



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

November 7, 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. October 10, 2024

3. COMMUNICATIONS.

3.1. October 2024 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

4.1. Relinquishment of Easement 947
2600 North Benton Avenue (Applicant: C&A Storage Corp Et al)

5. UNFINISHED BUSINESS.

5.1. Z-25-2024 COD 262
509 West Whiteside Street and 2120 South Wedgewood Avenue (Applicant: Hughlett Trust)

5.2. Z-27-2024
1910 West Division Street and 1455 North Wabash Avenue (Applicant: David Rensch)

6. PUBLIC HEARINGS.

6.1. Z-24-2024 COD 260
315 East Weaver Road (Applicant: Ward Weaver Property, LLC)

- 6.2. Z-28-2024
1914 East Blaine Street (Applicant: AVS Sunset, LLC)
- 6.3. Z-29-2024 COD 263
3697 North Glenstone Avenue (Applicant: South Valley Apartments, LLC and Mike Seitz)
- 6.4. Preliminary Plat of Jack Henry Subdivision
3725 East Battlefield Road (Applicant: Jack Henry & Associates, Inc.)

7. OTHER BUSINESS.

- 7.1. First Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Plan
521 North Boonville Avenue (Applicant: 521 North Investments, LLC)
- 7.2. Initiate Rezoning for Properties Annexed as part of A-3-2024 (Annexation)
3000 & 3038 West Republic Road, 4214 South Farm Road 135 (Golden Avenue), 5539 South Campbell Avenue, 3833 & 3911 East State Highway D (Sunshine Street) and 3335 West Sunshine Street (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

October 10, 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 Pauly, Commissioner Doennig, and Commissioner Ridge. Absent: Commissioner Lebeck, Commissioner Scott and Commissioner Gunther

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

APPROVAL OF MINUTES.

The minutes of September 12, 2024, were approved after amendment to the correct date on agenda.

COMMUNICATIONS.

City Council summary for September 2024.

CONSENT ITEMS.

None

UNFINISHED BUSINESS.

Vacation 838
2300 blk of West Lynn Street
Applicant: City of Springfield

Mr. Neal states that this is a request to vacate a portion of public right-of-way along the 2300 block of West Lynn Street per the last meeting the area to the west have been removed from the vacation request,

Mr. Knuckles asked about the portion being vacated and the zoning.

Mr. Neal stated zoning case (Z-15-2024) is going forward to City Council and they will be rezoned to Residential Townhouse District (R-TH).

Mr. Roger Dunlap, 2858 N. Farm Road 209 noted that they are for the vacation, and it will square up their property and be back legal again.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Vacation 838; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Pauly, Commissioner Knuckles, Commissioner Doennig and Commissioner Colony. Nays: None. Absent: Commissioner Lebeck, Commissioner Scott and Commissioner Gunther. Abstain: None.

Z-25-2024 COD 260

509 West Whiteside and 2120 South Wedgewood Avenue

Applicant: Hughlett Trust

Request to postpone to the November 7, 2024 Planning and Zoning meeting, received 48 hours in advance of the public hearing.

PUBLIC HEARINGS.

Z-26-2024 COD 261

817 West El Camino Alto Drive

Applicant: Ridge HZ55, LLC

Mr. Colony recused himself.

Mr. Neal stated that this is a request to rezone approximately 5.4 acres of property from R-LD, Low-Density Multi-Family Residential District with COD 214 to O-1, Office District and establishing Conditional Overlay District No. 261.

Mr. Dave Bodeen 304 W. Erie stated that this was originally denied (Z-17-2024) when presented at City Council on August 19, 2024 due to questions regarding buffer yards, however they have reapplied. He noted that they had 9 households attending the neighborhood meeting and the majority where in favor of the rezoning.

Mr. Pauly asked if he knows why City Council denied the original zoning application and about the maintenance of the buffer yard.

Mr. Bodeen noted that they had absent members on the Council, and one Council member objected to how buffer yards are maintained in general, and the zoning request did not have enough votes to pass council. He stated that this developer wants to provide a quality product and will maintain the upkeep of the property.

Mr. Knuckles asked about voting, the majority and quorum.

Ms. Vales stated that the legal department has interpreted that as the majority of the entire board, and that was how it was interpreted at city council, however if there were any concerns she would look into that issue.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-26-2024 COD 261; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Pauly, Commissioner Knuckles, and Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck, Commissioner Scott and Commissioner Gunther. Abstain: None. Mr. Colony recused himself.

Z-27-2024

1910 West Division Street and 1455 North Wabash Avenue

Applicant: David Rensch

Request to postpone to the November 7, 2024 Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION: (Combine presentations for Vacation 839, 840 and 841)

Planning and Zoning Commissioner Doennig moved to combine the presentations for Vacation 839, 840 and 841 though with individual votes, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Pauly, Commissioner Knuckles, Commissioner Doennig and Commissioner Colony. Nays: None. Absent: Commissioner Lebeck, Commissioner Scott and Commissioner Gunther. Abstain: None.

Vacation 839

431 & 435 West Hovey Street and 1475 North Campbell Avenue

Applicant: General Council of Assemblies of God

Mr. Menke stated that this is a request to vacate a portion of an east/west alley between Hovey Street and Division Street. This is to facilitate the development of the new Pipkin Middle School at this location.

Mr. Will Hoey, 550 St. Louis Street here on behalf the general council of Assemblies of God and the school district and here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Vacation 839; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Pauly, Commissioner Knuckles, Commissioner Doennig and Commissioner Colony. Nays: None. Absent: Commissioner Lebeck, Commissioner Scott and Commissioner Gunther. Abstain: None.

Vacation 840

1475 North Campbell Avenue

Applicant: General Council of Assemblies of God

Mr. Menke stated that this is a request to vacate a portion of right-of-way between Hovey Street and Division Street. This is to facilitate the development of the new Pipkin Middle School at this location.

Mr. Will Hoey, 550 St. Louis Street here on behalf the general council of Assemblies of God and the school district and here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Vacation 840; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Pauly, Commissioner Knuckles, Commissioner Doennig and Commissioner Colony. Nays: None. Absent: Commissioner Lebeck, Commissioner Scott and Commissioner Gunther. Abstain: None.

Vacation 841
400 blk of West Hovey Street
Applicant: General Council of Assemblies of God

Mr. Menke states that this is a request to vacate the 400 block of West Hovey Street. This is to facilitate the development of the new Pipkin Middle School at this location.

Mr. Will Hoey, 550 St. Louis Street here on behalf the general council of Assemblies of God and the school district and here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Doennig moved to approve Vacation 841; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Pauly, Commissioner Knuckles, Commissioner Doennig and Commissioner Colony. Nays: None. Absent: Commissioner Lebeck, Commissioner Scott and Commissioner Gunther. Abstain: None

OTHER BUSINESS.

Rountree UCD Regulation Subarea A & D - Text Amendment
1200 blk to 1400 blk of East Cherry Street and East Elm Street, 600 blk to 800 blk of South National, east-side
Applicant: City of Springfield

Mr. Sparlin stated that this is a request to amend the Rountree Urban Conservation District (UCD) in subarea B and D. Amendment to subarea B: build-to-line from 30 feet to 15 feet on the primary street and Amendment to subarea D: Add "General Office, conversion" as a permitted use in subarea D and proposes use specific standards.

Mr. Pauly asked about the parking space (required spaces for non-residential).

Mr. Sparlin noted that if it is under 7500 square feet there is no off-street parking required, but more than 7500 square feet there is one off street parking space required.

Mr. Knuckles noted that it did not look like there were existing housing structures that had more than 7500 square feet.

Mr. Sparlin noted that there are small lots that may apply.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

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

Short Term Rental Revised Text Amendment

Citywide

Applicant: City of Springfield

Mr. Neals states that this is a request to amend the original 2019 Short-Term Rental regulations. Short-Term Rental Ordinance was approved by City Council and went into effect January 28th, 2019. On February 26, 2024, City Council referred the review of the Short-Term Rental ordinance to Plans and Policies Committee.

Mr. Colony asked about the rentals in limbo, if the amendments will reduce the staff load, and if the majority of concerns and comments have been resolved or addressed.

Mr. Neal noted that they are not in limbo, but the total number processed, i.e., community fluctuations and not continuing their business license and that this amendment would help with the staff load on the amount of time and he noted that they believe that they have addressed the concerns and comments. We did receive comments about Short-Term Rental Type 3 from the Lodging Association about changing to allow for a percentage.

Mr. Crighton noted that we have received a letter from the Lodging Association, however we did not have time to address it, but feel that staff does not have a strong opinion on type-3 rentals and so if this body chooses to amend it, staff would be fine.

Mr. Colony noted that he does not agree with the Lodging Association and asked about the 500-foot distance and how to define neighbor.

Mr. Neal stated that it is meant to be very broad, just like a zoning case.

Mr. Pauly asked about code comparisons between different areas/cities noting that we are hitting some higher numbers and how does city view alleyways regarding adjacent properties.

Mr. Neal explained that some cities have opened-up short term rentals versus some cities have reduced the opportunity for them and gave example of Kansas City is being more restrictive and alleyways are considered to be adjacent.

Further discussion on short term rentals and home occupation statues, i.e., front yard parking and back yard parking and differentiation between regulating the home as a STR, as a home occupation and regulation on what can be done on the lot.

Mr. Pauly also asked about potential changes to platforms, i.e., Airbnb, VRBO, etc. and who would be responsible for any violations in the future.

Mr. Neal stated that Building Development Services would be responsible for enforcement.

More discussion on type-3 STR's and currently there are 56 of them and mostly in the downtown area don't foresee a potential influx as stated.

Mr. Pauly noted that he believes this is heading in the right direction but has concerns raising the objection level from 30% to 45%.

Mr. Neal noted that some type of standards for appeals might be considered important.

Mr. Doennig asked if the staff looked at a more linear approach along streets rather than drawing a 500-foot radius.

Mr. Neal noted that they were looking into consideration for the easiest way to apply a separation requirement and gave the history of it how it was implemented.

Ms. Broekhoven asked if Plans and Policies/Planning and Zoning looked at the changes to type-1 STR's and if it was compared to the recent text amendment that was done for business licensing and if STR-1 have more freedom to operate throughout the city than compared to business licenses that are operating out of single-family residences.

Mr. Neal noted that he could not speak to anything specific, but the changes for STR-1 are to bring them in line on how the city is enforcing any home occupation or occupant occupation.

Ms. Broekhoven questioned how the city is hearing back on objections and noted that it sounds like "regrets only" RSVP and has concerns that the individual may not comprehend or understand what is being presented to them as an option.

Mr. Neal went over the staff process of an appeal to City Council, i.e., letter to adjacent owners that have not consented, letters of objection to the mailing list (500-feet). He also noted that it hard to get people to respond but so there will be more appeals if they can't get the required consents.

Further discussion on different scenarios for clarification.

Mr. Colony asked if these scenarios are a different from regular rentals and Mr. Neal stated that it is more isolated to the short-term rental process.

Mr. Doennig noted again about the 500-foot radius and noted that even if their property had a tiny edge in the radius that would be excluded, and Mr. Neal noted that it is correct.

COMMISSION ACTION:

Planning and Zoning Commissioner Doennig moved to approve including staff comments for Short Term Rental Revised Text Amendment, Commissioner Colony seconded the motion. It **Passed** with the following vote:
Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Knuckles, and Commissioner Colony.
Nays: Commissioner Pauly and Commissioner Doennig. Absent: Commissioner Lebeck, Commissioner Scott and Commissioner Gunther. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 10/01/2024 **To:** 10/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Vacation 838 2300 blk of West Lynn Street	10/10/2024 Approved		
Vacation 839 1475 N CAMPBELL AVE	10/10/2024 Approved		
Vacation 840 1475 N CAMPBELL AVE	10/10/2024 Approved		
Vacation 841 1475 N CAMPBELL AVE 500 W HOVEY ST	10/10/2024 Approved		
Rountree UCD Regulation Subarea B & D - Text Amend Rountree UCD Regulation Subarea B & D	10/10/2024 Approved		
Z-26-2024 COD 261 817 W EL CAMINO ALTO DR	10/10/2024 Approved		
Short Term Rental Revised Text Amendment Citywide	10/10/2024 Approved		
Z-12-2024 COD 252 2533 N FORT AVE	9/12/2024 Approved	10/7/2024 Complete	10/21/2024 Approved
Z-15-2024 1417 N BEVERLY AVE 1403 N BEVERLY AVE 1407 N BEVERLY AVE 1413 N BEVERLY AVE 1423 N BEVERLY AVE	9/12/2024 Approved	10/7/2024 Complete	10/21/2024 Approved
Z-16-2024 1055 S CAMPBELL AVE	9/12/2024 Approved	10/7/2024 Complete	10/21/2024 Approved
Planned Development 389 801 N BROADWAY AVE 737 N BROADWAY AVE 745 N BROADWAY AVE 751 N BROADWAY AVE 761 N BROADWAY AVE 732 N WEAVER AVE 742 N WEAVER AVE	9/12/2024 Approved	10/7/2024 Complete	10/21/2024 Approved
Z-23-2024 1719 E ATLANTIC ST	9/12/2024 Approved	10/7/2024 Complete	10/21/2024 Approved

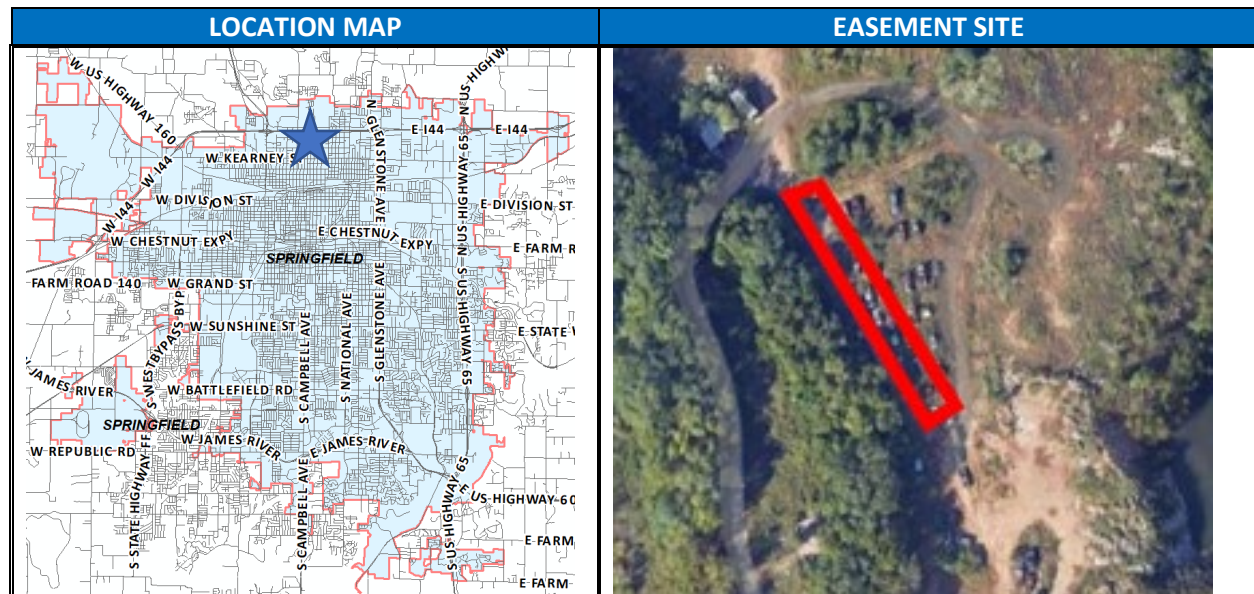
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 947
Location:	2600 North Benton Avenue
Total Acres:	0.12 acres
Applicant:	C&A Storage Corp Et al
Existing Land Use:	Auto Salvage
Planning and Zoning Commission:	November 7, 2024
City Council:	N/A
Staff:	Tyler Hession, Assistant City Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, C&A Storage Corp Et al, Inc., is requesting to relinquish a sanitary sewer easement that is no longer needed. 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 CLEAN WATER SERVICES:

Approved.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a sanitary sewer easement because the easement is no longer needed.
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.

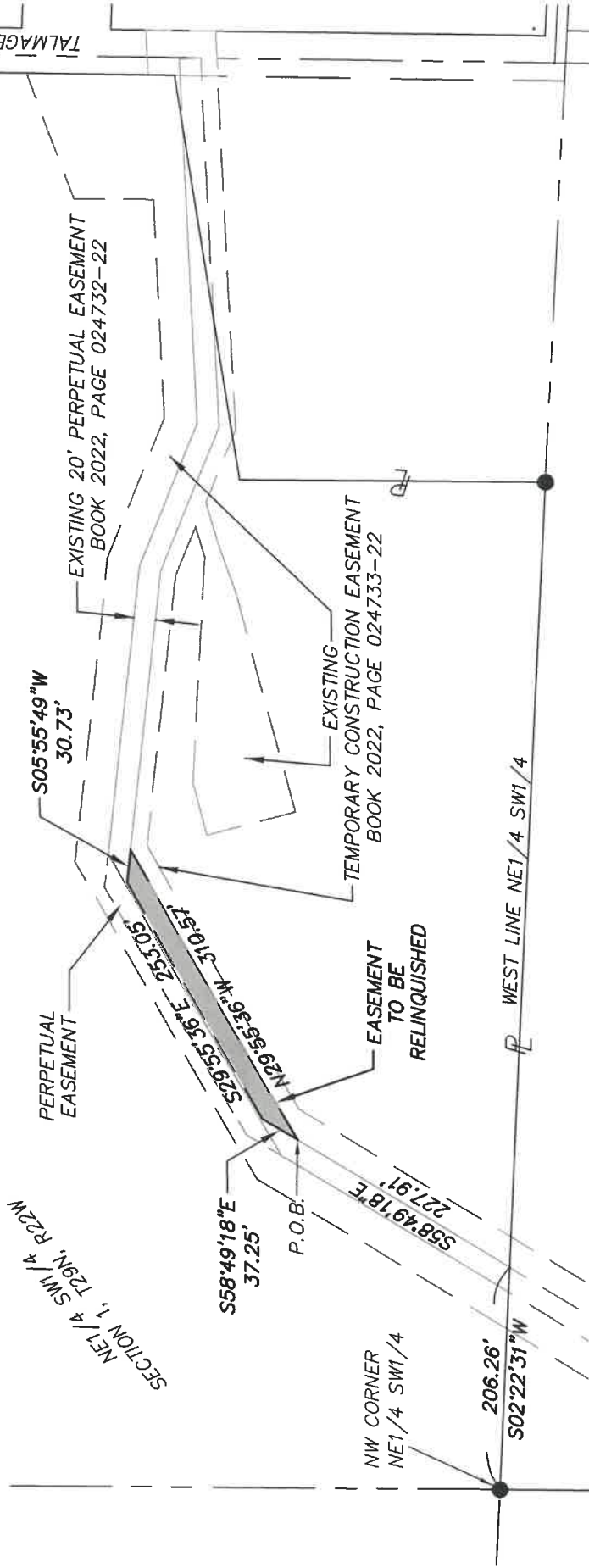
DEVELOPMENT REVIEW STAFF REPORT**LEGAL DESCRIPTION:**

A PORTION OF THE SANITARY SEWER EASEMENT AS DESCRIBED IN BOOK 2022, PAGE 024732-22 AT THE GREENE COUNTY RECORDER'S OFFICE, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SAID EASEMENT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AS REFERENCED IN MISSOURI CERTIFIED LAND CORNER DOCUMENT NO. 600-52638; THENCE S89°26'58"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1327.81 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE S02°22'31"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 206.26 FEET; THENCE LEAVING SAID WEST LINE, S58°49'18"E, 227.91 FEET FOR THE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREIN; THENCE CONTINUING S58°49'18"E, 37.25 FEET; THENCE S29°55'36"E, 253.05 FEET; THENCE S05°55'49"W, 30.73 FEET; THENCE N29°55'36"W, 310.57 FEET TO THE POINT OF BEGINNING. CONTAINING 5,073 SQUARE FEET (0.116 ACRE) OF RELINQUISHED EASEMENT. (BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)

12

C AND A STORAGE CORPORATION
& DUANEANDAMYG ENTERPRISES, L.L.C.
BOOK 2009, PAGE 039633-09

RELINQUISHED
EASEMENT AREA =
5,073 SQ. FT.
0.116 ACRE



5/8" IRON PIN
WEST QUARTER CORNER
SECTION 1, T29N, R22W
COR. DOC. 600-52638

EXHIBIT "B"

CITY OF SPRINGFIELD, MISSOURI
DOLING PARK
SANITARY SEWER CAPACITY IMPROVEMENTS

CHECKED BY:	BDV
DRAWN BY:	JMW
JOB NUMBER:	4200
FILE NAME:	4200_TR12



SCALE: 1"=150'

GRE
GREAT RIVER
ENGINEERING
2828 S. MCGRAW MILL, SPRINGFIELD, MO 65804
PHONE: (417) 885-7171 FAX: (417) 885-7591
www.gretek.com

Missouri State Certificate of Authority Number
Engineering: 200015885, Land Surveying: 2001011476, Landscape Architecture: 2007030173

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

DATE: October 31, 2024

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Z-25-2024 COD No. 262

The applicant has requested this case be withdrawn due to reconsideration of adding additional properties. A new application for this project will be submitted at a future date.

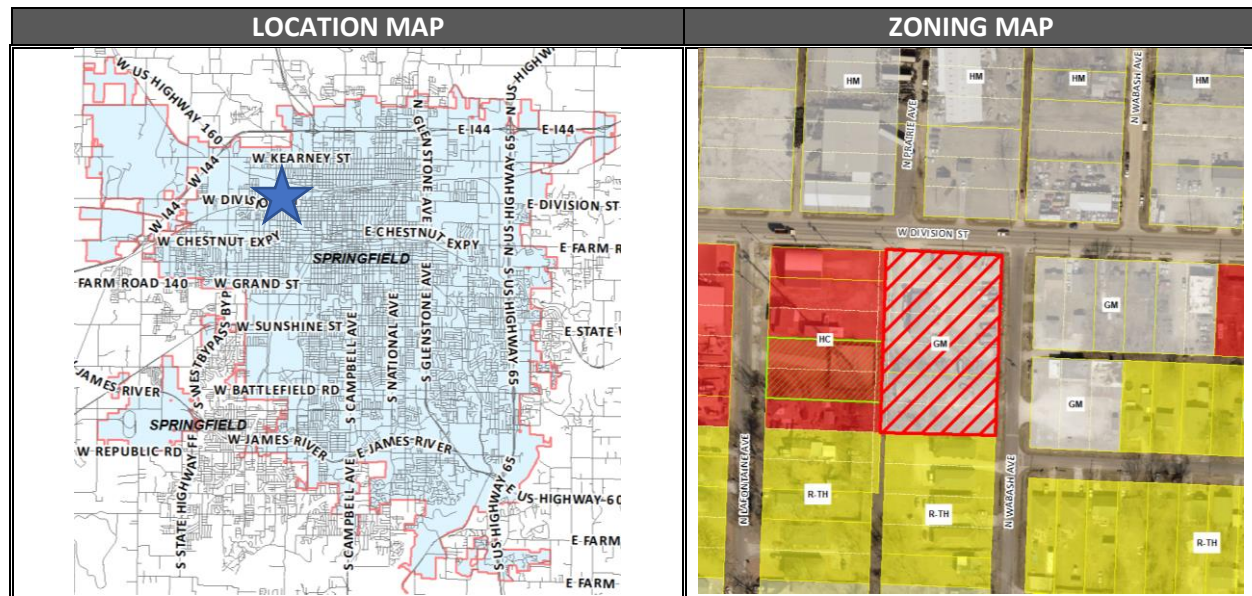
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-27-2024
Location:	1910 West Division Street and 1455 North Wabash Avenue
Total Acres:	1.3 acres
Applicant:	David Rensch
Existing Land Use:	Commercial vacant land
Neighborhood Meeting:	October 17, 2024
Planning and Zoning Commission:	November 7, 2024
City Council:	December 16, 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-27-2024 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

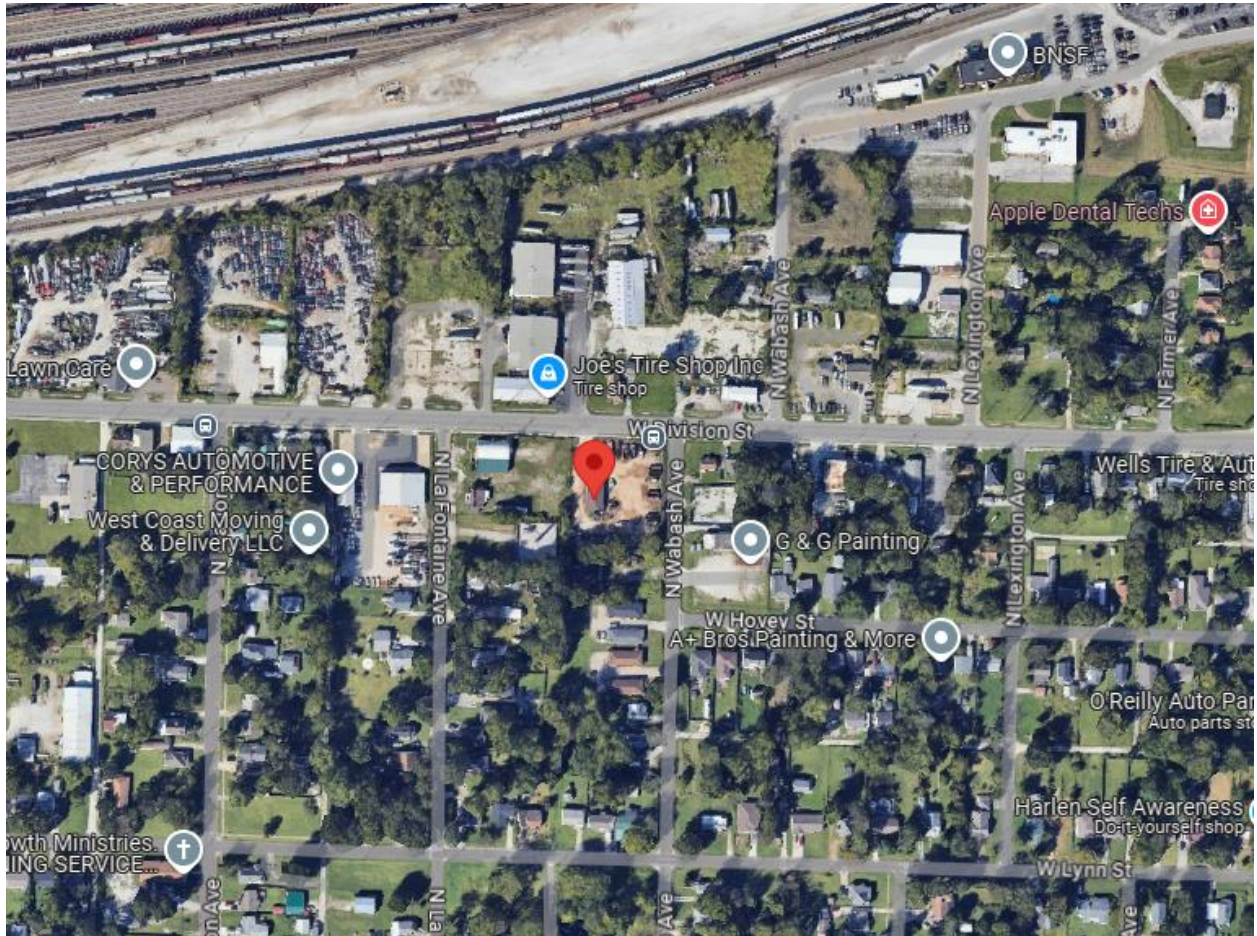
PROJECT SUMMARY:

Request to rezone approximately 1.3 acres generally located at 1910 West Division Street and 1455 North Wabash Avenue from GM, General Manufacturing to HC, Highway Commercial.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

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

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

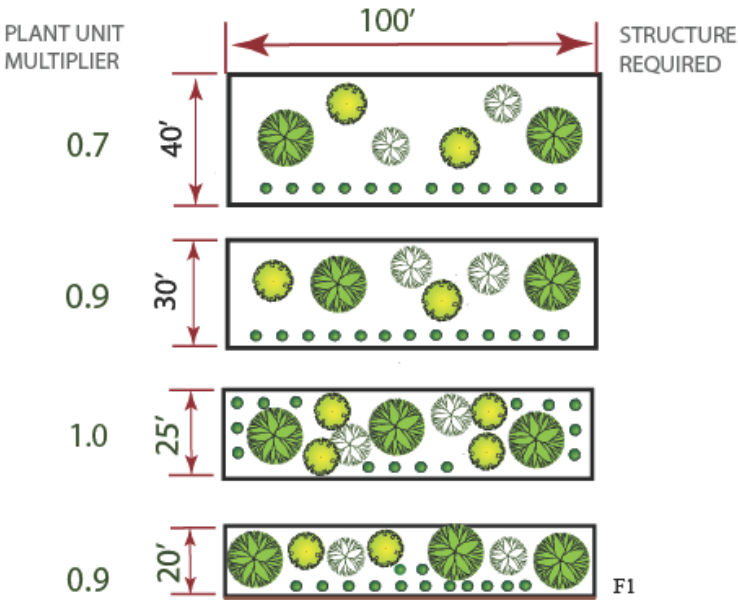
(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

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 HC
Use Limitations	(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors. (b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district. (c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface. (d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

DEVELOPMENT REVIEW STAFF REPORT

	(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 Structure Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum Open Space	Not less than 20 percent
Bufferyard	A bufferyard type F will be required along the south property line adjacent to R-TH zoned property. 

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. Business Flex areas are located on secondary roadways, where good street connectivity and access to major roadways and distribution routes can be easily accessed. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors,

DEVELOPMENT REVIEW STAFF REPORT

Business Flex provide support services, sales, service, and supply of goods to consumers and contractors, where high visibility road frontage is not a priority. Planning for this placetype focuses on ensuring Business Flex operations have sufficient land available to expand and grow, while not dominating corridors where high visibility, retail frontage is prioritized.

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

Primary Land Uses:

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

Supporting Land Uses:

- Parks, greenways and open space
- Sports complexes and recreational facilities
- Urban agriculture
- Office, hospitality, retail sales and service
- Universities, colleges, and vocational schools Government, healthcare and institutional facilities
- Airport, railroad, and freight facilities

Characteristics

Transportation and Infrastructure

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities are integrated and incentivized into development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Pedestrian and bicycle infrastructure, and micro-mobility are integrated.

Urban Design- Building and Site Typology

- Perimeter landscaping screens surface parking lots that accommodate the high number of employees, vehicles, delivery, and large truck traffic.

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- Outside storage, auto oriented, or light industrial uses are screened from view from the right-of-way.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Design should discourage the placement of mechanical equipment along major roadways or should be completely screened, along with trash receptacles, and recycling bins.

Transitions

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

The *Comprehensive Plan's Land Use & Development* chapter identifies the south portion of 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

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neighborhood. Priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents.

PRIMARY USES

1. Single-family detached

SUPPORTING USES

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

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

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.

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4. Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
5. New and infill buildings maintain the proportions and architectural features common in the existing block.
6. When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

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

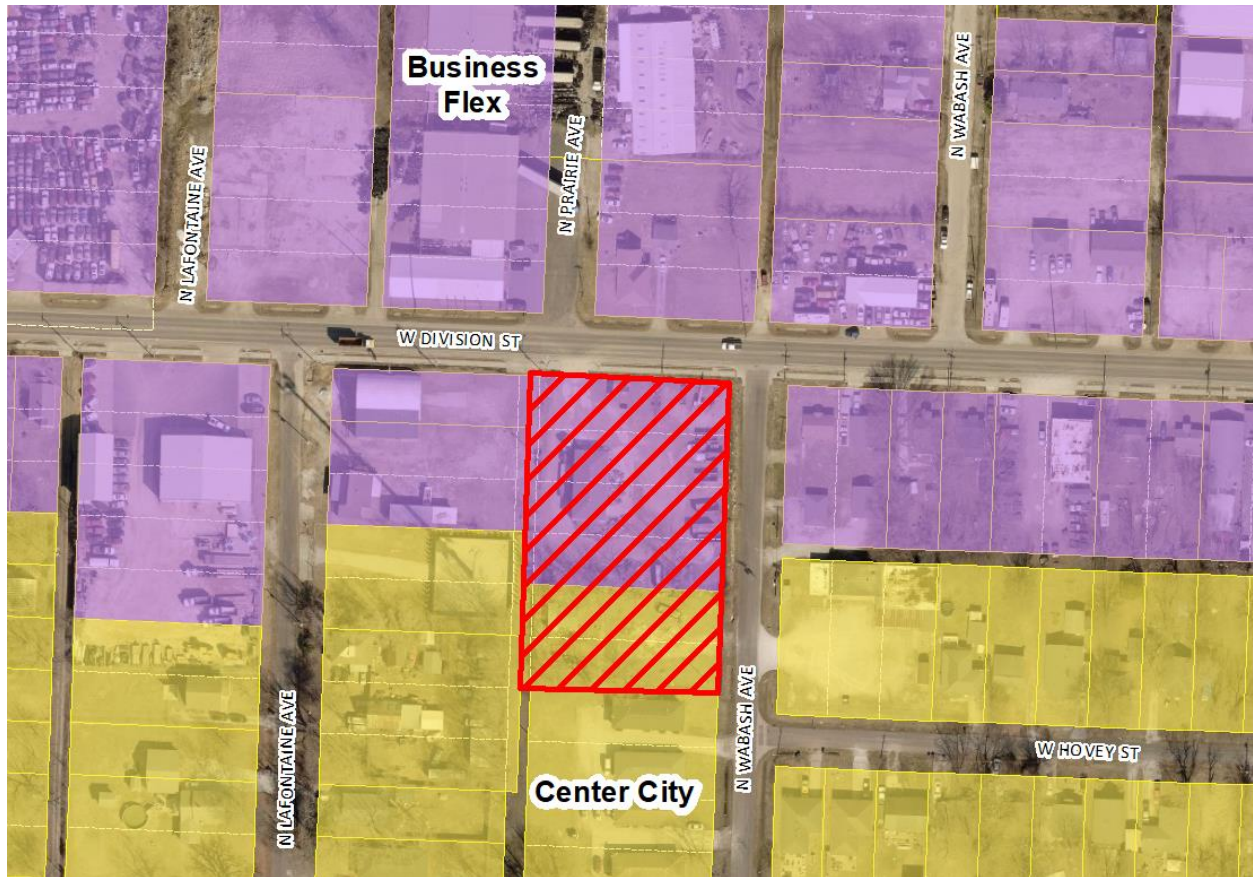
1. Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
2. Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
3. While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
4. Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.
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	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Government, Colleges & Vocational Schools	Personal Services, Healthcare & Institutional Facilities	Light Industry	Warehouse & 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	HM	R-TH	GM	HC
LAND USE	Residential, auto sales and services	Duplex	Residential single-family, commercial warehouse	Roofing business
PLACETYPES	Business Flex	Center City neighborhood	Business flex, Center City neighborhood	Business flex, Center City neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

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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	W. Division Street	Primary Arterial	City	50	30	6,846	No	Yes	Yes
Street 2	N. Wabash Avenue	Local	City	30	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 Division Street near the property.

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

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 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 not be allowed and detention is required**.

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.

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DETENTION AND DISCHARGE REQUIREMENTS

1. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. Detention for flood control is required and no fee in lieu of detention application is supported.
2. A 10' wide drainage easement is on Lot 4 of the rezoned area. This drainage easement is transferring runoff from the roadside culvert to the west. During permitting this drainage easement and culvert will have to be accommodated or replaced with similar infrastructure to continue drainage pattern to the west.

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

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 1.3 acres generally located at 1910 West Division Street and 1455 North Wabash Avenue from GM, General Manufacturing to HC, Highway Commercial. The applicant intends to sell the property for a Dollar General store.

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2. The *Comprehensive Plan's Land Use & Development* chapter identifies the north portion of the subject property as the Business Flex placetype and the south portion as center city neighborhood placetype.
3. The Business Flex placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. The property is proposed to allow HC uses which would allow more commercial sales and services that is intended to complement the existing uses in the area.
4. 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.
5. This application is consistent with the Business Flex placetype that lists retail sales as a supporting land use. This application is also consistent with the center city neighborhood placetype that lists low-intensity, neighborhood commercial as a supporting land use. This placetype recommends that neighborhood commercial should be located along higher classification roadways on the edges of the neighborhood. The subject property is located on Division Street, a primary arterial, and on the edge of the Heart of the Westside neighborhood.
6. The range of uses in the proposed HC district is compatible with the uses permitted on other property in the immediate vicinity. The property to the west is zoned HC and has the same depth lot as the subject property.
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.
9. The range of uses in the proposed HC 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.

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13. 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 Business Flex placetype, center city neighborhood placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GM to HC
(existing zoning) (proposed zoning)
2. Meeting Date & Time: October 17, 4:00pm to 6:30 pm
3. Meeting Location: 1910 W. Division
4. Number of invitations that were sent: _____
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 4
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

1. Brian Paschall 510 North Fulbright--He was a former president of a northside neighborhood association and was supportive of the project due to a lack of grocery options in the area.

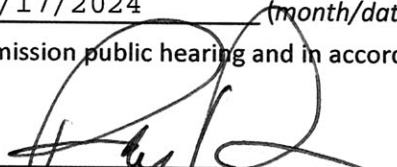
2. Matt Hurd--1446 North Lafontaine--Neighbor to the rear was concerned that it might attract homeless people. (security lighting will be part of project)

3. Jim and Rhonda Blakey--Neighbors to the rear came to see what was proposed and were thrilled that it would be a new store as the old one is in horrible shape.

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

No written comments

I, Rusty Doss (print name), attest that the neighborhood meeting was held on 10/17/2024 (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

Rusty Doss

Printed name of person completing affidavit

Postcard (1)

Brian Paschall 510 N. Fulbright Ave.
Springfield MO 65802-4540 417-861-4954

Postcard (2)

Matt Hurd 1446 N. LaFontaine, Springfield, MO

Postcard (3)

Jan Blakey
Rhonda Blakey

(4)

DATE:	10-2-24	Telephone No.	417-831-4836
YOUR NAME:	Rebecca L. Hardaway		
YOUR ADDRESS:	2007 W. Lynn Street		
PROJECT ADDRESS:	1910 West Division Street		

COMMENTS: Due to health issues I am unable to attend meeting. I depend on this Dollar General Store as do a lot of people in the neighborhood; elderly that walk, people on bicycles, single mothers walking with small children + babies in strollers. When gas tank low, I can coast down there + have enough gas in tank to get home. "Saves a trip to Walmart!" The bypass is way too far. Please buy both buildings there + make one large store. So many of us rely on this store daily! Thank you!

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

Application for Zoning Map Amendment & Planned Developments

*Fees are non-refundable

Rebecca Hardaway

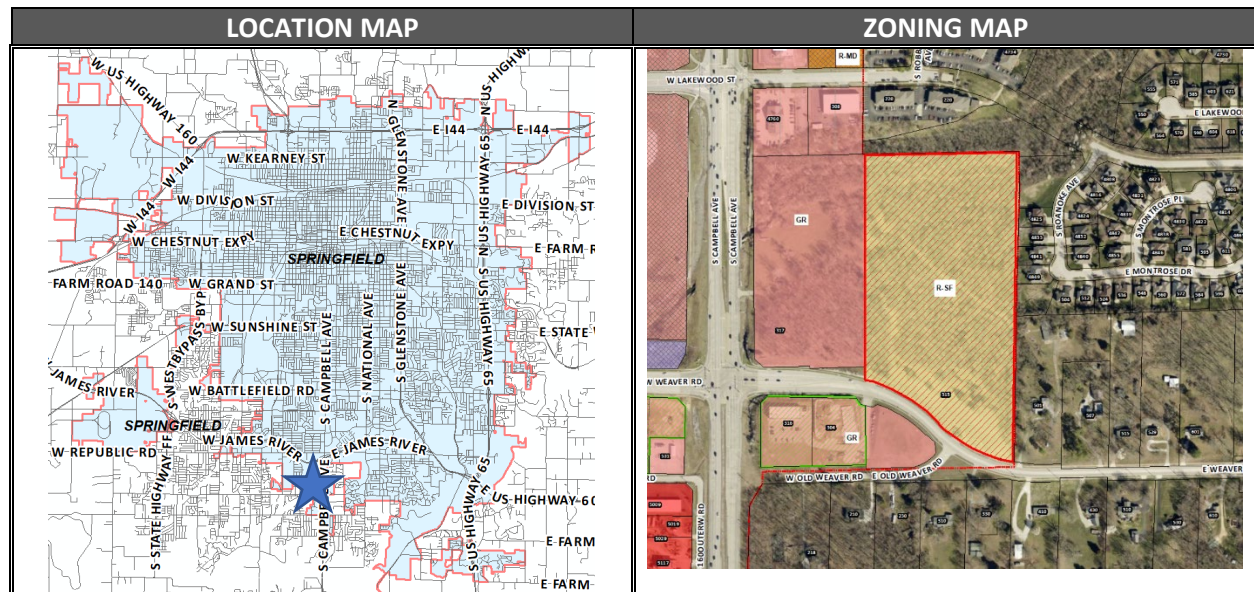
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-24-2024 with Conditional Overlay District No. 260
Location:	315 E. Weaver Road
Total Acres:	16.5 acres
Applicant:	Ward Weaver Property, LLC
Existing Land Use:	Vacant/undeveloped land
Neighborhood Meeting:	October 17, 2024
Planning and Zoning Commission:	November 7, 2024
City Council:	December 16, 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-24-2024 with Conditional Overlay District No. 260 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).

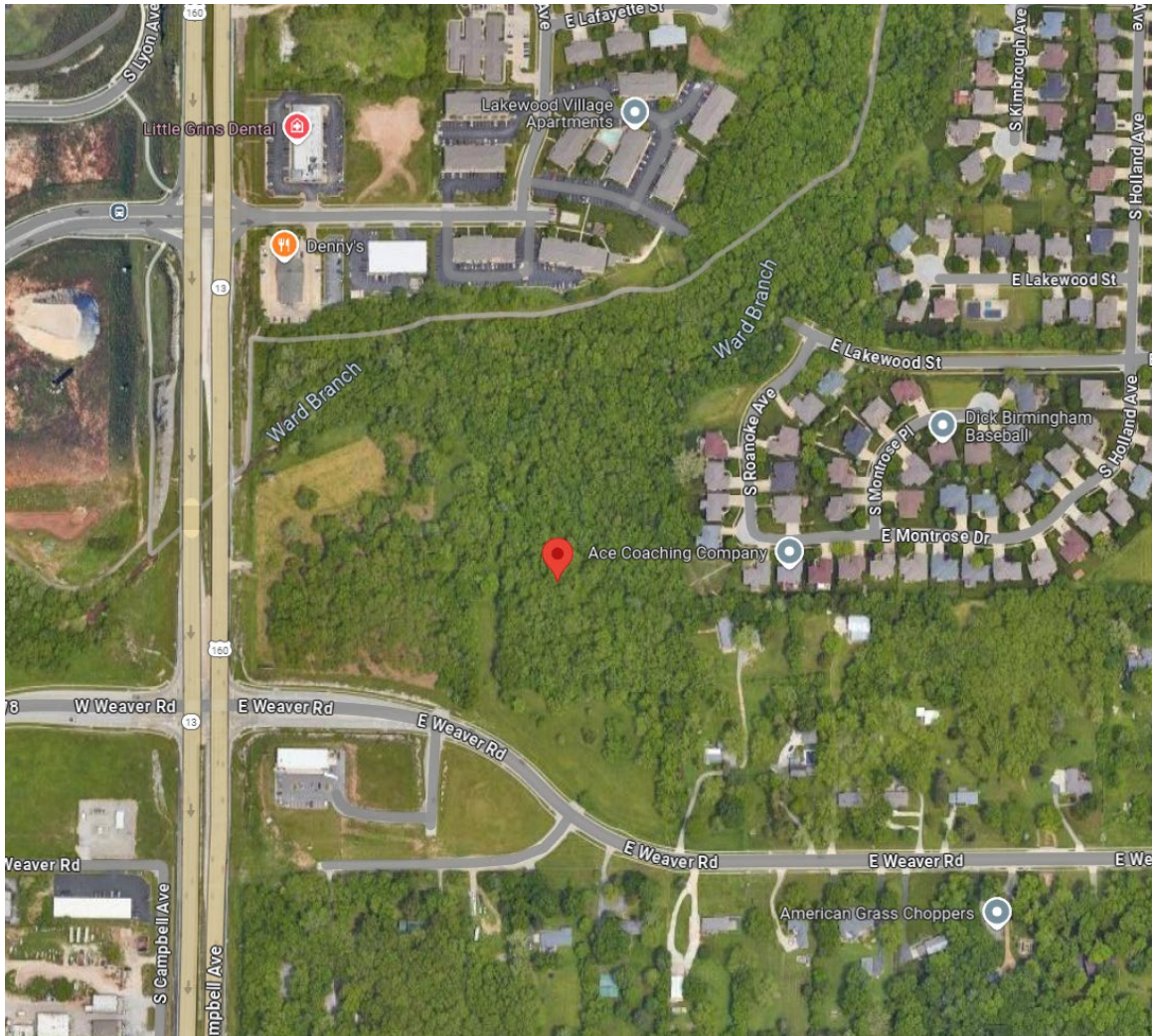
PROJECT SUMMARY:

Request to rezone approximately 16.5 acres of property generally located at 315 East Weaver Road from R-SF, Single-Family Residential District to HC, Highway Commercial District and establishing Conditional Overlay District No. 260.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property has been zoned R-SF, Single-Family Residential since it was annexed in 1998.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HC
Use Limitations	(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors. (b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district. (c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface. (d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

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	(f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Maximum Structure Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum Open Space	Not less than 20 percent

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

Primary Land Uses:

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

Supporting Land Uses:

- Public and private schools and places of worship
- Parks, greenways, and open space
- Urban agriculture
- Universities, colleges, and vocational schools
- Personal and outdoor storage

Characteristics

TRANSPORTATION & INFRASTRUCTURE

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

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

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

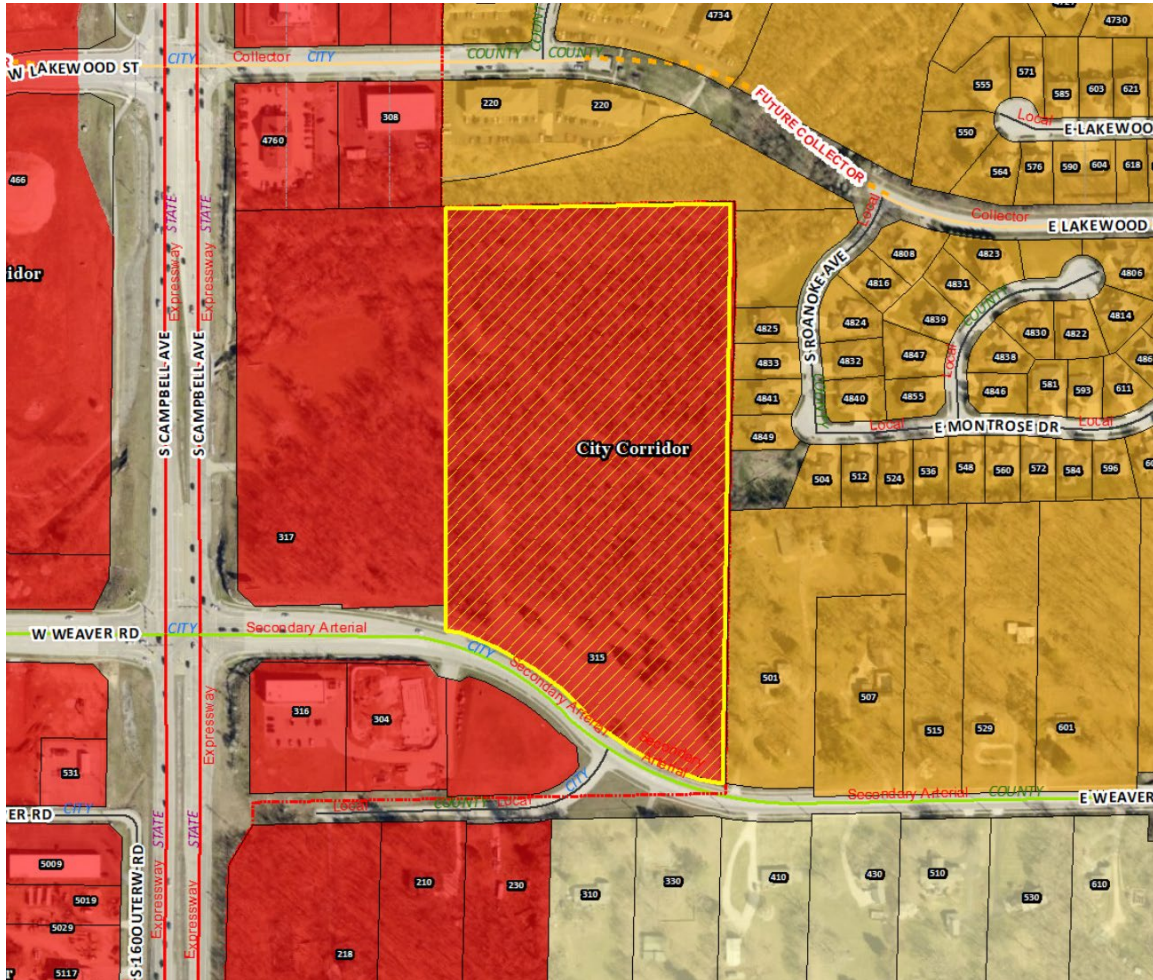
- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes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

TRANSITIONS:

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

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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 & Wholesale	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

The map displays a portion of the City of LakeWoods, Colorado, with various land parcels and their zoning designations. The map includes labels for major roads such as S Campbell Ave, S 1600 Outerw Rd, W Weaver Rd, S Roanoke Ave, E LakeWoods Dr, and E Weaver Rd. Zoning designations are indicated by colored overlays and text labels: GR (General Residential), R-SF (Single-Family Residential), and Secondary Arterial. The map also shows property numbers and the names of adjacent cities and counties.

	NORTH	SOUTH	EAST	WEST
ZONING	County PAD	GR, County R-1	County R-1	GR
LAND USE	Greenways Trail	Retail uses, single-family residential	Single-family residential	Vacant/ undeveloped
PLACETYPES	Mixed Residential	City Corridor, Traditional Neighborhood	Mixed Residential	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with rezoning or COD provisions. CU has 3-Phase Electric, Gas & Water available to the property.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objections with the rezoning.

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. Weaver Road	Secondary Arterial	City	35	35	NA	No	Yes	Yes

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

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There is the Ward Branch Greenway Trail near the property. There are no bus stops near the property.

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

No existing detention or water quality Stormwater Control Measures are present. The property is in the **Ward Branch** 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**

DEVELOPMENT REVIEW STAFF REPORT

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.**

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

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

DETENTION AND DISCHARGE REQUIREMENTS

1. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. The only exception to building detention is a Fee in Lieu of detention application per the City of Springfield Code and the manual dependent on approvable by the Director of Public Works.

a. The Ward Branch Floodplain and Floodway are present on the property. Analysis of the downstream impact for flooding is required before a fee in lieu of detention application is approved.

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. The Ward Branch 100 yr. Floodplain and Floodway are present on the property The Floodplain is within the area of the Stream Buffer. Any construction within the floodplain will require a floodplain permit.

NATURAL CHANNEL & STREAM BUFFERS

1. The Ward Branch stream and one tributary are present on the property. The Ward Branch stream on the north side is a Category B Small Stream requiring 160 feet wide buffer (80 feet each side). The Tributary crossing from SE to NW is a Category C Large Tributary requiring 100 feet wide buffer (50 feet each side).

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 16.5 acres of property generally located at 315 East Weaver Road from R-SF, Single-Family Residential District to HC, Highway Commercial District and establishing Conditional Overlay District No. 260. The applicant is proposing a tree and plant nursery and garden center.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype. This placetype consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.
3. The Highway Commercial District is consistent with the goals and objectives of the City Corridor placetype.
4. The applicant is proposing a HC Conditional Overlay District to limit uses that are like the GR District and uses that are opened 24/7 such as convenience stores with fuel pumps, self-service storage facilities and temporary lodging uses. It will also require a maximum building height of 45 feet in addition to the 30-degree bulk plane, provide bufferyard restrictions, require stream buffer easements, traffic study at time of development and prohibit development activity or land disturbance north of the stream buffer. This language is detailed in Attachment 1.
5. The applicant will need to provide a tree survey to allow for the provisions in Section 36-482, Bufferyards and Landscaping, that states: *Credit for existing trees*. Any trees preserved on a site in required bufferyards and perimeter landscaping areas and meeting the specifications in this section may, at the discretion of the director, be credited toward meeting the tree requirements of any landscaping provision of this section. Any tree for which credit is given shall be in a condition that encourages long-term survival and in a location that conforms to the intent and standards of this section.
6. There are also provisions in Section 36-482 that allow: *[Waiver of rules.]* The director may waive rules regarding setbacks and bufferyards to preserve trees of exceptional quality due to size, large canopy cover, trunk diameter, rareness, age, or species when written consent has been received from all owners of abutting property. Where such written consent is not filed, waiver may be granted by the board of adjustment, as a variance according to standards, notice requirements, and procedures pertaining to variances.

DEVELOPMENT REVIEW STAFF REPORT

7. The area to the north is outside the city limits in unincorporated Greene County and zoned PAD, Plot Assignment District. It is owned by Ozarks Greenways, Inc. and would not require a bufferyard per the Zoning Ordinance.
8. The subject property is in an area that has other retail, office and service uses that take advantage of easy access to Weaver Rd. and Campbell Avenue.
9. 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.
10. There are changing conditions in the area affected that make the proposed rezoning necessary. The relocation of Weaver Road occurred in 2012-2013 which split the property and brought the street further onto the property. The other corners of Campbell and Weaver have been rezoned to GR and O-2 since 2014. A CUP for the SE corner was recently approved to allow for an automotive service garage. The GR property across the street is currently being developed as a dental office.
11. The range of uses in the proposed HC district are compatible with the uses permitted on other property in the immediate vicinity. The properties to the south and west are zoned GR, General Retail District. The applicant is proposing to use the COD to prohibit certain uses allowed in the HC District other than nursery and garden stores.
12. 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.
13. The impact the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. This application may require a traffic study based on the proposed use at the time of development.
14. 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.
15. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. If the R-SF property is not rezoned it could be developed into approximately 116 single-family homes or cluster development.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

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

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 260

The requirements of Section 36-422. of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The following uses shall be prohibited:
 - a. Ambulance services.
 - b. Auction sales and flea markets entirely within enclosed buildings.
 - c. Automobile service garages.
 - d. Automobile service stations.
 - e. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
 - f. Awning and canvas sales and rental.
 - g. Boarding, rooming, and lodging houses.
 - h. Bus stations.
 - i. Campgrounds and recreational vehicle parks.
 - j. Catering businesses.
 - k. Cemeteries.
 - l. Civic, convention, and cultural centers.
 - m. Commercial off-street parking lots and structures.
 - n. Commercial outdoor recreation use group.
 - o. Convenience stores with fuel pumps.
 - p. Household resource recovery collection centers.
 - q. Manufactured housing (mobile home) and trailer sales, leasing and service.
 - r. Medical or comprehensive marijuana cultivation facility or microbusiness marijuana wholesale facility.
 - s. Medical, comprehensive or microbusiness marijuana dispensary facility.
 - t. Medical or comprehensive marijuana-infused products manufacturing type 2 post-extraction facility.

DEVELOPMENT REVIEW STAFF REPORT

- u. Telecommunication Towers of any height.
 - v. Miniature golf courses and driving ranges.
 - w. Self-service storage facilities.
 - x. Swimming pool sales and displays.
 - y. Taxi dispatch yards and offices.
 - z. Taxidermists.
 - aa. Temporary lodging use group.
 - bb. Overnight shelters or transitional service shelters.
 - cc. Conditional Uses per Section 36-422, subsection (3).
2. The maximum height for any buildings shall not exceed 45 feet above finished grade.
 3. A bufferyard type F is required along the east property line. This bufferyard shall maintain existing native and healthy trees and vegetation. A twenty (25) foot wide bufferyard or wider shall be maintained which includes existing trees and vegetation.
 4. Stream buffer easements are required at time of development per the Flood Control and Water Quality Protection Manual.
 5. A traffic study may be required at the time of development as determined by the Director of Public Works.
 6. The uses permitted in the HC district (except those prohibited above) are allowed south of the Ward Branch Small Stream buffer area. There shall be no development activity or land disturbance north of the Ward Branch Small Stream buffer area without a future rezoning amendment to the COD.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Single Family Residential (existing zoning) Highway Commercial (proposed zoning)
2. Meeting Date & Time: OCTOBER 17, 2024 4pm to 6:30 PM.
3. Meeting Location: 315 East Weaver Road, SPRINGFIELD, MO 65810
4. Number of invitations that were sent: 66
5. How the mailing list was generated: PLANNING & ZONING IN CITY OF SPRINGFIELD GENERATED LIST
6. Number of neighbors in attendance (attach a sign-in sheet): 12-13 people plus Mex Zhan
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).

- Use City Water & NOT a Well to Water plants
CONCERNS: - Drilling a Well cause water table to Drop & AFFECTS their Well & CUTTING DOWN TREES, Preserving NATURAL Look
to INCREASED TRAFFIC & Water RUN OFF
Property Values NOT Go Down.

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

- See Letter I wrote to Daniel - Attached
- Also I think I ~~will~~ will write a letter Explains & Assures my plans to keep as many trees as possible & that I purchased the Land Because of its Natural Beauty & want to keep it Beautiful - Send it ONLY to those who attended the meeting
I already Explained the city Reasons For COD Language & give Examples

I, Michael Fessenden (print name), attest that the neighborhood meeting was held on October 17, 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."

Michael Fessenden
Signature of person completing affidavit

Michael Fessenden
Printed name of person completing affidavit

From: michael@417mrg.com
Sent: Friday, October 18, 2024 12:23 PM
To: 'Neal, Daniel'
Cc: epetty@myronroycegardens.com
Subject: RE: SUBJECT: PROPOSED CHANGES: To change the Zoning from Single Family Residential to Highway Commercial for the purpose of constructing a

Daniel,

Overall it went well. A few angry at the beginning, but by the end many were joking that their wife would be coming over to buying plants from us. About 12 in attendance. 9 families, 9 men and 3 female spouses.

The couple who wrote you the letter by email Richard Williams, 4833 South Roanoke were there. I told them there was no plan to build behind their house for now. It was a no build area. They asked me to talk to them about buying the land directly behind them. They thought that piece of land was in the county, I explained it was all inside the Springfield city limits. I guess most of Iron bridge subdivision is in the city, except for 12 houses which are in the county.

My closest neighbor to the east, Kelly Walker, 501 East Weaver Road, was most vocal against it, the other neighbors told me after he left that's just the way he is. But by the time he was leaving, Kelly even seemed to be ok with it. He was concerned about extra water coming on to his property, and his property value going down. I told him that extra water wouldn't happen. All new construction is designed with curbs and stormwater drainage to keep water from not flowing onto the neighbors property. And I said for now I planned to just grow mums up by his corner near Weaver Road on top of the buried Star gas lines, and would use Drip irrigation, and ground cover cloth under the mums that would allow the water to pass through and be absorbed into the ground.

I don't know what the neighbors future response will be, but overall I only feel I have two or three against me, but more friendly at the end of the meeting. I showed my neighbors the simple plan of greenhouse on the West side and parking area. Many took pictures of the Stream buffer and floodplain diagram I had with me, they found that interesting. Someone asked what percentage of trees I planned to cut down. I said I don't really know, but I didn't plan to cut any tree's I didn't need to cut because it costs money to cut trees, and there is no point in doing that.

Other concerns were about increased traffic flow, property values, and a few families with water wells wanted to know if I was going to put in a water well. They were concerned with the water table dropping and affecting their well. I said, I wanted to put in a well, but was not sure about the rules for doing that, and for now I will plan to use City water, although I did not promise I would never consider installing a water well. They asked me about traffic. I said it would be really busy in April and especially in the month of May but I didn't know how much in other months. They neighbors talked out loud among themselves and decided that it wouldn't increase the traffic anymore. It was interesting to me that after they all voiced their opinions and talked among themselves they seemed to make each other more comfortable with it.

I explained that by re-zoning it commercial, they would get more protection and restrictions because of the rules and regulations involved. I explained why the city requires paved parking lots, no gravel to avoid dust, buffer screens for privacy, headlights, noise etc. I said that if it's private property the only rule is to plant a few trees in the front yard. So a private residence could cut down all the trees, and have only 2 trees in the front of their house and grass, and no stream buffer rules, so there were more benefits to them of going this way.

After everyone left, Don Dishman, 410 East Weaver Road, & Craig Rector, 310 East Weaver Road stayed behind to chit chat. And they asked me why I bought the property, their question made me realize I forgot to mention this very

important point to the neighbors. I should have explained to the neighbors that I bought the property because it is beautiful and has character, and I like the trees, and rolling hills so I can create landscaped areas to inspire people to want to do that in their own yard. Including demonstration gardens for Shade gardening, Deer and wildlife resistant plant gardens, gardens that grow under walnut trees etc. I did tell the neighbors I was planning to plant lots of new more beautiful trees that would show customers examples of what of what mature trees that we sell look like. Craig was supportive of what I was doing, and although Don Dishman's comment card said he was not a fan of commercial development, in the end he was joking his wife would be over to buy plants from us and said he was ok with what I planning to do.

The neighbors were glad it was a garden center nursery business, and not a gas station.

Anyway, We will write up the report and send it back.

Thank you for your helpful advice and support,

Michael Fessenden

Landscape Maintenance Manager



430 Shady Oaks Drive

Ozark, MO 65721

Mobile: 417-880-1547

Office: 417-443-2648

Public Neighborhood Meeting Attendance Sheet

Applicant: Michael Fessenden, Ward Weaver Property, LLC

Location: (On Site) 315 East Weaver Road, Springfield MO 65810

Time: October 17th, 2024 - 4:00p to 6:30p

	Name	Address	Phone #
1	Kelly Walker ⁺	501 E Weaver Rd	417-425-6210
2	Neal Manes ⁺	309 E Nottingham Rd	417-881-0563
3	Steve Lambert	507 E Weaver Rd	417-849-8354
4	Richard + Marilyn Williams Williams	41833 S Roanoke	417-836-3744
5	Ron Doffendorfer	210 E Weaver Rd	417-838-6792
6	Bill Horst ^{OK}	515 E Weaver Rd	417-881-1467
7	Don Dishman	410 E Weaver Rd	417-459-0229
8	Craig Reeter	30 C Weaver Rd	573-619-1826 417-529-1574
9	Michael + Jen Wirth	4841 S Roanoke	417-529-1574
10			
11			
12			
13			

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	10/17/2024	Telephone No.	417-838-6792
YOUR NAME:	RON DEFFENDERFER		
YOUR ADDRESS:	210 E. WEAVER RD		
PROJECT ADDRESS:	315 E. WEAVER RD		
COMMENTS:			
I HAVE LITTLE IF ANY OBJECTIONS TO MYRON ROGGE GARDENS.			
BUT IF THIS ZONING WERE TO ASCEND, IN THE FUTURE WHERE A BUSINESS THAT COULD BE 24 HRS/DAY THAT WOULD BE A CONCERN FOR ME.			

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	10/17/24	Telephone No.	417-830-3744
YOUR NAME:	Richard Guillan S		
YOUR ADDRESS:	4833 S. Romanche		
PROJECT ADDRESS:	Springfield, Mo 65810		
COMMENTS:	Requesting a SITO MAP.		

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
Application for Zoning Map Amendment & Planned Developments
*Fees are non-refundable

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	10/17/2024	Telephone No.	417-425-6210
YOUR NAME:	Kelly Walker		
YOUR ADDRESS:	501 E. Weaver Rd.		
PROJECT ADDRESS:	315 E. " "		
COMMENTS:	My home is east of this development and will be significantly impacted by it. Storm water run-off is already bad. My property value will go down. I am against any change in zoning		

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
Application for Zoning Map Amendment & Planned Developments
*Fees are non-refundable

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	10/17/24	Telephone No.	417-849-8354
YOUR NAME:	Steve Lambert		
YOUR ADDRESS:	507 E. Weaver Rd.		
PROJECT ADDRESS:			
COMMENTS:			
There is a concern about a reduction in water table for residential properties if the business chooses to drill a well for purposes of watering the nursery inventory. This concern is for properties currently using a well for their water supply.			

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
Application for Zoning Map Amendment & Planned Developments
*Fees are non-refundable

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	10-17-24	Telephone No.	
YOUR NAME:	Manes		
YOUR ADDRESS:	309 E. Nottingham Lane		
PROJECT ADDRESS:			
COMMENTS:	Very concerned if you drill a well. Don't want to lose our water. Lived here 57 yrs. & have had to lower pump before. More traffic is also a concern.		

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
Application for Zoning Map Amendment & Planned Developments
*Fees are non-refundable

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	10/17/24	Telephone No.	417 459 0229
YOUR NAME:	Don Dishman		
YOUR ADDRESS:	410 E. Weaver		
PROJECT ADDRESS:	315 E. Weaver		
COMMENTS:	I'm NOT A FAN OF commercial development in the neighborhood HOMES ONLY PLEASE		

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
Application for Zoning Map Amendment & Planned Developments
*Fees are non-refundable

From: marilyn.guilliams
To: Zoning@springfieldmo.gov
Subject: SUBJECT: PROPOSED CHANGES: To change the Zoning from Single Family Residential to Highway Commercial for the purpose of constructing a
Date: Monday, October 14, 2024 12:55:36 PM

This is the first time you received an email from this sender (mvguilliams@yahoo.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Greenhouse and Nursery Garden Center for Myron Gardens, Inc., Open to the Public for Retail Sale

DATE: October 14, 2024

Telephone No, (417) 830-3744

Name: Richard and Marilyn Guilliams, 4833 South Roanoke Avenue, Springfield, Mo 65810

COMMENTS: Please accept our reasons to deny this proposal:

1. Will affect our home values here in Ironbridge Subdivision.
2. The surrounding woods abound with wildlife such as deer, turkey, fox, etc.
3. The surrounding woods is now a perfect buffer to Campbell traffic and noise.
4. Why is it so important to change zoning when neighbors are impacted so a business can invade our quiet neighborhood?

Respectfully,

Marilyn & Richard Guilliams
4833 South Roanoke Avenue,
Springfield, MO 65810
Telephone: (417) 830-3744

Note; Our property is in the county, and our woods should be in the county as well..

From: marita.thomas@sbcglobal.net
To: Zoning@springfieldmo.gov
Subject: Public meeting 315 East Weaver Road, Springfield, MO 65810
Date: Tuesday, October 22, 2024 7:10:59 AM

This is the first time you received an email from this sender (marita.thomas@sbcglobal.net). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

I am writing today to express my displeasure with the zoning request to change the above-mentioned property from Single Family Residential to Highway Commercial. I am adamantly opposed to this zoning request.

We bought our home knowing that the surrounding area was zoned residential, and we absolutely do not want the noise and traffic that would be created with this requested zoning change. Additionally, the woods surrounding our neighborhood provide a sound buffer from the traffic on S. Campbell. Both sides of Weaver Road are zoned residential except for the SW corner facing S. Campbell.

I urge the Planning and Zoning Commission to deny this rezoning request by Michael Fessenden, Ward Weaver Property, LLC.

Respectfully submitted,
Marita J. Thomas
417-838-9568
4855 S. Montrose PL
Springfield, MO 65810

From: randythomas5@sbcglobal.net
To: Zoning@springfieldmo.gov
Subject: 315 E. Weaver Rd. 65810
Date: Saturday, October 26, 2024 11:52:46 AM

This is the first time you received an email from this sender (randythomas5@sbcglobal.net). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

It is my understanding that there is a request for zoning change at 315 E. Weaver Rd. in Springfield from residential to commercial.

We purchased our home in the west end of Iron Bridge subdivision next to where this rezoning is to take place. When choosing our home we counted on the mentioned property to stay wooded and provide a buffer from Campbell Ave. Allowing commercial business, or any development, will bring more noise and traffic to our neighborhood. The corner of Campbell and Weaver is already getting too busy.

Campbell has become a speedway and we see an increase of traffic on Weaver. Adding more commercial traffic is only adding to the problem. The location of the mentioned property would have an entrance from Weaver at the start of the curve in the roadway. I feel that would be a danger for traffic coming in and out of the property on to Weaver, especially with the current increased traffic and the speed traveled. On the other side of this mentioned property there is a driveway on Weaver Rd. in to other businesses. That driveway is at a dangerous angle for east bound traffic as the roadway narrows at that entrance. Having two entrances at that curve with increased traffic will create a problem.

We opposed any commercial zoning, or even apartment building, which would create a situation of increased noise, traffic, and possible hazards.

Randy Thomas
4855 S. Montrose Pl.
Springfield, MO 65810
randythomas5@sbcglobal.net
417-861-8019

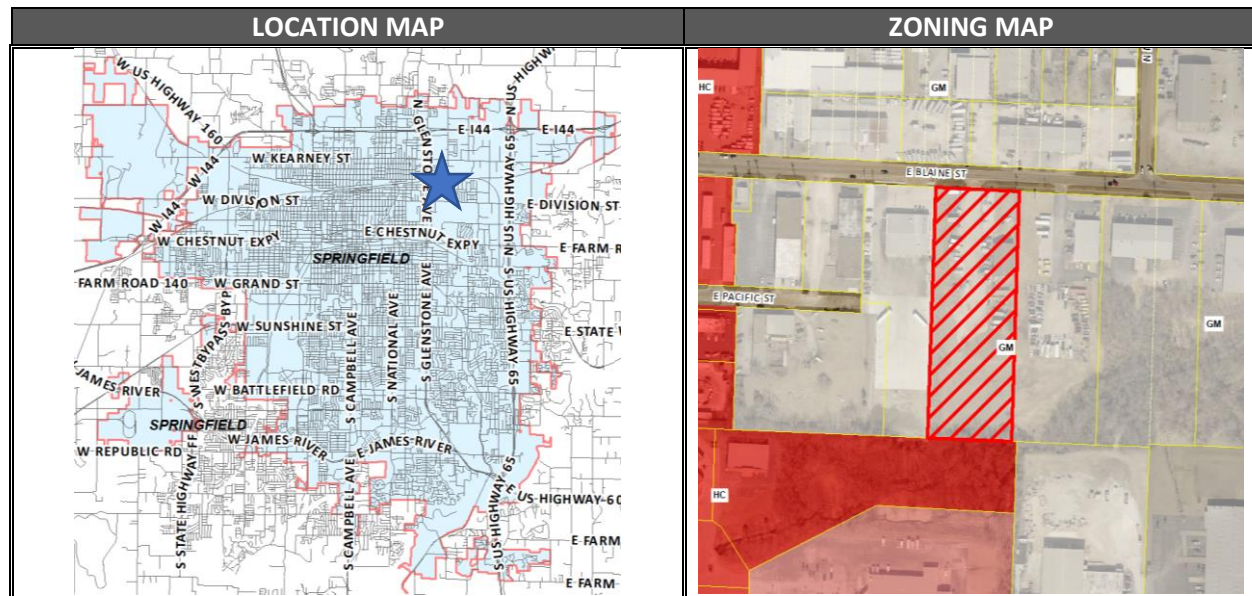
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-28-2024
Location:	1914 East Blaine Street
Total Acres:	3 acres
Applicant:	AVS Sunset LLC
Existing Land Use:	Commercial garages
Neighborhood Meeting:	October 17, 2024
Planning and Zoning Commission:	November 7, 2024
City Council:	December 16, 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-28-2024 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

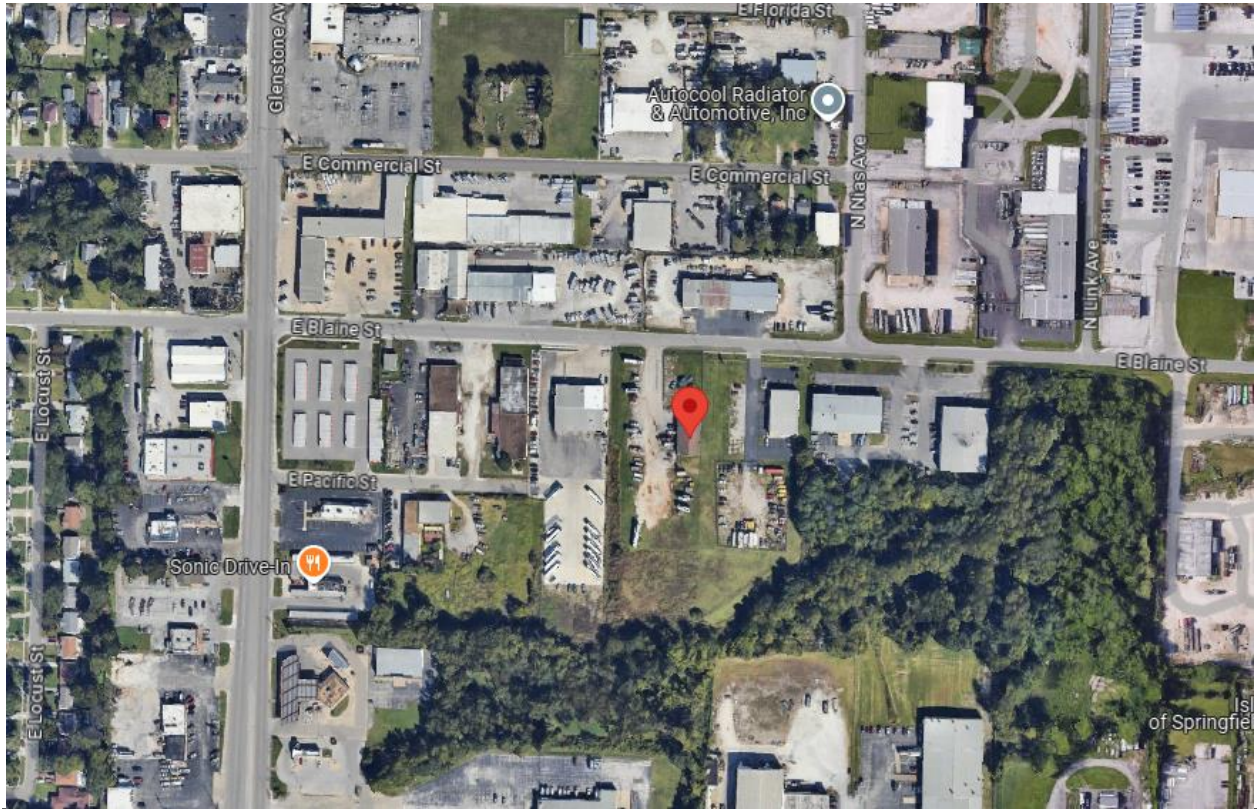
PROJECT SUMMARY:

Request to rezone approximately 3 acres generally located at 1914 East Blaine Street from GM, General Manufacturing to IC, Industrial Commercial.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned GM 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 IC DISTRICT
Use Limitations	(a) No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) All industrial operations and activities, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings. (d) Storage may be maintained outside a building inside yards or rear yards if such storage area is screened from public streets, designated arterials, or greater street classifications, and from other property, except property located in an IC, LI, GM, or HM district. (e) All outdoor storage shall be at least 100 feet from any residential district boundary.

DEVELOPMENT REVIEW STAFF REPORT

	(f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (g) No building shall be used for residential purposes except that a watchman or custodian may reside on the premises. (h) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Minimum Lot Size	Not applicable to the IC District
Maximum Height	Not applicable to the IC District
Bulk Plane	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
Minimum Yard Requirements	1. <i>Front yard:</i> a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space, and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations. 2. <i>Side yards:</i> None, except as required by section 36-453, supplemental open space, and yard regulations, and the bufferyard requirements in subsection (8). 3. <i>Rear yards:</i> None, except as required by the bufferyard requirements in subsection (8)).
Minimum Open Space	Not less than 15 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved. (b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved.

DEVELOPMENT REVIEW STAFF REPORT

	(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 IC industrial commercial district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. Business Flex areas are located on secondary roadways, where good street connectivity and access to major roadways and distribution routes can be easily accessed. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors, Business Flex provide support services, sales, service, and supply of goods to consumers and contractors, where high visibility road frontage is not a priority. Planning for this placetype focuses on ensuring Business Flex operations have sufficient land available to expand and grow, while not dominating corridors where high visibility, retail frontage is prioritized.

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

DEVELOPMENT REVIEW STAFF REPORT

together form a cohesive sense of place when developed with similar character, scale, and form.

Primary Land Uses:

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

Supporting Land Uses:

- Parks, greenways and open space
- Sports complexes and recreational facilities
- Urban agriculture
- Office, hospitality, retail sales and service
- Universities, colleges, and vocational schools Government, healthcare and institutional facilities
- Airport, railroad, and freight facilities

Characteristics

Transportation and Infrastructure

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities are integrated and incentivized into development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Pedestrian and bicycle infrastructure, and micro-mobility are integrated.

Urban Design- Building and Site Typology

- Perimeter landscaping screens surface parking lots that accommodate the high number of employees, vehicles, delivery, and large truck traffic.
- Outside storage, auto oriented, or light industrial uses are screened from view from the right-of-way.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.

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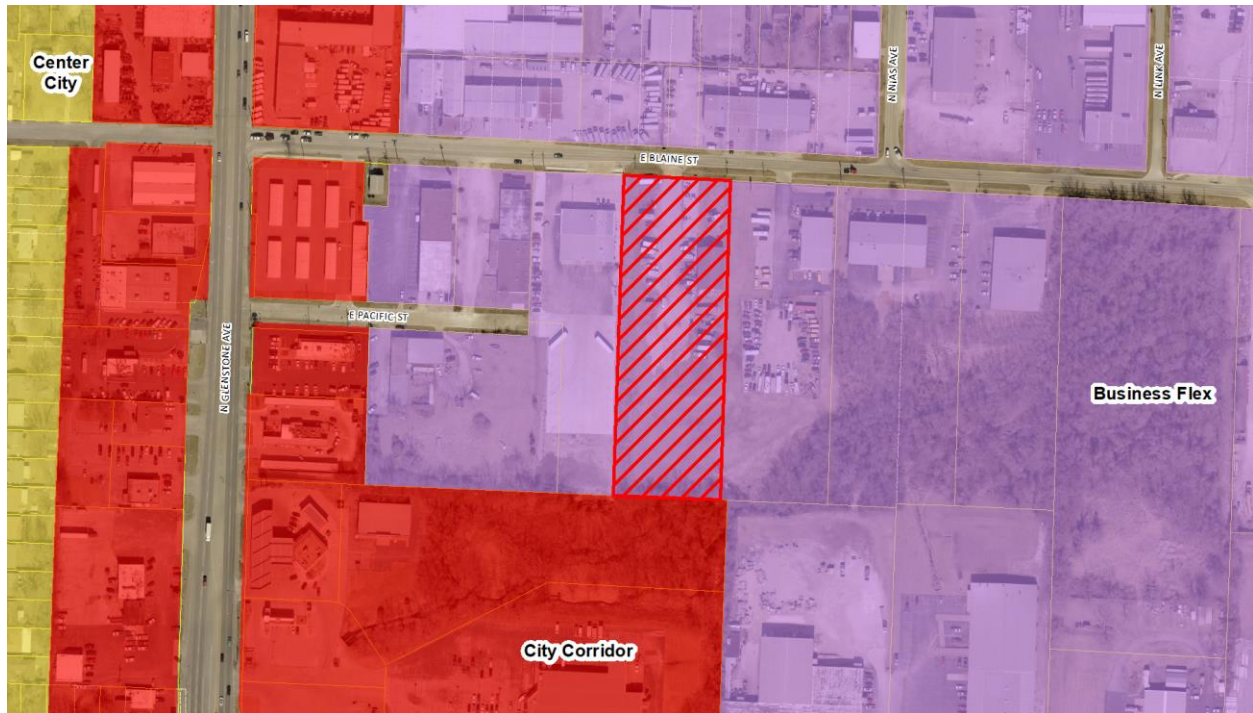
- Design should discourage the placement of mechanical equipment along major roadways or should be completely screened, along with trash receptacles, and recycling bins.

Transitions

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

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 Storage, Outdoor Sales & Service	Light Industry
Residential Neighborhood	●	○	◇	○	◇	◇	○							
Mixed Residential	●	●	○	○	◇	◇	○							
Downtown	●	●	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor			○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○	○
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			○	○	○	○	○	○	○	○	○	○	○	○

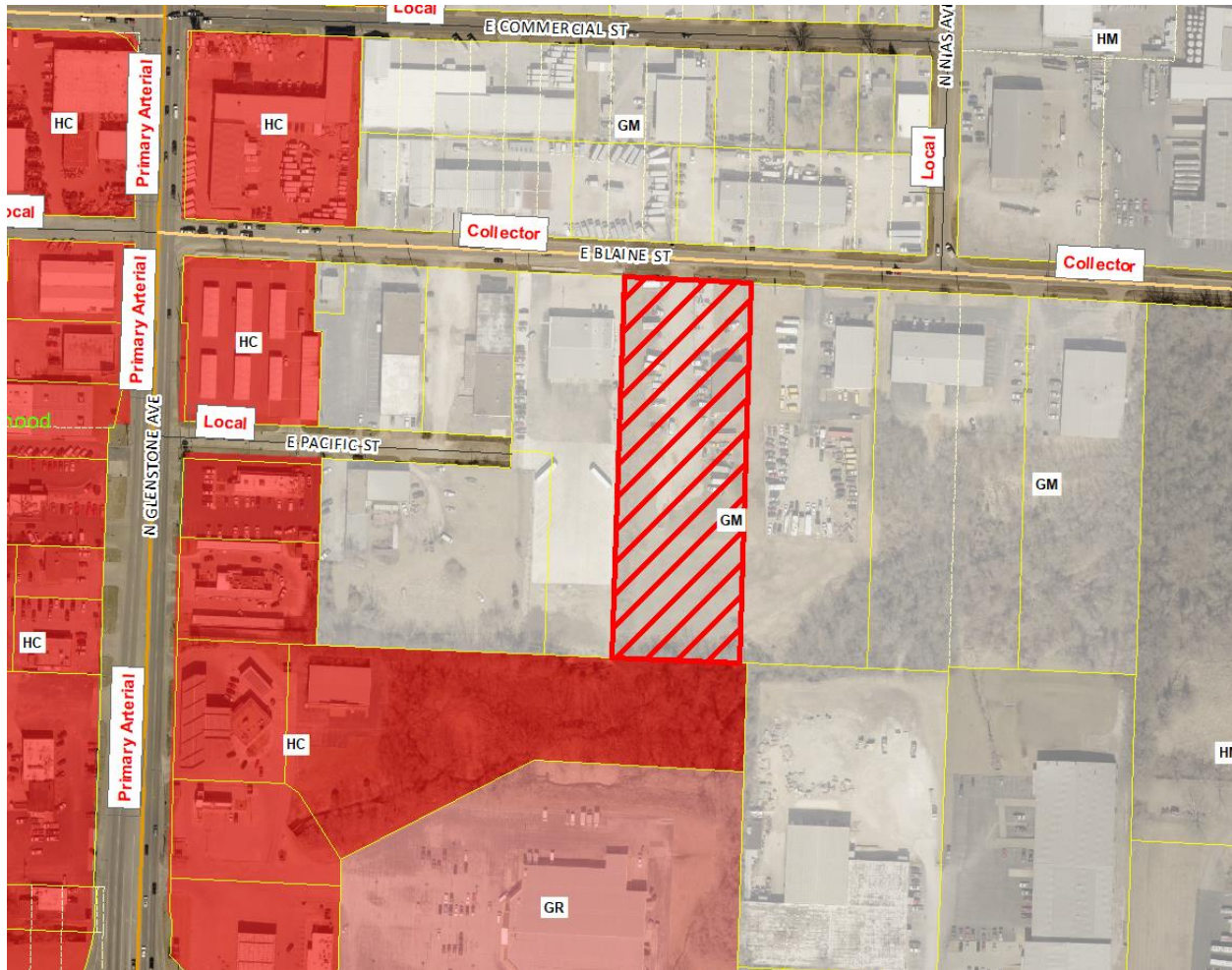
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GM	HC	GM	GM
LAND USE	Commercial garages	Vacant land	Commercial warehouses	Commercial garages
PLACETYPES	Business Flex	City Corridor	Business Flex	Business Flex

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

DEVELOPMENT REVIEW STAFF REPORT

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	E. Blaine Street	Collector	City	30	30	NA	No	Yes	No

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

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are three (3) bus stops 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 has an existing regional basin on the south side. The property is in the **Jordan Creek North Branch** 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 **is not applicable because detention is already provided**.

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

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

DETENTION AND DISCHARGE REQUIREMENTS

1. Detention for flood control provided by Reed's Subdivision Lots 1-2 (6PW5763).

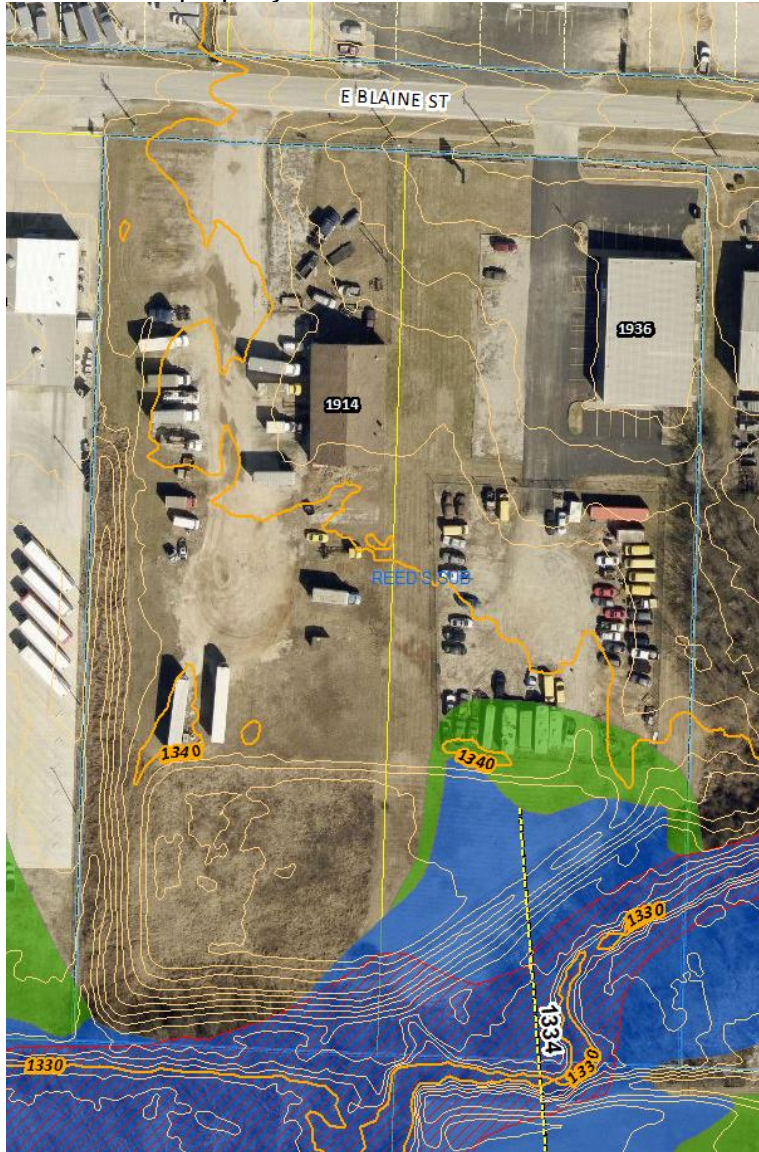
DEVELOPMENT REVIEW STAFF REPORT

WATER QUALITY REQUIREMENTS

1. Water Quality is provided by Reed's Subdivision Lots 1-2 (6PW5763).

FLOODPLAIN

1. The Jordan Creek North Branch 100-year Floodplain and Floodway is present on the SE corner of the property.



NATURAL CHANNEL & STREAM BUFFERS

1. Category C Large Tributary Stream located on the SE corner of the property. The Stream requires a 50 feet wide Stream Buffer Easement on both sides. At time of development the Stream Buffer Easement requires recording.

DEVELOPMENT REVIEW STAFF REPORT



SINKHOLES & KARST FEATURES

N/A

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 3 acres generally located at 1914 East Blaine Street from GM, General Manufacturing to IC, Industrial Commercial. The applicant intends to operate a car sales business on the subject property. The existing GM district does not allow retail sales.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Business Flex placetype. This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. The property is proposed to allow HC uses which would allow more commercial sales and services that is intended to complement the existing uses in the area.
3. This application is consistent with the Business Flex placetype that lists retail sales as a supporting land use.
4. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors, Business Flex provide support services, sales, service, and supply of goods to consumers and contractors, where high visibility road frontage is not a priority. The IC uses can support the uses in this area while not dominating or needing high visibility.
5. The IC district is intended to allow industrial operations and activities in combination with commercial uses in those areas where the combination of such uses is consistent with adopted policies and plans.
6. The range of uses in the proposed IC district is compatible with the uses permitted on other property in the immediate vicinity.
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.
9. The range of uses in the proposed IC 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.

DEVELOPMENT REVIEW STAFF REPORT

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.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

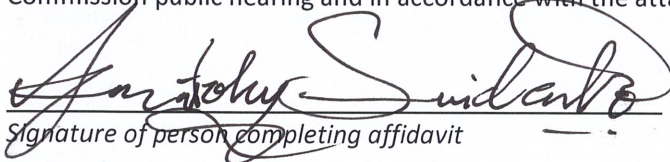
1. Request change to zoning from: General Manufacturing to Industrial Commercial
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 10-17-24 4:00pm - 6:30 pm
3. Meeting Location: 1914 E Blaine st. Springfield, MO 65803
4. Number of invitations that were sent: _____
5. How the mailing list was generated: _____
6. Number of neighbors in attendance (attach a sign-in sheet): One
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

No comments by neighbor. She was just curious what the meeting was about.

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

No issues or comments by neighbors

I, Anatoliy Svidenko (print name), attest that the neighborhood meeting was held on 10-17-24 (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

Anatoliy Svidenko
Printed name of person completing affidavit

~~Blank~~ Sign-IN Sheet 10-17-24

Lizzy Cook / 810 350 1994 / 1900 E. Blaine St. Springfield mo 65803

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

DATE: October 24, 2024

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Z-29-2024 COD 263

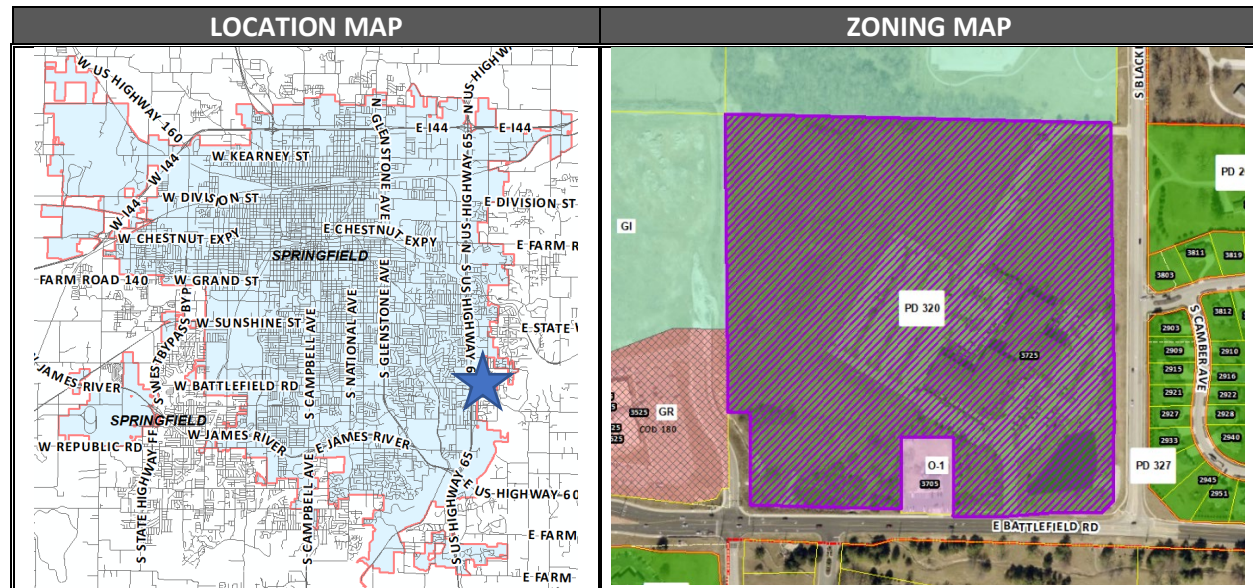
Due to subdivision activity alignment, this case is postponed to the next Planning and Zoning Commission meeting on December 19, 2024.

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Jack Henry Subdivision
Location:	3725 East Battlefield Road
Total Acres:	35.6 acres
Applicant:	Jack Henry & Associates, Inc.
Existing Land Use:	Office
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	November 7, 2024
City Council:	November 18, 2024
Public Notification:	Posted property
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve the preliminary plat of Jack Henry Subdivision subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to subdivide approximately 35.6 acres of property generally located at 3725 East Battlefield Road into three (3) commercial lots to facilitate the development of the site.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the city on January 1, 1989. This property was zoned R-SF, Single-Family Residential as part of the citywide remapping in 1995. In 1999 the east 520 feet was rezoned to Planned Development 227 and the remaining area to Planned Development 226. The property was last rezoned in 2007, in which it was rezoned to Planned Development 320.

PLANNING AND ZONING COMMISSION AUTHORITY:

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

(3) Preliminary plat.

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

DEVELOPMENT REVIEW STAFF REPORT

- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 - 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 - 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT 320
Minimum lot dimension requirements	None.
Maximum structure height	-Four (4) stories above grade as measured from the grade plane (defined by the 2006 International Building Code) or ninety-two (92) feet measured to the average roof height (excluding parapets and related architectural elements). -No elements of any uses shall project through a thirty (30) degree bulk plane projected from the property line of any residential district.
Front yard setback	-Battlefield Road – One hundred and fifty (150) foot building and vehicular use setback from the centerline of Battlefield Road. -If the property is subdivided, additional setbacks will be established on the plat.
Side and rear yard setback	-East Property Line – One hundred and fifty (150) foot building and thirty-five (35) foot vehicular use area setbacks. -West Property Line – Zero (0) foot building and vehicular use area setbacks are allowed. -North Property Line- Twenty-five (25) foot building and parking setback, however an access drive may be located within this required setback. -If the property is subdivided, additional setbacks will be established on the plat.
Street Classification	E Battlefield Rd – Primary Arterial S Blackman Rd – Secondary Arterial
Sidewalks	Along the property frontage of E Battlefield Road and S Blackman Road there are existing sidewalks. Sidewalks are required along both streets.
Open Space Requirements	A minimum open space ratio of twenty (20) percent open space shall be provided throughout the entire development.

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

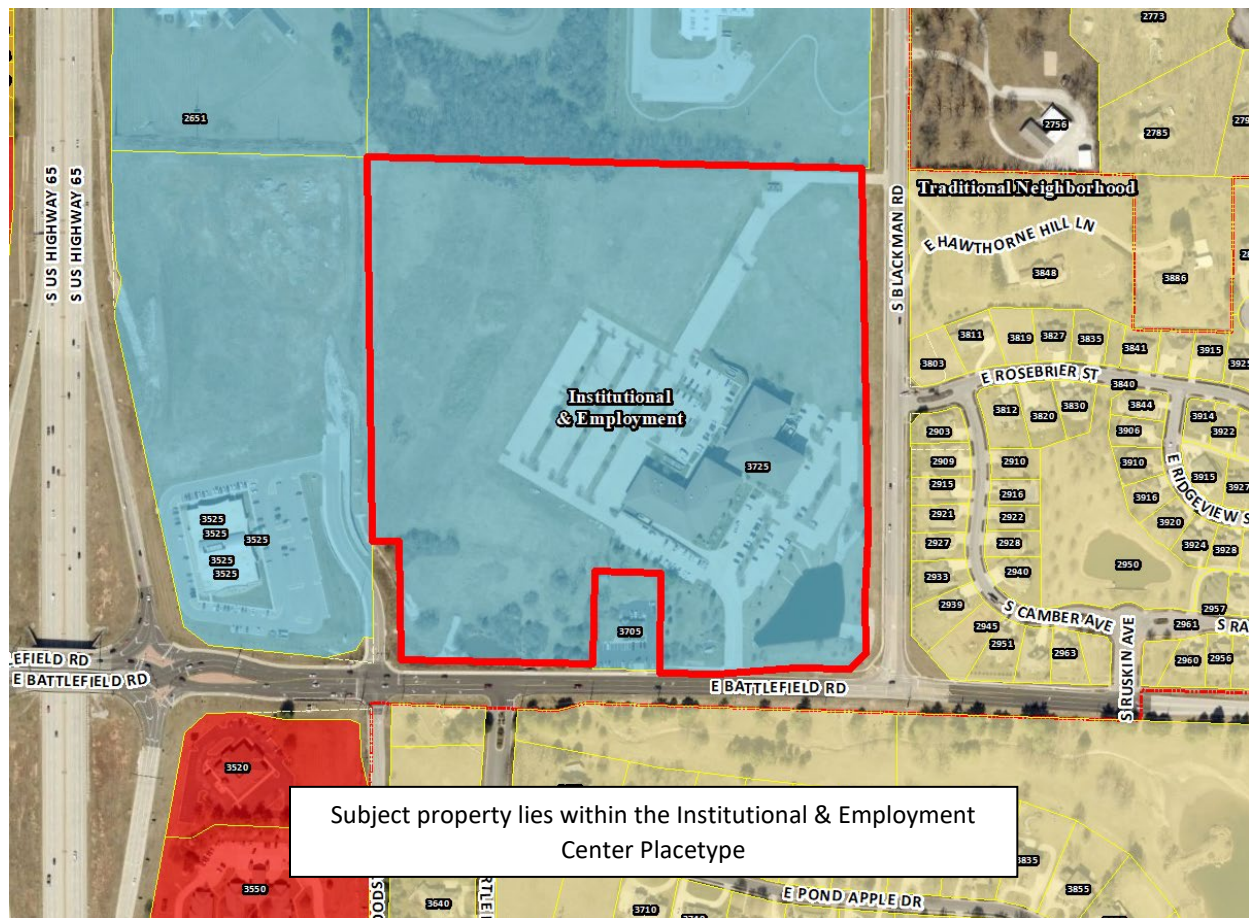
PLACETYPE: INSTITUTIONAL & EMPLOYMENT CENTER

The *Comprehensive Plan's Land Use & Development* chapter groups this area into the Institutional and Employment Center Placetype. This 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. In the case of universities or colleges, along with mixed housing types located along the fringes and transitional areas, providing housing near major employers is important. 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. (p. 48, *Chapter 5: Land Use & Development*)

The proposed plat promotes the Institutional and Employment Center objective of being a hub for offices and employer campuses. Jack Henry & Associates, Inc. has occupied the property since 2010 and is among the major employers of the community. Subdividing the property allows for other office uses, as well as supporting commercial uses to operate in close proximity to one another. Planned Development 320 allows for "Administrative, Business, Finance, Professional Offices, and Data Services" as well as "Retail and Personal Service uses...provided the total floor area of such uses does not exceed ten percent of the gross floor area of the office building." Housing exists directly adjacent to the property to the south and east, but also extends beyond that. This supports the objective of residential units being located near major employers. A significant portion of this 35-acre parcel is undeveloped and subdividing this property coincides with the goal of developing underutilized spaces within the City.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

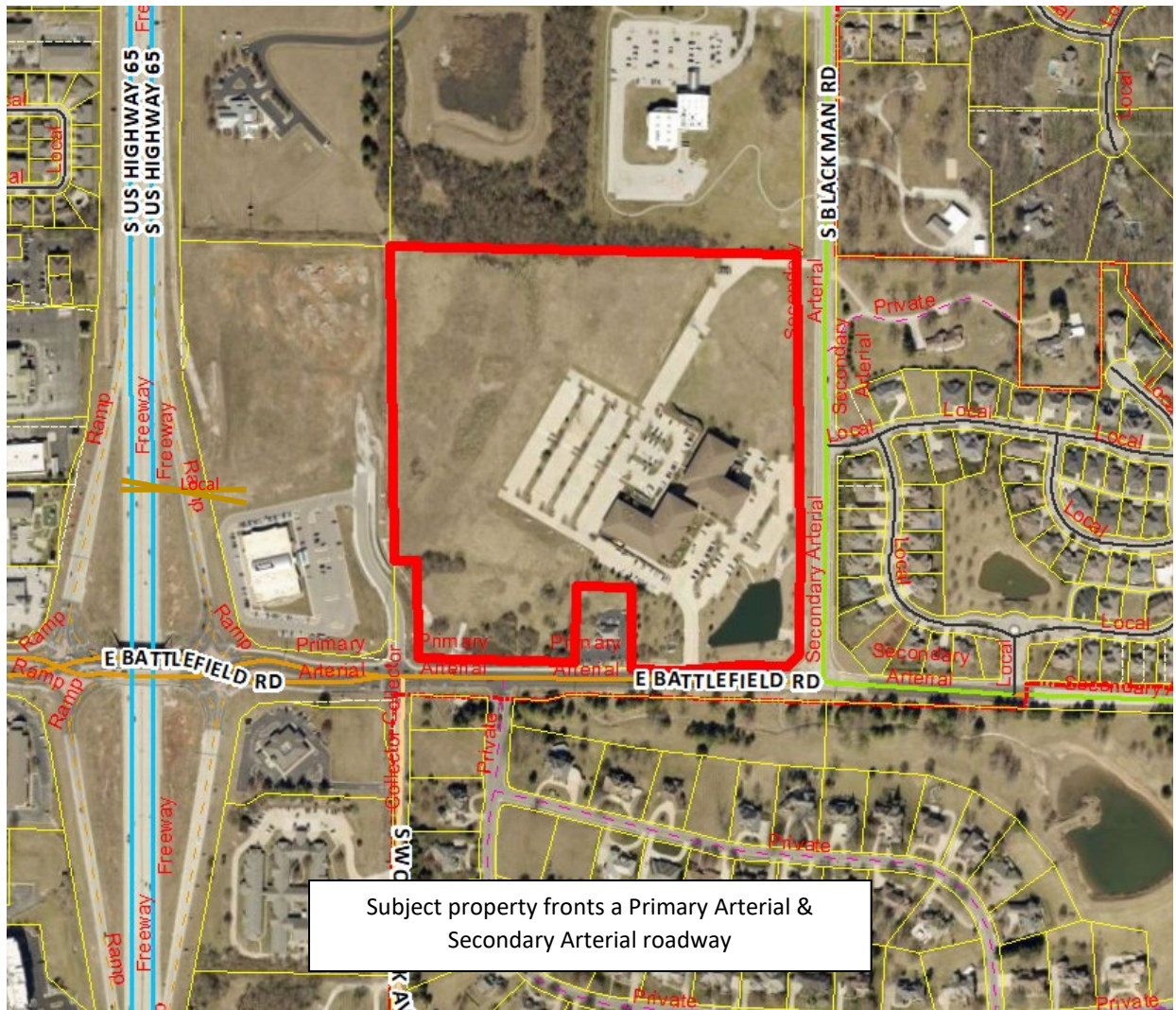
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GI	O-1 & County R-1	PD 261 & PD 327	GR w/ COD 180 & GI
LAND USE	Recreational	Office & Residential	Residential	Medical
PLACETYPES	Institutional & Employment	Traditional Neighborhood & Institutional & Employment	Traditional Neighborhood	Institutional & Employment

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 35.6 acres into a three (3) lot subdivision named “Jack Henry Subdivision”.
2. All lots meet the minimum dimension requirements of the City’s subdivision regulations and for Planned Development District 320.
3. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
4. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision is consistent with the *Land Use and Development Element of the Comprehensive Plan* and all proposed lots meet the subdivision regulations and for Planned Development District 320.
2. Staff recommends approval as submitted in the staff report.

PLANNING AND ZONING COMMISSION OPTIONS:

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

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

PUBLIC NOTIFICATION AND COMMENTS:

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

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

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. CITY UTILITIES:

All proposed lots would have access to CU Electric, Gas & Water. The existing electric easement appears adequate to maintain the services to the existing buildings.

The existing water services for building 2/proposed lot 2 appear to be on proposed lot 1. The most practical way to remedy this would be to identify where the private water service lines run and either adjust the lot line in that area to ensure those services are on lot 2, or add a private utility easement across that section of lot 1 to where the lines would pass on to lot 2. This can be done at the final plat stage.

2. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

Approved.

3. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No further comments.

4. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved.

5. PARKS & GREENWAYS:

Approved.

6. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:

Approved.

7. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

The western half of the existing property is not in a sewer district. Any new buildings constructed on that part of the property would either need to extend public sewer in order to be included in a sewer district or would need to file a Special Connection Agreement. Special Connection Agreements are required for properties or buildings that are not in sewer districts according to city code section 120.249. Any required fees for the Special would be in addition to the standard sewer impact permit fee.

DEVELOPMENT REVIEW STAFF REPORT

8. FIRE DEPARTMENT:

No comments.

9. AT&T:

AT&T has facilities within r/w that will continue to be maintained. AT&T also has existing facilities feeding the existing building structures. If AT&T is to provide service to this new building, a conduit will need to be placed from the building out to the r/w at the owners expense. If the site development requires existing AT&T facilities to be relocated it will be at the developer's expense. Contact engineer Cody Butler 417-234-4695 180 days prior to construction.

10. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

Existing detention or water quality Stormwater Control Measures are present for the current building and parking area. The property is in the **James River** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff is not aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**.

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

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

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

Detention and Discharge Requirements

1. 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 existing basin is built under 8PW6151 and provides Flood Control for the eastern portion of the site. Future development on the western half of the property may require a flood control SCM or a modification of the existing basin.

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.
 - a. The basin is built under 8PW6151 and provides water quality for the eastern portion of the site. Future development on the western half of the property will require a water quality SCM or a modification of the existing basin.

DEVELOPMENT REVIEW STAFF REPORT

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 Channels and Stream Buffers

N/A

Sinkholes and Karst Features

N/A

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.

11. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Access

All access to the development shall be per current City of Springfield standards for the street classification.

Trails, Bus Stops, And Additional Information

There are no Greenway Trails near the property. There are no bus stops near the property.

Improvements

No improvements are required for this preliminary plat. A traffic study may be required at the time of development.

DEVELOPMENT REVIEW STAFF 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. Battlefield Road	Primary Arterial	City	50	50	9,400	No	Yes	Yes
Street 2	S. Blackman Road	Secondary Arterial	City	35	40	7,100	No	Yes	Yes

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

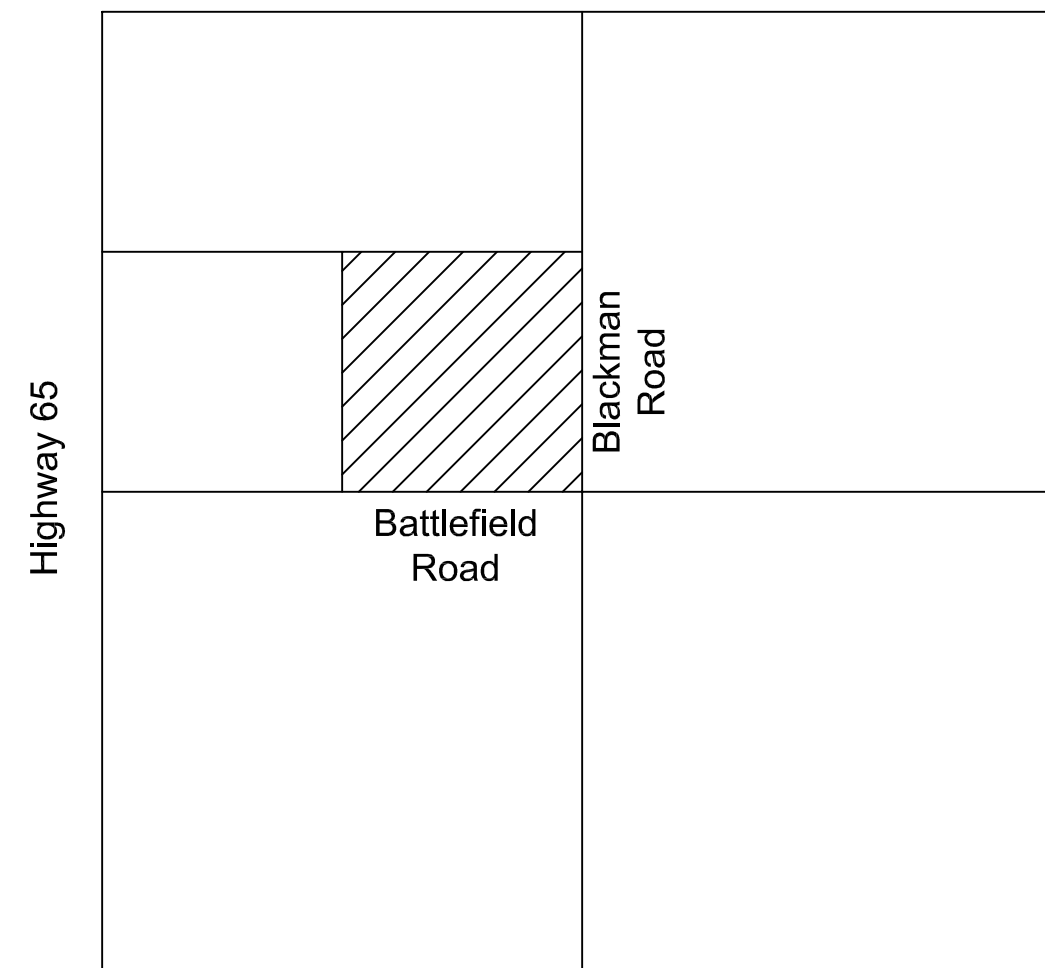
Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

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

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

PRELIMINARY PLAT OF
**JACK HENRY & ASSOCIATES
SUBDIVISION**
A SUBDIVISION IN GREENE COUNTY, MISSOURI

SITE LOCATION MAP
NOT TO SCALE



S3, T28N, R21W

SURVEY NOTES

1. SURVEY ACCURACY STANDARD: TYPE URBAN PROPERTY
2. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
3. SOURCE OF TITLE: BOOK 2007, PAGE 29740, WACO TITLE, TITLE REPORT NO.: 2402561-118 EFFECTIVE DATE: AUGUST 28, 2024
4. AREA OF SURVEYED PROPERTY: 36.38 ACRES
5. THIS PROPERTY IS IN FLOOD ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON MAP 29077C0362E AND 29077C0361E, BOTH DATED DECEMBER 17, 2010. SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.
6. SURVEY RECORDS UTILIZED IN THE COMPLETION OF THIS SURVEY: BOUNDARY SURVEY PREPARED BY GREAT RIVER ENGINEERING, PROJECT NO. 06-2087
7. SMALLEST LOT: LOT 2 - 4.81 ACRES
8. LARGEST LOT: LOT 1 - 22.94 ACRES
9. THE PROPERTY IS ZONED PD 320, PLANNED DEVELOPMENT DISTRICT 320.

LEGEND

- SET 5/8" IRON PIN CAPPED "GREAT RIVER 2001011476"
- FOUND IRON PIN (AS NOTED)
- △ CONTROL POINT
- ◆ TEMPORARY BENCHMARK
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER STRUCTURE
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- 1220 --- CONTOUR MAJOR
- CONTOUR MINOR
- S--- SANITARY SEWER LINE

SHEET 1 OF 2

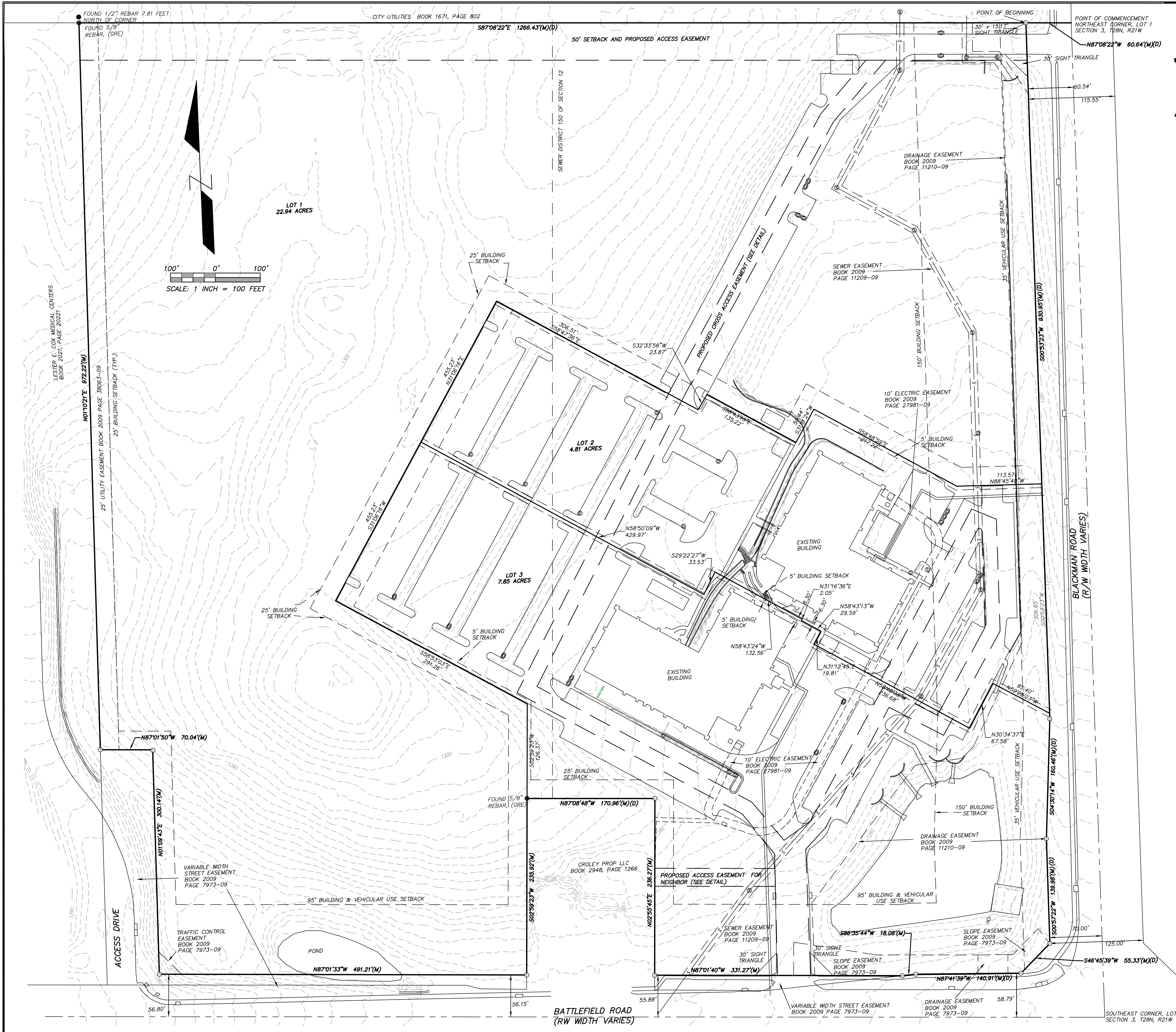
JACK HENRY & ASSOCIATES PRELIMINARY PLAT
FOR
JACK HENRY & ASSOCIATES, INC.

PART OF THE EAST HALF, LOT 1 OF THE NORTHWEST QUARTER
OF SECTION 3, TOWNSHIP 28 NORTH, RANGE 21 WEST
GREENE COUNTY, MISSOURI

CHECKED BY: BWF
DRAWN BY: BWF
JOB NUMBER: 5470
FILE NAME: 5470_PP



DATE PREPARED: 09/26/2024
BRAD WILLIAM FERGUSON
MO# PLS-2007017959



PRELIMINARY PLAT OF
JACK HENRY & ASSOCIATES
SUBDIVISION
A SUBDIVISION IN GREENE COUNTY, MISSOURI

PARENT TRACT DESCRIPTION:
ALL OF THE EAST ONE-HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THREE (3), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-ONE (21) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, GREENE COUNTY, MISSOURI; THENCE N87°37'12"W, 60.64 FEET, ALONG THE NORTH LINE OF SAID LOT 1, TO THE POINT OF BEGINNING; THENCE WITH A DEEDED RIGHT-OF-WAY LINE THE FOLLOWING SEVEN COURSES: S00°24'33"W, 930.95 FEET; S04°01'24"W, 160.46 FEET; S00°28'32"W, 139.98 FEET; S46°16'49"W, 55.33 FEET; N88°10'29"W, 140.91 FEET; S88°06'54"W, 201.00 FEET; N87°15'10"W, 149.48 FEET; THENCE LEAVING THE NORTH RIGHT-OF-WAY OF BATTLEFIELD ROAD, N02°59'52"E, 255.92 FEET; THENCE N87°37'38"W, 170.96 FEET; THENCE S02°30'33"W, 255.10 FEET, TO A POINT LYING ON THE SAID NORTH RIGHT-OF-WAY OF BATTLEFIELD ROAD, THENCE WITH SAID RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES: N87°06'00"W, 61.70 FEET; N73°27'32"W, 19.75 FEET; N87°34'22"W, 478.96 FEET, TO THE INTERSECTION OF SAID RIGHT-OF-WAY, AND THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF AFOREMENTIONED LOT 1; THENCE LEAVING SAID RIGHT-OF-WAY AND PROCEEDING ALONG SAID WEST LINE, N04°44'25"E, 1288.85 FEET, TO A SET IRON PIN ON THE NORTH LINE OF SAID LOT 1, THENCE WITH SAID NORTH LINE, S87°37'12"E, 1266.43 FEET, TO THE POINT OF BEGINNING, CONTAINING 36.3859 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, COVENANTS, RESERVATIONS, AND RESTRICTIONS OF RECORD.

JACK HENRY & ASSOCIATES SUBDIVISION DESCRIPTION:
ALL OF THE EAST ONE-HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THREE (3), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-ONE (21) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, GREENE COUNTY, MISSOURI; THENCE N87°08'22"W, 60.64 FEET, ALONG THE NORTH LINE OF SAID LOT 1, TO THE POINT OF BEGINNING; THENCE WITH A DEEDED RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: S00°53'23"W, 930.95 FEET; S04°30'14"W, 160.46 FEET; S00°57'22"W, 139.98 FEET; S46°45'39"W, 55.33 FEET; N87°41'39"W, 140.91 FEET; S86°35'44"W, 18.08 FEET; THENCE N87°01'40"W, 331.27 FEET; THENCE LEAVING THE NORTH RIGHT-OF-WAY OF BATTLEFIELD ROAD, N02°55'45"E, 236.27 FEET; THENCE N87°08'46"W, 170.96 FEET; THENCE S02°59'23"W, 235.92 FEET, TO A POINT LYING ON THE SAID NORTH RIGHT-OF-WAY OF BATTLEFIELD ROAD, THENCE WITH SAID RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES: N87°01'33"W, 491.21 FEET; N01°09'43"W, 300.14 FEET; N87°01'50"W, 70.04 FEET, TO THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF AFOREMENTIONED LOT 1; THENCE LEAVING SAID RIGHT-OF-WAY AND PROCEEDING ALONG SAID WEST LINE, N01°10'25"E, 972.22 FEET, TO A SET IRON PIN ON THE NORTH LINE OF SAID LOT 1, THENCE WITH SAID NORTH LINE, S87°08'22"E, 1266.43 FEET, TO THE POINT OF BEGINNING, CONTAINING 36.60 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, COVENANTS, RESERVATIONS, AND RESTRICTIONS OF RECORD.

STORM WATER NOTES

1. THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.
2. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
3. NO FENCES, PLANTINGS, OR OBSTRUCTIONS OTHER THAN MAILBOXES ARE PERMITTED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT, UNLESS DRAINAGE IS ENCLOSED IN BELOW GRADE CONDUIT. AT NO TIME SHALL PERMANENT STRUCTURES BE ALLOWED IN THE EASEMENT.
4. SOUTHEAST BASIN DESIGNED AND CONSTRUCTED UNDER PIPBPW6151.

SANITARY SEWER NOTES

1. THE WESTERN HALF OF THE THE EXISTING PROPERTY IS ALSO NOT IN A SEWER DISTRICT. ANY NEW BUILDINGS CONSTRUCTED ON THAT PART OF THE PROPERTY WOULD NEED TO BE INCLUDED IN A SEWER DISTRICT OR WOULD NEED TO FILE A SPECIAL CONNECTION AGREEMENT. SPECIAL CONNECTION AGREEMENTS ARE REQUIRED FOR PROPERTIES OR BUILDINGS THAT ARE NOT IN SEWER DISTRICTS. ACCORDING TO CITY CODE SECTION 120.245, ANY REQUIRED FEES FOR THE SPECIAL WOULD BE IN ADDITION TO THE STANDARD SEWER IMPACT PERMIT FEE.

UTILITY DISCLAIMER

EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC LINES, AND BURIED STRUCTURES ON AND IN THE VICINITY OF THE SUBJECT PROPERTY ARE INDICATED HEREON ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

UTILITIES

SANITARY SEWER TO BE PROVIDED BY CITY OF SPRINGFIELD, 840 BOONVILLE AVENUE, SPRINGFIELD, MISSOURI 65802 (417) 864-1900

ELECTRIC, NATURAL GAS AND WATER TO BE SUPPLIED BY CITY UTILITIES OF SPRINGFIELD, MO, SPRINGFIELD, MISSOURI 65802 (417) 863-9000

OWNER/DEVELOPER

JACK HENRY & ASSOCIATES, INC., 663 WEST HIGHWAY 60, PO BOX 807, MONETT, MO 65708, CONTACT: MIKE GOLLHOFFER

SURVEY DECLARATION

I HEREBY DECLARE TO JACK HENRY & ASSOCIATES, INC. THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT SAID SURVEY WAS PERFORMED UNDER MY PERSONAL SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE.

BRAD WILLIAM FERGUSON, PLS 2007017959

LAND SURVEYING CORPORATION CERTIFICATE OF AUTHORITY #2001011476

DATE PREPARED: 09/10/2024

JACK HENRY & ASSOCIATES PRELIMINARY PLAT
FOR
JACK HENRY & ASSOCIATES, INC.

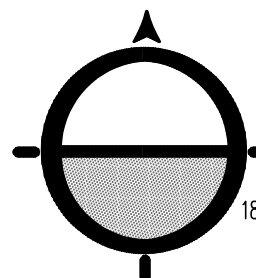
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SPRINGFIELD, GREENE COUNTY, MISSOURI

CHECKED BY: BWF

DRAWN BY: BWF

JOB NUMBER: 5470

FILE NAME: 5470_PP



GRE
GREAT RIVER
ENGINEERING
186 S PINE STEWART DR, SUITE 151, BRANSON, MO 65616
PHONE: (417) 233-4112 FAX: (417) 866-7391
www.greofriv.com

Missouri State Certificate of Authority Numbers
Engineering: 2000156885, Land Surveying: 2001011476, Landscape Architecture: 2007013673

SHEET 2 OF 2

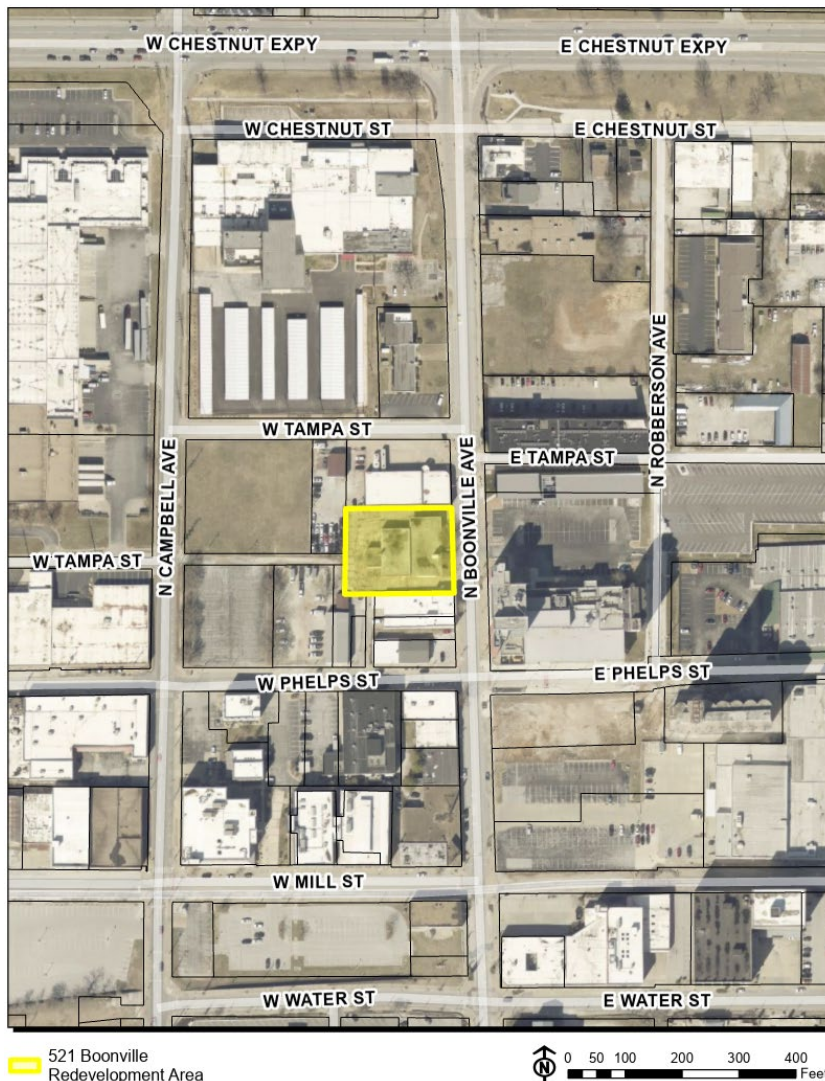
Planning and Zoning Commission Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

November 7, 2024

CITY COUNCIL PUBLIC HEARING:

December 16, 2024



CASE:

First Amended and Restated
Redevelopment Plan for the 521
Boonville Redevelopment Area

LOCATION:

521 North Boonville Avenue

STAFF:

Matt D. Schaefer, AICP
417-864-1100

STAFF RECOMMENDATION:

Approve

PROPOSED MOTION:

Move to approve the First
Amended and Restated
Redevelopment Plan for the 521
Boonville Redevelopment Area.

ATTACHMENTS:

Exhibit I: Legal Description
Exhibit II: Redevelopment Plan

SUMMARY OF REQUEST:

521 North Investments, LLC ("Applicant") has filed an amended and restated redevelopment plan pursuant to Sections 99.300-99.660, RSMo, the Land Clearance for Redevelopment Authority (LCRA) Law for the 521 Boonville Redevelopment Area. As per the LCRA Law, the Planning and Zoning Commission shall review the proposed Amended and Restated Redevelopment Plan and make recommendations as to its conformity with the City's general plan for the development of the City as a whole (i.e., the *Forward SGF Comprehensive Plan*).

Staff recommends the Planning and Zoning Commission approve the First Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Area based on findings that said Redevelopment Plan conforms to the *Forward SGF Comprehensive Plan*.

BACKGROUND:

The Redevelopment Plan for the 521 Boonville Redevelopment Area was approved by the City Council on July 24, 2017 by [Special Ordinance 26916](#). The Redevelopment Area consists of a single 0.66-acre parcel located at 521 N Boonville Ave that is zoned CC, Center City District and is occupied by a dilapidated single-story commercial building that was constructed in 1946. The property was initially used for farm tractor sales and service and was later used as a nightclub until 2007 when it was acquired by US Photonics. The Redevelopment Plan proposed to rehabilitate and convert the building into a commercial office building that would be occupied by US Photonics, a business specializing in nanotechnology-related products, services, and research and development. To date, the Redevelopment Area has not been redeveloped, and it remains vacant and dilapidated.

In 2022, Applicant acquired the property at 521 N Boonville Ave with plans to redevelop the existing building and site into new offices for Dake Wells Architecture. The Applicant wishes to utilize the partial real property tax abatement available in the 521 Boonville Redevelopment Area to facilitate redevelopment. However, the proposed land use and specifications of the Redevelopment Plan are specific to the previous owner and, therefore, must be amended.

The Applicant has filed the Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Area (Exhibit II). It proposes to redevelop the existing building and site for use as an architecture and design studio. The existing 7,900 ft². building will be completely renovated, and the two small 840 ft² additions on the west side of the building will be removed and replaced with a new 3,500 ft² two-story addition. The completed building will include a community room in the front, workstations for up to 40 employees, private offices, conference rooms, and new mechanical and electrical systems, including solar panels, to maximize energy efficiency.

COMPATIBILITY WITH THE *FORWARD SGF COMPREHENSIVE PLAN*:

Downtown Placetype (Chapter 5)

The Redevelopment Area is located within the Downtown Placetype, which serves as the primary activity center of Springfield. It contains a wide variety of uses, such as retail, entertainment, office, institutional, multi-family residential, and public gathering spaces. An architecture and design studio at this location is consistent with land uses associated with this placetype.

Furthermore, the proposed redevelopment is consistent with many of the placetype's building and site typology characteristics, such as:

- Orienting the building façade and entrances towards the street frontage with a high degree of transparency to increase visual interest, activate the sidewalk, and improve security.
- Locating the main entrance at street level.
- Locating the parking and loading areas on the street and behind the building.

Downtown Plan (Chapter 13)

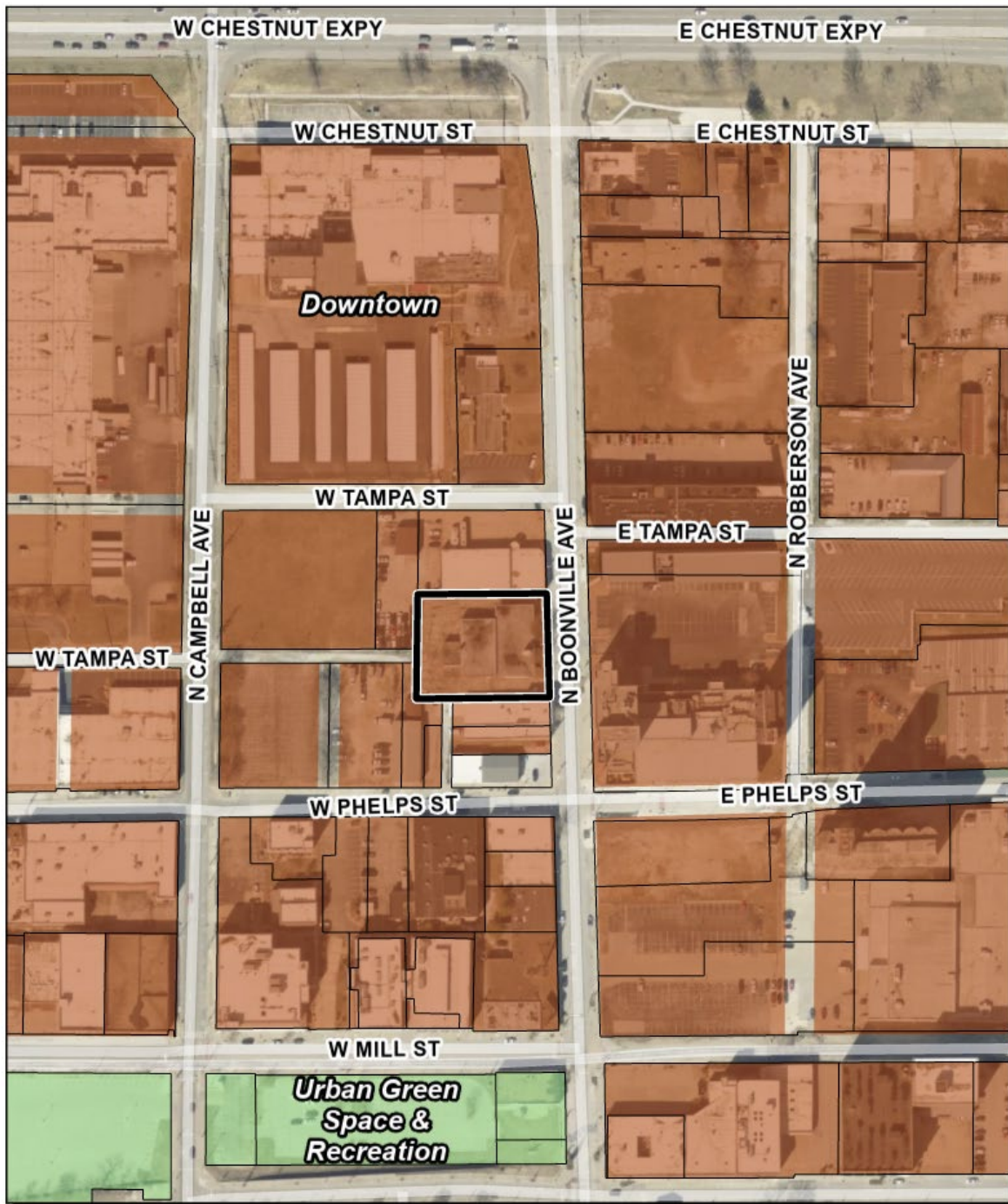
The Downtown Plan separates downtown into eight functional subareas. The Redevelopment Area is located within the Innovation District functional subarea. This subarea serves as the northern gateway into Downtown primarily via Boonville Avenue and is a growing urban innovation park revolving around

IDEA Commons. It contains key institutional facilities like Brick City, Jordan Valley Innovation Center (JVIC), and efactory. The District's character should develop as a mix of modern and historic industrial. New state-of-the-art institutional buildings should be juxtaposed with older, repurposed industrial buildings that may serve as unique office or loft spaces.

The Downtown Plan also classifies the Redevelopment Area as an opportunity site that should be targeted for site improvements/adaptive reuse. This classification includes properties with buildings that are structurally sound, but are vacant, underutilized, or show signs of disinvestment. Such properties can be enhanced through site and façade improvements and necessary interior rehabilitation to support their future use. Buildings with desirable historic characteristics should be salvaged whenever possible for adaptive reuse.

The Amended and Restated Redevelopment Plan conforms with the Downtown Plan. It seeks to rehabilitate and adaptively reuse a vacant site that has experienced years of underutilization and disinvestment, which has negatively influenced the surrounding areas within and adjacent to IDEA Commons and JVIC, as well as downtown overall. Rehabilitation and reuse of the area as an architecture and design studio will complement IDEA Commons and improve the vibrancy of downtown.

FUTURE PLACETYPES MAP:



Forward SGF Future Placetypes

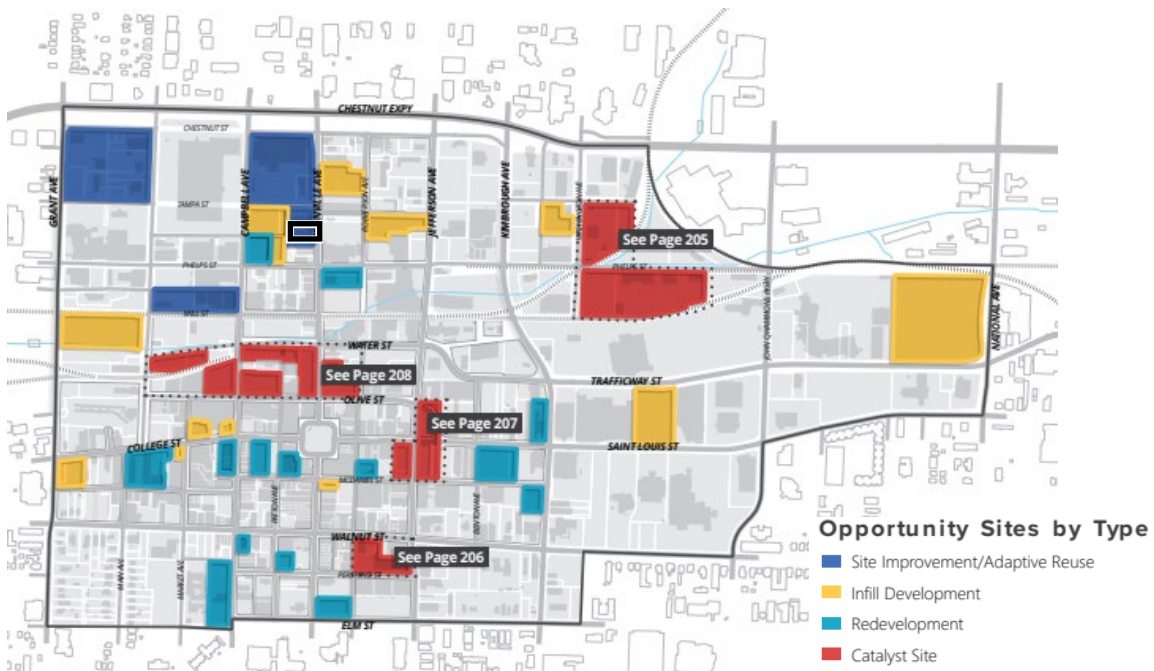
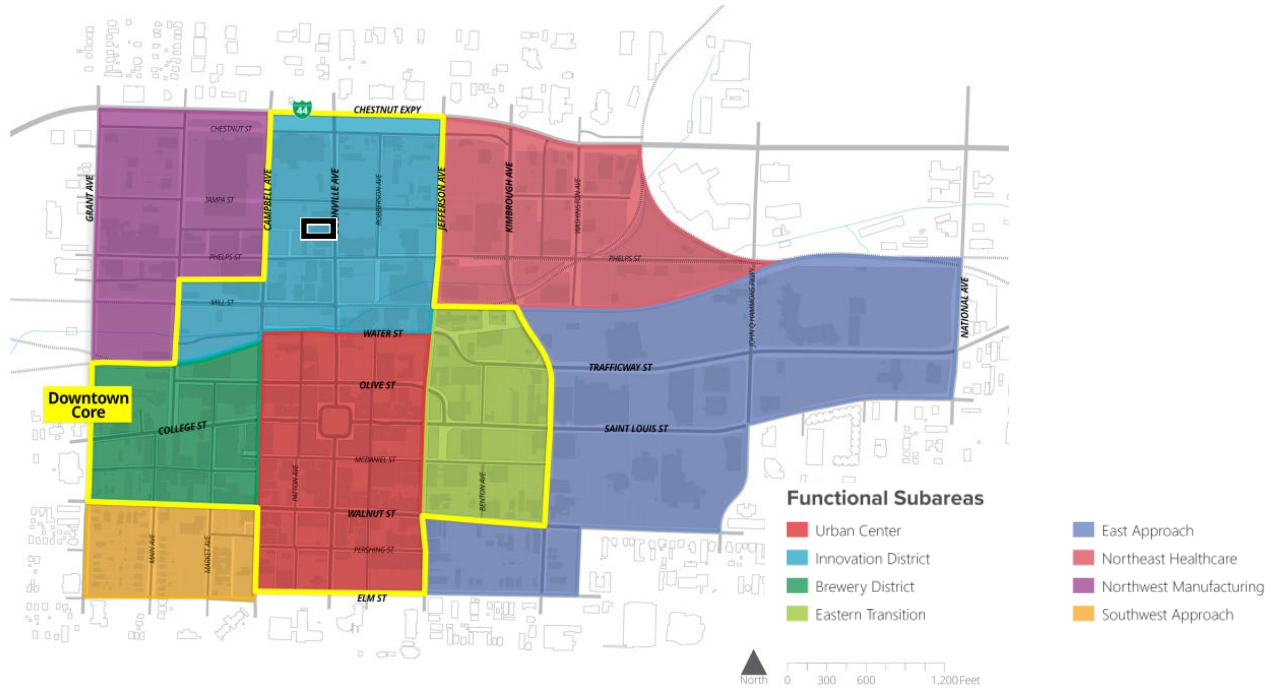
- Downtown
- Urban Green Space & Recreation

521 Boonville
Redevelopment Area



Planning and Zoning Commission Staff Report

DOWNTOWN PLAN FUNCTIONAL SUBAREAS AND OPPORTUNITY SITES:



STAFF COMMENTS:

1. The Springfield LCRA will hold a meeting on November 5, 2024, to consider the Redevelopment Plan and the Blight Report, which is attached thereto. At this meeting, the Authority will make recommendations to the City Council as to whether the Redevelopment Area still exhibits the blighting factors that existed when it was initially declared a blighted area in 2017 and whether the Redevelopment Plan should be approved. As per state law, the LCRA must submit the Redevelopment Plan to the Planning and Zoning Commission for review and recommendations as to its conformity to the Comprehensive Plan, prior to forwarding its recommendations to the City Council.
2. Staff finds the First Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Area conforms with the *Forward SGF Comprehensive Plan*.
3. The Amended and Restated Redevelopment Plan will enable the applicant to request partial real property tax abatement pursuant to the LCRA Law ("Chapter 99 "). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. The Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for redevelopment projects that conform with the Redevelopment Plan and comply with the Zoning Ordinance and all applicable codes of regulations. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

EXHIBIT I
Legal Description
First Amended and Restated Redevelopment Plan for 521 Boonville Redevelopment Area

TRACT I:

ALL OF LOTS FOUR (4) AND FIVE (5), IN W.H. GRAVES ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALSO

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5), IN W.H. GRAVES ADDITION; THENCE SOUTH 70 FEET; THENCE WEST 195 FEET; THENCE NORTH 70 FEET; THENCE EAST TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT FOR THAT PART TAKEN FOR BOONVILLE AVENUE.

EXHIBIT II

BLIGHT REPORT

&

FIRST AMENDED AND RESTATED REDEVELOPMENT PLAN

FOR THE

521 NORTH BOONVILLE

REDEVELOPMENT AREA

SPRINGFIELD, MISSOURI

September 24, 2024

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Blight Report

521 North Boonville

I. General

The Land Clearance for Redevelopment Authority Law (the "LCRA Law") is set forth in section 99.300 through 99.660 of the Missouri Revised Statutes. It was enacted in 1951 to help local municipalities eradicate "blighted areas" in the community and to encourage rehabilitation and redevelopment of those areas by private enterprise. Through the LCRA Law, municipalities and private citizens are able to work together to achieve the goal of fostering economic opportunities and improving property values in cities throughout Missouri.

The LCRA Law defines "blighted area" as an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability, or a menace to the public health, safety, or welfare in its present condition and use.¹ Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, these factors in Section 99.805(1) above, whether individually or in combination, produce one of the circumstances named in the second half of this Section.²

A. Introduction

In 2017, City Council had declared the 521 Boonville Redevelopment Area as a blighted area by Special Ordinance 26916. However, according to Springfield City Code, Section 40-16 Legacy blighted areas...

"If a redevelopment plan is proposed for an area that was declared blighted by city council more than 24 months prior to the approval of said redevelopment plan, the applicant shall provide either:

- 1) an updated blight study, or other evidence that the area still exhibits the blighting factors that existed at the time it was declared a blighted area; or
- 2) a new blight study showing that sufficient blighting factors exist to support a finding that the area meets the definition of a blighted area, per the LCRA Law."

This Blight Report for the 521 Boonville Redevelopment Area (this "Blight Report") is being submitted by 521 North Investments, LLC (such entity, or its successors and assigns, are referred to as the "Developer"), for the purpose of demonstrating that the Redevelopment Area (as defined below) "still exhibits the blighting factors that existed at the time it was declared a blighted area."

This Blight Report will demonstrate (i) that the Redevelopment area is a "blighted area" under the LCRA Law due to the predominance of insanitary or unsafe conditions, deterioration of site improvements to include the deterioration of primary and secondary building components, and the existence of conditions which endanger life and property by fire and other causes, and because of the aforementioned conditions, the Redevelopment Area constitutes an economic or social liability and constitutes a menace to the public health, safety, or welfare in its present condition and use.

¹ See MO, Rev. Stat. 99.320 (2) and 99.805 (1).

² See Land Clearance for Redevelopment Auth. Of City of St. Louis v. Inserra, 284 S.W.3d 641, 647-48 (MO Ct. App. 2009)

B. Background

The Developer shall remediate blight and redevelop the area in accordance with the Redevelopment Plan following this blight report.

The single building was built in 1946³ for an International Harvester tractors sale and mechanic business. The building itself is separated into 3 distinct areas, a front showroom and sales, back warehouse, and back appendage for cleaning and maintenance purposes. The site is mostly paved with a landscaped front yard. The previous developer bought the building in 2007 and leased it to a tenant who used it as a Night Club. Since the nightclub shutdown in 2007, the building has remained vacant. The current Developer (521 North Investments) purchased the building in 2022 and intends to renovate it according to the Redevelopment Plan.

II. Redevelopment Area Description

The Redevelopment Area is only for the immediate site which is .66 acres of real property located at 521 Boonville in the City of Springfield, Missouri (the "Redevelopment Area"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A" and the Redevelopment Area is legally described on Exhibit "B" attached hereto and incorporated herein.

III. Evidence In Support of Blight

The LCRA Law provides municipalities with a tool to encourage the redevelopment of areas within a city by private developers, which facilitates the renewal of downtrodden portions of a city without necessitating excessive expenditures of public funds. The City of Springfield (the "City") has utilized this tool over the past few decades in blighting large tracts of property throughout the Center City area including adjacent areas to the south and to the east.

The property within the Redevelopment Area, which is quickly nearing the end of its economic life, is of comparable age and is substantially similar condition to many of the blighted properties within these adjacent areas.

The key factors evidencing the Redevelopment Area as a "blighted area" under section 99.320(3) of the Missouri Revised Statutes are discussed in detail below. Photographs demonstrating some of these factors are included in the Property Report (defined below).

A. Insanitary and Unsafe Conditions

In general, the building is afflicted with a variety of insanitary and unsafe conditions. Throughout the building there is a prevalence of mold.⁴ Affected walls that are composed of stud and gypsum board will need to be removed, and all other areas will need to be remediated. Having been in a dilapidated state and vacant for many years, trash and human waste have amassed from homeless individuals seeking refuge requiring further remediation.⁵ Broken glass industrial debris is prevalent throughout the site as well as a result of its vacancy over the years.⁶

³ See Exhibit A

⁴ See Exhibit C, Images 1 and 33

⁵ See Exhibit C, Images 2-8

⁶ See Exhibit C, 4, 7, and 9

The electrical wires throughout the building further pose unsafe conditions and will need to be replaced due to their age. The service electrical lines hang low in the back and will either need to be buried or hung higher.⁷ Structural remediation will need to take place throughout. Cracks exist in the foundation and loadbearing brick and concrete block walls.⁸ Inside, portions of the lateral bracing have been removed and will need replacement.⁹

B. Deterioration of Site Improvements

Deterioration generally refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Deterioration, which is not easily curable and which cannot be accomplished in the course of normal maintenance, includes defects in primary and secondary building components. Primary building components include the foundation, exterior walls, roof, wiring, etc. Secondary building components include doors, windows, frames, fascia materials, etc. Deterioration of sidewalks, parking areas, and other similar site improvements is evidenced by settled areas, cracks, overgrowth, or depressed curb areas. This site suffers from this deterioration, which is exhibited by defects in both primary and secondary building components.

As previously mentioned, primary building components to include the foundation and exterior walls are in need of repair due to cracks that have formed throughout.¹⁰ The existing roof is a mod-bit roof over what is believed to be the original gravel roof. This roof is completely flat and holds water. The roof, along with the exterior walls are void of any insulation. This will need to be remediated in order to bring the building to modern efficiency standards and to prevent future mold growth due to interior condensation. A new roof will need to be added to include either new roof drains that properly exit the roof or new gutters on a sloped roof. As evidenced by exterior water damage in Exhibit C, images 12 and 17, current roof water shedding tactics are insufficient at best. Due to the age of the building, and its existing electrical and HVAC components, a new electrical and HVAC system is needed throughout to further meet modern standards.¹¹ Plumbing will all need to be replaced as well.

As for secondary building components, doors, windows, frames, and fascia materials will need to be replaced throughout. Where possible doors, to include the garage doors, are to be salvaged, but others will need to be either relocated or replaced due to improper thermal efficiency or deterioration. All of the windows and frames will need to either be replaced or modified. Many of the windows are broken and will either be replaced or filled in.¹² Windows that are not broken are single pane glass windows and not thermal glass. These windows will need to be modified into thermal glass windows to meet modern standards. All window frames are not thermally broken which has led to interior condensation, rust and deterioration at the sill and jambs.

Throughout the parking area, large cracks result in a potential tripping hazard and a decrease in its ability to shed water. Plant life and overgrowth are now growing in these areas and will need to be remediated. Additionally, the front entry does not meet handicapped accessibility standards.¹³

⁷ See Exhibit C, Image 10

⁸ See Exhibit C, Image 11, 12, 13, and 14

⁹ See Exhibit C, Image 15

¹⁰ See Exhibit C, Image 11, 12, 13, and 14

¹¹ See Exhibit C, Image 2, 3, 9, 10, 19, 20, 21, 22, 23, and 24

¹² See Exhibit C, Image 16, 27, 28, 29, 30, and 31

¹³ See Exhibit C, Image 32

C. Conditions that Endanger Life or Property by Fire or Other Causes

Endangerment by fire and other causes is typically due to the presence of structures below minimum code standards. Such code standards include building, property maintenance, fire, environmental or other governmental codes applicable to particular property. The principal purpose of such codes is to require buildings to be constructed and maintained so that they will have the capacity to support the type of occupancy and necessary fire and similar hazard protection or to establish minimum standards essential for safe and sanitary use, occupation, and/or habitation.

As previously mentioned, the property is vacant. As a vacant property, it creates a number of conditions which endanger life and property. Specifically small hazards, such as an exposed wire or slow water leak, can go undetected and lead to much larger problems.¹⁴ In addition, vacant properties may attract trespassers, arsonists, thieves or other criminals. This property has attracted both trespassers and thieves. Homeless have made camps inside the building, and others have graffitied the exterior with gang symbols and text. This is an issue not only for the property, but for the surrounding area as well.

IV. Impact of the Redevelopment Area's Blighted Conditions:

Missouri law only requires that the current condition of a redevelopment area produce one (1) of the (3) following circumstances for a finding of blight: 1) it hinders the provision of housing accommodations, 2) it constitutes an economic or social liability, or 3) it is a menace to public health, safety, morals, and welfare. The combination of blighting factors plaguing the Redevelopment Area directly creates both "2" and "3" of these circumstances.

The Redevelopment Area is afflicted by deteriorating site conditions and is nearing the end of its economic life. As a result, the building and land in the Redevelopment Area was appraised at \$288,100 in 2022 with property tax liability of \$6,374.75.¹⁵ This is nominal when compared to the taxes generated by other property in the immediate area that have been redeveloped.

The insanitary/unsafe site conditions present in the Redevelopment Area, pose a serious menace to public safety and health- especially given the fact that the building is vacant. Each of these factors contribute to the economic and social liability created by the area in that they cause a risk of physical injury to the City's citizens, and damage to surrounding property. These factors are conducive to trespassing, vandalism, and criminal activity as well.

Comprehensive redevelopment of the Redevelopment Area is necessary to foster additional economic activity and contribute to the growth of the City. Remediating the issues discussed above is economically infeasible since the likely cost of repairs exceed the value of the building. Without an investment in the Redevelopment Area, the area will further deteriorate and continue to be vacant. Its economic efficiency will continue to decline and become an even greater economic liability on the surrounding area. This underutilization combined with the unsafe conditions in the Redevelopment Area hampers the economic vitality of the City by failing to generate property tax revenues for the City to its full potential.

¹⁴ See Exhibit C, Image 1, 11, 12, 13, 17, 33, and 34

¹⁵ Based on 2022 data from the Greene County Assessor's website

V. Conclusion

Due to the predominance of insanitary and unsafe conditions, deterioration of site improvements, and the existence of conditions that endanger life and property by fire and other causes, the Redevelopment Area constitutes an economic and social liability and is a menace to the public health, safety, and welfare in its present condition and use. The Redevelopment Area qualifies as a "blighted area" as defined in section 99.805(1) of the Missouri Revised Statutes. Accordingly, the City of Springfield should utilize the tools granted under the LCRA Law to declare the Redevelopment Area a blighted area which will in turn help to facilitate rehabilitating and renewing this portion of the City.

This Report has been developed and affirmed by Dake Wells Architecture.

Brandon Dake, FAIA

Missouri Certificate of Authority #A-199913780

EXHIBIT A

[MAP OF REDEVELOPMENT AREA]

ASSESSOR'S AERIAL MAP



5/9/23, 8:37 AM

Greene County Property Information

ROLL: RP_GM

PARID: 1313309022
521 NORTH INVESTMENTS LLC

Property Name	
Property Address	521 N BOONVILLE AVE SPRINGFIELD
Subdivision	GRAVES, W H
Tax District	215: CID Springfield R12 Z1
School District	R12: SPRINGFIELD
Living Unit	
Residential SqFt	
Commercial SqFt	9,396
Class	Commercial
Brief Tax Description	GRAVES, W H LOTS 4 & 5 & 79 & BEG SE COR LOT 79 S 50 FT W 210 FT N 50 FT ETO BEG (Note: Not to be used on legal documents)
Calculated Acres	.6629
	SECTION TOWNSHIP RANGE
	13 29N 22W
Book	2022
Page	00815922
Deed Date	28-FEB-22

Mailing Information

Owner1	521 NORTH INVESTMENTS LLC
Owner2	
In Care Of	
Address	2714 E GLENWOOD ST
City, State, Zip	SPRINGFIELD MO 65804
Date last Updated	26-SEP-22

Market/Assessed Value

Residential Market	0
Residential Assessed = Residential Market * 19%	0
Agriculture Market	0
Agriculture Assessed = Agriculture Market * 12%	0
Commercial Market	288,100
Commercial Assessed = Commercial Market * 32%	92,200
TOTAL MARKET	288,100
TOTAL ASSESSED	92,200
Previous Year Market	289,800

TOTALS	
Appraised Land	109,800
Appraised Improvements	178,300
Total Appraised	288,100
Land Assessed	35,140
Improvements Assessed	57,060
Total Assessed	92,200

<https://www.greenecountyassessor.org/assessor/Datalets/PrintDatalet.aspx?pin=1313309022&gsp=PROFILEALL&taxyear=2022&jur=88&ownseq=0&card=1&roll=...> 1/1

EXHIBIT B

Legal Description of Redevelopment Area

TRACT 1:

ALL OF LOTS FOUR (4) AND FIVE (5), IN W.H. GRAVES ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALSO

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5), IN W.H. GRAVES ADDITION; THENCE SOUTH 70 FEET; THENCE WEST 195 FEET; THENCE NORTH 70 FEET; THENCE EAST TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT FOR THAT PART TAKEN FOR BOONVILLE AVENUE.

EXHIBIT C

Photos of Existing Conditions



1. Presence of mold.



2. Trash and human waste located throughout the interior and exterior of the building. Existing sewer connection for water closet is uncovered and open to the space.



3. Human waste and trash accumulation.



4. Broken Glass and debris.



5. Trash and human waste have amassed in the exterior spaces around the building.



6. Southwest corner of the building where homeless individuals have been sleeping.



7. Trash accumulation near main entrance of the building.



8. Areas inside the building where people have been sleeping.



9. Broken glass from vandalism and trash from homeless individuals living on the premises.



10. Low hanging power lines. Location of electrical service to the building has been removed. All electrical panel in the interior of the building have had copper electrical wires removed.



11. Cracks in the walls and foundations.



12. Large crack in an exterior load bearing wall from poor storm-water management.



13. Large crack in wall of existing load bearing wall.



14. Sunlight can be seen through cracks the west exterior load bearing block wall.



15. Portion of the existing lateral support for the garage area has been removed.



16. Broken exterior glazing; window frame is not thermally broken.



17. Roof drain penetration through existing roof slab.



18.



19. Water pipes into and out of the water heater have been removed. Electrical components of water heater have also been removed.



20. Electrical parts from the existing air handler unit have been removed.



21. Gas service to the building has been shut off and the meter removed.



22.



23. Existing gas heater.



24. Wiring serving the existing electrical panels have been removed throughout the building.



25. Existing exterior light fixture. Wire has been removed from Conduit.



26.



27. Original non-thermally broken steel framed windows; all glass has been broken/ removed.



28. Original non-thermally broken steel framed windows. Several panes of glass have been broken allowing various animal to inhabit the building.



29. Boarded up windows where glass has been removed.



30. Boarded up windows and openings.



31. Boarded up windows with broken glazing. Windows are original to the building and are not thermally broken.



32. Main entry of the building is not handicap accessible.



33. Sagging paint, water stains, and mold at the base of interior wall.



34. Existing roof is leaking resulting in areas with water ponding in the interior of the building .



35. Vandalism inside of the building.



36. Graffiti showing through paint on front elevation of the building.



37. Area of existing building where graffiti was covered up.



38. Elevation of the building facing N Boonville Ave.



39. North elevation of the building.



40. Portion of West elevation.



41. Portion of West elevation.



42. South Elevation of the building .

First Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Area

I. Introduction

521 North Investments, LLC (the “**Developer**”) has prepared the following Amended and Restated Redevelopment Plan (the “**Redevelopment Plan**”) for the redevelopment of .66 Acres in Springfield, Missouri, which is amended from the redevelopment plan submitted to the City for consideration and approved via Special Ordinance 26916 on July 24, 2017 (the “**Original Redevelopment Plan**”), to seek an amendment permitting a design change in the Project to replace the originally designated “offices for US Photonics” with new offices for Dake Wells Architecture.

The Redevelopment Plan proposes to redevelop the existing building and site into new offices for Dake Wells Architecture, Inc (the “**Project**”). Dake Wells Architecture is a leader in architecture, interior design, and planning and specializes in public projects for High Education, K-12 Schools, and Municipal projects across the Midwest. Dake Wells Architecture is currently leasing space in the former Woolworth Building in downtown Springfield, located at 134 Park Central Square. With the redevelopment of 521 Boonville, Dake Wells Architecture is excited about the redevelopment of this building in Springfield’s IDEA Commons. Real property tax abatement is being pursued to encourage such redevelopment.

II. Background

The single building was built in 1946 for an International Harvester tractors sale and mechanic business. The building itself is separated into 3 distinct areas, a front showroom and sales, back warehouse, and back appendage for cleaning and maintenance purposes. The site is mostly paved with a landscaped front yard. The Developer purchased this building on February 25, 2022. Prior to purchase, the building and was most recently leased to a tenant who used it as a Night Club. Since the Night Club closed in 2007, the building has remained vacant.

III. Description of Project

a. Boundaries of the Redevelopment Area

The Redevelopment Area contains approximately 0.66 acres located along the west side of North Boonville Avenue between West Phelps Street and West Tampa Street. A map identifying the Redevelopment Area is attached hereto and incorporated herein as **Exhibit “A”**, and the Redevelopment Area is legally described on **Exhibit “B”**, which is attached hereto and incorporated herein.

b. Need for Redevelopment

The Redevelopment area is located within the IDEA Commons of Springfield, Missouri. The following is an excerpt from the IDEA Commons Background Report:

“IDEA Commons is a sub-district identified in the Jordan Valley Concept Plan that comprises approximately 88 acres within Springfield’s Center City bounded by Chestnut Expressway to the north, Mill Street and Water Street to the south, Campbell Avenue to the west, and the BNSF railroad and the North Fork of Jordan Creek to the east (Figures 1 and 2). It is also an

initiative spearheaded by Missouri State University with the support of the City of Springfield and the Springfield Building Development Corporation (SBDC) to redevelop a portion of Center City into a new type of urban research park that will be blended with residential, retail, and entertainment facilities, and supported by various university programs. The initiative originated from the Jordan Valley Innovation Center (JVIC), which focused primarily on establishing a traditional urban research park in an urban setting, with a specialization in nanotechnology. The JVIC Activity Center Plan was adopted in 2006 to help coordinate future planning and development within this area. However, with the implementation of the IDEA Commons, this plan now needs to be updated."

The proposed redevelopment of 521 Boonville into an architecture studio and corporate office for Dake Wells Architecture is the ideal business for the IDEA Commons.

c. Current Condition of Redevelopment Area

As discussed in the proceeding Blight Report, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. Substantial capital investment will be needed to fully rehabilitate and revitalize the Redevelopment Area. Further, the Redevelopment Area is not generating taxes to its utmost potential and is potentially preventing the surrounding area from doing so as well.

d. Conformance of Redevelopment Plan with the Forward SGF Comprehensive Plan and the IDEA Commons Plan.

The proposed 521 Boonville Redevelopment Area conforms to the Forward SGF Comprehensive Plan, Chapter 5: Land Use & Development, Chapter 13: Downtown Plan, and the IDEA Commons Plan which was adopted by City Council on October 4, 2010.

The "Land Use & Development" element found in Chapter 5 of the Forward SGF Comprehensive Plan designates this Redevelopment Plan Area in a Placetype called "Downtown" with Primary Land Uses including "Office" and "Maker, Artisan, & Innovation Spaces". This Redevelopment Plan conforms to this element by providing a high-intensity office environment that will serve as an innovation space for highly creative architects.

The 521 Redevelopment Area resides within the "Downtown Plan" area as described in Chapter 13 of the Forward SGF Comprehensive Plan. The vision for this element states, "Aging buildings will be revitalized, historically significant structures will be preserved and celebrated, and vacant storefronts will be activated." At 521 Boonville, this is currently not the case. As argued in the accompanying blight report, this area in its current condition is conducive to trespassing, vandalism, and criminal activity. The proposed Redevelopment Area would remediate the factors enabling such activity in an effort to provide an area that is clean, safe, friendly, and accessible to all.

The "Downtown Plan" further states, "Enhanced streetscapes will come to life through a combination of public improvements and high quality private development, targeted on key streets like Boonville Avenue...". This Redevelopment Plan would provide a high quality private development along Boonville, further enhancing the streetscape and elevating the beauty and character of the Boonville corridor.

As previously mentioned, the IDEA Commons Plan was adopted by City Council on October 4, 2010. The goal of this plan is:

“Create a vibrant mixed-use community that is a model for innovative and sustainable development; complements Missouri State University’s initiative to expand opportunities for business development and commercialization; and supports the vision for Jordan Valley.”

Objectives of this plan include:

- Provide public economic development incentives to maximize appropriate private investment in the IDEA Commons.
- Develop standards to encourage complementary, high-quality construction and new development.
- Encourage high-performance building design.

The proposed Redevelopment Plan for this area adheres to these objectives. The Redevelopment Plan will complement the adjacent JVIC building by having similar materials and technological spaces. The Redevelopment Plan also provides a much more energy efficient building through the use of high-performance materials. The renovation of this building will greatly improve the streetscape of the Boonville Corridor and will further enhance pedestrian activity.

e. Redevelopment Plan Objectives and Strategies

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for use as a modern commercial office building. The project is the renovation of the existing building, which was built in 1946, and the repair of the site. The project is anticipated to be built with energy saving materials and Mechanical, Electrical, and Plumbing Systems.

IV. Land Use Plan

a. Former and Existing Land Use Plan

The Redevelopment Area currently consist of a single building with surrounding parking and lawn. Originally the land and building were used as an International Harvester Tractors sales and mechanic. The most recent use was for a Night Club in 2007.

b. Proposed Land Use

The proposed use for the Redevelopment Area is a commercial office building suited for an architecture and design studio. The existing 7,900 s.f. building will be completed renovated, and the two small 840s.f. additions on the west side of the building will be removed and replaced with a new 3,500 s.f. two story addition (1,750 s.f. each floor). The completed building will include a community room in the front, workstations for up to 40 employees, private offices, conference rooms, and new mechanical and electrical to provide energy efficient systems. The developer intends to install PV panels on the roof and create a net-zero building that gives energy back to the grid when available. The site will be redeveloped in accordance with the existing zoning, which is CC, Center City District. Preliminary plans and elevations reflecting the proposed land use in Redevelopment Area is attached as **Exhibit “C”** and incorporated herein.

c. Existing Proposed Zoning

The existing zoning for the Redevelopment Area is CC (Center City District). There is no new zoning proposed for the Redevelopment Area. The project will be redeveloped according to the requirements of the CC District.

d. Regulations and Controls

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinance.

V. Execution of the Project

a. Execution

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

b. Land Acquisition

There will be no land acquisition required to implement the Redevelopment Area, as the Developer owns the land within the Redevelopment Area.

c. Financing

The Developer is utilizing conventional financing to finance the Project.

d. Disposition of Property

No land is to be disposed of within the Redevelopment Area.

e. Plan for Relocation Assistance

521 Boonville is not currently occupied by tenants; therefore, relocation assistance will not be necessary.

f. Redevelopment Schedule and Estimated Dates of Completion

The Developer estimates that each state of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Permits) Completed by Fall of 2024.
- Construction: Completed by Fall of 2025.

g. Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

h. Covenants

The Redevelopment Plan shall run with the land for a period of twenty years for the date of final approval (at which point it shall expire and shall be of no further force or effect and shall, during such time, require the

Developer and any successors in interest to redevelop and use the real property within the Redevelopment Area in accordance with the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions

a. Compliance with General Plans

As discussed in Article III, Section E above, the Redevelopment Plan for the Redevelopment Area conforms to the Forward SGF plan and fits within the IDEA Commons Plan.

b. Compliance with Workable Program

Pursuant to Section 40-13(a)(1) of Article II of Chapter 40 of the Springfield City Code (the “**Code**”), the Project described in this Redevelopment Plan would not be financially feasible “But-for” the allowance of tax abatement. The City of Springfield’s “Economic Development Incentives Policy Manual” states under its General Policies that requests for discretionary incentives, such as partial real property tax abatement shall meet the “but for” test.¹⁶ “There must be a finding by the City Council that the project would not occur, or would only occur at a significantly smaller scale, or will not be financially feasible or stable, or that the public benefit will not occur if the incentive is not provided.” The Policy Manual also mentions that such incentives may be granted if the City Council finds there to be an overriding public benefit or a reduction in costs that would otherwise be paid by the City.

Exhibit E: Tax Impact Analysis

The Project will be subject to the property taxes due to the Greene County Assessor based upon their assessed valuation of the completed Project. The developer has provided a tax impact analysis comparing the estimated property tax revenues with redevelopment and partial real property tax abatement to those without redevelopment and abatement. According to the tax impact analysis, the affected taxing jurisdictions would see a total tax of \$57,610.03 without redevelopment or abatement over the next 10 years and they would see a total tax of \$58,773.81 with redevelopment and abatement over that same timeframe. That’s a net positive impact of \$1,163.78 over the next 10 years (based on existing land assessment values). The tax impact analysis also provides an estimate for Year 11 (the first year after abatement) that shows the estimated total tax of \$70,493.34 for the redeveloped area. That is an additional \$12,883.31 in year 11 versus the tax collected over the prior 10 years if the building is not developed. When the redevelopment occurs and 100% tax abatement is authorized, the jurisdictions stand to generate more in tax revenue (approximately 122%) in Year 11 after development than the entire previous 10-year period if not developed. As this Redevelopment Plan recognizes that “but-for” abatement, redevelopment would not occur, the most fiscally beneficial decision for the taxing jurisdictions to generate the maximum tax revenue is to provide the requested abatement.

Exhibit F: Proforma

This section contains two 10-year project pro forma financial statements (one with tax abatement, one without) provided by the Developer, each providing yearly cash flows and cash-on-cash return analyses. The cash-on-cash return is a measure of the annual rate of return made on the developer’s equity or cash investment in the Project. This calculation is one method of determining whether a project can provide a return on investment necessary to attract developer capital. The projections provided within these statements indicate that partial real property tax abatement is necessary in order for the Project to proceed. Exhibit F also includes an amortization schedule and additional information that supports the conclusion that “but for” the tax abatement provided to the Project, the development of this high-quality office space that eliminates Blight would not be feasible.

¹⁶ Economic Development Incentives Policy Manual, City of Springfield, Missouri, February 15, 2011 (as amended on May 12, 2014).

Exhibit G: Estimated Construction Costs

The Estimated Construction Costs contains a project budget supporting the estimates of the Developer and appraisal. The appraisal indicates that the “As Complete” project will be valued at \$3,130,000¹⁷, which is less than the \$3,867,884 cost to complete the project, as shown on the Sources and Uses of Funds at the end of Exhibit F. The Developer is making a significant contribution of equity to develop this project.

a. Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

b. Population Density

The Project will not increase the current population density.

c. Building Intensity

The land coverage and building intensity within the Redevelopment Area are projected to increase after the redevelopment and will be regulated according to the City’s Zoning Ordinance.

d. Public Facilities and Utilities

It is anticipated at this time that the Project will not require any additional public facilities or utilities.

VII. Procedure for Changes to Modification of Plan

Upon application by the developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

¹⁷ Appraisal from Ronald S. Phillips, Summary of Important Facts and Conclusions, Pages 2-3

EXHIBIT A

[MAP OF REDEVELOPMENT AREA]

ASSESSOR'S AERIAL MAP



5/9/23, 8:37 AM

Greene County Property Information

ROLL: RP_GM

PARID: 1313309022
521 NORTH INVESTMENTS LLC

Property Name	
Property Address	521 N BOONVILLE AVE SPRINGFIELD
Subdivision	GRAVES, W H
Tax District	215: CID Springfield R12 Z1
School District	R12: SPRINGFIELD
Living Unit	
Residential SqFt	
Commercial SqFt	9,396
Class	Commercial
Brief Tax Description	GRAVES, W H LOTS 4 & 5 & 79 & BEG SE COR LOT 79 S 50 FT W 210 FT N 50 FT ETO BEG (Note: Not to be used on legal documents)
Calculated Acres	.6629
	SECTION TOWNSHIP RANGE
	13 29N 22W
Book	2022
Page	00815922
Deed Date	28-FEB-22

Mailing Information

Owner1	521 NORTH INVESTMENTS LLC
Owner2	
In Care Of	
Address	2714 E GLENWOOD ST
City, State, Zip	SPRINGFIELD MO 65804
Date last Updated	26-SEP-22

Market/Assessed Value

Residential Market	0
Residential Assessed = Residential Market * 19%	0
Agriculture Market	0
Agriculture Assessed = Agriculture Market * 12%	0
Commercial Market	288,100
Commercial Assessed = Commercial Market * 32%	92,200
TOTAL MARKET	288,100
TOTAL ASSESSED	92,200
Previous Year Market	289,800

TOTALS	
Appraised Land	109,800
Appraised Improvements	178,300
Total Appraised	288,100
Land Assessed	35,140
Improvements Assessed	57,060
Total Assessed	92,200

<https://www.greenecountyassessor.org/assessor/Datalets/PrintDatalet.aspx?pin=1313309022&gsp=PROFILEALL&taxyear=2022&jur=88&ownseq=0&card=1&roll=...> 1/1

EXHIBIT B

Legal Description of Redevelopment Area

TRACT I:

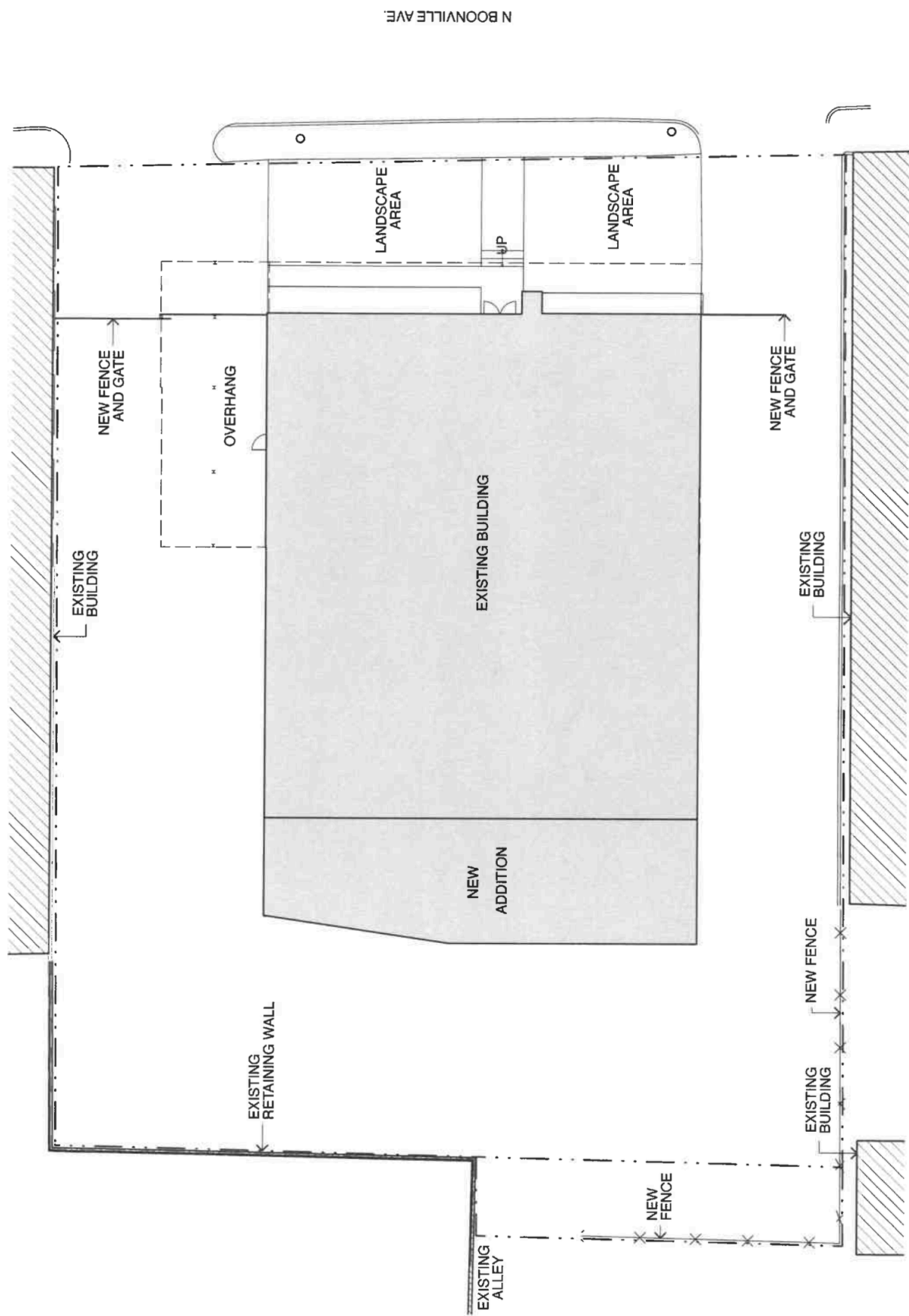
ALL OF LOTS FOUR (4) AND FIVE (5), IN W.H. GRAVES ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALSO

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5), IN W.H. GRAVES ADDITION; THENCE SOUTH 70 FEET; THENCE WEST 195 FEET; THENCE NORTH 70 FEET; THENCE EAST TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT FOR THAT PART TAKEN FOR BOONVILLE AVENUE.

EXHIBIT C

Redevelopment Plans and Renderings



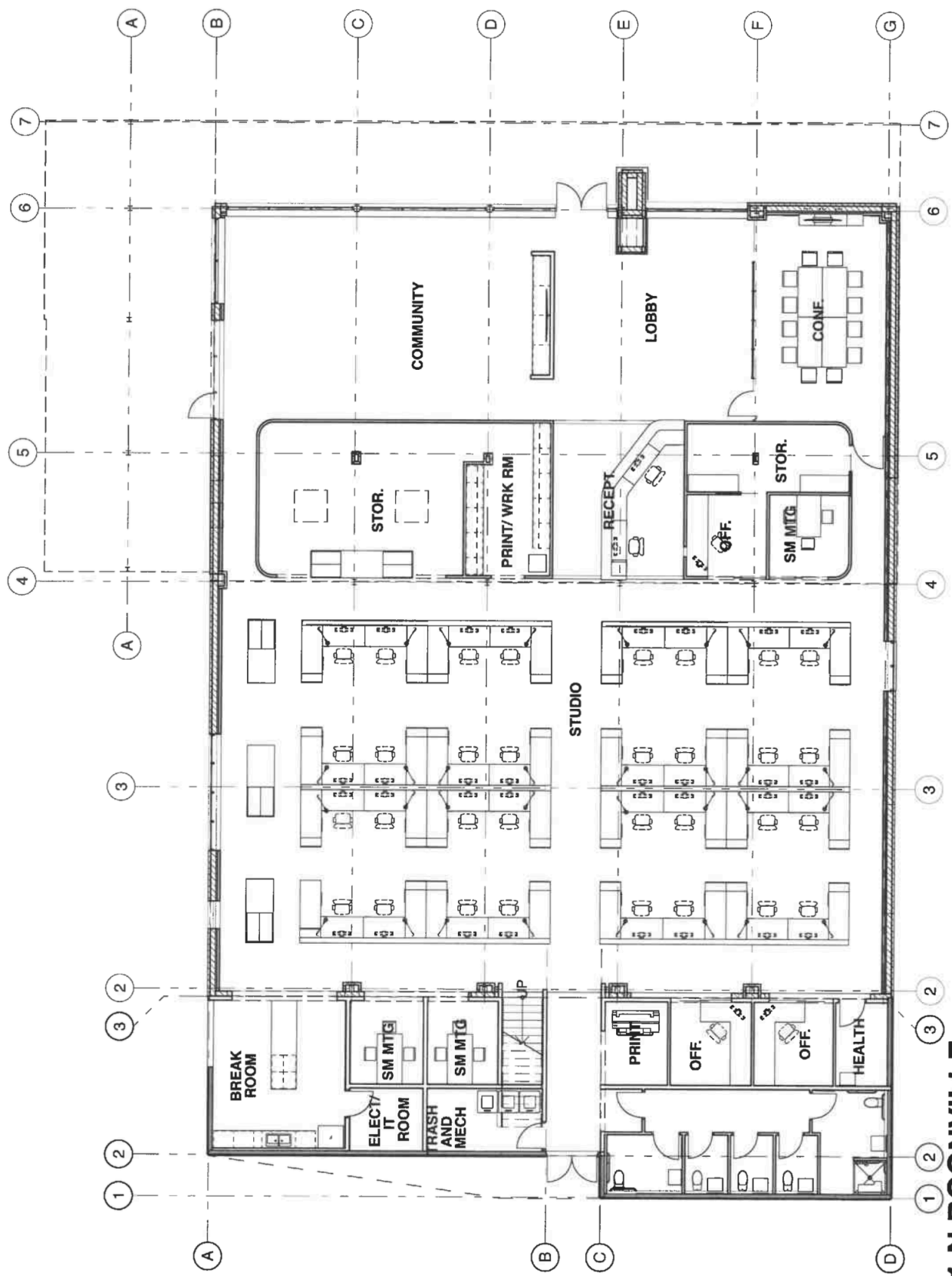
521 N BOONVILLE

SCHEMATIC SITE PLAN

SCALE 1: 300

A1

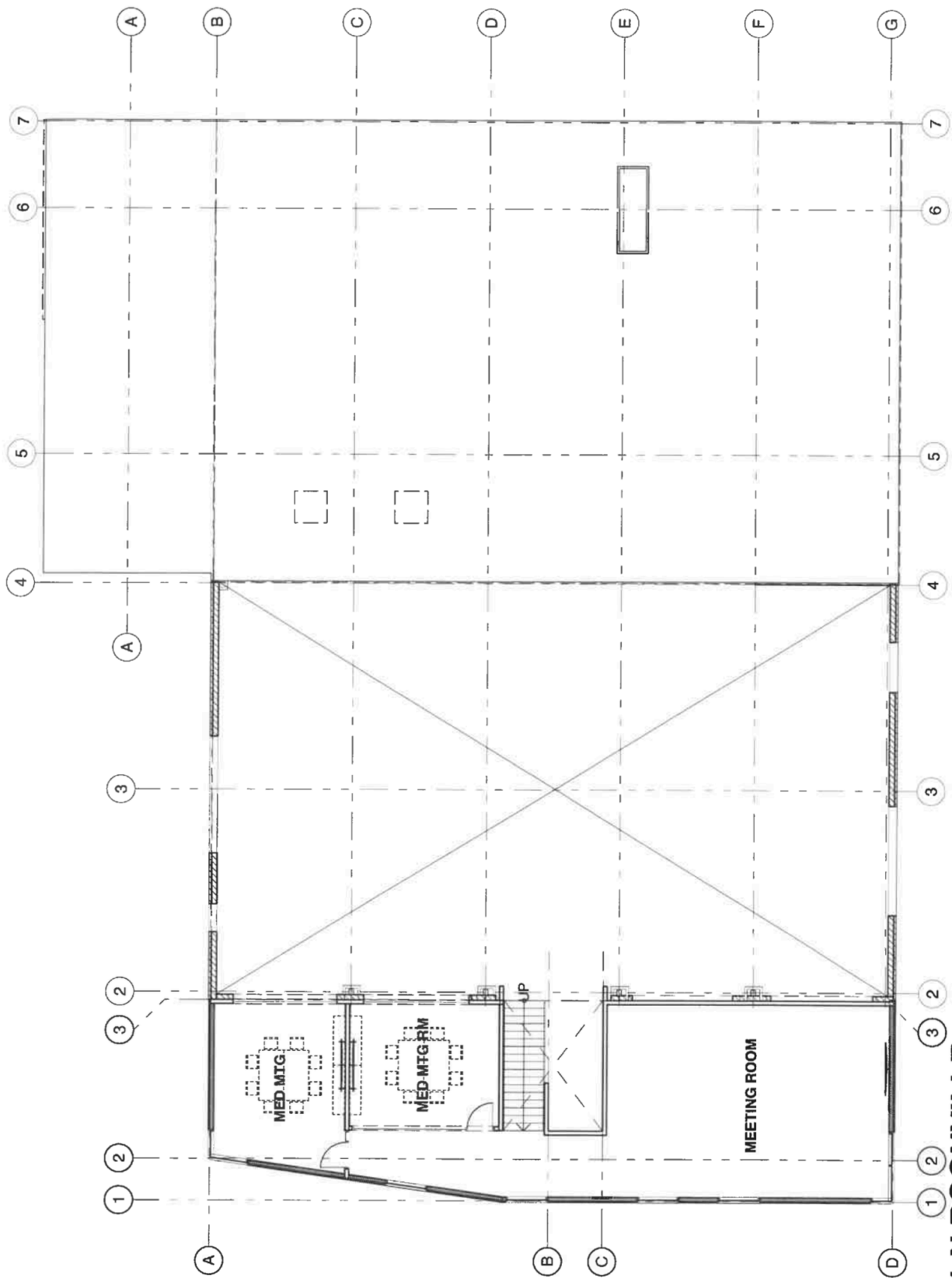
DAKE | WELLS architecture
Tuesday, May 9, 2023



521 N BOONVILLE SCHEMATIC FLOOR PLAN

SCALE 1/16" = 1'-0"

A2

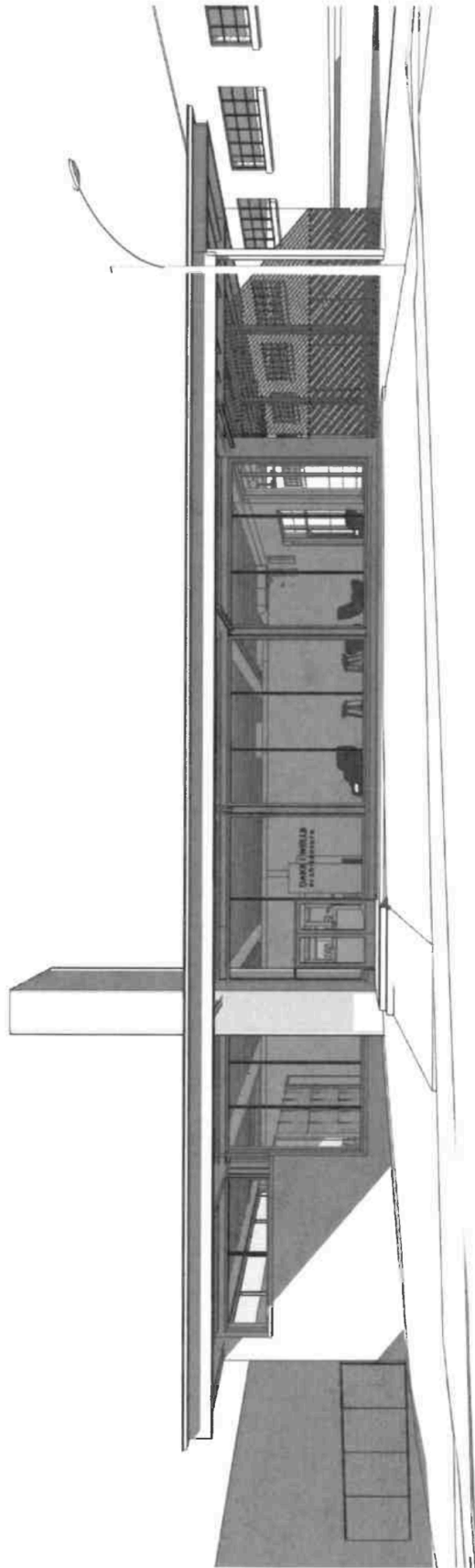


521 N BOONVILLE MEZANINE FLOOR PLAN

SCALE 1/16" = 1'-0"

A3

DAKE | WELLS architecture
Tuesday, May 9, 2023



EAST ELEVATION

521 N BOONVILLE

PERSPECTIVE IMAGES

A4

DAKE | WELLS architecture
Tuesday, May 9, 2023





SOUTHEAST CORNER

521 N BOONVILLE

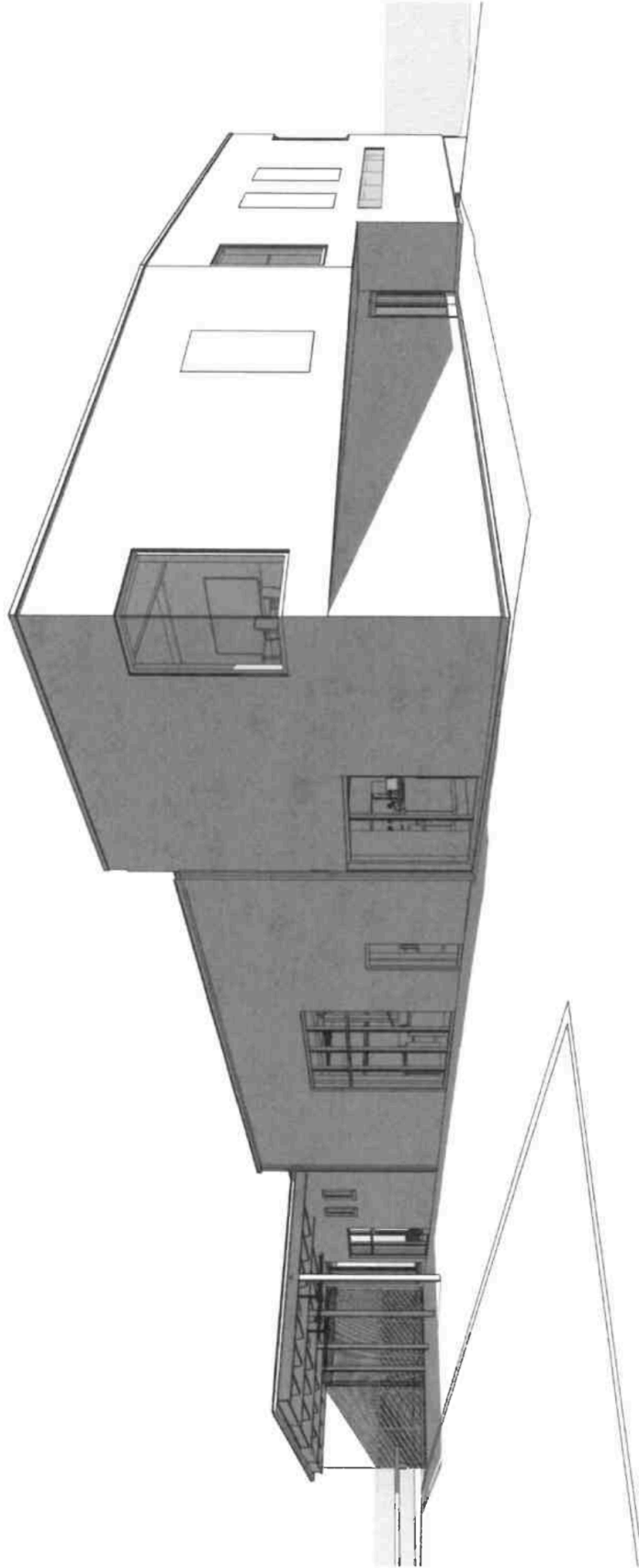
PERSPECTIVE IMAGES

A5

DAKE | WELLS architecture

Tuesday, May 9, 2023





41

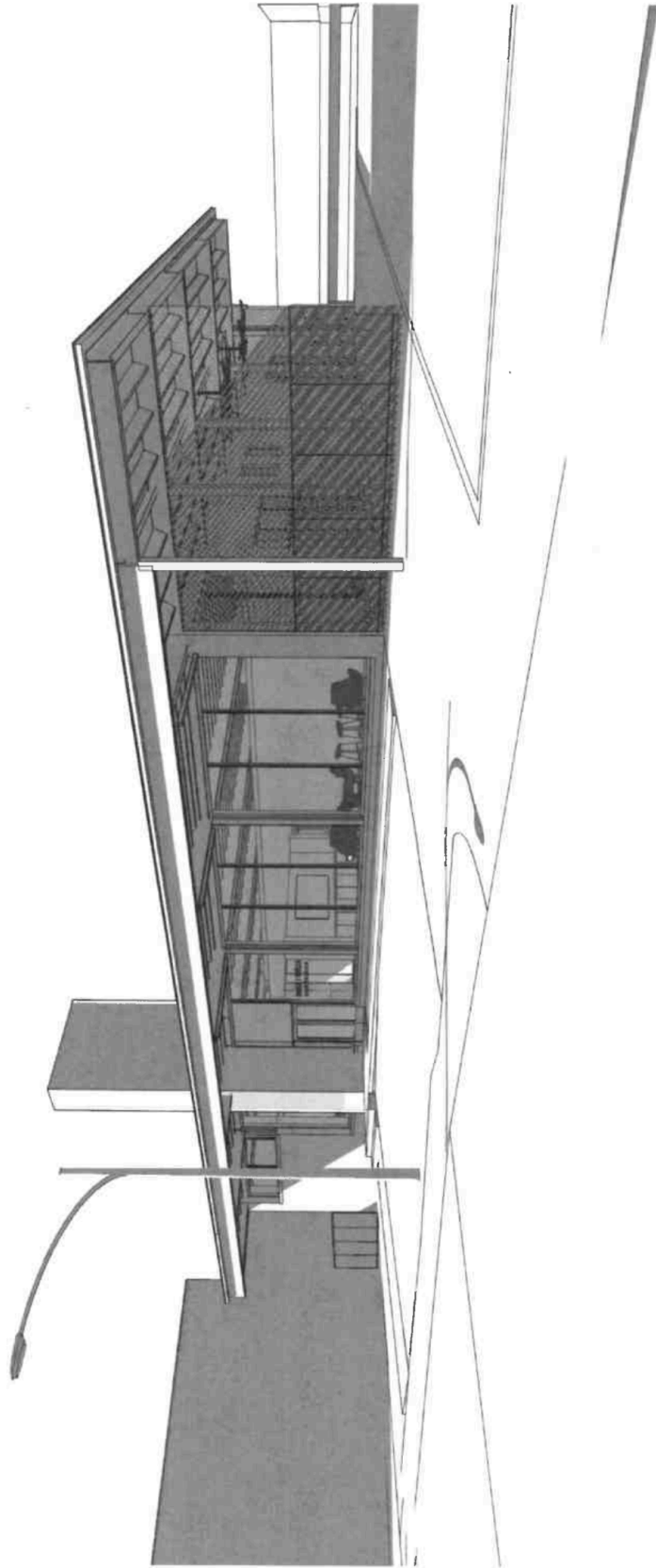
NORTHWEST CORNER

521 N BOONVILLE PERSPECTIVE IMAGES

A6

DAKE | WELLS architecture
Tuesday, May 9, 2023





NORTHEAST CORNER

521 N BOONVILLE PERSPECTIVE IMAGES

A7

DAKE | WELLS architecture
Tuesday, May 9, 2023



EXHIBIT D

Appraisal by Ron S. Phillips, MAI
Dated: June 30, 2024

(Provided under Separate Cover)

EXHIBIT E

Tax Impact Analysis

521 NORTH BOONVILLE

Prepared by: Dake Wells Architecture

Date: September 24, 2024

2023 Real Estate Assessment & Taxes			
based on 2023 Assessment			
	Land	Improvements	Total Appraised
Commercial Market Value	\$109,800	\$178,300	\$288,100
Assessed Value	\$35,140	\$57,060	\$92,200
Jurisdiction	Levy %		2023 Tax
City of Springfield	0.6091%		\$561.59
Springfield--Greene County Library	0.2328%		\$214.64
Ozarks Technical College (OTC)	0.1871%		\$172.51
Greene County	0.1024%		\$94.41
Roads & Bridges	0.1025%		\$94.51
State of Missouri	0.0300%		\$27.66
Springfield R-12	3.9787%		\$3,668.36
County Senior Citizens Services	0.0472%		\$43.52
County Dev Disability Programs	0.0448%		\$41.31
Commercial SurTax	1.0400%		\$958.88
Total	6.3746%		\$5,877.38
Downtown Springfield CID (special assessment)	0.4020%		\$370.64

2025 Real Estate Assessment & Taxes			
*based on Appraisal after Redevelopment			
	Land	Improvements	Total Appraised
Commercial Market Value	\$360,000	\$2,770,000	\$3,130,000
Assessed Value	32% \$115,200	\$886,400	\$1,001,600
Jurisdiction	Levy %		2024 Tax
City of Springfield	0.6091%		\$6,100.75
Springfield--Greene County Library	0.2328%		\$2,331.72
Ozarks Technical College (OTC)	0.1871%		\$1,873.99
Greene County	0.1024%		\$1,025.64
Roads & Bridges	0.1025%		\$1,026.64
State of Missouri	0.0300%		\$300.48
Springfield R-12	3.9787%		\$39,850.66
County Senior Citizens Services	0.0472%		\$472.76
County Dev Disability Programs	0.0448%		\$448.72
Commercial Surtax	1.0400%		\$10,416.64
Total	6.3746%		\$63,847.99
Downtown Springfield CID (special assessment)	0.4020%		\$4,026.43

*Appraisal prepared by Ron S. Phillips, MAI on June 30, 2024

521 NORTH BOONVILLE
 Prepared by: Dale Wells Architecture
 Date: September 24, 2024

Tax Impact Analysis
Projected Tax Revenue without Redevelopment (but acquisition by Developer)

Biennial Growth Rate Assumption -1.00%

		Assessed Value (\$)		Real Estate Taxes Paid											
		Land	Imp.	City of Springfield	Greene Co. Library	OTC	Greene County	Roads & Bridges	State of Missouri	Springfield R-12	Co. Senior Citizens	Co. Disability Programs	Commercial SurTax	TAX PAID	Downtown Springfield ID (special assessment)
Plan Year	Calendar Year														
construction	2024														
1	2025	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$371
2	2026	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$371
3	2027	\$34,789	\$56,489	\$556	\$212	\$171	\$93	\$94	\$27	\$3,632	\$43	\$41	\$949	\$5,819	\$367
4	2028	\$34,789	\$56,489	\$556	\$212	\$171	\$93	\$94	\$27	\$3,632	\$43	\$41	\$949	\$5,819	\$367
5	2029	\$34,441	\$55,925	\$550	\$210	\$169	\$93	\$93	\$27	\$3,595	\$43	\$40	\$940	\$5,760	\$363
6	2030	\$34,441	\$55,925	\$550	\$210	\$169	\$93	\$93	\$27	\$3,595	\$43	\$40	\$940	\$5,760	\$363
7	2031	\$34,096	\$55,365	\$545	\$208	\$167	\$92	\$92	\$27	\$3,559	\$42	\$40	\$930	\$5,703	\$360
8	2032	\$34,096	\$55,365	\$545	\$208	\$167	\$92	\$92	\$27	\$3,559	\$42	\$40	\$930	\$5,703	\$360
9	2033	\$33,755	\$54,812	\$539	\$206	\$166	\$91	\$91	\$27	\$3,524	\$42	\$40	\$921	\$5,646	\$356
10	2034	\$33,755	\$54,812	\$539	\$206	\$166	\$91	\$91	\$27	\$3,524	\$42	\$40	\$921	\$5,646	\$356
		TOTAL		\$5,505	\$2,104	\$1,691	\$925	\$926	\$271	\$35,957	\$427	\$405	\$9,399	\$57,610	\$3,633
11	2035	\$33,418	\$54,263	\$534	\$204	\$164	\$90	\$90	\$26	\$3,489	\$41	\$39	\$912	\$5,589	\$352
12	2036	\$33,418	\$54,263	\$534	\$204	\$164	\$90	\$90	\$26	\$3,489	\$41	\$39	\$912	\$5,589	\$352
13	2037	\$33,084	\$53,721	\$529	\$202	\$162	\$89	\$89	\$26	\$3,454	\$41	\$39	\$903	\$5,533	\$349
14	2038	\$33,084	\$53,721	\$529	\$202	\$162	\$89	\$89	\$26	\$3,454	\$41	\$39	\$903	\$5,533	\$349
15	2039	\$32,753	\$53,184	\$523	\$200	\$161	\$88	\$88	\$26	\$3,419	\$41	\$38	\$894	\$5,478	\$345
16	2040	\$32,753	\$53,184	\$523	\$200	\$161	\$88	\$88	\$26	\$3,419	\$41	\$38	\$894	\$5,478	\$345
17	2041	\$32,425	\$52,652	\$518	\$198	\$159	\$87	\$87	\$26	\$3,385	\$40	\$38	\$885	\$5,423	\$342
18	2042	\$32,425	\$52,652	\$518	\$198	\$159	\$87	\$87	\$26	\$3,385	\$40	\$38	\$885	\$5,423	\$342
19	2043	\$32,101	\$52,125	\$513	\$196	\$158	\$86	\$86	\$25	\$3,351	\$40	\$38	\$876	\$5,369	\$339
20	2044	\$32,101	\$52,125	\$513	\$196	\$158	\$86	\$86	\$25	\$3,351	\$40	\$38	\$876	\$5,369	\$339

521 NORTH BOONVILLE
Prepared by: Dale Wells Architecture
Date: September 24, 2024

Tax Impact Analysis
Projected Tax Revenue with Redevelopment, but without Tax Abatement

Biennial Growth Rate Assumption 2.00%

Plan Year	Calendar Year	Assessed Value (\$)	Real Estate Taxes Paid											TAX PAID	Springfield ID (special assessment)
			Land Improvements	City of Springfield	Greene Co. Library	OTC	Greene County	Roads & Bridges	State of Missouri	Springfield R-12	Co. Senior Citizens	Co. Disability Programs	Commercial SurTax		
construction	2024														
	1	2025	\$115,200	\$886,400	\$2,332	\$1,874	\$1,026	\$1,027	\$300	\$39,851	\$473	\$449	\$10,417	\$63,848	\$4,026
	2	2026	\$115,200	\$886,400	\$2,332	\$1,874	\$1,026	\$1,027	\$300	\$39,851	\$473	\$449	\$10,417	\$63,848	\$4,026
	3	2027	\$117,504	\$904,128	\$2,378	\$1,911	\$1,046	\$1,047	\$306	\$40,648	\$482	\$458	\$10,625	\$65,125	\$4,107
	4	2028	\$117,504	\$904,128	\$2,378	\$1,911	\$1,046	\$1,047	\$306	\$40,648	\$482	\$458	\$10,625	\$65,125	\$4,107
	5	2029	\$119,854	\$922,211	\$2,426	\$1,950	\$1,067	\$1,068	\$313	\$41,461	\$492	\$467	\$10,837	\$66,427	\$4,189
	6	2030	\$119,854	\$922,211	\$2,426	\$1,950	\$1,067	\$1,068	\$313	\$41,461	\$492	\$467	\$10,837	\$66,427	\$4,189
	7	2031	\$122,251	\$940,655	\$2,474	\$1,989	\$1,088	\$1,089	\$319	\$42,290	\$502	\$476	\$11,054	\$67,756	\$4,273
	8	2032	\$122,251	\$940,655	\$2,474	\$1,989	\$1,088	\$1,089	\$319	\$42,290	\$502	\$476	\$11,054	\$67,756	\$4,273
	9	2033	\$124,696	\$959,468	\$2,524	\$2,028	\$1,110	\$1,111	\$325	\$43,136	\$512	\$486	\$11,275	\$69,111	\$4,358
10	2034	\$124,696	\$959,468	\$2,524	\$2,028	\$1,110	\$1,111	\$325	\$43,136	\$512	\$486	\$11,275	\$69,111	\$4,358	
		TOTAL	\$63,497	\$24,269	\$19,505	\$10,675	\$10,685	\$3,127	\$414,769	\$4,920	\$4,670	\$108,417	\$664,535	\$41,907	
11	2035	\$127,190	\$978,657	\$2,574	\$2,069	\$1,132	\$1,133	\$332	\$43,998	\$522	\$495	\$11,501	\$70,493	\$4,446	
12	2036	\$127,190	\$978,657	\$2,574	\$2,069	\$1,132	\$1,133	\$332	\$43,998	\$522	\$495	\$11,501	\$70,493	\$4,446	
13	2037	\$129,734	\$998,230	\$2,626	\$2,110	\$1,155	\$1,156	\$338	\$44,878	\$532	\$505	\$11,731	\$71,903	\$4,534	
14	2038	\$129,734	\$998,230	\$2,626	\$2,110	\$1,155	\$1,156	\$338	\$44,878	\$532	\$505	\$11,731	\$71,903	\$4,534	
15	2039	\$132,329	\$1,018,195	\$2,678	\$2,153	\$1,178	\$1,179	\$345	\$45,776	\$543	\$515	\$11,965	\$73,341	\$4,625	
16	2040	\$132,329	\$1,018,195	\$2,678	\$2,153	\$1,178	\$1,179	\$345	\$45,776	\$543	\$515	\$11,965	\$73,341	\$4,625	
17	2041	\$134,975	\$1,038,559	\$2,732	\$2,196	\$1,202	\$1,203	\$352	\$46,691	\$554	\$526	\$12,205	\$74,808	\$4,718	
18	2042	\$134,975	\$1,038,559	\$2,732	\$2,196	\$1,202	\$1,203	\$352	\$46,691	\$554	\$526	\$12,205	\$74,808	\$4,718	
19	2043	\$137,675	\$1,059,330	\$2,787	\$2,240	\$1,226	\$1,227	\$359	\$47,625	\$565	\$536	\$12,449	\$76,304	\$4,812	
20	2044	\$137,675	\$1,059,330	\$2,787	\$2,240	\$1,226	\$1,227	\$359	\$47,625	\$565	\$536	\$12,449	\$76,304	\$4,812	

Prepared by: Dake Wells Architecture
Date: September 24, 2024

Biennial Growth Rate Assumption 2.00%

48

521 NORTH BOONVILLE

Prepared by: Dake Wells Architecture

Date: September 24, 2024

Tax Impact Analysis

Tax Revenue

Jurisdiction	Tax Revenue			
	Without Redevelopment or Abatement	With Redevelopment and Abatement	Impact on Jurisdiction Years 1-10	With Redevelopment Year 11
City of Springfield	\$5,504.70	\$5,615.90	\$111.20	\$6,735.72
Springfield--Greene County Library	\$2,103.91	\$2,146.42	\$42.50	\$2,574.41
Ozarks Technical College (OTC)	\$1,690.90	\$1,725.06	\$34.16	\$2,069.04
Greene County	\$925.43	\$944.13	\$18.69	\$1,132.39
Roads & Bridges	\$926.34	\$945.05	\$18.71	\$1,133.49
State of Missouri	\$271.12	\$276.60	\$5.48	\$331.75
Springfield R-12	\$35,957.24	\$36,683.61	\$726.37	\$43,998.35
County Senior Citizens Services	\$426.57	\$435.18	\$8.62	\$521.96
County Dev Disability Programs	\$404.88	\$413.06	\$8.18	\$495.42
Commercial SurTax	\$9,398.93	\$9,588.80	\$189.87	\$11,500.81
Total	\$57,610.03	\$58,773.81	\$1,163.78	\$70,493.34
10 Year Avg. (excluding CID tax)	<u>\$5,761.00</u>	<u>\$5,877.38</u>		
				<u>\$12,883.31</u> (Additional Tax Revenue in Year 11 if Developed)
Downtown Springfield CID (special assessment)	\$3,633.05	\$41,907.43	\$38,274.38	\$4,445.51

EXHIBIT F

Project Proforma

Prepared by: Dake Wells Architecture
Date: September 24, 2024

	YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
	Projections	2025 w/ Abatement	Projections	2026 w/ Abatement	Projections	2027 w/ Abatement	Projections	2028 w/ Abatement	Projections	2029 w/ Abatement
INCOME	Gross Rents	\$249,524	\$249,524	\$254,514	\$259,605	\$259,605	\$264,797	\$264,797	\$270,093	\$270,093
	Less Vacancy	\$6,238	\$6,238	\$6,363	\$6,363	\$6,490	\$6,490	\$6,620	\$6,752	\$6,752
	GROSS INCOME	\$243,286	\$243,286	\$248,152	\$248,152	\$253,115	\$253,115	\$258,177	\$263,341	\$263,341
EXPENSES	Property Taxes	\$63,848	\$5,877	\$63,848	\$5,877	\$65,125	\$5,877	\$65,125	\$66,427	\$5,877
	Springfield CID Insurance	\$4,026	\$4,026	\$4,026	\$4,026	\$4,107	\$4,107	\$4,107	\$4,189	\$4,189
	Management and Accounting Reserves for Replacement	\$6,082	\$6,082	\$6,204	\$6,204	\$6,328	\$6,328	\$6,454	\$6,583	\$6,583
		\$2,268	\$2,268	\$2,313	\$2,313	\$2,360	\$2,360	\$2,407	\$2,455	\$2,455
	TOTAL EXPENSES	\$76,224	\$18,254	\$76,391	\$18,421	\$77,919	\$18,672	\$78,093	\$79,655	\$19,105
	NET OPERATING INCOME	\$167,062	\$225,032	\$171,760	\$229,731	\$175,196	\$234,443	\$180,084	\$183,686	\$244,236
	less Debt Service*	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242
CASH FLOW	Cash-on-Cash Return	(\$78,180)	(\$20,210)	(\$73,482)	(\$15,511)	(\$70,046)	(\$10,799)	(\$65,158)	(\$61,556)	(\$1,006)
		-0.24	-0.08	-0.23	-0.06	-0.22	-0.04	-0.20	-0.19	0.00
	LTV	94.50%	94.50%	92.65%	92.65%	90.84%	90.84%	89.05%	87.31%	87.31%
	Debt-Service Ratio	0.68	0.92	0.70	0.94	0.71	0.96	0.73	0.75	1.00
	Market Value	\$3,130,000	\$3,130,000	\$3,192,600	\$3,192,600	\$3,256,452	\$3,256,452	\$3,321,581	\$3,388,013	\$3,388,013
	Market CAP	5.34%	7.19%							

Acquisition Loan		Construction Loan		Total Project	
Acquisition Amount	\$350,000	Construction Budget	\$3,162,633	Total Project Budget	\$3,867,884
		Soft Costs	\$355,251	Initial Equity	\$909,884
Initial Equity	\$52,500	Initial Equity	\$502,133	Total Loan Amounts	\$2,958,000
Loan Amount	\$297,500	Loan Amount	\$2,660,500		
Rate	3.00%	Rate	6.99%	Rate	varies
Amortization	240 Months	Amortization	300 Months	Amortization	varies
Monthly Payment	\$1,649.93	Monthly Payment	\$18,786.89	Monthly Payment	\$20,436.82
Annual Payment	\$19,799.13	Annual Payment	\$225,447.70	Annual Payment	\$245,241.84

Annual Rent Increase	2.00%	
Vacancy Loss	2.50%	\$6,238
Property Taxes	6.37%	\$63,848 w/o abatement
Springfield CID	0.40%	\$4,026
Insurance	0.00%	\$0
Management & Accounting	2.50%	\$6,082
Reserves for Replacement	0.93%	\$2,268

Proforma for 521 North Boonville Redevelopment

YEAR 6			YEAR 7			YEAR 8			YEAR 9			YEAR 10		
2030	2030	2030	2031	2031	2031	2032	2032	2032	2033	2033	2033	2034	2034	2034
Projections	w/ Abatement		Projections	w/ Abatement		Projections	w/ Abatement		Projections	w/ Abatement		Projections	w/ Abatement	
\$275,495	\$275,495		\$281,005	\$281,005	\$281,005	\$286,625	\$286,625	\$286,625	\$292,357	\$292,357	\$292,357	\$298,204	\$298,204	\$298,204
\$6,887	\$6,887		\$7,025	\$7,025	\$7,025	\$7,166	\$7,166	\$7,166	\$7,309	\$7,309	\$7,309	\$7,455	\$7,455	\$7,455
\$268,607	\$268,607		\$273,980	\$273,980	\$273,980	\$279,459	\$279,459	\$279,459	\$285,048	\$285,048	\$285,048	\$290,749	\$290,749	\$290,749
\$66,427	\$5,877		\$67,756	\$5,877	\$5,877	\$67,756	\$5,877	\$5,877	\$69,111	\$5,877	\$5,877	\$69,111	\$5,877	\$5,877
\$4,189	\$4,189		\$4,273	\$4,273	\$4,273	\$4,273	\$4,273	\$4,273	\$4,358	\$4,358	\$4,358	\$4,358	\$4,358	\$4,358
\$6,715	\$6,715		\$6,849	\$6,849	\$6,849	\$6,986	\$6,986	\$6,986	\$7,126	\$7,126	\$7,126	\$7,269	\$7,269	\$7,269
\$2,504	\$2,504		\$2,554	\$2,554	\$2,554	\$2,605	\$2,605	\$2,605	\$2,657	\$2,657	\$2,657	\$2,710	\$2,710	\$2,710
\$79,836	\$19,286		\$81,432	\$19,554	\$19,554	\$81,620	\$19,742	\$19,742	\$83,253	\$20,019	\$20,019	\$83,448	\$20,215	\$20,215
\$188,772	\$249,322		\$192,547	\$254,426		\$197,839	\$259,717		\$201,796	\$265,029		\$207,301	\$270,535	
\$245,242	\$245,242		\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242
(\$56,470)	\$4,080		(\$52,695)	\$9,184	\$9,184	(\$47,403)	\$14,476	\$14,476	(\$43,446)	\$19,787	\$19,787	(\$37,941)	\$25,293	\$25,293
-0.17	0.02		-0.16	0.03	0.03	-0.15	0.05	0.05	-0.13	0.07	0.07	-0.12	0.10	0.10
85.60%	85.60%		83.92%	83.92%	83.92%	82.27%	82.27%	82.27%	80.66%	80.66%	80.66%	79.08%	79.08%	79.08%
0.77	1.02		0.79	1.04	1.04	0.81	1.06	1.06	0.82	1.08	1.08	0.85	1.10	1.10
\$3,455,773	\$3,455,773		\$3,524,888	\$3,524,888	\$3,524,888	\$3,595,386	\$3,595,386	\$3,595,386	\$3,667,294	\$3,667,294	\$3,667,294	\$3,740,640	\$3,740,640	\$3,740,640

521 NORTH BOONVILLE

Prepared by: Dake Wells Architecture

Date: September 24, 2024

RETURN ANALYSIS		
Cash-on-Cash Return (without Abatement)		
	Construction	Year 1
Down Payment for Acquisition Loan	(\$52,500)	
Down Payment for Construction Loan	(\$502,133)	
Developer Cash for Soft Costs	(\$355,251)	
Cash Flow		(\$78,180)
Total Cash Flow	(\$909,884)	(\$78,180)
Cumulative Cash Flow	(\$909,884)	(\$988,064)
Cumulative Cash-on-Cash Return at Stabilization		92.09%
Year 1 Cash-on-Cash Return		-0.24

Cash-on-Cash Return (with Abatement)		
	Construction	Year 1
Down Payment for Acquisition Loan	(\$52,500)	
Down Payment for Construction Loan	(\$502,133)	
Developer Cash for Soft Costs	(\$355,251)	
Cash Flow		(\$20,210)
Total Cash Flow	(\$909,884)	(\$20,210)
Cumulative Cash Flow	(\$909,884)	(\$930,094)
Cumulative Cash-on-Cash Return at Stabilization		97.83%
Year 1 Cash-on-Cash Return		-0.08

Loan Amortization Tables

Acquisition Loan					Construction Loan					Total Project				
		Acquisition Amount	\$350,000				Construction Budget	\$3,162,633				Total Budget	\$3,512,633	
		Down Payment (15%)	\$52,500				Down Payment (20%)	\$502,133				Total Down Payment	\$554,633	
		Loan Amount	\$297,500				Loan Amount	\$2,660,500				Total Loan Amounts	\$2,958,000	
		Rate	3.00%				Rate	6.99%				Rate	varies	
		Amortization	240 Months				Amortization	300 Months				Amortization	varies	
		Monthly Payment	(\$1,649.93)				Monthly Payment	(\$18,786.89)				Monthly Payment	(\$20,436.82)	
		Annual Payment	(\$19,799.13)				Annual Payment	(\$225,442.70)				Annual Payment	(\$245,241.84)	
Pay#	Date	Principal	Interest	Balance	Pay#	Date	Principal	Interest	Balance	Date	Principal	Interest	Balance	
	Jan-22					Jan-22				Jan-22				
	Feb-22			\$297,500.00		Feb-22				Feb-22			\$297,500.00	
1	Mar-22	(\$906.18)	(\$743.75)	\$296,593.82		Mar-22				Mar-22	(\$906.18)	(\$743.75)	\$296,593.82	
2	Apr-22	(\$908.44)	(\$741.48)	\$295,685.38		Apr-22				Apr-22	(\$908.44)	(\$741.48)	\$295,685.38	
3	May-22	(\$910.71)	(\$739.21)	\$294,774.66		May-22				May-22	(\$910.71)	(\$739.21)	\$294,774.66	
4	Jun-22	(\$912.99)	(\$736.94)	\$293,861.67		Jun-22				Jun-22	(\$912.99)	(\$736.94)	\$293,861.67	
5	Jul-22	(\$915.27)	(\$734.65)	\$292,946.40		Jul-22				Jul-22	(\$915.27)	(\$734.65)	\$292,946.40	
6	Aug-22	(\$917.56)	(\$732.37)	\$292,028.84		Aug-22				Aug-22	(\$917.56)	(\$732.37)	\$292,028.84	
7	Sep-22	(\$919.86)	(\$730.07)	\$291,108.98		Sep-22				Sep-22	(\$919.86)	(\$730.07)	\$291,108.98	
8	Oct-22	(\$922.16)	(\$727.77)	\$290,186.83		Oct-22				Oct-22	(\$922.16)	(\$727.77)	\$290,186.83	
9	Nov-22	(\$924.46)	(\$725.47)	\$289,262.37		Nov-22				Nov-22	(\$924.46)	(\$725.47)	\$289,262.37	
10	Dec-22	(\$926.77)	(\$723.16)	\$288,335.59		Dec-22				Dec-22	(\$926.77)	(\$723.16)	\$288,335.59	
11	Jan-23	(\$929.09)	(\$720.84)	\$287,406.50		Jan-23				Jan-23	(\$929.09)	(\$720.84)	\$287,406.50	
12	Feb-23	(\$931.41)	(\$718.52)	\$286,475.09		Feb-23				Feb-23	(\$931.41)	(\$718.52)	\$286,475.09	
13	Mar-23	(\$933.74)	(\$716.19)	\$285,541.35		Mar-23				Mar-23	(\$933.74)	(\$716.19)	\$285,541.35	
14	Apr-23	(\$936.07)	(\$713.85)	\$284,605.28		Apr-23				Apr-23	(\$936.07)	(\$713.85)	\$284,605.28	
15	May-23	(\$938.41)	(\$711.51)	\$283,666.86		May-23				May-23	(\$938.41)	(\$711.51)	\$283,666.86	
16	Jun-23	(\$940.76)	(\$709.17)	\$282,726.10		Jun-23				Jun-23	(\$940.76)	(\$709.17)	\$282,726.10	
17	Jul-23	(\$943.11)	(\$706.82)	\$281,782.99		Jul-23				Jul-23	(\$943.11)	(\$706.82)	\$281,782.99	
18	Aug-23	(\$945.47)	(\$704.46)	\$280,837.52		Aug-23				Aug-23	(\$945.47)	(\$704.46)	\$280,837.52	
19	Sep-23	(\$947.83)	(\$702.09)	\$279,889.69		Sep-23				Sep-23	(\$947.83)	(\$702.09)	\$279,889.69	
20	Oct-23	(\$950.20)	(\$699.72)	\$278,939.48		Oct-23				Oct-23	(\$950.20)	(\$699.72)	\$278,939.48	
21	Nov-23	(\$952.58)	(\$697.35)	\$277,986.90		Nov-23				Nov-23	(\$952.58)	(\$697.35)	\$277,986.90	
22	Dec-23	(\$954.96)	(\$694.97)	\$277,031.94		Dec-23				Dec-23	(\$954.96)	(\$694.97)	\$277,031.94	
23	Jan-24	(\$957.35)	(\$692.58)	\$276,074.60		Jan-24				Jan-24	(\$957.35)	(\$692.58)	\$276,074.60	
24	Feb-24	(\$959.74)	(\$690.19)	\$275,114.85		Feb-24				Feb-24	(\$959.74)	(\$690.19)	\$275,114.85	
25	Mar-24	(\$962.14)	(\$687.79)	\$274,152.71		Mar-24				Mar-24	(\$962.14)	(\$687.79)	\$274,152.71	
26	Apr-24	(\$964.55)	(\$685.38)	\$273,188.17		Apr-24				Apr-24	(\$964.55)	(\$685.38)	\$273,188.17	
27	May-24	(\$966.96)	(\$682.97)	\$272,221.21		May-24				May-24	(\$966.96)	(\$682.97)	\$272,221.21	
28	Jun-24	(\$969.37)	(\$680.55)	\$271,251.83		Jun-24				Jun-24	(\$969.37)	(\$680.55)	\$271,251.83	
29	Jul-24	(\$971.80)	(\$678.13)	\$270,280.04		Jul-24				Jul-24	(\$971.80)	(\$678.13)	\$270,280.04	
30	Aug-24	(\$974.23)	(\$675.70)	\$269,305.81		Aug-24				Aug-24	(\$974.23)	(\$675.70)	\$269,305.81	
31	Sep-24	(\$976.66)	(\$673.26)	\$268,329.15		Sep-24				Sep-24	(\$976.66)	(\$673.26)	\$268,329.15	
32	Oct-24	(\$979.10)	(\$670.82)	\$267,350.04		Oct-24				Oct-24	(\$979.10)	(\$670.82)	\$267,350.04	
33	Nov-24	(\$981.55)	(\$668.38)	\$266,368.49		Nov-24				Nov-24	(\$981.55)	(\$668.38)	\$266,368.49	
34	Dec-24	(\$984.01)	(\$665.92)	\$265,384.48		Dec-24			\$2,660,500	Dec-24	(\$984.01)	(\$665.92)	\$2,925,884.48	
35	Jan-25	(\$986.47)	(\$663.46)	\$264,398.01	1	Jan-25	(\$3,289.48)	(\$15,497.41)	\$2,657,211	Jan-25	(\$4,275.95)	(\$16,160.87)	\$2,921,608.53	
36	Feb-25	(\$988.93)	(\$661.00)	\$263,409.08	2	Feb-25	(\$3,308.64)	(\$15,478.25)	\$2,653,902	Feb-25	(\$4,297.57)	(\$16,139.25)	\$2,917,310.96	
37	Mar-25	(\$991.41)	(\$658.52)	\$262,417.68	3	Mar-25	(\$3,327.91)	(\$15,458.98)	\$2,650,574	Mar-25	(\$4,319.32)	(\$16,117.50)	\$2,912,991.64	
38	Apr-25	(\$993.88)	(\$656.04)	\$261,423.79	4	Apr-25	(\$3,347.30)	(\$15,439.59)	\$2,647,227	Apr-25	(\$4,341.18)	(\$16,095.64)	\$2,908,650.46	
39	May-25	(\$996.37)	(\$653.56)	\$260,427.42	5	May-25	(\$3,366.80)	(\$15,420.10)	\$2,643,860	May-25	(\$4,363.16)	(\$16,073.65)	\$2,904,287.30	
40	Jun-25	(\$998.86)	(\$651.07)	\$259,428.56	6	Jun-25	(\$3,386.41)	(\$15,400.48)	\$2,640,473	Jun-25	(\$4,385.27)	(\$16,051.55)	\$2,899,902.03	
41	Jul-25	(\$1,001.36)	(\$648.57)	\$258,427.21	7	Jul-25	(\$3,406.13)	(\$15,380.76)	\$2,637,067	Jul-25	(\$4,407.49)	(\$16,029.33)	\$2,895,494.54	
42	Aug-25	(\$1,003.86)	(\$646.07)	\$257,423.35	8	Aug-25	(\$3,425.97)	(\$15,360.92)	\$2,633,641	Aug-25	(\$4,429.83)	(\$16,006.99)	\$2,891,064.70	
43	Sep-25	(\$1,006.37)	(\$643.56)	\$256,416.98	9	Sep-25	(\$3,445.93)	(\$15,340.96)	\$2,630,195	Sep-25	(\$4,452.30)	(\$15,984.52)	\$2,886,612.40	
44	Oct-25	(\$1,008.89)	(\$641.04)	\$255,408.09	10	Oct-25	(\$3,466.00)	(\$15,320.89)	\$2,626,729	Oct-25	(\$4,474.89)	(\$15,961.93)	\$2,882,137.51	
45	Nov-25	(\$1,011.41)	(\$638.52)	\$254,396.69	11	Nov-25	(\$3,486.19)	(\$15,300.70)	\$2,623,243	Nov-25	(\$4,497.60)	(\$15,939.22)	\$2,877,639.91	
46	Dec-25	(\$1,013.94)	(\$635.99)	\$253,382.75	12	Dec-25	(\$3,506.50)	(\$15,280.39)	\$2,619,737	Dec-25	(\$4,520.44)	(\$15,916.38)	\$2,873,119.48	
47	Jan-26	(\$1,016.47)	(\$633.46)	\$252,366.28	13	Jan-26	(\$3,526.93)	(\$15,259.97)	\$2,616,210	Jan-26	(\$4,543.40)	(\$15,893.42)	\$2,868,576.08	
48	Feb-26	(\$1,019.01)	(\$630.92)	\$251,347.27	14	Feb-26	(\$3,547.47)	(\$15,239.42)	\$2,612,662	Feb-26	(\$4,566.48)	(\$15,870.34)	\$2,864,009.60	
49	Mar-26	(\$1,021.56)	(\$628.37)	\$250,325.71	15	Mar-26	(\$3,568.13)	(\$15,218.76)	\$2,609,094	Mar-26	(\$4,589.69)	(\$15,847.13)	\$2,859,419.91	
50	Apr-26	(\$1,024.11)	(\$625.81)	\$249,301.59	16	Apr-26	(\$3,588.92)	(\$15,197.97)	\$2,605,505	Apr-26	(\$4,613.03)	(\$15,823.79)	\$2,854,806.87	
51	May-26	(\$1,026.67)	(\$623.25)	\$248,274.92	17	May-26	(\$3,609.82)	(\$15,177.07)	\$2,601,895	May-26	(\$4,636.50)	(\$15,800.32)	\$2,850,170.38	
52	Jun-26	(\$1,029.24)	(\$620.69)	\$247,245.68	18	Jun-26	(\$3,630.85)	(\$15,156.04)	\$2,598,265	Jun-26	(\$4,660.09)	(\$15,776.73)	\$2,845,510.29	
53	Jul-26	(\$1,031.81)	(\$618.11)	\$246,213.87	19	Jul-26	(\$3,652.00)	(\$15,134.89)	\$2,594,613	Jul-26	(\$4,683.81)	(\$15,753.01)	\$2,840,826.47	
54	Aug-26	(\$1,034.39)	(\$615.53)	\$245,179.47	20	Aug-26	(\$3,673.27)	(\$15,113.62)	\$2,590,939	Aug-26	(\$4,707.67)	(\$15,729.15)	\$2,836,118.80	
55	Sep-26	(\$1,036.98)	(\$612.95)	\$244,142.49	21	Sep-26	(\$3,694.67)	(\$15,092.22)	\$2,587,245	Sep-26	(\$4,731.65)	(\$15,705.17)	\$2,831,387.16	
56	Oct-26	(\$1,039.57)	(\$610.36)	\$243,102.92	22	Oct-26	(\$3,716.19)	(\$15,070.70)	\$2,583,528	Oct-26	(\$4,755.76)	(\$15,681.06)	\$2,826,631.39	
57	Nov-26	(\$1,042.17)	(\$607.76)	\$242,060.75	23	Nov-26	(\$3,737.84)	(\$15,049.05)	\$2,579,791	Nov-26	(\$4,780.01)	(\$15,656.81)	\$2,821,851.38	
58	Dec-26	(\$1,044.78)	(\$605.15)	\$241,015.98	24	Dec-26	(\$3,759.61)	(\$15,027.28)	\$2,576,031	Dec-26	(\$4,804.39)	(\$15,632.43)	\$2,817,047.00	
59	Jan-27	(\$1,047.39)	(\$602.54)	\$239,968.59	25	Jan-27	(\$3,781.51)	(\$15,005.38)	\$2,572,250	Jan-27	(\$4,828.90)	(\$15,607.92)	\$2,812,218.10	
60	Feb-27	(\$1,050.01)	(\$599.92)	\$238,918.58	26	Feb-27	(\$3,803.54)	(\$14,983.35)	\$2,568,446	Feb-27	(\$4,853.54)	(\$15,583.27)	\$2,807,364.55	
61	Mar-27	(\$1,052.63)	(\$597.30)	\$237,865.95	27	Mar-27	(\$3,825.69)	(\$14,961.20)	\$2,564,620	Mar-27	(\$4,878.33)	(\$15,558.49)	\$2,802,486.23	
62	Apr-27	(\$1,055.26)	(\$594.66)	\$236,810.69	28	Apr-27	(\$3,847.98)	(\$14,938.91)	\$2,560,772	Apr-27	(\$4,903.24)	(\$15,533.58)	\$2,797,582.98	
63	May-27	(\$1,057.90)	(\$592.03)	\$235,752.79	29	May-27	(\$3,870.39)	(\$14,916.50)	\$2,556,902	May-27	(\$4,928.29)	(\$15,508.53)	\$2,792,654.69	
64	Jun-27	(\$1,060.55)	(\$589.38)	\$234,692.24	30	Jun-27	(\$3,892.94)	(\$14,893.95)	\$2,553,009	Jun-27	(\$4,953.48)	(\$15,483.34)	\$2,787,701.21	
65	Jul-27	(\$1,063.20)	(\$586.73)	\$233,629.04	31	Jul-27	(\$3,915.61)	(\$14,871.28)	\$2,549,093	Jul-27	(\$4,978.81)	(\$15,458.01)	\$2,782,722.39	
66	Aug-27	(\$1,065.86)	(\$584.07)	\$232,563.19	32	Aug-27	(\$3,938.42)	(\$14,848.47)	\$2,545,155	Aug-27	(\$5,004.28)			

70	Dec-27	(\$1,076.55)	(\$573.37)	\$228,273.05	36	Dec-27	(\$4,030.99)	(\$14,755.90)	\$2,529,170	Dec-27	(\$5,107.55)	(\$15,329.27)	\$2,757,443.54
71	Jan-28	(\$1,079.25)	(\$570.68)	\$227,193.81	37	Jan-28	(\$4,054.47)	(\$14,732.42)	\$2,525,116	Jan-28	(\$5,133.72)	(\$15,303.10)	\$2,752,309.82
72	Feb-28	(\$1,081.94)	(\$567.98)	\$226,111.86	38	Feb-28	(\$4,078.09)	(\$14,708.80)	\$2,521,038	Feb-28	(\$5,160.03)	(\$15,276.79)	\$2,747,149.78
73	Mar-28	(\$1,084.65)	(\$565.28)	\$225,027.22	39	Mar-28	(\$4,101.85)	(\$14,685.05)	\$2,516,936	Mar-28	(\$5,186.49)	(\$15,250.33)	\$2,741,963.29
74	Apr-28	(\$1,087.36)	(\$562.57)	\$223,939.86	40	Apr-28	(\$4,125.74)	(\$14,661.15)	\$2,512,810	Apr-28	(\$5,213.10)	(\$15,223.72)	\$2,736,750.19
75	May-28	(\$1,090.08)	(\$559.85)	\$222,849.78	41	May-28	(\$4,149.77)	(\$14,637.12)	\$2,508,661	May-28	(\$5,239.85)	(\$15,196.97)	\$2,731,510.34
76	Jun-28	(\$1,092.80)	(\$557.12)	\$221,756.97	42	Jun-28	(\$4,173.94)	(\$14,612.95)	\$2,504,487	Jun-28	(\$5,266.75)	(\$15,170.07)	\$2,726,243.59
77	Jul-28	(\$1,095.54)	(\$554.39)	\$220,661.44	43	Jul-28	(\$4,198.26)	(\$14,588.63)	\$2,500,288	Jul-28	(\$5,293.79)	(\$15,143.03)	\$2,720,949.80
78	Aug-28	(\$1,098.27)	(\$551.65)	\$219,563.16	44	Aug-28	(\$4,222.71)	(\$14,564.18)	\$2,496,066	Aug-28	(\$5,320.99)	(\$15,115.83)	\$2,715,628.81
79	Sep-28	(\$1,101.02)	(\$548.91)	\$218,462.14	45	Sep-28	(\$4,247.31)	(\$14,539.58)	\$2,491,818	Sep-28	(\$5,348.33)	(\$15,088.49)	\$2,710,280.48
80	Oct-28	(\$1,103.77)	(\$546.16)	\$217,358.37	46	Oct-28	(\$4,272.05)	(\$14,514.84)	\$2,487,546	Oct-28	(\$5,375.82)	(\$15,061.00)	\$2,704,904.66
81	Nov-28	(\$1,106.53)	(\$543.40)	\$216,251.84	47	Nov-28	(\$4,296.93)	(\$14,489.96)	\$2,483,249	Nov-28	(\$5,403.47)	(\$15,033.35)	\$2,699,501.19
82	Dec-28	(\$1,109.30)	(\$540.63)	\$215,142.54	48	Dec-28	(\$4,321.96)	(\$14,464.93)	\$2,478,927	Dec-28	(\$5,431.26)	(\$15,005.56)	\$2,694,069.93
83	Jan-29	(\$1,112.07)	(\$537.86)	\$214,030.47	49	Jan-29	(\$4,347.14)	(\$14,439.75)	\$2,474,580	Jan-29	(\$5,459.21)	(\$14,977.61)	\$2,688,610.72
84	Feb-29	(\$1,114.85)	(\$535.08)	\$212,915.62	50	Feb-29	(\$4,372.46)	(\$14,414.43)	\$2,470,208	Feb-29	(\$5,487.31)	(\$14,949.51)	\$2,683,123.41
85	Mar-29	(\$1,117.64)	(\$532.29)	\$211,797.98	51	Mar-29	(\$4,397.93)	(\$14,388.96)	\$2,465,810	Mar-29	(\$5,515.57)	(\$14,921.25)	\$2,677,607.84
86	Apr-29	(\$1,120.43)	(\$529.49)	\$210,677.55	52	Apr-29	(\$4,423.55)	(\$14,363.34)	\$2,461,386	Apr-29	(\$5,543.98)	(\$14,892.84)	\$2,672,063.85
87	May-29	(\$1,123.23)	(\$526.69)	\$209,554.31	53	May-29	(\$4,449.32)	(\$14,337.58)	\$2,456,937	May-29	(\$5,572.55)	(\$14,864.27)	\$2,666,491.30
88	Jun-29	(\$1,126.04)	(\$523.89)	\$208,428.27	54	Jun-29	(\$4,475.23)	(\$14,311.66)	\$2,452,462	Jun-29	(\$5,601.28)	(\$14,835.54)	\$2,660,890.03
89	Jul-29	(\$1,128.86)	(\$521.07)	\$207,299.41	55	Jul-29	(\$4,501.30)	(\$14,285.59)	\$2,447,960	Jul-29	(\$5,630.16)	(\$14,806.66)	\$2,655,259.87
90	Aug-29	(\$1,131.68)	(\$518.25)	\$206,167.73	56	Aug-29	(\$4,527.52)	(\$14,259.37)	\$2,443,433	Aug-29	(\$5,659.20)	(\$14,777.62)	\$2,649,600.67
91	Sep-29	(\$1,134.51)	(\$515.42)	\$205,033.23	57	Sep-29	(\$4,553.90)	(\$14,233.00)	\$2,438,879	Sep-29	(\$5,688.40)	(\$14,748.42)	\$2,643,912.26
92	Oct-29	(\$1,137.34)	(\$512.58)	\$203,895.88	58	Oct-29	(\$4,580.42)	(\$14,206.47)	\$2,434,299	Oct-29	(\$5,717.77)	(\$14,719.05)	\$2,638,194.50
93	Nov-29	(\$1,140.19)	(\$509.74)	\$202,755.69	59	Nov-29	(\$4,607.10)	(\$14,179.79)	\$2,429,692	Nov-29	(\$5,747.29)	(\$14,689.53)	\$2,632,447.21
94	Dec-29	(\$1,143.04)	(\$506.89)	\$201,612.65	60	Dec-29	(\$4,633.94)	(\$14,152.95)	\$2,425,058	Dec-29	(\$5,776.98)	(\$14,659.84)	\$2,626,670.23
95	Jan-30	(\$1,145.90)	(\$504.03)	\$200,466.76	61	Jan-30	(\$4,660.93)	(\$14,125.96)	\$2,420,397	Jan-30	(\$5,806.83)	(\$14,629.99)	\$2,620,863.40
96	Feb-30	(\$1,148.76)	(\$501.17)	\$199,318.00	62	Feb-30	(\$4,688.08)	(\$14,098.81)	\$2,415,709	Feb-30	(\$5,836.84)	(\$14,599.98)	\$2,615,026.56
97	Mar-30	(\$1,151.63)	(\$498.29)	\$198,166.36	63	Mar-30	(\$4,715.39)	(\$14,071.50)	\$2,410,993	Mar-30	(\$5,867.02)	(\$14,569.80)	\$2,609,159.54
98	Apr-30	(\$1,154.51)	(\$495.42)	\$197,011.85	64	Apr-30	(\$4,742.86)	(\$14,044.04)	\$2,406,250	Apr-30	(\$5,897.37)	(\$14,539.45)	\$2,603,262.17
99	May-30	(\$1,157.40)	(\$492.53)	\$195,854.45	65	May-30	(\$4,770.48)	(\$14,016.41)	\$2,401,480	May-30	(\$5,927.88)	(\$14,508.94)	\$2,597,334.29
100	Jun-30	(\$1,160.29)	(\$489.64)	\$194,694.16	66	Jun-30	(\$4,798.27)	(\$13,988.62)	\$2,396,682	Jun-30	(\$5,958.56)	(\$14,478.26)	\$2,591,375.72
101	Jul-30	(\$1,163.19)	(\$486.74)	\$193,530.97	67	Jul-30	(\$4,826.22)	(\$13,960.67)	\$2,391,855	Jul-30	(\$5,989.41)	(\$14,447.41)	\$2,585,386.31
102	Aug-30	(\$1,166.10)	(\$483.83)	\$192,364.87	68	Aug-30	(\$4,854.33)	(\$13,932.56)	\$2,387,001	Aug-30	(\$6,020.43)	(\$14,416.38)	\$2,579,365.87
103	Sep-30	(\$1,169.02)	(\$480.91)	\$191,195.85	69	Sep-30	(\$4,882.61)	(\$13,904.28)	\$2,382,118	Sep-30	(\$6,051.63)	(\$14,385.19)	\$2,573,314.25
104	Oct-30	(\$1,171.94)	(\$477.99)	\$190,023.92	70	Oct-30	(\$4,911.05)	(\$13,875.84)	\$2,377,207	Oct-30	(\$6,082.99)	(\$14,353.83)	\$2,567,231.26
105	Nov-30	(\$1,174.87)	(\$475.06)	\$188,849.05	71	Nov-30	(\$4,939.66)	(\$13,847.23)	\$2,372,268	Nov-30	(\$6,114.53)	(\$14,322.29)	\$2,561,116.73
106	Dec-30	(\$1,177.81)	(\$472.12)	\$187,671.24	72	Dec-30	(\$4,968.43)	(\$13,818.46)	\$2,367,299	Dec-30	(\$6,146.24)	(\$14,290.58)	\$2,554,970.49
107	Jan-31	(\$1,180.75)	(\$469.18)	\$186,490.49	73	Jan-31	(\$4,997.37)	(\$13,789.52)	\$2,362,302	Jan-31	(\$6,178.12)	(\$14,258.70)	\$2,548,792.37
108	Feb-31	(\$1,183.70)	(\$466.23)	\$185,306.79	74	Feb-31	(\$5,026.48)	(\$13,760.41)	\$2,357,275	Feb-31	(\$6,210.19)	(\$14,226.63)	\$2,542,582.18
109	Mar-31	(\$1,186.66)	(\$463.27)	\$184,120.13	75	Mar-31	(\$5,055.76)	(\$13,731.13)	\$2,352,220	Mar-31	(\$6,242.42)	(\$14,194.40)	\$2,536,339.76
110	Apr-31	(\$1,189.63)	(\$460.30)	\$182,930.50	76	Apr-31	(\$5,085.21)	(\$13,701.68)	\$2,347,134	Apr-31	(\$6,274.84)	(\$14,161.98)	\$2,530,064.92
111	May-31	(\$1,192.60)	(\$457.33)	\$181,737.90	77	May-31	(\$5,114.83)	(\$13,672.06)	\$2,342,020	May-31	(\$6,307.44)	(\$14,129.38)	\$2,523,757.48
112	Jun-31	(\$1,195.58)	(\$454.34)	\$180,542.32	78	Jun-31	(\$5,144.63)	(\$13,642.26)	\$2,336,875	Jun-31	(\$6,340.21)	(\$14,096.61)	\$2,517,417.27
113	Jul-31	(\$1,198.57)	(\$451.36)	\$179,343.75	79	Jul-31	(\$5,174.60)	(\$13,612.30)	\$2,331,700	Jul-31	(\$6,373.17)	(\$14,063.65)	\$2,511,044.11
114	Aug-31	(\$1,201.57)	(\$448.36)	\$178,142.18	80	Aug-31	(\$5,204.74)	(\$13,582.15)	\$2,326,496	Aug-31	(\$6,406.31)	(\$14,030.51)	\$2,504,637.80
115	Sep-31	(\$1,204.57)	(\$445.36)	\$176,937.61	81	Sep-31	(\$5,235.05)	(\$13,551.84)	\$2,321,261	Sep-31	(\$6,439.63)	(\$13,997.19)	\$2,498,198.17
116	Oct-31	(\$1,207.58)	(\$442.34)	\$175,730.02	82	Oct-31	(\$5,265.55)	(\$13,521.34)	\$2,315,995	Oct-31	(\$6,473.13)	(\$13,963.69)	\$2,491,725.04
117	Nov-31	(\$1,210.60)	(\$439.33)	\$174,519.42	83	Nov-31	(\$5,296.22)	(\$13,490.67)	\$2,310,699	Nov-31	(\$6,506.82)	(\$13,930.00)	\$2,485,218.22
118	Dec-31	(\$1,213.63)	(\$436.30)	\$173,305.79	84	Dec-31	(\$5,327.07)	(\$13,459.82)	\$2,305,372	Dec-31	(\$6,540.70)	(\$13,896.12)	\$2,478,677.51
119	Jan-32	(\$1,216.66)	(\$433.26)	\$172,089.13	85	Jan-32	(\$5,358.10)	(\$13,428.79)	\$2,300,014	Jan-32	(\$6,574.76)	(\$13,862.05)	\$2,472,102.75
120	Feb-32	(\$1,219.71)	(\$430.22)	\$170,869.42	86	Feb-32	(\$5,389.31)	(\$13,397.58)	\$2,294,624	Feb-32	(\$6,609.02)	(\$13,827.80)	\$2,465,493.73
121	Mar-32	(\$1,222.75)	(\$427.17)	\$169,646.67	87	Mar-32	(\$5,420.71)	(\$13,366.19)	\$2,289,204	Mar-32	(\$6,643.46)	(\$13,793.36)	\$2,458,850.27
122	Apr-32	(\$1,225.81)	(\$424.12)	\$168,420.86	88	Apr-32	(\$5,452.28)	(\$13,334.61)	\$2,283,751	Apr-32	(\$6,678.09)	(\$13,758.73)	\$2,452,172.18
123	May-32	(\$1,228.88)	(\$421.05)	\$167,191.98	89	May-32	(\$5,484.04)	(\$13,302.85)	\$2,278,267	May-32	(\$6,712.92)	(\$13,723.90)	\$2,445,459.26
124	Jun-32	(\$1,231.95)	(\$417.98)	\$165,960.03	90	Jun-32	(\$5,515.98)	(\$13,270.91)	\$2,272,751	Jun-32	(\$6,747.93)	(\$13,688.89)	\$2,438,711.33
125	Jul-32	(\$1,235.03)	(\$414.90)	\$164,725.00	91	Jul-32	(\$5,548.12)	(\$13,238.78)	\$2,267,203	Jul-32	(\$6,783.14)	(\$13,653.68)	\$2,431,928.19
126	Aug-32	(\$1,238.12)	(\$411.81)	\$163,486.89	92	Aug-32	(\$5,580.43)	(\$13,206.46)	\$2,261,623	Aug-32	(\$6,818.55)	(\$13,618.27)	\$2,425,109.64
127	Sep-32	(\$1,241.21)	(\$408.72)	\$162,245.68	93	Sep-32	(\$5,612.94)	(\$13,173.95)	\$2,256,010	Sep-32	(\$6,854.15)	(\$13,582.67)	\$2,418,255.49
128	Oct-32	(\$1,244.31)	(\$405.61)	\$161,001.36	94	Oct-32	(\$5,645.63)	(\$13,141.26)	\$2,250,364	Oct-32	(\$6,889.95)	(\$13,546.87)	\$2,411,365.54
129	Nov-32	(\$1,247.42)	(\$402.50)	\$159,753.94	95	Nov-32	(\$5,678.52)	(\$13,108.37)	\$2,244,686	Nov-32	(\$6,925.94)	(\$13,510.87)	\$2,404,439.60
130	Dec-32	(\$1,250.54)	(\$399.38)	\$158,503.40	96	Dec-32	(\$5,711.60)	(\$13,075.29)	\$2,238,974	Dec-32	(\$6,962.14)	(\$13,474.68)	\$2,397,477.46
131	Jan-33	(\$1,253.67)	(\$396.26)	\$157,249.73	97	Jan-33	(\$5,744.87)	(\$13,042.02)	\$2,233,229	Jan-33	(\$6,998.54)	(\$13,438.28)	\$2,390,478.92
132	Feb-33	(\$1,256.80)	(\$393.12)	\$155,992.92	98	Feb-33	(\$5,778.33)	(\$13,008.56)	\$2,227,451	Feb-33	(\$7,035.14)	(\$13,401.68)	\$2,383,443.78
133	Mar-33	(\$1,259.95)	(\$389.98)	\$154,732.98	99	Mar-33	(\$5,811.99)	(\$12,974.90)	\$2,221,639	Mar-33	(\$7,071.94)	(\$13,364.88)	\$2,376,371.85
134	Apr-33	(\$1,263.10)	(\$386.83)	\$153,469.88	100	Apr-33	(\$5,845.85)	(\$12,941.05)	\$2,215,793	Apr-33	(\$7,108.94)	(\$13,327.88)	\$2,369,262.91
135	May-33	(\$1,266.25)	(\$383.67)	\$152,203.63	101	May-33	(\$5,879.90)	(\$12,906.99)	\$2,209,913	May-33	(\$7,146.15)	(\$13,290.67)	\$2,362,116.76
136	Jun-33	(\$1,269.42)	(\$380.51)	\$150,934.21	102	Jun-33	(\$5,914.15)	(\$12,872.74)	\$2,203,999	Jun-33	(\$7,183.57)	(\$13,253.25)	\$2,354,933.19
137	Jul-33	(\$1,272.59)	(\$377.34)	\$149,661.62	103	Jul-33	(\$5,948.60)	(\$12,838.29)	\$2,198,050	Jul-33	(\$7,221.19)	(\$13,215.63)	\$2,347,712.00
138	Aug-33	(\$1,275.77)	(\$374.15)	\$148,385.85	104	Aug-33	(\$5,983.25)	(\$12,803.64)	\$2,192,067	Aug-33	(\$7,259.02)	(\$13,177.80)	\$2,340,452.98
139	Sep-33	(\$1,278.96)	(\$370.96)	\$147,106.88	105	Sep-33	(\$6,018.10)	(\$12,768.79)	\$2,186,049	Sep-33	(\$7,297.06)	(\$13,139.76)	\$2,333,1

159	May-35	(\$1,344.45)	(\$305.47)	\$120,845.41	125	May-35	(\$6,759.40)	(\$12,027.49)	\$2,058,047	May-35	(\$8,103.85)	(\$12,332.97)	\$2,178,891.94
160	Jun-35	(\$1,347.81)	(\$302.11)	\$119,497.60	126	Jun-35	(\$6,798.77)	(\$11,988.12)	\$2,051,248	Jun-35	(\$8,146.59)	(\$12,290.23)	\$2,170,745.35
161	Jul-35	(\$1,351.18)	(\$298.74)	\$118,146.41	127	Jul-35	(\$6,838.37)	(\$11,948.52)	\$2,044,409	Jul-35	(\$8,189.56)	(\$12,247.26)	\$2,162,555.79
162	Aug-35	(\$1,354.56)	(\$295.37)	\$116,791.85	128	Aug-35	(\$6,878.21)	(\$11,908.68)	\$2,037,531	Aug-35	(\$8,232.77)	(\$12,204.05)	\$2,154,323.03
163	Sep-35	(\$1,357.95)	(\$291.98)	\$115,433.90	129	Sep-35	(\$6,918.27)	(\$11,868.62)	\$2,030,613	Sep-35	(\$8,276.22)	(\$12,160.60)	\$2,146,046.80
164	Oct-35	(\$1,361.34)	(\$288.58)	\$114,072.56	130	Oct-35	(\$6,958.57)	(\$11,828.32)	\$2,023,654	Oct-35	(\$8,319.91)	(\$12,116.90)	\$2,137,726.89
165	Nov-35	(\$1,364.75)	(\$285.18)	\$112,707.81	131	Nov-35	(\$6,999.11)	(\$11,787.79)	\$2,016,655	Nov-35	(\$8,363.85)	(\$12,072.97)	\$2,129,363.04
166	Dec-35	(\$1,368.16)	(\$281.77)	\$111,339.65	132	Dec-35	(\$7,039.88)	(\$11,747.02)	\$2,009,615	Dec-35	(\$8,408.03)	(\$12,028.79)	\$2,120,955.00
167	Jan-36	(\$1,371.58)	(\$278.35)	\$109,968.07	133	Jan-36	(\$7,080.88)	(\$11,706.01)	\$2,002,534	Jan-36	(\$8,452.46)	(\$11,984.36)	\$2,112,502.54
168	Feb-36	(\$1,375.01)	(\$274.92)	\$108,593.07	134	Feb-36	(\$7,122.13)	(\$11,664.76)	\$1,995,412	Feb-36	(\$8,497.14)	(\$11,939.68)	\$2,104,005.41
169	Mar-36	(\$1,378.45)	(\$271.48)	\$107,214.62	135	Mar-36	(\$7,163.61)	(\$11,623.28)	\$1,988,249	Mar-36	(\$8,542.06)	(\$11,894.76)	\$2,095,463.35
170	Apr-36	(\$1,381.89)	(\$268.04)	\$105,832.73	136	Apr-36	(\$7,205.34)	(\$11,581.55)	\$1,981,043	Apr-36	(\$8,587.23)	(\$11,849.59)	\$2,086,876.11
171	May-36	(\$1,385.35)	(\$264.58)	\$104,447.38	137	May-36	(\$7,247.31)	(\$11,539.58)	\$1,973,796	May-36	(\$8,632.66)	(\$11,804.16)	\$2,078,243.45
172	Jun-36	(\$1,388.81)	(\$261.12)	\$103,058.57	138	Jun-36	(\$7,289.53)	(\$11,497.36)	\$1,966,507	Jun-36	(\$8,678.34)	(\$11,758.48)	\$2,069,565.11
173	Jul-36	(\$1,392.28)	(\$257.65)	\$101,666.29	139	Jul-36	(\$7,331.99)	(\$11,454.90)	\$1,959,175	Jul-36	(\$8,724.27)	(\$11,712.55)	\$2,060,840.84
174	Aug-36	(\$1,395.76)	(\$254.17)	\$100,270.53	140	Aug-36	(\$7,374.70)	(\$11,412.19)	\$1,951,800	Aug-36	(\$8,770.46)	(\$11,666.36)	\$2,052,070.38
175	Sep-36	(\$1,399.25)	(\$250.68)	\$98,871.28	141	Sep-36	(\$7,417.66)	(\$11,369.23)	\$1,944,382	Sep-36	(\$8,816.91)	(\$11,619.91)	\$2,043,253.47
176	Oct-36	(\$1,402.75)	(\$247.18)	\$97,468.53	142	Oct-36	(\$7,460.87)	(\$11,326.03)	\$1,936,921	Oct-36	(\$8,863.62)	(\$11,573.20)	\$2,034,389.85
177	Nov-36	(\$1,406.26)	(\$243.67)	\$96,062.27	143	Nov-36	(\$7,504.33)	(\$11,282.57)	\$1,929,417	Nov-36	(\$8,910.58)	(\$11,526.24)	\$2,025,479.27
178	Dec-36	(\$1,409.77)	(\$240.16)	\$94,652.50	144	Dec-36	(\$7,548.04)	(\$11,238.85)	\$1,921,869	Dec-36	(\$8,957.81)	(\$11,479.01)	\$2,016,521.46
179	Jan-37	(\$1,413.30)	(\$236.63)	\$93,239.20	145	Jan-37	(\$7,592.01)	(\$11,194.89)	\$1,914,277	Jan-37	(\$9,005.30)	(\$11,431.52)	\$2,007,516.16
180	Feb-37	(\$1,416.83)	(\$233.10)	\$91,822.38	146	Feb-37	(\$7,636.23)	(\$11,150.66)	\$1,906,641	Feb-37	(\$9,053.06)	(\$11,383.76)	\$1,998,463.10
181	Mar-37	(\$1,420.37)	(\$229.56)	\$90,402.00	147	Mar-37	(\$7,680.71)	(\$11,106.18)	\$1,898,960	Mar-37	(\$9,101.08)	(\$11,335.74)	\$1,989,362.02
182	Apr-37	(\$1,423.92)	(\$226.01)	\$88,978.08	148	Apr-37	(\$7,725.45)	(\$11,061.44)	\$1,891,235	Apr-37	(\$9,149.37)	(\$11,287.45)	\$1,980,212.65
183	May-37	(\$1,427.48)	(\$222.45)	\$87,550.60	149	May-37	(\$7,770.45)	(\$11,016.44)	\$1,883,464	May-37	(\$9,197.93)	(\$11,238.89)	\$1,971,014.71
184	Jun-37	(\$1,431.05)	(\$218.88)	\$86,119.55	150	Jun-37	(\$7,815.71)	(\$10,971.18)	\$1,875,648	Jun-37	(\$9,246.76)	(\$11,190.05)	\$1,961,767.95
185	Jul-37	(\$1,434.63)	(\$215.30)	\$84,684.92	151	Jul-37	(\$7,861.24)	(\$10,925.65)	\$1,867,787	Jul-37	(\$9,295.87)	(\$11,140.95)	\$1,952,472.08
186	Aug-37	(\$1,438.22)	(\$211.71)	\$83,246.70	152	Aug-37	(\$7,907.03)	(\$10,879.86)	\$1,859,880	Aug-37	(\$9,345.25)	(\$11,091.57)	\$1,943,126.83
187	Sep-37	(\$1,441.81)	(\$208.12)	\$81,804.89	153	Sep-37	(\$7,953.09)	(\$10,833.80)	\$1,851,927	Sep-37	(\$9,394.90)	(\$11,041.92)	\$1,933,731.93
188	Oct-37	(\$1,445.42)	(\$204.51)	\$80,359.48	154	Oct-37	(\$7,999.42)	(\$10,787.48)	\$1,843,928	Oct-37	(\$9,444.83)	(\$10,991.99)	\$1,924,287.10
189	Nov-37	(\$1,449.03)	(\$200.90)	\$78,910.45	155	Nov-37	(\$8,046.01)	(\$10,740.88)	\$1,835,882	Nov-37	(\$9,495.04)	(\$10,941.78)	\$1,914,792.06
190	Dec-37	(\$1,452.65)	(\$197.28)	\$77,457.79	156	Dec-37	(\$8,092.88)	(\$10,694.01)	\$1,827,789	Dec-37	(\$9,545.53)	(\$10,891.29)	\$1,905,246.52
191	Jan-38	(\$1,456.28)	(\$193.64)	\$76,001.51	157	Jan-38	(\$8,140.02)	(\$10,646.87)	\$1,819,649	Jan-38	(\$9,596.31)	(\$10,840.51)	\$1,895,650.22
192	Feb-38	(\$1,459.92)	(\$190.00)	\$74,541.59	158	Feb-38	(\$8,187.44)	(\$10,599.45)	\$1,811,461	Feb-38	(\$9,647.36)	(\$10,789.46)	\$1,886,002.86
193	Mar-38	(\$1,463.57)	(\$186.35)	\$73,078.01	159	Mar-38	(\$8,235.13)	(\$10,551.76)	\$1,803,226	Mar-38	(\$9,698.70)	(\$10,738.12)	\$1,876,304.15
194	Apr-38	(\$1,467.23)	(\$182.70)	\$71,610.78	160	Apr-38	(\$8,283.10)	(\$10,503.79)	\$1,794,943	Apr-38	(\$9,750.33)	(\$10,686.49)	\$1,866,553.82
195	May-38	(\$1,470.90)	(\$179.03)	\$70,139.88	161	May-38	(\$8,331.35)	(\$10,455.54)	\$1,786,612	May-38	(\$9,802.25)	(\$10,634.57)	\$1,856,751.57
196	Jun-38	(\$1,474.58)	(\$175.35)	\$68,665.30	162	Jun-38	(\$8,379.88)	(\$10,407.01)	\$1,778,232	Jun-38	(\$9,854.46)	(\$10,582.36)	\$1,846,897.11
197	Jul-38	(\$1,478.26)	(\$171.66)	\$67,187.04	163	Jul-38	(\$8,428.69)	(\$10,358.20)	\$1,769,803	Jul-38	(\$9,906.96)	(\$10,529.86)	\$1,836,990.16
198	Aug-38	(\$1,481.96)	(\$167.97)	\$65,705.08	164	Aug-38	(\$8,477.79)	(\$10,309.10)	\$1,761,325	Aug-38	(\$9,959.75)	(\$10,477.07)	\$1,827,030.41
199	Sep-38	(\$1,485.67)	(\$164.26)	\$64,219.41	165	Sep-38	(\$8,527.17)	(\$10,259.72)	\$1,752,798	Sep-38	(\$10,012.84)	(\$10,423.98)	\$1,817,021.57
200	Oct-38	(\$1,489.38)	(\$160.55)	\$62,730.03	166	Oct-38	(\$8,576.84)	(\$10,210.05)	\$1,744,221	Oct-38	(\$10,066.22)	(\$10,370.60)	\$1,806,951.35
201	Nov-38	(\$1,493.10)	(\$156.83)	\$61,236.93	167	Nov-38	(\$8,626.80)	(\$10,160.09)	\$1,735,595	Nov-38	(\$10,119.91)	(\$10,316.91)	\$1,796,831.44
202	Dec-38	(\$1,496.84)	(\$153.09)	\$59,740.09	168	Dec-38	(\$8,677.05)	(\$10,109.84)	\$1,726,917	Dec-38	(\$10,173.89)	(\$10,262.93)	\$1,786,657.55
203	Jan-39	(\$1,500.58)	(\$149.35)	\$58,239.52	169	Jan-39	(\$8,727.60)	(\$10,059.29)	\$1,718,190	Jan-39	(\$10,228.18)	(\$10,208.64)	\$1,776,429.38
204	Feb-39	(\$1,504.33)	(\$145.60)	\$56,735.19	170	Feb-39	(\$8,778.44)	(\$10,008.46)	\$1,709,411	Feb-39	(\$10,282.76)	(\$10,154.05)	\$1,766,146.61
205	Mar-39	(\$1,508.09)	(\$141.84)	\$55,227.10	171	Mar-39	(\$8,829.57)	(\$9,957.32)	\$1,700,582	Mar-39	(\$10,337.66)	(\$10,099.16)	\$1,755,808.95
206	Apr-39	(\$1,511.86)	(\$138.07)	\$53,715.24	172	Apr-39	(\$8,881.00)	(\$9,905.89)	\$1,691,701	Apr-39	(\$10,392.86)	(\$10,043.96)	\$1,745,416.09
207	May-39	(\$1,515.64)	(\$134.29)	\$52,199.60	173	May-39	(\$8,932.73)	(\$9,854.16)	\$1,682,768	May-39	(\$10,448.37)	(\$9,988.45)	\$1,734,967.72
208	Jun-39	(\$1,519.43)	(\$130.50)	\$50,680.17	174	Jun-39	(\$8,984.77)	(\$9,802.12)	\$1,673,783	Jun-39	(\$10,504.20)	(\$9,932.62)	\$1,724,463.52
209	Jul-39	(\$1,523.23)	(\$126.70)	\$49,156.94	175	Jul-39	(\$9,037.10)	(\$9,749.79)	\$1,664,746	Jul-39	(\$10,560.33)	(\$9,876.49)	\$1,713,903.19
210	Aug-39	(\$1,527.04)	(\$122.89)	\$47,629.90	176	Aug-39	(\$9,089.74)	(\$9,697.15)	\$1,655,657	Aug-39	(\$10,616.78)	(\$9,820.04)	\$1,703,286.41
211	Sep-39	(\$1,530.85)	(\$119.07)	\$46,099.05	177	Sep-39	(\$9,142.69)	(\$9,644.20)	\$1,646,514	Sep-39	(\$10,673.55)	(\$9,763.27)	\$1,692,612.86
212	Oct-39	(\$1,534.68)	(\$115.25)	\$44,564.37	178	Oct-39	(\$9,195.95)	(\$9,590.94)	\$1,637,318	Oct-39	(\$10,730.63)	(\$9,706.19)	\$1,681,882.23
213	Nov-39	(\$1,538.52)	(\$111.41)	\$43,025.85	179	Nov-39	(\$9,249.52)	(\$9,537.38)	\$1,628,068	Nov-39	(\$10,788.03)	(\$9,648.79)	\$1,671,094.20
214	Dec-39	(\$1,542.36)	(\$107.56)	\$41,483.49	180	Dec-39	(\$9,303.39)	(\$9,483.50)	\$1,618,765	Dec-39	(\$10,845.76)	(\$9,591.06)	\$1,660,248.45
215	Jan-40	(\$1,546.22)	(\$103.71)	\$39,937.27	181	Jan-40	(\$9,357.59)	(\$9,429.31)	\$1,609,407	Jan-40	(\$10,903.81)	(\$9,533.01)	\$1,649,344.64
216	Feb-40	(\$1,550.08)	(\$99.84)	\$38,387.19	182	Feb-40	(\$9,412.09)	(\$9,374.80)	\$1,599,995	Feb-40	(\$10,962.18)	(\$9,474.64)	\$1,638,382.46
217	Mar-40	(\$1,553.96)	(\$95.97)	\$36,833.23	183	Mar-40	(\$9,466.92)	(\$9,319.97)	\$1,590,528	Mar-40	(\$11,020.88)	(\$9,415.94)	\$1,627,361.58
218	Apr-40	(\$1,557.84)	(\$92.08)	\$35,275.38	184	Apr-40	(\$9,522.06)	(\$9,264.83)	\$1,581,006	Apr-40	(\$11,079.91)	(\$9,356.91)	\$1,616,281.67
219	May-40	(\$1,561.74)	(\$88.19)	\$33,713.64	185	May-40	(\$9,577.53)	(\$9,209.36)	\$1,571,429	May-40	(\$11,139.27)	(\$9,297.55)	\$1,605,142.40
220	Jun-40	(\$1,565.64)	(\$84.28)	\$32,148.00	186	Jun-40	(\$9,633.32)	(\$9,153.57)	\$1,561,795	Jun-40	(\$11,198.96)	(\$9,237.86)	\$1,593,943.44
221	Jul-40	(\$1,569.56)	(\$80.37)	\$30,578.44	187	Jul-40	(\$9,689.43)	(\$9,097.46)	\$1,552,106	Jul-40	(\$11,258.99)	(\$9,177.83)	\$1,582,684.45
222	Aug-40	(\$1,573.48)	(\$76.45)	\$29,004.96	188	Aug-40	(\$9,745.87)	(\$9,041.02)	\$1,542,360	Aug-40	(\$11,319.36)	(\$9,117.46)	\$1,571,365.09
223	Sep-40	(\$1,577.42)	(\$72.51)	\$27,427.54	189	Sep-40	(\$9,802.64)	(\$8,984.25)	\$1,532,557	Sep-40	(\$11,380.06)	(\$9,056.76)	\$1,559,985.03
224	Oct-40	(\$1,581.36)	(\$68.57)	\$25,846.19	190	Oct-40	(\$9,859.74)	(\$8,927.15)	\$1,522,698	Oct-40	(\$11,441.10)	(\$8,995.72)	\$1,548,543.93
225	Nov-40	(\$1,585.31)	(\$64.62)	\$24,260.87	191	Nov-40	(\$9,917.18)	(\$8,869.71)	\$1,512,781	Nov-40	(\$11,502.49)	(\$8,934.33)	\$1,537,041.44
226	Dec-40	(\$1,589.28)	(\$60.65)	\$22,671.60	192	Dec-40	(\$9,974.95)	(\$8,811.95)	\$1,502,806	Dec-40	(\$11,564.22)	(\$8,872.60)	\$1,525,477.22
227	Jan-41	(\$1,593.25)	(\$56.68)	\$21,078.35	193	Jan-41	(\$10,033.05)	(\$8,753.84)	\$1,492,773	Jan-41	(\$11,626.30)	(\$8,810.52)	\$1,513,850.92
228	Feb-41	(\$1,597.23)	(\$52.70)	\$19,481.12	194	Feb-41	(\$10,091.49)	(\$8,695.40)	\$1,482,681	Feb-41	(\$11,688.72)	(\$8,748.	

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521 NORTH BOONVILLE

Prepared by: Dake Wells Architecture

Date: September 24, 2024

SOURCES AND USES OF FUNDS	
Use of Funds (based on Estimate of Probable Costs)	
Acquisition Cost	\$350,000
Construction Costs	\$3,162,633
Soft Costs	\$355,251
Combined Total Cost	\$3,867,884
Sources of Funds	
Down Payment for Acquisition Loan	\$52,500
Down Payment for Construction Loan	\$502,133
Developer Cash for Soft Costs	\$355,251
Acquisition Loan*	\$297,500
Construction Loan**	\$2,660,500
Total Loans + Equity	\$3,867,884

*Acquisition Loan based on 3.0% for 20 years

**Construction Loan assumes 6.99% for 25 years

PRELIMINARY TERM SHEET
August 2, 2024

BORROWER: 521 North Investments, LLC

LENDER: Cadence Bank

LOAN AMOUNT:

- \$2,660,500

CREDIT FACILITY:

- Term Loan

INTEREST RATE:

- 6.99%

TERMS:

- 5/1 ARM with an amortization of 25 years

INDIVIDUAL GUARANTOR(S):

- Brandon Dake and Andrew Wells

COLLATERAL: The term loan will be secured by a 1st D/T on the property located at 521 N. Booneville Avenue in Springfield, MO

ADVANCE RATES: Maximum LTV of 85%

This Preliminary Term Sheet is not a commitment to lend or to make any other financial accommodation. Instead, this Preliminary Term Sheet is for discussion purposes only and is intended to serve only as a general outline of the terms and conditions under which Lender would be willing to make the Loan; it is not intended to be all-inclusive. The documentation that would evidence the Loan will be prepared or approved by Lender and its counsel, will contain such further terms and conditions as Lender deems necessary or desirable (including terms and conditions that may not be set forth above) and will include all documents deemed appropriate by Lender and its counsel.

EXHIBIT G

Project Budget
(Estimated Construction Costs)

521 NORTH BOONVILLE

Prepared by: Ross Construction and Dake Wells Architecture

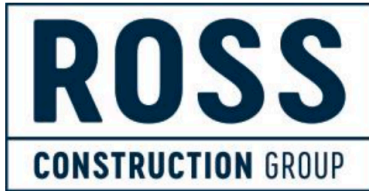
Date: September 24, 2024

CONSTRUCTION AREA: 13,289

FINAL SF: 11,342

ESTIMATE OF PROBABLE COSTS			
PROPERTY ACQUISITION		\$350,000	
CONSTRUCTION COSTS		Division Totals	COST/SF
General Conditions		\$273,743	\$20.60
Sitework		\$165,875	\$12.48
Concrete		\$144,348	\$10.86
Masonry		\$10,000	\$0.75
Metals		\$174,839	\$13.16
Woods Plastics and Composites		\$430,133	\$32.37
Thermal and Moisture Protection		\$308,255	\$23.20
Doors, Hardware & Glass		\$334,483	\$25.17
Finishes		\$297,688	\$22.40
Specialties		\$6,901	\$0.52
Equipment		\$23,313	\$1.75
Furnishings		\$0	\$0.00
Special Construction		\$4,652	\$0.35
Elevator		\$0	\$0.00
Mechanical		\$421,668	\$31.73
Electrical		\$224,996	\$16.93
Utilities		\$0	\$0.00
TOTAL MATERIALS AND LABOR		\$2,820,894	\$212.27
ProCore		\$4,711	
Contractors Fee	6.00%	\$169,536	
Contingency	5.00%	\$149,522	
Builders Risk Insurance	0.00%	\$0	
Architectural Fees	0.00%	\$0	
CONSTRUCTION SUBTOTAL		\$3,144,662	
General Liability Insurer	0.60%	\$17,971	
Performance & Payment Bond	0.00%	\$0	
TOTAL CONSTRUCTION COSTS*		\$3,162,633	\$237.99
SOFT COSTS			
Architecture & Engineering	7.75%	\$245,000	
Supplemental Services	3.22%	\$101,875	
Legal and Organizational	0.26%	\$8,376	
TOTAL SOFT COSTS		11.23%	\$355,251
TOTAL PROJECT COSTS		\$3,867,884	

*Cost Estimate by Ross Construction dated May 3, 2024



Project Name:	Dake Wells Office Addition & Renovation
Square Feet:	13,289
Duration:	8

Ross Construction Group
Estimating Take-off

Cost Code

Bid Date: 4.3.24

			Sub	Base Price	Div. Total	Div. Cost/SF
01	GENERAL CONDITIONS				\$ 273,742.59	\$20.60
02	SITEWORK				\$165,875.00	\$12.48
03	CONCRETE				\$144,347.75	\$10.86
04	MASONRY				\$10,000.00	\$0.75
05	METALS				\$174,839.00	\$13.16
06	WOODS & PLASTICS				\$430,133.00	\$32.37
07	THERMAL/MOISTURE PROTECTION				\$308,255.00	\$23.20
08	DOORS, HARDWARE & GLASS				\$334,483.00	\$25.17
09	FINISHES				\$297,688.00	\$22.40
010	SPECIALITIES				\$6,901.00	\$0.52
011	EQUIPMENT				\$23,313.35	\$1.75
012	FURNISHINGS				\$0.00	\$0.00
013	SPECIAL CONSTRUCTION				\$4,652.00	\$0.35
014	ELEVATOR				\$0.00	\$0.00
015	MECHANICAL				\$421,668.00	\$31.73
016	ELECTRICAL				\$224,996.00	\$16.93
017	UTILITIES				\$0.00	\$0.00
018	TOTAL MATERIAL & LABOR			\$2,820,893.69		
01.13	PROCORE	0.17%		\$ 4,710.89		
018.01	RCG CONTRACTORS FEE	6%		\$ 169,536.27		
018.02	CONTINGENCY	5%		\$ 149,521.50		
018.03	BUILDERS RISK INSURANCE	0%		\$0.00		
018.05	ARCHITECTURAL FEES	0%		\$0.00		
	SUBTOTAL			\$3,144,662.36		
018.06	GENERAL LIABILITY INSURANCE	0.60%		\$17,970.85		
018.04	PERFORMANCE & PAYMENT BOND	0%		\$0.00		
	TOTAL PROJECT COSTS			\$3,162,633.20		
						\$237.99

EXCLUSIONS:

SOLID ROCK REMOVAL
UNSUITABLE SOIL REMOVAL & REPLACEMENT
METERS & SERVICE FEES
PERMITS AND FEES

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: October 29, 2024

TO: Planning and Zoning Commission

FROM: Alana Owen, AICP
Principal Planner

SUBJECT: Initiate Rezoning for properties annexed as part of A-3-2024 (Annexation)

Staff is requesting that Planning and Zoning Commission initiate a rezoning pursuant to Section 36-367(3) of the *Springfield Zoning Ordinance* to rezone properties annexed into the city limits as part of Annexation A-3-2024 (GO 6877) to bring the properties into alignment with the City's Zoning Ordinance.

Section 36-303(27) *Newly annexed territory*, of the *Springfield Zoning Ordinance*, states:

- (a) Zoning classification. Whenever any territory shall be annexed to the City of Springfield after the effective date of this article, said territory so annexed shall maintain the zoning classification designated by the county in which the property is located until the city council has had an opportunity to classify the territory property after its annexation.

The properties for which a rezoning is being requested include the following:

- 3000 & 3038 West Republic Road
- 4214 South Farm Road 135 (Golden Avenue)
- 5539 South Campbell Avenue
- 3833 & 3911 East State Highway D (Sunshine Street)
- 3335 West Sunshine Street

If approved, staff will submit an application for consideration on behalf of the Planning and Zoning Commission and schedule a public hearing on an upcoming date for both Planning and Zoning Commission and City Council.

