



City of Springfield

Agenda

Administrative Review Committee

September 12, 2024

3:30 PM

Via Zoom/ Development Review
Conference Room 199
840 Boonville Avenue
Springfield, MO 65802

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. September 5, 2024

3. HEARINGS.

3.1. ARC2024-00039
3830 S LONE PINE AVE ~ Vine Pairings ~ ARC
Applicant: VINE PAIRINGS LLC
Work Type: Land Development Code Unclear

3.2. ARC2024-00038
4860 W JUNCTION ST ~ SRC 4860 W Junction St - Sidewalk Buyout ~ ARC
Applicant: LEE ENGINEERING & ASSOCIATES, LLC
Work Type: Fee-in-lieu of sidewalk

4. JOIN ZOOM MEETING.

4.1. Meeting ID: 912 8621 5381
Passcode: 334931

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.

September 5, 2024
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

The Administrative Review Committee met in regular session in Development Review Conference Room #199 and/or via Zoom.

ARC2024-00036

4580 W CALHOUN ST

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Dan Smith, Martin Gugel and Bob Hosmer. Staff: Chad Zickefoose, Laura Vales and Samantha Payne (via zoom).

REPRESENTATIVE: Zachary Freeman and Nicholas Banner

See ARC2024-00037 for details.

Dan: Proposes deferment of Westgate when future development occurs.

ARC ACTION:

Dan motioned to approve the deferment to future development at that time based on the fact that we are portioning the sidewalk on Calhoun (ARC2024-00037) side at this time. Martin seconded.

3/0 Approved w/Conditions.

Result: ApprvCond

ARC2024-00037

4580 W CALHOUN ST

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Dan Smith, Martin Gugel and Bob Hosmer. Staff: Chad Zickefoose, Laura Vales and Samantha Payne (via zoom).

REPRESENTATIVE: Zachary Freeman and Nicholas Banner

Bob went over what is being requested and looking at sidewalk distance/length vs. building

Nicholas asking for a pro-rated portion due to the frontage of property.

Bob asked about value to building and Dan noted it has plenty of value and should not be a consideration.

Dan suggested reducing length as a good rationale for doing it.

Dan/Chad: Went over what APAC is proposing/building, suggesting to build a piece of sidewalk to connect to their office which may be cheaper than fee-in-lieu of.

Dan: Defer the other sidewalk (Westgate/ARC2024-00036) to future development at that time and only address this location.

Dan/Chad: Went over the criteria for fee-in-lieu of (Zoning Code 5-3108).

ARC ACTION:

Dan motioned to approve reduce the sidewalk requirements for this project and limit it to constructing the sidewalk on Calhoun from the piece of sidewalk that they (APAC) are currently constructing to their driveway. Defer the remaining sidewalk (Westgate) when future development occurs. Martin seconded.

3/0 Approved w/Conditions.

Dan motioned to approve the minutes with correction on Brad/Martin name for August 29, 2024. Martin seconded. 3/0. Approved

Result: ApprvCond