



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

September 12, 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. August 22, 2024

3. COMMUNICATIONS.

3.1. August 2024 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

4.1. Relinquishment of Easement 943
3471 West Kearney Street (Applicant: Airport Plaza Development Group, LLC)

4.2. Relinquishment of Easement 944
1475 North Campbell Avenue (Applicant: Assemblies of God General Council)

4.3. Relinquishment of Easement 945
1421 North Campbell Avenue (Applicant: Assemblies of God General Council)

4.4. Relinquishment of Easement 946
4580 West Calhoun Street (Applicant: APAC Central, Inc.)

4.5. Request to Acquire 548
817 North Boonville Avenue (Applicant: City of Springfield)

5. UNFINISHED BUSINESS.

- 5.1. Z-16-2024
1055 South Campbell Avenue (Applicant: John Dittrich)

6. PUBLIC HEARINGS.

- 6.1. Z-12-2024 COD 252
2533 North Fort Avenue (Applicant: Suresh Chiluveru)
- 6.2. Z-15-2024
1403, 1407, 1413, 1417, 1423 & (approximately) 1428 North Beverly Avenue
(Applicant: Amax Properties, LLC)
- 6.3. Z-23-2024
1719 East Atlantic Street (Applicant: Skyline Investment Company, LLC)
- 6.4. Z-25-2024 COD 260
509 West Whiteside and 2120 South Wedgewood Avenue (Applicant: Hughlett Trust)
- 6.5. Planned Development 389
737, 745, 751, 761 & 801 North Broadway Avenue and 732 & 742 North Weaver
Avenue (Applicant: Drew Lewis Foundation, Inc.)
- 6.6. Vacation 838
2300 blk of West Lynn Street (Applicant: City of Springfield)

7. OTHER BUSINESS.

- 7.1. Initiate Rountree UCD Regulation Subarea B & D - Text Amendment
(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
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

August 22, 2024

6:30pm

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

ROLL CALL.

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

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

APPROVAL OF MINUTES.

The minutes of July 11, 2024, were approved.

COMMUNICATIONS.

City Council summary for July 2024.

CONSENT ITEMS.

Relinquishment of Easement 941
1855 East Chestnut Expressway
Applicant: The Kitchen, Inc.

Request to Acquire 546
400 West Division Street, 521 & 539 West Lynn Street,
1421, 1429 & 1475 North Campbell Avenue, and 431,
435, 500, 506 & 512 West Hovey Street
Applicant: Springfield Public Schools

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Relinquishment of Easement 941 and Request to Acquire 546, Commissioner Scott seconded the motion. They **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

UNFINISHED BUSINESS.

PUBLIC HEARINGS.

Z-11-2024

1345, 1351, 1357, 1400, 1414 & 1416 East Florida Street

Applicant: William Jr. and Anedra Mosley

Mr. Neal stated that this is a request to rezone approximately 1.6 acres of property from GM, General Manufacturing District to R-TH, Residential Townhouse District.

Anedra and Bill Mosley, 300 E. Sunshine Street stating that they want to make the neighborhood better, it has a lot of empty lots and here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-11-2024, Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

Z-13-2024

3081 West Sunshine Street

Applicant: McCurry Plaza, LLC

Mr. Neal stated that this is a request to rezone approximately 2.7 acres of property from County C-2, General Commercial District to HC, Highway Commercial District.

Mr. Caleb Freeland, 3213 S. West Bypass looking to rezone to Highway Commercial and here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-13-2024, Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

Z-16-2024

1055 South Campbell Avenue

Applicant: Family Tax Service, LLC

Request to postpone to the September 12, 2024 Planning and Zoning meeting, received 48 hours in advance of the public hearing.

Z-20-2024
3253 East Chestnut Expressway
Applicant: Frisco Building, LLC

Eric Pauly recused himself noting that his employer is renter in that building.

Mr. Sparlin stated that this is a request to rezone approximately 7.8 acres from HM, Heavy Manufacturing to HC, Highway Commercial.

Mr. Bob Newell, 3253 E. Chestnut Expressway and here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-20-2024, Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: None. Abstain: None. Eric Pauly recused himself.

Z-21-2024 COD 259
3525 East Battlefield Road
Applicant: Lester E Cox Medical Centers

Mr. Sparlin stated that this is a request to rezone approximately 11.5 acres from GR, General Retail with Conditional Overlay District No. 180 to GI, Government and Institutional Use District with Conditional Overlay District No. 259.

Mr. Anthony Swanigan, 5051 S. National here as the applicant's representative and received great feedback from the neighborhood meeting and here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-21-2024 COD 259; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

Z-22-2024 COD 258
1739, 1745 & 1755 South National Avenue and 1111, 1119, 1133, & 1141 East Sunshine Street and 1138 East University Street
Applicant: BK&M, LLC

Christopher Lebeck recused himself with the following note: On the written advice and guidance of the legal department for the City of Springfield, I am recusing from this item as I'm a property owner in the University Heights neighborhood mere blocks from the proposed rezoning, and a putative plaintiff in the pending litigation, the city's legal department has advised that I need to read into the record under the city code of Ethics section 2161, that I have an implied conflict of interest because a decision on this rezoning directly affects the property value of my family's home.

Mr. Neal stated that this is a request to rezone approximately 2.6 acres of the subject property generally located from R-SF, Single-Family Residential District to GR, General Retail District and establishing a new Conditional Overlay District No. 258.

Mr. Scott asked about the traffic study and the measures taken for the two medians, landscape island, and the speed cushions as improvements.

Mr. Brett Foster stated that he believes it will substantially improve the traffic situation and with the development the city will be able to procure right-of-way (ROW) and build a southbound to westbound turn lane on National. With the speed cushions it will dramatically reduce people wanting to cut through and speeding in the neighborhood.

Mr. Colony asked about the traffic calming measures and if Public Works has discussed/consulted with the neighborhood and if there has any feedback on the measures and if they have received any complaints.

Mr. Foster stated that they have spoken with the Neighborhood Advisory Committee, fire department, and others about these specific devices in those specific locations but have not specifically gathered feedback from the neighborhood. He also noted that they do get complaints about speeding in all neighborhoods and this area is not as bad as other neighborhoods.

Mr. Colony asked if the taxpayers would pay for the traffic calming measures.

Mr. Foster noted that the developer has agreed to cover the costs based on the concerns of the neighborhood.

Ms. Ridge wanted to clarify about turning right from National Avenue onto University Street and noting that it will be blocked past the development.

Mr. Foster noted that based on the proposed infrastructure and of the neighborhoods concerns, you cannot proceed westbound on University Street past the development's entrance.

Mr. Chris Wynn, 5051 S. National representing the owner and noted that traffic was a major issue at the neighborhood meeting and stated that they are implementing traffic calming measures based on the neighborhood meeting (landscape island/speed cushions).

He also mentioned about general rezoning with a conditional overlay district versus a planned development and noted that they do not have a committed user for a planned development, so no site plan submitted, but will have to come forward for approval later.

Mr. Doennig asked about what part of the code would prevent a three-story hotel with a flat roof or a strip center.

Mr. Wynn noted that they have height limitations of 45 feet and stating that they are architectural standards that a strip center would have to follow (60% stone, brick, and stucco).

Mr. Knuckles asked about a planted median on University Street and if it only blocks one lane and the types of buffer yards.

Mr. Wynn noted that it would block the westbound lane, but still allows emergency vehicles to have access and they will be putting in an improved buffer yard (green giant trees or 8' tall stone wall).

Mr. Glenn Green, 901 E. Saint Louis representing my parents who has lived in University Heights for 50 years and questions whether the zoning is met in terms of the requirements of changing zoning from what the zoning is currently, and if they justified it and met their burden. He stated that when a developer is seeking spot rezoning that is arbitrary and unreasonable for the sole benefit of the private interest of the owner then it would be invalid. He noted that the applicant has not met the standards of being in harmony with the comprehensive plan and this is a traditional neighborhood and went over other issues and concerns.

Mr. Scott asked about this complying with the Comprehensive Plan and stated that the Comprehensive Plan shows an integration of residential to higher density residential and even fringe commercial and you also infer that it would only apply to development moving forward but wouldn't apply to this neighborhood.

Mr. Green noted that the staff report is trying to indicate that the designation is incorrect of being a traditional residential neighborhood and should not be changed to this institutional place-type and that chapter seven of Forward SFG prioritizes neighborhood identity and this neighborhood was originally developed in 1920 through 1940.

Mr. Don Donbar, 932 E. Kingsbury gave his background and believes he is having to defend his home repeatedly the last couple of years and the neighborhood has lost families (moved) due to the concerns of this development and if they continue knocking down more houses, then inevitably it will bring more traffic, more problems, etc., and look to the notion of quality of place.

Mr. Scott thanked Mr. Donbar for his comments about quality of place and asked if this may enhance his quality of life by this development.

Mr. Donbar noted that they are looking exactly what University Heights offers as it stands.

Mr. Colony thanked Mr. Dunbar for this dedication to come back several times to speak on behalf of the neighborhood.

Ms. Dixie Sleight, 1124 E. University stated that is adjacent to her backyard and that her own 8' privacy fence does not block out any issues. She voiced her concern for the demolished homes and trees already gone and noted that Forward SFG states that the quality of place is the guiding principle for redirecting growth and planning for the next 20 years and the rezoning is not consistent with it and her hours of operation are not 6:00am to 11:00pm.

Ms. Barbara Robinson, 1010 E. University noted the neighborhood has been identified as Single Family Residential for 100 years and noted that the proposed rezoning does not allow for plans for traditional single family uses and voiced her concern for traffic issues stating that her neighborhood would have problems just getting out of their driveway. She also noted that there was a threat to sue if an appeal was pursued and said such behavior by the developer and their attorney is not best practices or civility.

Mr. Pauly asked if she was part of the Forward SGF list of volunteers and she stated that she was not.

Mr. John Walstrand, 1116 E. Portland stated that his parents bought the house in 1967 and voiced his concerns for traffic issues and that he is retired and was able to do an informal traffic count on Portland Avenue from 7:30am to 7:30pm with 1038 cars going up and down for 5 days. He also noted that some of the side streets are extremely narrow and hard to get through.

Mr. Kirk Banasik, 947 E. Portland stated that under Forward SGF that the proposed conditional overlay district language does not support the neighborhood's uniqueness and is considered a traditional neighborhood and

stated that it has many Bisman homes that favor the traditional English Tudor cottage. He also expressed concerns about fire trucks and needing to navigate the turnarounds as a safety issue.

Ms. Maggie Castrey, 1006 E. Linwood stated that they are opposed to the rezoning by inflicting heavy damage on our neighborhood and property value and quality of life. She also noted that violate the homeowners trust in their 100 years of residential zoning and will greatly include traffic through the neighborhood and reduce its safety. She stated Forward SFG will be violated if rezoned and asked for the project to be rejected.

Ms. Cynthia Bylander, 1005 E. Kingsbury noted that she has two beautiful maples trees that were planted in 1948 and that it was a requirement to plant two maples trees at that time and this is why the neighborhood is so beautiful. She also voiced her concern for the traffic and the [potential of being a hazard to the people who walk everyday and has had her house remodeled to meet the standards of the area and has invested a large amount of money and stated that there are a lot of Bisman Homes in University Heights.

Ms. Nancy Cooper, 635 E. University talked about the development of strip malls along Sunshine Street and how many of them are boarded up, noting that the large front yards with mature landscaping and trees and believes that any development will stick out like a sore thumb and cause more water runoff.

Ms. Nancy Williams, 953 E. Linwood talked that the development pattern along Sunshine and National where there is the hospital and clinic, and a strip mall that has been mostly empty since the beginning and asked how this development is going to be successful and does not want it and gave examples of areas that are blighted and empty and looks awful. She also stated that on pages 19 and 35 of Forward SGF it mentions the current and future place types as residential and not commercial.

Mr. Pauly noted his appreciation for Ms. Williams on being involved with the Forward SPF process and gave a small overview of what it entailed.

Mr. Doug Carroll, 815 E. Portland asking the commission not to approve this development and noted the entrances to the proposed development and has looked at other intersections throughout the city and noticed how close some retail stores has caused severe traffic congestion and does not want to see traffic flow through the neighborhood and believes people will just drive around the landscape island.

Mr. Jeff Carney, 920 E. Kingsbury has lived in University Heights for 34 years and how this development has allowed for property to be blighted and less attractive to single family homes and noted the Forward SGF has the area as a traditional family home and currently they are less than a 15 minutes' walk from anywhere in the neighborhood without being concerned about traffic and does not need more retail. He voiced his concerns regarding traffic, and it will be more dangerous with additional traffic and believes that people are selling and moving due to the despair of the proposed development.

Mr. Jeff VanDenBerg, 801 E. Kingsbury is here to speak against the rezoning specifically because of the negative environmental impacts that it will have and the incompatibility with Forward SGF. He asked the commission to consider the sights, sounds, and smells that would attract rodents and nuisance birds if restaurants are built as well as light pollution, increased traffic, increased storm water runoff, noting that a minimum of 1.23 acres will be impermeable if developed. He also noted that City Council voted to have a corridor study for Sunshine and believes this is premature to rezone.

Ms. Norma Capecci, 900 E. Kingsbury stated that she was planning on remodeling her 87-year-old Bisman home when the threat of rezoning the corner made her pause and has been told that the development could cause a decline in home values (20% to 25%). She went over the history of the neighborhood and stated that Forward SGF notes that there should be a one or two block transition between place types, but the developer is using a blank wall and a residential street to transition from commercial to residential.

Ms. Rina Edge, 1030 E. Stanford is against the proposed rezoning stating that it is a place for unique and historically significant single-family homes and not a place for general retail and that the neighborhood is coming up to its 100-year anniversary. She also noted that neighborhood exemplifies the goals placed in Forward SGF and that the proposed rezoning destroys the community and the development on the other corner of National/Sunshine is part empty and that there are areas that have vacancies and has heard suggestions to fill the gap of missing middle housing types by utilizing mixed use buildings.

Ms. Evelyn Mangan, 818 E. Portland opposes the general retail rezoning and stated that she had met with Mr. Duda and talked about the traffic flow and the how impact is going to be had on the neighborhood. Gave out examples of the traffic flow for the area and voiced her concern at the traffic engineer's remarks about traffic calming measures.

Mr. John Stinson, 1110 E. Stanford gave out information that University Heights offers to the city that a business development does not and quoted \$502M (yearly) that is spent by people living in the neighborhood and went over other examples and does not believe that a strip mall would ever generate for Springfield over \$500M a year and stated that the average lease on strip malls is one year. He also noted that upcoming 100-year anniversary and believes we are destroying history.

Ms. Judy Stanfill, 926 E. University asking the commission if they have ever been visited or walked in the neighborhood and that the development of University Heights was a dream and was very successful and Mr. Duda has not invested anything into the neighborhood, and no one will benefit from the development. She voiced her concern regarding traffic and even has problems now with getting through as well as people speeding.

Ms. Broekhoven closed the public hearing.

Mr. Scott noted that Forward SGF was an enormous undertaking and did take hundreds of hours of input and that ownership, neighborhoods, mixed uses, greenfield development, and quality of place were discussed tonight and that what might be a quality of place to one could be a quality of place would be different for someone else and trying to balance work, live and play scenario. He noted that that staff is trying to approach a brand-new Comprehensive Plan and that it is also new to the Commission.

Mr. Colony stated that if done harmoniously, in a manner that protect and even enhances the existing charm and character of the neighborhood, it could be redeveloped successfully and believes that the collaborative creativity to offer a high level of confidence in the finished development is not being proposed by the conditional overlay district language. He also stated that he believes the developer has made revisions and attempts for the neighborhood, but not heard important harmony and character that are in Forward SGF and will not be supporting the proposal.

Ms. Ridge stated that she wants the best of Springfield preserved and move forward and believes that because it is a busy intersection that it does not have to be commercial and gave out examples of other cities with similar areas (large houses that have reuses) and noted that she has no problems with the previous proposals but if they were at another location and will not be able to support it.

Ms. Gunther wanted clarification on what is being proposed on University Street.

Mr. Foster stated from University Street you will only be able to do a right turn on National Avenue and that westbound traffic will not be able to go past the proposed entrance to the development. Again, she noted that University Street is a problem which has held her back each time and it is not ideal.

Mr. Doennig went over what his thoughts were – developer speculatively purchased the properties, and that the applicant has failed to prove any changed conditions making the rezoning necessary and stated the new homes built on University and Sunshine Street in the past 20 years. He also noted that the developer has not proven the conditional overlay district is compatible with the neighborhood and that the commercial development across the way was built on mostly vacant property and did not negatively impact the neighborhood along University Street due to lack of access requirement from that street and believes it is incompatible with Comprehensive Plan and the traffic plan is a disaster and will not be in support.

Mr. Pauly stated even though it has been brought forward previously there has not been the right or enough information to go ahead and yes and so will not be able to support it.

Ms. Ridge also stated that when people come to the intersection it is noted that it is a beautiful stretch of homes between Sunshine and Grand Street and like preserving quality neighborhoods that give a positive impression.

Ms. Broekhoven noted that she does drive through the neighborhood and sees that people have put in a lot of personal investment into their homes and believes that the Comprehensive Plan would want to protect and buffer against development that may damage it. She also noted that the traffic layout drive is the foundation of what is happening, and that developer could have proposed a more meaningful design and proposition and that this is an opportunity to have less intense buffer zone development and will not recommend approval.

Mr. Scott went over his history of historic restoration and stated that his viewpoints has evolved and likes the residential aspects of it as a transitional type of solution. He noted that there are other solutions and would like to see it as compatible to the neighborhood and believes that it follows Forward SGF. He noted that the constraints on the site and building development have been negotiated positively and provide good protections for the neighborhood as well as the traffic reducing and safety measure. He voiced his opinion on stand-alone vape shops and would add an additional limited use of land and buildings (definition of uses) and believes that Forward SFG is a correction of errors in the past and see a greater need to step forward in the commissions approach.

Mr. Knuckles stated that it is a tough intersection to work with, but believes that the island and limited turn lanes would work and that development of this corner is inevitable and the proposed development fits in the neighborhood, noting that the conditional overlay district does limit what the developer can do but would like to see that is less intense than a three story building, but will support it, however still have concerns.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Z-22-2024 COD 258; Commissioner Doennig seconded the motion. It **Failed** with the following vote: Ayes: Commissioner Knuckles and Commissioner Scott. Nays: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Colony, and Commissioner Doennig. Absent: None. Abstain: None. Christopher Lebeck recused himself.

OTHER BUSINESS.

Rountree UCD Regulation Subarea C - Text Amendment

Applicant: Tie & Timber Beer Co.

Mr. Sparlin stated that this is a request to amend the Rountree Urban Conservation District No 2 section 4 Subarea A through D Regulations to modify the finished floor elevations to allow for a four (4) feet maximum height if developed with a pedestrian oriented frontage with a minimum building setback of at least four (4) feet. The frontage shall be used as pedestrian oriented space along the façade of the building.

Mr. Knuckles questioned asked for clarification of what they are requesting.

Mr. Sparlin noted that they are adding a new building and during the design process they noted a problem with the requirement of the finished ground level (needed to be within 6' of adjacent sidewalk).

Staff and Commission discussion on what is required and topography challenges, exiting building, walkout, and the building to be removed. It was noted that the diagram looked confusing, but with further discussion it was explained and clarified.

Mr. Curt Marshall, 1459 E. Cherry noted the issues requiring the steps into the first floor and here to answer any more questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Doennig moved to approve Rountree UCD Regulation Subarea C - Text Amendment; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Street Name Change 82, Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Scott. Abstain: None.

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

Mr. Scott Bachman stated that this is a request for two amendments (1) removal of future primary arterial from South Farm Road 115 and proceeding northwest then north to West Farm Road 124, and (2) addition of future collector from West Chestnut Expressway at North Deer Lake Avenue and extending north to the future collector (extension of West Farm Road 128).

Mr. Bachman noted that it will be maintained by Ozarks Transportation Organization (OTO), in coordination with member jurisdictions, and that City of Springfield's portion of MTP contained within Forward SGF Comprehensive Plan. Proposed amendments being considered by both City of Springfield and Greene County. Staff recommends approval.

Mr. Doennig asked about the number of land owners in the north south proposed section of the thoroughfare.

Mr. Bachman noted where there is one owner for one section and several owners of the other section.

No speakers.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to Major Thoroughfare Plan Amendments; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: Commissioner Doennig. Absent: Commissioner Scott. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 08/01/2024 To: 08/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Z-11-2024 1345 E FLORIDA ST 1351 E FLORIDA ST 1357 E FLORIDA ST 1400 E FLORIDA ST 1414 E FLORIDA ST 1418 E FLORIDA ST	8/22/2024 Approved		
Z-13-2024 3801 W SUNSHINE ST	8/22/2024 Approved		
Relinquishment of Easement 941 1855 E CHESTNUT EXPY	8/22/2024 Approved		
Z-20-2024 3253 E CHESTNUT EXPY	8/22/2024 Approved		
Z-21-2024 COD 259 3525 E BATTLEFIELD RD	8/22/2024 Approved		
Request to Acquire 546 400 W DIVISION ST 1421 N CAMPBELL AVE 1429 N CAMPBELL AVE 1475 N CAMPBELL AVE 431 W HOVEY ST 435 W HOVEY ST 500 W HOVEY ST 506 W HOVEY ST 512 W HOVEY ST 521 W LYNN ST 539 W LYNN ST	8/22/2024 Approved		
Z-22-2024 COD 258 1755 S NATIONAL AVE 1739 S NATIONAL AVE 1745 S NATIONAL AVE 1111 E SUNSHINE ST 1119 E SUNSHINE ST 1133 E SUNSHINE ST 1141 E SUNSHINE ST 1138 E UNIVERSITY ST	8/22/2024 Denied		
Rountree UCD Regulation Subarea C - Text Amendment 1459 E CHERRY ST	8/22/2024 Approved		
Street Name Change 82 1700-2000 blk of S McCurry Street/Avenue	7/11/2024 Approved	8/5/2024 Complete	8/19/2024 Approved
Z-17-2024 COD 253 817 W EL CAMINO ALTO DR	7/11/2024 Approved	8/5/2024 Complete	8/19/2024 Denied
Z-18-2024 COD 254 2456 E SUNSHINE ST	7/11/2024 Approved	8/5/2024 Complete	8/19/2024 Approved

PNZ City Council Results

Meeting Dates From: 08/01/2024 To: 08/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Z-19-2024 COD 255 3110 E CHERRY ST	7/11/2024 Approved	8/5/2024 Complete	8/19/2024 Approved
PPlat of Reed Avenue Cottages - Renewal 4423 S REED AVE	7/11/2024 Approved	8/5/2024 Complete	8/19/2024 Approved
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 Approved	8/5/2024 Complete	

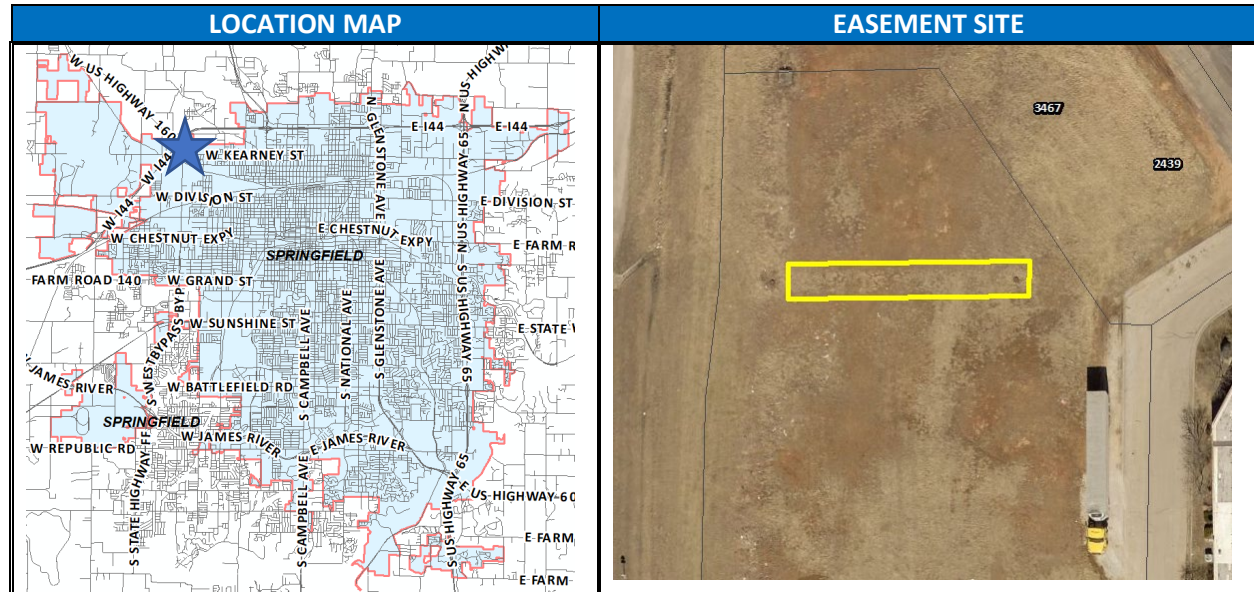
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 943
Location:	3471 West Kearney Street
Total Acres:	0.04 acres
Applicant:	Airport Plaza Development Group, LLC
Existing Land Use:	Undeveloped
Planning and Zoning Commission:	September 12, 2024
City Council:	N/A
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 943 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, Airport Plaza Development Group, LLC, is requesting to relinquish a sanitary sewer 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.

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

DEPARTMENT COMMENTS:

1. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Approved.

2. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a sanitary sewer easement 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.

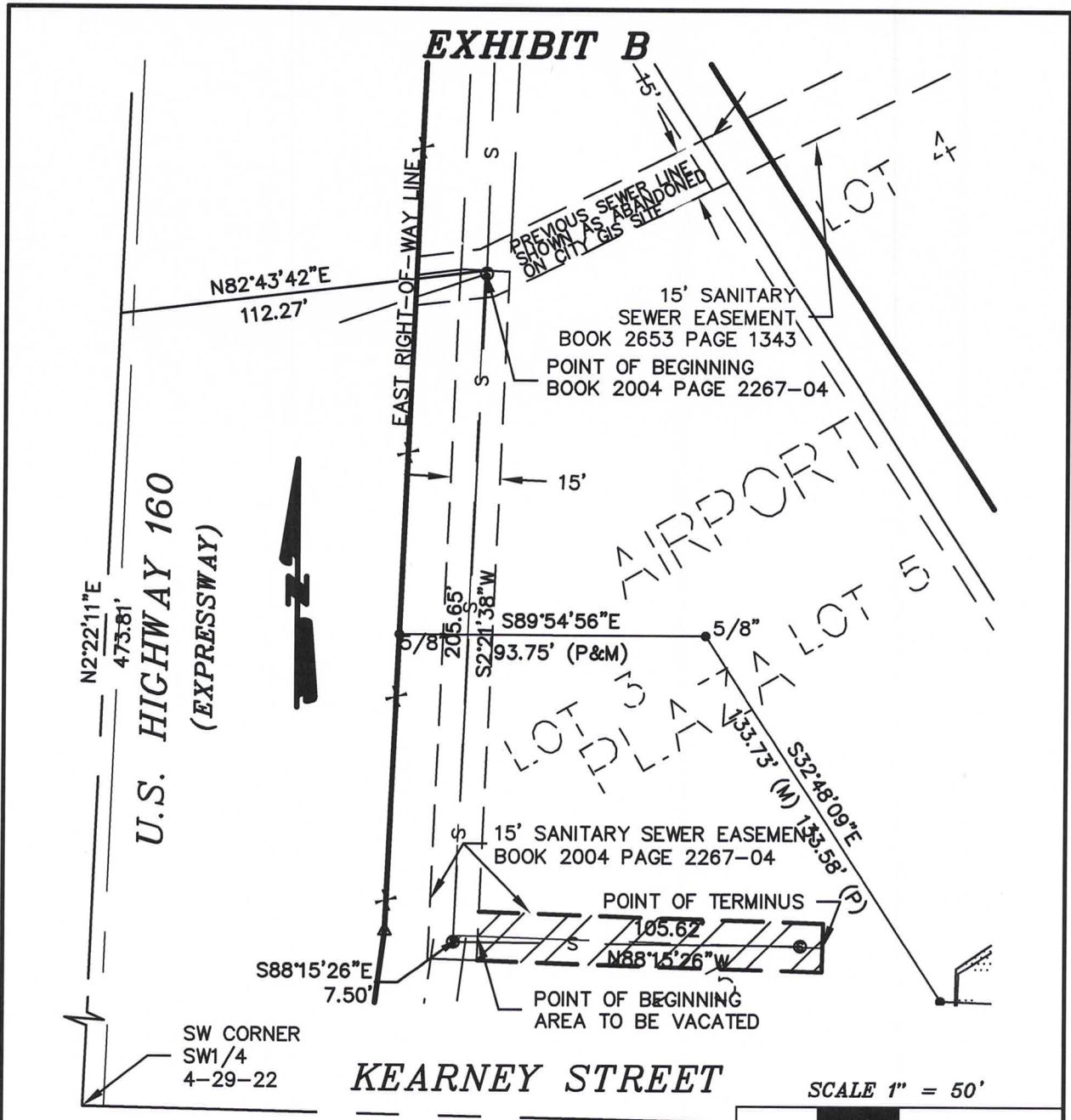
DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

THAT PORTION OF THE FOLLOWING DESCRIBED EASEMENT AS RECORDED IN BOOK 2004 PAGE 2267-04

A PERPETUAL SANITARY SEWER EASEMENT, BEING 7.50 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED COURSES FROM THE POINT OF BEGINNING:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE N 02 °22'11"E, ALONG THE WEST LINE OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 473.81 FEET; THENCE N82 °43'42"E A DISTANCE OF 112.27 FEET; THENCE S02 °21'38"W A DISTANCE OF 205.65 FEET; THENCE S88 °15'26"E A DISTANCE OF 105.62 FEET FOR A TERMINUS.



THIS EXHIBIT IS BASED ON A SURVEY OF THE PROPERTY SHOWN, THE FIELD PROCEDURES MEET THE CURRENT STANDARDS.	WILSON SURVEYING CO. INC. Surveying / Engineering / Land Planning 1835 S. STEWART AVENUE, SUITE 124 SPRINGFIELD, MO. 65804 Email: Rick.Wilson@wilsurveyinc.com TELE. 417-522-7870 FAX 417-522-7874		
THIS IS NOT A PROPERTY BOUNDARY SURVEY DRAWING AND THE DRAWING DOES NOT MEET THE CURRENT STANDARDS FOR PROPERTY SURVEYS.	DATE: AUGUST 13, 2024	DRAWN BY: APW PROJECT NO.: 2024-084 DRAWING NO.: WA-106-292-EX	

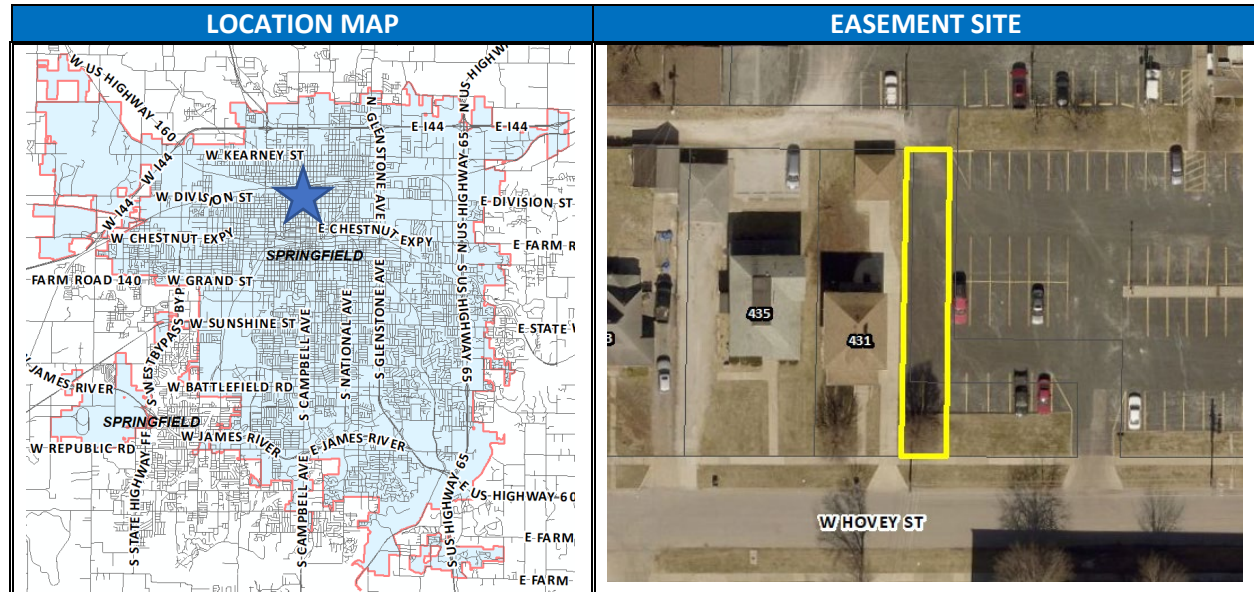
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 944
Location:	1475 North Campbell Avenue
Total Acres:	0.07 acres
Applicant:	General Council of Assemblies of God
Existing Land Use:	Parking lot
Planning and Zoning Commission:	September 12, 2024
City Council:	N/A
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 944 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.

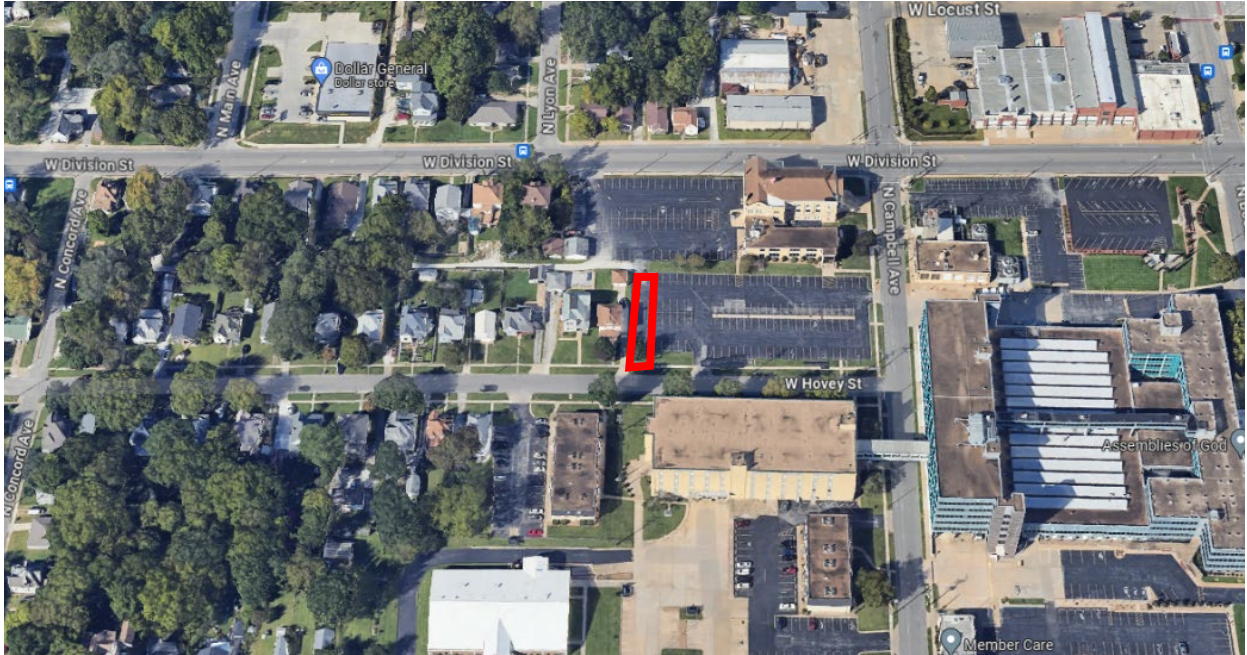
PROJECT SUMMARY:

The applicant, General Council of Assemblies of God, LLC, is requesting to relinquish an access easement to facilitate the development of the property for the new Pipkin Middle School. 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 TRAFFIC OPERATIONS DIVISION:

No issues with relinquishment of easement.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish an access easement 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

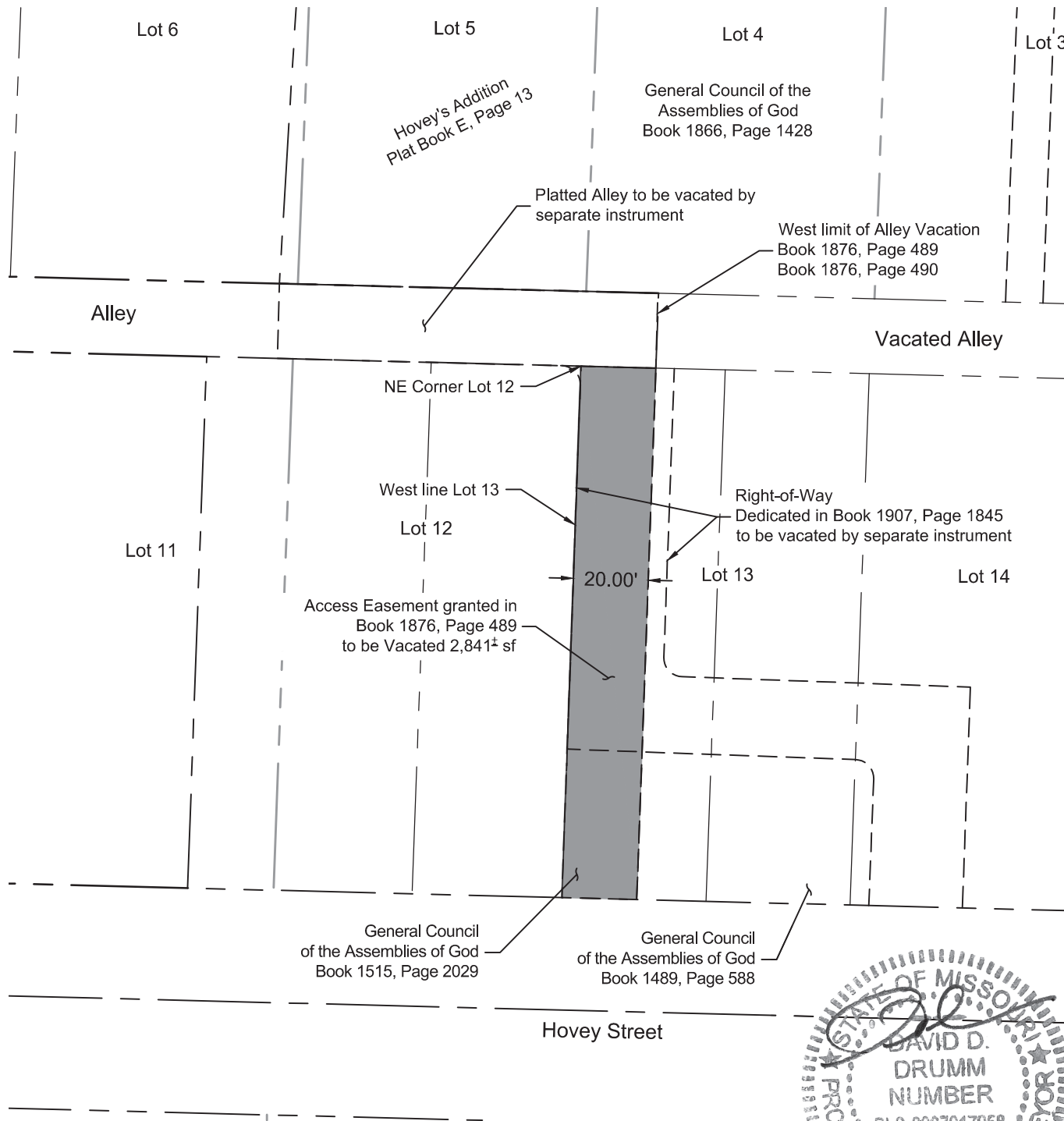
In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has 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:

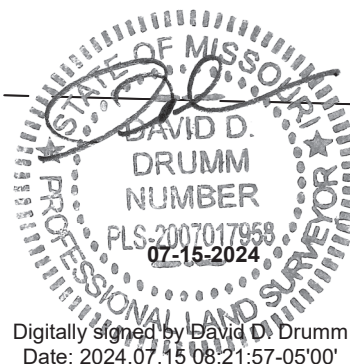
AN EXISTING ACCESS EASEMENT TO BE VACATED RECORDED IN THE FILING OF PETITION TO VACATE ALLEY IN BOOK 1876, AT PAGE 489, DESCRIBED AS AN EASEMENT ACROSS THE WEST 20.00 FEET OF LOT 13, IN THE FINAL PLAT OF HOVEY'S ADDITION TO SPRINGFIELD MISSOURI, RECORDED IN PLAT BOOK E, AT PAGE 13, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SUBJECT TO EASEMENTS RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

DWC: F:\2023\00001-00500\023-00342\40-Design\Survey\SRV\Sheets\02300342-00342.dwg
DATE: Jul 15, 2024 7:58am
USER: ddrumm
XREFS: V_XESMT_02300342-HOVEY SITE V_XBNDY_02300342-HOVEY SITE



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

Digitally signed by David D. Drumm
Date: 2024.07.15 08:21:57-05'00'



Project no:	023-00342
Drawn by:	DDD
Date:	07/12/24

ACCESS EASEMENT VACATION SPRINGFIELD SCHOOL DIST.

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

EXHIBIT
B

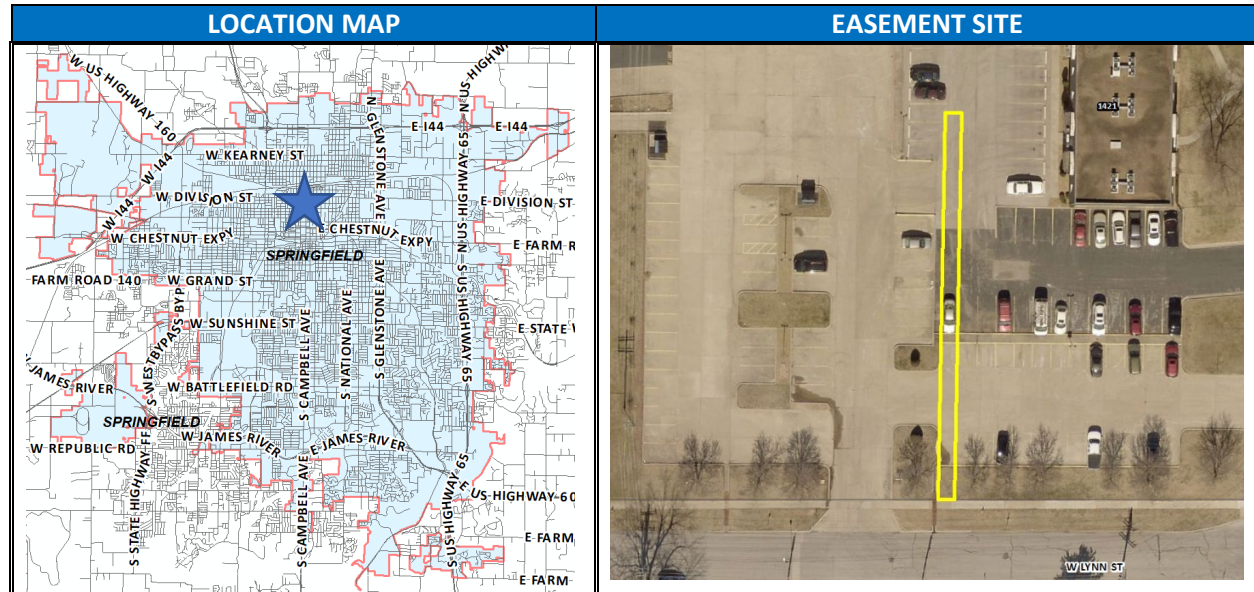
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 945
Location:	1421 North Campbell Avenue
Total Acres:	0.03 acres
Applicant:	General Council of Assemblies of God
Existing Land Use:	Parking lot
Planning and Zoning Commission:	September 12, 2024
City Council:	N/A
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 945 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, General Council of Assemblies of God, is requesting to relinquish an ingress and egress easement to facilitate the development of the property for the new Pipkin Middle School. 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 TRAFFIC OPERATIONS DIVISION:

No issues with relinquishment of easement.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish an ingress and egress easement 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:

AN EXISTING INGRESS AND EGRESS EASEMENT TO BE VACATED RECORDED IN BOOK 1588, AT PAGE 1946, IN SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

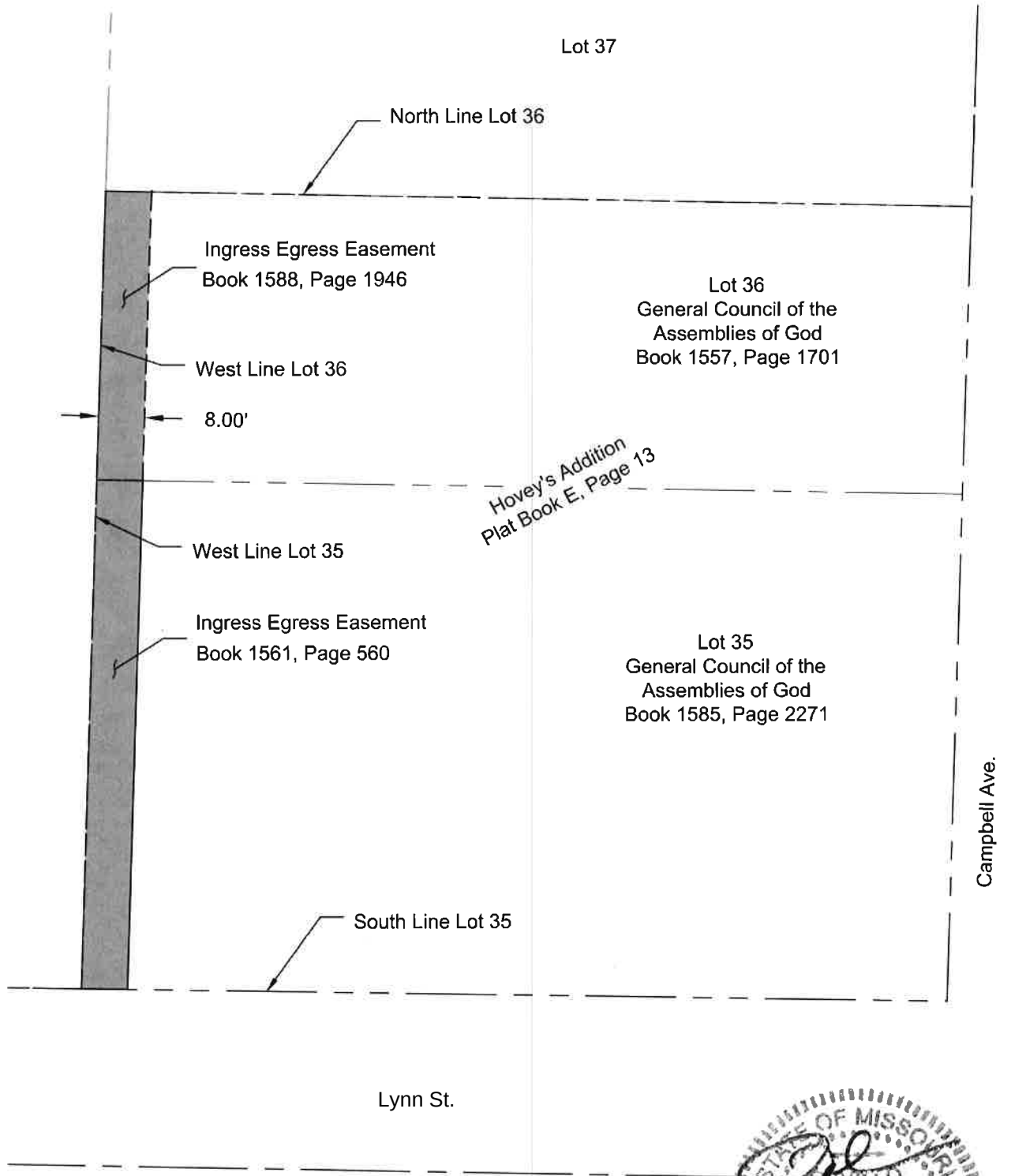
THE WEST EIGHT (8) FEET OF LOT THIRTY-SIX (36) HOVEY'S ADDITION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND

AN EXISTING INGRESS AND EGRESS EASEMENT TO BE VACATED RECORDED IN BOOK 1561, AT PAGE 560, IN SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

THE WEST EIGHT (8) FEET OF LOT THIRTY-FIVE (35), HOVEY'S ADDITION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

DWC: F:\2023\00001-00500\023-00342\40-Design\Survey\SRV\Sheets\V_VAC_I&E Esmt_02300342.dwg USER: ddrumm
 DATE: Jul 16, 2024 3:46pm XREFS: V_XESMT_02300342-HOVEY SITE V_XBNDY_02300342-HOVEY SITE



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

Project no:	023-00342	ACCESS INGRESS-EGRESS EASEMENT VACATION SPRINGFIELD SCHOOL DIST.
Drawn by:	DDD	
Date:	07/16/24	

olsson

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



Digitally signed by David D. Drumm
 Date: 2024.07.16 15:50:35-05'00'

EXHIBIT
B

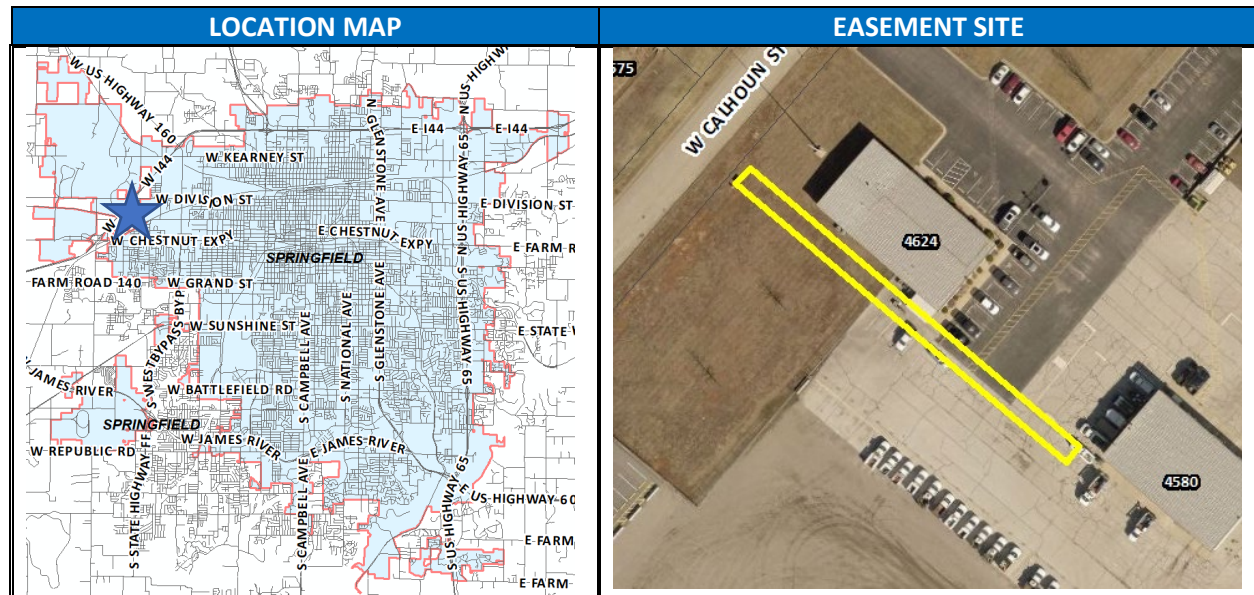
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 946
Location:	4580 West Calhoun Street
Total Acres:	0.1 acres
Applicant:	APAC-Central, Inc.
Existing Land Use:	Paving contractor office
Planning and Zoning Commission:	September 12, 2024
City Council:	N/A
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 946 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, APAC-Central, Inc., is requesting to relinquish a utility easement to accommodate a building expansion. 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 ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No public sewer within relinquishment area.

2. CITY UTILITIES:

No issues with the relinquishment. The existing electric facilities in the easement are for the benefit of a single customer/property so the easement is not needed by current CU standards.

3. AT&T:

Did not respond in allotted review time.

4. MEDIACOM:

Approved.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a utility easement 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

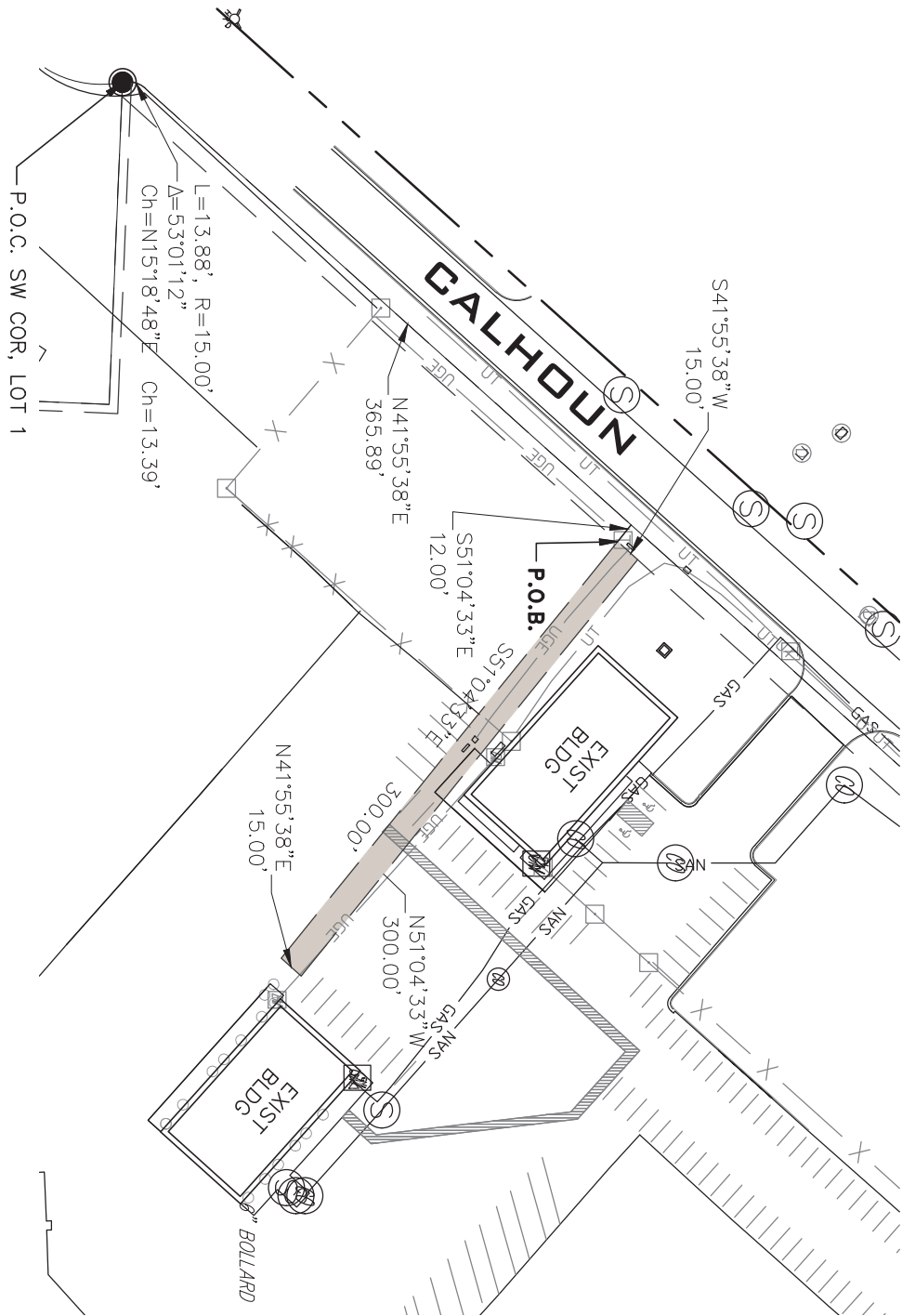
In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has 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:

A 15-foot x 300 foot utility easement, as shown on the Replat of Lot 2 of the Replat of Lot 1 of Daystar Subdivision and Tract E of Minor Subdivision #2006, as recorded in Plat Book "VV" at Page 60 of the Greene County Deed Records, being more particularly described as follows: Commencing at the Southwesterly corner of Lot 1 of the aforementioned Replat of Lot 2; said point lying at a point of curvature on a cul-de-sac on the Southeasterly right-of-way of Calhoun Street; -thence, Northeasterly, along and with said Southeasterly line on a 15.00-foot radius curve to the right, having a chord bearing of North 15°18'48" East and chord length of 13.39 feet, an arc distance of 13.88 feet; thence, North 41°55'38" East, along and with said Southeasterly line, a distance of 365.89 feet; thence, South 51°04'33" East, leaving said Southeasterly line, a distance of 12.00 feet to the Southeasterly line of a platted 12-foot utility easement and the POINT OF BEGINNING; thence, South 51°04'33" East, a distance of 300.00 feet; thence, North 41°55'38" East, a distance of 15.00 feet; thence, North 51°04'33" West, a distance of 300.00 feet to the Southeasterly line of the aforementioned 12-foot platted easement; thence, South 41°55'38" West, along and with said easement line, a distance of 15.00 feet to the POINT OF BEGINNING, containing 4,500 square feet, more or less.

This description is intended to represent one and the same easement as the one reflected on "A Replat of Lot 2 of the Replat of Lot 1 of Daystar Subdivision and Tract E of Minor Subdivision #2006" as recorded in Plat Book "VV" Page 60 of the Greene County Deed Records and lying along Calhoun Street Northerly of the cul-de-sac. The plat shows the easement but does not reflect sufficient dimensions for the location of the easement relative to the property lines or property corners. The location recited above is based on scaling of the plat and field evidence of the apparent location.



SURVEYOR'S NOTE:

This exhibit is intended to be one and the same easement as the one reflected on Lot 1 of "A Replat of Lot 2 of the Replat of Lot 1 Daystar Subdivision and Tract E, Minor Subdivision 2006". The subdivision plat reflects a 15'x300' utility easement but does not show any distances along the property line to the location of the easement. The location shown is based on scaling from the plat and field evidence of the apparent location.

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

"Engineering with Integrity"

Missouri State Certificate of Authority
Engineering #2005016504
Land Surveying #2009028050

**EASEMENT
RELINQUISHMENT
4580 W Calhoun
Daystar Subdivision**

DATE:

08/02/2024

PROJECT NO.:

2347

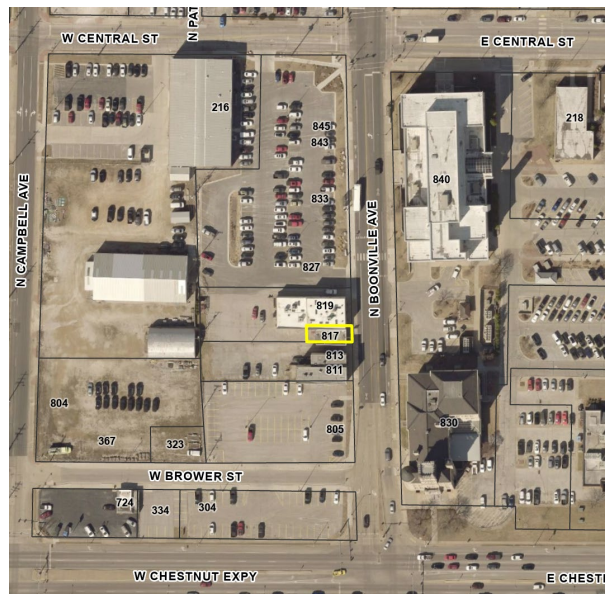
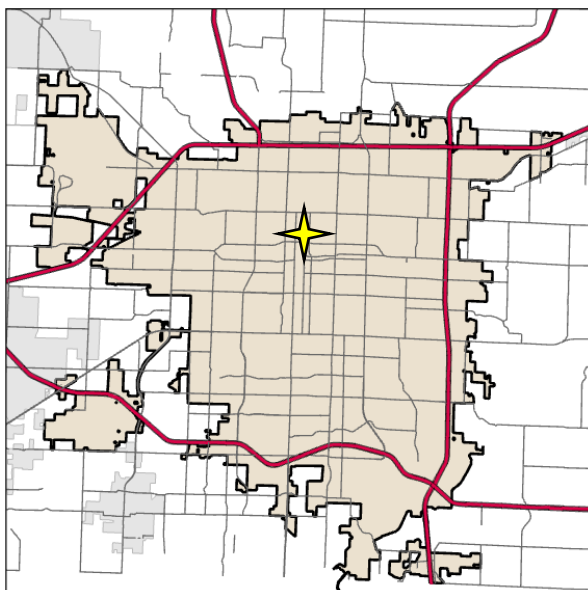
PROJECT INFORMATION:

Case Number:	Request to Acquire 548
Location:	817 North Boonville Avenue
Total Acres:	0.029 acres
Legal Description:	<i>See Exhibit A</i>
Applicant:	City of Springfield
Existing Land Use:	Bail Bonds Service
Planning and Zoning Commission:	September 12, 2024
Staff:	Matt D. Schaefer, AICP
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	Requires 5 voting members to approve or deny.

PROJECT SUMMARY:

The City of Springfield proposes to acquire the existing land and improvements generally located at 817 North Boonville Avenue. The subject property is located within the Boonville Avenue Subarea and is immediately adjacent to government and institutional uses. As one of the last remaining non-City-owned properties in the Subarea south of Central Avenue, the proposed acquisition will facilitate land assemblage necessary for future redevelopment and expansion of municipal facilities.

LOCATION MAP:



AERIAL OF SUBJECT PROPERTY:

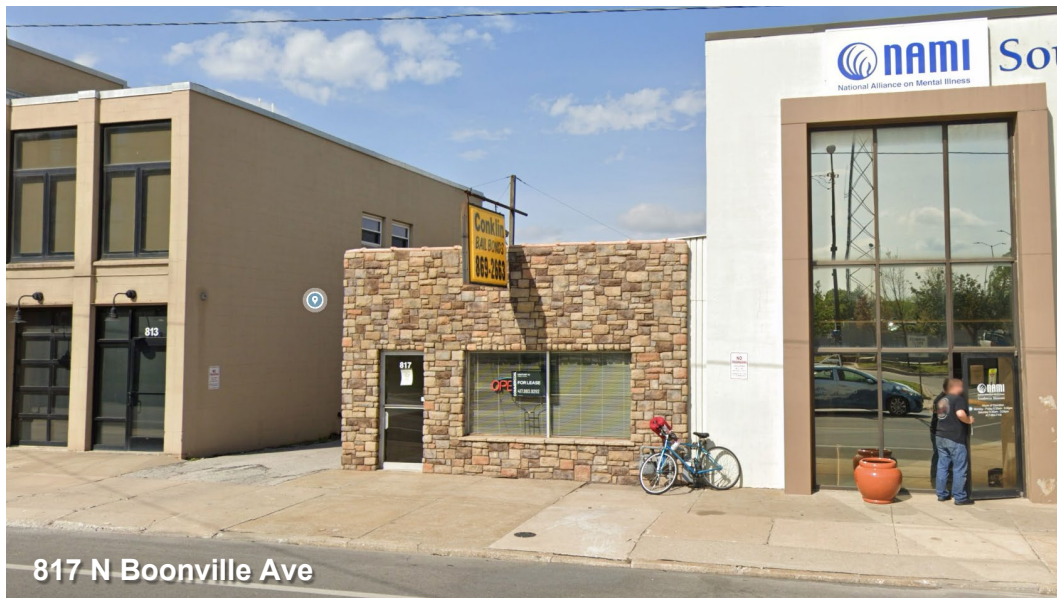


©EagleView

2/21/2024



GOOGLE STREETVIEW OF SUBJECT PROPERTY:



817 N Boonville Ave

PROPERTY HISTORY:

The structure was built in 1945 and is currently used as a bail bonds service. The subject property is zoned CC, Center City district.

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

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

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

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

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

COMPATIBILITY WITH THE COMPREHENSIVE PLAN:

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

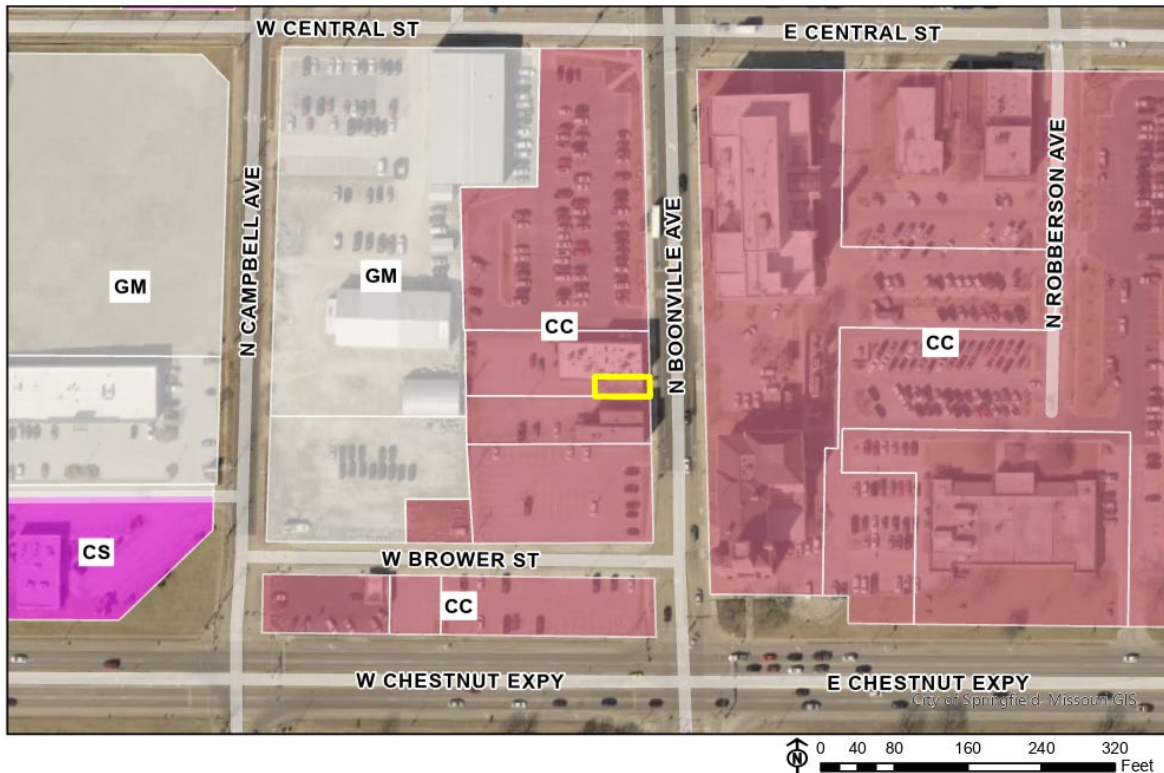
Chapter 5, Land Use & Development, designates the subject property as being within the Institutional & Employment Center placetype. The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses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

The subject property is also included in the Boonville Avenue Subarea Plan (Chapter 12), which is situated along Boonville Avenue between Chestnut Expressway and Commercial Street. The Plan provides a framework for bridging the gap between Downtown and Commercial Street by transforming Boonville Avenue into an inviting, tree-lined, amenity-rich, multi-modal boulevard that provides a mix of employment, housing, and a variety of services and community resources. The south half of the Subarea, located between Chestnut Expressway and Calhoun Street can be characterized as the Government/Civic corridor. This district is the civic heart of the City with major governmental and civic campuses occupying this section of Boonville, where most of buildings house government offices and essential public services to the City of Springfield and surrounding region. The Plan proposes the adoption of an Intergovernmental Campus Master Plan that expands the existing (Springfield) Government Plaza area to include surrounding institutions (Greene County and City Utilities) to create a large institutional campus. It identifies the block along the west side of Boonville Avenue between Central Street and Brower Street as a redevelopment opportunity site for a new municipal court facility. The subject property is one of the last remaining non-City-owned properties on this block, the acquisition of which will facilitate property assemblage necessary for future redevelopment.

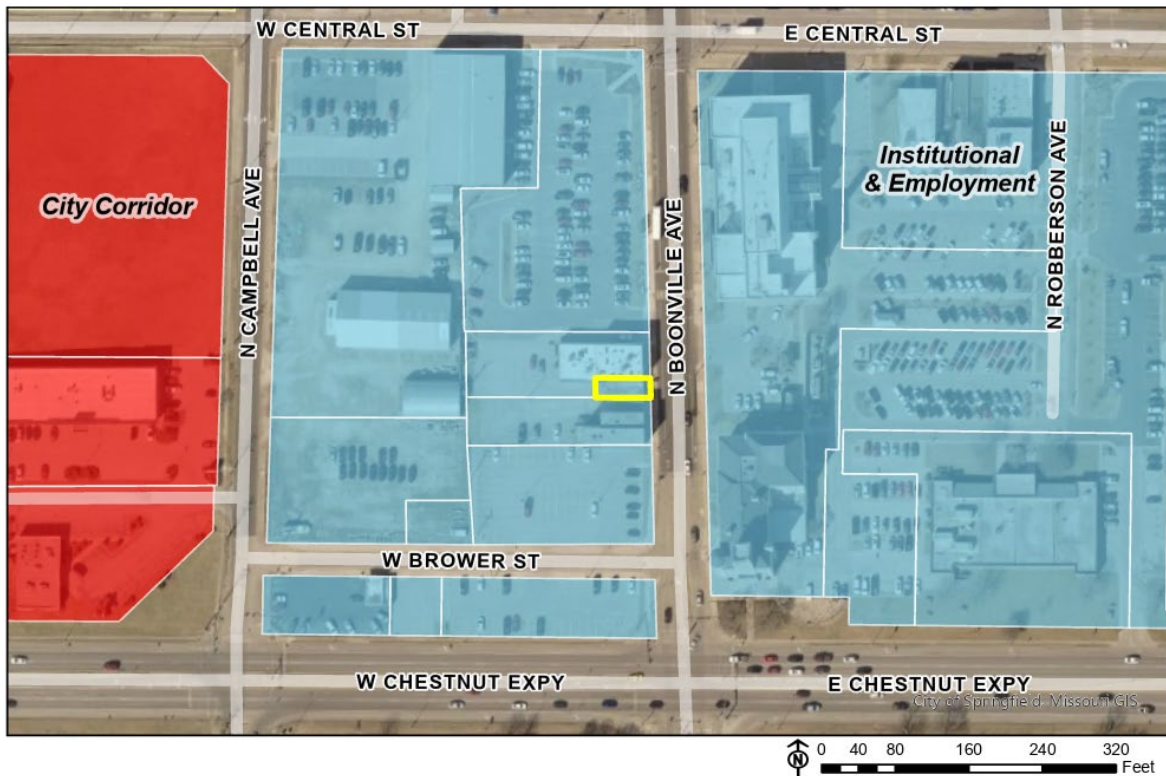
SURROUNDING ZONING, LAND USES, AND FUTURE PLACETYPES:

	ZONING	LAND USE	PLACETYPE
NORTH	CC, Center City	Mental Health Services (NAMI of SW MO)	Institutional & Employment
SOUTH	CC, Center City	Government Offices (City)	Institutional & Employment
EAST	CC, Center City	Government Offices (Busch Municipal Building & Historic City Hall)	Institutional & Employment
WEST	CC, Center City	Private off-street parking (NAMI of SW MO)	Institutional & Employment

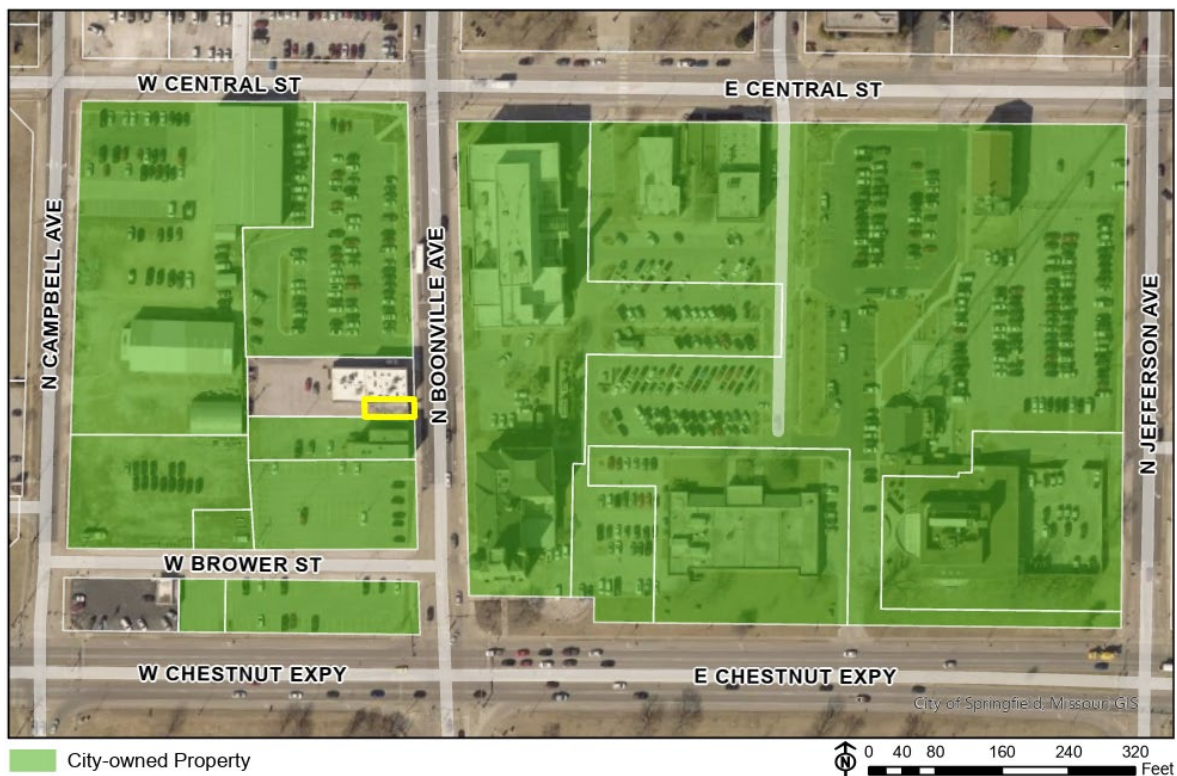
Zoning



Forward SGF Future Placetypes



City-owned Properties, Government Plaza



LAND ACQUISITION POLICY:

Planning and Zoning Commission adopted the following policy statement for land acquisition by public bodies:	Applicant's Response:
1. All land acquisitions shall be consistent with the adopted Plans and Policies of the City of Springfield.	The proposed acquisition is consistent with the adopted Plans and Policies of the City of Springfield.
2. Proposals for land acquisition and public uses shall consider the effect of the proposed use on the surrounding land uses and shall include measures to mitigate any adverse effects of the proposed use on the surrounding uses.	The proposed use by the City will have no effect on the surrounding land uses.
3. If no immediate use is intended for the land proposed for acquisition and the negotiated contract does not include the previous owner removing the structure, existing sound structures should be retained unless such retention is not economically feasible. The current use should be continued, the structure should be used in a manner consistent with adopted Plans until such time as the land will be cleared for the use for which it was acquired, or the structure should be moved to a suitable location.	The City proposes the acquisition of the existing land and improvements located within the Government Plaza and adjacent other City owned property. The improvements will provide additional space for City operations.
4. At a minimum, the acquiring agency should either attempt to preserve architecturally or historically significant structures in place or make the structures available to the previous owner or public for moving or solicit bids from individuals and firms interested in salvaging those items which have architectural significance. Disposition of property when conducted by a City agency shall be made pursuant to City ordinances including the City Purchasing Manual.	Improvements consist of an office structure that represents highest and best use, is in good condition and will be maintained.
5. To the extent possible, the acquiring agency shall make all structures to be removed, regardless of historical or architectural significance, available to the previous owner or public for moving and reuse at another location. Disposition of property when conducted by a City agency shall be made pursuant to City ordinances including the City Purchasing Manual.	The City proposes to use the property as additional space and there are no plans to alter or remove the structure.

STAFF ANALYSIS AND RECOMMENDATION:

1. The City of Springfield is requesting to acquire property generally located at 817 North Boonville Avenue.
2. The subject property is zoned CC, Central City district. The properties will be used for City offices. The general office use group is permitted in the Center City district.
3. The proposed acquisition and use of the subject property is consistent with *Forward SGF Comprehensive Plan*, specifically as it pertains to future placetypes and the Boonville Corridor Subarea Plan.
4. This application is consistent with the City's adopted plans and policies, including the Planning and Zoning Commission's policy for land acquisition for public bodies.
5. The proposed acquisition facilitates land assemblage necessary to facilitate future redevelopment and expansion of municipal operations.

EXHIBIT A
Legal Description
Request to Acquire 548

ALL OF LOT THREE (3), IN POST OFFICE ADDITION, EXCEPT THE WEST 140 FEET THEREOF, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

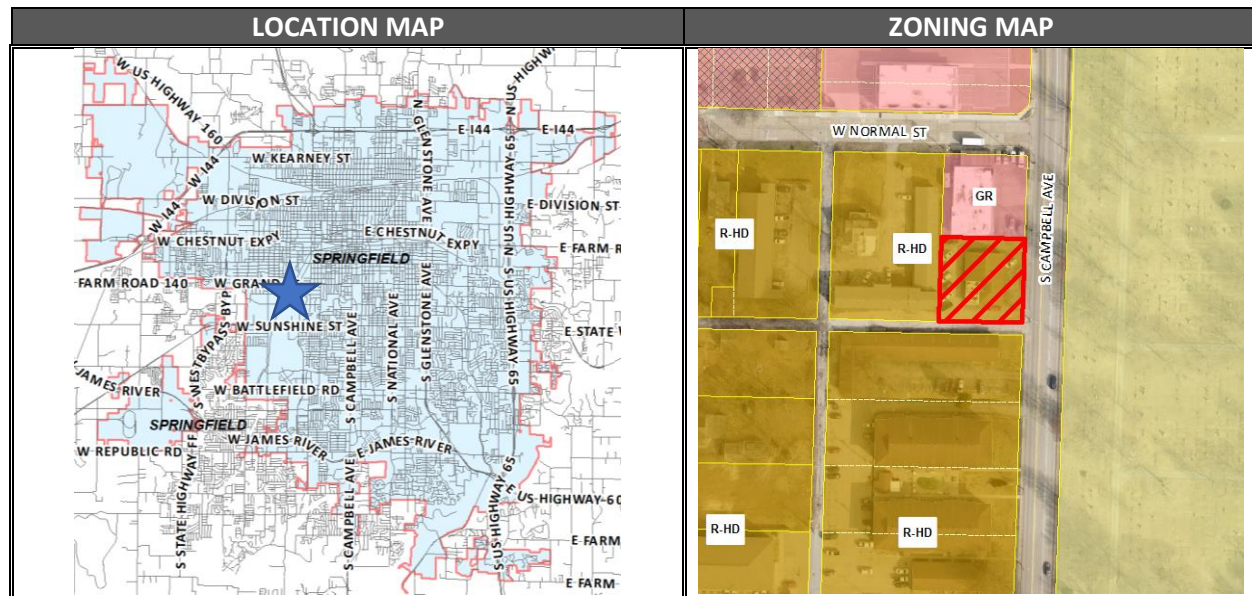
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-16-2024
Location:	1055 South Campbell Avenue
Total Acres:	0.22 acres
Applicant:	Family Tax Service LLC
Existing Land Use:	Office Use
Neighborhood Meeting:	July 16, 2024
Planning and Zoning Commission:	September 12, 2024
City Council:	October 7, 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-16-2024 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

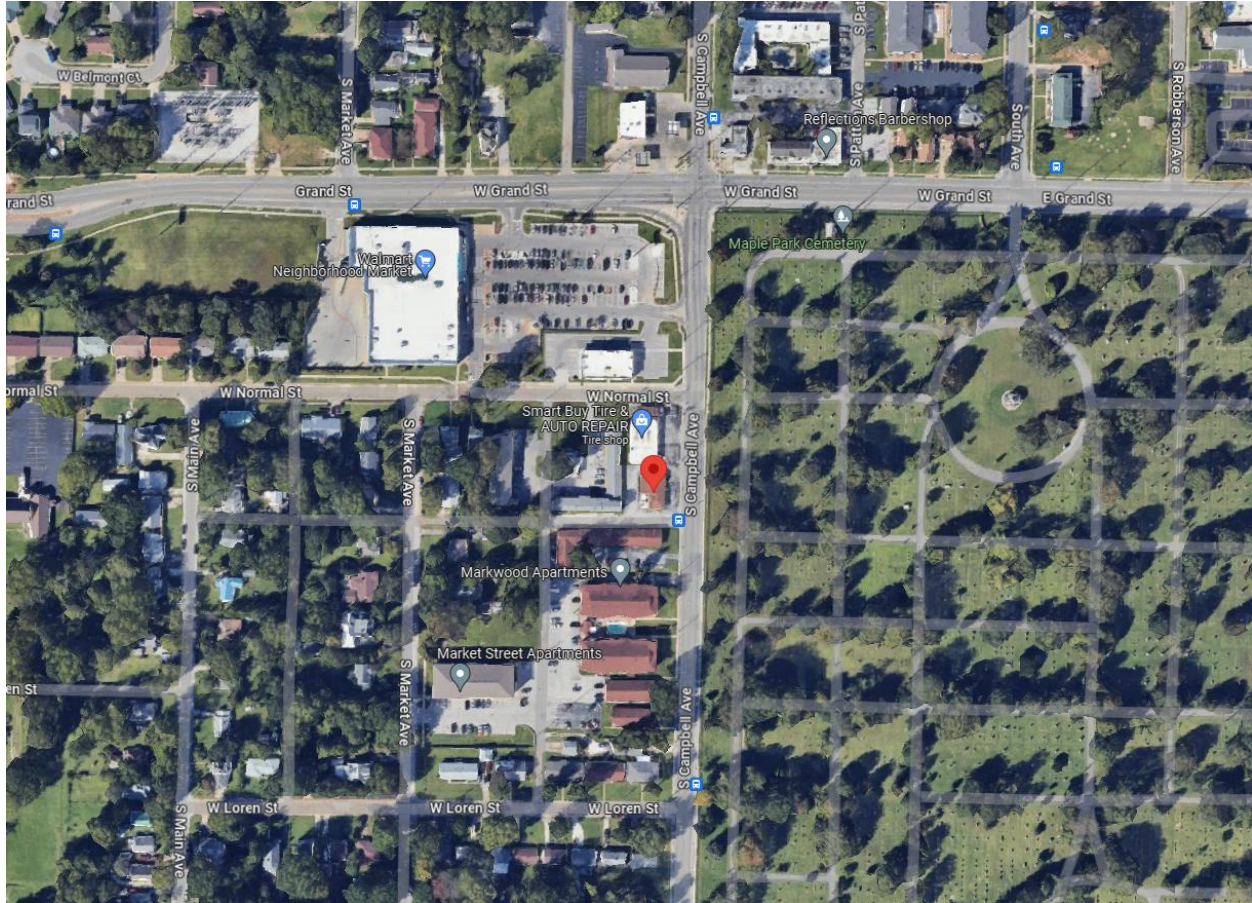
PROJECT SUMMARY:

Request to rezone approximately 0.22 acres generally located at 1055 South Campbell Street from R-HD, High-Density Multi-family Residential District to O-1, Office District.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned R-HD in the 1995 city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR 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).

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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.
Bulk Plane	All structures shall remain below a 45-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum Open Space	Not less than 20 percent of the total lot area
Buffering and Landscaping	Whenever any development in an O-1 district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

The Mixed Residential placetype contains primarily higher density single-family attached and multi-family residential dwellings. This includes townhomes, rowhomes, duplexes, apartments, student housing, and single-family detached homes that have been converted into multiunit dwellings. Residential uses are supported by key cultural and institutional centers, such as schools and places of worship. Housing for university and college students, young professionals looking for housing close to work, and seniors desiring to downsize are prioritized within this placetype. Encouraging investment to enhance existing properties as well as attracting new high-quality development with attention to scale and building design is a key focus to ensure desirable character within the placetype.

Primary Land Uses:

- Single-family attached
- Single-family detached
- Multi-family

Supporting Land Uses:

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

Characteristics

TRANSPORTATION & INFRASTRUCTURE:

- Access management is improved for vehicles through curb cut consolidation and cross-access between properties, reducing traffic conflicts and backups.

DEVELOPMENT REVIEW STAFF REPORT

- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors and integrated into private development plans.
- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Quality of place and identity is enhanced through preserving and planting trees, and other landscaping and traffic calming improvements are made that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses located within the neighborhood and around the perimeter.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.
- Street network is well-connected, designed for slow traffic, and includes pedestrian facilities.
- The higher density nature of the placetype prioritizes these areas for future transit access and Transit-Oriented Development (TOD) as the City looks to expand the system in the long term.
- 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.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Residential development and neighborhood-scale commercial buildings are oriented to the street and focus on pedestrian scale.
- Parking is to be located behind or beside the primary buildings with abundant landscaping and screening. Pedestrian pathways to provide safe access to business entrances.
- Preservation of neighborhood schools and adaptive reuse of existing residential and non-residential structures is encouraged.
- New structures reflect the character and context of the historic neighborhood fabric and developed area.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure new development is complementary to adjacent lower density residential development.
- Multi-story buildings designed with active ground floor spaces are visible and inviting to the pedestrian with transparent, glass windows and doors.
- Quality materials, construction methods, workmanship, and design are 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.
- The main entrance of new development is oriented towards the primary street.
- Windows, balconies, and porches are encouraged on upper stories to provide informal security with “eyes on the street” and activation.

DEVELOPMENT REVIEW STAFF REPORT

- Lighting, signage, landscaping, mail, and delivery accommodations are proactively incorporated into the site design.
- Mechanical equipment, trash receptacles, and recycling bin storage areas are fully screened or located away from major roadway view.

TRANSITIONS:

- Mixed Residential Placetypes near the Downtown and city corridors help generate activity and increase access to local shoppers, while providing high-quality, affordable housing options.
- Mixed Residential developments are prioritized and supported in locations adjacent to major employment centers, activity centers, healthcare facilities, higher education facilities, schools, major parks, greenways, recreational facilities, and existing city corridors in need of an expanded customer-base and reinvestment.
- Higher density residential is sufficiently screened and buffered from lower density uses.

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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	Major Retail & Service	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Services, 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	GR	R-HD	R-SF	R-HD
LAND USE	Car Tire install business	Multi-family Residential	Cemetery	Multi-family Residential
PLACETYPES	Mixed Residential	Mixed Residential	Urban Green Space & Recreation	Mixed Residential

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

DEVELOPMENT REVIEW STAFF REPORT

CITY UTILITIES:

No issues

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	S. Campbell Avenue	Primary Arterial	City	50	25	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 two (2) bus stops on Campbell Avenue near the property.

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

The property is in the **Fassnight Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**. A fee in lieu of on-site stormwater detention **is not applicable because the site is built out**.

PW Stormwater has no concerns for the proposed zoning change. Please note that development of the property will be subject to the following conditions at the time of development:

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

DETENTION AND DISCHARGE REQUIREMENTS

DEVELOPMENT REVIEW STAFF REPORT

1. Site is existing impervious area. Any development can replace existing impervious without triggering detention.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.22 acres generally located at 1055 South Campbell Street from R-HD, High-Density Multi-family Residential District to O-1, Office District. The existing office is considered legal non-conforming use. The applicant intends to rezone to establish the office as a permitted and conforming use.
2. The Mixed Residential placetype contains primarily higher density single-family attached and multi-family residential dwellings. This includes townhomes, rowhomes, duplexes, apartments, student housing, and single-family detached homes that have been converted into multiunit dwellings. Residential uses are supported by key cultural and institutional centers, such as schools and places of worship.
3. The property has been a long-time office use and no further development is planned. The applicant is seeking this rezoning to establish office as a permitted and conforming use.
4. Campbell Avenue is designated as a Primary Arterial. This application is consistent with locating the O-1 district on a higher classification street.
5. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
6. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
7. The range of uses in the proposed O-1 is compatible with the uses permitted on other property in the immediate vicinity. There is GR zoning to the north of the subject property.

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8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
9. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

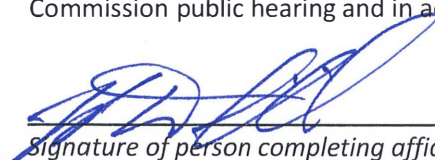
1. Request change to zoning from: R-HD to O-1
(existing zoning) (proposed zoning)
2. Meeting Date & Time: July 16 2024
3. Meeting Location: 1055 S Campbell Ave
4. Number of invitations that were sent: 43
5. How the mailing list was generated: Planning & Development
6. Number of neighbors in attendance (attach a sign-in sheet): 0
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

N/A

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

N/A

John Dittrich (print name), attest that the neighborhood meeting was held on July 16 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

John P Dittrich
Printed name of person completing affidavit

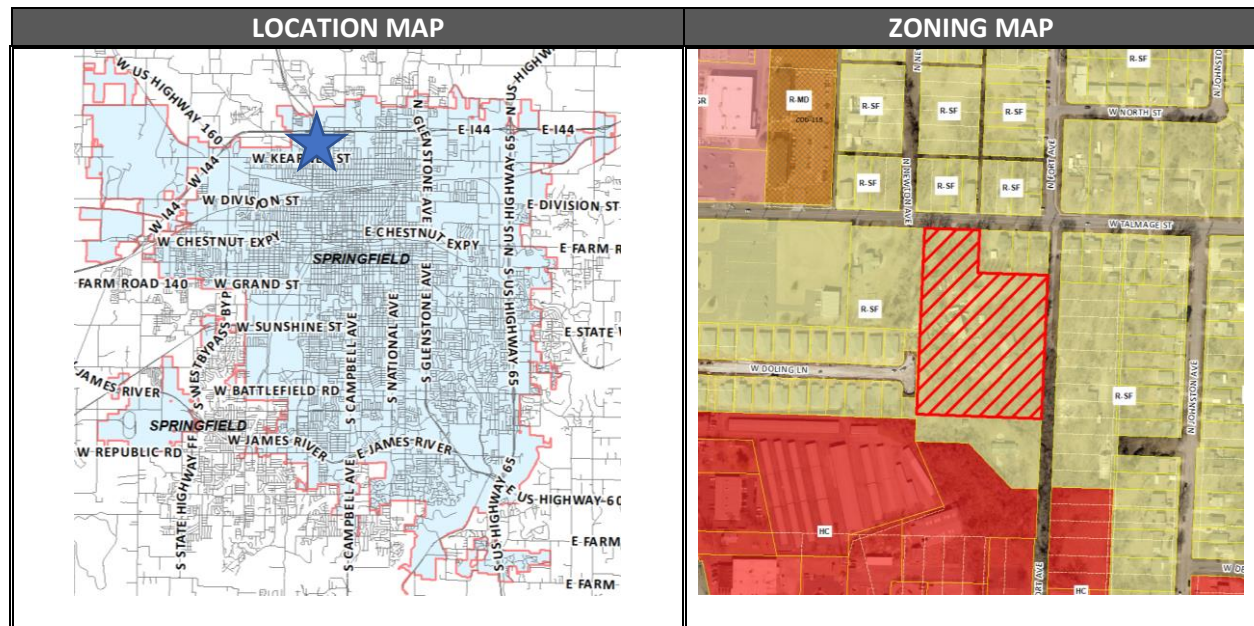
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-12-2024 with Conditional Overlay District No. 252
Location:	2533 North Fort Avenue
Total Acres:	4.6 acres
Applicant:	Suresh Chiluveru
Existing Land Use:	Single-family residential and undeveloped land
Neighborhood Meeting:	August 22, 2024
Planning and Zoning Commission:	September 12, 2024
City Council:	October 7, 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-12-2024 with Conditional Overlay District No. 252 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).

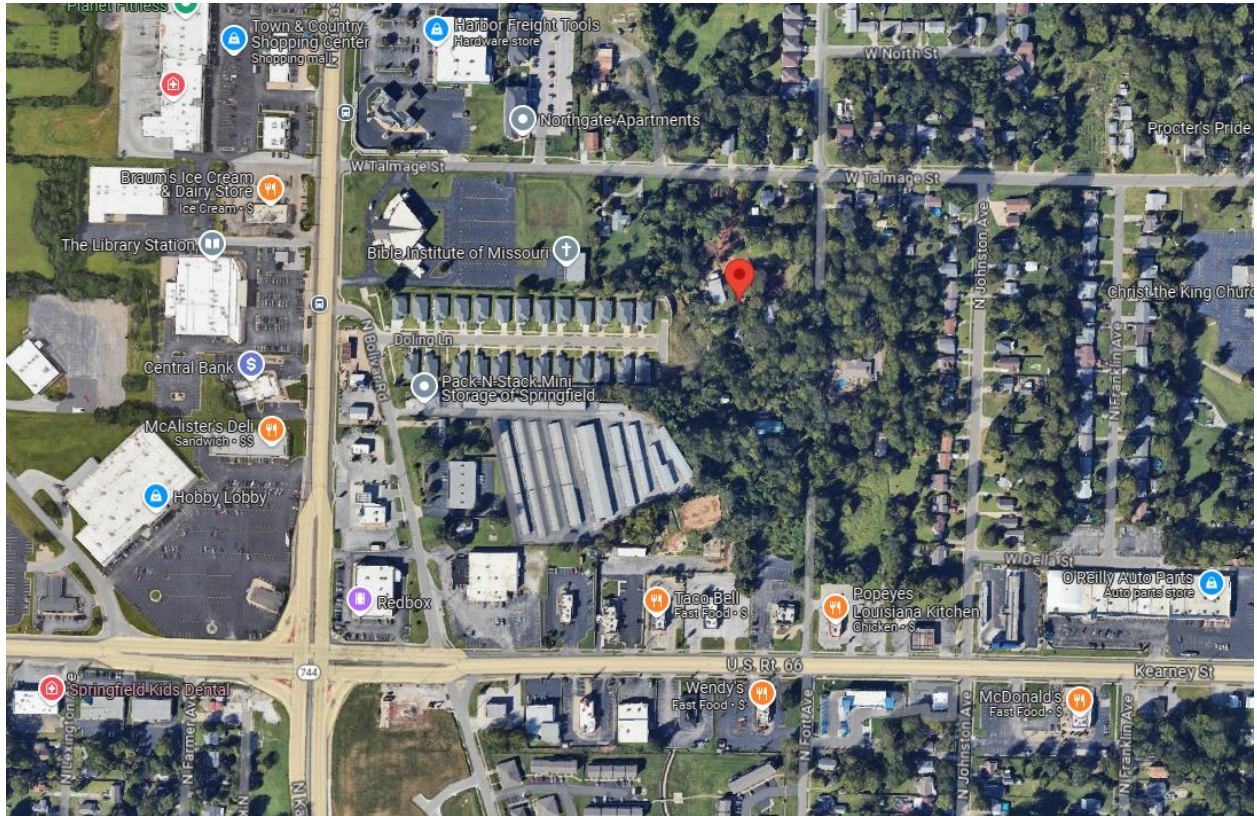
PROJECT SUMMARY:

Request to rezone approximately 4.6 acres generally located at 2533 North Fort Avenue from R-SF, Residential Single-family to R-LD, Low-density multi-family Residential with Conditional Overlay District No. 252.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned R-SF in the city-wide remapping in 1995.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

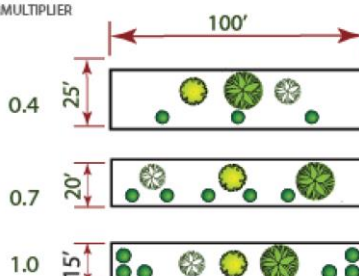
1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-LD
Minimum Yard Requirements	Front yard: a. Fifteen 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).
Maximum Structure Height	The maximum building height shall be thirty (30) feet in height or two stories.
Minimum Open Space	Not less than 20 percent.
Buffering and Landscaping	A bufferyard type B will be required adjacent to the R-SF zoned property in addition to a six (6) foot solid wooden fence along the

DEVELOPMENT REVIEW STAFF REPORT

	PLANT UNIT MULTIPLIER	STRUCTURE REQUIRED
	0.4	25'
	0.7	20'
	1.0	15'



COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

PRIMARY USES

1. Single-family detached

SUPPORTING USES

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1. Single-family attached
2. Low-intensity multifamily
3. Low-intensity, neighborhood commercial
4. Parks, greenways, and open space
5. Public and private schools and places of worship
6. Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

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

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

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

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

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

Transitions:

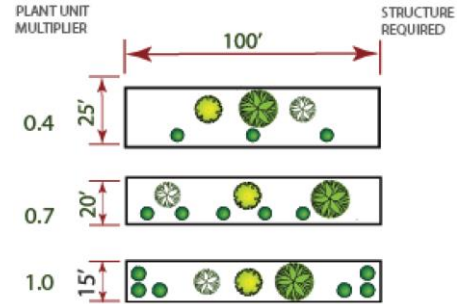
1. A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
2. Lower density residential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

CODE ITEM	REQUIREMENTS FOR R-LD
Minimum Yard Requirements	Front yard: b. Fifteen 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).
Maximum Structure Height	The maximum building height shall be thirty (30) feet in height or two stories.
Minimum Open Space	Not less than 20 percent.

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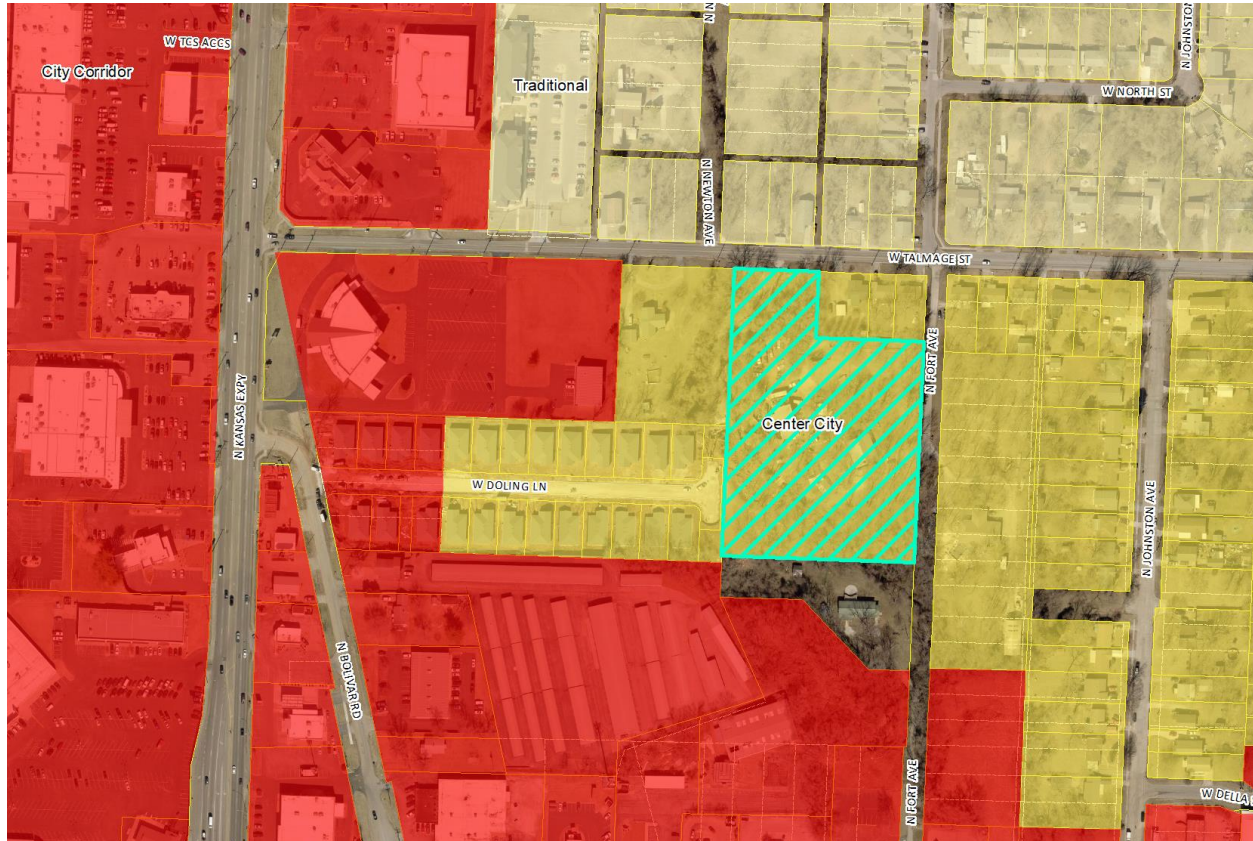
Buffering and Landscaping

A bufferyard type B will be required adjacent to the R-SF zoned property.



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FUTURE PLACETYPE MAP:



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

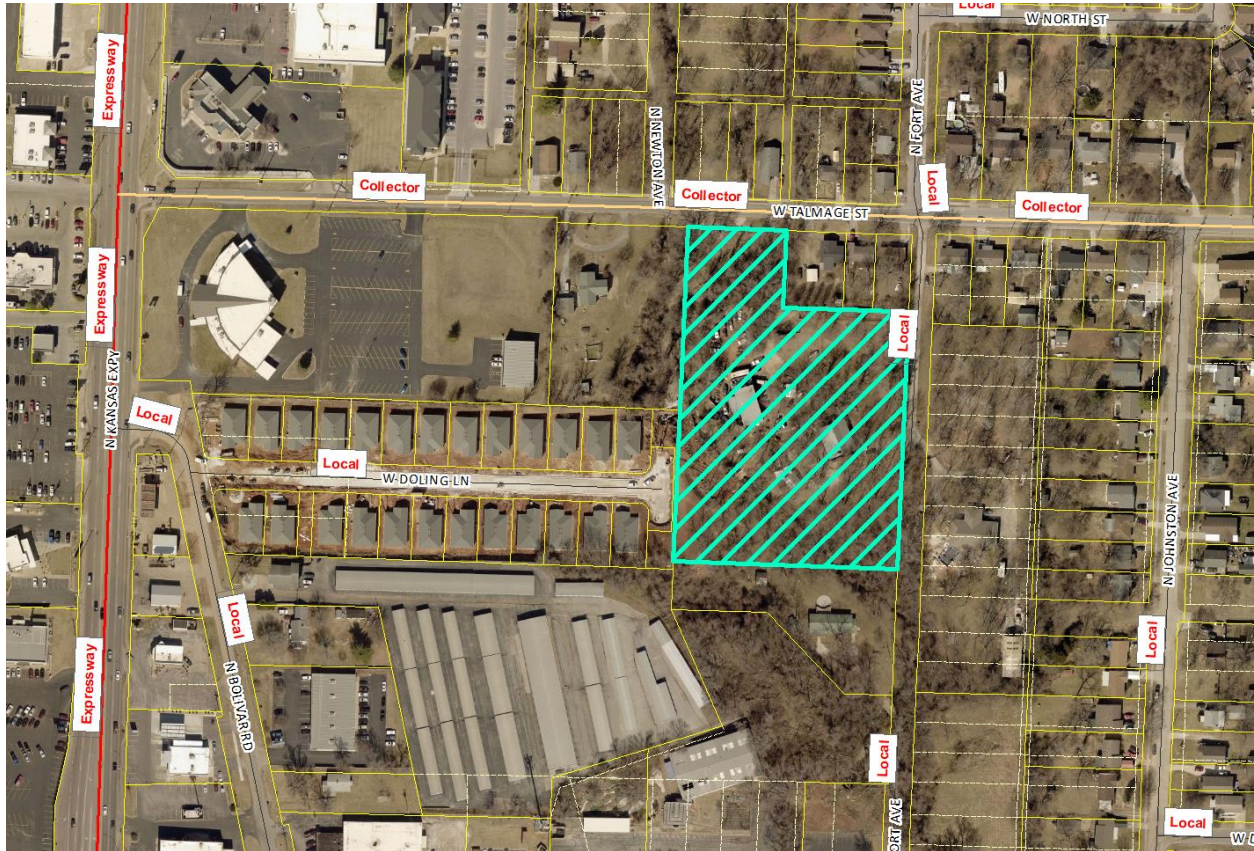
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

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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, undeveloped land	Single-family residential, large lot
PLACETYPES	Traditional neighborhood	Not designated	Center City neighborhood	Center City neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

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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 STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

The property is in the **Pea Ridge Creek** drainage basin. The property **is** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does have a stream buffer on site**.

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

PW Stormwater has no concerns for the proposed change to COD language. 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 downstream area of the Pea Ridge Creek tributary is residential and has known flooding issues. Even though the site has floodplain and floodway. The Proposed development will need to construction detention for flood control.

WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

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

1. At the time of this review (August 2024) the property does not have Floodplain or Floodway. The existing Floodplain maps are issued from FEMA 2010 mapping. The Missouri State Emergency Management Agency (SEMA) has advised that the Final Letter of Determination for updated FEMA Floodplain will be issued late 2024. When the updated maps are adopted by Springfield City Council the 2533 N Fort Ave property will have both Floodplain and Floodway along the stream.

NATURAL CHANNEL & STREAM BUFFERS

1. The Pea Ridge Creek stream crosses the property from the south to north. The stream is a Category C Large Tributary and requires a 50 feet wide buffer easement from the top of bank on both sides of the stream. The stream buffer easement is required recorded for Rezoning, preliminary plat, or subdivision cases.

2. The site has been recorded through service requests before this zoning case was submitted. Sixteen (16) trees were identified in the stream buffer area with greater than 6 inches diameter. These sixteen trees will need planted in the stream buffer area. The following item needs added to the COD language.

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"At time of development and permitting a Stream Buffer Plan will be submitted for approval. The Stream Buffer Plan will include the planting of 16 trees in the buffer area. The trees should be of Missouri Native species or equivalent approved by PW-Stormwater. The trees cannot be part of any trees planted for landscape or buffer requirements."



SINKHOLES & KARST FEATURES

N/A

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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 4.6 acres generally located at 2533 North Fort Avenue from R-SF, Residential Single-family to R-LD, Low-density multi-family Residential with Conditional Overlay District No. 252. The applicant intends to develop a multi-family housing project.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Center City neighborhood placetype. This placetype lists low-intensity multi-family as a supporting land use.
3. The proposed COD limits the density to 11 dwelling units per acre. The property has a stream buffer which will limit the development of the site. Refer to Public Works Stormwater comments and picture to see the stream buffer. The COD will also require a Stream Buffer Plan be submitted for approval by the Director of Public Works. The Stream Buffer Plan will include the planting of 16 trees in the buffer area. The trees shall be of Missouri Native species or equivalent approved by Public Works-Stormwater. The trees cannot be part of any trees planted for perimeter or interior landscaping or bufferyard requirements.
4. The *Plan* recommends a "stepped down" approach to be used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood. The subject property is located on Talmage Street, classified as a collector roadway and near Kansas Expressway, classified as a primary arterial Traffic from the proposed development does not have to traverse through a neighborhood to get to a higher classification street.
5. This application is consistent with the *Comprehensive Plan's Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of "missing middle" housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield's existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.
6. Missing middle housing types provide opportunities for the city to increase the diversity of its housing stock through moderate increases in density, while maintaining the neighborhood character Springfield residents cherish. They range from low density duplexes to mid density multiplexes and triplexes, which can be integrated into the City's housing mix by using single-family lots to accommodate two to three units in a context-sensitive manner.

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7. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
8. 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.
9. The range of uses in the proposed R-LD district is compatible with the uses permitted on other property in the immediate vicinity.
10. 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.
11. 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.
12. 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.
13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
15. The applicant held a neighborhood meeting on August 22, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
16. 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.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

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

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ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 252

The requirements of Section 36-382 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The maximum density shall be limited to eleven (11) dwelling units per acre for a maximum of 50 dwelling units total located within this district.
2. At time of development and permitting, a Stream Buffer Plan shall be submitted for approval by the Director of Public Works. The Stream Buffer Plan will include the planting of 16 trees in the buffer area. The trees shall be of Missouri Native species or equivalent approved by Public Works-Stormwater. The trees cannot be part of any trees planted for perimeter or interior landscaping or bufferyard requirements.
3. Access to Fort Avenue without improvement is limited to the one (1) existing residential driveway and one (1) gated entrance, the latter of which is to be used for emergencies only.
4. If additional access to Fort Avenue is required or desired, the developer shall be responsible for improving Fort Avenue to meet all City standards for a local street in place at the time of improvement, with the use of a public improvement plan.
5. The Stream Buffer Easement required in City Code Chapter 96-21 per the Flood Controls and Water Quality Manual Chapter 8 Section 4.0. Before any Building Permit is approved the Stream Buffer Easement will be recorded with the Public Works Stormwater Division.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF to R-LD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 8/22/2024 4 pm CST
3. Meeting Location: 2533 N Fort Avenue, Springfield
4. Number of invitations that were sent: 174
5. How the mailing list was generated: Mailling list was shared by Planning and Zoning Dept
6. Number of neighbors in attendance (attach a sign-in sheet): 8
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

Neighbors main concern was Traffic at Talmage St and crossing to N Kansas Express to left turn as there is no Traffic signal,
Second is Trafficking at N Fort Avenue, we are already conveyed to neighbors that we are not going to use N fort avenue as main entrance, Access to Fort Avenue without improvement is limited to the one (1) existing residential driveway and one (1) gated entrance, the latter of which is to be used for emergencies only.

No other comments from any one . all are welcoming the the Multifamily condo buildin for neibour hood development,Economy Growth, Employment generation etc.

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

No Writting comments.

I, Suresh Chiluveru, attest that the neighborhood meeting was held on 08/22/2024, 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."

Sureshchuiluveru
Signature of person completing affidavit

SURESH CHILUVERU
Printed name of person completing affidavit

Name

Phone no

email

address

Judy White (417) 522-4605, wordsfan@aol.com
1328 W. Talmage St. Spfld, Mo 65803

Harvey Apple Gate 417-818-5700
2510 N. Fort. Ave Springfield Mo. 65803

Eddie Tims, Architect 417-838-3949, etimsarch.2@gmail.com
1174 S. Maryland, Springfield, Mo 65807

Steve Deckard 417 419 6144 dat1deckard@gmail.com
1306 W. Talmage, Springfield, Mo. 65803

Glenora Tucker 417-589-0945
1232 W Talmage St 65803

Nathan Adams OWN, Inc. (417) 866-2741

Joann Wolf 2538 N. MAIN 417 894-0301
Fred Ady 646 E Livingston 417-631-3518

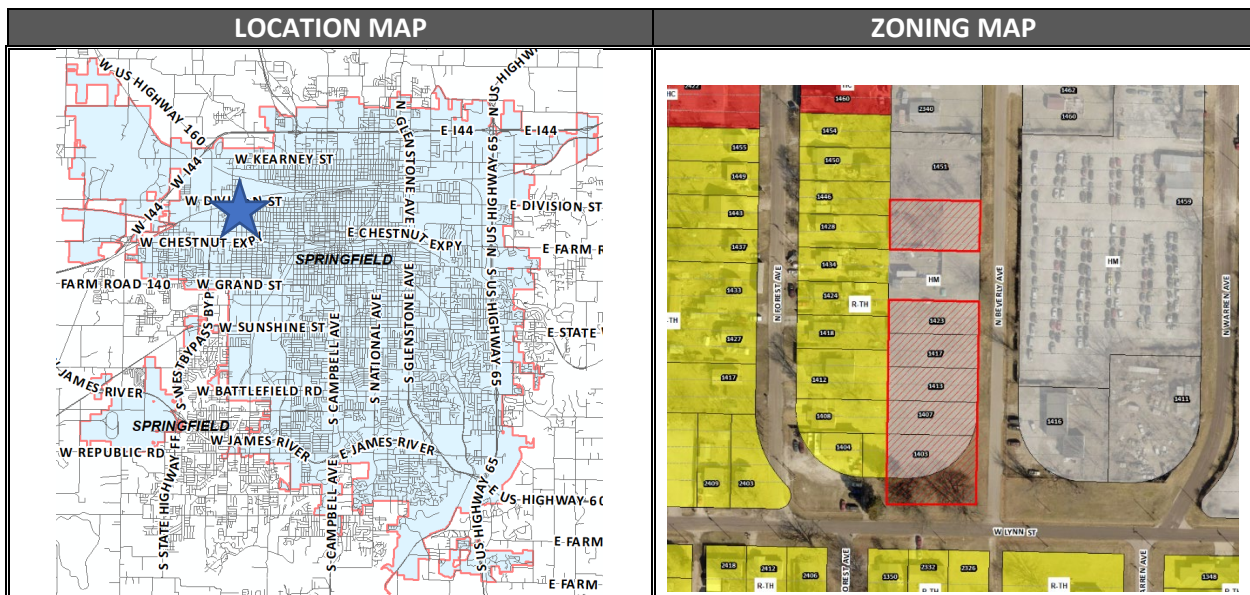
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PROJECT INFORMATION

Case Number:	Z-15-2024
Location:	1403, 1407, 1413, 1417 and 1423 N. Beverly Avenue and the unaddressed property to the north
Total Acres:	1.1 acres
Applicant:	Amax Properties, LLC
Existing Land Use:	Vacant/undeveloped
Neighborhood Meeting:	May 23, 2024
Planning and Zoning Commission:	September 12, 2024
City Council:	October 7, 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-15-2024 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

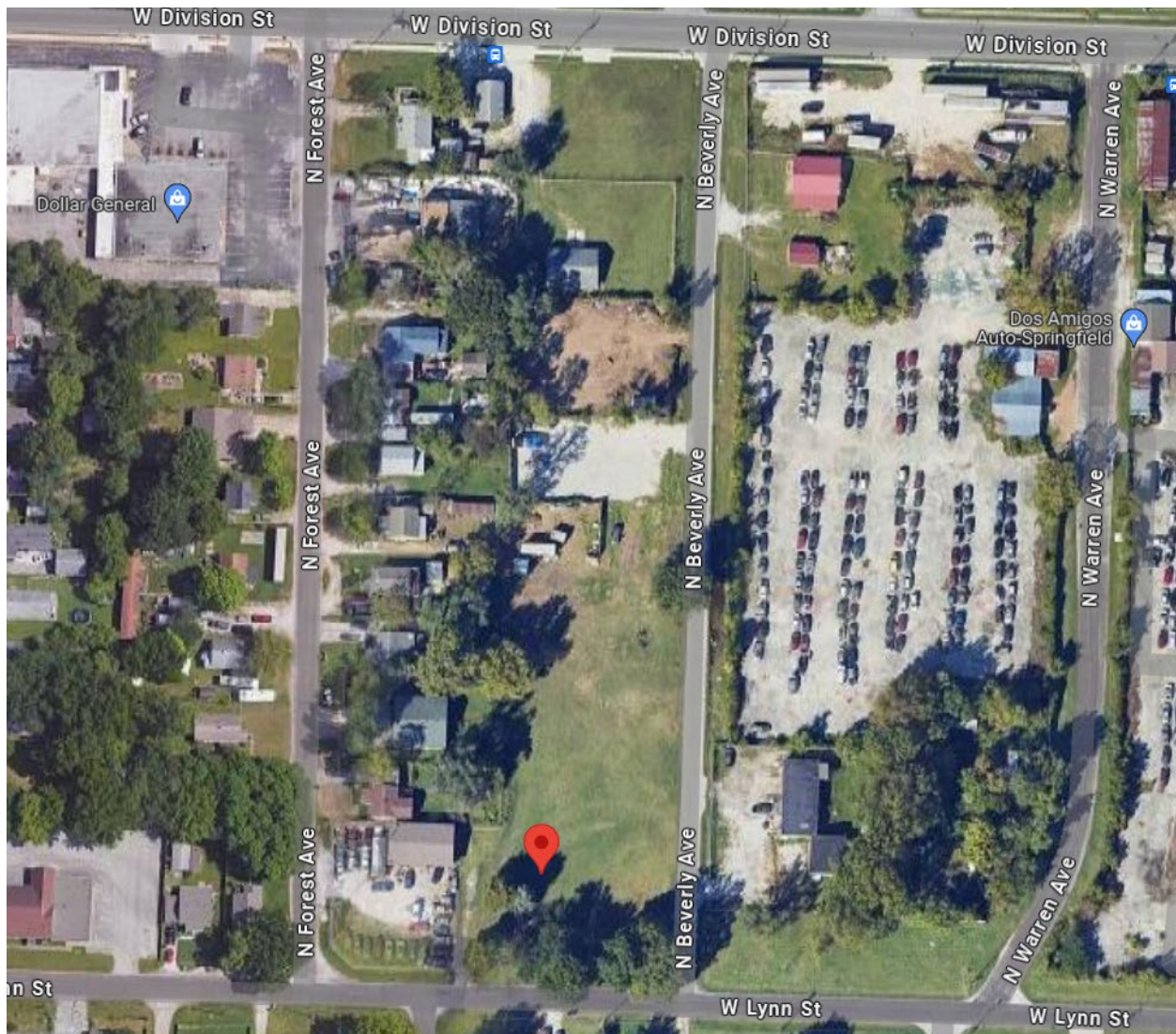
PROJECT SUMMARY:

Request to rezone approximately 1.1 acres of property generally located at 1403, 1407, 1413, 1417 and 1423 North Beverly Avenue and the unaddressed property to the north from HM, Heavy Manufacturing District to R-TH, Residential Townhouse District. This area includes a portion of right-of-way along Lynn St. and Beverly Ave. that is being vacated concurrently with this application.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:

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PROPERTY HISTORY:

The subject property was zoned HM, Heavy Manufacturing in the 1995 city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-TH DISTRICT
Use Limitations	(a) There shall be a separate platted lot of record for each single-family semi-detached or townhouse dwelling unit.

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	(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.
Minimum Lot Size	(a) <i>Minimum lot area:</i> 1. Single-family detached dwellings and residential group homes: 5,000 square feet. 2. Duplexes: 7,500 square feet. 3. Each single-family semi-detached dwelling on a separate platted lot: 3,750 square feet. 4. Each townhouse on a separate platted lot: a. End lots: 4,000 square feet. b. Interior lots: 3,000 square feet. 5. All other uses: 7,500 square feet. (b) <i>Minimum lot width:</i> 1. Single-family detached and duplex dwellings and residential group homes: 45 feet. 2. Townhouses: a. End lots: 40 feet. b. Interior lots with driveway in front yard: 30 feet. c. Interior lots without driveway in front yard: 24 feet. 3. Single-family semi-detached dwelling units: 30 feet. 4. All other uses: 45 feet. (c) <i>Minimum lot depth:</i> 80 feet.
Maximum Height	(a) <i>Maximum structure height:</i> 1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Bulk Plane	None
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.

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	3. <i>Rear yards:</i> Ten percent of the lot depth, but may not be less than ten feet nor more than 20 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.
Density Requirements	<i>Density requirements.</i> The maximum density shall be 3,750 square feet per dwelling unit provided the requirements of subsection 36-303(22) are met.
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. (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 R-TH 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.

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COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional neighborhood placetype. Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance. Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

Redevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to identified activity centers, where circulation and access will not negatively affect the adjoining neighborhood.

LAND USES PRIMARY USES

- Single-family detached

SUPPORTING USES

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

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.

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

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

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

TRADITIONAL NEIGHBORHOOD

- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

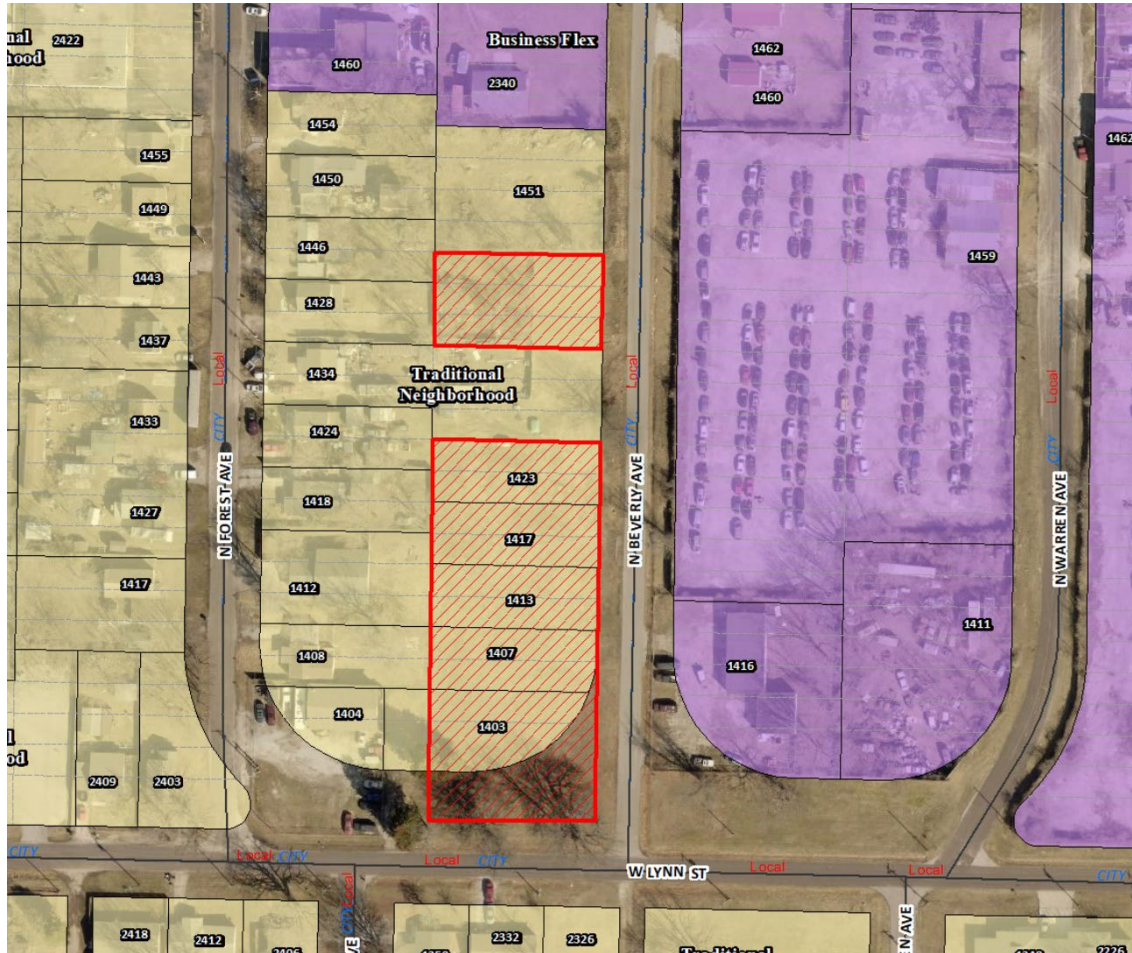
DEVELOPMENT REVIEW STAFF REPORT

TRANSITIONS

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	R-TH	HM	R-TH
LAND USE	Vacant/undeveloped	Single-family residential	Industrial, salvage yard	Single-family residential
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Business Flex	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning, however electric/gas/water are not available to 1407-1423 N Beverly. Main extensions will be needed to provide services.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning. Each address has access to public sewer and are in an approved sewer district.

FIRE DEPARTMENT:

A fire hydrant is required to be installed within 250 feet of all lots. (2018 IFC Appendix C).

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	N. Beverly Avenue	Local	City	25	25	NA	Yes	Yes	No
Street 2	W. Lynn Street	Local	City	25	25	NA	Yes	Yes	No

ACCESS - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway 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

No existing detention or water quality Stormwater Control Measures are present. The property is in the **Upper Wilsons Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is** aware of a sinkhole or other Karst feature east of this location. The property **does not have a stream buffer on site**. A fee in lieu of on-site stormwater detention **will be dependent on further analysis of the surrounding stormwater infrastructure and downstream impacts**

DEVELOPMENT REVIEW STAFF REPORT

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
 - a. The N Beverly Ave section of road is a known low spot and large amount of pooling occurs on the East side of the street and ROW. Any project on this area is required to drain to Lynn St to drain through the drainage channels and culverts on Lynn St.
 - b. Because the 5 properties are adjacent and connected to Lynn St the project is required to construct drainage channel in the ROW to drain south to Lynn St.
 - c. A fee in lieu of detention application will be reviewed at time of permitting to determine if the project is at risk of flooding the sinkhole to the east.

WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

1. Sinkhole 26625 is located at 1459 N Warren Ave. The proposed project location drains to this sinkhole through the ROW and overland flow from west to east. The new buildings and driveways are minimal compared to the overall sinkhole drainage area. a future project at the N Warren Ave may reduce the flooding elevation.

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.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1.1 acres of property generally located at 1403, 1407, 1413, 1417, 1423 and (approx.) 1428 North Beverly Avenue from HM, Heavy Manufacturing District to R-TH, Residential Townhouse District. This area includes a portion of right-of-way along Lynn St. and Beverly Ave. that is being vacated concurrently with this application. The applicant intends to construct new residential structures on the existing lots. The R-TH district would allow single-family or duplexes. Single-family detached dwellings require a minimum of 6,000 square feet of land area. Duplexes will require at least 7,500 square feet of area so a replat of lots will likely occur after zoning.
2. This application for R-TH is consistent with the *Comprehensive Plan's Land Use & Development* chapter which identifies the subject property as within the Traditional Neighborhood placetype. The primary use in this placetype is single-family detached which is a permitted use in the R-TH District. It also lists supporting uses such as single-family attached and low-intensity multi-family.
3. This application is consistent with the Traditional Neighborhood placetype which are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails.
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. The proposed rezoning area has existing single-family residential along Forest Avenue to the west and Lynn Street to the south.
6. The range of uses in the proposed R-TH district is compatible with the existing uses on other properties in the immediate vicinity. This will allow for additional residential uses to be established in a predominantly residential area.
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. The applicant is proposing a less intense zoning district than what is existing.

DEVELOPMENT REVIEW STAFF REPORT

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. New single-family homes or duplexes would not be allowed to be constructed in the Heavy Manufacturing district.
11. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
12. The applicant held a neighborhood meeting on May 23, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
13. 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.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

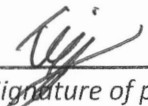
1. Request change to zoning from: HM to R-TH
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 5/23/24 4pm - 6:30pm
3. Meeting Location: 727 W commercial St suite #D, Springfield, MO 65803
4. Number of invitations that were sent: _____
5. How the mailing list was generated: _____
6. Number of neighbors in attendance (attach a sign-in sheet) _____
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).

Property Lines not Straight, Lot w to 1403 not squared

NO objections. Everyone seemed to be OK with multi-family homes.

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

I, Iliya Sharshakov (print name), attest that the neighborhood meeting was held on 5/23/24 (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

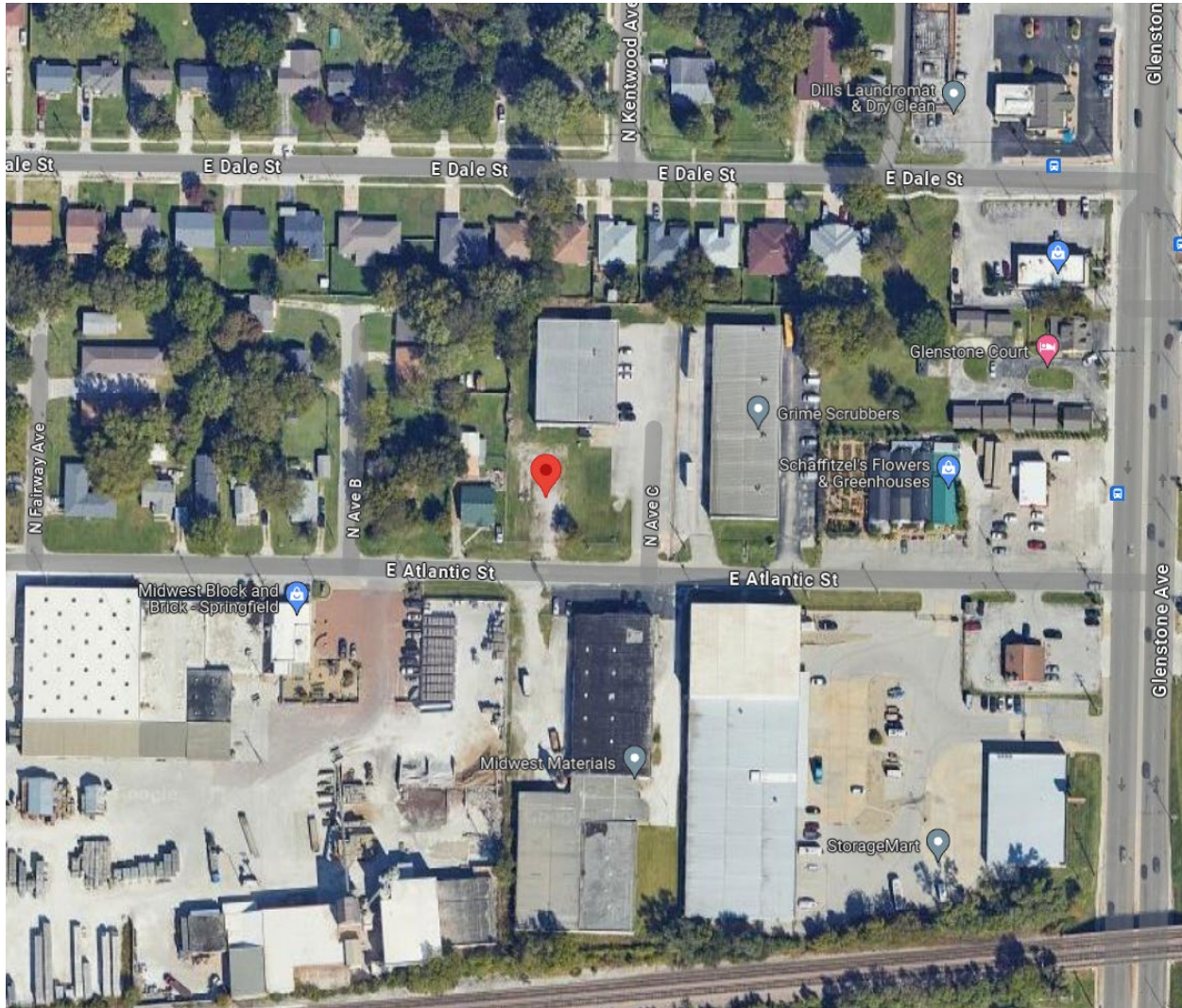
Iliya Sharshakov
Printed name of person completing affidavit

Name

Roger Dunlap & Brenda Pruett
Jerry Lee ~~Wall~~
Earl Pryor Earl Pryor

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property has been zoned R-TH, Residential Townhouse District since the Citywide remapping in 1995.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR RI
Use Limitations	(a) All activities and permitted uses, except off-street parking and loading facilities and household resource recovery collection centers, shall be conducted entirely within a completely enclosed building. (b) No outdoor storage of products, materials, or supplies, except refuse disposal areas, shall be permitted. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten

DEVELOPMENT REVIEW STAFF REPORT

	percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space. (e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Maximum Height	40 feet
Minimum Yard Requirements	a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations. c. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or an approved preliminary plat in accordance with the city's subdivision regulations. 2. <i>Side yard</i>: Ten feet or as required by section 36-453, supplemental open space and yard regulations. 3. <i>Rear yard</i>: Ten feet.
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.
Buffering and Landscaping	Whenever any development in a RI district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

The project area is located within the Industry & Logistics placetype, (see the Future Placetype Map on page 4 for reference). Per the *Land Use & Development* chapter of the *Comprehensive Plan*, this placetype primarily consists of, "...heavy and moderately intense

DEVELOPMENT REVIEW STAFF REPORT

manufacturing, distribution uses, and a range of operations that rely on proximity to the City's airport, interstate, and rail facilities." Based on these primary functions, this placetype also accommodates other activities typically associated with industry and manufacturing, including outdoor activity involving storage or parking of vehicles and equipment.

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. The Industry & Logistics placetype allows for certain supporting uses which complement the placetype's primary industrial or manufacturing uses, including office, hospitality, retail sales and service uses, universities, colleges, and vocational schools, and government, healthcare, and institutional uses, to name a few. As a result, this placetype should include a mix of industrial zones complemented by office or commercial zones were deemed suitable. The RI, Restricted Industrial district, which allows for a variety of industrial uses, is a suitable match for the Industry & Logistics placetype.

PRIMARY USES

1. Personal and outdoor storage
2. Light industry
3. Warehousing and distribution facilities
4. Heavy industry and manufacturing
5. Airport, railroad, and freight facilities

SUPPORTING USES

1. Parks, greenways and open space
2. Urban agriculture
3. Office, hospitality, retail sales and service
4. Maker spaces, artisan, and innovation spaces
5. Universities, Colleges & Vocational Schools
6. Government, healthcare and institutional facilities

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

1. Direct new industrial and logistic dependent development to areas planned for more intense uses located near existing rail lines, major roadways, and Enterprise Zones.
2. Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
3. Freight traffic is diverted away from quieter residential or commercial streets to designated truck routes that are designed for anticipated capacity and have clear access to major routes and roadways.
4. 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 integrated into development plans.

URBAN DESIGN – BUILDING AND SITE TYPOLOGY

DEVELOPMENT REVIEW STAFF REPORT

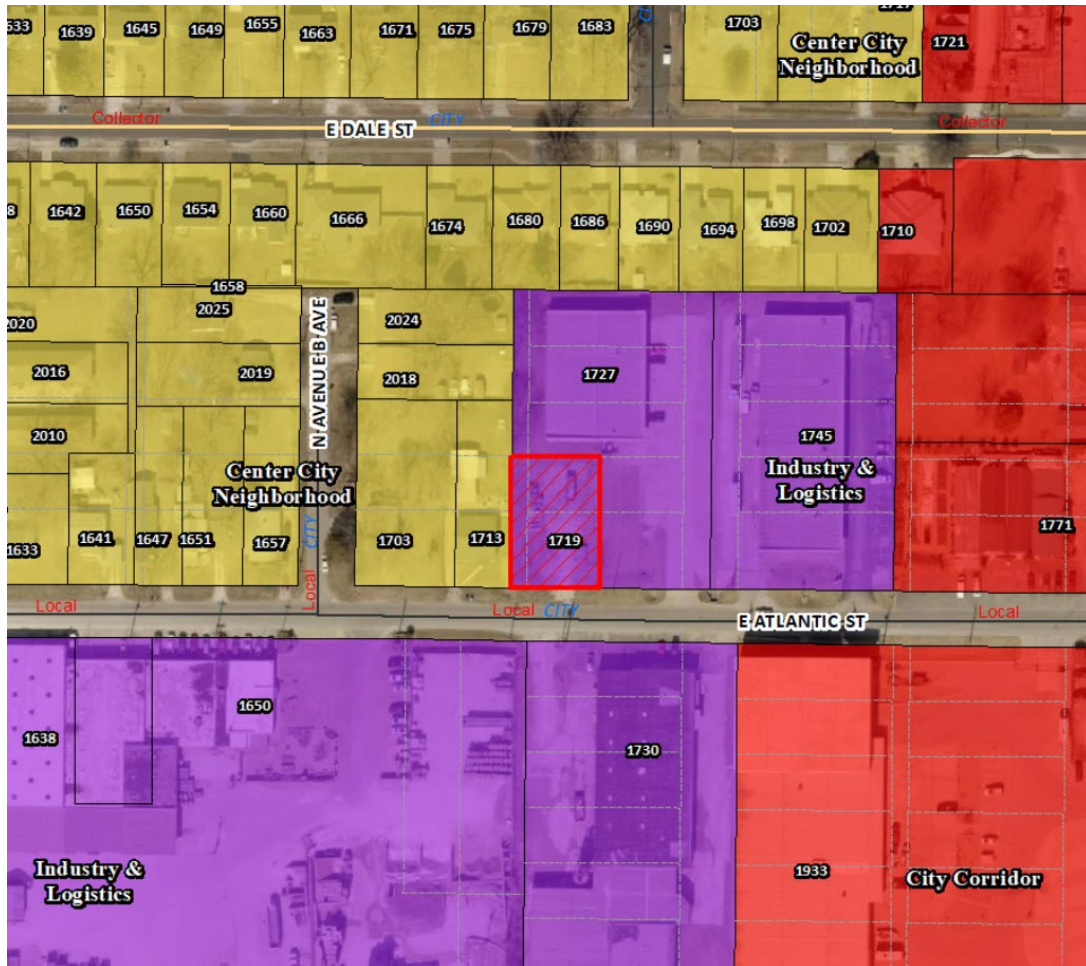
1. Industrial buildings exhibit quality façade designs and site layouts that enhance the character of the area and promote quality development and a sense of place.
2. Site design should discourage the placement or storage of materials and mechanical equipment along major roadways leading to the airport or along major routes into the City or should be completely screened, along with trash receptacles, and recycling bins.
3. Lighting, landscaping, signage, mail, and delivery accommodations are to be proactively incorporated into the site design.
4. Industrial parks contain integrated paths and outdoor recreation areas that are used as amenities by employees.
5. Entrances into industrial parks are clearly marked with monument signage and landscaping.
6. Public art, gateway signage, and landscaping are incorporated into the
7. streetscape leading to and from the airport and interstate interchanges to
8. create a lasting, positive image of the community.

TRANSITIONS

1. Industrial uses are well screened and buffered when located near lower intensity commercial or residential areas to reduce potential negative visual and noise impacts.
2. Less intense support sales, service, and supply of goods related to heavier manufacturing operations, airport, and other logistical operations are integrated along secondary roadways and around the periphery.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES														
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office Hospitality, Retail Sales & Service	Neighborhood Commercial	Major Retail & Wholesale	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Services, 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	RI	HM	RI	R-TH
LAND USE	Industrial, office uses	Industrial uses	Industrial uses	Single-family residence
PLACETYPES	Industry & Logistics	Industry & Logistics	Industry & Logistics	Center City Neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

DEVELOPMENT REVIEW STAFF REPORT

CITY UTILITIES:

No issues with the proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning. Tract has access to public sewer.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E. Atlantic Street	Local	City	25	25	NA	Yes	Yes	No

ACCESS - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There is one (1) bus stop on Glenstone Avenue near the property.

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

The property is in the **Jordan Creek North Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**. A fee in lieu of on-site stormwater detention **is not applicable because the site is built out**.

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.

DEVELOPMENT REVIEW STAFF REPORT

DETENTION AND DISCHARGE REQUIREMENTS

N/A

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.2 acre of property generally located at 1719 E. Atlantic Street from R-TH, Residential Townhouse District to RI, Restricted Industrial District. The applicant intends to keep the existing fence and dumpster at their existing locations with no other changes at this time.
2. This application is consistent with the Industry & Logistics placetype which predominantly consists of heavy and moderately intense manufacturing, distribution, warehousing and storage uses. The Industry & Logistics placetype allows for certain supporting uses which complement the placetype's primary industrial or manufacturing uses, including office, hospitality, retail sales and service uses. It also states that industrial uses are well screened and buffered when located near lower intensity commercial or residential areas to reduce potential negative visual and noise impacts.
3. The bufferyard type "E" will be required with any new development of the site. This will require a 20 ft. bufferyard with 3 canopy trees, 2 understory trees, 2 evergreen trees and 16 shrubs for every 100 linear feet adjacent to the R-TH District. A six-foot solid wood fence, wall or hedge will also be required.
4. The RI district is intended primarily for uses engaged in light manufacturing, assembling, and fabrication, warehousing, wholesaling, and service operations which conduct all activities within a building with no external impact or effect. This district is intended to serve as a transition between more intense industrial development and commercial, office, or multi-family residential development.
5. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.

DEVELOPMENT REVIEW STAFF REPORT

6. There are no changing conditions in the area affected that make the proposed rezoning necessary. The applicant intends to keep the existing fence and dumpster at their existing locations with no other changes at this time.
7. The range of uses in the proposed Restricted Industrial district are compatible with the uses permitted on other property in the immediate vicinity to the north, east and south. The RI district allows for manufacturing and office uses which are consistent with uses in the area.
8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
9. The impact the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. A traffic study is not required as part of this rezoning.
10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. The property can still develop with the existing zoning.
12. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
13. The applicant held a neighborhood meeting on August 22, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
14. 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.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

DEVELOPMENT REVIEW STAFF REPORT

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

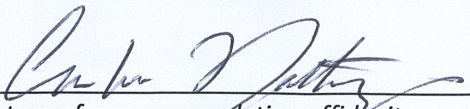
1. Request change to zoning from: R-TH to R-I
(existing zoning) (proposed zoning)
2. Meeting Date & Time: August 22, 2024, 4pm to 6:30pm
3. Meeting Location: 1727 E. Atlantic, parking lot
4. Number of invitations that were sent: 500
5. How the mailing list was generated: city
6. Number of neighbors in attendance (attach a sign-in sheet): 6
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

ATTACHED

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

ATTACHED

I, Chris W. Nattenger (print name), attest that the neighborhood meeting was held on Aug. 22, 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

Chris W. Nattenger
Printed name of person completing affidavit

1719 E. ATLANTIC - MEETING - August 2024

CALLS RECEIVED

8/12 ROBERT CASSELMAN
8/13 GLENSTONE COURT
~~8/22 TOM KELLY~~

8-22-2024 NEIGHBORHOOD MEETING 4-630PM

<u>NAME</u>	<u>STREET ADDRESS</u>
TOM KELLY	2831 N HOWARD
LINDA KELLY	1690 E DALE ST.
NADINE HASTEN	1686 E. DALE ST.
CHRISTINA TIMBLE	1713 E ATLANTIC
JOHN TIMBLE	1713 E ATLANTIC
RANDY ARNELL	1745 - B - E. ATLANTIC

MEETING SUMMARY

ATTENDED BY MYSELF AND 6 OTHERS, I EXPLAINED THE REASON FOR THE RE-ZONING REQUEST, MY DESIRE TO INCLUDE ALL OF MY PROPERTY ON ATLANTIC ST. IN THE SAME ZONING, R-I. NO ONE VOICED AN OBJECTION. QUESTIONS ABOUT WHAT

②

I INTENDED TO BUILD ON THAT LOT, AND I INFORMED THEM, THAT I HAVE NO PLANS TO BUILD ANYTHING AT THAT SITE. ALSO DUE TO THE SMALL SIZE OF THE LOT, IT WOULD NOT BE COST EFFECTIVE TO DEVELOP THERE.

THERE WERE NO FURTHER QUESTIONS OR COMMENTS.

I ENCOURAGED THEM TO ATTEND THE P+Z MEETING, WHEN IT IS HELD.

MEETING ADJOURNED.

SKYLINE INVESTMENT CO., LLC

Chris W. J. J. J.
PRESIDENT

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

DATE: September 3, 2024

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Z-25-2024 COD No. 260

The applicant has requested this case be postponed to the next Planning and Zoning Commission meeting on October 10, 2024.

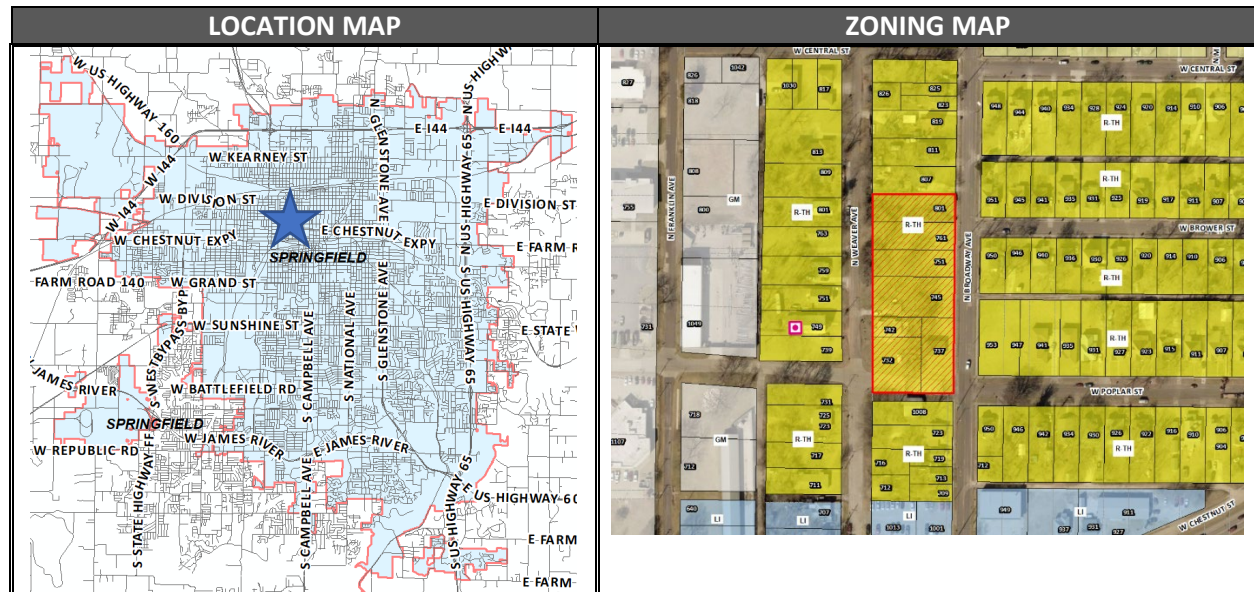
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 389
Location:	737, 745, 751, 761 & 801 North Broadway Avenue and 732 & 742 North Weaver Avenue
Total Acres:	1.4 acres
Applicant:	Drew Lewis Foundation
Existing Land Use:	Single-family residence, vacant/undeveloped property
Neighborhood Meeting:	June 20, 2024
Planning and Zoning Commission:	September 12, 2024
City Council:	October 7, 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 Planned Development No. 389 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

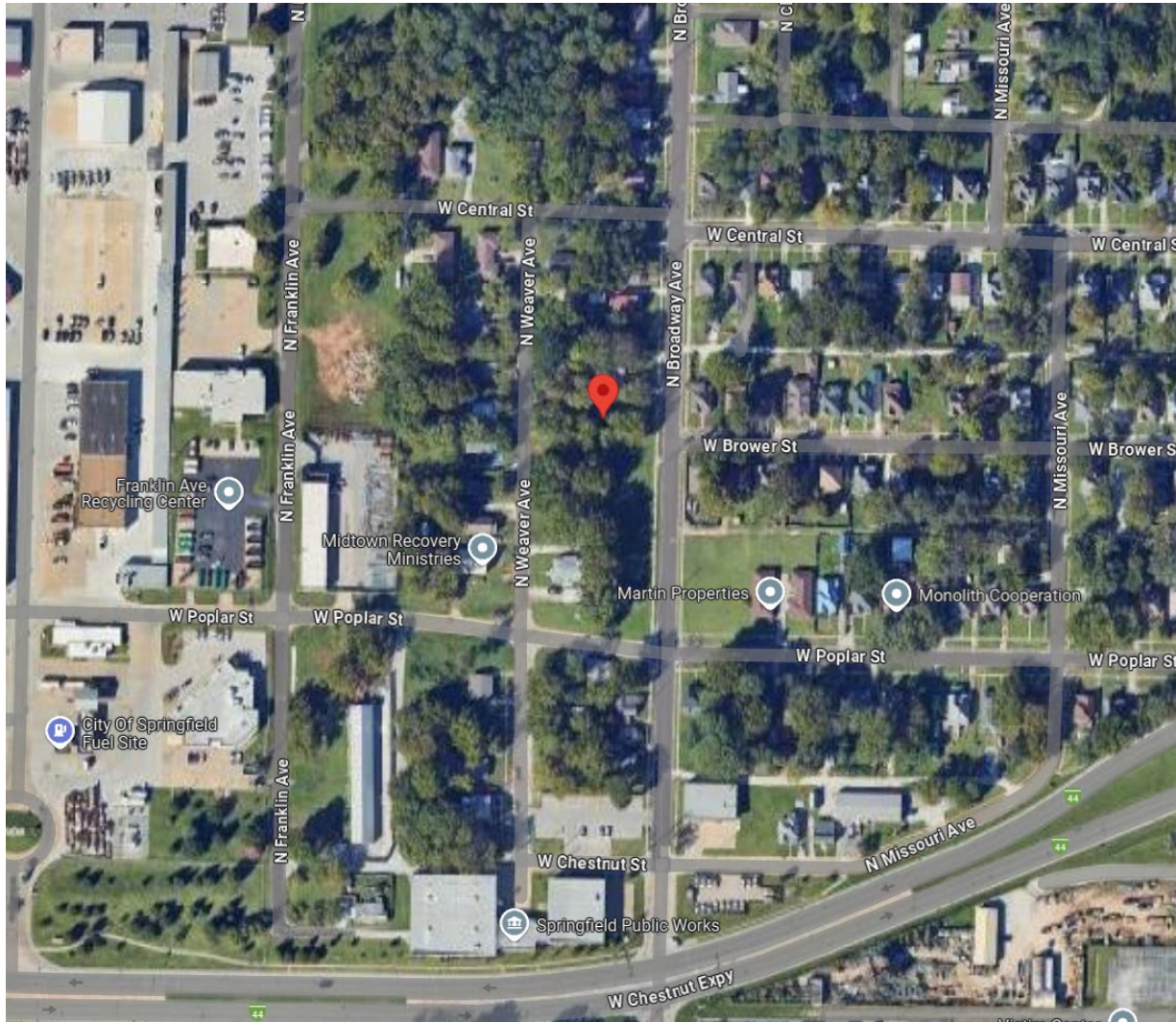
PROJECT SUMMARY:

Request to rezone approximately 1.4 acres of property generally located at 737, 745, 751, 761 & 801 North Broadway Avenue and 732 & 742 North Weaver Avenue from R-TH, Residential Townhouse District to Planned Development District No. 389.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was zoned R-TH in the 1995 city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PD 389
Minimum Yard Requirements	See Exhibit 1.

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Maximum Structure Height	1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Minimum Open Space	Not less than 20 percent.
Buffering and Landscaping	None.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

PRIMARY USES

1. Single-family detached

SUPPORTING USES

1. Single-family attached
2. Low-intensity multifamily
3. Low-intensity, neighborhood commercial

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4. Parks, greenways, and open space
5. Public and private schools and places of worship
6. Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

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

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

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

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

Transitions:

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

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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	Major Arts and Entertainment Spokes	Public & Private Schools & Places of Worship	Government, Colleges & Vocational Schools	Personal Services, Health Care & Institutional Facilities	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

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-TH	R-TH	R-TH	R-TH
LAND USE	Single-family residential	Single-family residential	Single-family residential	Single-family residential
PLACETYPES	Center City Neighborhood	Center City Neighborhood	Center City Neighborhood	Center City Neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning. Underground electric service can be provided on the property, however the existing overhead distribution/transmission lines along the ROW areas will remain as-is. The proposed layout of the street parking will conflict with an existing transmission pole. Per discussion with the applicant, the layout can be adjusted so the pole will

DEVELOPMENT REVIEW STAFF REPORT

wind up in an island, and a relocation may not be needed. CU Engineering will review this when the construction plans are submitted.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues or conflicts with public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	N. Broadway Avenue	Collector	City	30	25	NA	No	Yes	Yes
Street 2	W. Poplar Street	Local	City	25	Var.	NA	Yes	Yes	No
Street 3	N. Weaver Avenue	Local	City	25	25	NA	Yes	Yes	No

ACCESS - All new and existing driveway approaches shall comply with the requirements of the planned development.

- Broadway Avenue: No direct access is allowed to Broadway Avenue from the development.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There is one (1) bus stop near the property on N. Broadway Avenue.

IMPROVEMENTS - Public improvements are required for this planned development. All required public improvements must be constructed, or funds escrowed prior to approval of a building permit. Required improvements include:

- Sidewalks along Broadway Ave, Poplar St, and Weaver Ave.
- Curb & gutter, and concrete angled on-street parking along Broadway Ave.
- Concrete median along Broadway Ave and traffic calming measures for the southbound lane of Broadway Ave in advance of and along the on-street angled parking.
- Stormwater conveyance improvements along Weaver Ave.

All public improvements shall be designed and constructed per City of Springfield Public Works Design Standards for Public Improvements. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

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The property is in the **Jordan Creek Lower Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**. A fee in lieu of on-site stormwater detention **will be dependent on further analysis of the surrounding stormwater infrastructure and downstream impacts**

PW-Stormwater supports the PD language. 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. At time of development the Stormwater Report will analyze the drainage area for improvements.
2. A fee in Lieu of Detention Application approval is dependent on W Poplar St and N Weaver Ave curb and gutter capacity for the 100 yr. storm events. The Public Infrastructure at N Franklin Ave will have to be studied to ensure the new runoff will not jump the inlets and drain to the Public Works Broyles Complex at 1107 W Chestnut Expwy.

WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
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

ADDITIONAL STORMWATER REQUIREMENTS

DEVELOPMENT REVIEW STAFF REPORT

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 1.4 acres of property generally located at 737, 745, 751, 761 & 801 North Broadway Avenue and 732 & 742 North Weaver Avenue from R-TH, Residential Townhouse District to Planned Development District No. 389. The applicant is proposing a single-family residential compact pocket neighborhood with 14 dwellings and a resident clubhouse.
2. The applicant states in their PD that they intend to provide an affordable pocket community development in a low-income neighborhood with homes that are both affordable and improve the area. These homes are designed to meet the needs of low-to-moderate income families and individuals, offering them a safe and stable living environment. By providing affordable housing options, The Drew Lewis Foundation aims to address the housing crisis in the Springfield community and promote economic stability. This higher-density, single-family development is unique because it fosters a sense of community through its design, with shared green spaces, communal areas, and a community center encouraging social interaction and support among residents. It aligns with the community's needs, promotes sustainable development, and enhances the overall quality of life for residents. Positive feedback from neighbors includes appreciation for the thoughtful design, affordable housing options, and the positive impact it will have on the neighborhood.
3. The *Comprehensive Plan's Land Use & Development Chapter 6* identifies the subject property as the Center City neighborhood placetype.
4. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing.
5. The Center City Neighborhoods Placetype gives priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents. Center City Neighborhoods should maintain a fully connected pedestrian network of sidewalks that provide safe and efficient walking access to transit routes, nearby schools, parks, and amenities like greenways and trails.

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6. This application is consistent with the Placetypes recommendation that a “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood. Also, that the design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.
7. New structures in the Center City Neighborhoods Placetype should reflect the character and context of the historic neighborhood fabric and developed area, through the integration of porches, walkways, and the use of alleys for vehicular access and parking.
8. The *Comprehensive Plan’s Housing & Neighborhoods Chapter 7* encourages creative housing solutions in Section 2.2 to add housing diversity and support downsizing households, young professionals and aging-in-place. Creative housing types can play an effective role in increasing housing diversity in a community and providing smaller scale, more affordable housing options. Examples of creative housing types include missing-middle housing types, tiny homes, pocket neighborhoods, and accessory dwelling units (ADUs). The city should ensure the Land Development Code allows for such housing types in the Residential Neighborhood Placetypes, where they can be targeted for infill development.
9. The *Comprehensive Plan’s Housing & Neighborhoods Chapter 7* supports pocket neighborhoods and tiny homes as affordable housing solutions. Pocket neighborhoods are groups of detached dwellings that provide increased opportunity for affordable home ownership. They can come in the form of tiny homes, or small-scale single-family homes typically under 400 square feet. They provide the freedom and appeal of single-family homes at a smaller scale and therefore lower cost and are often developed in clusters surrounding a communal open space to support a sense of community. They also create housing options for those who desire independent living without high maintenance, a minimalistic lifestyle, or are looking to downsize, such as seniors or retired residents. Pocket neighborhoods and tiny homes help diversify the housing stock while matching the character of other low to medium density residential development.
10. The *Comprehensive Plan’s Housing & Neighborhoods Chapter 7* encourages the development of strategically located higher density residential development and promote policies to create attainable, market rate housing in Section 2.3. Springfield currently has a shortage of housing units that are attainable at the lowest income levels. This shortage disproportionately impacts renter-occupied housing, as identified in the *Forward SGF Issues and Opportunities Report*. Providing quality, attainable housing for lower-income families and people in poverty was also a frequent concern expressed by the community during public engagement. By encouraging higher density residential development, the city can provide for a greater range of unit types, sizes, and price points within future development. In addition to helping address lower-income housing needs, smaller-scale housing units are often desirable for young professionals and new families looking to

DEVELOPMENT REVIEW STAFF REPORT

make a start in Springfield. They can also be attractive to empty nesters and senior citizens hoping to “age in place” and remain in Springfield for the long term.

11. The proposed Planned Development is proposing the following major differences from the current R-TH zoning District.
 - a. The clubhouse and storm shelter use are listed and defined as a permitted use and will be used and maintained by the homeowner's association as provided in their private covenants.
 - b. The recreation easement use is a listed permitted use and will be maintained and managed by the homeowner's association as provided in their private covenants.
 - c. A solid wood or picket fence at least four (4) tall will be constructed along the north district boundary except in the front yard which requires an open fence that is four (4) feet or less and not to exceed 50 percent screening.
 - d. At least one canopy tree or two understory trees along the perimeter of each residential lot and at least one canopy, one understory or evergreen and 4 shrubs or native grasses along the perimeter of the common area along each street frontage shall be planted and maintained by the homeowner's association. If locations are limited based on stormwater facilities, steep topography, etc., then the ARC may make modifications as needed to meet the Comprehensive Plans recommendations.
 - e. The PD provides some general details about the proposed pocket neighborhood concept and design.
 - f. Minimum lot sizes for single-family detached dwellings in the R-TH are 5,000 square feet. The proposed PD will allow for single-family detached dwellings at 3,500 square feet.
 - g. Minimum lot width in the R-TH District for single-family detached dwellings is 45 feet. The PD is proposing a minimum lot width of 40 feet.
 - h. Access to the public street from lots along Broadway Avenue are only allowed as shown on the Exhibit 2, Site Plan, no driveways are permitted along Broadway Ave. The minimum driveway widths and separation are specified for lots along Weaver Avenue.
 - i. Public improvements are specified and to be approved by the Director of Public Works.
 - i. Sidewalks along Broadway Ave., Poplar St., and Weaver Ave.
 - ii. Curb and gutter, and concrete angled on-street parking along Broadway Ave.
 - iii. Median along Broadway Ave. and traffic calming measures for the southbound lane of Broadway Ave. in advance of and along the on-street angled parking.
 - iv. Stormwater conveyance improvements along Weaver Ave.
 - j. A final development plan shall only be approved if the development is in substantial conformance with Exhibits 1 (text), 2 (site plan) and 3 (elevations) of the PD.
 - k. A Final Plat can be submitted in place of the final development plan if all other PD requirements can be shown to be met.

DEVELOPMENT REVIEW STAFF REPORT

12. If the Planned Development is approved, the applicant will need to subdivide the property following the major subdivision process provided in the Subdivision Regulations. This process will require a preliminary plat to be reviewed and approved by Planning and Zoning Commission and City Council. If approved, the final plat can be submitted for review and approval if in conformance with the preliminary plat and Planned Development requirements.
13. The 30-foot recreation and utility easement will need to be shown on the preliminary and final plat. Private covenants and restrictions for the common area/detention will need to be submitted and reviewed by staff to verify compliance with the Subdivision Regulations. Any provisions of the private covenants and restrictions are not enforced by the City, rather a civil matter.
14. A pocket neighborhood is typically considered a clustered group of houses around a common area or shared open space. Typically, parking is provided in a common area or on an alley or end of a street. The proposed PD has elements of a pocket neighborhood like common area, a recreational trail in an easement and a resident clubhouse. The parking along Broadway Ave. is on public right-of-way, but houses along Weaver Ave. have garages with driveway access.
15. 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. The utility easements will be dedicated on the final plat.
16. There are few changing conditions in the area affected that make the proposed rezoning necessary. Many of the existing residentially zoned properties have been vacant for years.
17. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD is proposing single-family residential which is currently permitted in the R-TH district. The PD is proposing smaller lots than allowed in the R-TH district.
18. 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. Easements for utilities will be provided on the preliminary and final plat.
19. 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. With the proposed PD improvements, Traffic supports the request. No traffic study is required.
20. 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.

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21. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. The property could be subdivided into about 11-12 single-family lots with the existing R-TH zoning.
22. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
23. The applicant held a neighborhood meeting on June 20, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 1). The applicant didn't submit a sign-in sheet.
24. 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.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

Attachment 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

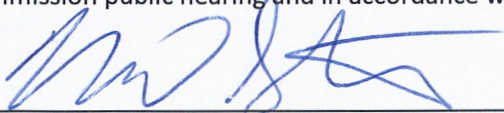
1. Request change to zoning from: R-TH (existing zoning) to Planned Development (proposed zoning)
2. Meeting Date & Time: June 20, 2024 4p - 6:30p
3. Meeting Location: FAIRBANKS COMMUNITY HUB - 1126 N. Broadway
4. Number of invitations that were sent: 197
5. How the mailing list was generated: city
6. Number of neighbors in attendance (attach a sign-in sheet): 20
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).

two property owners wanted to confirm PD would not include multi-family most questions revolved around pricing for new homes and completion dates Relatives of the owners of 742 N. Weaver came to ~~see~~ learn more about the PD that might include their parents property. we discussed at length our plans and they expressed concerns based on past experiences. about being left out of the process. We took their information and offered a follow up meeting w/ the property owners and their relatives.

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

no attendees left written comments

I, MICHAEL STEVENS (print name), attest that the neighborhood meeting was held on 6/20/24 (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

MICHAEL STEVENS

Printed name of person completing affidavit

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 389

APPLICATION

Building or other permits may not be issued for development permitted by this planned development, nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

EXECUTIVE SUMMARY

The City of Springfield recognizes the critical role of housing diversity and infill development in revitalizing impoverished neighborhoods and enhancing community well-being as outlined in Forward SGF. Acknowledging the challenges faced by these areas, the city emphasizes the need for diverse housing options and strategic infill development to address issues of poverty, aging infrastructure, and housing affordability. By promoting creative housing solutions and prioritizing infill development over outward expansion, the city aims to maximize existing resources, improve neighborhood livability, and foster economic growth. This planned development underscores the importance of targeted efforts to elevate the standard of living in disinvested neighborhoods while promoting inclusivity, equity, and community resilience.

INTENT

The purpose of this planned development is to provide an affordable pocket community development in a low-income neighborhood with homes that are both affordable and improve the area. These homes are designed to meet the needs of low-to-moderate income families and individuals, offering them a safe and stable living environment. By providing affordable housing options, The Drew Lewis Foundation aims to address the housing crisis in the Springfield community and promote economic stability. This higher-density, single-family development is unique because it fosters a sense of community through its design, with shared green spaces, communal areas, and a community center encouraging social interaction and support among residents. It aligns with the community's needs, promotes sustainable development, and enhances the overall quality of life for residents. Positive feedback from neighbors includes appreciation for the thoughtful design, affordable housing options, and the positive impact it will have on the neighborhood.

DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance.

PERMITTED USES

1. Single-family detached dwellings and any other use allowed within the R-TH district.
2. Clubhouse, as an accessory use.

DESIGN CONCEPT

1. The pocket neighborhood will have a craftsman design incorporating charming, artisanal elements such as woodwork and vintage-inspired façades, seamlessly blending with the historical neighborhood's architectural heritage. The houses will all have a similar overall design, but each one will have varying design elements such as varying vertical and horizontal siding patterns varied wood elements in the eaves and front porch posts. The color palette will be selected from the early 1900's with four primary colors of siding. Additionally, the community layout prioritizes communal green spaces and pedestrian-friendly pathways, mirroring the traditional, close-knit feel of the surrounding area.
2. The clubhouse will have the same general shape and aesthetic as the houses in the neighborhood. The clubhouse must address the public streets with doors and windows and have a pitched roof similar to the houses in the neighborhood. It will double as a storm shelter for residents of the neighborhood. The clubhouse will be used for meeting rooms and storage. It will be managed and maintained by the homeowner's association and no additional parking will be required since this will be used by residents of the PD and subdivision.
3. Refer to Exhibit 3 for elevations and design concepts.
4. A recreation easement to be shared by all property owners is included in this planned development. Maintenance of the recreation easement shall be the responsibility of the homeowner's association.
5. A solid wood or picket fence at least four (4) tall will be constructed along the north district boundary except in the front yard which requires an open fence that is four (4) feet or less and not to exceed 50 percent screening.
6. At least one canopy tree or two understory trees along the perimeter of each residential lot and at least one canopy, one understory or evergreen and 4 shrubs or native grasses along the perimeter of the common area along each street frontage shall be planted and maintained by the homeowner's association. If locations are limited based on stormwater facilities, steep topography, etc., then the ARC may make modifications as needed to meet the Comprehensive Plans recommendations.

USE LIMITATIONS

1. There shall be a separate platted lot of record for each single-family detached, single-family semi-detached or townhouse dwelling unit.
2. Any garages shall be setback a minimum of 20 feet from the front property line.
3. All uses shall operate in accordance with the noise standards contained in *Section 36-485* of the *Springfield Zoning Ordinance*.
4. No use shall emit an odor that creates a nuisance as determined by *Springfield City Code*.

LOT SIZE REQUIREMENTS

1. Single-family detached dwellings: 3,500 square feet.
2. Minimum lot width: 40 feet.
3. Minimum lot depth: 80 feet.

BULK AND OPEN SPACE REQUIREMENTS

1. Side yard: 5 feet.
2. *Section 36-381* of the *Springfield Zoning Ordinance* in effect at the time of development shall apply to all other sections.

ACCESS TO PUBLIC THOROUGHFARES & DRIVEWAYS

1. Access to the public street system will be as generally shown on Exhibit 2.
2. No driveways are permitted along Broadway Ave.
3. Minimum driveway width: 10 feet.
4. Minimum driveway separation: 20 feet.

REQUIRED IMPROVEMENTS

Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District, as determined by the Director of Public Works, shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also

be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued, the applicant, or subsequent owners shall:

1. Construct the required improvements; or
2. Provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department.

No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

1. The required improvements are completed prior to occupancy of the structures; or
2. The Director of Public Works has determined that such required improvements, if not completed, have little or no effect on the occupancy of the facility, or public safety, or conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

Improvements necessary to adequately accommodate the intensity of development in this District, as determined by the Director of Public Works, include the following.

1. Storm water management facilities.
All storm water management facilities, including detention and water quality, will be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department.
2. Sanitary Sewer Extension.
All sanitary sewers will be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department.
3. Traffic Improvements as approved by the City Traffic Engineer.
 - a. Sidewalks along Broadway Ave., Poplar St., and Weaver Ave.
 - b. Curb and gutter, and concrete angled on-street parking along Broadway
 - c. Median along Broadway Ave. and traffic calming measures for the southbound lane of Broadway Ave. in advance of and along the on-street angled parking
 - d. Stormwater conveyance improvements along Weaver Ave.

Improvements shall conform to the following standards.

1. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.
2. All public improvements shall be designed and constructed per City of Springfield Public Works Design Standards for Public Improvements.

MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

PHASING

Development may be phased if all public improvements directly related to each phase are completed at the time of its development and improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development plan.

Final development plans designating the location of uses shall be submitted to the Administrative Review Committee, either as a whole or in phases. A final development plan shall only be approved if it is in substantial conformance with Exhibits 1, 2 and 3 as defined by Subsection 36-405 (9) (c) of the Springfield Zoning Ordinance.

1. The final development plan shall only be submitted to the Administrative Review Committee for final review and approval. A Final Plat can be submitted in place of the final development plan if all other PD requirements can be shown to be met. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

- a. Any uses within the District other than those specifically prescribed by the ordinance.
- b. Any increase in the intensity of use permitted within the District.



3213 S. West Bypass
Springfield, MO 65807
417.866.2741
weareown.com

**DREW LEWIS
FOUNDATION**

REVISIONS

[illegible]

PROJECT NO: 24SP10075

DRAWN BY: CMH

CH

ISSUED DATE: 06/20/2024

FIELD BOOK: N/A

ISSUED BY: JARED M DAVIS

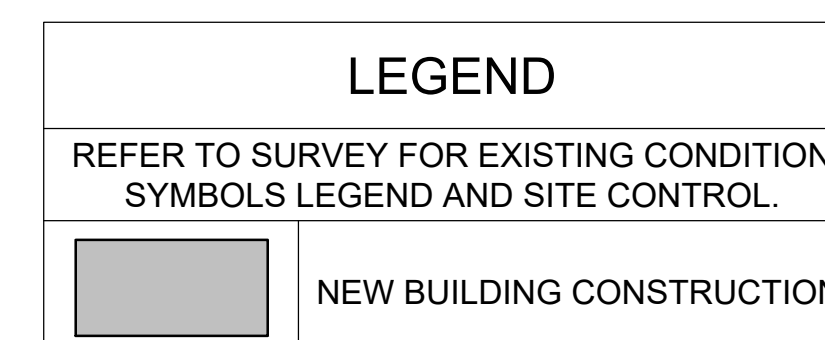
LICENSE NO: 2016017614

A licensed Missouri
Engineering Corporation
COA# 00062

EXHIBIT 2

1

1 OF 1



1 EXHIBIT 2
C1.0 SCALE: 1" = 20'

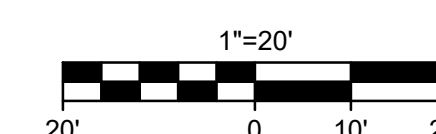


Exhibit 3



9 COMMUNITY FRONT 3
1/8" = 1'-0"



10 STREET (WEAVER) FRONT 3
1/8" = 1'-0"



11 GARAGE SIDE 3
1/8" = 1'-0"



12 HOUSE SIDE 3
1/8" = 1'-0"



5 COMMUNITY FRONT 2
1/8" = 1'-0"



6 STREET (WEAVER) FRONT 2
1/8" = 1'-0"



7 GARAGE SIDE 2
1/8" = 1'-0"



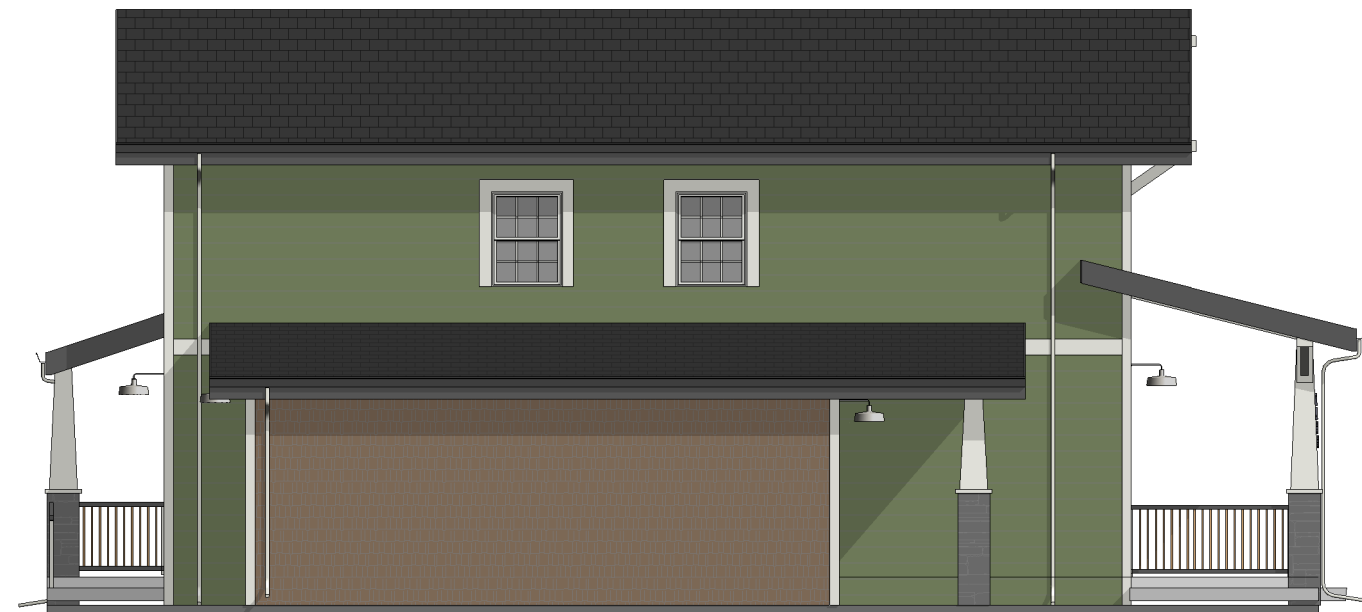
8 HOUSE SIDE 2
1/8" = 1'-0"



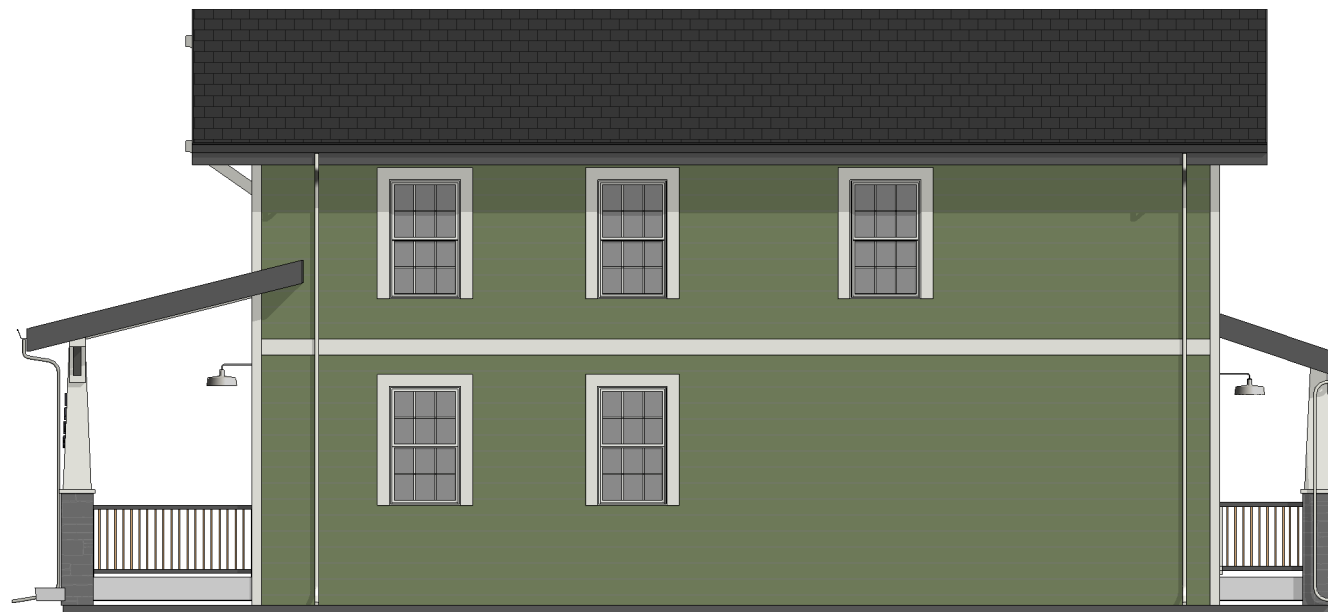
1 COMMUNITY FRONT
1/8" = 1'-0"



2 STREET (WEAVER) FRONT
1/8" = 1'-0"



3 GARAGE SIDE
1/8" = 1'-0"



4 HOUSE SIDE
1/8" = 1'-0"

ELEVATION FINISH OPTIONS

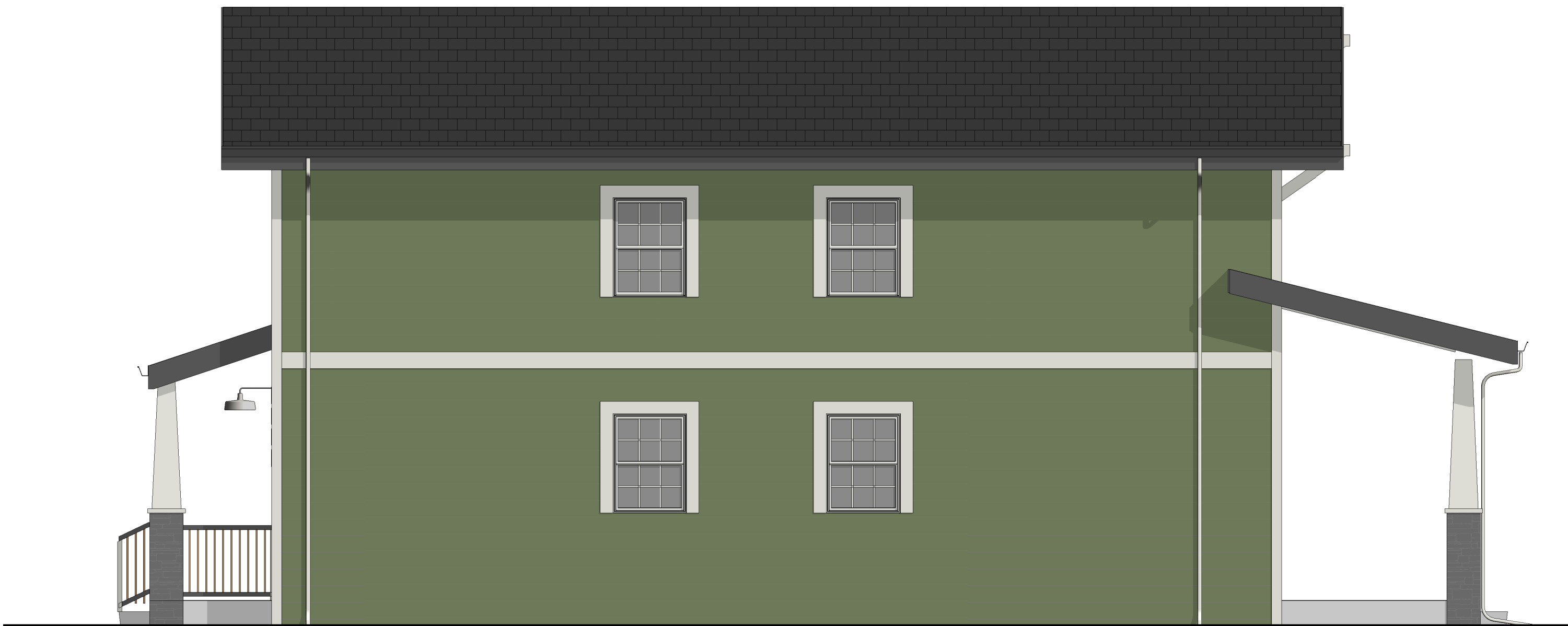
DREW LEWIS FOUNDATION - POCKET NEIGHBORHOOD

N. BROADWAY AVE. & W. POPLAR ST.
CONCEPTUAL DESIGN PACKAGE

Exhibit 3



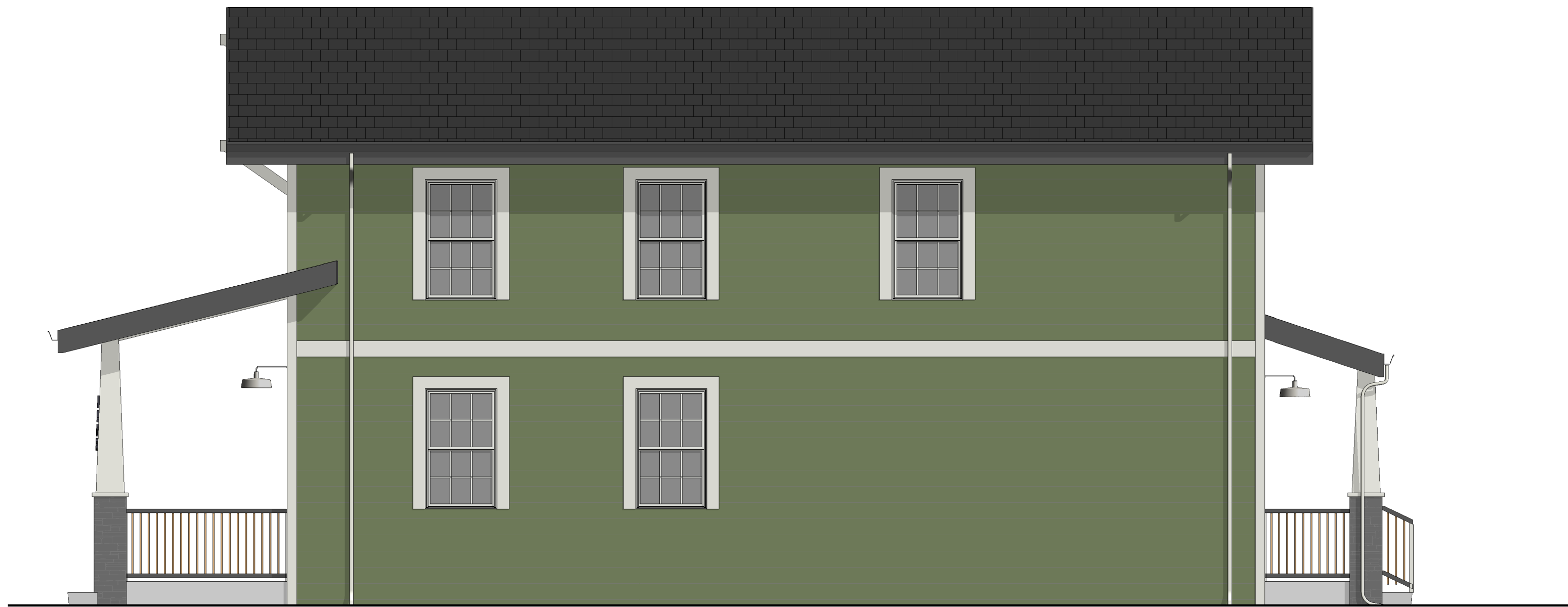
1 STREET (BROADWAY) FRONT - CLUBHOUSE AND UNIT W/O GARAGE
1/4" = 1'-0"



2 SIDE 1 - CLUBHOUSE AND UNIT W/O GARAGE
1/4" = 1'-0"



3 COMMUNITY FRONT - CLUBHOUSE AND UNIT W/O GARAGE
1/4" = 1'-0"



4 SIDE 2 - CLUBHOUSE AND UNIT W/O GARAGE
1/4" = 1'-0"

ELEVATIONS FOR CLUBHOUSE AND UNITS WITHOUT GARAGE
DREW LEWIS FOUNDATION - POCKET NEIGHBORHOOD

N. BROADWAY AVE. & W. POPLAR ST.
CONCEPTUAL DESIGN PACKAGE



138 Park Central Square,
Suite 101
Springfield, MO 65806
Phone: 417.865.6100

www.brparc.com

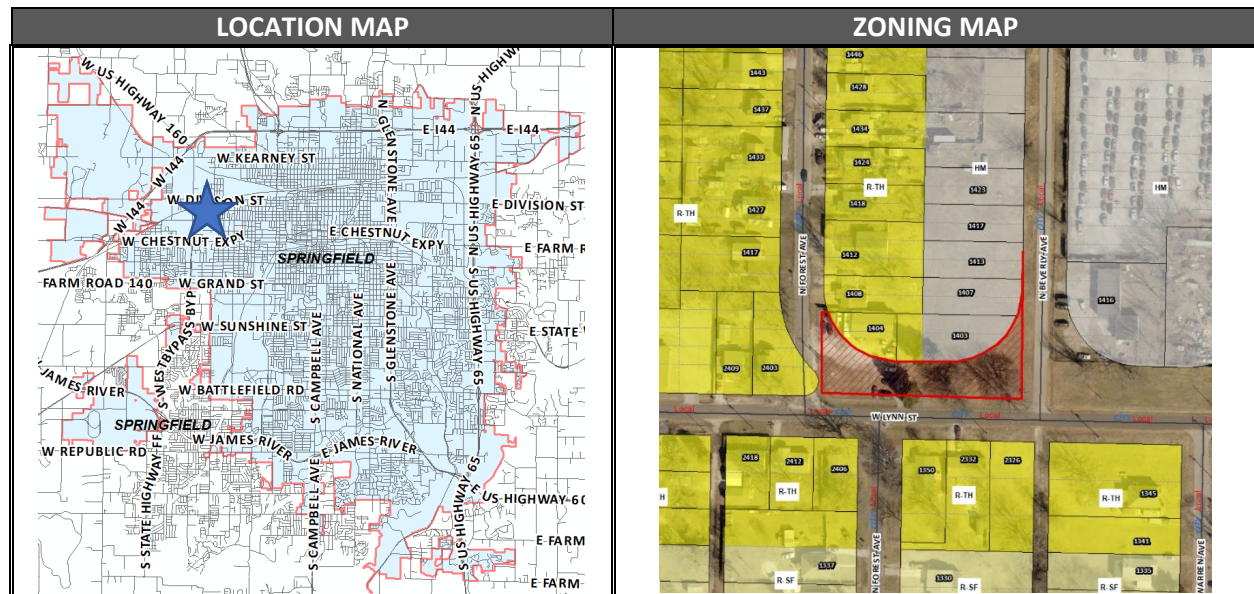
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Vacation No. 838
Location:	2300 block W. Lynn Street
Total Acres:	0.4 acre
Applicant:	City of Springfield
Existing Land Use:	Public right-of-way
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	September 12, 2024
City Council:	N/A
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 Vacation case No. 838 as submitted in 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 vacate a portion of public right-of-way along the 2300 block of West Lynn Street, between Forest and Beverly Avenues.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

This portion of public right-of-way for Lynn, Forest and Beverly was originally dedicated as part of Beverly Hills Subdivision in 1926.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-151. - Petition for vacation; notice of proposed vacation.

Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

Not applicable to vacation request

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-TH & HM	R-TH	HM	R-TH
LAND USE	Single-family residence & commercial	Single-family residences	Industrial uses	Single-family residence
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Business Flex	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

Add a variable width utility easement along the new proposed ROW line starting at least 10' east of the existing pole & guys or remove this area from the proposed vacation.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection from ES provided the vacated R/W is added to the existing lots and no new lots are created. Any additional lots would require a possible extension of public sewer.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Lynn Street	Local	City	25	30	NA	Yes	Yes	No
Street 2	N. Beverly Avenue	Local	City	25	30	NA	Yes	Yes	No
Street 3	N. Forrest Avenue	Local	City	25	30	NA	Yes	Yes	No

ACCESS - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There is one (1) bus stop on West Avenue near the property.

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

DEVELOPMENT REVIEW STAFF REPORT

SITE DESCRIPTION & DRAINAGE PATTERN

The property is in the **Upper Wilsons Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**. A fee in lieu of on-site stormwater detention **will be dependent on further analysis of the surrounding stormwater infrastructure and downstream impacts**

PW Stormwater supports the vacation. 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. The N Beverly Ave street has a single low spot that collects water on both the east and west sides. On the east side of N Beverly Ave the area pools water and partially drains to W Lynn St and through the private lot. The east side of N Beverly Ave does not drain south or north. Water pools on the west side until it crests N Beverly Ave and drains east. This vacation will maintain ROW along N Beverly Ave. At time of development a drainage channel is required built in ROW from 1423 N Beverly Ave to drain south onto W Lynn St ROW.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The City is requesting to vacate a portion of public right-of-way along the 2300 block of West Lynn Street, between Forest and Beverly Avenues. The adjacent property owners support this request and plan to incorporate the vacated right-of-way into their properties. A City Utilities easement has been obtained for existing facilities along Forest Avenue.
2. The requested vacation meets the approval criteria listed in Attachment 2.

DEVELOPMENT REVIEW STAFF REPORT

3. The City is proposing to vacate a portion of right-of-way that is no longer needed which was originally dedicated as part of Beverly Hills Subdivision. The City is retaining the standard right-of-way for the adjacent streets.
4. Section 36-306 (3), Official zoning map and rules for interpretation, of the Zoning Ordinance states: *Classification of vacated streets and alleys*. Whenever any street, alley or other public way is vacated by official action of the planning and zoning commission, the zoning district adjoining each side of such street, alley or public way or to the new property line created by the vacation of the street, alley or public way shall be automatically extended to the center of such vacated street, alley or public way and all areas included in the vacated street, alley or public way shall then and thence forth be subject to all regulations of the extended district.
5. Any structures i.e. fences in the public right-of-way will need to be relocated to match the new private property lines.
6. The private property shown across Forest Avenue is considered a prescriptive easement. The City has maintained Forest Avenue as it exists since it was constructed over fifty (50) years ago.

STAFF RECOMMENDATION:

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

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

VACATION APPROVAL CRITERIA

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	All property owners adjacent to the street, alley or public way have access to another street, alley or public way.	All adjacent properties have access to other public streets.
2.	The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.	The Director of Public Works has initiated this vacation; however, majority of adjacent property owners are aware and supportive of the vacation request.
3.	That the retention of the street, alley, public way or subdivision serves no useful purpose.	It has been determined that the retention of the public right-of-way is unnecessary.
4.	That the vacation will not affect the ability to use utilities, public or private.	This vacation area contains City Utilities' infrastructure which must be placed within an easement prior to the vacation.

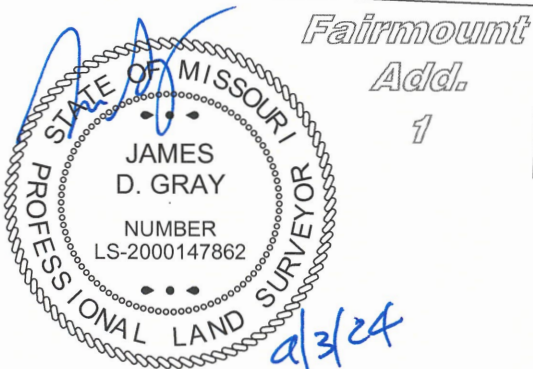
DEVELOPMENT REVIEW STAFF REPORT**ATTACHMENT 2****Legal Description**

A TRACT OF LAND ADJOINING THE SOUTH LINE OF BLOCK 3 IN BEVERLY HILLS, A SUBDIVISION ON THE CITY OF SPRINGFIELD, IS DESCRIBED AS:

BEGINNING AT AN EXISTING ONE-HALF INCH IRON PIN AT THE SOUTHWEST CORNER OF LOT 28 IN BLOCK 3 OF SAID BEVERLY HILLS; THENCE SOUTH 87 DEGREES 52 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 35.00 FEET; THENCE NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID BLOCK 3 AND A CURVE TO THE LEFT, THROUGH AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, WITH A RADIUS OF 100.00 FEET AND A 141.42 FEET LONG CHORD WHICH BEARS NORTH 47 DEGREES 07 MINUTES 25 SECONDS EAST, AN ARC DISTANCE OF 157.08 FEET TO A POINT ON THE EAST LINE OF LOT 25 IN SAID BLOCK 3; THENCE SOUTH 02 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 148.39 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 50 SECONDS WEST, A DISTANCE OF 270.00 FEET; THENCE NORTH 02 DEGREES 07 MINUTES 25 SECONDS EAST, A DISTANCE OF 112.86 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 30 IN SAID BLOCK 3; THENCE SOUTH 87 DEGREES 52 MINUTES 35 SECONDS EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 6.33 FEET; THENCE SOUTHEASTERLY, ALONG THE SOUTHERLY LINE OF SAID BLOCK 3 AND A NON-TANGENT CURVE TO THE LEFT, THROUGH AN ANGLE OF 69 DEGREES 30 MINUTES 46 SECONDS, HAVING A RADIUS OF 100.00 FEET AND A 114.02 FEET LONG CHORD WHICH BEARS SOUTH 53 DEGREES 07 MINUTES 12 SECONDS EAST, AN ARC DISTANCE OF 121.32 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 35 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 29 IN SAID BLOCK 3, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE.

BEARINGS ARE BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE.

CONTAINING 17,214 SQUARE FEET OF RIGHT-OF-WAY VACATION.



CITY OF
Springfield
PUBLIC WORKS

PLANNING AND DEVELOPMENT DEPARTMENT DEVELOPMENT REVIEW MEMORANDUM

DATE: September 3, 2024

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Initiate Rountree UCD Subarea D to allow General Office,
Conversion Amendments

Staff is requesting that Planning and Zoning Commission initiate amendments to the Rountree Urban Conservation District (UCD) to allow General Office conversion as permitted use in Subarea D. The amendment would allow the conversion of existing residential structures to office uses in subareas D. Amendments to Subarea B are also requested to fix a setback issue identified by staff.

If approved, staff will prepare and draft changes to the Rountree UCD and schedule a public hearing at the next available date for both the Commission and the City Council.

