



City of Springfield

Agenda

Administrative Review Committee

November 14, 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. November 7, 2024

3. HEARINGS.

3.1. ARC2024-00045
801 N BROADWAY AVE ~ Broadway Cottages ~ ARC
Applicant: JARED DAVIS
Work Type: Land Development Code Unclear

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.

November 7, 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.

ARC2024-00042

2720 E DIVISION ST

Applicant: CHRISTOPHER WYNN

Work Type: Land Development Code Unclear

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

REPRESENTATIVE: Chris Wynn and Michael White

PUBLIC:

Chris Wynn noted that KO has had a building expansion off of East Division Street and part of the plan development is required to show the buffer yard adjacent to the south and is supposed to have canopy trees. There are no buildings there due to the airport and they do allow canopy trees for safety. We are asking to omit the canopy trees or use alternate variants.

Bob noted that we have had similar situations from the past.

Discussion on depth/slope of the buffer yard, fencing, required planting per foot, and noting that a row of evergreens (Jolly Green Giants) have been planted.

Michael White noted that they do have a letter from the airport about canopy trees being prohibited also talking about storm water and nothing will be built in the area.

Bob: Went over the landscaping ordinance 36-482(7)(h) - Substitution of small plantings may be approved by the Building Development Services Director where applicant establishes would not allow the plantings required.

Staff: When the plans are set a note will be made that you went ARC and will be using that section of the code.

ARC ACTION: No Action required.

Result: Other

ARC2024-00043

2960 N EASTGATE AVE

Applicant: RICHARD ROYAL

Work Type: Fee-in-lieu of sidewalk

November 7, 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.

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

REPRESENTATIVE: Richard Royal

PUBLIC:

Bob: Went over what the request is and what is currently required.

Richard Royal: Trying to secure the area (trash and homeless) and will be adding the fence in two parts and asking for fee in lieu of and then a waiver from that fee also. Adding the fence triggered the sidewalk requirement and at time no sidewalks there. He also noted that a typical 6 foot fence would not require a building permit, but they are adding a nicer fence that has engineer plans.

Bob: Noted that Eastgate is a collector.

Richard Royal: Asking to defer until future development and will be adding on at a later date.

ARC ACTION:

Dan motioned to approve the fee-in-lieu of. Martin seconded. 3/0 **Approved**

Dan motioned to approve the minutes for September 26, 2024. Martin seconded. 3/0. **Approved**

Result: Approved