



City of Springfield

Agenda

Special Planning and Zoning Commission

Natalie Broekhoven, Chair

Bill Knuckles, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Bruce Colony
Eric Pauly
Dan Scott
Randall Doennig

June 20, 2024

12:00 PM

Busch Building
Councilman Denny Wayne
Conference Room 4th Floor

1. **ROLL CALL.**
2. **APPROVAL OF MINUTES.**
 - 2.1. June 13, 2024
3. **COMMUNICATIONS.**
4. **CONSENT ITEMS.**
 - 4.1. Request to Acquire 545
1660 & 1661 North Boonville Avenue (Applicant: City of Springfield)
5. **UNFINISHED BUSINESS.**
6. **PUBLIC HEARINGS.**
7. **OTHER BUSINESS.**
8. **ADJOURN.**

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

**City of Springfield
Minutes
Planning and Zoning Commission**

Bill Knuckles, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

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Bruce Colony
Eric Pauly
Dan Scott
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June 13, 2024

6:30pm

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

ROLL CALL.

Present: Commissioner Broekhoven, Commissioner Knuckles, Commissioner Colony, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Scott, and Commissioner Ridge. Absent: Randall Doennig,

Staff in attendance: Steve Childers, Planning and Development Director, Bob Hosmer, Planning Manager, Andrew Menke, Daniel Neal, and Michael Sparlin, Senior Planners, and Laura Vales, Assistant City Attorney.

APPROVAL OF MINUTES.

The minutes of April 11, 2024, were approved.

COMMUNICATIONS.

City Council summary for April/May 2024.

CONSENT ITEMS.

Request to Dispose 531
425 East Trafficway Street
Applicant: City of Springfield

Request to Dispose 533
200 blk of East Farm Road 192
Applicant: City Utilities of Springfield MO

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Request to Dispose 531 and Request to Dispose 533, Commissioner Pauly seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig. Abstain: None.

UNFINISHED BUSINESS.

Vacation 832
300 blk of Chestnut Street
Applicant: City of Springfield

Request to postpone to the July 11, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

2024 Airport Master Plan
2300 North Airport Boulevard
Applicant: City of Springfield/Springfield Branson National Airport

Mr. Brian Weiler, presented an overview of the substantial growth and future vision of the airport noting that all airports are required to have an airport master plan and is required and funded by the Federal Aviation Administration.

Ms. Broekhoven closed the public hearing.

Commission members noted that they appreciate the airport's farsightedness and believe it is a great plan.

COMMISSION ACTION:

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

Preliminary Plat of Campbell Acres Phase 2
3505 & 3525 South Campbell Avenue and 3446 South Main Avenue
Applicant: Westport Management, LLC

Mr. Menke stated that this is a request to approve a preliminary plat for a 3-lot subdivision and approve variances from Sections 36-243(2) & (3) and 36-251(4) of the Subdivision Regulations.

The variance shall expire, and the existing access shall be removed at the time any of the following occur:

- a. Any change in use from a retail automotive dealership or any addition of any use type added to the property which is not generally consistent and customary with that of other retail automotive dealerships.
- b. The property redevelops to a material degree requiring a change in access and/or significant traffic flow changes warranting a new site plan. Any redevelopment of the property whereby the use remains as a retail automotive dealership, but a site plan is required by the city (i.e., any building SF addition under the 40% requirement referenced below) shall not trigger this clause.
- c. Any future subdivision activity or lot adjustments to the property.
- d. Any building construction for 3505 S. Campbell Avenue increasing the square footage of the current building residing on the property (as of the date of this variance) more than 40 percent.
- e. Any modification to the access not consisting of routine maintenance or pavement sealing.

Mr. Knuckles asked if this was to be a gated community and any plans for rezoning to multifamily in the future.

Mr. Scott asked if the location of the property line between the buildings on lots two and three was existing. Mr. Menke confirmed it is an existing property line.

Mr. Daniel Richards, 1200 East Woodhurst Drive, Suite D200 representing the developer said main purpose of the plat is to take the unused, undeveloped land behind the KIA and Nissan dealership and create one parcel and not adding any additional lots, just reconfiguring the lot lines.

The first variance will preserve the main entrance into the Nissan service center; however, it is nonconforming, but has been in place for approximately 50 years and the conditions are not changing the use of the building. The second variance is for the extension of Main Street so we are not landlocking any parcels and if the

access point is shared if would force retail traffic through currently zoned residential (planned for a future gated multifamily residential development).

Mr. Pauly asked about information for sidewalks along south Main for walkability and Mr. Richards stated that he will mention that to the developer for possible consideration.

Mr. Knuckles again mentioned his concern if this will not be a gated community, and Mr. Richards noted that the property is split zoned and they plan to clean up the zoning, but at this time the developer is not ready to commit to multifamily zoning.

Mr. Colony asked if the developer knows how many units they are planning, and Mr. Richards noted that the best answer would be what is in the fire code regulations on the number of units.

Commission members asked for the assurances that would trigger the variances/exceptions. Staff noted there is a system hold in the program that would apply when someone applied for any type of permit. Concerns were also stated for the one access and asking for conditions on any possible rezoning and why the variances did not go through the Board of Adjustment process. Staff explained that Board of Adjustment is for zoning, and this is a subdivision project therefore it does not go in front the of Board of Adjustment.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Colony moved to approve Preliminary Plat of Campbell Acres Phase II, Commissioner Knuckles seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Lebeck. Nays: None. Absent: Commissioner Doennig. Abstain: None.

PUBLIC HEARINGS.

Z-2-2024 COD 247

1102, 1106, 1114 & 1120 East Cherokee Street

Applicant: One Hundred Two Glenstone, Inc.

Mr. Sparlin stated that this is a request to rezone approximately 0.70 acres of property from R-SF, Residential Single-family to R-MD, Medium Density Multi-Family Residential District with Conditional Overlay District No. 247.

Mr. Knuckles asked if any drainage improvements were conducted in the area, and it was confirmed that there was substantial drainage improvements along Hampton Avenue up to Cherokee Street.

Mr. Scott asked about the connection/access to the south and staff noted that they developer wants to maintain access between the two apartments (current project and one apartment complex completed in 2018).

Mr. Daniel Richards, 1200 East Woodhurst Drive, Suite D200 stated that at the neighborhood meeting the concerns were "how many stories," "density," and "fencing" and have agreed to limit it to 2 stories and add a fence along the south property line and limit the density.

Mr. Colony asked if they feel that they have answered/met all of the neighborhood complaints.

Mr. Daniels feels that they have met all of the neighborhood complaints.

Ms. Broekhoven closed the public hearing.

Mr. Pauly voiced his concern regarding the neighborhood comments and does not see this following the step-down approach that Forward SGF recommends as it is right up against a residential neighborhood and will not be supportive of this project.

Mr. Lebeck also voiced his concerns stating that it does not follow the true step-down approach.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-2-2024 COD 247, Commissioner Pauly seconded the motion. It **Failed** with the following vote. Ayes: Commissioner Scott and Commissioner Knuckles. Nays: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, and Commissioner Colony. Absent: Commissioner Doennig. Abstain: None. Commissioner Ridge did not vote.

Z-14-2024

1400 West Walnut Street

Applicant: First General Baptist Church of Springfield

Mr. Neal stated that this is a request to rezone approximately 0.7 acre of property from R-SF, Single-Family Residential District to O-1, Office District.

Ms. Candance Fruge' 639 S. Grant Avenue here on behalf of the clinic owner and believes the location is well suited to have as a continuous activity/treatment facility for children with autism. She also noted that there were no objections during the neighborhood meeting.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Colony moved to approve Z-14-2024, Commissioner Knuckles seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig. Abstain: None.

OTHER BUSINESS.

ADJOURN.

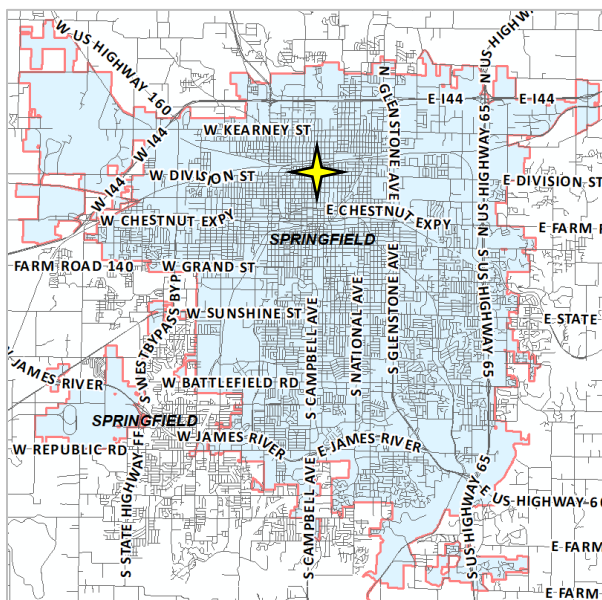
PROJECT INFORMATION:

Case Number:	Request to Acquire 545
Location:	1661 & 1660 North Boonville Avenue
Total Acres:	2.39 acres
Legal Description:	<i>See Exhibit A</i>
Applicant:	City of Springfield
Existing Land Use:	Commercial-Office Building and Parking Lot
Planning and Zoning Commission:	June 20, 2024
Staff:	Matt D. Schaefer, AICP
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	Requires 5 voting members to approve or deny.

PROJECT SUMMARY:

The City of Springfield proposes acquisition of the existing land and improvements generally located at 1661 & 1660 North Boonville Avenue. The property is located along the Boonville Corridor, immediately south of the Commercial Street and adjacent to other institutional uses. The proposed acquisition will accommodate relocation of the Workforce Development Department, partner agencies, and other municipal functions.

LOCATION MAP:



AERIAL OF SUBJECT PROPERTY:



Source: Google Maps

GOOGLE STREETVIEW OF SUBJECT PROPERTY:



PROPERTY HISTORY:

The structure was built in 1962 and is currently zoned CC, Center City district. It was most recently the Convoy of Hope's administration building and was previously used as a bank.

PLANNING AND ZONING COMMISSION AUTHORITY:**Springfield City Charter****Sec. 11.7. - Legal status of master plan.**

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

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

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

two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN:

The request to acquire the subject property is consistent with the *Forward SGF Comprehensive Plan*.

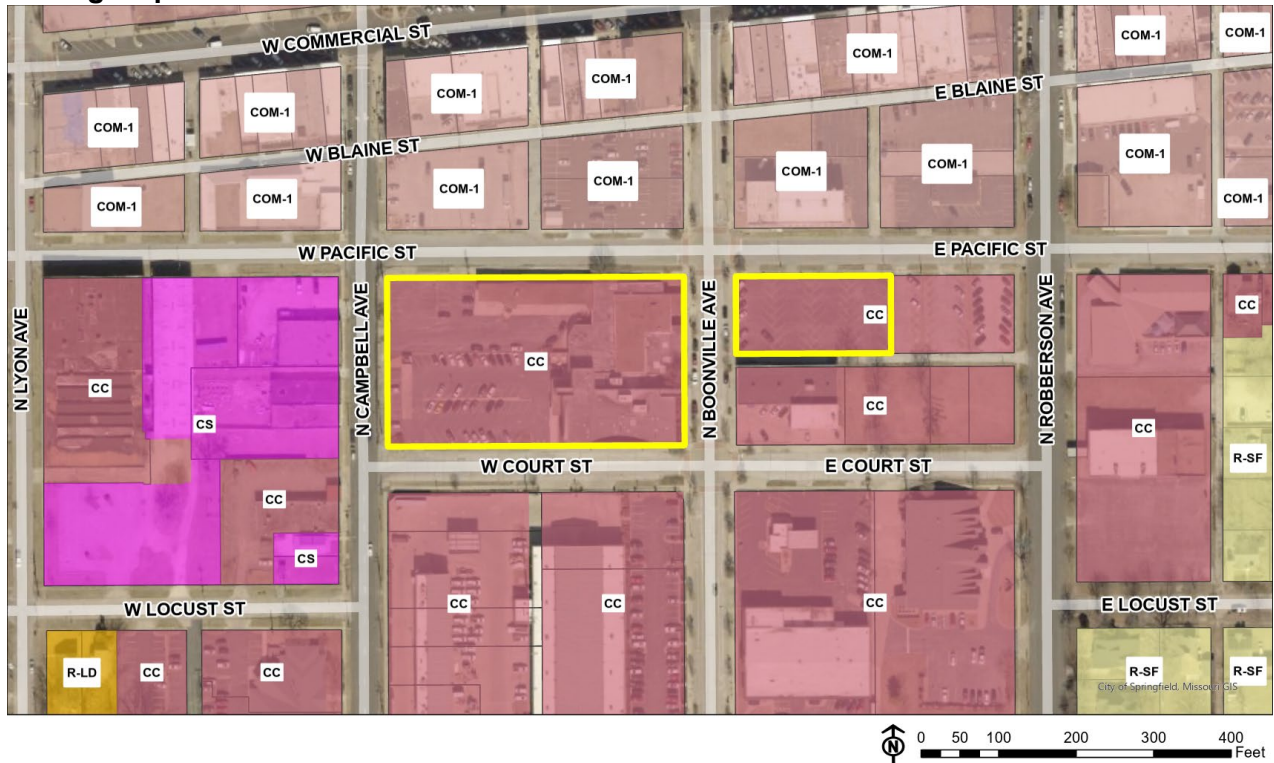
Chapter 5, Land Use & Development designates this property as being within the Institutional & Employment Center placetype. The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are supported by small commercial sales and service business, and a mix of community-orientated amenities. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype. Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher density housing developments where appropriate, to increase activity within the center.

One of the goals within Chapter 8, Economic Development, is to support innovation, entrepreneurship, and workforce development. Among several actions, it recommends the City continue to implement and support programs to build a skilled workforce through its Workforce Development Department and partnering agencies. The proposed acquisition will facilitate relocating the Workforce Development Department from a leased space on the southeast side of the City to a City-owned facility that will be more centrally-located and in closer proximity to public transit and other public services, thus enabling more efficient use of City resources and improved delivery of services.

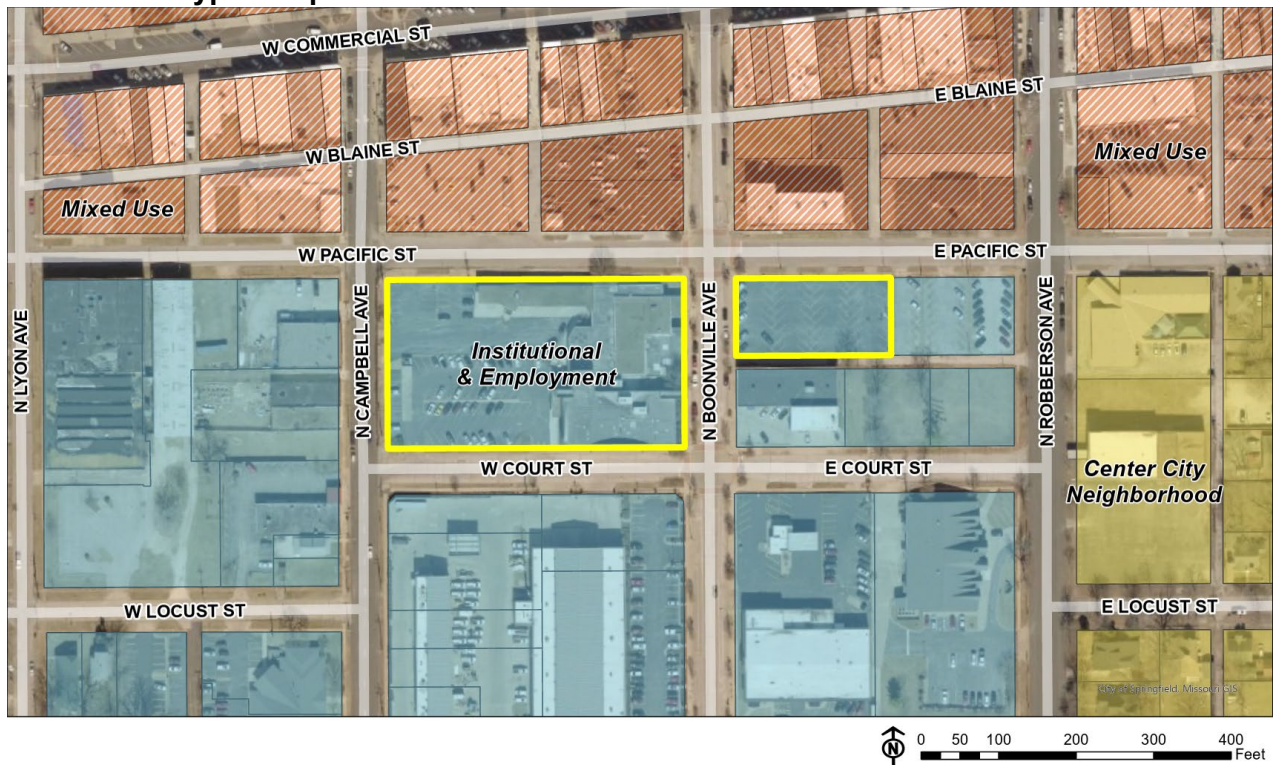
SURROUNDING ZONING, LAND USES, AND FUTURE PLACETYPES:

	ZONING	LAND USE	PLACETYPE
NORTH	CC, Center City	Public & Private Off-street Parking, Masonic Temple	Mixed Use
SOUTH	CC, Center City	City Utilities Vehicle Maintenance Facility	Institutional & Employment
EAST	CC, Center City	Public Off-street Parking, Office	Institutional & Employment
WEST	CS, Commercial Services	Skilled Trades/Commercial Services	Institutional & Employment

Zoning Map



Future Placetypes Map



LAND ACQUISITION POLICY:

Planning and Zoning Commission adopted the following policy statement for land acquisition by public bodies:		Applicant's Response:
1.	All land acquisitions shall be consistent with the adopted Plans and Policies.	The proposed acquisition is consistent with City adopted Plans and Policies.
2.	Proposals for land acquisition and public uses shall consider the effect of the proposed use on the surrounding land uses and shall include measures to mitigate any adverse effects of the proposed use on the surrounding uses.	City staff does not anticipate any negative effects on the surrounding land uses. The subject property, which is currently vacant, will house the Workforce Development Department and accommodate other municipal functions. Said property has adequate off-street parking and is served by nearby public transit. Reactivation of the subject property will bring additional daytime activity to the Booneville Corridor and adjacent Commercial Street district.
3.	If no immediate use is intended for the acquisition and the negotiated contract does not include the previous owner removing the structure, existing sound structures should be retained unless such retention is not economically feasible. The current use should be continued, the structure should be used in a manner consistent with adopted plans until such time as the land will be cleared for the use for which it was acquired, or the structure should be moved to a suitable location.	The proposed acquisition is located along the Booneville Corridor between Government Plaza and Commercial Street. The improvements will be used as office space for City Departments.
4.	At a minimum, the acquiring agency should either attempt to preserve architecturally or historically significant structures in place or make the structures available to the previous owner or public for moving or solicit bids from individuals and firms interested in salvaging those items which have architectural significance. Disposition of the property when conducted by a City agency shall be made pursuant to City ordinances including the City purchasing manual.	The improvements include a two-story office building with onsite parking at the northwest corner of North Booneville Avenue and West Pacific Street and an adjacent off-street parking lot located at the northeast corner of North Booneville Avenue and East Pacific Street. The proposed use of the existing land and improvements represents the <i>Highest and Best Use</i> of the property. The current condition of the improvements is average.

5.	To the extent possible, the acquiring agency shall make all structures to be removed, regardless of historical or architectural significance, available to the previous owner or public for moving and reuse at another location. Disposition of property when conducted by a City agency shall be made pursuant to City ordinances including the City Purchasing Manual.	The City proposes to use the property as additional office space, and there are no plans for major alterations or removal of the structures.
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STAFF ANALYSIS AND RECOMMENDATION:

1. The City of Springfield is requesting to acquire property generally located at 1660 & 1661 North Boonville Avenue.
2. The subject property is zoned CC, Central City district. The properties will be used for City offices. The general office use group is permitted in the Center City district.
3. The proposed acquisition and use of the subject property is consistent with *Forward SGF Comprehensive Plan*, which designates it within the Institutional and Employment Center future placetype. The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are supported by small commercial sales and service business, and a mix of community-orientated amenities. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype. Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher-density housing developments where appropriate, to increase activity within the center.
4. This application is consistent with the City's adopted plans and policies, including the Planning and Zoning Commission's policy for land acquisition for public bodies.
5. The proposed acquisition will accommodate relocation of the Workforce Development Department, partner agencies, and other municipal functions, which will enable improved and more efficient delivery of City services.

EXHIBIT A
Legal Description
Request to Acquire 545

ALL OF LOTS FOUR (4), FIVE (5), SIX (6), AND SEVEN (7), BLOCK FIFTEEN (15) IN THE CITY OF NORTH SPRINGFIELD, NOW CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALL OF THE WEST THIRTY-ONE(31) FEET OF LOT NINE (9) AND ALL OF LOTS TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), AND TWENTY-THREE (23) AND THE WEST THIRTY-THREE (33) FEET OF LOT TWENTY-FOUR (24) ALL IN BLOCK FIFTEEN (15) IN THE ORIGINAL TOWN OF NORTH SPRINGFIELD, NOW A PART OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.