



City of Springfield

Agenda

Administrative Review Committee

December 5, 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 14, 2024

3. HEARINGS.

3.1. ARC2024-00047
2828 E KEARNEY ST ~ BUS ANDREWS TRUCK EQUIPMENT INC. ~ ARC
Applicant: ALEX YOUNG
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.

November 14, 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.

ARC2024-00045

801 N BROADWAY AVE

Applicant: JARED DAVIS

Work Type: Land Development Code Unclear

ATTENDANCE: Eric Claussen, Martin Gugel, and Justin Crighton. Staff: Bob Hosmer, Tim Rosenbury, Joe Codichini, Chad Zickefoose, Laura Vales, and Samantha Payne (via zoom).

REPRESENTATIVE: Cameron Hole

PUBLIC:

Bob: Went over what the requirements for Planned Development 389 - Drew Lewis Foundation and discussed the main discrepancies.

Minimum Lot Sizes: The planned development (PD) document originally required minimum lot sizes of 35,000 square feet, but the current proposal has reduced these sizes to approximately 3,200 square feet. This change was not reflected in the PD document, leading to inconsistencies.

Front Yard Setbacks: The front yard setbacks specified in the PD document were not updated to reflect the changes made during the planning process. The document still refers to the residential townhouse district requirements, which are not being met by the current site plan. The required setbacks are 25 feet along a collector street and 15 feet along a local street, but the current plan only provides about 4 feet along Broadway (a collector) and approximately 10 feet along Weaver (a local street).

Inconsistencies Between Site Plan and Document: There are inconsistencies between what is drawn on the site plan and what is written in the PD document. The site plan reflects the changes made, but the text regarding lot sizes and bulk/open space requirements has not been updated.

Approval Process Concerns: There is uncertainty about whether these discrepancies can be approved during the final development plan submission or if the PD document needs to be rewritten and go through the zoning process again.

Staff Discussion: Went over what requirements.

Cameron Hole: Plans to submit a preliminary plat to address the setbacks and lot sizes before finalizing the development plan.

ARC ACTION: No Action required.

Eric motioned to approve the minutes for November 7, 2024. Justin seconded. 3/0. **Approved**

Result: Other