



City of Springfield

Agenda

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

July 11, 2024

6:30 PM

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

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. June 20, 2024

3. COMMUNICATIONS.

3.1. June 2024 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

4.1. Relinquishment of Easement 940
4860 West Junction Street (Applicant: SRC Development Group, Inc.)

4.2. Relinquishment of Easement 942
3332 East Cherry Street (Applicant: Morris Investments, LLC)

5. UNFINISHED BUSINESS.

5.1. Vacation 832
300 blk of Chestnut Street (Applicant: City of Springfield)

6. PUBLIC HEARINGS.

6.1. Z-17-2024 COD 253
817 West El Camino Alto Drive (Applicant: Ridge HZ55, LLC)

- 6.2. Z-18-2024 COD 254
2456 East Sunshine Street (Applicant: Thomas Edward Gregoroski)
- 6.3. Z-19-2024 COD 255
3110 East Cherry Street (Applicant: B&T Commercial Properties, LLC)

7. OTHER BUSINESS.

- 7.1. Preliminary Plat of Reed Avenue Cottages - Renewal
4423 South Reed Avenue (Applicant: Milton at Reed Road, LLC)
- 7.2. Street Name Change 82
1700-2000 blk of South McCurry Street (Applicant: City of Springfield)
- 7.3. Major Thoroughfare Plan Amendments
From South Farm Road 115 near West Farm Road 136 and proceeding northwest then north to West Farm Road 124 (Missouri Route EE) and from West Chestnut Expressway (Missouri Route 266) at North Deer Lake Avenue and extending north to the future collector (extension of West Farm Road 128). (Applicant: City of Springfield)

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
Special
Planning and Zoning Commission**

Bill Knuckles, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Natalie Broekhoven, Chair

Bruce Colony
Eric Pauly
Dan Scott
Randall Doennig

June 20, 2024

12:00pm

**Councilman Denny Whayne
Conference Room 4th Floor
840 Boonville Avenue**

ROLL CALL.

Present: Commissioner Broekhoven, Commissioner Knuckles, Commissioner Colony, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Scott, Commissioner Doennig and Commissioner Ridge. Absent: None

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 June 13, 2024, were approved.

COMMUNICATIONS.

Randall Whitman went over Forward SGF and Development Code updates.

Hanna Knopf went over Neighborhood Planning support.

Bob Jones went over U.S. Housing and Urban Development Annual Grants FY 24-25.

Alana Owen went over USA Amendment for Growth Boundary Agreements.

CONSENT ITEMS.

Request to Acquire 545
1660 & 1661 North Boonville Avenue
Applicant: City of Springfield

Mr. Colony requests that this item be pulled off the consent agenda.

COMMISSION ACTION: (pull off consent agenda)

Planning and Zoning Commission Board Member Colony moved to pull off consent agenda Request to Acquire 545, Commissioner Doennig seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Doennig, Commissioner Colony, Commissioner Lebeck, and Commissioner Knuckles. Nays: None. Absent: None. Abstain: None.

Mr. Schaefer stated that this a proposal to acquire property located at 1660 and 1661 North Boonville Avenue and consistent with the City's adopted plans and policies, including the Planning and Zoning Commission's policy for land acquisition for public bodies and will accommodate the relocation of the Workforce

Development Department and partner agencies, and other municipal functions. It is consistent with the Comprehensive Plan.

Commissioner Colony asked about Economic Vitality and the Comprehensive Plan (goal to improve relationships with partner agencies) and asking about the partner agency as they have removed us as the finance agency (Council of Local Elected Officials - CLEO) and noted that the building is quite large for a small staff.

Ms. Amanda Ohlensehlen, Director of Economic Vitality noted that we are currently working to co-locate to a better location with other public and wrap-around services to help overcome some of the burdens that the public has.

Commission members asked again about working with our partnership agencies for improvement and Ms. Ohlensehlen noted that they are communicating with and ensuring that we are working with the partner agencies, however we have been received approval from the Department of Education for the relocation and any disagreement will not affect the purchase of the building.

Mr. Colony suggests that we slow down the process to get agreements with all of the identities and Ms. Ohlensehlen noted that they are working with all, and the purchase is aligned with Forward SGF.

Mr. Doennig asked about Planning and Zoning purview to the acquisition and what is the criteria.

Mr. Schaeffer noted the 5 policy statements for the land acquisition by public bodies.

Ms. Broekhoven stated that she is in favor of the acquisition and it is stronger with the Comprehensive Plan and will vote in support of.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Request to Acquire 545, Commissioner Doennig seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Doennig, Commissioner Colony, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck (left before vote taken). Abstain: None.

UNFINISHED BUSINESS.

None

PUBLIC HEARINGS.

None

OTHER BUSINESS.

None

ADJOURN.

PNZ City Council Results

Meeting Dates From: 06/01/2024 **To:** 07/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Vacation 832 300 blk of W Chestnut Street	6/13/2024 Tabled		
Vacation 832 300 blk of W Chestnut Street	6/27/2024 NA		
Z-2-2024 COD 247 1102 E CHEROKEE ST 1106 E CHEROKEE ST 1114 E CHEROKEE ST 1120 E CHEROKEE ST	6/13/2024 Denied		
PPlat of Campbell Acres Phase 2 3505 S CAMPBELL AVE 3525 S CAMPBELL AVE 3446 S MAIN AVE	6/13/2024 Approved		
Request to Dispose 531 425 E TRAFFICWAY ST	6/13/2024 Approved		
Request to Dispose 533 200 blk of East Farm Road 192 (south side)	6/13/2024 Approved		
2024 Airport Master Plan Update 2300 N AIRPORT BLVD	6/13/2024 Approved		
Z-14-2024 1400 W WALNUT ST	6/13/2024 Approved		
Street Name Change 82	7/11/2024		
Relinquishment of Easement 940 4860 W JUNCTION ST	7/11/2024		
Z-17-2024 COD 253 817 W EL CAMINO ALTO DR	7/11/2024		
Z-18-2024 COD 254 2456 E SUNSHINE ST	7/11/2024		
Z-19-2024 COD 255 3110 E CHERRY ST	7/11/2024		
PPlat of Reed Avenue Cottages - Renewal 4423 S REED AVE	7/11/2024		

PNZ City Council Results

Meeting Dates From: 06/01/2024 To: 07/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Major Thoroughfare Plan Amendments From South Farm Road 115 near West Farm Road 136 and proceeding northwest then north to West Farm Road 124 (Missouri Route EE) and from West Chestnut Expressway (Missouri Route 266) at North Deer Lake Avenue and extending north to the future collector (extension of West Farm Road 128).	7/11/2024		
Relinquishment of Easement 942 3332 E CHERRY ST	7/11/2024		
Request to Acquire 545 1650 N BOONVILLE AVE 1661 N BOONVILLE AVE	6/20/2024 Approved		
A-2-2024 3801 W SUNSHINE ST		6/24/2024 Complete	
Request to Acquire 545 1650 N BOONVILLE AVE 1661 N BOONVILLE AVE	6/20/2024 Approved	6/24/2024 Complete	

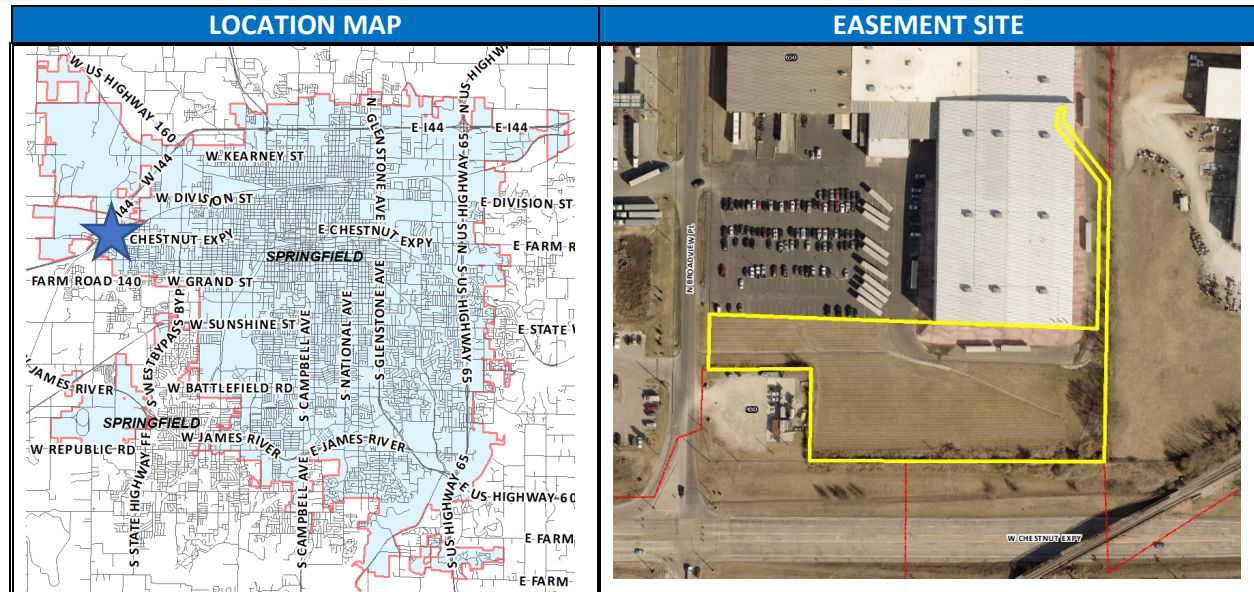
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 940
Location:	4860 West Junction Street
Total Acres:	3.05 acres
Applicant:	SRC Development Group, Inc
Existing Land Use:	Industrial
Planning and Zoning Commission:	July 11, 2024
City Council:	N/A
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, SRC Development Group, Inc, is requesting to relinquish a drainage and detention easement to facilitate the development of the property. A new reconfigured easement was recorded and established for the current drainage and detention area in 2019. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

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

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

DEPARTMENT COMMENTS:

1. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

PW Stormwater supports the relinquishment of the drainage easement with a new easement recorded in 2019. Bk 2019 Pg 025546-19 provides the required easement area to cover the basin and channel on site.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

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

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

REQUIREMENTS FOR APPROVAL:

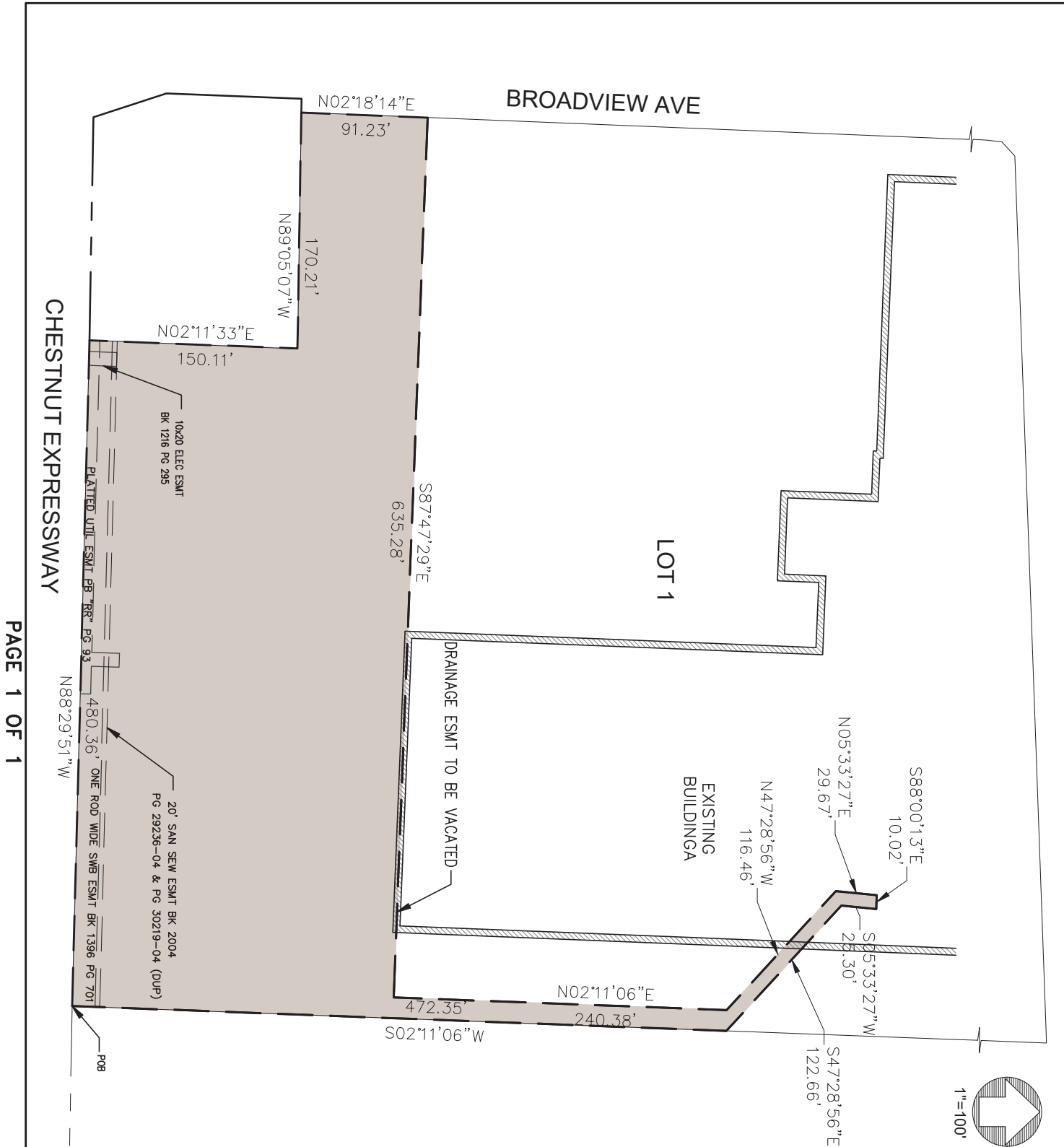
TABLE A

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

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

Beginning at the Southeast corner of Lot 1 of the Amended Replat of Lots 8, 9, 10, 11, 36, 38, and a portion of Lot 39 of Hi-way Park Estates a subdivision in Greene County, Missouri, said bearing and distances describing the Drainage and Detention easement as shown on the Amended Replat of Lots 8, 9, 10, 11, 36, 38, and a portion of Lot 39 of Hi-way Park Estates as recorded in Plat Book "TT" at Page 11 of the Greene County Deed Records. Thence, North 88°29'51" West, along and with the north line of Chestnut Expressway right-of-way, a distance of 480.36 feet; thence, North 02°11'33" East, leaving said north line, a distance of 150.11 feet to an existing 5/8 iron pin; thence, North 89°05'07" West; a distance of 170.21 feet; thence, North 02°18'14" East, along and with the west line of said Lot 1 a distance of 91.23 feet; thence, South 87°47'29" East, leaving said west line a distance of 635.28 feet; thence, North 02°11'06" East, a distance of 240.38 feet; thence North 47°28'56" West, a distance of 116.46 feet; thence, North 05°33'27" East, a distance of 29.67 feet; thence South 88°00'13" East, a distance of 10.02 feet; thence, South 05°33'27" West, a distance of 25.30 feet; thence, South 47°28'56" East, a distance of 122.66 feet to the East line of Lot 1; thence, South 02°11'06" West, a distance of 472.35 feet to the POINT OF BEGINNING containing 3.05 acres, more or less.



NOTE:
 THIS DRAWING HAS BEEN PREPARED ONLY AS AN EXHIBIT TO ILLUSTRATE NEW EASEMENTS TO BE DEDICATED BY RECORDED INSTRUMENTS AND IS NOT TO BE CONSTRUED TO REPRESENT A PROPERTY BOUNDARY SURVEY.

 LEE Engineering & Associates, L.L.C. 1200 E. Woodhurst Dr., Suite D200 Springfield, Missouri 65804 417-886-9100 (phone) 417-886-9336 (fax) dlee@leeengineering.biz <i>"Engineering with Integrity"</i>	Missouri State Certificate of Authority Engineering #2005016504 Land Surveying #2009028050	Drainage Easement to be Vacated		DATE: 05/20/2024
		PROJECT NO.: 2405		

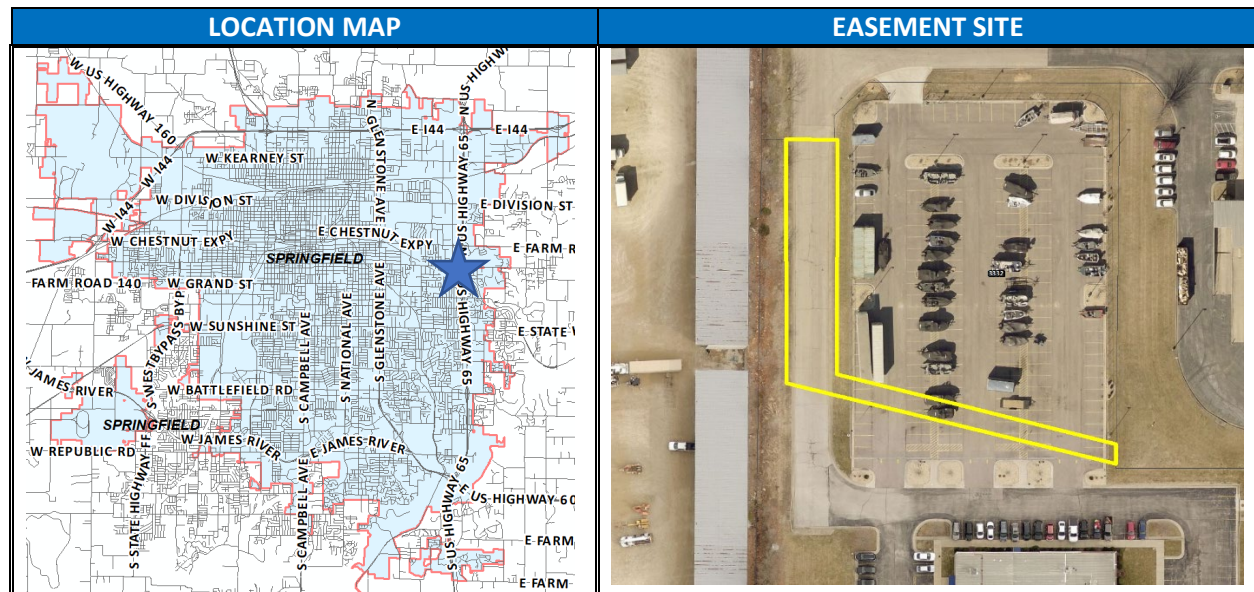
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 942
Location:	3332 East Cherry Street
Total Acres:	0.25 acres
Applicant:	Morris Investment, LLC
Existing Land Use:	Commercial
Planning and Zoning Commission:	July 11, 2024
City Council:	N/A
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Morris Investment, LLC, is requesting to relinquish a drainage easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

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

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

DEPARTMENT COMMENTS:

1. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

PW Stormwater supports the relinquishment of the drainage easement on Cherry Street Condominiums 1st ADD. The public improvement project 7PW5919 built a 18 inch diameter corrugated metal pipe with inlets along the drive area to support drainage of the subdivision to the regional basin. The future replat will provide a new drainage easement along the length of the drive and storm sewer.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

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

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

REQUIREMENTS FOR APPROVAL:

TABLE A

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

DEVELOPMENT REVIEW STAFF REPORT**LEGAL DESCRIPTION:**

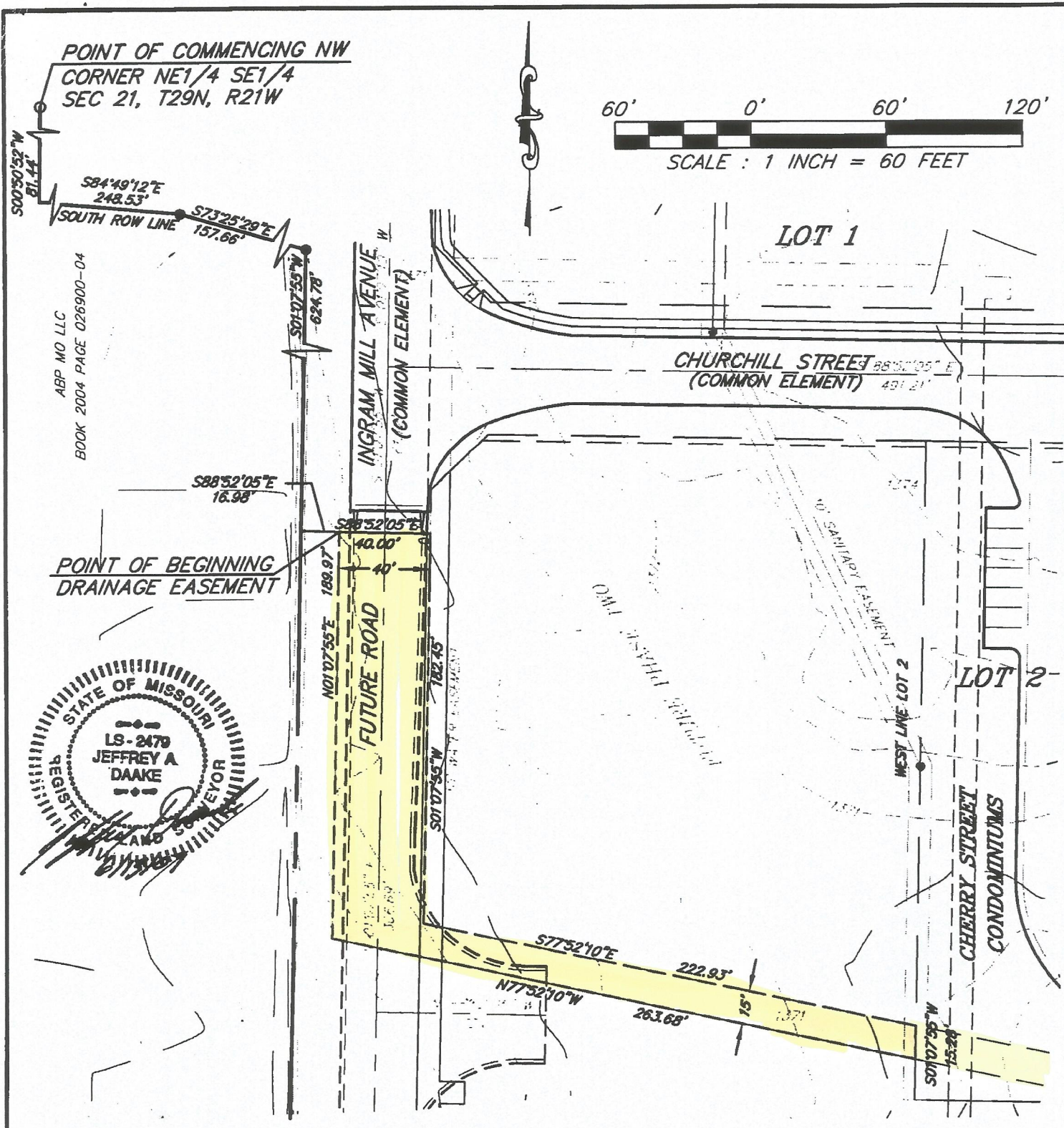
(AS DESCRIBED IN BOOK 2007, PAGE 030202-07)

A perpetual Drainage Easement being a part of the SE1/4 of Section 21, Township 29 North, Range 21 West, City of Springfield, Greene County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of the NE1/4 of the SE1/4 of said Section 21; thence South 00°50'52"West a distance of 81.44 feet to a point on the south right-of-way line of Cherry Street; thence South 84°49'12"East, with said south right-of-way line a distance of 248.53 feet to an existing iron pin; thence South 73°25'29"East, with said south right-of-way line a distance of 157.66 feet to an existing iron pin; thence South 01°07'55"West a distance of 624.78 feet to a point for corner; thence South 88°52'05"East a distance of 16.98 feet for a true point of beginning;

The South 88°52'05"East a distance of 40.00 feet to a point for corner; thence South 01°07'55"West a distance of 182.45 feet to a point for corner; thence South 77°52'10"East a distance of 222.93 feet to a point on the west line of lot 2 Cherry Street Condominiums a subdivision in City of Springfield, Greene County, Missouri for a corner; thence South 01°07'55"West along said west line a distance of 15.28 feet to a point for corner; thence North 77°52'10"West a distance of 263.68 feet to a point for corner; thence North 01°07'55"East a distance of 189.97 feet to the true point of beginning.

Containing 11,097.66 square feet, more or less.



CHERRY ST. CONDOMINIUMS

DRAINAGE EASEMENT

EXHIBIT A



Consultants Engineers & Surveyors Inc.

3827 S. Timbercreek
SPRINGFIELD, MO 65801

www.Zarkmountainland.com

(417) 889-6590
Fax (417) 882-4228

Page 4 of 5

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

DATE: July 2, 2024

TO: Planning and Zoning Commission

FROM: Andrew Menke
Senior Planner

SUBJECT: Vacation 832

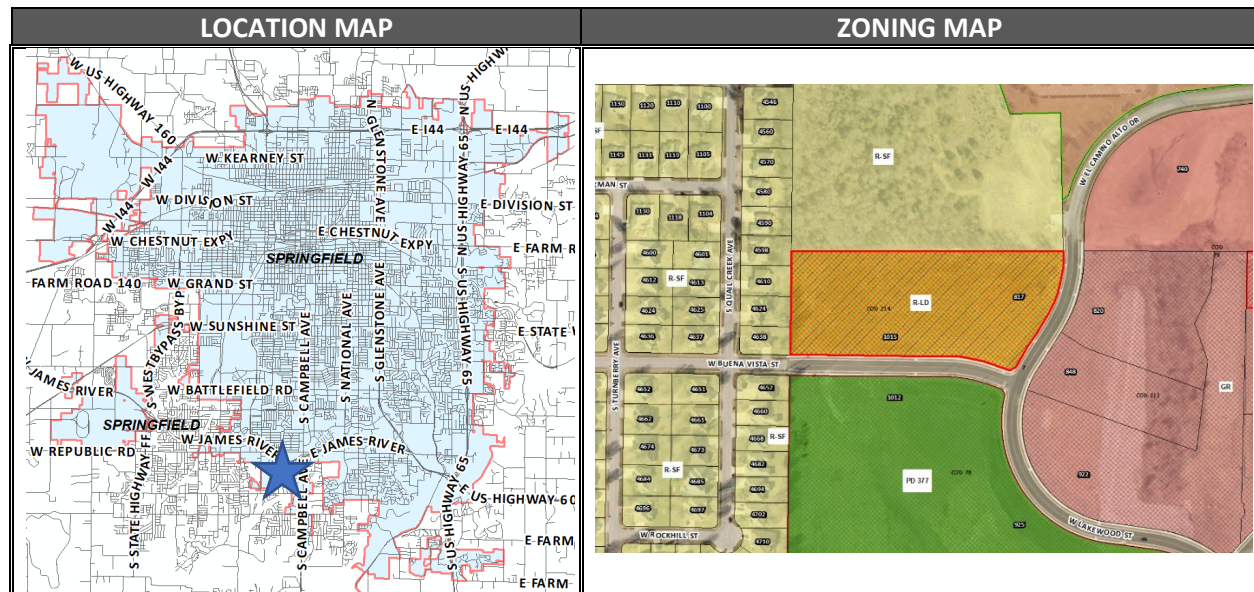
This case has been withdrawn at the request of the applicant (the City) due to the uncertainty of the project timeline going forward. A new vacation application for this project will be submitted once the timeline is clarified.

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Z-17-2024 with Conditional Overlay District No. 253
Location:	817 West El Camino Alto Drive
Total Acres:	5.4 acres
Applicant:	Ridge HZ55, LLC
Existing Land Use:	Vacant/undeveloped
Neighborhood Meeting:	June 18, 2024
Planning and Zoning Commission:	July 11, 2024
City Council:	August 5, 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-17-2024 with Conditional Overlay District No. 253 as set forth in Attachment 1 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 5.4 acres of property generally located at 817 W. El Camino Alto Drive from R-LD, Low-Density Multi-Family Residential District with COD 214 to O-1, Office District and establishing Conditional Overlay District No. 253.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



PROPERTY HISTORY:

This subject property had been zoned O-1, Office District with COD 78 since the property was preliminary platted in 2018; however, it was rezoned to R-LD with COD 200 in 2021 and most recently rezoned to R-LD with COD 214 in 2022.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR O-1 DISTRICT
Use Limitations	(a) All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building. (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. (d) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Minimum Lot Size	Not applicable to the O-1 District
Maximum Height	Thirty-five feet, except that all structures shall remain below a 45-degree bulk plane as measured from the boundary of any R-SF or R-TH district.

DEVELOPMENT REVIEW STAFF REPORT

Bulk Plane	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
Minimum Yard Requirements	1. <i>Front yard:</i> a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space, and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations. 2. <i>Side yards:</i> Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for any building that has a common wall on a lot line. 3. <i>Rear yards:</i> Twenty percent of the lot depth, but may not be less than ten feet nor more than 25 feet be required.
Minimum Open Space	Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved. (b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved. (c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing. (d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing.

DEVELOPMENT REVIEW STAFF REPORT

	(f) Lighting shall be designed to reflect away from any adjacent or nearby 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	Whenever any development in an O industrial commercial district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *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

DEVELOPMENT REVIEW STAFF REPORT

- 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.

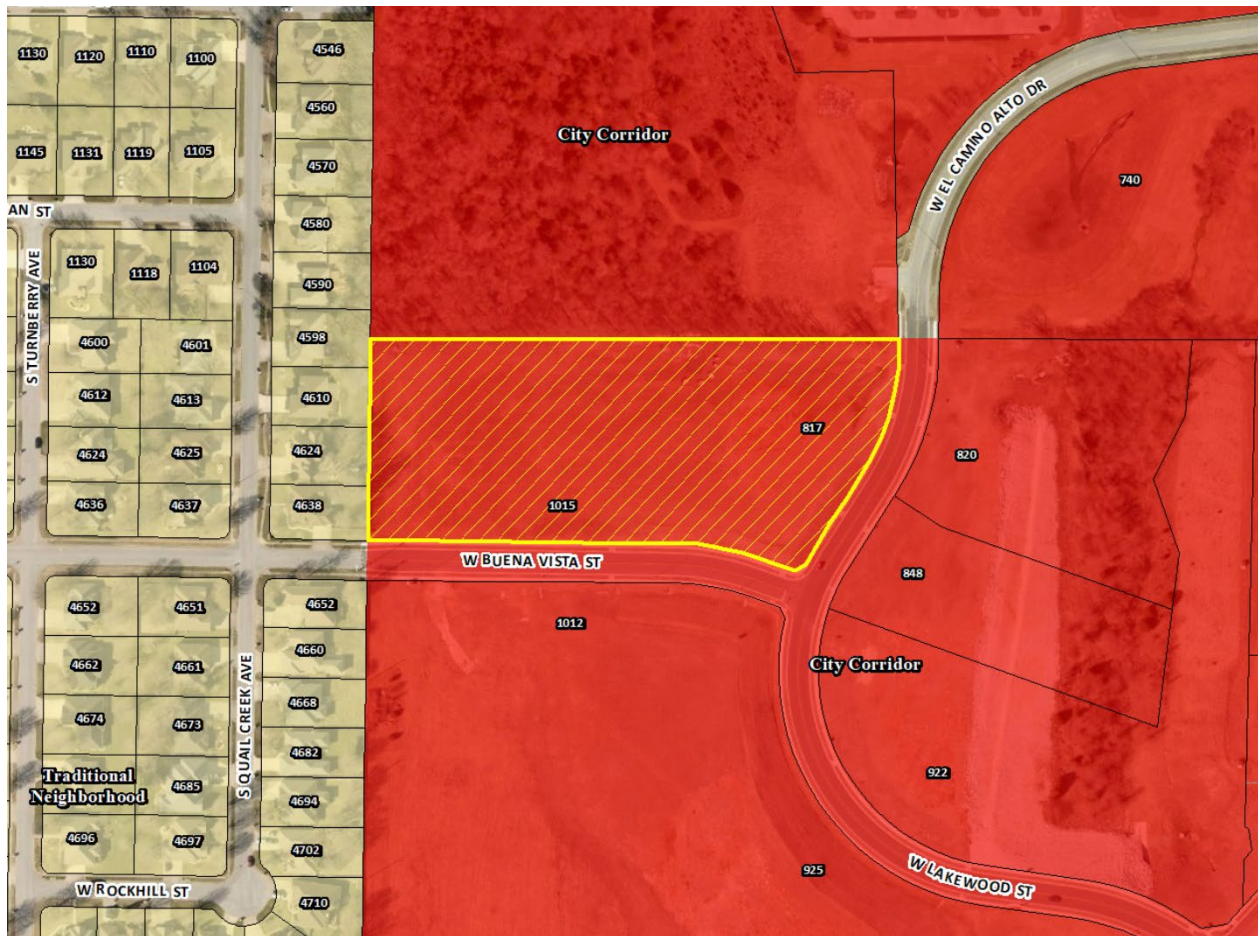
TRANSITIONS:

- 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.

DEVELOPMENT REVIEW STAFF REPORT

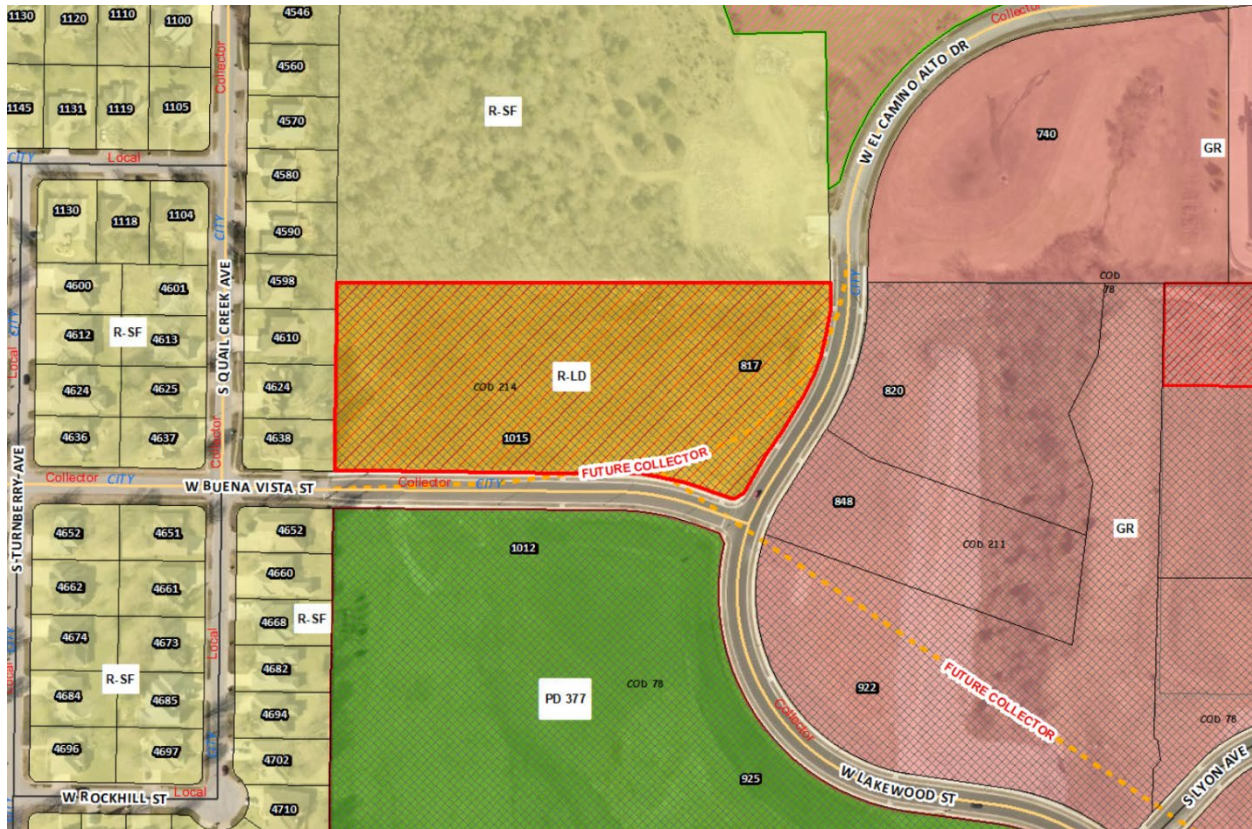
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

FUTURE PLACETYPE MAP:



DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	PD 377	GR	R-SF
LAND USE	Vacant/undeveloped	Vacant/undeveloped	Personal Service uses	Single-family residential uses
PLACETYPES	City Corridor	City Corridor	City Corridor	Traditional Neighborhood

DEPARTMENT COMMENTS:

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

DEVELOPMENT REVIEW STAFF REPORT

- a. No issues with rezoning. Property has access to public sewer.
- 4. FIRE DEPARTMENT:
No comments.
- 5. 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 have a stream buffer on site**.

A fee in lieu of on-site stormwater detention **is not applicable because detention is already provided**.

Please note that development of the property will be subject to the following conditions at the time of development:

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

DETENTION AND DISCHARGE REQUIREMENTS

- 1. A fee in lieu of detention has already been completed as part of the Public Improvement Project for the Third Ridge at Ward Subdivision (2018PW0065).

WATER QUALITY REQUIREMENTS

- 1. 2018PW0065 did not construct a Water Quality Stormwater Control Measure. At the time of development Water Quality must be constructed.
- 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.
- 3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

DEVELOPMENT REVIEW STAFF REPORT

ADDITIONAL STORMWATER REQUIREMENTS

1. Stormwater Control Measures are the responsibility of the property owner or property owners' association to maintain, repair, and update unless the agreement is made with the City to operate. Operation and maintenance agreements are required for any permanent stormwater control measures.

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. El Camino Alto Drive	Collector	City	30	30	NA	No	Yes	Yes
Street 2	W. Buena Vista Street	Collector	City	30	30	NA	No	Yes	Yes

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 - The Ward Branch Greenway Trail is 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.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 5.4 acres of property generally located at 817 W. El Camino Alto Drive from R-LD, Low-Density Multi-Family Residential District with COD 214 to O-1, Office District and establishing Conditional Overlay District No. 253. The applicant intends to develop a senior living facility.
2. The O-1 Office District is intended to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas.

DEVELOPMENT REVIEW STAFF REPORT

3. The proposed Conditional Overlay District will provide additional buffering and height restrictions to the single-family neighborhood to the west. Certain use limitations are also included in the COD. These are similar restrictions that are in the current COD No. 214.
4. The applicant is not proposing any changes to the existing gate between Quail Creek Subdivision and Ward Branch Subdivision. The gate is located in public right-of-way and is controlled and maintained by Public Works.
5. The subject property is located along El Camino Alto and Buena Vista which are classified as collector roadways.
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 known changing conditions in the area affected that make the proposed rezoning necessary.
8. The range of uses in the proposed O-1 district and COD are compatible with the uses permitted on other property in the immediate vicinity and in the City Corridor placetype.
9. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
10. The impact of the proposed uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. This property and others in the Ward Branch Subdivision have been provided with streets and infrastructure to support the proposed development as required by 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.
13. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
14. The applicant held a neighborhood meeting on June 18, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
15. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1 Conditional Overlay District No. 253

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

1. A type C bufferyard, following section 36-482, Landscaping and bufferyards, of Zoning Ordinance will be placed on the west property line with a six-foot wood privacy fence. This bufferyard must include an additional six evergreen trees for every 100 feet of bufferyard length, for a total of eight evergreen trees per 100 feet of length.
2. All structures within 400 feet of the west property line shall be limited to a maximum height of one story above finished grade.
3. No community amenities – including but not limited to pools, dog walks, trash dumpsters or other common space – shall be permitted within 100 feet of the west property line.

Attachment 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-LD w/ COD to O1 w/ COD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 6-18-24 4:00 - 6:30
3. Meeting Location: 817 W. El Camion Alto St.
4. Number of invitations that were sent: 80
5. How the mailing list was generated: Provided by City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 21
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).

1. Are buildings going to be multiple stories? Response- All buildings are planned to be a single story for the west 400' of the site.
2. Where are the proposed entrances? Response - Provided preliminary site plan.
3. What will happen with the fire gate? Response - The fire gate is outside of the scope of this project.
4. What happens to our fence? Response - The owner will work with the property owners to come up with a satisfactory 6' tall fence to all parties.
5. Can the site be mowed in the near future? Response - The owner is making arrangements to have the site mowed

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

None

I, DAVID BODEEN (print name), attest that the neighborhood meeting was held on 6-18-24 (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

DAVID BODEEN

Printed name of person completing affidavit

	NAME	ADDRESS	PHONE
1	DON & JOY SIMON	4636 S TURNBERRY AVE	508-274-1594
2	DAVID E. COBB	4651 S. Quail Creek	417 450-0072
3	LENNY D. HEDDER	4637 S TURNBERRY AVE	417 839 4998
4	JOAN UMBREGER	4661 S. Quail Creek	417 857 7438
5	PAUL & NANCY RAIDER	4813 S. Quail Creek Ave	417-766-3196
6	BILL & JOYCE HOSTLER	1131 W. Beckman	417-850-1999
7	JOHN & APRIL McINTOSH	4220 S. Quail Creek Ave	417-763-4433
8	ANTHONY ASAY	4732 S. WOOD POINTE AVE	870-754-1934
9	JOHN BARBER	4656 S. Woodpointe Ave	417-353-5131
10	MADEIRA & MITHEN	4682 S. Quail Creek Ave	516-294-2343
11	BOB SMITH & BECKY KILMER	4610 S. Quail Creek Ave	417-244-3893
12	RYAN STECK	4638 S. Quail Creek Ave	417-536-3524
13	JORDAN / AUSTIN GARDNER	4312 S. Quail Creek Ave.	417-414-1586
14			
15			
16			
17			
18			
19			
20			
21			
22			

From: [Melanie Steck](#)
To: dbodeen@pinnacledc.com; Zoning@springfieldmo.gov
Subject: 817 W. El Camino Alto Development
Date: Wednesday, June 19, 2024 1:28:49 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

Good afternoon,

It was very nice to meet David Bodeen at the meeting yesterday evening. Ryan and I live at 4638 S. Quail Creek Ave right next to the fire gate, and I am on the board of the POA in Quail Creek. I am in support of the change in zoning with the proposed modifications to the conditional overlay. My neighbors seem to feel the same about the proposed 55+ build behind us.

Please reach out with any questions you may have.

Thank you,

Melanie Steck | Credit and Collections Analyst

SMC, Our Knowledge is Your Power

msteck@smcelectric.com

Phone: 417.865.2825 | 800.264.5293

Fax: 417.865.3019

Visit us online at: www.smcelectric.com

Join the LinkedIn Conversation: [Manufacturing Tech Talk](#)



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Email requests for product information and quotations from SMC and email orders placed by you, constitutes your agreement to transact business electronically, and the address bar of your email is your authorized signature for all purposes. Your acceptance of goods ordered electronically from SMC is your agreement to be bound by SMC's additional terms and conditions of sale, which can be found on our website: www.smcelectric.com.

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DATE:	6-19-24	Telephone No.	417-689-2529
YOUR NAME:	Richard & Joan Umberger		
YOUR ADDRESS:	4661 S. Quail Creek		65810
PROJECT ADDRESS:	817 W. El Camino Alto		65810

COMMENTS:

We've experienced a history of "bait & switch" on specs in the past with this project. We have no objection to the 55+ community as presented by PDC IF: all structures within 400' of west property line of Quail Creek are limited to a maximum height of one-story above finished grade. Another primary goal is to keep the fire gate locked and closed.

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

Application for Zoning Map Amendment & Planned Developments

*Fees are non-refundable

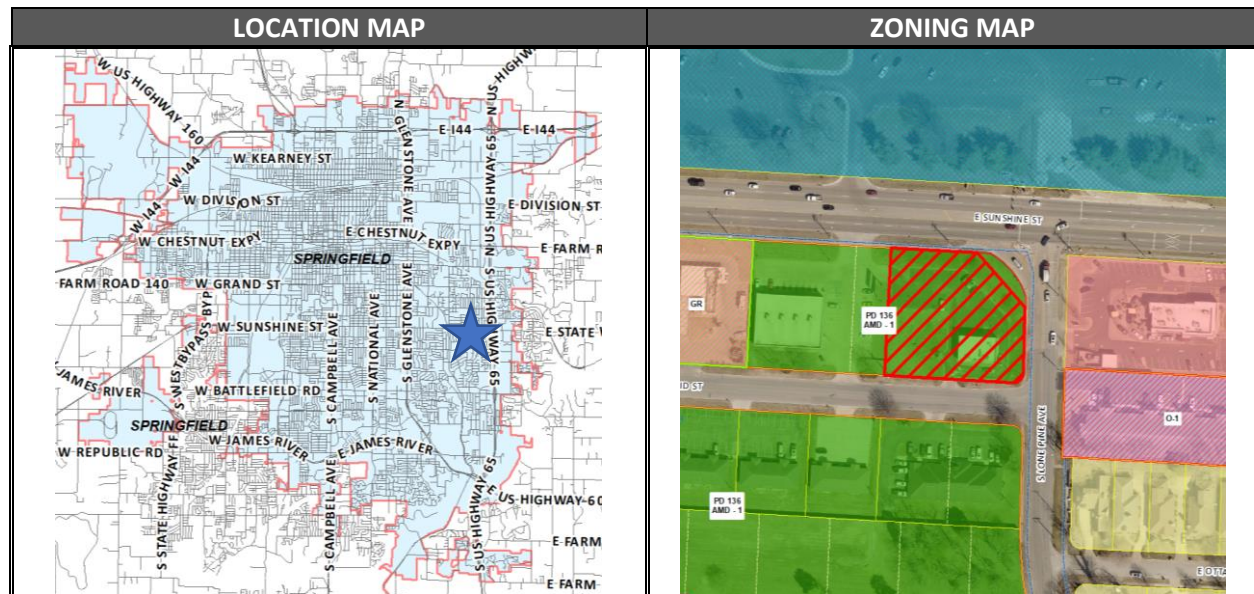
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-18-2024 with Conditional Overlay District No. 254
Location:	2456 East Sunshine Street
Total Acres:	0.73 acres
Applicant:	Thomas Edward Gregoroski
Existing Land Use:	Restaurant
Neighborhood Meeting:	June 20, 2024
Planning and Zoning Commission:	July 11, 2024
City Council:	August 5, 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-19-2024 with Conditional Overlay District No. 254 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).

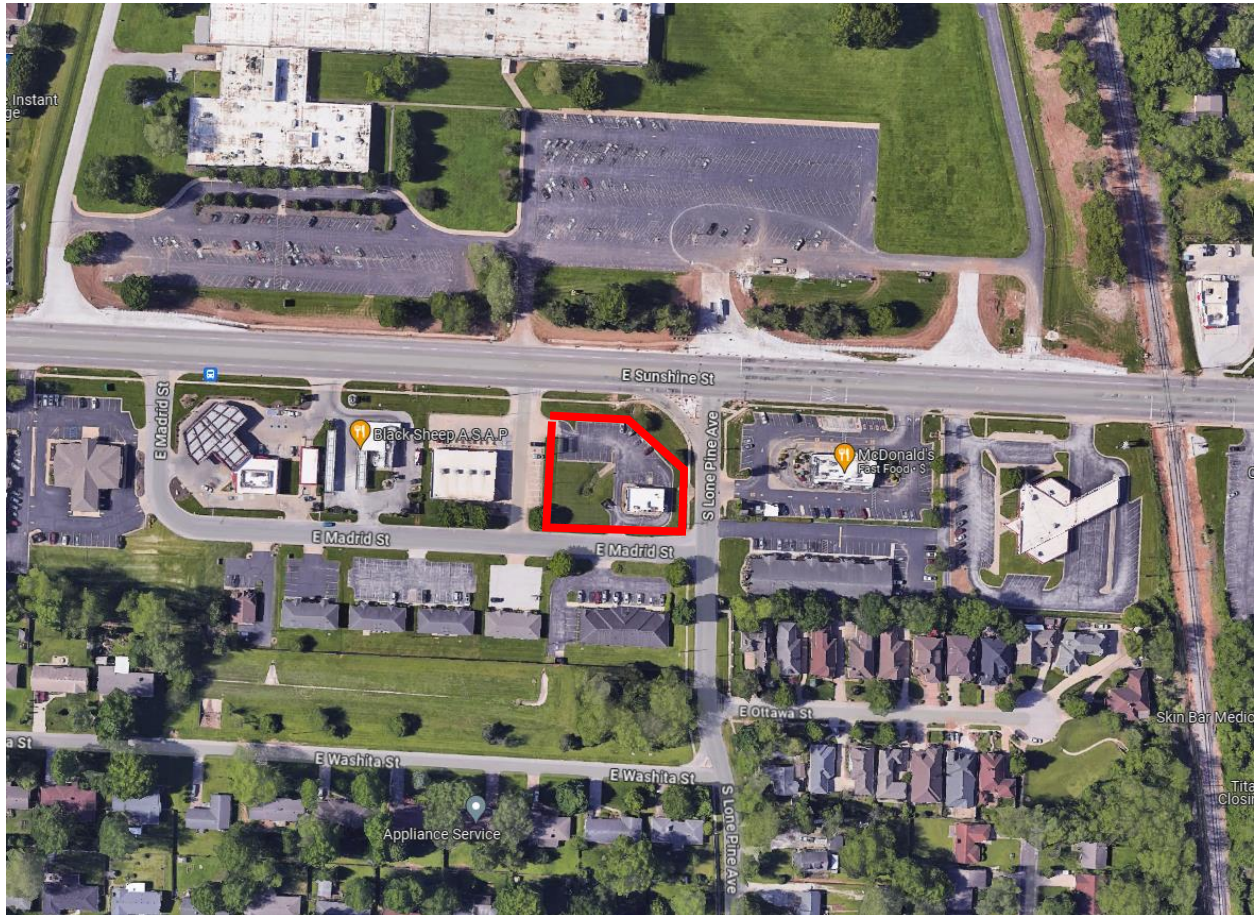
PROJECT SUMMARY:

Request to rezone approximately 0.73 acres of property generally located at 2456 East Sunshine Street from Planned Development 136 amended to GR, General Retail District with Conditional Overlay District No. 254.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned to Planned Development 136 amended in February 2001.

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

DEVELOPMENT REVIEW STAFF REPORT

	required as determined by the director of building development services. 2. If the premises abuts only nonresidential zoning districts, the outdoor activities may be permitted. A conditional use permit will not be required. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. (b) No outdoor storage except as provided in subsection 36-421(2), permitted uses, and subsection 36-421(3), conditional uses. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d) No use shall emit an odor that creates a nuisance as determined by 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

DEVELOPMENT REVIEW STAFF REPORT

	bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan, meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved. (b) A landscape plan, meeting the requirements of Sections 36-482 and 36-483, Off-street parking and loading design standards, shall be submitted, and approved. (c) Off-street parking and vehicular use areas shall be screened from all residential uses, in accordance with Section 36-480, Screening and fencing. (d) Refuse storage areas shall be screened from view in accordance with Section 36-480. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards. (g) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Future development must comply with the interior and perimeter landscaping requirements, as applicable to a future site plan, per subsections 36-482 (9) (a) and (b), unless the property owner opts to utilize the point system described in subsection 36-482 (10) instead.

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

DEVELOPMENT REVIEW STAFF REPORT

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.
- 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.

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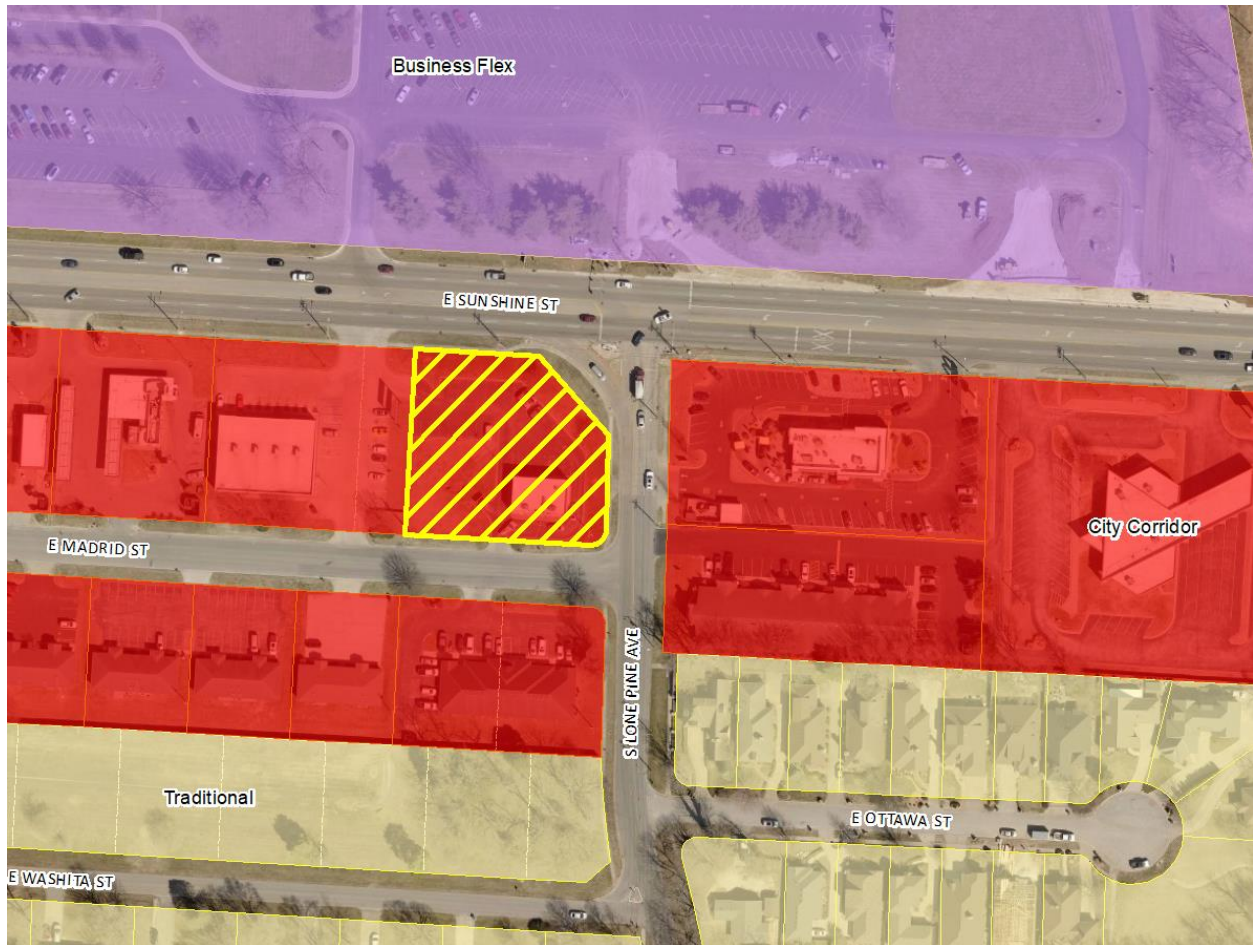
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
- 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	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, 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	IC COD 184	PD 136 amd	GR	PD 136 amd
LAND USE	Industrial use	Office use	McDonalds	Retail sales
PLACETYPES	Business Flex	City Corridor	City Corridor	City Corridor

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	E. Sunshine Street	Primary Arterial	MoDOT	50	50	34,270	No	Yes	Yes
Street 2	S. Lone Pine Avenue	Secondary Arterial	City	35	30	7,480	No	Yes	Yes
Street 3	E. Madrid Street	Local	City	30	30	NA	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 are two (2) bus stops on 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

The property is in the **Galloway 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 detention is already provided**.

PW Stormwater requires the following language added to the COD from the PD136-1A.

"A sinkhole plan, stating how the site's sinkholes will be treated in the upcoming development, must be approved by the Director of Public Works."

Please note that development of the property will be subject to the following conditions at the time of development:

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

DETENTION AND DISCHARGE REQUIREMENTS

1. Detention for Flood Control is provided by the regional basin for the Lone Pine Place Subdivision.

WATER QUALITY REQUIREMENTS

DEVELOPMENT REVIEW STAFF REPORT

N/A

FLOODPLAIN

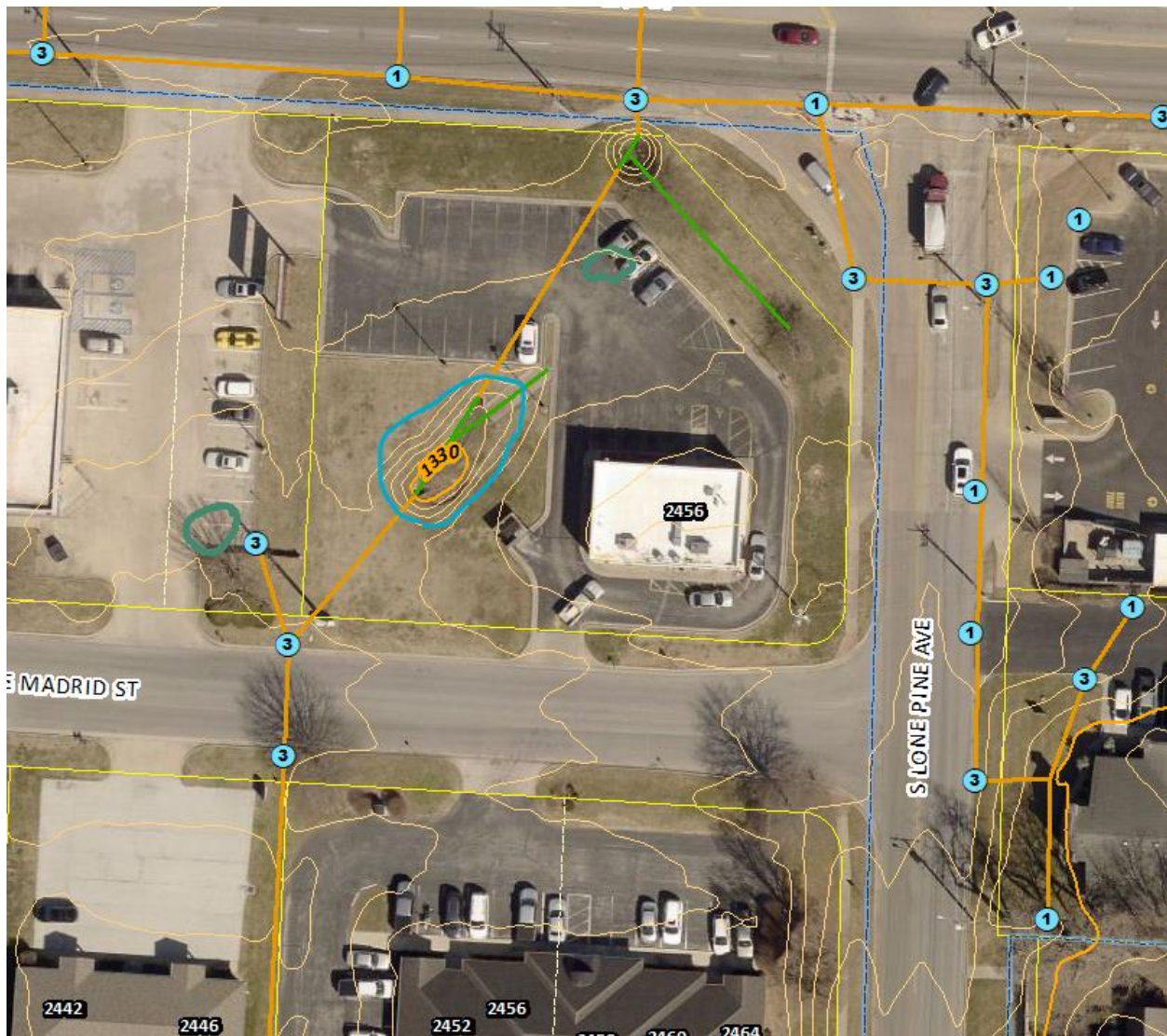
N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

1. The original lot contains three sinkholes. Two of the sinkholes were remediated with guidance from Palmerton and Parrish. These sinkholes were covered built over with a parking area but recommended not to have any structures built on top. The third larger sinkhole is serving as a junction point for a connecting the street drainage pipe and the on-site storm sewer to the downstream storm sewer. This area should not be disturbed and needs to be maintained to continue the flow of the runoff.



DEVELOPMENT REVIEW STAFF REPORT

ADDITIONAL STORMWATER REQUIREMENTS

1. Stormwater Control Measures are the responsibility of the property owner or property owners' association to maintain, repair, and update unless the agreement is made with the City to operate. Operation and maintenance agreements are required for any permanent stormwater control measures.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.73 acres of property generally located at 2456 East Sunshine Street from Planned Development 136 amended to GR, General Retail District with Conditional Overlay District No. 254. The applicant intends to develop an eating and drinking establishment. This application allows for a more streamlined development process than the Planned Development.
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. There is a sinkhole located on the property. The COD requires a sinkhole plan be approved by the Director of Public Works.
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 changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
6. The range of uses in the proposed GR district is compatible with the uses permitted on other property in the immediate vicinity.
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:

DEVELOPMENT REVIEW STAFF REPORT

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. 254**

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. A sinkhole plan stating how the site's sinkhole will be treated in any development of the property must be approved by the Director of Public Works.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

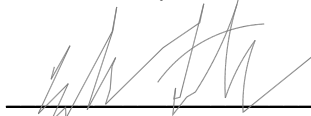
1. Request change to zoning from: PD 136 to General Retail
(existing zoning) (proposed zoning)
2. Meeting Date & Time: June 20, 2024 - 4 - 6:30p
3. Meeting Location: 2747 E Sunshine St, Springfield, MO 65804 - Fellowship Hall, Entrance
4. Number of invitations that were sent: 60
5. How the mailing list was generated: 69
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 concerns were mentioned.

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

N/A

I, Caleb Freeland (print name), attest that the neighborhood meeting was held on 6/20/2024 (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

Caleb Freeland

Printed name of person completing affidavit

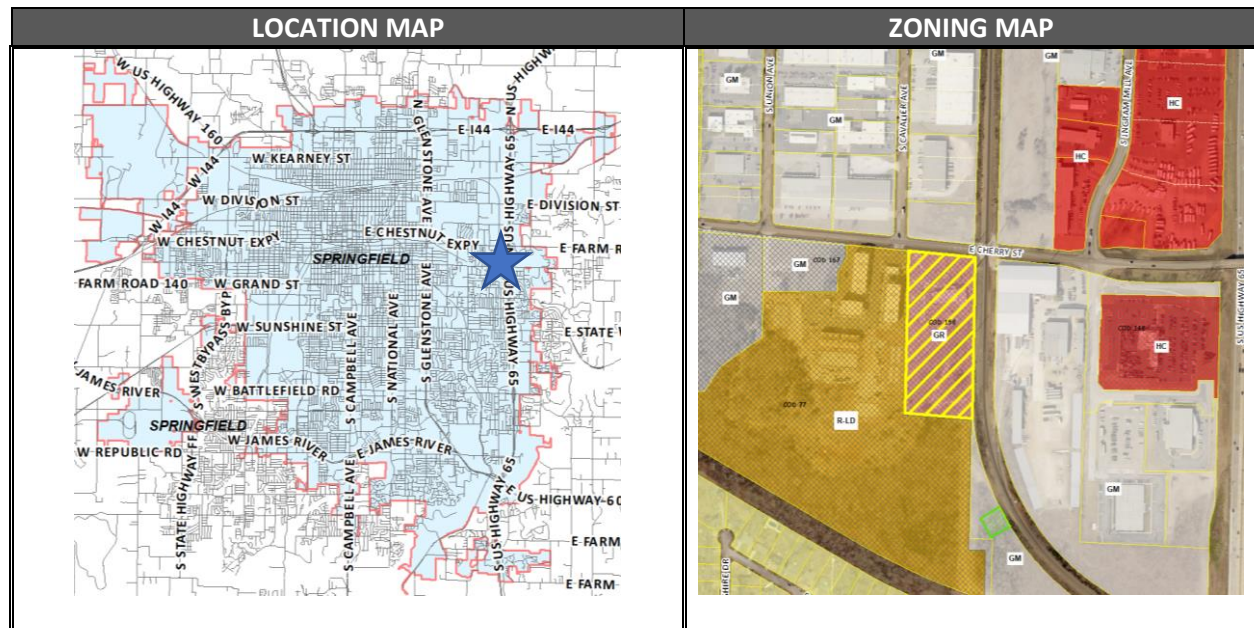
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-19-2024 with Conditional Overlay District No. 255
Location:	3110 East Cherry Street
Total Acres:	5 acres
Applicant:	B & T Commercial Properties LLC
Existing Land Use:	Commercial Dog Park
Neighborhood Meeting:	June 20, 2024
Planning and Zoning Commission:	July 11, 2024
City Council:	August 5, 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-19-2024 with Conditional Overlay District No. 255 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 5 acres of property generally located at 3110 East Cherry Street from GR, General Retail with Conditional Overlay District No. 158 to GR, General Retail with Conditional Overlay District No. 255.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was a portion of a larger property and was rezoned to R-LD with COD No. 77 in October 2014. The other areas that were included in the rezoning were zoned to GM and HC with the COD No. 77.

The subject property was rezoned to the existing zoning in November 2018.

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

DEVELOPMENT REVIEW STAFF REPORT

	article. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. 2. If the premises abuts only nonresidential zoning districts, the outdoor activities may be permitted. A conditional use permit will not be required. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. (b) No outdoor storage except as provided in subsection 36-421(2), permitted uses, and subsection 36-421(3), conditional uses. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d) No use shall emit an odor that creates a nuisance as determined by 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.

DEVELOPMENT REVIEW STAFF REPORT

Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan, meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved. (b) A landscape plan, meeting the requirements of Sections 36-482 and 36-483, Off-street parking and loading design standards, shall be submitted, and approved. (c) Off-street parking and vehicular use areas shall be screened from all residential uses, in accordance with Section 36-480, Screening and fencing. (d) Refuse storage areas shall be screened from view in accordance with Section 36-480. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards. (g) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Future development must comply with the interior and perimeter landscaping requirements, as applicable to a future site plan, per subsections 36-482 (9) (a) and (b), unless the property owner opts to utilize the point system described in subsection 36-482 (10) instead.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

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

DEVELOPMENT REVIEW STAFF REPORT

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.

Placetypes are not as rigid as zoning districts and allow for supporting or ancillary uses which complement and enhance its sense of place; as an extension of this, a single placetype is not likely to be defined by a single zoning district or even a collection of closely related zoning districts (e.g. industrial districts), but rather a mix of tangentially related zoning districts which together form a cohesive sense of place when developed with similar character, scale, and form.

Primary Land Uses:

- Maker spaces, artisan, and innovation spaces
- Personal and outdoor storage
- Light industry
- Warehousing and distribution facilities

Supporting Land 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
- Airport, railroad, and freight facilities

Characteristics

Transportation and 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 are integrated and incentivized into 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.
- 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.
- Pedestrian and bicycle infrastructure, and micro-mobility are integrated.

Urban Design- Building and Site Typology

DEVELOPMENT REVIEW STAFF REPORT

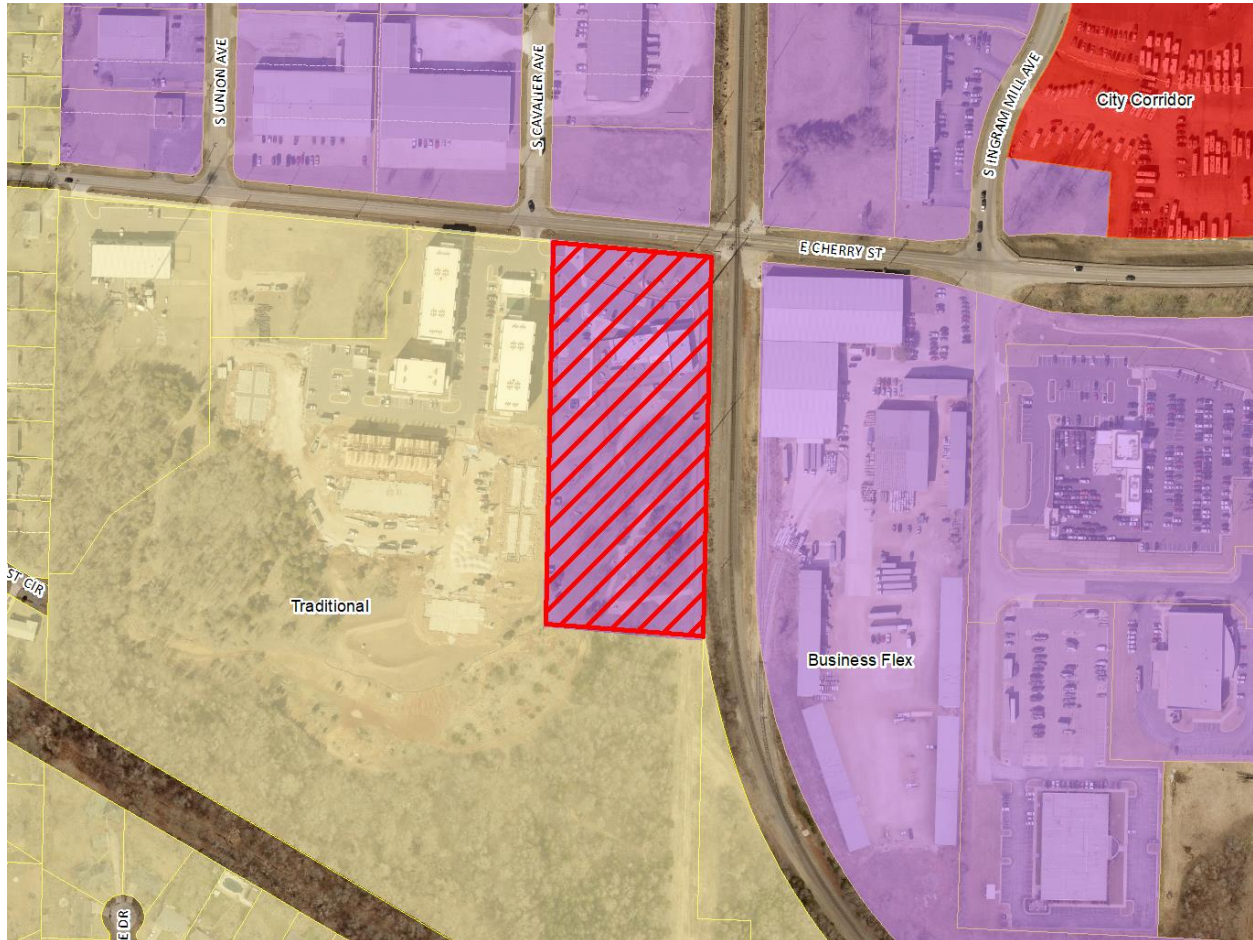
- Perimeter landscaping screens surface parking lots that accommodate the high number of employees, vehicles, delivery, and large truck traffic.
- Outside storage, auto oriented, or light industrial uses are screened from view from the right-of-way.
- Use of quality materials, construction methods, workmanship, 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 discourage the placement of mechanical equipment along major roadways or should be completely screened, along with trash receptacles, and recycling bins.

Transitions

- Appropriate site design, parking access, massing, building orientation, screening, buffering, and separation standards are adopted and used to mitigate adjacent incompatible uses.
- Commercial and smaller office uses within the placetype are directed to its perimeter to provide a gradual transition into surrounding placetypes.

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FUTURE PLACETYPE MAP:



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

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GM	R-LD COD 77	GM	R-LD COD 77
LAND USE	Detention basin, warehouse	Undeveloped land	Railroad right- of-way, warehouse	Multi-family apartments
PLACETYPES	Business Flex	Traditional neighborhood	Business Flex	Traditional 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	E. Cherry Street	Secondary Arterial	City	35	35	NA	No	Yes	Yes

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 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

The property is in the **Jordan Creek South 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 **is not applicable because detention is already provided**.

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 site is using the G073 Sinkhole for Flood Control.

WATER QUALITY REQUIREMENTS

1. The existing site uses two Vegetated Filter Strips to provide for the water quality requirements. Future proposed development must maintain the VFS or replace the SCMs with equal or greater valued SCMs.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

DEVELOPMENT REVIEW STAFF REPORT

N/A

SINKHOLES & KARST FEATURES

1. The South side of the property is within the boundary and base flood elevation of the G073 Sinkhole. The North side of the property is within the boundary and base flood elevation of the G601 Sinkhole. The previous development of the site has mapped and provided a Geotechnical Report for both sinkholes. All future development needs to adhere to the Report's findings.



DEVELOPMENT REVIEW STAFF REPORT

ADDITIONAL STORMWATER REQUIREMENTS

1. Stormwater Control Measures are the responsibility of the property owner or property owners' association to maintain, repair, and update unless the agreement is made with the City to operate. Operation and maintenance agreements are required for any permanent stormwater control measures.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 5 acres of property generally located at 3110 East Cherry Street from GR, General Retail with Conditional Overlay District No. 158 to GR, General Retail with Conditional Overlay District No. 255. The applicant intends to build an expansion of the existing commercial dog park. This addition would exceed the limitation of indoor building square footage of 6,000 square feet required by existing COD No. 158.
2. The proposed Conditional Overlay District removes the limitation on indoor building square footage while maintaining all other provisions. The base GR district will remain with this application.
3. This application is consistent with the Business Flex placetype which is intended for an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. The property is proposed to allow GR uses which would allow more commercial sales and services that is intended to complement the existing uses in the area.
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 changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
6. The range of uses in the proposed GR district is compatible with the uses permitted on other property in the immediate vicinity.
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.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Business Flex 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. 255

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. Uses – All uses in the GR, General Retail District as per Section 36-421 of the *Springfield Zoning Ordinance*, are prohibited except the following:
 - (a) Accessory uses permitted by section 36-450
 - (f) Churches and other places of worship, including parish houses and Sunday schools but excluding overnight shelters
 - (h) Commercial off-street parking lots and structures.
 - (k) Eating and drinking establishments use group
 - (u) Public and private parks
 - (x) Retail sales use group
 - (gg) Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels. Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels. No outside activities shall be permitted for kennels. Veterinary clinics, animal hospitals, pet daycare services and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: General Retail with COD No. 158 to General Retail with COD NO 253
(existing zoning) (proposed zoning)
2. Meeting Date & Time: June 2 020244 - 80p
3. Meeting Location: 3110 E Cherry St
4. Number of invitations that were sent: 22
5. How the mailing list was generated: 32
6. Number of neighbors in attendance (attach a sign-in sheet): 1
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

Mr. Roberts was curious about what was being built. He had no concerns with the proposed expansion.

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

None

I, Nathan Adams (print name), attest that the neighborhood meeting was held on June 20, 2024 (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

Nathan A. Adams

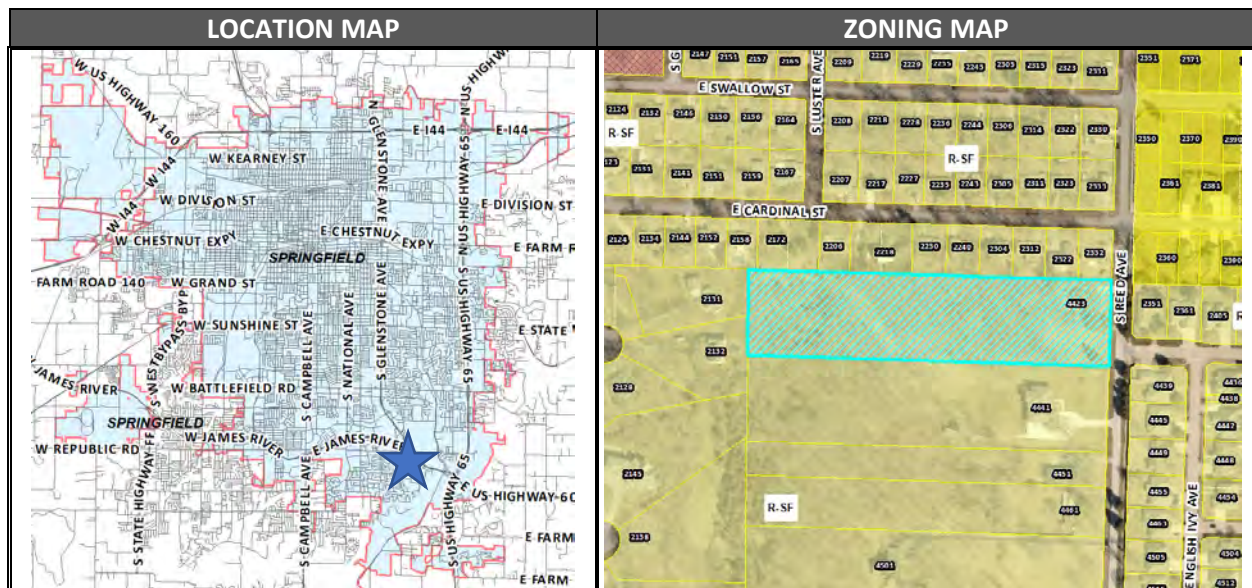
Printed name of person completing affidavit

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat Renewal of Reed Avenue Cottages
Location:	4423 South Reed Avenue
Total Acres:	4.74 acres
Applicant:	Milton at Reed Road, LLC
Existing Land Use:	Vacant lot
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	July 11, 2024
City Council:	August 5, 2024
Public Notification:	Posted property
Staff:	Andrew Menke, Senior Planner – (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve the renewal of the preliminary plat of Reed Avenue Cottages subject to the conditions listed in Attachment 2 of the staff report on this item. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Milton at Reed Road, LLC is requesting to renew the preliminary plat of Reed Avenue Cottages, a twenty-two (22) lot cluster subdivision located at 4423 South Reed Avenue, to facilitate residential development on the property. As a cluster development, lot dimensions have been modified to allow for a minimum of 3,000 square feet and a reduction in lot width. This is compensated by an equivalent amount of open space designated as common area within the development.

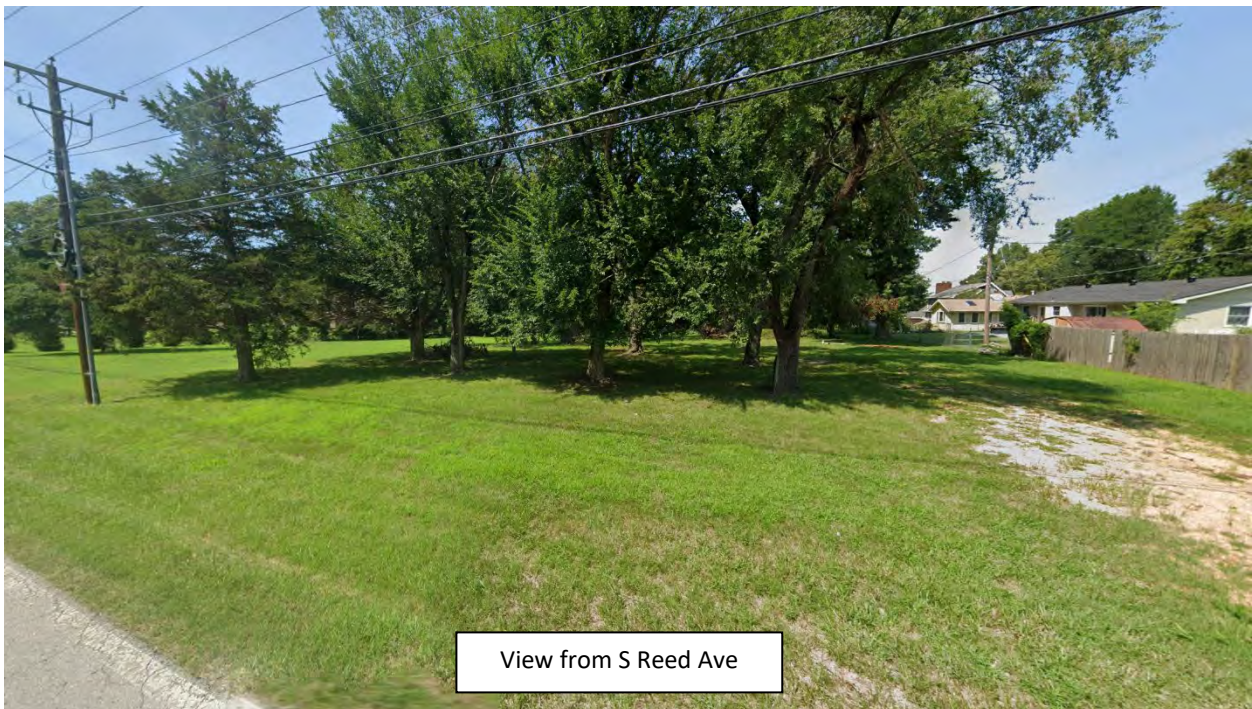


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the city in 1968 and has been zoned Single-Family Residential since the 1995 citywide remapping. The preliminary plat of Reed Avenue Cottages was approved in 2022, but expired on April 4, 2024. The property has never been platted.

PLANNING AND ZONING COMMISSION AUTHORITY:

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

(3) Preliminary plat.

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

DEVELOPMENT REVIEW STAFF REPORT

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

Sec. 36-361. Cluster developments.

- (2) Cluster housing development: dwelling types and size.
 - (a) Only uses specified in the particular zoning district are permitted.
 - (b) Cluster developments shall consist of at least ten dwelling units except that cluster developments that are found by the planning and zoning commission to be a logical extension of an existing or approved cluster development may contain fewer dwelling units.
- (4) Cluster open space requirements: ownership.
 - (a) [Minimum lot size.] In each zone allowing cluster housing development, the lot size may be reduced from the minimum lot area prescribed for that zone to the minimum lot size for cluster development specified in subsection (3)(b). All such lot reductions shall be compensated for by an equivalent amount of land in open space or common area to be preserved and maintained for its scenic or historic value, for recreation or conservation purposes, or for schools, community buildings, historic buildings or sites, or related uses. Cluster open space or common area shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement.
 - (b) Public ownership. Open space or common area within cluster housing developments may be offered for dedication to the public at the time of application. The planning and zoning commission and city council or other appropriate public body may accept such dedication upon a finding that the size, location, type of development or cost of development or maintenance of such open space or common area or the availability of public open space would make public use desirable or necessary.
 - (c) Private ownership. Cluster open space not dedicated to public use shall be protected by legal arrangements, satisfactory to the planning and zoning commission, sufficient to assure its maintenance and preservation for whatever purpose it is intended and in accordance with section 36-463, requirements for common open space and common improvements. Covenants or other legal arrangements shall specify ownership of the cluster open space; method of maintenance, responsibility for maintenance; maintenance taxes and insurance; compulsory membership and compulsory assessment provisions; guarantees that any association formed to own and maintain cluster open space will not be dissolved without the consent of the planning and zoning commission and city council and any other specifications deemed necessary by the planning and zoning commission and city council.
- (5) Cluster developments: approval.

DEVELOPMENT REVIEW STAFF REPORT

- (a) No cluster development may be constructed except in accordance with a preliminary subdivision plat approved by the planning and zoning commission under chapter 36, article II, subdivision regulations.
- (b) An approved preliminary subdivision plat for a cluster development shall provide for a total environment better than that which can be achieved under standard regulations. If, in the opinion of the planning and zoning commission, the proposed plan could be improved, with respect to the criteria listed below, by the reasonable modifications of the location of cluster open space or buildings or configurations of lots, streets and parking areas, the proposed plan shall be so modified or denied.
- (c) A permit for a cluster development shall be granted only if evidence is presented which establishes that:
 - 1. The proposed development will be in harmony with the general purposes, goals, objectives and standards of the Springfield Comprehensive Plan, this article and the subdivision regulations;
 - 2. The proposed building or use complies with all applicable regulations of this article except as modified pursuant to the authority of this section;
 - 3. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;
 - 4. The proposed cluster development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property, in accordance with the applicable district regulations;
 - 5. The proposed cluster development will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;
 - 6. The proposed cluster development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance;
 - 7. Individual lots, buildings, streets, and parking areas are designed and situated to minimize alteration of the natural site features to be preserved;
 - 8. The usability of cluster open space intended for recreation or public use is determined by size, shape, topographic and location requirements of the particular purpose proposed for the site;
 - 9. Cluster open space shall include irreplaceable natural features located in the tract (such as, but not limited to, stream beds, significant stands of trees, individual trees of a significant size, and rock outcroppings);
 - 10. Cluster open space intended for a recreation or public use is easily accessible to pedestrians, which accessibility shall meet the needs of the handicapped and elderly;
 - 11. Diversity and originality in lot layout and individual building design is encouraged to achieve the best possible relationship between development and the land; and
 - 12. Individual lots, buildings, and units are arranged and situated to relate to surrounding properties, to improve the view from and the view of buildings, and to lessen the land area devoted to motor vehicle access.

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL (CLUSTER DEVELOPMENT)
Minimum lot dimension requirements	Lot Area: 3,000 square feet Lot Width: 50 feet or reduced amount per sections 36-361(1)(a) & (3)(a) Lot Depth: 80 feet
Maximum structure height	- When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. - When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Front yard setback	15 feet along local streets 25 feet along Collector streets or higher
Side and rear yard setback	Side yard: Five feet or as required by section 36-453, supplemental open space and yard regulations. Rear yard: Ten percent of the lot depth, but may not be less than ten feet nor shall more than 20 feet be required.
Street Classification	E Old Ivy Street – Local S Reed Avenue – Collector
Sidewalks	There is not existing sidewalk along the property frontage of S. Reed Avenue. Sidewalk is required to be constructed along S. Reed Avenue as part of the plat. The applicant has the option to apply to the ARC for approval to pay a fee in lieu of sidewalk construction. If approved, the fee must be paid prior to approval of the final plat. Sidewalk is also required to be constructed along one side of E. Old Ivy Street.
Open Space Requirements	Open space requirement is dependent on the extent of the lot reductions for the subdivision, where the amount of land for open space must be equivalent to the amount of land taken away from lots. The calculations showing equal compensation to open space can be found on drawing, in Attachment 4.

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE: TRADITIONAL NEIGHBORHOOD

The *Comprehensive Plan's Land Use & Development* chapter groups this area into the Traditional Neighborhood Placetype. This placetype is predominately 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. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails.

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. (p. 36, *Chapter 5: Land Use & Development*)

The proposed subdivision continues the single-family use that is present on the adjacent properties and surrounding streets. The intent is to build single-family semi-detached dwellings, which are present in the subdivision to the northeast of the subject site. Sidewalks are proposed on one side of Old Ivy Street and Reed Avenue, providing for future connectivity to the sidewalk network in the area.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

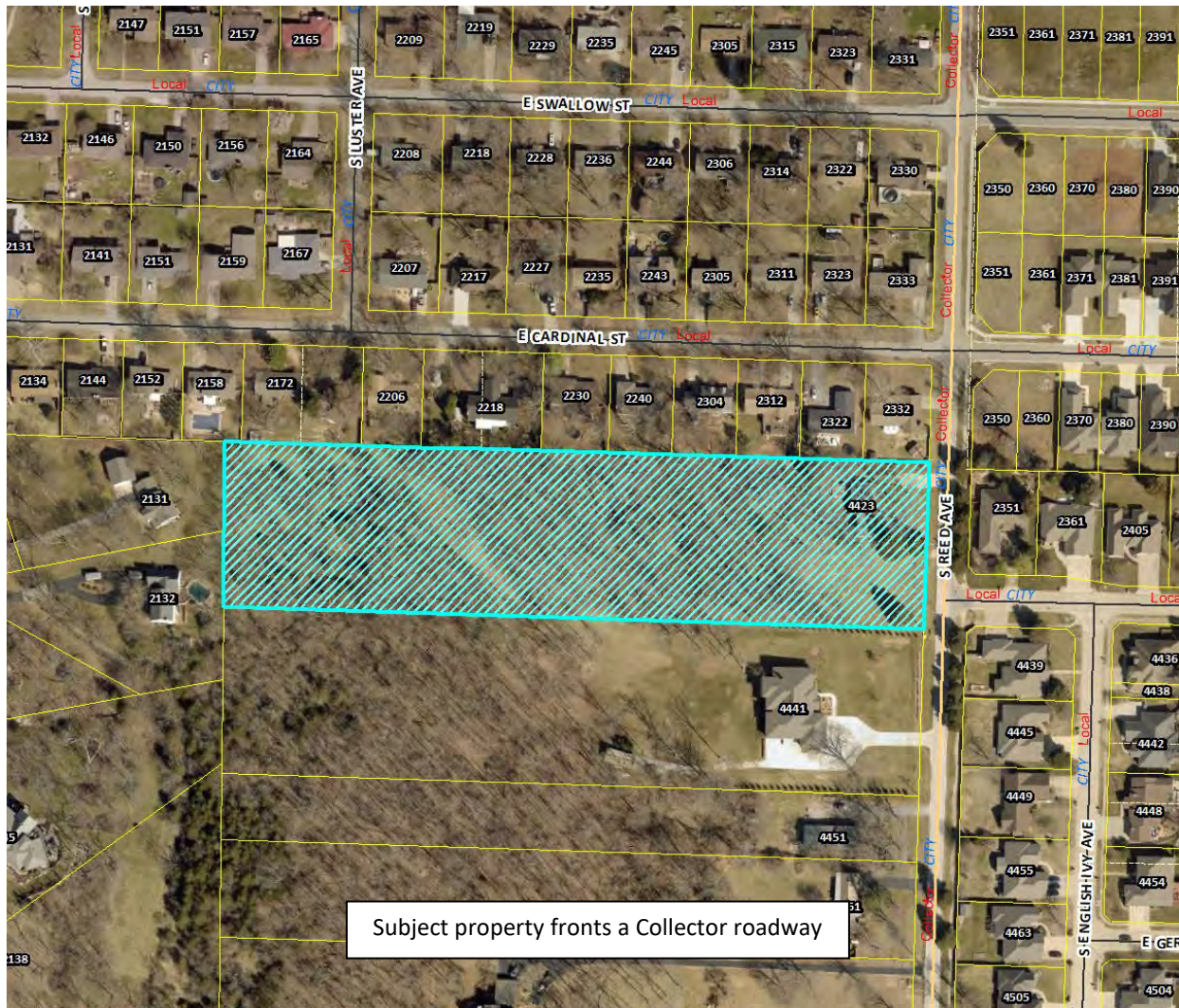
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-Family Residential	Single-Family Residential	Single-Family Residential	Single-Family Residential
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 4.74 acres of property into a twenty-two (22) lot cluster development subdivision plat named “Reed Avenue Cottages” to facilitate a residential cluster development on the property. Single-family semi-detached dwellings are currently proposed to be built.
2. Cluster developments allow lot dimensions to be reduced to a minimum of 3,000 square foot in R-SF zoning districts and a reduced minimum width. The smallest lot proposed is 3,864 square feet and the smallest width proposed is about 45 feet.
3. The proposed internal street has been oriented to allow for potential future connections to the north and south. This street is an extension of East Olde Ivy Street and is proposed to be gated at the entrance.
4. An equivalent amount of open space is being provided to compensate for the reduction of the lot sizes. The calculations showing equal compensation from lots to open space can be found on the drawing, in **Attachment 4**. Open space will be privately maintained by a neighborhood association. Covenants and restrictions will be reviewed and recorded along with the final plat.
5. Staff responses to the evidence presented to the standards for cluster development approval can be found in **Attachment 3**. Staff believes the evidence presented adequately meets the standards for cluster developments.
6. The preliminary plat for Reed Avenue Cottages was approved by City Council on April 4, 2022. An approved preliminary plat is active for two (2) years. If a final plat is not submitted within the two-year limit the Planning and Zoning Commission may, upon application by the subdivider, extend the effective period of preliminary approval by two years, one time.
7. Public improvement plans for the subdivision were submitted on February 27, 2024 and are currently under review by City staff.
8. If Planning and Zoning Commission approves the renewal of the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
9. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The evidence presented by the applicant and staff’s responses for the standards for cluster development approval can be found in **Attachment 3**. The Preliminary Plat drawing can be found in **Attachment 4**.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

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

PLANNING AND ZONING COMMISSION OPTIONS:

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

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

PUBLIC NOTIFICATION AND COMMENTS:

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

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

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. CITY UTILITIES:
Approved
2. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
Preliminary plat is acceptable. The following changes need to be made during the final plat process:
 - 1) New sewer easements would be required across the common area west of lot 8 and across lots 1 thru 8 even though the proposed sewer main is in the R/W. Since the proposed sewer main is closer than 5' to the R/W, a minimum 7.5' sewer easement would be required for those lots. Need to show a minimum 15' sewer easement on lots 21 and 22 also. Sanitary sewer needs to be specified if part of the utility easement.
 - 2) Note that if the amount of cover over the existing 8" SDR35 sewer main exceeds 12', it would need to be replaced with class 200 or SDR26.
 - 3) The proposed public improvements must be completed and accepted or escrowed before the final plat can be approved or any building permits can be issued.
3. FIRE DEPARTMENT:
Fire hydrant locations shall comply with 2018 IFC.
4. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:
PW-Stormwater approves the renewal of the Preliminary Plat. The final plat will have to show the spring and changes resulting from the PIP changes. Lots 9 and 10 will need to be changed in location and the road may need to extend further west. The engineer report has an updated site layout/plan that matches the latest PIP submittal.
5. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:
No comment.
6. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:
Update the following during the final plat process:
 - 1) The north adjoining subdivision is, Hilltop Heights, as opposed to Ridge Wood 1st Addition.
 - 2) Add POB to the drawing.

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk, and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush, and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to follow the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

DEVELOPMENT REVIEW STAFF REPORT

STANDARDS FOR CLUSTER DEVELOPMENT APPROVAL:

ATTACHMENT 3

Section 36-361. – Cluster Developments: Approval

- A. No cluster development may be constructed except in accordance with a preliminary subdivision plat approved by the Planning and Zoning Commission under Chapter 36, Article II, subdivision regulations.
- B. An approved preliminary subdivision plat for a cluster development shall provide for a total environment better than that which can be achieved under standard regulations. If, in the opinion of the planning and zoning commission, the proposed plan could be improved, with respect to the criteria listed below, by the reasonable modifications of the location of cluster open space or buildings or configurations of lots, streets and parking areas, the proposed plan shall be so modified or denied.

C. A permit for a cluster development shall be granted only if evidence is presented which establishes that:

	Applicant's response:	Staff response:
1. The proposed development will be in harmony with the general purposes, goals, objectives and standards of the Springfield Comprehensive Plan, this article, and the subdivision regulations;	The City of Springfield's land use plan identifies this area as appropriate for low density housing. The proposed development is consistent with the City's vision. The makeup of the lot only allows a fraction of the lot to be developed responsibly. With the cluster development proposed we are keeping all other subdivision and zoning regs in place except for the minimum lot size. The deficient space that we are missing on the individual lots will be dedicated to open space/walking trail along the back side and scattered throughout the development.	The proposed development substantially conforms to the goals, objectives and standards of the Springfield Comprehensive Plan, this article, and the subdivision regulations by preserving open space, allowing efficient use of property, and encourages future connections to the City's Street system.
2. The proposed building or use complies with all applicable regulations of this article except as modified pursuant to the authority of this section;	Correct. Residential townhomes are proposed on the development in accordance with R-SF regulations.	Residential semi-detached dwellings are permitted in R-SF, in accordance with section 36-361, cluster developments.
3. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety, and general welfare;	Neighboring properties have similar zoning and townhomes have been constructed recently on adjacent properties. The total # of units proposed is small and will not create any adverse impacts on the adjacent roadway.	The proposed buildings and uses will not have a substantial or undue adverse effect upon the adjacent property. The proposed development will have a similar density

DEVELOPMENT REVIEW STAFF REPORT

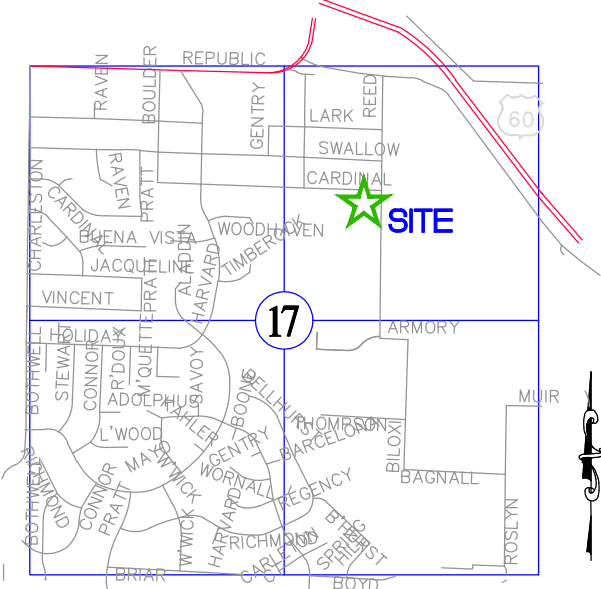
		to the surrounding neighborhoods.
4. The proposed cluster development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property, in accordance with the applicable district regulations;	The proposed development will be gated and provide a quiet, exclusive neighborhood feel for its occupants. The development is consistent with surrounding neighborhoods.	The proposed cluster development is consistent with development trends in the area.
5. The proposed cluster development will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;	Yes.	The proposed cluster development will be served adequately by all essential public facilities and services.
6. The proposed cluster development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance;	No historical features exist on-site. As many trees as possible will remain on the back portion to provide a buffer and "natural" walking trail for its residents.	No historical features will be destroyed, lost, or damages by the proposed cluster development.
7. Individual lots, buildings, streets, and parking areas are designed and situated to minimize alteration of the natural site features to be preserved;	Correct. The cluster subdivision was chosen as the best avenue to leave much of the grade along the back side of the property undisturbed. The back half drops off and City of Springfield design requirements would not allow us to design the road to follow the same slope. The "end" of the road was moved to the east and lot sizes reduced to allow the developer to keep the sites natural features intact.	The proposed cluster development will preserve much of the natural features on the western portion of the site. Only two lots are proposed to be adjacent to this area.
8. The usability of cluster open space intended for recreation or public use is determined by size, shape, topographic and location requirements of the particular purpose proposed for the site;	Yes. The back half was chosen for reasons mentioned above and to preserve the natural drainageway through the western half of the property.	The proposed cluster developments open space has been determined by its purpose to preserve the natural features of the site.
9. Cluster open space shall include irreplaceable natural features located in the tract (such as, but not limited to, stream beds, significant stands of trees, individual trees of a significant size, and rock outcroppings);	Yes, significant trees and drainageways are to be preserved on the west half of the property.	The proposed cluster development will preserve trees and drainageways on the west half of the property.

DEVELOPMENT REVIEW STAFF REPORT

10. Cluster open space intended for a recreation or public use is easily accessible to pedestrians, which accessibility shall meet the needs of the handicapped and elderly;	Yes. Easily accessible off of the street proposed.	The proposed open space has adequate frontage to public right-of-way and should be easily accessible.
11. Diversity and originality in lot layout and individual building design is encouraged to achieve the best possible relationship between development and the land; and	Yes.	The proposed cluster development provides diverse lot dimensions, which allow an equal amount of open space to be preserved.
12. Individual lots, buildings, and units are arranged and situated to relate to surrounding properties, to improve the view from and the view of buildings, and to lessen the land area devoted to motor vehicle access.	Correct. The lots have been allocated in a manor that provides the number of units in the most efficient manner.	The proposed cluster development is consistent with development trends in the area and has been designed to lessen the are devoted to motor vehicle access.

REED AVENUE COTTAGES

BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 17, TOWNSHIP 28 NORTH, RANGE 21 WEST,
IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
PRELIMINARY SUBDIVISION PLAT FOR A CLUSTER DEVELOPMENT



LOCATION SKETCH
SEC. 17, T-28-N, R-21-W
SCALE: 1"=2000'



PROPOSED CLUSTER SUBDIVISION
TOTAL UNITS: 22 UNITS
TOTAL ACREAGE: 4.74 ACRES
ROW AREA: 0.97 ACRE
NET AREA: 3.77 ACRES
CLUSTER DENSITY: 5.84 UNITS/ACRE
R-SF ALLOWED DENSITY: 7.26 UNITS/ACRE
COMMON AREA/OPEN SPACE: 1.61 ACRES
MIN LOT SIZE: 3,864 SF
MIN LOT SIZE ALLOWED IN R-SF: 3,000 SF

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DIRECTION	CHORD
C1	52.04'	125.00'	S50°26'27"E	51.67'
C2	14.75'	75.00'	N81°23'07"W	14.73'
C3	48.74'	75.00'	N57°07'54"W	47.89'
C4	19.15'	125.00'	N82°37'52"W	19.13'
C5	49.16'	125.00'	N66°58'28"W	48.85'
C6	37.51'	125.00'	N47°06'37"W	37.37'
C7	22.53'	75.00'	S47°07'16"E	22.45'
C8	41.26'	75.00'	S71°29'26"E	40.75'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.16'	S42°20'40"E
L2	1.36'	S02°33'49"W
L3	7.67'	S87°15'09"E
L4	14.12'	N47°39'20"E
L5	5.00'	S87°01'03"E
L6	5.00'	S87°01'14"E

ZONING DATA

SUBJECT PROPERTY IS ZONED R-SF (SIGNAL FAMILY RESIDENTIAL DISTRICT).

BUILDING SETBACK LINES:

FRONT YARD:

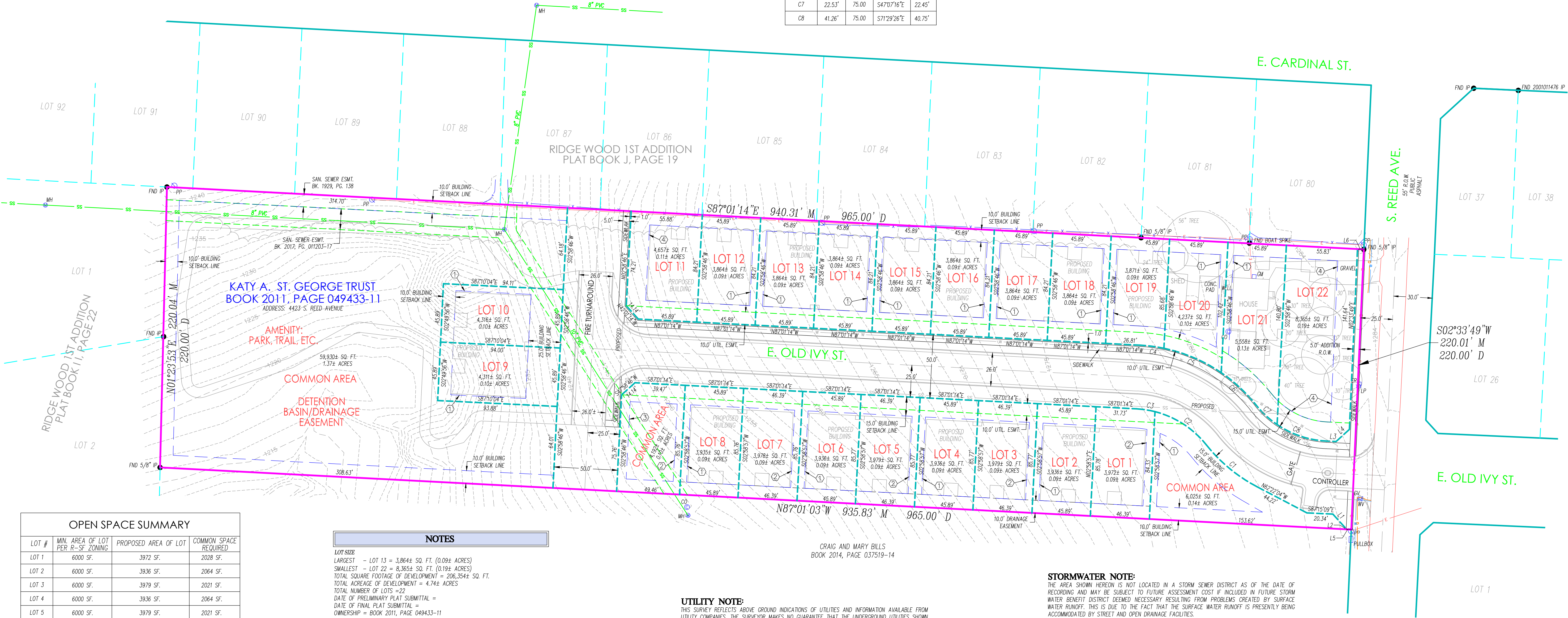
- 25 FEET ALONG A STREET CLASSIFIED AS A COLLECTOR OR HIGHER CLASSIFICATION STREET OR AS REQUIRED BY SECTION 36-453.
- 15 FEET ALONG A STREET CLASSIFIED AS A LOCAL STREET OR AS REQUIRED BY SECTION 36-453 (GARAGES SHALL BE SET BACK A MINIMUM OF 20 FEET).
- THE FRONT YARD SETBACK MAY BE REDUCED BELOW THE MINIMUM REQUIRED ABOVE IF A CONDITIONAL USE PERMIT IS APPROVED IN ACCORDANCE WITH SECTION 36-363.

SIDE: 5 FEET OR AS REQUIRED BY SECTION 36-453, SUPPLEMENTAL OPEN SPACE AND YARD REGULATIONS.

REAR: TEN PERCENT OF THE LOT DEPTH, BUT MAY NOT BE LESS THAN 10 FEET NOR SHALL MORE THAN 20 FEET BE REQUIRED.

HOWEVER, IN NO EVENT MAY A STRUCTURE BE ERRECTED CLOSER TO THE CENTERLINE OF AN EXISTING OR PLANNED STREET THAN AS PRESCRIBED BELOW.

STREET CLASSIFICATION: REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE
COLLECTOR (REED AVE.) 30 FEET PLUS REQUIRED YARD SETBACK



PREPARED BY
KENT R. PETERSON, PLS
ANDERSON ENGINEERING, INC.
3213 S. WEST BYPASS
SPRINGFIELD, MO. 65807

OWNER AND DEVELOPER
KATY A. ST. GEORGE
1320 S. OAK RUN PL
SPRINGFIELD, MO. 65809



OPEN SPACE SUMMARY

LOT #	MIN. AREA OF LOT PER R-SF ZONING	PROPOSED AREA OF LOT	COMMON SPACE REQUIRED
LOT 1	6000 SF.	3972 SF.	2028 SF.
LOT 2	6000 SF.	3936 SF.	2064 SF.
LOT 3	6000 SF.	3979 SF.	2021 SF.
LOT 4	6000 SF.	3936 SF.	2064 SF.
LOT 5	6000 SF.	3979 SF.	2021 SF.
LOT 6	6000 SF.	3936 SF.	2064 SF.
LOT 7	6000 SF.	3978 SF.	2022 SF.
LOT 8	6000 SF.	3935 SF.	2065 SF.
LOT 9	6000 SF.	4311 SF.	1689 SF.
LOT 10	6000 SF.	4316 SF.	1684 SF.
LOT 11	6000 SF.	4657 SF.	1343 SF.
LOT 12	6000 SF.	3864 SF.	2136 SF.
LOT 13	6000 SF.	3864 SF.	2136 SF.
LOT 14	6000 SF.	3864 SF.	2136 SF.
LOT 15	6000 SF.	3864 SF.	2136 SF.
LOT 16	6000 SF.	3864 SF.	2136 SF.
LOT 17	6000 SF.	3864 SF.	2136 SF.
LOT 18	6000 SF.	3864 SF.	2136 SF.
LOT 19	6000 SF.	3871 SF.	2129 SF.
LOT 20	6000 SF.	4237 SF.	1763 SF.
LOT 21	6000 SF.	5558 SF.	442 SF.
LOT 22	6000 SF.	8365 SF.	-
TOTAL REQUIRED			40351 SF.
TOTAL PROVIDED			70147 SF.

NOTES

LOT SIZE
LARGEST - LOT 13 = 3,864± SQ. FT. (0.09± ACRES)
SMALLEST - LOT 22 = 8,365± SQ. FT. (0.19± ACRES)
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 206,354± SQ. FT.
TOTAL ACREAGE OF DEVELOPMENT = 4.74± ACRES
TOTAL NUMBER OF LOTS = 22
DATE OF PRELIMINARY PLAT SUBMITTAL =
DATE OF FINAL PLAT SUBMITTAL =
OWNERSHIP = BOOK 2011, PAGE 049433-11

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

NO ACCESS FROM ANY LOT IS ALLOWED TO REED AVENUE.

LEGEND OF SYMBOLS AND ABBREVIATIONS

①	INTERNAL ANGLE # (SEE TABLE)	WV	WATER VALVE
—SS—	SANITARY SEWER LINE	GV	GAS VALVE
—E—	OVERHEAD ELECTRIC	WM	WATER METER
—G—	GAS LINE	TR	TELEPHONE RISER
—WS—	WATER SERVICE	ER	ELECTRIC RISER
—UT—	UNDERGROUND TELEPHONE	RD	ROOF DRAIN
—UE—	UNDERGROUND ELECTRIC	TRANS	TRANSFORMER PAD
—X—	FENCE LINE	MH	SANITARY MANHOLE
⊙	FIRE HYDRANT	RWM	RIGHT-OF-WAY MARKER
⊙LP	LIGHT POLE	IP	FOUND IRON PIN
P.O.C.	POINT OF COMMENCEMENT	IP	SET IRON PIN
LINE LABELS	MEASURED 100' M DEED 100' D RECORD 100' R	P.O.B.	POINT OF BEGINNING
		GL	GROUND LIGHT
		PM	PERMANENT MONUMENT
		TL	TREELINE

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 280720334E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

RECORD DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21), THENCE SOUTH 220 FEET, OR LESS, TO AN IRON PIN, THENCE EAST 965 FEET, MORE OR LESS TO THE WEST LINE OF THE ROAD AS NOW ESTABLISHED, THENCE NORTH 220 FEET, MORE OR LESS, TO AN IRON PIN SET, THENCE WEST 965 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN GREENE COUNTY, MISSOURI, EXCEPT THAT PART TAKEN OR USED FOR ROADS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

STORMWATER NOTE:

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

ALL COMMON AREAS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

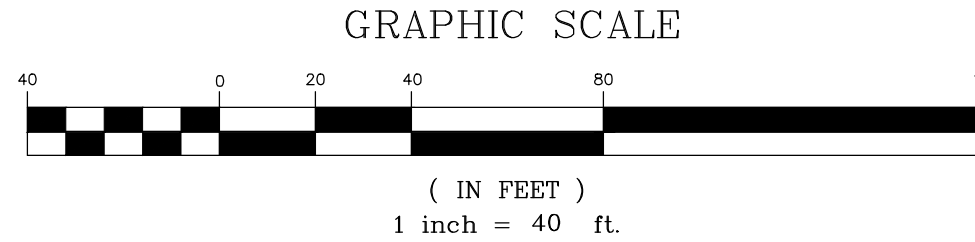
THAT I, KENT R. PETERSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED DECEMBER 23, 2021 AND SIGNED BY KENT R. PETERSON, PLS NO. 2659 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KENT R. PETERSON, PLS NO. 2659 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DATE OF LAST REVISION JANUARY 27, 2022.

ANDERSON ENGINEERING, INC. LC 62 BY:

Kent R. Peterson
KENT R. PETERSON, PLS NO. 2659



1-27-2022
DATE PREPARED



KEY NOTES

- 5.0' BUILDING SETBACK LINE
- 5.5' BUILDING SETBACK LINE
- 7.0' BUILDING SETBACK LINE
- 15.0' BUILDING SETBACK LINE



FIELD: CB
DRAWN: BAC
CHECKED: KRP

DATE: 12-23-2021
FIELD BK: N/A
JOB NO: 21SP10231

21SP10231PP
SHT. 1 OF 1 REV.

COA #000062

3213 S. WEST BYPASS
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

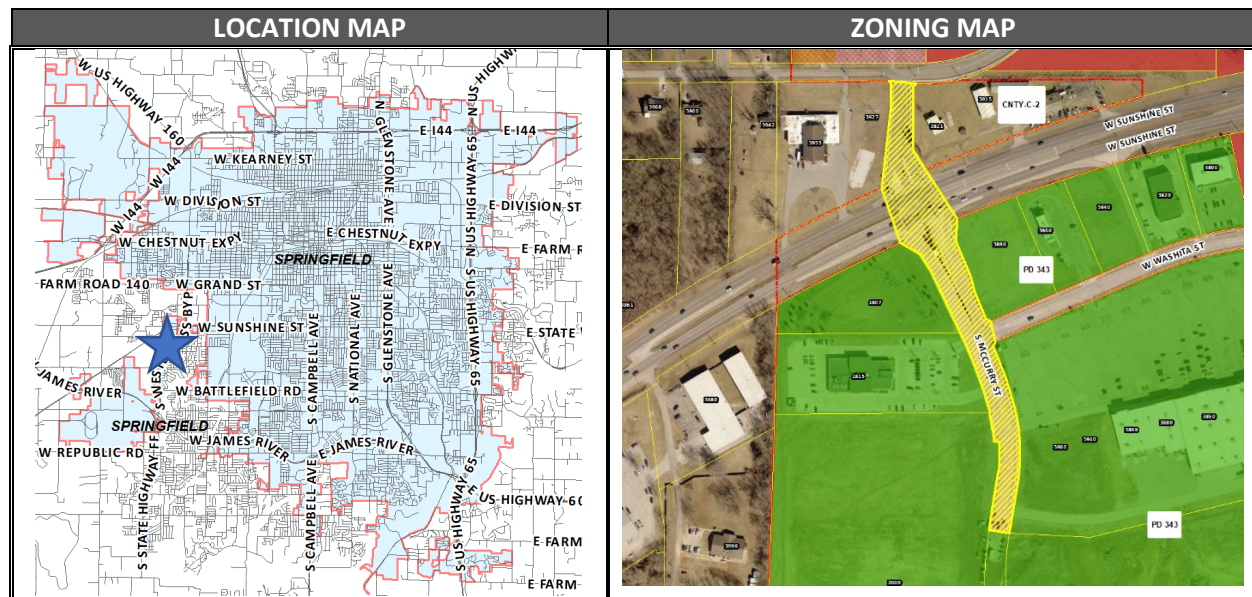
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Street Name Change No. 82
Location:	1700-2000 blk of South McCurry Street
Applicant:	City of Springfield
Existing Land Use:	Collector and commercial local roadway
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	July 11, 2024
City Council:	August 5, 2024
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Andrew Menke, Senior Planner – (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Street Name Change No. 82 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to re-assign the south 1700 block through the south 2000 block of McCurry Street to McCurry Avenue. (Roughly located between University Street and Seminole Street).



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



PROPERTY HISTORY:

The subject area in which McCurry Street is located was annexed into the City as real property in 2007 (south of Sunshine Street) and 2015 (north of Sunshine Street). The right-of-way for McCurry Street that is south of Sunshine was dedicated via plat in 2014 and 2016. The portion north of Sunshine was dedicated by right-of-way deeds in 2020.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-10. - Procedure for changing names of streets.

Before the name of any public street is changed, there shall be public notice of such proposed change and public hearings shall be held in accordance with the following procedures:

- (1) All such changes shall first be considered by the planning and zoning commission at a public hearing.
- (2) Prior to the public hearing before the planning and zoning commission, notices of such hearing shall be posted in the area where the name change is to take place, which notice shall set out the time, date and location of the public hearing, giving at least ten days' notice of the hearing. Such notices shall be conspicuously displayed by posting the notice on the city right-of-way.
- (3) The planning and zoning commission of the city shall hold its public hearing on the name change and shall submit its recommendation to the city council.

DEVELOPMENT REVIEW STAFF REPORT

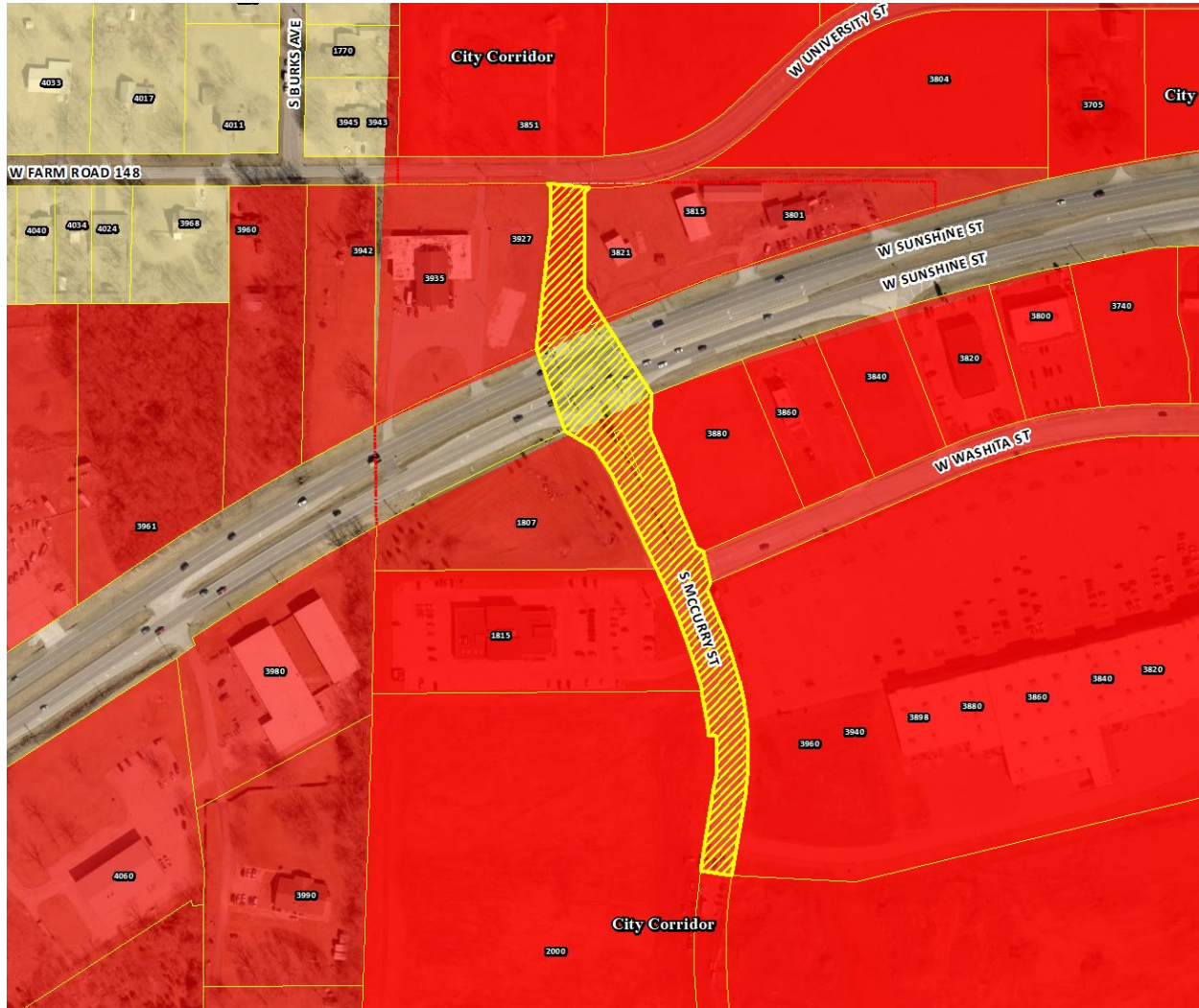
- (4) Thereafter, the city council shall hold a public hearing on the proposed name change, giving at least five days' notice of the public hearing in accordance with the provisions set forth in this section. After holding the public hearing, the city council may, in its discretion, change the name and shall give notice of such change to the post office and other appropriate public officials.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

Not applicable to Street Name Change application.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR w/ COD #166	Right-of-way	PD 343 & County C-2	PD 343 & County R-1
LAND USE	Undeveloped	Right-of-way	Retail & restaurants	Church, office, & undeveloped
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. This request is to rename the 1700-2000 block of South McCurry "Street" to South McCurry "Avenue".
2. This change will provide consistency as the suffix for McCurry is "Avenue" along the 2000-2200 south block and the 3600-3800 north block of the roadway.
3. Ordinance 6128, adopted January 28, 1947, specifies that north-south roadways shall be designated as "avenues" and east-west roadways shall be designated as "streets".
4. The City's Transportation Plan identifies McCurry Street as a collector roadway from University Street to Washita Street and a commercial local roadway from Washita Street to the southern terminus of the subject area.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal meeting the approval criteria listed in Attachment 1.

PLANNING AND ZONING COMMISSION OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed street name change:

1. Recommend against the proposed street name change, or
2. Recommend approval of the proposed street name change.

PUBLIC NOTIFICATION:

The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners adjacent to the proposed street name change.

Notices sent to property owners
adjacent to the proposed street
name change:

Mailed: 7

Returned: 0



DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

MISSOURI DEPARTMENT OF TRANSPORTATION (MoDOT):

Intersection of Sunshine (MO-413) and McCurry Ave already labeled as such. MoDOT has no concerns.

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION

Approved.

911 EMERGENCY COMMUNICATIONS:

Approved.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

No comment.

PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

JULY 11, 2024

August 5, 2024

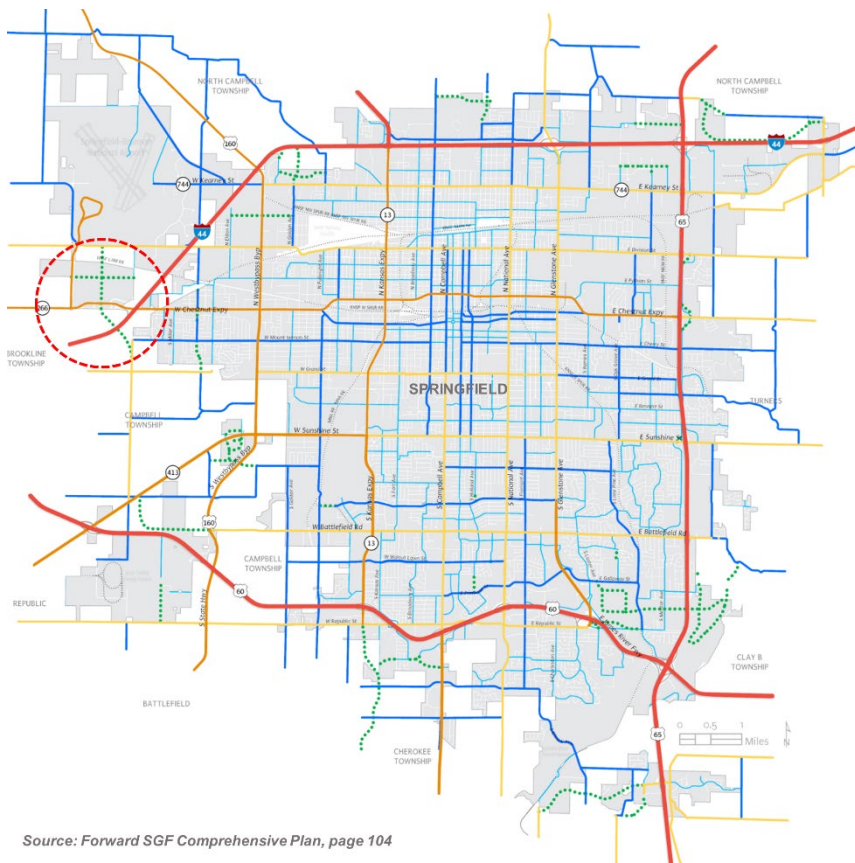
CASE: Major Thoroughfare Plan Amendment

LOCATION: From South Farm Road 115 near West Farm Road 136 and extending northwest then north to West Farm Road 124; from West Chestnut Expressway at North Deer Lake Avenue and extending north to the future collector (extension of West Farm Road 128).

STAFF: Scott Bachman, AICP, 864-1997

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



Source: Forward SGF Comprehensive Plan, page 104

SUMMARY OF REQUEST:

To amend the Major Thoroughfare Plan exhibit on page 104 of the Springfield, Missouri, Forward SGF Comprehensive Plan to (1) remove a future primary arterial from South Farm Road 115 near West Farm Road 136 and extending northwest then north to West Farm Road 124, and (2) add a future collector from West Chestnut Expressway at North Deer Lake Avenue and extending north to the future collector (extension of West Farm Road 128).

FINDINGS FOR STAFF RECOMMENDATIONS:

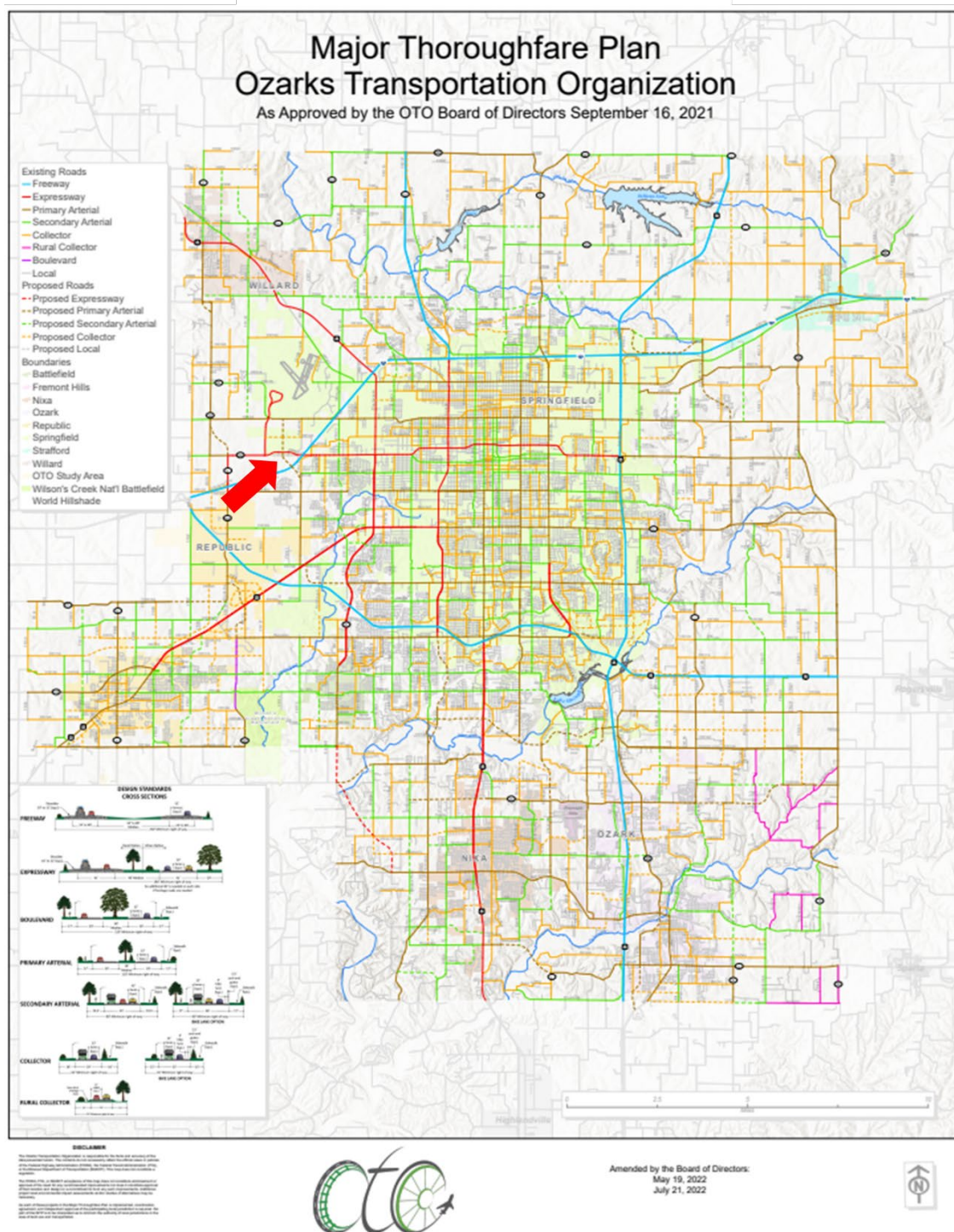
1. The Springfield, Missouri, Forward SGF Comprehensive Plan was adopted by City Council on November 14, 2022. Chapter 9, Transportation & Mobility, describes the Major Thoroughfare Plan on page 102 and depicts the major thoroughfares within the city on page 104.
2. The Major Thoroughfare Plan ("Exhibit A"), as maintained by Ozarks Transportation Organization (OTO) in coordination with member jurisdictions, represents future roadway functions in the region. It provides an overall framework for making decisions on thoroughfare improvements and extensions, identifies approximate locations of future major transportation corridors, and serves as a general guide for securing street rights-of-ways. Future roads are shown in general locations, and the actual locations may vary.
3. The Planning and Zoning Commission and City Council have the authority to amend the Major Thoroughfare Plan per Section 11.6. in the City Charter.
4. Staff has determined that the future primary arterial from South Farm Road 115 near West Farm Road 136 and extending northwest then north to West Farm Road 124 is not a feasible solution due to the need to span a railroad, access road, and Interstate 44 in close proximity to the existing interchange at Exit 72; has been made unnecessary due to the construction of other primary arterials (West Chestnut Expressway and Airport Boulevard) in the same area; and therefore should be removed from the Major Thoroughfare Plan exhibit on page 104 of Forward SGF (refer to "Exhibit B"). Staff also has determined that a future collector from West Chestnut Expressway at North Deer Lake Avenue and extending north to the future collector (extension of West Farm Road 128) would help provide for

Development Review Staff Report

an adequate system of thoroughfares to ensure logical development, ensure efficient movement of people and goods, and therefore should be added to the Major Thoroughfare Plan exhibit on page 104 of Forward SGF (refer to "Exhibit C").

TRANSPORTATION PLAN:

Exhibit A



PLAN AMENDMENTS:

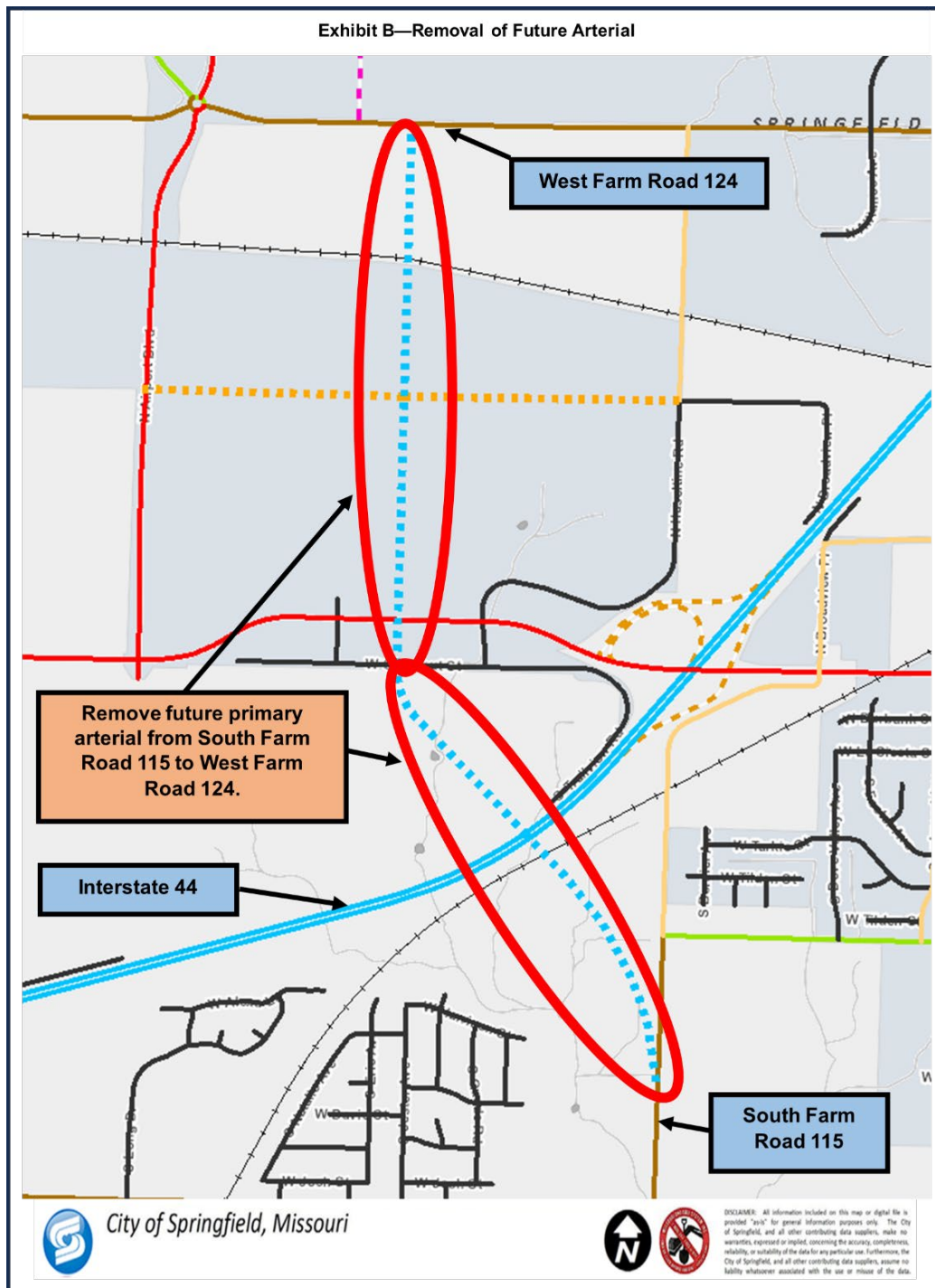
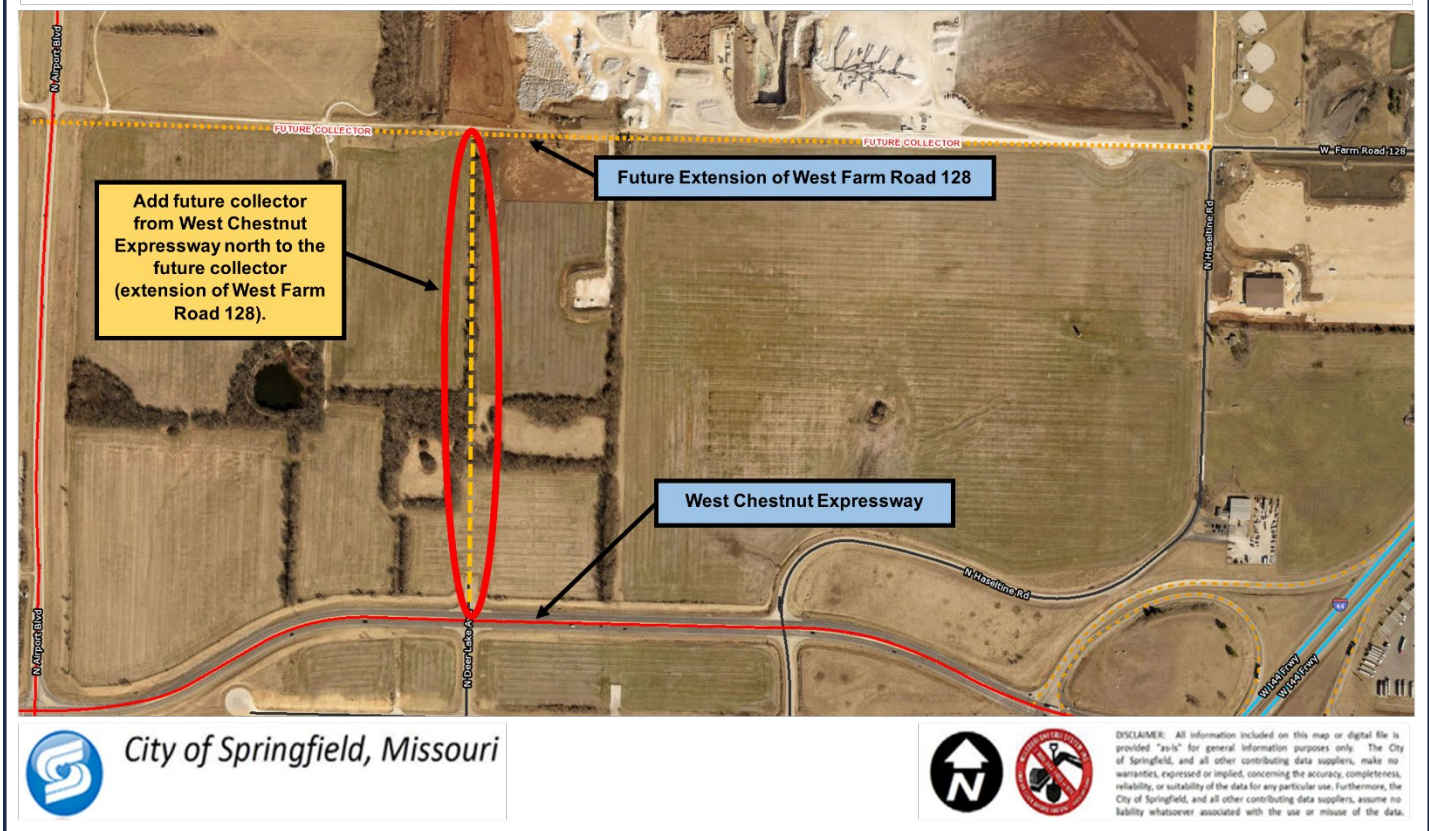


Exhibit C—Addition of Future Collector



COMPREHENSIVE PLAN RECOMENDATIONS:

The Major Thoroughfare Plan should be reviewed at least every five years with amendments adopted by OTO (the designated Metropolitan Planning Organization for the Springfield urbanized area) and the City of Springfield (and other OTO member jurisdictions, as applicable) based on the degree to which the existing and future streets are projected to provide mobility to through traffic and access to adjacent land (page 102).

PLANNING AND ZONING COMMISSION AUTHORITY:

Section 11.2. Planning and zoning commission—Powers and duties.

The city planning and zoning commission shall have the power and shall be required to:

- (1) Prepare and recommend to the city council a master plan, and amendments thereto, for the physical development of the City, as defined in this Article.
- (2) Prepare and recommend regulations pertaining to subdivision and development of land to the city council.
- (3) Review and approve subdivisions and development of land in accordance with the authority and procedures established by the city council.
- (4) Prepare for the city council an official map of the City and make recommendations with respect to proposed changes in such map.
- (5) Review and make recommendations with respect to proposed changes in the zoning ordinance and zoning map.
- (6) Hold public hearings on requests for rezoning, amendments to the zoning ordinance, amendments to the comprehensive plan, and such other planning and zoning matters as may be required by law or the provisions of this Charter. Rules with respect to the conduct of public hearings shall be adopted by the commission.
- (7) Review and recommend proposed capital improvements which in the opinion of the commission are necessary or desirable to be constructed.

- (8) Promote public interest in and understanding of the comprehensive plan and of zoning and planning.
- (9) Perform such other investigations and studies as may be referred to it by the city council or the city manager and make recommendations thereto.
- (10) Meet not less than once each month and keep a public record of its resolutions, findings and determinations.

Section 11.6. Adoption of master plan.

The commission may adopt the master plan as a whole by a single resolution or may by successive resolutions adopt successive parts of the plan, said parts corresponding to major geographical sections of the city or to functional divisions of the subject matter of the plan, and may adopt any amendment or extension thereof or addition thereto. The adoption of the plan, or any such part, amendment, extension or addition shall be by resolution carried by the affirmative vote of not less than a majority of the commission, but before the adoption of the plan or any such part or any modification, extension or addition, the commission shall hold at least one public hearing on the proposed action. An attested copy of the plan or part thereof shall be certified to the council. Neither the master plan, nor any element of the plan, shall have the legal effect set out in Section 11.7 of this chapter unless the plan, or the element of the plan in question, shall have been approved by the city council.

Section 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

Development Review Staff Report



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.

STAFF COMMENTS:

1. The Springfield, Missouri, Forward SGF Comprehensive Plan was adopted by City Council on November 14, 2022. Chapter 9, Transportation & Mobility, describes the Major Thoroughfare Plan on page 102 and depicts the major thoroughfares within the city on page 104.
2. The Major Thoroughfare Plan ("Exhibit A"), as maintained by Ozarks Transportation Organization (OTO) in coordination with member jurisdictions, represents future roadway functions in the region. It provides an overall framework for making decisions on thoroughfare improvements and extensions, identifies approximate locations of future major transportation corridors, and serves as a general guide for securing street rights-of-ways. Future roads are shown in general locations, and the actual locations may vary.
3. Regarding the properties through which the future primary arterial was generally proposed, those located south of Interstate 44 and immediately north of Interstate 44 are owned by several different property owners and are within the jurisdiction of Greene County.
4. The properties within the area bounded by Chestnut Expressway to the south, Airport Boulevard to the west, the BNSF Railway to the north, and Haseltine Road to the east (as well as those immediately south of Chestnut Expressway and some immediately west of Airport Boulevard) all are owned by one property owner and are zoned Planned Development. These properties have access to other primary arterials (West Chestnut Expressway and North Airport Boulevard), so the future primary arterial would be unnecessarily redundant. However, the proposed future north/south collector, in conjunction with the existing future east/west collector, would help ensure efficient movement of people and goods through the area.
5. Missouri State Statute Chapter 89.400.1 requires a municipality to file a certified copy of any adopted major street plan in the office of the county recorder. The city will file a copy of the Major Thoroughfare Plan with the Greene County Recorder's office upon adoption by the Planning & Zoning Commission and the Springfield City Council.

NEIGHBORHOOD MEETING:

A neighborhood meeting is not required.

PUBLIC NOTIFICATIONS:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing.