



City of Springfield

Agenda

Administrative Review Committee

November 7, 2024

3:30 PM

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

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. September 26, 2024

3. HEARINGS.

3.1. ARC2024-00042

2720 E DIVISION ST ~ KO Manufacturing - South Landscape Buffer Conflict ~ ARC

Applicant: CHRISTOPHER WYNN

Work Type: Land Development Code Unclear

3.2. ARC2024-00043

2960 N EASTGATE AVE ~ Fence Permit for 2960 N Eastgate Ave ~ ARC

Applicant: RICHARD ROYAL

Work Type: Fee-in-lieu of sidewalk

4. JOIN ZOOM MEETING.

4.1. Meeting ID: 912 8621 5381

Passcode: 334931

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

September 26, 2024
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

ARC2024-00040

1630 N JEFFERSON AVE

Applicant: OLSSON

Work Type: 04.Planned Development - Final Development Plan (Administrative)

ATTENDANCE: Chad Zickefoose, Brad Musick and Steve Childers. Staff: Bob Hosmer, Duke McDonald, Chris Dunnaway, Joe Codichini, Matt Schaefer, Amanda Ohlensehlen, Tim Rosenbury and Samantha Payne (via zoom).

REPRESENTATIVE: Jane Earnhart and Nick Schurk

PUBLIC: Dee Ogilvy, Christine Schilling, and Mary Collette

Jane: Went over what may be or not be in compliance with Planned Development 386 as approved by PnZ and City Council.

Bob noted that they are several items that are changed, tot-lot to a picnic area and garages and new open spaces.

Jane: Noted that they have reviewed costs and can no longer justify for underground detention and proposed open storm water detention next to Jefferson Avenue and make one unit smaller for a total of 66 vs. 72 units.

Staff: Discussion on what was approved and noted numbers 6 and 8 in subsection 36-405(9)(c)

6. Significantly alters the arrangement of land uses within the planned development;

8. Departs from the preliminary development plan in any other manner which the planning and zoning commission or city council shall, based on stated findings and conclusions, find to materially alter the plan or concept for the proposed planned development.

Discussion on the landscaping plan and how many trees will be removed and replaced and was noted information is part of the landscaping plan as well as the lightscaping plan.

Discussion on location of units and water detention and possible moving them within the site area. Noted fire access and driveway requirements.

Discussion on about water detention problems in other areas of the city (including storm water run off to Jefferson Avenue; would not want to see less brick; and maintaining the landscaping.

Matt noted that they will need to discuss with the City Attorney about less density and the approved tax abatement for 72 units and went over the process (will include Mid-Town and Commercial Street organizations) if they have to go through the process again.

ARC ACTION:

Chad motioned to approve Final Development Plan 386 on the condition that Building F be moved to the street side (Jefferson Avenue) and the detention basin moved to the east of Building F. Steve seconded.

3/0 Approved w/Conditions.

Brad motioned to approve the minutes for September 12, 2024. Steve seconded. **3/0. Approved**

Result: ApprvCond