborhood through the use of window openings and pitched roof profiles. Architectural details and cornices shall be appropriate to the style of the building. See Section H, Design Requirements for a full list of design guidelines included in this application.
10. The perpendicular parking on the west side of Florence Avenue north of Delmar Street is allowed as shown on the Exhibit 2. Parking stalls shall not extend east beyond the existing curb line/edge of street pavement. Vacation No. 833 is being processed concurrently with this application and, if approved, will vacate approximately eight (8) feet directly east of the subject property allowing these stalls to be private parking for use of the restaurant.
11. The off-street parking is intended to have access directly off Florence Avenue. The Traffic Division of Public Works reviewed this and determined it to be acceptable given that Florence Avenue currently has a reduced width and therefore functions as an alley in this location. Additionally, Florence Avenue has reduced traffic service as it dead ends north of this property and only handles traffic from the alley and to two residential homes on the east side of Florence Avenue. The vacation will extend only to the curb on Florence Street and not narrow or impact the driving surface of the street.
12. 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.
13. There are few changing conditions in the area affected that make the proposed rezoning necessary.
14. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The subject property has been the site of a long-standing business.
15. 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.
16. The impact of the 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 Planned Development will allow off-street parking to be redesigned to help alleviate on-street parking.

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17. 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.
18. 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 Center City neighborhood and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

Attachment 1

1. Request change to zoning from: R-SF to PD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: October 15, 2023 from 4:00pm to 6:30pm
3. Meeting Location: 1141 E. Delmar
4. Number of invitations that were sent: 149
5. How the mailing list was generated: city staff
6. Number of neighbors in attendance (attach a sign-in sheet): 8
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 meeting summary.

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

None.

I, BILLY KIMMONS (print name), attest that the neighborhood meeting was held on 10/15/23 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

BILLY KIMMONS
Printed name of person completing affidavit



October 16, 2023

Re: rezoning of 1137 & 1141 East Delmar Street

A neighborhood meeting was held on October 15, 2023 from 4:00pm until 6:30pm at 1141 East Delmar to discuss the rezoning application for the two parcels located at 1137 and 1141 East Delmar. Representatives of the applicant along with approximately five neighbors attended the meeting. The neighbors arrived at the start of the meeting and stayed for approximately 45 minutes. After this, no additional neighbors showed up. The meeting was pleasant, and those who attended expressed general support for the rezoning application. The following questions were asked during the meeting, and our responses are included below.

Question: What would happen if Bambino's closes and someone buys the restaurant? **Response:** *The rezoning would not limit the eating and drinking establishment to just one business. Other eating or drinking establishments would be allowed with this Planned Development.*

Question: Could another developer purchase the property, tear down the buildings, and rebuild whatever they want? **Response:** *The rezoning specifically outlines the approved uses. Any future development would have to substantially conform to this Planned Development.*

Question: What are you going to do to manage storm water runoff? **Response:** *All development plans will have to follow city guidelines for storm water management. The proposed plan considers landscaping strips to help mitigate storm water runoff from the parking area.*

The rest of the meeting was spent sharing stories about growing up in the area. Everyone who attended this meeting expressed their general support for this rezoning application.

Respectfully,

Billy Kimmons, AIA
Principal Architect



EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 387

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 new Planned Development will help bring 1141 E. Delmar into compliance with the conditions proposed and will allow for an expansion to the restaurant to improve the kitchen and storage areas. The expanded kitchen would occupy more of the ground floor space, and the new second floor addition will support seating and office spaces. This requires 1137 E. Delmar to also be included in this planned development to remove the 30-degree bulk plane limitation, and to allow a cooperative parking agreement between property owners to help alleviate the parking congestion in the public right-of-way. This development will help preserve this neighborhood restaurant that has long been a part of the history and vitality of this established neighborhood district.

C. DEFINITIONS

The definitions contained in the Zoning Ordinance shall apply to this ordinance. For purposes of this ordinance, the following definitions shall also apply.

D. USES PERMITTED

1337 East Delmar Street:

1. All permitted uses as permitted by section 36-380 (2) R-SF, Single-family Residential District.
2. Off-street parking lot.

1141 East Delmar Street:

1. Single-family detached dwellings.
2. Accessory uses, as permitted by section 36-450, accessory structures and uses.
3. Community gardens without retail or wholesale sales on-site in accordance with the performance standards of section 36-470, community gardens.
4. Eating and drinking establishments use group, including pick-up window, but excluding drive-in, or drive-thru facilities. Stand-alone bars and taverns are prohibited.
5. General office use group, excluding banks and financial institutions with automatic teller machines and drive-thru facilities.
6. Personal services use group.
7. Public and private parks, and playgrounds, excluding miniature golf courses and driving ranges.
8. Retail sales use group, excluding convenience stores with gas pumps.

~~9. Short term rental type 3 in accordance with section 36-173.~~

E. USE LIMITATIONS

1. All activities and permitted uses except off-street parking and loading facilities, outdoor common area, outdoor patio seating related to the uses, and pick-up windows shall be conducted entirely within a completely enclosed building.
2. All uses shall operate in accordance with the noise standards contained in Section 36-485 of the Springfield Zoning Ordinance.
3. No use shall emit an odor that creates a nuisance as determined by Springfield City Code.
4. Garbage pick-up at refuse storage areas shall not occur between the hours of 10:00pm and 7:00 am.
5. There shall be no truck deliveries to or pick-ups from any use located on the property between the hours of 10:00pm and 7:00am, however, deliveries and pick-ups by passenger vehicles within these time frames is not prohibited.
6. There shall be no delivery trucks allowed to remain on the property with their engines idling between the hours of 10:00pm and 7:00am, however, engine idling by passenger vehicles within these time frames is not prohibited.
7. Parking lot maintenance sweeping equipment shall not operate on the property between the hours of 10:00pm and 7:00am.

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards:

1. Maximum residential density: The maximum density shall be six thousand square feet (6,000 square feet) per dwelling unit provided the requirements of subsection 36-303(22) are met.
2. Maximum floor area: The maximum non-residential area allowed shall be five thousand square feet (5,000 square feet) combined on all stories.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards:

1. Minimum lot areas: 6,000 square feet.
2. Minimum lot widths: 50 feet.
3. Minimum lot depths: 80 feet.
4. Maximum structure heights: Principal building 35 feet or two and one-half stories above the finished grade. Except that all non-residential 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:

1. Front yard: None, however, in no event may a structure be erected closer to the right of way line than the existing structures.
2. Side yard: None.
3. Rear yard: 20 percent of the lot depth or ten feet whichever is greater. No more than 20 feet shall be required.

H. DESIGN REQUIREMENTS

The design requirements shall adhere to the following standards:

Building Materials:

1. The following exterior building materials are not permitted: vinyl siding, vinyl windows, metal wall panels with exposed fasteners, galvanized metal wall panels, plastic wall cladding, corrugated metal panels, thin stone veneer (commonly referred to as “lick and stick stone”, manufactured panelized stone veneer, faux stone, or faux masonry).
2. The following exterior building materials are allowed, but not limited to: clay brick masonry, natural or cast stone masonry, architectural pre-cast block masonry, split-faced or ground-faced concrete masonry, terracotta, architectural concrete, glass, wood, cement board, stamped metal shingles, copper, standing seam steel or aluminum panels, aluminum windows, steel windows, wood windows, asphalt shingles, slate, synthetic stucco, stucco, wood, glass.
3. Exterior glass shall not be tinted. Opaque spandrel glass is not allowed.
4. Existing materials on existing building shall be acceptable.

Design to Encourage Pedestrian Activity:

1. A continuous pedestrian path (sidewalk) shall be provided along the east side of the property from Delmar Street to the north alley/property as shown on Exhibit 2.
2. Provide pedestrian amenities such as pedestrian scale lighting and furniture in the front yard to enhance the pedestrian environment and promote pedestrian access to the restaurant. 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. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. Parking lot lighting and pedestrian lighting should be appropriate to create adequate visibility at night and be evenly distributed to increase security.
3. The project will blend the building scale and set back with existing developments that are consistent with these guidelines.
4. The building elevation facing Delmar shall complement the architectural style of the surrounding neighborhood through the use of window openings and pitched roof profiles. Architectural details and cornices shall be appropriate to the style of the building.
5. At least two bicycle racks shall be provided to promote alternate means of transportation as shown in Exhibit 2.

Provide a Good Circulation System:

1. The design shall provide connectivity by including direct vehicular or access easements, pedestrian and bicycle connections between abutting or adjacent developments wherever possible by providing the sidewalk connections shown on Exhibit 2.

Respect the Natural Environment:

1. The total development shall include at least 15 percent of the total site or premise as open space.
2. Existing trees and vegetation shall be preserved to the best extent possible per the development shown in Exhibit 2.

I. OPEN SPACE, LANDSCAPING & SCREENING

1. Minimum open space:
 - a. Combined Planned Development area: Not less than 15 percent 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.
 - b. 1137 E. Delmar: Not less than 20 percent 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.
 - c. 1141 E. Delmar (Restaurant): None, however open space as shown on Exhibit 2.
2. Maximum impervious area: The combined area occupied by all main (primary) 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).
3. Bufferyards: There shall be a 15-foot bufferyard with a 6-foot solid wood fence adjacent to the R-SF district to the west as shown on Exhibit 2. Plantings shall include one ornamental tree, one evergreen tree, and six shrubs.
4. Vehicular use area: Perimeter and interior landscaping shall be provided at the vehicular use areas as shown on Exhibit 2.

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 except as modified below.

1. Purpose. The purpose of these requirements is to regulate the spillover of light and glare on operators or motor vehicles, pedestrians, and residential uses in the proximity of the light source. With respect to motor vehicles in particular, safety considerations form the basis of the regulations contained herein. In other cases, both the nuisance and hazard aspects of glare are regulated. This section is not intended to apply to public street lighting, signs or seasonal displays.
2. Standards. The following standards are required of all exterior lighting, subject only to the exemptions permitted below.
 - a. The lighting installed in and around the development shall not exceed fifteen (15) feet in height above the finished grade of the parking lot on which the light standard is located. This lighting shall be directed in such a manner that the parking lots will be well illuminated, but is not directed toward the surrounding residential districts. The type and arrangement of the lighting shall have the most minimal impact practical on the nearby residential districts. The Final Development Plan shall include a parking lot photometric study which shows that the lighting at the property lines which abut residential property shall not exceed one (1) foot candle and that the average foot-candle lighting level across the lot shall not exceed two (2) foot candles. The illumination provided at the main entrance to the development described in Paragraph K shall be permitted to be up to four (4) foot candles provided the maximum lighting level at all property lines shall not exceed one (1) foot candle. The height of the lighting

poles at the entrance shall be limited to fifteen (15) feet and cut off fixtures which shield the lamps shall be required.

3. Exemptions. Emergency warning lights. Safety signal and warning device lighting shall be exempt from the exterior lighting standards of Section 36-484 above.
4. Exterior Lighting Plan. At the time any exterior lighting is installed or substantially modified for any use on the property, an exterior lighting plan shall be submitted in order to determine whether the requirements of this section have been met.

K. ACCESS TO PUBLIC THOROUGHFARES

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

L. OFF-STREET PARKING

Sections 36-455, 36-456 and 36-483 of the Springfield Zoning Ordinance in effect at the time of development shall apply except as modified below;

Off-street parking shall generally conform to Exhibit 2. The number of spaces and approximate location will be provided as illustrated by Exhibit 2. The quantity of off-street parking shown on Exhibit 2 shall be considered satisfactory for the permitted uses of this District. A cooperative parking agreement shall be maintained between 1137 & 1141 East Delmar Street properties.

The perpendicular parking on the west side of Florence Avenue north of Delmar Street is allowed as shown on the Exhibit 2. Parking stalls shall not extend east beyond the existing curb line/edge of street pavement. Vacation No. 833 is being processed concurrently with this application and, if approved, will vacate approximately eight (8) feet directly east of the subject property allowing these stalls to be private parking for use of the restaurant. The off-street parking is intended to have access directly off Florence Avenue. The Traffic Division of Public Works reviewed this and determined it to be acceptable given that Florence Avenue currently has a reduced width and therefore functions as an alley in this location. Additionally, Florence Avenue has reduced traffic service as it dead ends north of this property and only handles traffic from the alley and to two residential homes on the east side of Florence Avenue. The vacation will extend only to the curb on Florence Street and not narrow or impact the driving surface of the street.

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

1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. The development may be phased, and with each phase the Administrative Review Committee will make a determination as to the improvements that would be necessary to support the phase.

Prior to building permits being issued, the applicant or subsequent owners shall:

- a. construct the required improvements; or
 - b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.
2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
- a. the required improvements are completed prior to occupancy of the structures; or
 - b. the Director of Public Works has determined that:
 - (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
 - (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

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

3. Required improvements. The following improvements are required for full development of the subject property:

- a. Sanitary sewer facilities.

Public sanitary sewer shall be extended onto this property to serve this project. Easements will be created and granted to the City of Springfield for these lines. Once on the property private sewers will be extended from the public main to serve the buildings. If the property is subdivided, public sanitary sewer shall be extended to each lot in accordance with the City's Subdivision Regulations.

- b. Storm water management facilities.

Current detention and water quality requirements must be met prior to development. All runoff from the site must drain to a detention basin or meet the buyout requirement. The detention basins must discharge to a public right-of-way, drainage easement or certified natural channel having sufficient capacity.

- c. Right of Way Improvements.

Alleyway improvements and On Street parking improvements as shown in Exhibit 2 will be constructed by the developer and meet public improvement standards.

4. Improvement Standards.
Improvements shall conform to the following standards.

- a. All utility services lines and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other

telecommunication systems and wires, unless utility easements providing for overhead service exist or are obtained in the future.

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

P. PHASING

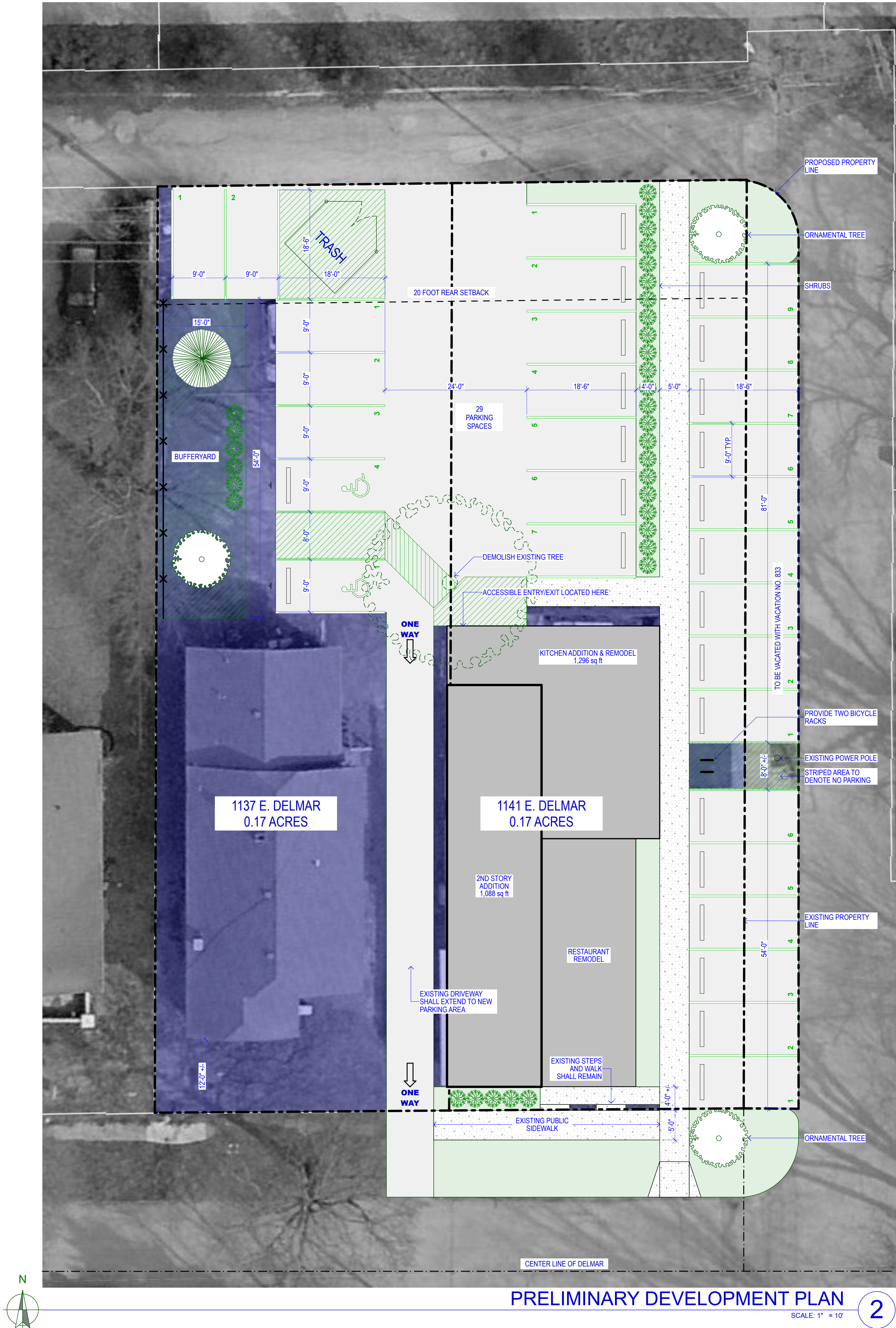
Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all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

Q. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of 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 Exhibit 2 as defined by Subsection 36-405 (9) (c) of the Springfield Zoning Ordinance.
2. The final development plan shall be submitted to the Administrative Review Committee for final action, either as a whole or in phases. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 - a. Any uses within the District other than those specifically prescribed by the ordinance.
 - b. Any increase in the intensity of use permitted within the District.

N:\Volumes\hoodrich\Shared\DATA\PROJECTS\4.2023\23-143 Bambinos Addition\2 Drawings\01-ARCH\Pin\230920 Bambinos Planned Development.gn-Friday, January 5, 2024 5:11 PM



PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 10'

2



EXISTING FRONT ELEVATION

SCALE: 1:5

1

EXHIBIT 2

ZONING DATA:

ADDRESS: 1137 & 1141 EAST DELMAR SPRINGFIELD MISSOURI 65807
SITE AREA: 1137 E. DELMAR = 0.17 ACRES
1141 E. DELMAR = 0.17 ACRES
VACATION NO. 833 = 0.037 ACRES
ZONING: PROPOSED PLANNED DEVELOPMENT
REFER TO EXHIBIT 1 FOR ADDITIONAL DESIGN REQUIREMENTS

City Approval Stamp

HOOD-RICH ARCHITECTURE
h
HOODRICH.COM

400 South Avenue, Suite 300
Springfield, MO 65806
P: 417.862.4483

Hood-Rich, Inc. MISSOURI
Certificate of Authority A-622-D

BILL KIMMONS - ARCHITECT
MISSOURI A-2003027165

The Professional Architects 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 architect, and the architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

PLANNED DEVELOPMENT
FOR
FAUCETT & BATES PROPERTIES, LLC
& MSU HOUSING, LLC
1137 & 1141 EAST DELMAR, SPRINGFIELD, GREENE COUNTY, MISSOURI 65807

Proj.No. 23-143

Date: 1/5/24

revisions: No. date

sheet
A1.0
SITE PLAN



EXPLANATION TO COUNCIL BILL 2024-031 (MCGULL)

FILED: 01/24/2024

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance vacating a portion of public right-of-way located in the 1000 block of South Florence Avenue upon the occurrence of certain conditions. (By: Faucett & Bates Properties, LLC; 1000 block of South Florence Avenue, directly east of 1141 E. Delmar Street; Vacation No. 833).

PURPOSE: Vacating a portion of public right-of-way located in the 1000 block of South Florence Avenue upon the occurrence of certain conditions. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
VACATION NUMBER 833

The applicant is requesting to vacate a portion of public right-of-way in the 1000 South Florence Avenue.

This vacation request to being processed concurrently with Planned Development No. 387. This vacation intends to utilize the proposed vacation area as private parking for Bambino's restaurant. PD 387 seeks to renovate and expand the existing restaurant.

The applicant is requesting to have conditions placed on this request. This condition is to ensure the associated Planned Development No. 387 is approved and the vacation will then follow approval of the Final Development Plan.

REMARKS: The Planning and Zoning Commission held a public hearing on January 11, 2024, and recommended to approve, by a vote of 6 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 applicant is requesting to vacate a portion of public right-of-way in the 1000 South Florence Avenue.

2. This vacation request to being processed concurrently with Planned Development No. 387. This vacation intends to utilize the proposed vacation area as private parking for Bambino's restaurant. PD 387 seeks to renovate and expand the existing restaurant. One aspect of this project is to improve off-street parking for the restaurant and the street. The off-street parking is proposed to be located on the east side of the

property and have access directly off Florence Street. The Traffic Division of Public Works reviewed this and determined it to be acceptable given that Florence currently has a reduced width and therefore functions as an alley in this location. This vacation will extend only to the curb on Florence Street and not narrow or impact the driving surface of the street. The sidewalk has been realigned to allow this and will be located between the restaurant building and parking stalls.

3. The applicant is requesting to have conditions placed on this request. This condition is to ensure the associated Planned Development No. 387 is approved, and the vacation will then follow after approval of the Final Development Plan.

4. The requested vacation meets the approval criteria listed in "Exhibit C - Attachment 1."

5. The applicant is proposing to vacate right-of-way that is no longer needed and will help to improve the off-street parking in the area.

6. This vacation shall not become effective until the following condition is met:

a. Approval of the Final Development Plan by the Administrative Review Committee for Planned Development No. 387, which is being processed concurrently with this application. If this condition is not met within one (1) year of City Council approval of the vacation, the aforementioned vacation approval is null and void and the public street right-of-way shall remain.

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's and on the finding of facts above.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/1/2024

Attachments:

1. Vacation 833 - 1141 E. Delmar Street_ Ord
2. Vac 833_exhA
3. Vac 833_exhB
4. Vac 833_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 18
Filed: 02-06-24

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-031

GENERAL ORDINANCE _____

AN ORDINANCE

VACATING a portion of public right-of-way located in the 1000 block of South Florence Avenue upon the occurrence of certain conditions.

WHEREAS, a petition has been received by the City of Springfield requesting the vacation of a portion of public right-of-way in the 1000 block of South Florence Avenue; and

WHEREAS, proper notice has been given as required by the laws and ordinances of the City of Springfield; and

WHEREAS, the Planning and Zoning Commission held a public hearing on January 11, 2024, and recommended approval of the vacation; and

WHEREAS, City Council finds that said vacation complies with the laws and ordinances of the City of Springfield; and

WHEREAS, City Council's approval of said vacation is expressly subject to the conditions contained in this Ordinance; and

WHEREAS, the conditions of this Ordinance will facilitate the development of the applicant's property while ensuring that required public improvements are made.

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

Section 1 – The property described in "Exhibit A," which is attached hereto and incorporated herein by this reference, is hereby vacated subject to the conditions contained in the Ordinance.

Section 2 – City Council finds that this Ordinance shall be in full force upon the completion of the following condition:

- 34 a. The approval of the Final Development Plan by the Administrative Review
35 Committee for Planned Development 387, which is being processed concurrently
36 with this application.
37

38 If this condition is not met within one (1) year of City Council's approval of the vacation,
39 the aforementioned vacation approval is null and void and the public right-of-way shall
40 remain.
41

42 Section 3 – Upon the Director of Planning and Development certifying in writing
43 to the City Clerk that the condition contained in this Ordinance has been met, this
44 Ordinance shall be in full force and effect. City Council finds that the condition contained
45 in this Ordinance is an integral part of the decision to vacate the public right-of-way
46 subject to this vacation request. If for any reason any section of this Ordinance is found
47 to be null and void, the whole Ordinance shall be considered null and void and the
48 vacation deemed ineffective.
49

50
51 Passed at meeting: _____
52

53 _____
54 Mayor
55

56 Attest: _____, City Clerk
57

58 Filed as Ordinance: _____

59 Approved as to form: Laura Vales, Assistant City Attorney
60

61 Approved for Council action: Jason C. Page, City Manager
62

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN BLOCK B OF WAVERLY PLACE, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 38, BLOCK B IN THE PLAT OF WAVERLY PLACE AND ALSO BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 38, BLOCK B OF WAVERLY PLACE, SAID POINT ALSO LYING AT THE NORTHWEST CORNER OF DELMAR STREET AND FLORENCE AVENUE; THENCE ALONG THE WEST RIGHT-OF-WAY OF FLORENCE AVENUE NORTH $01^{\circ}06'13''$ EAST, 151.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 38; THENCE 17.11 FEET ALONG A 10.89 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH $43^{\circ}53'47''$ EAST FOR 15.40 FEET; THENCE SOUTH $01^{\circ}06'13''$ WEST, 140.84 FEET; THENCE NORTH $88^{\circ}59'28''$ WEST, 10.89 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 1,627 SQUARE FEET AND 0.037 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

EXHIBIT B

RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 11, 2024

Vacation 833
1141 East Delmar Street
Applicant: Faucett & Bates Properties, LLC

Mr. Sparlin stated that this is a request to vacate a portion of a public street right-of-way in the 1000 block of South Florence Avenue with conditions. The Planning and Zoning Commission does not have authority to approve vacations with conditions so it will move forward to City Council.

Mr. Billy Kimmons, 400 South Avenue speaking on behalf of the applicant.

Mr. Andy Faucett, 1047 E. Kingsbury explained that he will use 1141 E. Delmar for private parking.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Vacation 833, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles.
Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.



Bob Hosmer, AICP
Planning Manager

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Vacation No. 833
Location:	1000 block of South Florence Avenue, directly east of 1141 E. Delmar Street
Total Acres:	0.03 acres
Applicant:	Faucett & Bates Properties LLC
Existing Land Use:	Street right-of-way
Neighborhood Meeting:	December 14, 2023
Planning and Zoning Commission:	January 11, 2024
City Council:	February 12, 2024
Public Notification:	Mail, posted property, and legal in <i>Springfield News-Leader</i>
Staff:	Michael Sparlin, Senior Planner – (417) 864-1901
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Vacation case No. 833 with conditions (All commission motions are made in the affirmative).
Required Vote:	A majority of five (5) voting members shall be required.

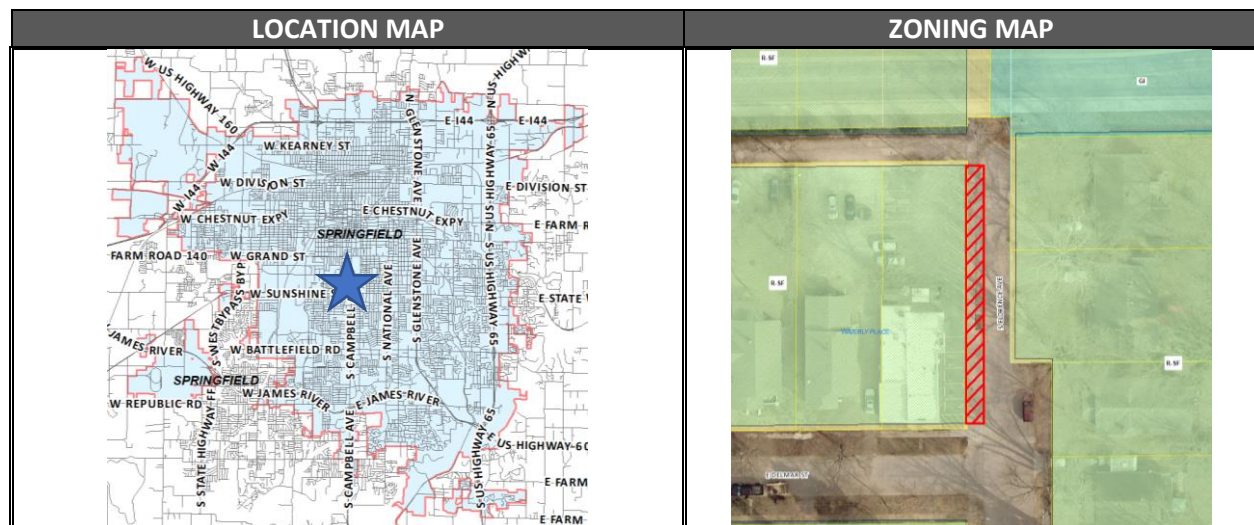
PROJECT SUMMARY:

Request to vacate a portion of a public street right-of-way in the 1000 block of South Florence Avenue with conditions.

This vacation shall not become effective until the following condition is met:

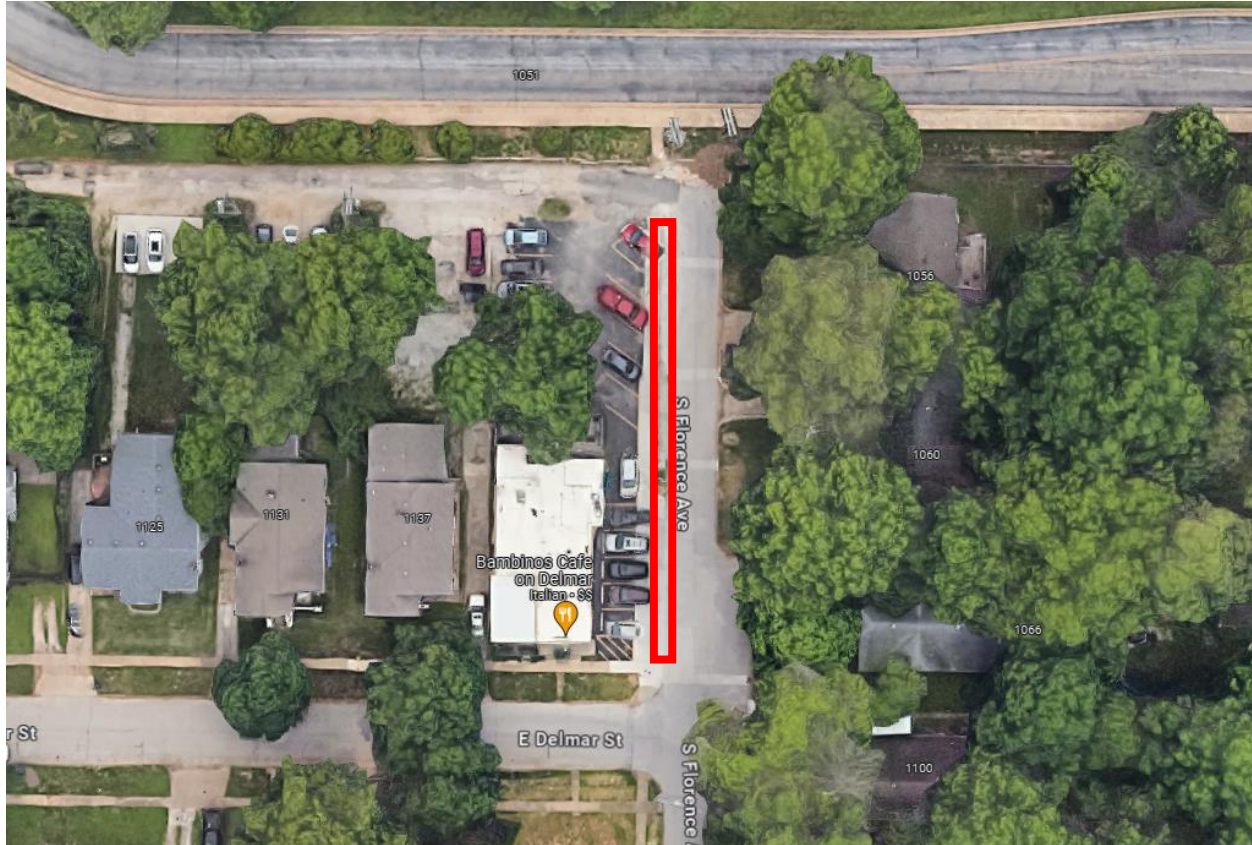
1. Approval of the Final Development Plan by the Administrative Review Committee for Planned Development No. 387, which is being processed concurrently with this application.

If this condition is not met within one (1) year of City Council approval of the vacation, the aforementioned vacation approval is null and void and the public street right-of-way shall remain.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject right-of-way was platted with Waverly Place subdivision in 1907.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-151. - Petition for vacation; notice of proposed vacation.

Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

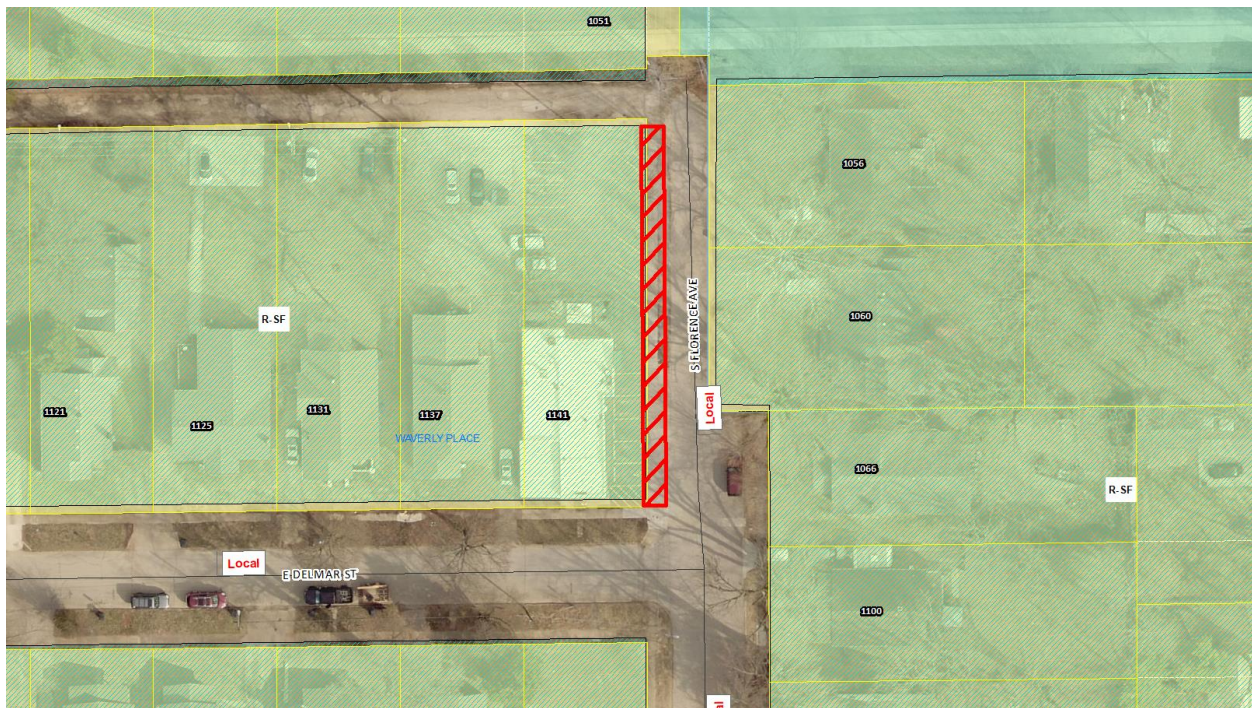
COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Center City neighborhood placetype. Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities. Due to their compact form and proximity to urban centers, these neighborhoods are places where residents should reasonably be able to walk, bike, or ride transit to meet some of their educational, employment, shopping, and recreational needs. Center City Neighborhoods are also integrated with key cultural and institutional uses, such as schools and places of worship that serve surrounding residents. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for

DEVELOPMENT REVIEW STAFF REPORT

infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing. The creation of neighborhood-scale commercial should focus on the incorporation of context sensitive designs and low intensity uses to ensure integration into the surrounding area. These low intensity uses could include dining, personal services, office, and essential goods. These nodes could be located along historic streetcar routes or higher classification roadways on the edges of the neighborhood. Priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents.

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Alley ROW	Street ROW	Street ROW	Restaurant
PLACETYPES	Institutional & Employment Center	Center City neighborhood	Center City neighborhood	Center City neighborhood

DEPARTMENT COMMENTS:

DEVELOPMENT REVIEW STAFF REPORT

CITY UTILITIES:

The entire area to be vacated will need to be dedicated as a utility easement to CU.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with the vacation; there is no public sewer within the proposed vacation area.

FIRE DEPARTMENT:

Add "No Parking on Florence Ave beginning 65 feet north of the centerline on Delmar St. and continuing north for 120 feet."

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The vacation of the alley does not affect the local stormwater infrastructure.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

The vacation does not narrow/impact the driving surface of Florence. The existing curb line remains.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to vacate a portion of public right-of-way in the 1000 South Florence Avenue.
2. This vacation request to be processed concurrently with Planned Development No. 387. This vacation intends to utilize the proposed vacation area as private parking for Bambino's restaurant. PD 387 seeks to renovate and expand the existing restaurant. One aspect of this project is to improve off-street parking for the restaurant and the street. The off-street parking is proposed to be located on the east side of the property and have access directly off Florence Street. The Traffic Division of Public Works reviewed this and determined it to be acceptable given that Florence currently has a reduced width and therefore functions as an alley in this location. This vacation will extend only to the curb on Florence Street and not narrow or impact the driving surface of the street. The sidewalk has been realigned to allow this and will be located between the restaurant building and parking stalls.
3. The applicant is requesting to have conditions placed on this request. This condition is to ensure the associated Planned Development No. 387 is approved and the vacation will then follow after approval of the Final Development Plan.
4. The requested vacation meets the approval criteria listed in Attachment 1.
5. The applicant is proposing to vacate right-of-way that is no longer needed and will help to improve the off-street parking in the area.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal meeting the approval criteria listed in Attachment 1 and that the vacation shall not become effective until the following condition is met:
 - a) Approval of the Final Development Plan by the Administrative Review Committee for Planned Development No. 387, which is being processed concurrently with this application.

If this condition is not met within one (1) year of City Council approval of the vacation, the aforementioned vacation approval is null and void and the public street right-of-way shall remain.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

VACATION APPROVAL CRITERIA

To approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	All property owners adjacent to the street, alley or public way have access to another street, alley, or public way.	All adjacent properties have access to public streets.
2.	The owners of two-thirds of the property adjacent to the street, alley, or public way to be vacated have given their consent to the vacation.	All adjacent property owners have consented to the vacation of the right-of-way.
3.	That the retention of the street, alley, public way, or subdivision serves no useful purpose.	It has been determined that the retention of the public right-of-way is unnecessary.
4.	That the vacation will not affect the ability to use utilities, public or private.	This vacation area contains City Utilities infrastructure, which must be placed within an easement prior to the vacation.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN BLOCK B OF WAVERLY PLACE, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 38, BLOCK B IN THE PLAT OF WAVERLY PLACE AND ALSO BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 38, BLOCK B OF WAVERLY PLACE, SAID POINT ALSO LYING AT THE NORTHWEST CORNER OF DELMAR STREET AND FLORENCE AVENUE; THENCE ALONG THE WEST RIGHT-OF-WAY OF FLORENCE AVENUE NORTH $01^{\circ}06'13''$ EAST, 151.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 38; THENCE 17.11 FEET ALONG A 10.89 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH $43^{\circ}53'47''$ EAST FOR 15.40 FEET; THENCE SOUTH $01^{\circ}06'13''$ WEST, 140.84 FEET; THENCE NORTH $88^{\circ}59'28''$ WEST, 10.89 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 1,627 SQUARE FEET AND 0.037 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

1. Request to vacate: 1141 E. DELMAR
(subject address)
2. Meeting Date & Time: 12-14-23 4pm - 6:30 PM
3. Meeting Location: 1141 E. DELMAR
4. Number of invitations that were sent: 133
5. How was the mailing list generated: CITY STAFF
6. Number of neighbors in attendance (attach a sign-in sheet): 3
7. List the verbal comments and how you plan to address any issues:

NONE

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

SEE ATTACHED FOR LETTER SUMMARY OF MEETING



December 14, 2023

Re: Vacation of Right-of-way along Florence at 1141 East Delmar Street

A neighborhood meeting was held on December 14, 2023 from 4:00pm until 6:30pm at 1141 East Delmar to discuss the vacation of right-of-way application for the portion of Florence Avenue adjacent to 1141 East Delmar. Representatives of the applicant along with three neighbors attended the meeting. The neighbors arrived at the start of the meeting and stayed for most of the meeting. The meeting was pleasant, and those who attended expressed general support for the application. There were no questions raised other than ones to gain understanding of why the application was needed. I explained the purpose of the vacation, and that satisfied the people in attendance.

The rest of the meeting was spent sharing stories about growing up in the area. Everyone who attended this meeting expressed their general support for this rezoning application.

Respectfully,

Billy Kimmons, AIA
Principal Architect





EXPLANATION TO COUNCIL BILL 2024-032 (HARDINGER)

FILED: 01/25/2024

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance amending the General Fund budget for the City of Springfield, Missouri, for Fiscal Year 2023-2024, by appropriating the remaining, accumulated carryover funds from Fiscal Year 2022-2023 and increasing expenses in the amount of \$6,485,810.

PURPOSE: Amending the General Fund budget for the City of Springfield, Missouri, for Fiscal Year 2024, by appropriating the remaining 2023 fiscal year carryover funds and increasing expenses in the amount of \$6,485,810.

BACKGROUND INFORMATION: The City has \$6,485,810 in remaining carryover funds in the General Fund. These carryover funds are the result of actual revenue that exceeded the budget estimate and/or expenses that were lower than budget during the last fiscal year (2022-2023). The City wishes to amend the budget of the following departments providing additional one-time funds for the following activities that are one-time expenses:

1. Fire: Firefighter Self-Contained Breathing Apparatus ("SCBA") Sustainment - \$1,350,000
2. Public Works: Historic City Hall Project - \$4,465,810
3. Parks: Cooper/Killian Project Improvements - \$188,000
4. Public Works: ADA Transitional Plan Assessment - \$200,000
5. City Manager: Crisis Cold Weather Shelter Funding \$100,000
6. City Manager: South Creek Greenway Trail - \$182,000

Total carryover funds - \$6,485,810

Submitted By: David Holtmann, Director of Finance

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Deputy City Manager 1/31/2024

Attachments:

1. Fiscal Year 2023 Carryover Budget Adjustment_ Ord
2. 053 FY23 General Fund Carryover BA

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 02-06-24

Sponsored by: Hardinger

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-032

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the General Fund budget for the City of Springfield, Missouri, for
2 Fiscal Year 2023-2024, by appropriating the remaining, accumulated
3 carryover funds from Fiscal Year 2022-2023 and increasing expenses
4 in the amount of \$6,485,810.
5 _____
6

7 WHEREAS, there are \$6,485,810 in carryover funds remaining from the fiscal
8 year 2022-2023 budget; and
9

10 WHEREAS, carryover funds occur when actual revenue exceeds the City's
11 budget estimates or actual expenses are lower than the City's budget estimates; and
12

13 WHEREAS, City Council desires to amend the budget to provide one-time
14 funding for certain activities from carryover funds; and
15

16 WHEREAS, the City wishes to amend the budget for Fiscal Year 2023-2024 to
17 appropriate the remaining \$6,485,810 in carryover funds from Fiscal Year 2022-2023
18 and to provide for \$6,485,810 in costs expected to be incurred, as set forth in "Exhibit
19 A," Budget Adjustment 053.
20

21 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 Section 1 – The budget of the City of Springfield, Missouri, for Fiscal Year 2023-
25 2024, is hereby amended in the accounts and amounts shown on Budget Adjustment
26 No. 053, which is attached hereto as "Exhibit A" and incorporated herein by reference.
27

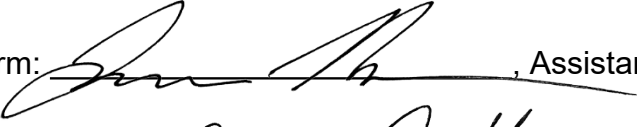
28 Section 2 – This Ordinance shall be in full force and effect from and after
29 passage.
30

31 Passed at meeting: _____
32
33 _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form:  _____, Assistant City Attorney

Approved for Council action:  _____, City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
053

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
44040	16	80020	417010	000000	00000	\$ 188,000	Transfer from General Fund to Parks - Cooper / Killian
Net Revenue Adjustment						\$ 188,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	10	15090	508170	000000	00000	\$ 1,350,000	Fire-Life Safety Self-Contained Breathing Apparatus
10110	20	73020	509110	100912	00000	4,465,810	PW-Historic City Hall Project
10110	09	14120	509910	000000	00000	188,000	Transfer from General Fund Parks- Project Fund Cooper/Killian
10110	20	73020	509110	102726	00000	200,000	PW-ADA Transition Plan Assessment
10110	06	13010	502120	000000	00000	100,000	CM-Crisis Cold Weather Shelter Funding
10110	06	13010	502120	000000	00000	182,000	CM-Ozark Greenway South Creek Greenway Trail
44040	16	80020	509110	103230	00000	188,000	Parks-Cooper/Killian Project Improvements
Net Expenditure Adjustment						\$ 6,673,810	

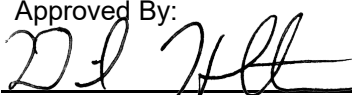
Fund Balance Appropriation:

Fund	Title	Amount
10110	General Fund	(6,485,810)

Explanation: To amend the FY2023-24 General Fund budget by appropriating FY23 carryover for one-time needs.

Requested By:

Department Head 2-06-2024 Date

Approved By:

Director of Finance 2-06-2024 Date

City Manager Date

Authorization:
Council Bill No. 2024-032
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2024-033 (LEE)

FILED: 01/25/2024

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance authorizing a budget adjustment amending the budget of the Police Department for Fiscal Year 2023-2024 in the amount of \$1,802,250 to appropriate reserves from the Law Enforcement Sales Tax Fund for replacement of the roof of the Police annex, replacement of windows at the Police headquarters, and providing additional funding for the Police firing range.

PURPOSE: To amend the Law Enforcement Sales Tax Fund budget for the City of Springfield, Missouri, for Fiscal Year 2024, by appropriating funds from said Fund to the Police Department and increasing expenses in the amount of \$1,802,250.

BACKGROUND INFORMATION: The Law Enforcement Sales Tax ("LEST") Fund balance has increased over the past few years due to increased growth in sales tax and the reduction of the debt service payments for the LEST bonds. As a result, the LEST fund balance has increased to over \$7.6 million as of June 30, 2023. The City wishes to amend the budget of the Police Department to provide additional one-time funds for the following projects that are one-time expenses:

1. Police annex roof replacement - \$400,000
2. Police HQ window replacement - \$800,000
3. Police firing range funding (additional) - \$602,250

Total funding \$1,802,250

The Police annex roof replacement and HQ window replacement are being added to coordinate the current roof replacement/renovation of the current HQ building. The additional funding for the firing range is being added to fully fund the firing range project.

Submitted By: David Holtmann, Director of Finance

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Collin Quigley, Deputy City Manager 1/31/2024

Attachments:

1. Law Enf. Sales Tax and PD 2023-24 budget adjustment _ Ord
2. Law Enforcement Sales Tax BA

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 02-06-24

Sponsored by: Lee

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-033

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING a budget adjustment amending the budget of the Police Department
2 for Fiscal Year 2023-2024 in the amount of \$1,802,250 to appropriate
3 reserves from the Law Enforcement Sales Tax Fund for replacement
4 of the roof of the Police annex, replacement of windows at the Police
5 headquarters, and providing additional funding for the Police firing
6 range.
7 _____
8

9 WHEREAS, the Law Enforcement Sales Tax Fund balance has increased due to
10 increased growth in sales tax revenue and the reduction of debt service payments for
11 the Law Enforcement Sales Tax bonds; and
12

13 WHEREAS, the roof of the Police annex building is in need of replacement, the
14 windows of the Police headquarters are in need of replacement, and additional Police
15 firing range funding is required; and
16

17 WHEREAS, an amendment to the budget of the Police Department for Fiscal Year
18 2023-2024 has been approved and recommended by the City Manager and the Chief of
19 Police.
20

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 Section 1 – The City Manager, or designee, is hereby authorized on behalf of the
25 City of Springfield, Missouri, to appropriate Law Enforcement Sales Tax fund balance
26 reserves in the amount of \$1,802,250 for the purposes of replacement of the roof on the
27 Police annex building, replacement of the windows on the Police headquarters building,
28 and providing additional funding for the Police firing range.
29

30 Section 2 – The budget of the Police Department for Fiscal Year 2023-2024 is
31 hereby amended in the accounts and in the amounts as shown on Budget Adjustment
32 No. 051, which is attached hereto as “Exhibit A” and incorporated herein by reference.
33

34 Section 3 – City Council hereby finds that the budget adjustment made in Section 2
35 above has been recommended by the City Manager and further finds the adjustment
36 necessary to allow the proper funding of the Police Department.
37

38 Section 4 – The City Manager is directed to cause the appropriate accounting
39 entries to be made in the books and records of the City.
40

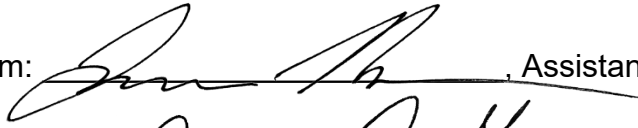
41 Section 5 – This Ordinance shall be in full force and effect from and after passage.
42

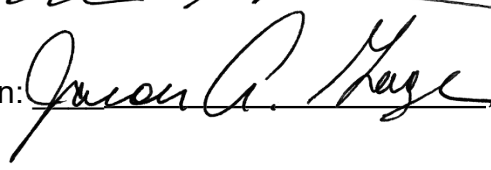
43 Passed at meeting: _____
44

45 _____
46 Mayor
47

48 Attest: _____, City Clerk
49

50 Filed as Ordinance: _____
51

52
53 Approved as to form:  _____, Assistant City Attorney
54

55
56 Approved for Council action:  _____, City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
051

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						\$ -	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
25010	18	97510	509110	101221		\$ 400,000	Police annex roof replacement
25010	18	97510	509110	000000		800,000	Police HQ window replacement
25010	18	97510	509110	103225		602,250	Additional funding for police range
Net Expenditure Adjustment						\$ 1,802,250	

Fund Balance Appropriation:

Fund	Title	Amount
25010	Law Enforcement Sales Tax	\$ (1,802,250)

Explanation: To amend the FY2023-24 budget by appropriating Law Enforcement Sales Tax fund balance for Police Annex Roof replacement, Police HQ Window Replacement, and Firing Range additional funding.

Requested By:

Paul F. Williams 2-06-2024
Department Head Date

Approved By:

D. J. Hill 2-06-2024
Director of Finance Date

City Manager Date

Authorization:

Council Bill No. 2024-033
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2024-034 (CARROLL)

FILED: 01/25/2024

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A special ordinance authorizing the City Manager, or designee, to enter into a Contract of Obligation with the Missouri Department of Natural Resources whereby the City agrees to financially secure the future closure and post-closure care of all currently active and previously completed portions of the City's Noble Hill Sanitary Landfill.

PURPOSE: To authorize the City Manager, or designee, on behalf of the City, to enter into an amended Contract of Obligation ("Exhibit A"), with the Missouri Department of Natural Resources ("MoDNR"), whereby the City agrees to financially secure the future closure and post-closure care of all currently active and previously completed portions of the City's Sanitary Landfill.

BACKGROUND INFORMATION: In accordance with applicable state and federal solid waste regulations, the City is required to submit and maintain a Financial Assurance Instrument ("FAI") acceptable to the MoDNR, to secure the future closure and post-closure care of all currently active and previously closed solid waste disposal areas within the City's permitted Sanitary Landfill. The FAI must also be amended periodically to account for the effects of inflation and any changes to operational costs previously calculated and approved engineering cost estimates. State regulations also permit a city or county to submit and amend a Contract of Obligation to satisfy this requirement.

On December 12, 2022, City Council adopted Special Ordinance 27784 authorizing the City Manager to enter into an amended Contract of Obligation in the amount of \$17,282,816 to secure the future closure and post-closure care of all currently approved disposal areas of the Sanitary Landfill. The City's Contract of Obligation is secured by a pledge of future city sales tax reserves, if necessary, for this purpose.

For the current year, the Solid Waste Management Division ("SWMD") proposes to amend the Existing FAI Contract of Obligation by adding \$752,527 to account for the effects of inflation to the end of the second quarter 2023 and increases in leachate disposal costs.

REMARKS: As presented in the attached letter report, "Exhibit B" from SCS ENGINEERS dated August 30, 2022, the net effect of this proposed amendment will be to increase the City's current liability for landfill closure and post-closure care by \$752,527 to \$18,035,343. These cost estimates have been reviewed and accepted by the staff of the Solid Waste Management Division and the Finance Department.

Submitted By: Erick Roberts, Assistant Director of Environmental Services



Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/5/2024

- Attachments:**
1. Landfill FAI 2023_ord
 2. Landfill FAI 2023 Contract of Obligation_ExhA

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed: 02-06-24

Sponsored by: Carroll

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-034

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to enter into a Contract of
2 Obligation with the Missouri Department of Natural Resources
3 whereby the City agrees to financially secure the future closure and
4 post-closure care of all currently active and previously completed
5 portions of the City's Noble Hill Sanitary Landfill.
6
7 _____

8 WHEREAS, the City of Springfield has both closed and active sanitary landfills that
9 are subject to environmental closure and post-closure requirements by Missouri state
10 statutes; and
11

12 WHEREAS, pursuant to Missouri state statutes the City must provide a financial
13 assurance instrument ("FIA"), or Contract of Obligation, to Missouri Department of
14 Natural Resources ("MoDNR") that affirms and accepts the financial obligations of
15 closure and post-closure; and
16

17 WHEREAS, each year, the Contract of Obligation is revised to reflect the
18 changing cost of the environmental closure and post-closure obligations.
19

20 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
21 SPRINGFIELD, MISSOURI, as follows, that:
22

23 Section 1 – The City Manager, or designee, is hereby authorized to enter into a
24 Contract of Obligation with the Missouri Department of Natural Resources ("MoDNR"),
25 said agreement to be substantially in form and content as "Exhibit A," which is attached
26 hereto and incorporated herein by this reference.
27

28 Section 2 – This Ordinance shall be in full force and effect from and after
29 passage.
30

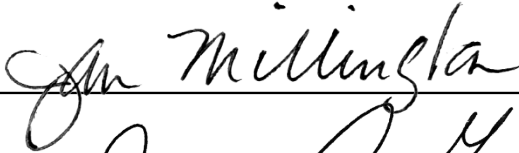
31 Passed at meeting: _____
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Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

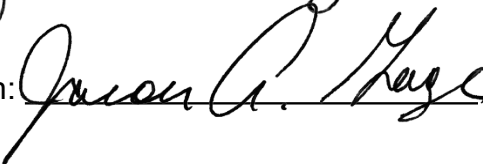
Approved for Council action: , City Manager

Exhibit A

CONTRACT OF OBLIGATION

THIS AGREEMENT is made and entered into by and between the City of Springfield, Missouri, hereinafter referred to as City, and the Missouri Department of Natural Resources, hereinafter referred to as MoDNR.

WHEREAS, the City has submitted a permit application for the construction, operation and maintenance of a solid waste disposal area to MoDNR pursuant to the requirements of sections 260.200 to 260.345, RSMo, the Missouri Solid Waste Management Law (Law) and the rules promulgated thereunder; and

WHEREAS, pursuant to the Missouri Solid Waste Management Rules, 10 CSR 80-2.030(4)(D) 7., a municipality or county may execute a "Contract of Obligation" (CO) to satisfy the requirements for a Financial Assurance Instrument (FAI) in applying for a permit to operate a solid waste disposal area.

NOW THEREFORE, in consideration of the issuance of Permit No. 107704 by MoDNR to the City for the operation of a solid waste disposal area and in consideration of the mutual covenants contained herein, MoDNR and the City hereby agree as follows:

1. The City is hereby bound unto MoDNR in the sum of \$18,035,343 and hereby authorizes the Director of MoDNR, or designee, to collect said sum from any funds being disbursed or to be disbursed by the state of Missouri to the City, upon failure of the City to close and/or provide post-closure care for the solid waste disposal area in accordance with the requirements of the Law, the regulations duly promulgated thereunder and the approved closure and or post-closure plans.
2. Should MoDNR find that the City has failed to properly close and/or provide post closure care for the solid waste disposal area, MoDNR shall notify the City of such finding and pursuant to 260.235, RSMo, shall afford the opportunity for administrative and judicial review of such findings.
3. The City hereby authorizes the Director of the Department of Revenue and the State Treasurer to withhold from any funds being disbursed or to be disbursed by the state of Missouri to the City, the sum of \$18,035,343 upon receiving notice from the Director of MoDNR of the City's failure to properly close and/or provide post closure care for the solid waste disposal area.
4. This contract shall terminate upon written notice from MoDNR that the City is released from the requirements for a Financial Assurance Instrument for closure and/or post-closure care, as required by the Law and the rules promulgated thereunder.
5. If the City desires to terminate this contract prior to completing proper closure and/or post-closure for the solid waste disposal area it must:

- (a) Send a notice of termination in writing, addressed and delivered to the MoDNR, 120 days before the termination will occur; and
- (b) Post with the MoDNR an acceptable alternative Financial Assurance Instrument, as provided for by the Law or by any rules adopted pursuant to the Law within 90 days after the notice of termination is received by the department; and
- (c) Receive a written acknowledgment from MoDNR of receipt by MoDNR of an acceptable alternative Financial Assurance Instrument. If the City does not provide an acceptable alternative Financial Assurance Instrument within the time limit specified above, this contract shall remain in effect until terminated as specified in 4 of this contract.

6. The City has by ordinance, attached hereto as Attachment A, and which by this reference is incorporated herein, and expressly made a part of this agreement authorized the signatory hereof to execute this contract of obligation and bind the City to the terms thereof.

7. The effective date of this contract is the date this contract is signed by the Director of the Missouri Department of Natural Resources.

IN WITNESS WHEREOF the parties hereto have set their hands and seals.

CITY OF SPRINGFIELD, MISSOURI

MISSOURI DEPARTMENT OF
NATURAL RESOURCES

BY: _____
City Manager or his/her designee

BY: _____
Director

DATE: _____

DATE: _____

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

Director of Finance or Acting Director

APPROVED AS TO FORM

City Attorney or Assistant City Attorney



EXPLANATION TO COUNCIL BILL 2024-035 (HOSMER)

FILED: 01/25/2024

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A general ordinance authorizing the City Manager, or designee, to execute utility easement(s) to Southwest Electric Cooperative as needed for expansion and relocation of transmission and distribution systems required for operation of the City's landfill; and to enter into a service agreement with Southwest Electric Cooperative for electric service.

PURPOSE: Authorizing the City Manager, or designee, to enter into a service agreement and to execute utility easements and associated documents necessary for relocation of Southwest Electric Cooperative transmission and distribution systems required for operation of the City's landfill.

BACKGROUND INFORMATION: Southwest Electric Cooperative has been the electric utility provider to the City of Springfield Landfill since it began operation at its current location in 1975. As the City landfill facilities and operational needs have changed over time, it has been periodically necessary to expand and/or relocate utilities at the facility to support City operations and maintain environmental compliance at the landfill. With the Missouri Department of Natural Resources approval of the landfill expansion, it is necessary to relocate utility lines at the landfill as facilities are updated and operations are required to be moved. When landfill utilities are required to be moved, Southwest Electric Cooperative requires updated easements and associated documents to be executed to allow access for construction, maintenance, and repair of the transmission line.

REMARKS: The Department of Environmental Services respectfully requests authority for the City Manager, or designee, to execute easement(s) and/or service agreement(s) with Southwest Electric Cooperative, as needed, to allow for continuing and future City expansions and operations at the Springfield Sanitary Landfill. The Department of Environmental Services recommends approval of this Council bill and budget adjustment.

Submitted By: Erick Roberts, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/6/2024

Attachments:

1. Landfill Utility Easements 2024_Ord
2. Landfill Service Agreement_Exh1

One-rdg. _____
P. Hrngs. _____
Pgs. 7
Filed: 02-06-24

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-035

GENERAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to execute utility easement(s) to
2 Southwest Electric Cooperative as needed for expansion and
3 relocation of transmission and distribution systems required for
4 operation of the City's landfill; and to enter into a service agreement
5 with Southwest Electric Cooperative for electric service.
6 _____
7

8 WHEREAS, the City of Springfield, Missouri, by and through the Department of
9 Environmental Services (the "Department") desires to support the expansion of utilities
10 to the landfill and to support the needs of the landfill for use by citizens of Springfield
11 and the region; and
12

13 WHEREAS, the City periodically needs to relocate, upgrade, improve, or
14 otherwise alter utility transmission lines at the landfill to properly operate the facility and
15 maintain compliance with applicable regulations; and
16

17 WHEREAS, Southwest Electric Cooperative has been the electric utility provider
18 for the City Landfill since it began operation at its current location in 1975; and
19

20 WHEREAS, when landfill operations are expanded, updated, or required to be
21 moved, Southwest Electric Cooperative requires updated easements and associated
22 documents to be executed to allow for access, construction, maintenance, and/or repair
23 of the transmission lines on City's real property at the landfill.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – City Council hereby authorizes the City Manager, or designee, to
29 execute and deliver such documents as may be required to convey necessary utility
30 easement(s) to Southwest Electric Cooperative for the continued transmission and
31 distribution of utilities required for operation of the City's landfill, provided the final form
32 of the easement(s) and any necessary documents required to obtain the utilities are in a
33 form consistent with this Ordinance and approved by the City Attorney.

34 Section 2 – City Council hereby authorizes the City Manager, or designee, to
35 enter into a service agreement with Southwest Electric Cooperative for the continued
36 transmission and distribution of utilities required for operation of the City’s landfill, said
37 agreement to be substantially similar to that attached hereto as “Exhibit 1,” provided any
38 changes to the document shall be approved by the City Attorney.
39

40 Section 3 – This Ordinance shall be in effect immediately upon passage.
41
42
43

44 Passed at meeting: _____
45
46

47 _____
48 Mayor

49 Attest: _____, City Clerk
50

51 Filed as Resolution: _____
52

53
54 Approved as to form: John Millington, Deputy City Attorney
55

56
57 Approved for Council action: Jason A. Hays, City Manager

***3-PHASE SERVICE FOR**

Exhibit 1

NAME: City of Springfield

C/O Landfill

ADDRESS: PO Box 8368

Work Orders: # 21216 and 21274

Location Number: 73-28-46

AGREEMENT FOR 3-PHASE ELECTRIC SERVICE

AGREEMENT made, **10-25-2023**, between **Southwest Electric Cooperative** (Hereinafter called the "Seller") and **City of Springfield** (Here in after called the "Consumer"), an **City of Springfield**. (Corporation, Partnership, Public Entity, or Individual)

The Seller shall sell and deliver to the Consumer, and the Consumer shall purchase all of the electric power and energy which the Consumer may need at the location described in the Schedule LP, attached hereto and by this reference made part hereof, up to **1000** KVA, upon the following terms:

1. SERVICE CHARACTERISTICS:

- a. Service hereunder shall be alternating current, **3** phase, **4** wire, sixty cycles, **277/480** volts.
- b. The Consumer shall not use the electric power and energy furnished hereunder as an auxiliary or supplement to any other source of power and shall not sell electric power and energy purchased hereunder.
- c. Service shall not be allowed to have over a **400 KVA** change in load to mitigate potential voltage fluctuations. Large Motors (100HP and greater) will not be started until any previously started motors are up to speed and 5 minutes has elapsed to allow voltage regulators to compensate for the additional load.
- d. If at any time the service is found to be causing objectionable voltage fluctuations on the cooperative system the members service will be adjusted to comply with the cooperative's revised engineering specifications.

2. PAYMENT:

- a. The Consumer shall pay the Seller for service hereunder at the rates and upon the terms and conditions set forth in Schedule LP attached to and made a part of this Agreement . . . Notwithstanding any provision of the Schedule and irrespective of Consumer's requirements for or use of electric power and energy, the demand for billing purposes

hereunder shall be not less than ---- kilowatts for any billing period. In the event the Consumer shall pay to the Seller not less than \$ 750.00 per month for service or for having service available hereunder during the terms hereof. Plus any applicable taxes on usage.

b. **IMPORTANT INFORMATION:**

PAYING YOUR BILL: Pay early so you are assured your payment is in the office by the due date. (We cannot be responsible for delays in postal service.) Accounts will be billed on the 20th of each month and due by the 10th of the following month. If payment is not received by the 10th of the month the account is considered delinquent. The account becomes subject for disconnect after the 20th. If you have not received a bill by the 1st of the month contact one of our offices listed below. Any payments received after the due date will be assessed a late fee equal to 10% of the current bill.

PAST DUE BILLS: The due date on your bill only applies to the current charges. Previous balances may be subject to disconnection procedures.

- c. The Consumer agrees that at any time, the Seller may make a modification in the rate for service hereunder, and the action of the Seller's Board of Directors shall be final.

3. MEMBERSHIP:

membership The Consumer shall become a member of the Seller, shall pay
fee and be bound by such rules and regulations as may from time to time
be adopted by the Seller.

4. CONTINUITY OF SERVICE:

The Seller shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy hereunder. If the supply of electric power and energy shall fail or be interrupted, or become defective through act of God, Governmental authority, action of the elements, public enemy, accident, strikes, labor trouble, required maintenance work, inability to secure right-of-way, or any other cause beyond the reasonable control of Seller, the Seller shall not be liable therefore for damages caused thereby. **Including the loss of any one phase for any reason, that may, due to the type or design of the transformer (or transformer bank) or characteristic of the load, cause high or low voltages on the remaining phases. Such events are the responsibility of the consumer to protect against on their side of the**

service.

5. RIGHT OF ACCESS:

Duly authorized representatives of the Seller shall be permitted to enter the Consumer's premises at all reasonable times in order to carry out the provisions hereof.

6. TERM:

This Agreement shall become effective on the date first above written and shall remain in effect until 5 (five) years following the start of the initial billing period and thereafter until terminated by either party giving to the other 1 (one) months' notice in writing.

7. SUCCESSION AND APPROVAL:

- a. This Agreement shall be binding upon and inure to the benefit of the successors, legal representatives and assigns of the respective parties hereto.

8. AID TO CONSTRUCTION:

The Consumer shall pay the Seller the sum of \$ **123,860** on account of the cost of facilities required to make service available to the Consumer on or before commencement of the construction of such facilities. No refunds shall be made to the Consumer in any portion of the payment, unless the cost to construct comes in below the estimate.
(Except Deposit)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement all as of the day and year first above written.

SOUTHWEST ELECTRIC COOPERATIVE
SELLER

ATTEST:

S.W.E.C. SECRETARY

BY _____
S.W.E.C. PRESIDENT

SIGNATURE



EXPLANATION TO COUNCIL BILL 2024-036 (SIMPSON, CARROLL, MCGULL, H

FILED: 01/30/2024

ORIGINATING DEPARTMENT: City Manager

TITLE: A special ordinance amending Special Ordinance 27834 to revise funding appropriated for continuing COVID-19 services; amending the budget for Fiscal Year 2023-2024 to appropriate funds from the City's Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021, for the Council of Churches of the Ozarks, Inc., congregate shelter proposal in the amount of \$1,100,000 as recommended by the City Council American Rescue Plan Act of 2021 Review Committee; authorizing the City Manager, or designee, to enter into a funding agreement with the Council of Churches of the Ozarks, Inc; and authorizing the City Manager, or designee, to enter into an amended agreement with Forvis, LLP, for the purpose of providing grant compliance services and subrecipient monitoring services.

PURPOSE: Amending Special Ordinance 27834 to revise funding appropriated for continuing COVID-19 services; amending the budget for Fiscal Year 2023-2024 to appropriate funds from the City's Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021 ("ARPA"), for the Council of Churches of the Ozarks, Inc., congregate shelter proposal in the amount of \$1,100,000 as recommended by the City Council ARPA Review Committee; authorizing the City Manager to enter into a funding agreement with the Council of Churches of the Ozarks, Inc; and authorizing the City Manager to enter into an amended agreement with Forvis, LLP, for the purpose of providing grant compliance services and subrecipient monitoring services.

BACKGROUND INFORMATION: The American Rescue Plan Act ("ARPA") of 2021 was passed by Congress on March 10, 2021, and signed into law on March 11, 2021. The Act provides \$1.9 trillion in aid for families, governments, businesses, schools, non-profits, and others impacted by COVID-19. The Act includes, among other things \$656 billion for direct financial assistance to individuals, businesses and non-profits; \$56 billion in assistance to individuals and families; \$211 billion for education and childcare programs; \$86 billion for health programs; \$40 billion for transportation, including airports and rail; \$61 billion for a variety of other programs and \$350 billion for state and local governments in a Fiscal Recovery Fund.

Of the \$350 billion in the state and local ARPA Fiscal Recovery Fund administered by the U.S. Department of the Treasury, the City of Springfield directly received an allocation of \$40,276,290. The City award of \$40,276,290 in ARPA Funds was accepted by City Council through Special Ordinance 27538 passed on July 26, 2021.

City Council, through Special Ordinance 27550 adopted on August 23, 2021, set aside



\$8,000,000 to provide critical services, staffing, supplies, and support for operations of the COVID-19 response of the City as may be necessary.

City Council, through Special Ordinance 27730 and Special Ordinance 27731 adopted on July 25, 2022, approved funding for a variety of projects and amended the amount of ARPA funds set aside and appropriated to support any need for continuing COVID-19 critical services from \$8,000,000 to \$3,026,290.

Special Ordinance 27775 was adopted by City Council on November 14, 2022, and amended the budget for Fiscal Year 2022-2023 from \$3,026,290 to \$2,776,290 for support for continuing COVID-19 critical services, if necessary, and approved funding for two additional projects with these funds.

Special Ordinance 27834 was adopted by City Council on May 22, 2023, and amended the amount of ARPA funds appropriated to support any continuing COVID-19 services from \$2,776,290 to \$2,456,290. The funds appropriated with special ordinance 27834 was for the authorization of FORVIS, LLP to provide grant compliance services and subrecipient monitoring for external entities receiving ARPA funds.

The ARPA Review Committee met on January 11, 2024, and voted to recommend funding the Council of Churches of the Ozarks congregational shelter proposal in the amount of \$1,100,000 and with the approval of this Ordinance to amend the funds to be set aside for any potential COVID-19 response to \$1,356,290. This funding allocation will remain for COVID-19 pandemic utilization unless/until these funds are reallocated by City Council for other ARPA projects, as funds become available.

The Council of Churches of the Ozarks ("CCO") is proposing to purchase and renovate a property for the permanent location of the Safe to Sleep (STS) Women's Emergency Shelter. The STS program provides overnight shelter for 400+ unduplicated women over the age of 18 each year. STS is the area's only low-barrier shelter designed to meet the need of women experiencing emergency homelessness. In addition to providing somewhere "Safe to Sleep," STS offers case management services to the women it serves.

Currently, STS provides shelter through a partnership with the Pathway United Methodist Church. This location only allows for programming for STS outside of regular church hours and guests may arrive only after 7:30 pm and must leave just after 7:30 am. The temporary shared location also presents challenges for daily set-up and meal services. This temporary location is also permitted due to the City's "economic calamity" exception that has been renewed multiple times by City Council over the last ten years. These obstacles will be remedied when STS has its own facility. With a permanent facility, STS will be able to seamlessly integrate STS guests with other CCO support services as well as increase access to capacity building services during the day. The \$1,100,000 allocation from the City will be combined with a \$1.9 million grant from the Missouri Department of Economic Development ARPA funds along with other donations to complete the project.



With the approval of this Ordinance, the City Manager is authorized to work with the Council of Churches of the Ozarks for their approved project and to develop and approve a funding agreement that will detail the parameters for project reimbursements, auditing reviews, completion timetables, as well as other requirements as needed to ensure successful project completion.

The City Council ARPA Review Committee recommends approval.

Submitted By: Collin Quigley, Deputy City Manager

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Collin Quigley, Deputy City Manager 2/2/2024

Attachments:

1. ARPA Funding_Ord (1)
2. ARPA Council of Churches Funding Allocation_BA

One-rdg. _____
P. Hrngs. _____
Pgs. 7
Filed: 02-06-24

Sponsored by: Simpson, Carroll, McGull, Hardinger

First Reading: _____ Second Reading: _____

COUNCIL BILL 2024-036 SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Special Ordinance 27834 to revise funding appropriated for continuing
2 COVID-19 services; amending the budget for Fiscal Year 2023-2024 to
3 appropriate funds from the City's Coronavirus State and Local Fiscal
4 Recovery Funds, established by the American Rescue Plan Act of
5 2021, for the Council of Churches of the Ozarks, Inc., congregate
6 shelter proposal in the amount of \$1,100,000 as recommended by the
7 City Council American Rescue Plan Act of 2021 Review Committee;
8 authorizing the City Manager, or designee, to enter into a funding
9 agreement with the Council of Churches of the Ozarks, Inc; and
10 authorizing the City Manager, or designee, to enter into an amended
11 agreement with Forvis, LLP, for the purpose of providing grant
12 compliance services and subrecipient monitoring services.
13
14
15

16 WHEREAS, the American Rescue Plan Act of 2021 ("ARPA"), signed into law on
17 March 11, 2021, established Coronavirus State and Local Fiscal Recovery Funds to
18 provide emergency funding for eligible state, local, territorial, and Tribal governments;
19 and
20

21 WHEREAS, the City was awarded \$40,276,290 in Coronavirus State and Local
22 Fiscal Recovery Funds, and City Council accepted these ARPA funds through Special
23 Ordinance 27538 passed on July 26, 2021; and
24

25 WHEREAS, City Council, through Special Ordinance 27550 adopted on August
26 23, 2021, set aside \$8,000,000 to provide critical services, staffing, supplies, and
27 support for operations of the COVID-19 response of the City; and
28

29 WHEREAS, City Council, through Special Ordinance 27730 adopted on July 25,
30 2022, amended the amount of ARPA funds appropriated to support continuing COVID-
31 19 critical services from \$8,000,000 to \$3,026,290; and
32

33 WHEREAS, City Council, through Special Ordinance 27775 adopted on
34 November 14, 2022, amended the amount of ARPA funds appropriated to support
35 continuing COVID-19 critical services from \$3,026,290 to \$2,776,290; and
36

37 WHEREAS, City Council through Special Ordinance 27834 adopted on May 22,
38 2023, amended the amount of ARPA funds appropriated to support continuing COVID-
39 19 critical services from \$2,776,290 to \$2,456,290 for the purpose of grant compliance
40 and external monitoring of ARPA projects; and
41

42 WHEREAS, of the \$4,973,710 appropriated by Special Ordinance 27730,
43 \$83,402 was determined to be an unallowable expense and not expended, increasing
44 the amount of unencumbered ARPA funds from \$2,456,290 to \$2,539,642; and
45

46 WHEREAS, the City Council ARPA Review Committee met on January 11, 2024,
47 and voted to recommend funding the Council of Churches of the Ozarks congregate
48 shelter proposal in the amount of \$1,100,000 from the funds appropriated to support
49 continuing COVID-19 critical services.
50

51 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
52 SPRINGFIELD, MISSOURI, as follows, that:
53

54 Section 1 – Special Ordinance 27834, Section 1, is hereby amended to change
55 the amount of ARPA funds appropriated to support continuing COVID-19 critical
56 services from \$2,539,692 to \$1,439,692.
57

58 Section 2 – The budget for Fiscal Year 2023-2024 is hereby amended in the
59 accounts and in the amounts as shown on Budget Adjustment No. 052, a copy of which
60 is attached hereto and incorporated herein by reference as “Exhibit A,” to appropriate
61 \$1,100,000.00 in funds from the City’s Coronavirus State and Local Fiscal Recovery
62 Funds, established by the American Rescue Plan Act of 2021, for the congregate
63 shelter proposed by the Council of Churches of the Ozarks, Inc., and recommended by
64 the City Council ARPA Review Committee.
65

66 Section 3 – City Council finds the budget adjustment has been recommended by
67 the City Manager.
68

69 Section 4 – The City Manager is directed to cause the appropriate accounting
70 entries to be made in the books and records of the City.
71

72 Section 5 – City Council hereby authorizes the City Manager, or his designee, to
73 develop and enter into a funding agreement with the Council of Churches of the Ozarks,
74 Inc., for the congregate shelter project, provided that any agreements or documents
75 executed pursuant to this authority are in a form approved by the City Attorney.
76

77 Section 6 – Special Ordinance 27730, Section 5, is hereby amended to authorize
78 the City Manager, or his designee, to enter into an agreement with FORVIS, LLP, for
79 the purpose of providing grant compliance services and subrecipient monitoring
80 services for the Council of Churches of the Ozarks, Inc.'s receipt of ARPA funds from or
81 through the City to perform the congregate shelter project, provided that any
82 agreements or documents executed pursuant to this authority are in a form approved by
83 the City attorney.

84
85 Section 7 – This Ordinance shall be in full force and effect from and after
86 passage.

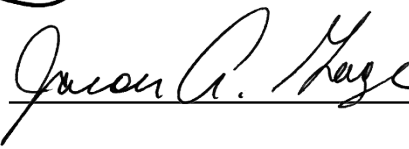
87
88 Passed at meeting: _____

89
90
91 _____
92 Mayor

93 Attest: _____, City Clerk

94
95 Filed as Ordinance: _____

96
97
98 Approved as to form:  _____, City Attorney

99
100
101 Approved for Council action:  _____, City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
052

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						\$ -	

Expenditures:

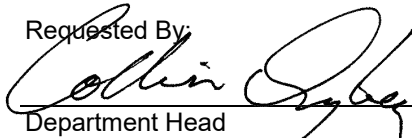
Fund	Dept	Org	Account	P&G	Location	Amount	Description
22520	17	18050	504580	000000	00000	\$ 1,100,000	Council of Churches of the Ozarks - Congregate shelter
22520	11	18030	504580	000000	00000	(1,100,000)	Reallocate COVID-19 response funding for Health
Net Expenditure Adjustment						\$ -	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2023-24 budget by reappropriating American Rescue Plan Act funds allocation from the Springfield-Greene County Health Department to Council of Churches of the Ozarks for congregate shelter proposal.

Requested By:


Department Head 2-06-2024
Date

Approved By:


Director of Finance 2-06-2024
Date

City Manager Date

Authorization:

Council Bill No. 2024-036
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2024-037 (MCCLURE)

FILED: 01/18/2024

ORIGINATING DEPARTMENT: Public Information and Civic Engagement

TITLE: A special ordinance authorizing the City Manager, or designee, to accept a grant from the Community Foundation of the Ozarks to cover the costs of decor and furnishings for Santa's House at Park Central Square in the amount of \$2,500.

PURPOSE: To accept a grant in the amount of \$2,500 from the Community Foundation of the Ozarks ("CFO") to cover the costs of décor and furnishings for Santa's House at Park Central Square.

BACKGROUND INFORMATION: Each year, the City of Springfield hosts an annual Mayor's Tree Lighting Holiday show the Saturday before Thanksgiving to serve as the kickoff to the holiday season. This is also produced as a television special aired on KY3. The City's Public Works Department and Downtown Community Improvement District ("DCID") work together to obtain and move a 20-plus feet real tree to move to Park Central Square. The design of the tree includes a log cabin house for Santa and Mrs. Claus. Santa's House was opened every weekend between the Mayor's Tree Lighting Holiday Show and Christmas Eve to allow for people to visit The Clauses, ride the SGF Holiday Express Train, and take photos. CFO's special project grant allowed for the purchase of two chairs, a Christmas Tree, and additional holiday décor – all of which can be used annually.

Date	Santa	Train
Friday, November 24, 2023	56	82
Saturday, November 25, 2023	87	103
Friday, December 1, 2023	92	108
Saturday, December 2, 2023	96	105
Friday, December 8, 2023	138	187
Saturday, December 9, 2023	194	218
Friday, December 15, 2023	63	56
Saturday, December 16, 2023	125	184
Friday, December 22, 2023	107	168
Saturday, December 23, 2023	273	322
Total	1231	1533



REMARKS: Since 2017, attendance of the Mayor's Tree Lighting event has grown from approximately 50 people to 2500. No information about attendees is collected, but we assume these attendees are largely from Springfield and Greene County.

In 2020, the height of the pandemic, KY3 / Gray Media became a partner, generously broadcasting our show as a holiday special. The television special has grown into a viable opportunity to promote Springfield and the region as an attraction holiday tourist destination. The PIO team writes, shoots, produces, and edits the entire show in-house.

CONCLUSION: Creating Santa's "Tree" House was an additional step in an effort to enhance Springfield's marketability as a holiday destination, while improving quality of place.

Submitted By: Cora Scott, Director of Public Information & Civic Engagement

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Jason Gage, City Manager 2/2/2024

Attachments:

1. Santa's House at Park Central Square._ord
2. _Santa's House at Park Central Square_ BA

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed: 02-06-24

Sponsored by: McClure

First Reading: _____ Second Reading: _____

COUNCIL BILL 2024-037 SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to accept a grant from the Community
2 Foundation of the Ozarks to cover the costs of decor and furnishings
3 for Santa's House at Park Central Square in the amount of \$2,500.
4 _____

5
6 WHEREAS, on November 8, 2023, the Board of Directors of the Community
7 Foundation of the Ozarks ("CFO") awarded a \$2500 grant to the city to cover the costs
8 of decor and furnishings for Santa's House at Park Central Square; and
9

10 WHEREAS, Santa's House is an integral part of the Mayor's Tree Lighting
11 Holiday show that takes place each year at Park Central Square; and
12

13 WHEREAS, said show draws approximately 2500 live participants to Park
14 Central Square each year; and
15

16 WHEREAS, KY3 broadcasts said show, which helps promote Springfield and the
17 region as a holiday tourist destination.
18

19 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
20 SPRINGFIELD, MISSOURI, as follows, that:
21

22 Section 1 – The City Manager, or designee, is authorized to accept a grant from
23 the Board of Directors of the Community Foundation of the Ozarks ("CFO") in the
24 amount of \$2,500 to cover the costs of decor and furnishings for Santa's House to be
25 deployed each year at the Mayor's Tree Lighting Holiday show at Park Central Square.
26

27 Section 2 – City Council hereby authorizes the amendment of the budget for
28 Fiscal Year 2023-2024 in the accounts and in the amounts shown on Budget
29 Adjustment No. 054, said Budget Adjustment to be in the form of "Exhibit A," which is
30 attached hereto and incorporated herein by this reference.
31

32 Section 3 – This Ordinance shall be in full force and effect from and after
33 passage.

34 Passed at meeting: _____
35 _____
36 Mayor

37
38 Attest: _____, City Clerk

39
40 Filed as Ordinance: _____

41
42 Approved as to form: Duke M. Donald, assistant City Attorney

43
44
45 Approved for Council action: Jason A. Hays, City Manager
46

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
054

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	19	20130	414070	000000	00000	\$ 2,500	Donation for Santa's House Décor
Net Revenue Adjustment						\$ 2,500	

Expenditures:

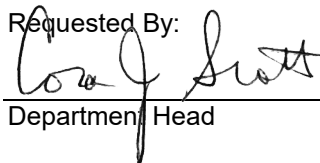
Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	19	20130	501260	000000	00000	\$ 2,500	Operating Supplies - Santa's House Décor
Net Expenditure Adjustment						\$ 2,500	

Fund Balance Appropriation:

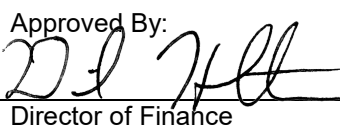
Fund	Title	Amount

Explanation: To amend the FY2023-24 budget and appropriating Donations from Community Foundation of the Ozarks (CFO) for Santa's House Décor for holiday event.

Requested By:


Department Head 2-06-2024
Date

Approved By:


Director of Finance 2-06-2024
Date

Authorization:

Council Bill No. 2024-037
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date



EXPLANATION TO COUNCIL BILL 2024-038 (CARROLL)

FILED: 01/25/2024

ORIGINATING DEPARTMENT: Police

TITLE: A special ordinance authorizing the City Manager, or designee, to accept a grant from the Gary Sinise Foundation, in the amount of \$35,000, to be used by the Springfield Police Department for officer wellness initiatives; and amending the budget of the Police Department.

PURPOSE: To authorize the City Manager, or designee, to accept a grant from the Gary Sinise Foundation in the amount of \$35,000, for the purpose of initiating and supporting employee wellness initiatives and training within the Springfield Police Department.

BACKGROUND INFORMATION: In conjunction with the dedication ceremony for the home provided for retired Springfield Police Officer Mark Priebe, representatives of the Gary Sinise Foundation announced that they would provide a \$35,000 grant to the Springfield Police Department. The Gary Sinise Foundation is a public charity with the mission of honoring defenders, veterans, first responders, their families, and those in need while upholding the importance of keeping our country strong by taking care of those who serve. This foundation provided Retired Officer Mark Priebe with a 100% mortgage-free special adapted smart home to support his mobility and independence after he was severely injured in the line of duty in June of 2020. This Grant will be used for initiating and supporting employee wellness initiatives within the Springfield Police Department, including but not limited to implementing a training program for new recruits and existing employees on mental health and dealing with traumatic events.

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Collin Quigley, Deputy City Manager 2/1/2024

Attachments:

1. Gary Sinise Grant _Ord
2. Gary Sinise Foundation Grant BA

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 02-06-24

Sponsored by: Carroll

First Reading: _____

Second Reading: _____

COUNCIL BILL 2024-038

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to accept a grant from the Gary Sinise
2 Foundation, in the amount of \$35,000, to be used by the Springfield
3 Police Department for officer wellness initiatives; and amending the
4 budget of the Police Department.
5 _____
6

7 WHEREAS, the Gary Sinise Foundation is a public charity with the mission of
8 honoring defenders, veterans, first responders, their families, and those in need while
9 upholding the importance of keeping our country strong by supporting those who serve;
10 and
11

12 WHEREAS, as part of their mission, the Gary Sinise Foundation provided retired
13 Police Officer Mark Priebe with a mortgage-free special adapted smart home to support
14 his mobility after he was severely injured in the line of duty in June of 2020; and
15

16 WHEREAS, at the dedication ceremony for the home provided to retired Police
17 Officer Mark Priebe, the Gary Sinise Foundation also announced that they would like to
18 provide a grant in the amount of \$35,000 to the Springfield Police Department; and
19

20 WHEREAS, the Grant, if approved, will be used by the Police Department for
21 initiating and supporting employee wellness initiatives, including but not limited to
22 implementing a training program for new recruits and existing employees on mental
23 health and dealing with traumatic events.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – The City Manager, or designee, is hereby authorized to accept the
29 Grant from the Gary Sinise Foundation, in the amount of \$35,000, to be used by the
30 Police Department for officer wellness initiatives.
31

32 Section 2 – The budget of the Police Department, for the Fiscal Year 2023-2024,
33 is hereby amended in the accounts and in the amounts as shown on Budget Adjustment

No. 055, a copy of which is attached hereto and incorporated herein by reference as "Exhibit A."

Section 3 – The City Council finds that the budget adjustment made above has been recommended by the City Manager.

Section 4 – The City Manager is directed to cause the appropriate accounting entries to be made in the books and records of the City. In the event additional funding is provided under this grant by the grantor, the Director of Finance is hereby authorized to adjust this appropriation by an amount not to exceed 20 percent.

Section 5 – The City Council expresses its appreciation to the Gary Sinise Foundation for its support of Retired Officer Mark Priebe and for officer wellness initiatives within the Springfield Police Department.

Section 6 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form:  _____, Assistant City Attorney

Approved for Council action:  _____, City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
055

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
25360	18	92510	416030			\$ 35,000	FY24 Gary Sinise Foundation Grant - Officer Wellness Initiatives
Net Revenue Adjustment						\$ 35,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
25360	18	92510	505690			\$ 35,000	FY24 Gary Sinise Foundation Grant - Officer Wellness Initiatives
Net Expenditure Adjustment						\$ 35,000	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2023-24 budget by appropriating grant funds from the Gary Sinise Foundation to the Department of Police for officers wellness initiatives.

Requested By:

Paul F. Williams 2-06-2024
Department Head Date

Approved By:

DJ Hill 2-06-2024
Director of Finance Date

Authorization:

Council Bill No. 2024-038
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date