



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

December 19, 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. November 7, 2024

3. COMMUNICATIONS.

3.1. November 2024 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

5. UNFINISHED BUSINESS.

5.1. Z-29-2024 COD 263
3697 & 3703 North Glenstone Avenue (Applicant: South Valley Apartments, LLC and Mike Seitz)

6. PUBLIC HEARINGS.

6.1. Z-30-2024 COD 264
2409 North Boonville Avenue (Applicant: Locust Investments, LLC)

6.2. Z-31-2024
3505 South Campbell Avenue (Applicant: Westport Management, LLC)

- 6.3. Z-32-2024 COD 265
2224 & 2234 West Phelps Street (Applicant: Paul Mueller Company)
- 6.4. Z-33-2024
910 & 920 South West Avenue (Applicant: Greene County)
- 6.5. Z-34-2024 COD 266
851 East Primrose Street (Applicant: Lester E. Cox Medical Centers)
- 6.6. Conditional Use Permit 477
2854 West Grand Street (Applicant: Greene County Baptist Association)
- 6.7. Conditional Use Permit 478
3080 East Cherry Street (Applicant: Franklin Partners, LP)

7. OTHER BUSINESS.

- 7.1. Preliminary Plat of Chimney Rock Subdivision
3040 South Arcadia Avenue (Applicant: JCRS Development, LLC)
- 7.2. Preliminary Plat North Glenstone Heights
3627, 3697 & 3703 North Glenstone Avenue (Applicant: South Valley Apartments, LLC and Mike Seitz)
- 7.3. Preliminary Plat of Spirit Filled Estates
3114 East Sunshine Street and 2658 South Hillsboro Avenue (Applicant: First United Church of Springfield, Inc.)
- 7.4. 2025 Planning and Zoning Commission Schedule

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

November 7, 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, Commissioner Gunther, and Commissioner Scott. Absent: Commissioner Lebeck and Commissioner Ridge.

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

APPROVAL OF MINUTES.

The minutes of October 10, 2024, were approved.

COMMUNICATIONS.

City Council summary for October 2024.

CONSENT ITEMS.

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

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Relinquishment of Easement 947; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

UNFINISHED BUSINESS.

Z-25-2024
1910 West Division Street and 2120 South Wedgewood Avenue
Applicant: Hughlett Trust

The applicant has requested that this case be withdrawn. A new application will be submitted at a future date. Received 48 hours in advance of the public hearing.

Z-27-2024

1910 West Division Street and 1455 South Wabash Avenue

Applicant: David Rensch

Mr. Michael Sparlin stated that this is a request to rezone approximately 1.3 acres from GM, General Manufacturing to HC, Highway Commercial.

Mr. Jordan Ryan, 2215 W. Chesterfield here to answer any questions and representing the developer.

Ms. Broekhoven closed the meeting.

Mr. Pauly expressed his appreciation for this project.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-27-2024; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

PUBLIC HEARINGS.

Z-24-2024 COD 260

315 East Weaver Road

Applicant: Ward Weaver Property, LLC

Mr. Daniel Neal stated that this is a request to rezone approximately 16.5 acres of property R-SF, Single-Family Residential District to HC, Highway Commercial District and establishing Conditional Overlay District No. 260.

Mr. Pauly asked about the homes outside of the city's limits and noted that most look like they are on private wells. He asked how many will be on private wells and septic.

Mr. Neal noted that he does not know how many residents will be on a well and septic and that Public Works may be able to answer those questions, however he is not here tonight.

Mr. Eric Petty, 610 Shady Oaks Drive standing in for Michael Fessenden the owner of the property and noted that they have been in business since 1995 as a plant nursery and greenhouses and wants to open a retail garden center. He also noted that he will be preserving as many trees as possible and using the city water supply.

Mr. Pauly asked about using the city water supply and not a well.

Mr. Petty noted that this is correct, and they plan on using the city water supply but may in the future dig well.

Ms. Broekhoven closed the meeting.

Mr. Pauly noted that he has asked about using a well due to using one himself in the past and the possibility of having to redrill again to go deeper or losing the water supply and wanted to make this point.

Mr. Hosmer noted that if they are developing in the City of Springfield, they will be required to tap into the city's water supply and for the sewer.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-24-2024 COD 260; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig and Commissioner Scott. Nays: Commission Pauly. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

Z-28-2024

1914 East Blaine Street

Applicant: AVS Sunset, LLC

Michael Sparlin stated that this is a request to rezone approximately 3 acres from GM, General Manufacturing to IC, Industrial Commercial.

Mr. Anatoliy Svidenko, 1914 E. Blaine Street and here to answer any questions.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-287-2024; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Colony, Commissioner Knuckles, Commission Pauly, Commissioner Doennig, and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

Z-29-2024 COD 263

3697 North Glenstone Avenue

Applicant: South Valley Apartments, LLC and Mike Seitz

Request to postpone to the December 19, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

Preliminary Plat of Jack Henry Subdivision

3725 East Battlefield Road

Applicant: Jack Henry & Associates, Inc.

Mr. Menke stated that this is a request to approve a preliminary plat for a 3-lot subdivision.

Mr. Todd Chandler, 231 Rockpoint Drive, Walnut Shade, MO and here to answer any questions.

Mr. Scott stated that he wanted to verify the parking requirements for the remaining lots 2 & 3 meet the zoning ordinance or that there is a cooperative parking agreement.

Mr. Chandler stated that he does not see a problem with this request.

Mr. Scott also asked if there needs to be an amendment to the plat or to the final plat.

Mr. Menke noted that it would be on the preliminary plat due to it doesn't reflect parking on the final plat.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION: #1

Planning and Zoning Commissioner Broekhoven moved to add the updated comments from the Department of Building Development Services to the staff report for Preliminary Plat of Jack Henry Subdivision; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, Commission Colony, and Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck and Commissioner Ridge. Abstain: None.

COMMISSION ACTION: #2

Planning and Zoning Commissioner Scott moved to adjust the property line between lots 2 & 3 so it is equal distance between both structures in to meet the fire separation distance requirements of the building code for Preliminary Plat of Jack Henry Subdivision; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, Commission Colony, and Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck and Commissioner Ridge. Abstain: None.

COMMISSION ACTION: #3

Planning and Zoning Commissioner Scott moved that the preliminary plat shall indicate either existing parking on lots 2 & 3 to meet current zoning ordinance requirements independently or that a cooperative parking agreement between lots has been executed; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, Commission Colony, and Commissioner Doennig. Nays: None. Absent: Commissioner Lebeck and Commissioner Ridge. Abstain: None.

COMMISSION ACTION: #4

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

OTHER BUSINESS.

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

521 North Boonville Avenue

Applicant: 521 North Investments, LLC

Matt Schaefer stated that this is a request to redevelop an existing building and site for use as an architecture and design studio.

Mr. Brandon Dake, 801 S. Weller stated that he and his business partner purchased the building in 2022 and will be using this space as our new offices.

Ms. Broekhoven closed the meeting.

Mr. Knuckles stated that he is pleased with the redevelopment, and it will be a huge boon for downtown with all the activity.

Mr. Scott also glad that they are making a commitment to downtown for our community and neighborhood.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve First Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Plan; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Colony, Commissioner Knuckles, Commission Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

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

Mr. Hosmer stated that 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.

No speakers.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Initiate Rezoning for Properties Annexed as part of A-3-2024 (Annexation); Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Gunther, Commissioner Colony, Commissioner Knuckles, Commission Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commission Ridge. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 11/01/2024 **To:** 11/30/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Z-24-2024 COD 260 315 E WEAVER RD	11/7/2024 Approved		
Z-27-2024 1910 W DIVISION ST 1455 N WABASH AVE	11/7/2024 Approved		
Z-25-2024 COD 262 519 W WHITESIDE ST 2120 S WEDGEWOOD AVE 509 W WHITESIDE ST 515 W WHITESIDE ST	11/1/2024 NA		
Z-28-2024 1914 E BLAINE ST	11/7/2024 Approved		
PPlat of Jack Henry Subdivision 3725 E BATTLEFIELD RD	11/7/2024 Approved		
Relinquishment of Easement 947 2600 N BENTON AVE	11/7/2024		
First Amended and Restated Redevelopment Plan for 521 N BOONVILLE AVE	11/7/2024 Approved		
Z-25-2024 COD 262 519 W WHITESIDE ST 2120 S WEDGEWOOD AVE 509 W WHITESIDE ST 515 W WHITESIDE ST	11/1/2024 NA	11/1/2024 NA	11/1/2024 NA
Vacation 839 1475 N CAMPBELL AVE	10/10/2024 Approved	11/4/2024 Complete	11/18/2024 Approved
Vacation 840 1475 N CAMPBELL AVE	10/10/2024 Approved	11/4/2024 Complete	11/18/2024 Approved
Vacation 841 1475 N CAMPBELL AVE 500 W HOVEY ST	10/10/2024 Approved	11/4/2024 Complete	11/18/2024 Approved
Rountree UCD Regulation Subarea B & D - Text Amend Rountree UCD Regulation Subarea B & D	10/10/2024 Approved	11/4/2024 Complete	11/18/2024 Approved
Z-26-2024 COD 261 817 W EL CAMINO ALTO DR	10/10/2024 Approved	11/4/2024 Complete	11/18/2024 Approved
Short Term Rental Revised Text Amendment Citywide	10/10/2024 Approved	11/4/2024 Complete	11/18/2024 Approved

PNZ City Council Results

Meeting Dates From: 11/01/2024 To: 11/30/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Request to Dispose 531 425 E TRAFFICWAY ST	6/13/2024 Approved	11/8/2024 NA	11/8/2024 NA
PPlat of Jack Henry Subdivision 3725 E BATTLEFIELD RD	11/7/2024 Approved	11/18/2024 Complete	

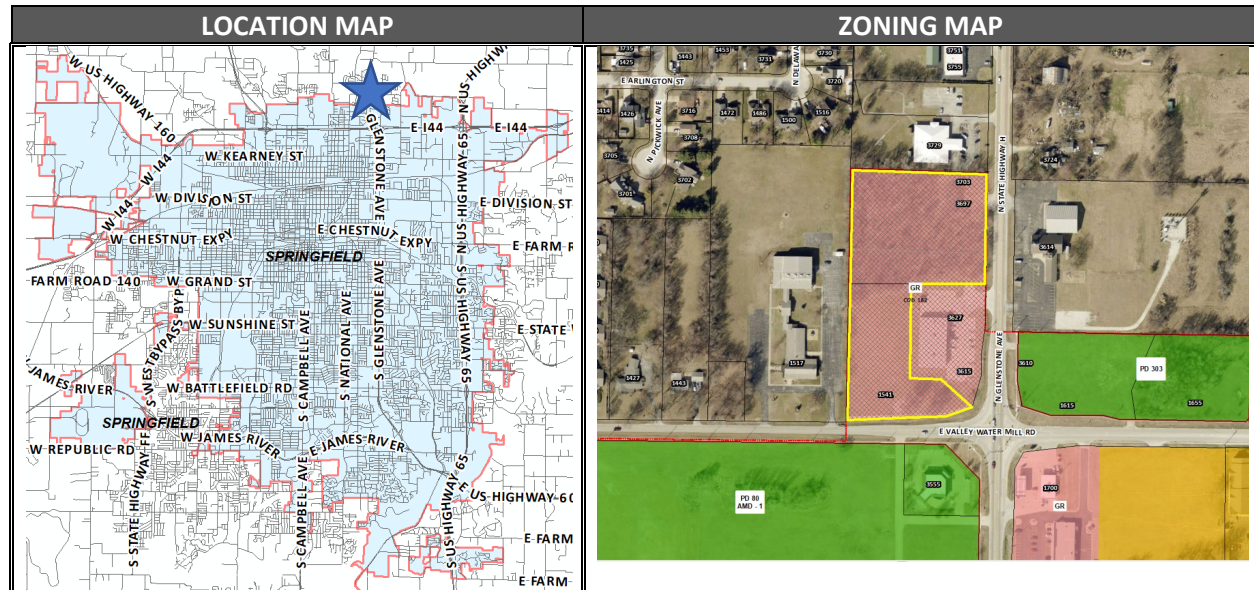
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PROJECT INFORMATION

Case Number:	Z-29-2024 with Conditional Overlay District No. 263
Location:	3697 and 3703 N. Glenstone Avenue (State Highway H)
Total Acres:	4.86 acres
Applicant:	South Valley Apartments, LLC and Mike Seitz
Existing Land Use:	Vacant/undeveloped and stormwater detention
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-29-2024 with Conditional Overlay District No. 263 as set forth in Attachment 1. (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

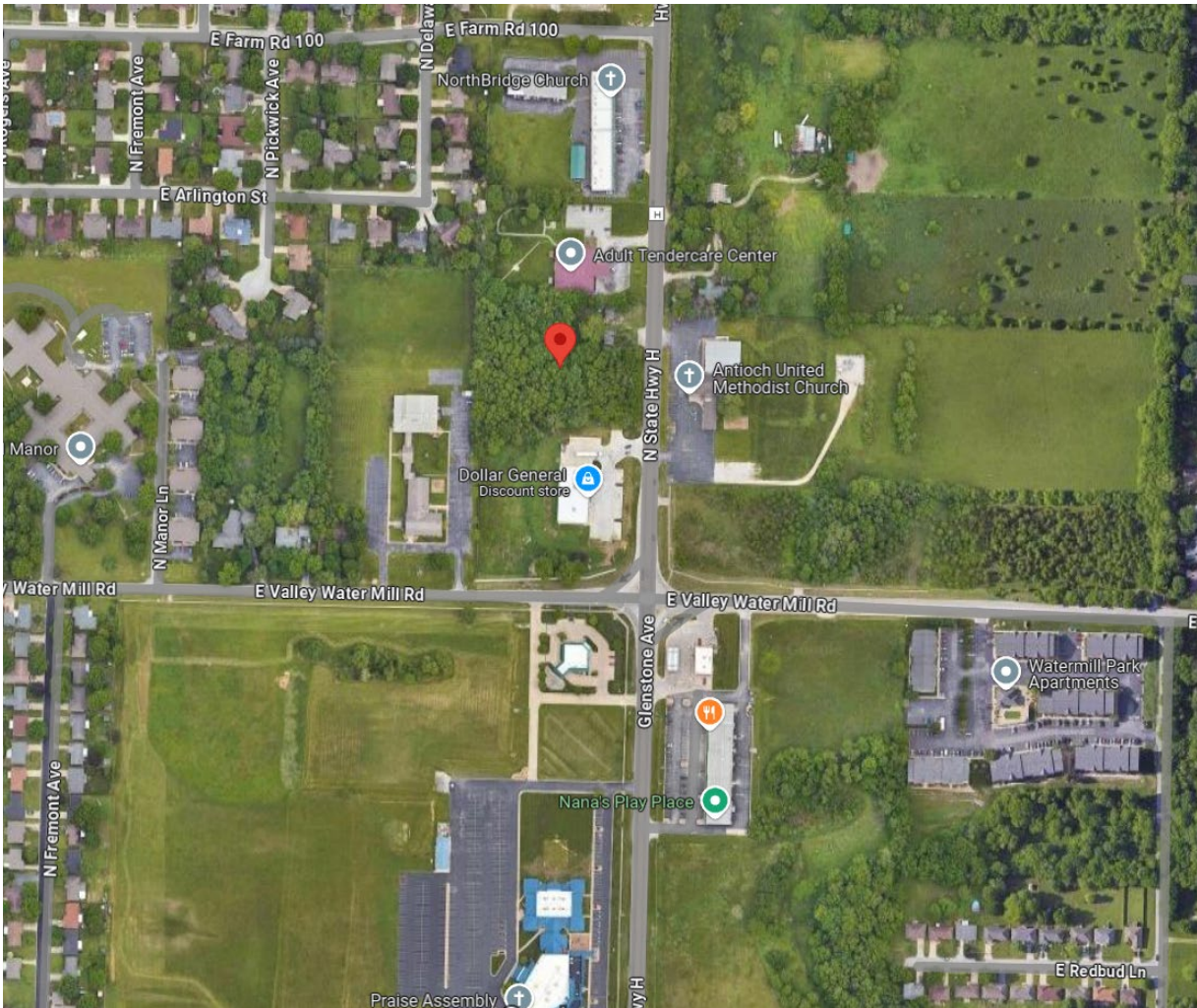
PROJECT SUMMARY:

Request to rezone approximately 4.86 acres generally located at 3697 and 3703 North Glenstone Avenue (State Highway H) from GR, General Retail District with Conditional Overlay District No. 182 to R-LD, Low-Density Multi-family Residential District with Conditional Overlay District No. 263.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



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PROPERTY HISTORY:

The subject property was annexed in 2020 and rezoned to GR, General Retail District with Conditional Overlay District No. 182 which now contains a Dollar General retail store.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-LD, LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
Use Limitations	(4) (a) Single-family detached and single-family semi-detached dwellings are not permitted unless they exist at the time the district is mapped. (b) All uses shall operate in accordance with the noise standards contained in Section 36-485, Noise standards. (c) No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.
Minimum Lot Size	(5) (a) Minimum lot area: 1. Each townhouse on a separate platted lot: 2,400 square feet. 2. Existing single-family detached dwellings: 5,000 square feet. 3. Duplexes: 6,500 square feet. 4. Existing single-family semi-detached dwellings: 3,750 square feet.

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	5. All other uses: 8,250 square feet. (5) (b) Minimum lot width: 1. Each townhouse on a separate platted lot: a. End lots: 30 feet. b. Interior lots with driveway in front yard: 26 feet. c. Interior lots without driveway in front yard: 20 feet. 2. Existing single-family semi-detached dwelling units: 30 feet. 3. All other uses: 45 feet. (5) (c) Minimum lot depth: 1. Each townhouse on a separate platted lot: 75 feet. 2. All other uses: 80 feet.
Maximum Height	(6) (a) Maximum structure height: 1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Bulk Plane	(6) (a) Maximum structure height: 2. No portion of a multifamily dwelling shall be higher than allowed by a 45-degree bulk plane where the property adjoins an R-SF district. Any multifamily dwelling for which a building permit has been issued prior to July 1, 2009, that does not conform to the 45-degree bulk plane shall be considered conforming with regard to the 45-degree bulk plane.
Minimum Yard Requirements	(6) (b) Minimum yard requirements: 1. Front yard: a. Twenty-five feet along a street classified as a collector or higher classification street or as required by Section 36-453. b. Fifteen feet along a street classified as a local street or as required by Section 36-453 (garages shall be set back a minimum of 20 feet). 2. Side yards: Six feet or as required by Section 36-453, provided that no side yard is required for any building that has a common wall on a lot line. 3. Rear yard: Ten percent of the lot depth but may not be less than ten feet, nor will more than 20 feet be required.
Minimum Open Space	(6) (c) Minimum open space: Not less than 20% of the total lot area shall be devoted to open space including required

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	bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking areas, driveways, and internal streets. Open space shall contain living ground cover and other landscaping materials. (6) (d) Maximum impervious area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of stormwater shall not exceed 80 percent of the total lot area unless modified in accordance with subsection 36-482 (15).
Buffering and Landscaping	(9) Whenever any development in an R-LD district is located adjacent to another zoning district or a nonresidential use in an R-LD district is located adjacent to a residential use in an R-LD 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 south half of 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

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- 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.
- 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.

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- 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.

The *Comprehensive Plan's Land Use & Development* chapter identifies the north half of the subject property within the Traditional Neighborhood placetype.

Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

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

LAND USES PRIMARY USES

- Single-family detached

SUPPORTING USES

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

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CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

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

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

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

TRADITIONAL NEIGHBORHOOD

- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.

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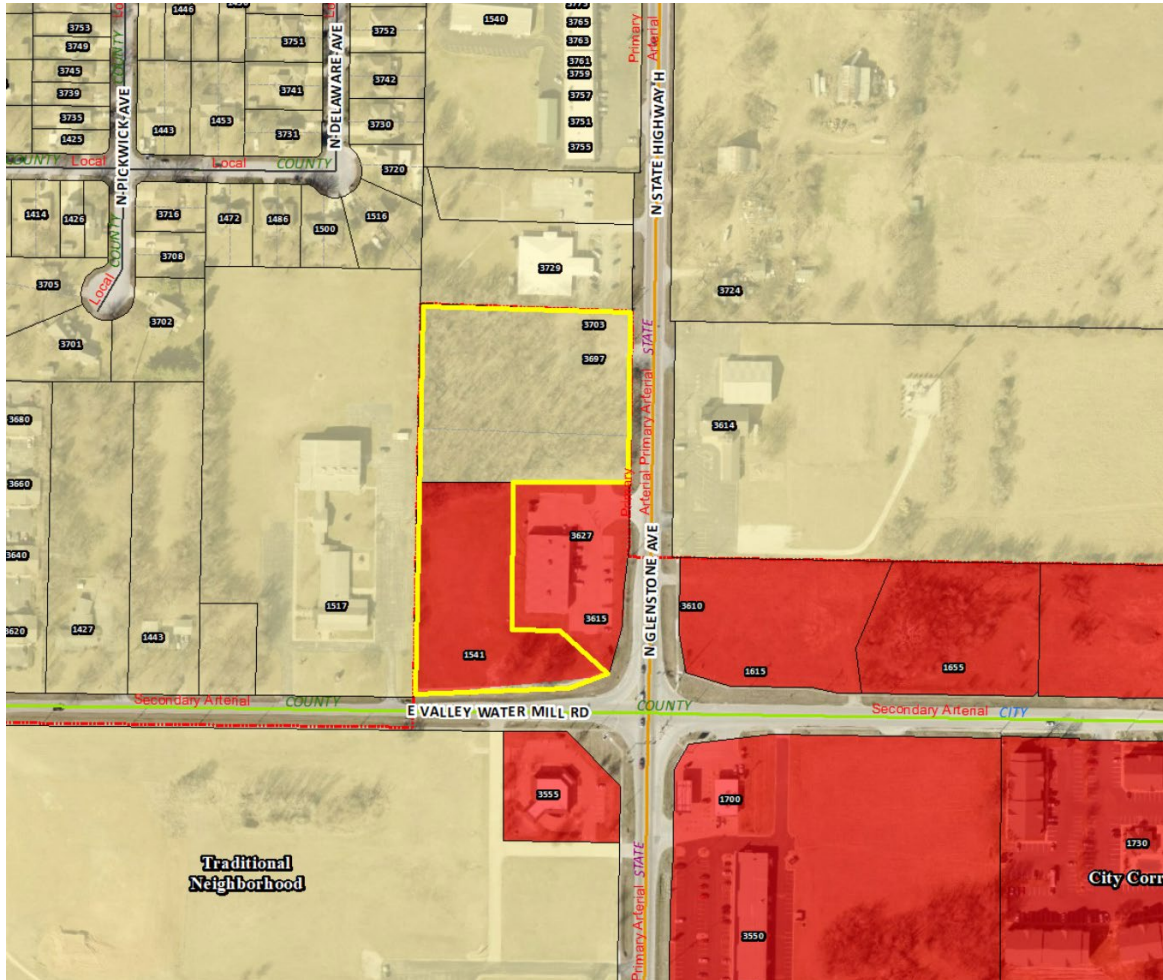
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

TRANSITIONS

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:

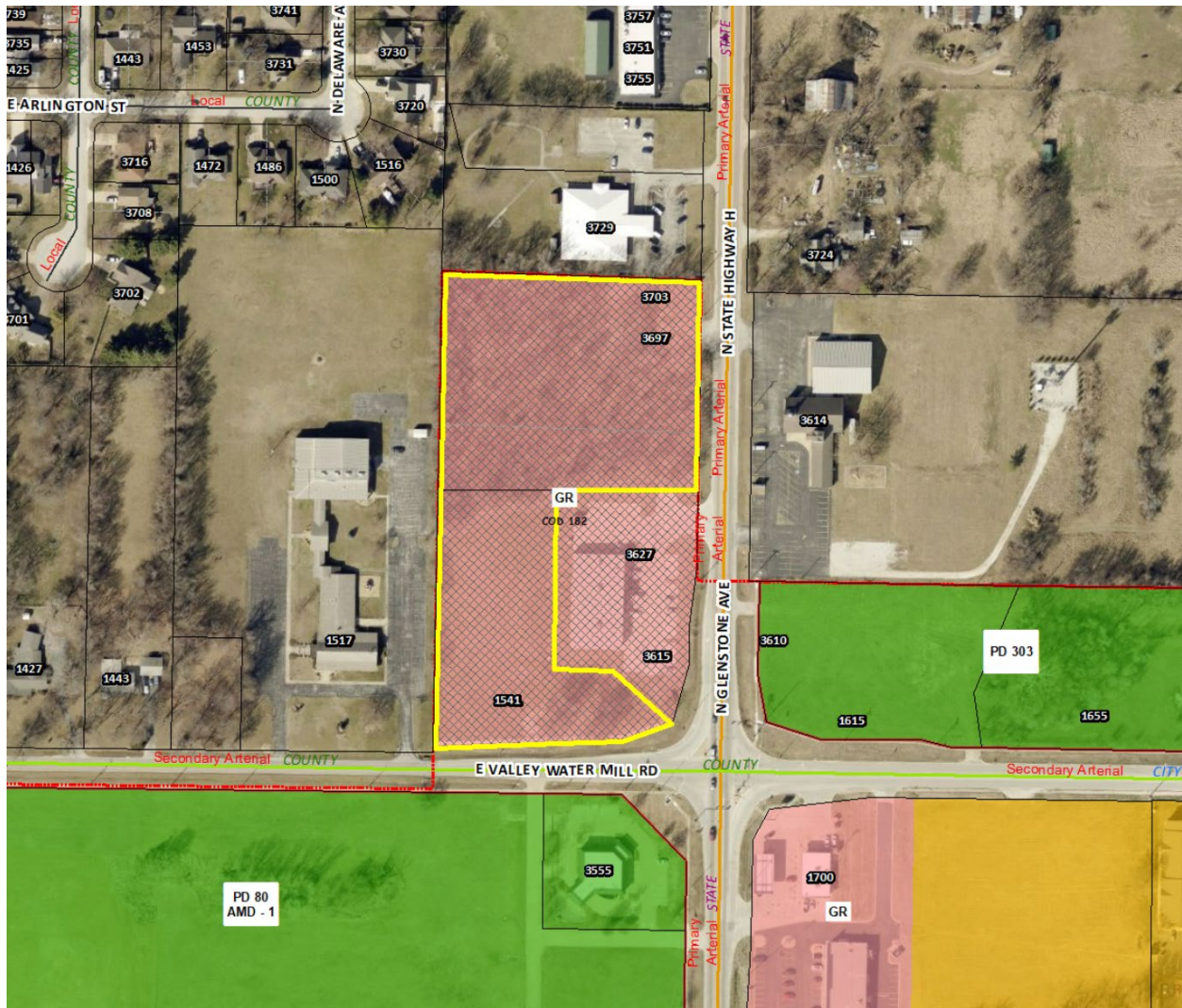


PLACETYPES	LAND USES													
	Single Family Detached	Single Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office/ Hospitality/ Retail Sales & Service	Neighborhood Commercial	Major Retail/ Wholesale/ Distribution	Public & Private Schools & Places of Worship	Government/ Healthcare/ Institutional Facilities	Personal Services/ Outdoor Sales & Service	Light Industry	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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	County C-1	PD 80 Am	PD 303 & County R-1	County R-1
LAND USE	Adult daycare uses	Office uses	Church uses	Church uses
PLACETYPES	Traditional Neighborhood	City Corridor	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning. Each lot will have access to public sewer. Building no. 3 may need to route its private sewer lateral south of the Dollar General store.

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	N. Glenstone Avenue	Primary Arterial	MoDOT	50	40+	NA	No	Yes	No
Street 2	E. Valley Water Mill	Secondary Arterial	City	35	35+	NA	No	Yes	Yes

ACCESS - All new or modified driveway approaches shall comply with current MoDOT and 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 development. A traffic study is not required for this development.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

The property is in the **Pea Ridge Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is** aware of a sinkhole or other Karst feature 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**.

DEVELOPMENT REVIEW STAFF REPORT

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

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 property has an existing basin built with the Dollar General project (PRJ2020-00571). The new proposed development or any future developments are required to provide detention for flood control.

2. Any new SCMs that provide flood control for the multiple-lots are required to submit the project on public Improvement Plan.

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

1. The northwest corner of the property drains to Sinkhole E003 on 1517 E Valley Water Mill Rd. The proposed development will need to redirect and drain to new proposed stormwater control measure.

2. The entire property will drain to the south in the E Valley Water Mill Rd Right-of-Way. The ROW and property drain to the Sinkhole E005 on 3535 N Glenstone Ave. This sinkhole was previously developed into a private detention basin for flood control. The new proposed development required to provide detention for flood control prior to discharging to the ROW.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 4.86 acres generally located at 3697 and 3703 North Glenstone Avenue (State Highway H) from GR, General Retail District with Conditional Overlay District No. 182 to R-LD, Low-Density Multi-family Residential District with Conditional Overlay District No. 263. This will facilitate the development of an apartment complex.
2. The south half of the subject property is located within City Corridor Placetype. This 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. Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential placetypes.
3. The R-LD, Low Density Multi-Family District is consistent with the goals and objectives of the City Corridor placetype (south half). Office and multifamily uses can be placed on the periphery of the City Corridor placetype to transition into adjacent lower density residential placetypes. The R-LD is also a less intense district, than the existing GR District which includes both properties (north and south).
4. City staff has reviewed the proposed multi-family site plan and determined that it was in general compliance with the Multi-Family Location and Design Guidelines. Staff has determined that based on its location in the City Corridor placetype and GR zoning district that the site be awarded 2 additional points for Opportunities and Constraints. This allows the proposed development to reach the R-LD districts maximum density of 18 du/ac.
5. The proposed multi-family structures will be three stories and approximately 38 feet tall (above grade). This would be below the minimum height requirements for the district of 45 feet or three stories above the finished grade, when side yards are greater than 15 feet, and below a 45-degree bulk plane from any R-SF or R-TH district boundary.
6. The applicant is proposing additional landscaping along the major corridor of Glenstone Avenue and a walking trail with benches. The trail will provide internal connection to the public sidewalk.
7. The subject properties once final platted will be located along Glenstone Avenue which is primary arterial roadway that has a diversity of uses in the vicinity including a convenience store with fuel pumps, a grocery/retail store, a restaurant and professional offices.
8. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy.

DEVELOPMENT REVIEW STAFF REPORT

9. There are changing conditions in the area affected that make the proposed rezoning necessary. This property was recently annexed and rezoned to GR for the new Dollar General store. The proposed development is located within an area of the Comprehensive Plan that supports higher density along major corridors like Glenstone Avenue and major intersections like Glenstone Avenue and Valley Water Mill Rd which has already been zoned to a higher intensity GR District.
10. The range of uses in the proposed R-LD district are compatible with the uses permitted on other property in the immediate vicinity. The area to the north is County C-1, Neighborhood Commercial with an adult daycare and uses on the other three corners of the intersection are zoned commercial. The applicant is proposing additional landscaping along the major corridor of Glenstone Avenue.
11. 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.
12. 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 does not require a traffic study.
13. 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.
14. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. The site can be developed with GR uses if denied.
15. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
16. The applicant held a neighborhood meeting on October 17, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).
17. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's 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

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 1 CONDITIONAL OVERLAY DISTRICT PROVISIONS

The requirements of Section 36-382., Low-density multifamily residential district of the Springfield Zoning Ordinance shall be modified herein for development within this district:

1. The development shall have a maximum density of 18 dwelling units per acre for a maximum total of 87 dwelling units.
2. A major subdivision following the Subdivision Regulations will need to be reviewed and approved by Planning and Zoning Commission and City Council. The zoning district boundaries will need to match the new property boundaries as established on the final plat.
3. The development of the subject property shall be in conformance with the Multi-Family Location and Design Guidelines (Attachment 2), site plan and elevations (Attachment 4).

DEVELOPMENT REVIEW STAFF REPORT**ATTACHMENT 2****MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINES ASSESSMENT**

The applicant is requesting approval of multi-family apartments on 4.86 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 9 points, which would allow up to 12 to 14 dwelling units per acre. The applicant is providing a total of 72 units (15 du/ac) and is requesting up to 18 du/ac which is the maximum allowed residential density in the R-LD District with the Opportunities and Constraints.

A. Land Use Accessibility (1/3 points)

One point was given for land use accessibility. There is a neighborhood retail mixture use located within a ¼ mile.

B. Connectivity Analysis (1/5 points)

One out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit routes, roadway and sidewalk connectivity.

C. Road Network Evaluation (1/2 points)

One point was given for the road network evaluation.

D. Design Guidelines (6/6 points)

A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development. Lighting sources or luminaries that have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
2. Building Scale and Articulation – Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan.
3. Building Orientation and Interior Landscaping – Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits. Buildings adjacent to the street shall not have parking lots located between the building and the street.

DEVELOPMENT REVIEW STAFF REPORT

4. Avoidance of Blank Walls along pedestrian circulation areas – Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations.
 5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system.
 6. Useable Recreational Area/Facility – A minimum of 15% usable open space is required and shown on the site plan.
 7. Amenities – The development will provide a swimming pool and picnic area as shown on the site plan.
 8. Preservation of Trees – All existing trees of 6" caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the site plan, MFM design guidelines and other city ordinances. The applicant has provided a tree survey.
- E. Opportunities and Constraints (2 points)
1. The proposed development is located within an area of the Comprehensive Plan that supports higher density along major corridors like Glenstone Avenue and major intersections like Glenstone Avenue and Valley Water Mill Rd which has already been zoned to a higher intensity GR District, and therefore meets the criteria for Item #2 in the Opportunities or Constraints section. This would add two additional points to the assessment for a total of 18 dwelling units per acre with a maximum of 87 dwelling units onsite.

DATE: October 4, 2024

SUBJECT: Multi-family Location and Design Assessment Justification
Z-29-2024 COD 263
3627 N Glenstone Ave.

GENERAL PRINCIPLES MET:

- This land use facilitates a balanced land use pattern that includes a mixture of housing, shopping, employment, and civic uses nearby.
- The proposed site layout includes 1.13 acres of usable open space.
- With the walking trail and sidewalks, we are connecting the land use through both pedestrian and street systems.
- This property serves as a transition to the established neighborhood from General retail, and nearby commercial uses.
- This land use and density helps meet the needs of different types of households.
- The design accommodates pedestrians, bicyclists, and the automobile drivers. Although the buildings are not between the parking lot and the street, there are many avenues for pedestrians, bicyclists, and automobile drivers to get to the street and sidewalk. There is a proposed shared driveway with the Dollar General on the south east portion of the lot as well.
- Lastly, we are attempting to preserve many trees in the bufferyard and along the street to maintain some of the natural environment that is in place. We have provided a tree survey that highlights how many trees are on site. There will also be a large amount of green space on the property as well as providing more than double the amount of interior landscape area in the parking lot than required. We have provided sufficient landscaping along the right of way to provide additional trees and shrubs for beautification of Glenstone.

OPPORTUNITIES AND CONSTRAINTS:

- Our proposal supports redevelopment/revitalization goals because the lot is currently an overgrown, uninhabitable lot that would otherwise go unused.
- The proposal is not in an established neighborhood in city limits. The nearest residential lots nearby within city limits are also residential low-density apartments southeast of the development. The nearest single-family homes are northwest of the site and are in Greene County. Staff should consider this higher density proposal since it is near the edge of neighborhood that is within one-quarter mile of a major arterial street with transit service that allows quick and easy access to Interstate 44 for commuters.
- The proposal is a small site that will be provide a transition between commercial uses and residential uses.
- The proposed plan provides a swimming pool as well as a picnic area and walking trails that connect to the future planned park across Valley Water Mill. Our amenity area is nearly 25% of the site area.
- Site will provide stormwater detention to alleviate flooding concerns for existing storm culvert under Valley Water Mill Road that then discharges into an existing sinkhole.
- West property line borders city limits and development will be surrounded by an existing Dollar General and an existing Church.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: General Retail to Residential-Low Density
(existing zoning) (proposed zoning)
2. Meeting Date & Time: October 17, 2024. 4:00 - 6:30 PM
3. Meeting Location: Faith Lutheran Church, 1517 E Valley Water Mill Rd, 65803
4. Number of invitations that were sent: 37
5. How the mailing list was generated: City Generated Mailing List
6. Number of neighbors in attendance (attach a sign-in sheet): 5
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).

Verbal comments have been compiled and addressed in the attached document.

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

No written comments received.

I, Ethan Dehl (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."

Ethan Dehl
Signature of person completing affidavit

Ethan Dehl
Printed name of person completing affidavit



Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

NEIGHBORHOOD MEETING SIGN IN SHEET
VALLEY WATER MILL WEST APARTMENTS
CITY OF SPRINGFIELD
PROJECT NO. SW23-546
OCTOBER 17, 2024

NAME	ADDRESS	PHONE NO.	EMAIL ADDRESS
Ray Rushen	1486 E. Arlington		
MICHAEL MOORE	1516 E. ARLINGTON ST		
BEVERLEY MOORE			
Margaret Giosetti	1443 Valley Water Mill Rd		
Kevin Lutz	3727 N. State Hwy #		

8 East Main Street
Wentzville, MO 63385
Phone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, MO 63026
Phone: 314-842-4033
Fax: 314-842-5957

530A East Independence Drive
Union, MO 63084
Phone: 636-584-0540
Fax: 636-584-0511

1163 Maple Valley Drive
Farmington, MO 63640
Phone: 573-315-4810
Fax: 573-315-4811

2804 North Biagio Street
Ozark, MO 65721
Phone: 417-595-4108
Fax: 417-595-4109

905 Executive Drive
Osage Beach, MO 65065
Phone: 573-525-0299
Fax: 573-525-0298

**VALLEY WATER MILL WEST APARTMENTS
CITY OF SPRINGFIELD
COCHRAN PROJECT NO. SW23-546**

NEIGHBOR COMMENTS AND SUGGESTIONS

- Homeless Occupy the area currently and the project would take care of that.
 - Project will clean up homeless encampments and demolish abandoned buildings.
 - Site Lighting will keep parking lot areas well lit, which will deter homeless activity.
- Happy to get rid of the run-down houses on the north lot.
 - Run down houses will be removed as part of this project.
- Will property values go down?
 - Large investment into area, that will raise surrounding property values.
- Will it benefit the churches and businesses?
 - Additional customers for Dollar General, and potential new congregation members for the adjacent churches.
- Noise and traffic concerns.
 - Landscape buffers will minimize noise pollution to nearest residential areas.
 - Traffic study will be required as part of the improvement plans and will determine if any road improvements are needed. Proposed access points will utilize existing entrances onto Highway H.
- There are homeless camping and living in the woods.
 - Project will clean up homeless encampments.
 - Site Lighting will keep parking lot areas well lit, which will deter homeless activity.
- The lots to be rezoned are getting trashy from the homeless traffic, as well as Dollar General not cleaning up trash often enough.
 - Maintenance company for apartments will clean up any debris that ends up on apartment property from Dollar General.
 - Maintenance company will keep apartment complex in a well-maintained condition.
- Concerns over people on the proposed lot looking from their balconies into their windows.
 - Closest residential house is roughly 270' from the nearest balcony. Proposed balconies or windows do not directly face single family houses to the north west.
 - Secondly, the bufferyard will also allow for existing mature trees along the property line to remain and obstruct views into the houses back yard. Additional trees will be added as needed to meet city required bufferyards.
- Concerns over privacy, noise, and trash.
 - The bufferyard will also allow for existing mature trees along the property line to remain and obstruct views into the houses back yard. Additional trees will be added as needed to meet city required bufferyards.
 - Landscape buffers will minimize noise pollution to surrounding areas.
 - Maintenance company for apartments will clean up any debris that ends up on apartment property from Dollar General.
 - Developer has numerous clauses in the leasing agreement in order to provide a clean and safe area for all residents.

CONCEPTUAL PLAN 3.5

3627 N GLENSTONE AVE, SPRINGFIELD, MO

GREENE COUNTY
ZONED: C-1
NEIGHBORHOOD
COMMERCIAL

PARKING REQUIREMENTS

PROPOSED UNITS: 72, 2-BEDROOM UNITS
UNITS/ACRE: 15.2
2 SPACES/ 2 BED UNITS
SPACES REQUIRED: 144
STANDARD SPACES PROVIDED: 144
ADA SPACES PROVIDED: 6
TOTAL SPACES PROVIDED: 150
5% REQ'D INTERIOR LANDSCAPE: 3,186 S.F.
PROVIDED INTERIOR LANDSCAPE: 6,104 S.F.

SITE DATA

EXISTING ZONING: GR - GENERAL RETAIL/COD-182
EXISTING NORTH LOT 2.90 AC.
EXISTING DOLLAR GENERAL LOT 3.38 AC.
TOTAL 6.28 AC.

PROPOSED RESIDENTIAL 4.78 AC.
PROPOSED RIGHT OF WAY RES. LOT 0.07 AC.
REMAINING DOLLAR GENERAL LOT 1.39 AC.
PROPOSED RIGHT OF WAY D.G. LOT 0.04 AC.
TOTAL 6.28 AC.

AMENITY AREA: 1.13 AC.
AMENITY AREA %: 23.1%

SITE DESIGN GUIDELINES

1. Provided (4) park benches for non right-of-way street furniture to enhance the pedestrian environment. Lighting sources or luminaries will have a cutoff will not exceed 30 feet in height.
2. There are no adjacent existing developments that are consistent with these guidelines. Street facing wall is 50 feet in length.
3. Buildings have been situated to provide pedestrian access to the street. Planting islands have been provided at a rate of roughly 10 spaces per island providing more than 5% of interior greenspace.
4. Facades that face streets will have windows at least every 25 feet.
5. There are no existing structures on the site.
6. There are no proposed internal streets. No on-street parallel parking will be provided.
7. Design requirements will substantially conform to this submitted site plan.
8. Design will follow the Multi-Family Development Location and Design guidelines.

CIRCULATION SYSTEM

1. Parking lot will connect to existing Dollar General parking lot. Interior sidewalks will connect to adjacent streets.
2. Private sidewalks will be a minimum of 4' wide connecting to all buildings and will connect to off-site sidewalks in adjacent right-of-way.
3. On-site walking trail will connect to sidewalk along Valley Water Mill Rd. Development is proposing a street crossing in order to connect to future North East Community Park.
4. Parking lot will share a driveway with the existing Dollar General.
5. No proposed streets are included in this development.

NATURAL ENVIRONMENT

1. Amenity area is 23.1% of the development.
2. Swimming pool and picnic area have been provided.
3. Tree survey site plan will be submitted detailing existing trees on the site that will remain and will be removed.

R-LD RESIDENTIAL LOW DENSITY

1. Zoning Regulations are as follows:

R-LD Zoning District:

Front Yard: 25'

Side Yard: 6'

Rear Yard: 10% of lot depth, no more than 20'

R-SF buffer yard: 20'

R-TH buffer yard: 20'

Max Units: 18 units/acre

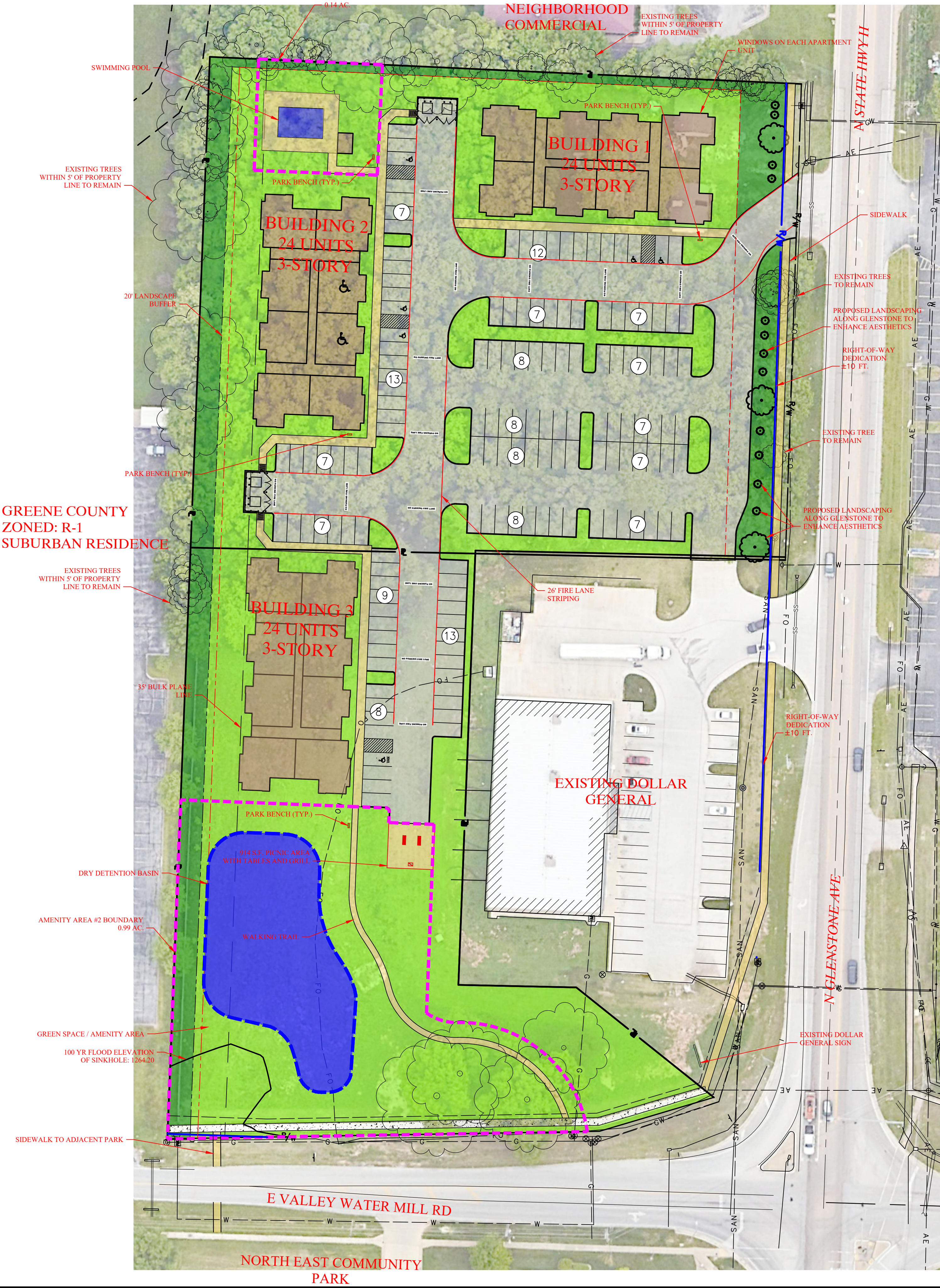
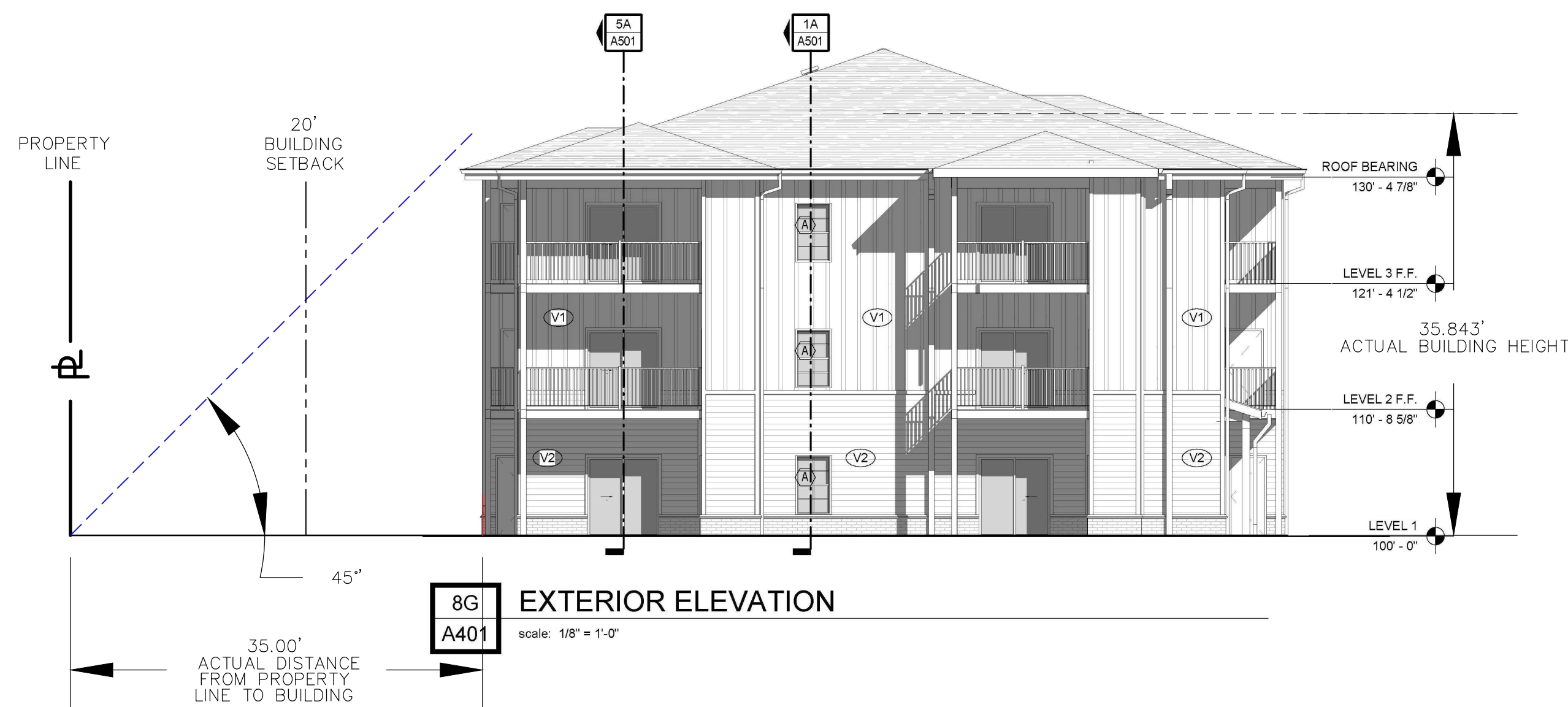
CONDITIONAL OVERLAY

Required Conditions are as follows:

	REQUIRED	PROVIDED
Increased Bufferyards	15' R-SF bufferyard	20' R-SF bufferyard
Reduced Height	45'	36'
Increased Setbacks	50' along primary arterial + 25' front yard setback 6' side yard 20' rear yard	50' along primary arterial + 30' front yard setback 20' side yard 30' rear yard
Increased Open Space	20% open space	41% open space
Restrictions on the intensity of use	GR intensity of use	R-LD intensity of use
Reduced building coverage		13.5% building coverage
Off-site improvements related to intensity of development		Crosswalk to adjacent park
Allowed density not to exceed	18 DU/AC.	15.1 DU/AC.

BULK PLANE CHECK

45 DEGREE BULK PLANE REQUIRED ALONG WEST PROPERTY LINE





EXTERIOR ELEVATION LEGEND

V1

VINYL SIDING
TEXTURE:
ORIENTATION:
EXPOSED FACE:
SEE SPECIFICATIONS FOR MORE INFORMATION

V2

VINYL SIDING
TEXTURE:
ORIENTATION:
EXPOSED FACE:
SEE SPECIFICATIONS FOR MORE INFORMATION

KING BRICK
INSTALLATION:
SEE SPECIFICATIONS FOR MORE INFORMATION

SMOOTH
VERTICAL BOARD/BATTEN
12" EXPOSED
7" EXPOSED

SMOOTH
HORIZONTAL
7" EXPOSED

RUNNING BOND



5039 S National Avenue | Springfield, MO 65810 | 417.887.6595
Missouri Certificate of Authority: #2001015115

OWNER
WAYNE MORELOCK
722-B WEST OLIVE STREET
SPRINGFIELD, MISSOURI 65806
PHONE: 417-864-6661

PROJECT TEAM
CIVIL ENGINEER
COCHRAN ENGINEERING
2804 N BAGIO STREET
OZARK, MO 65721
417-595-4108

STRUCTURAL ENGINEER
PINNACLE DESIGN
2025 WEST SUNSHINE ST SUITE #124
SPRINGFIELD, MO 65807
417.501.8820

MEP ENGINEER
CJD ENGINEERING
2225 W. CHESTERFIELD ST. SUITE #200
SPRINGFIELD, MO 65807
417.877.1700

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.: 24-007 DRAWN BY: HDG
DATE: 08/07/2024 REVIEWED BY: HDG

PROFESSIONAL SEAL
MATTHEW A. CAPEN, AIA
PROFESSIONAL TITLE: ARCHITECT
MO A-2011006167



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PROJECT TITLE
VALLEY WATER MILL APARTMENTS

PROJECT ADDRESS:
1777 N. FARM RD. 102
SPRINGFIELD, MISSOURI 65803

BUILDINGS 1, 2, AND 3 - EXTERIOR ELEVATIONS

A401

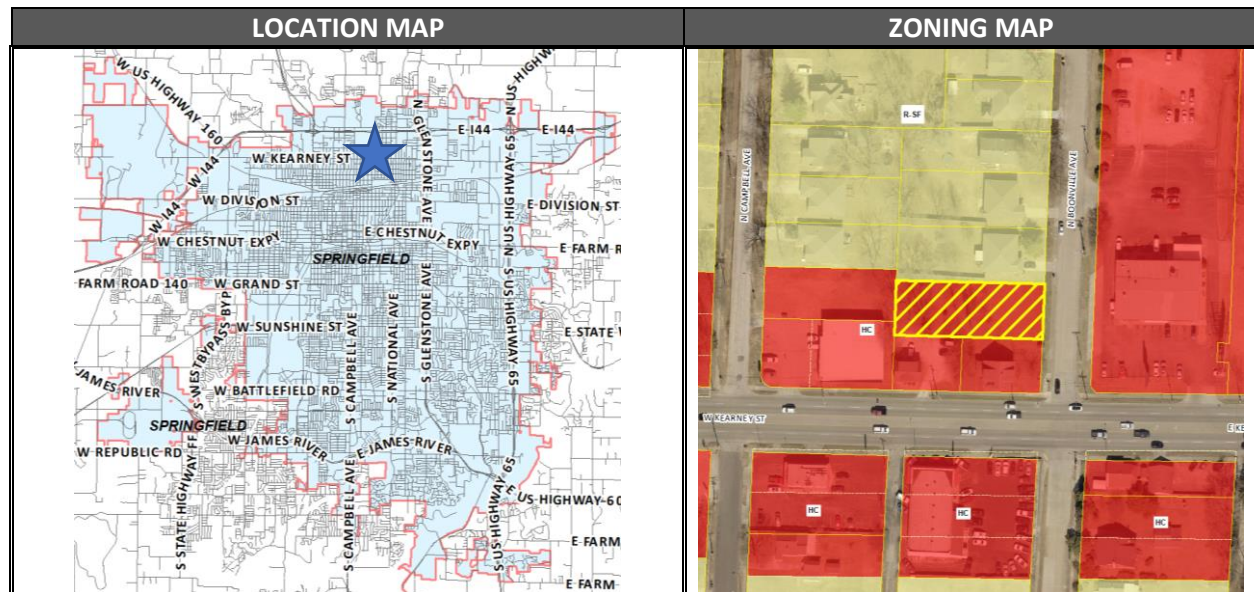
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-30-2024 w/ Conditional Overlay District No. 264
Location:	2409 North Boonville Avenue
Total Acres:	0.27 acres
Applicant:	Locust Investments LLC
Existing Land Use:	Vacant land
Neighborhood Meeting:	November 25, 2024
Planning and Zoning Commission:	December 19, 2024
City Council:	January 27, 2025
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-30-2024 with Conditional Overlay District No. 264 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).

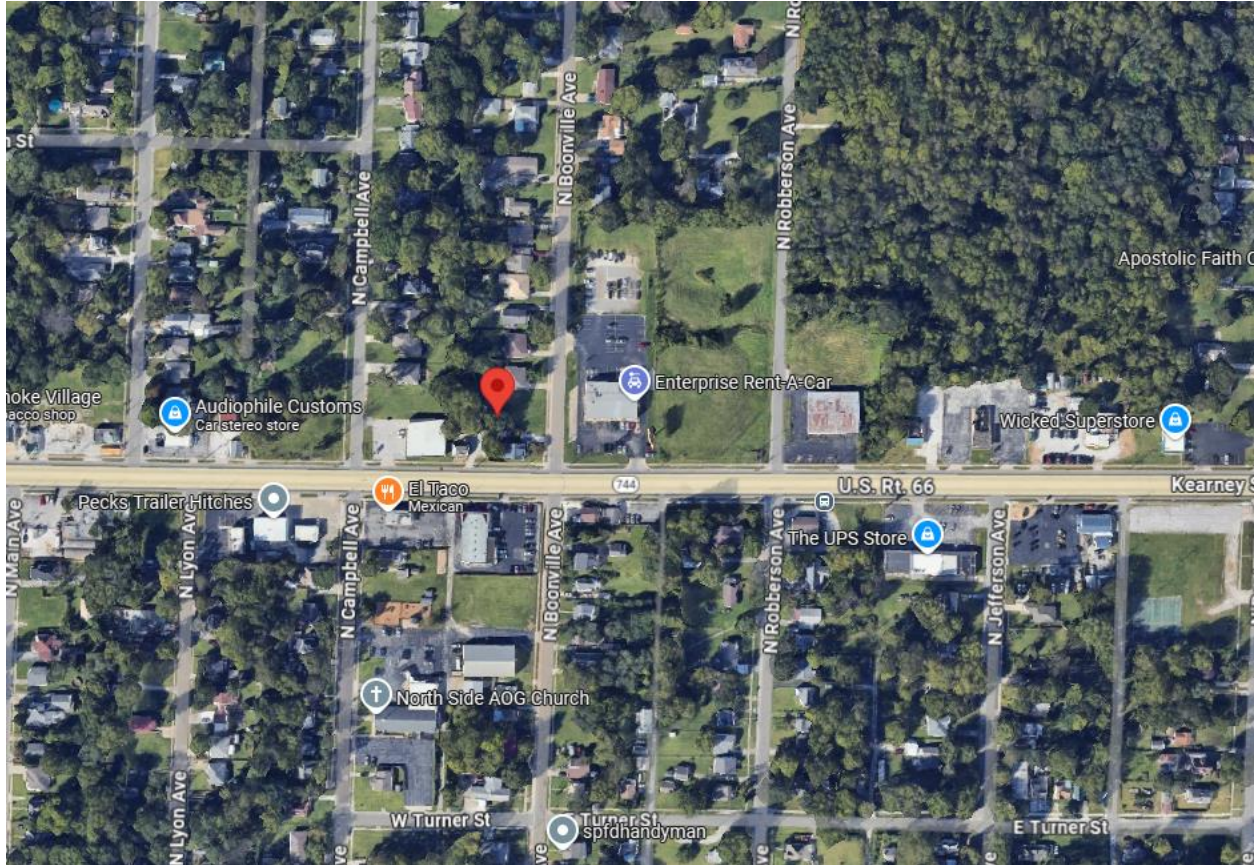
PROJECT SUMMARY:

Request to rezone approximately 0.27 acres generally located at 2409 North Boonville Avenue from HC, Highway Commercial to R-LD, Low-density Multi-family Residential District and establishing Conditional Overlay District No. 264



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

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

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-LD
Minimum Yard Requirements	Front yard: a. Fifteen feet along a street classified as a local street or as required by section 36-453 (garages shall be set back a minimum of 20 feet).
Maximum Structure Height	1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade. 3. No portion of a multifamily dwelling shall be higher than allowed by a 45-degree bulk plane where the property adjoins an R-SF district. Any multifamily dwelling for which a building permit has been issued prior to July 1, 2009, that does not conform to the 45-degree bulk plane shall be considered conforming with regard to the 45-degree bulk plane.

DEVELOPMENT REVIEW STAFF REPORT

Minimum Open Space	Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.
Buffering and Landscaping	A bufferyard type B will be required adjacent to the R-SF 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 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

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- 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, 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.

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- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

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	Neighborhood Commercial	Major Retail & Service	Public & Institutional	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	○	○	○	○	○	○	○	○	○	○	○	○	○	○

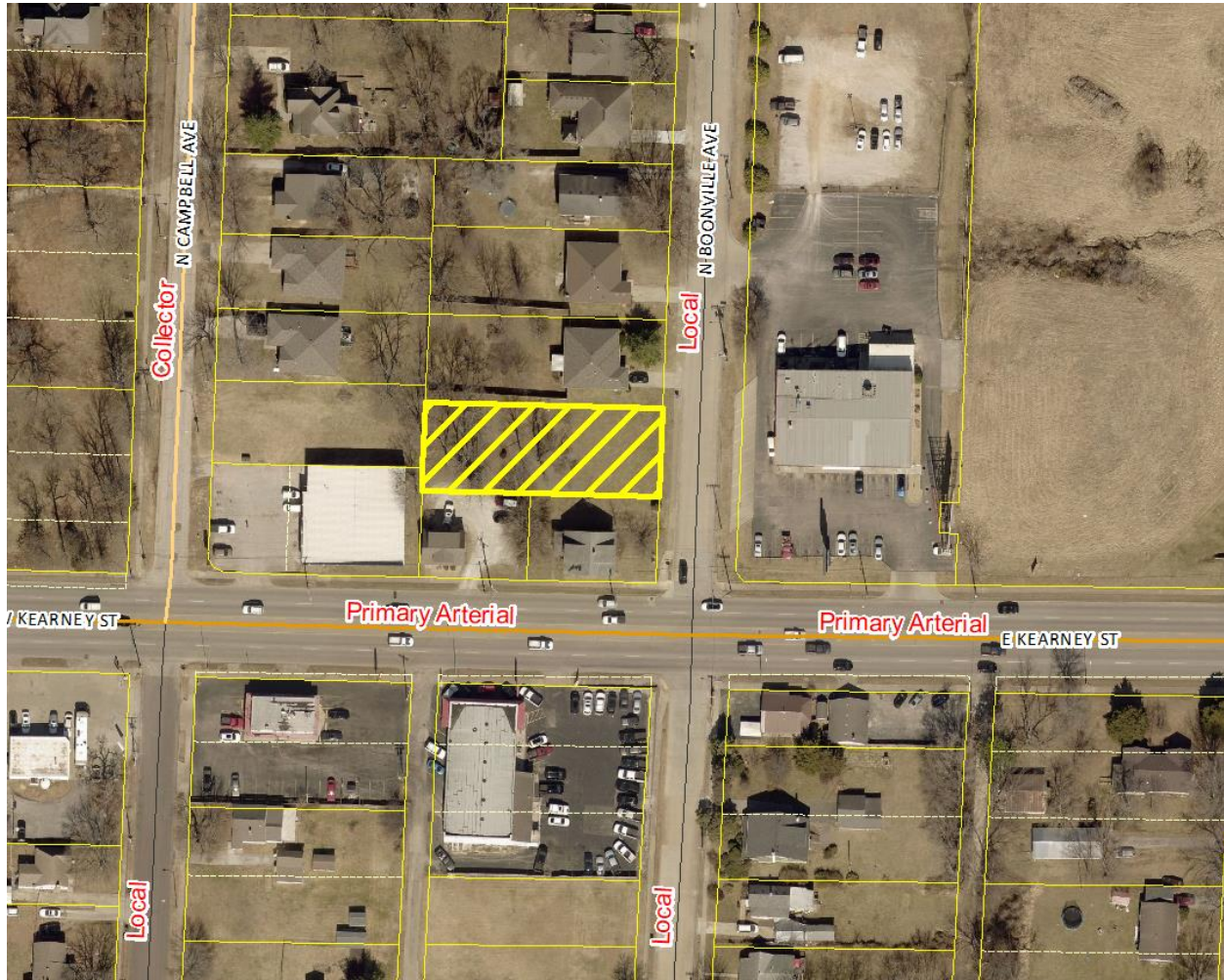
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

○ 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	R-SF	HC	HC	HC
LAND USE	Single-family home	Single-family home	Commercial retail	Commercial use
PLACETYPES	Center City neighborhood	City Corridor	City Corridor	Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

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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	N. Boonville Avenue	Local	City	25	25	NA	Yes	Yes	Yes

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

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There is one bus stop on Kearney 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

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

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

N/A

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

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SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.27 acres generally located at 2409 North Boonville Avenue from HC, Highway Commercial to R-LD, Low-density multi-family residential district and establishing Conditional Overlay District No. 264. The applicant intends build a duplex.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype.
3. Multi-family is listed as a supporting use in the City Corridor placetype.
4. Although the placetype is City Corridor, single-family homes are the predominant use on the west-side of Boonville Avenue. This application will allow the continued development of the housing stock in this area.
5. This application is consistent with the *Comprehensive Plan's Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of "missing middle" housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield's existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.
6. The range of uses in the proposed R-LD 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 R-LD district is compatible with the uses permitted on other property in the immediate vicinity. Single-family homes are the predominant use on the west-side of Boonville Avenue. This application will allow the continued development of the housing stock in this area.
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.

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11. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
12. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

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:

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. 264

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

1. The maximum density shall be limited to eleven (11) dwelling units per acre.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

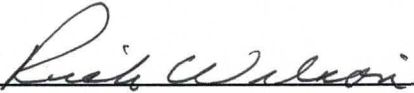
1. Request change to zoning from: HC HWY Commercial to RLD Residential Low Dentist
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 11/25/24, 4-6:30 PM
3. Meeting Location: The Library Station, 2535 N. Kansas Expressway, Spfd, 65803,
4. Number of invitations that were sent: 103
5. How the mailing list was generated: By City of Springfield Planning Dept.
6. Number of neighbors in attendance (attach a sign-in sheet): 2
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).

There were no objections to the proposed change to zoning.
There have been no concerns or complaints received.

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

There are none at this time.

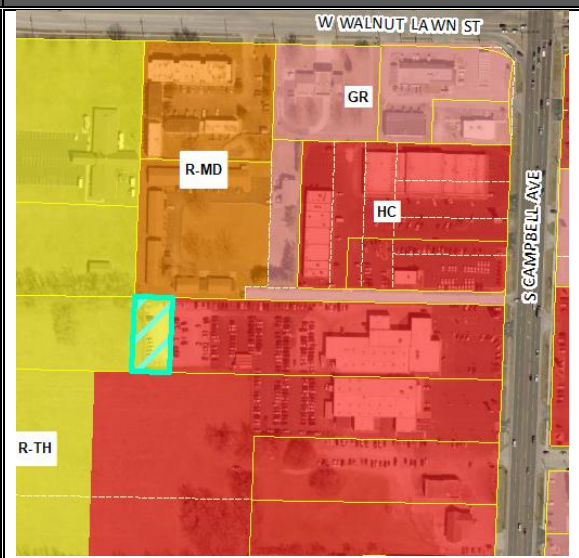
I, RICK WILSON (print name), attest that the neighborhood meeting was held on 12/25/2024 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

RICK WILSON
Printed name of person completing affidavit

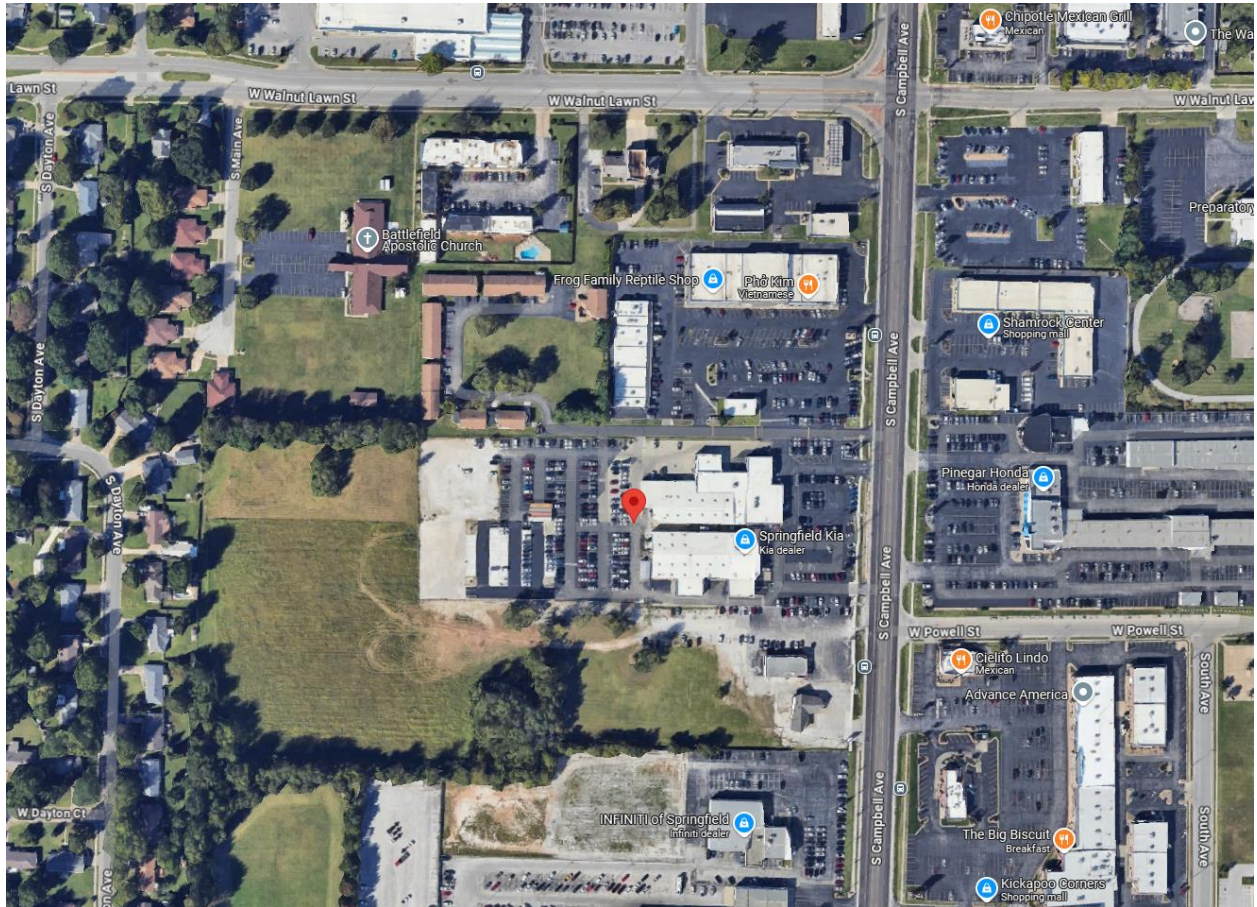


Case Number:	Z-31-2024
Location:	3505 South Campbell Avenue
Total Acres:	0.36 acres
Applicant:	Westport Management LLC
Existing Land Use:	Car dealership parking lot
Neighborhood Meeting:	November 12, 2024
Planning and Zoning Commission:	December 19, 2024
City Council:	January 27, 2025
Public Notification:	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-31-2024 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned HC 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 DISTRICT
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.

DEVELOPMENT REVIEW STAFF REPORT

	(f) 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 HC District
Maximum Height	None.
Bulk Plane	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 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved. (b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved. (c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing. (d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing. (f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-484, lighting standards. (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.

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Buffering and Landscaping

Whenever any development in an HC 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 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.
- 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.

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- 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.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:

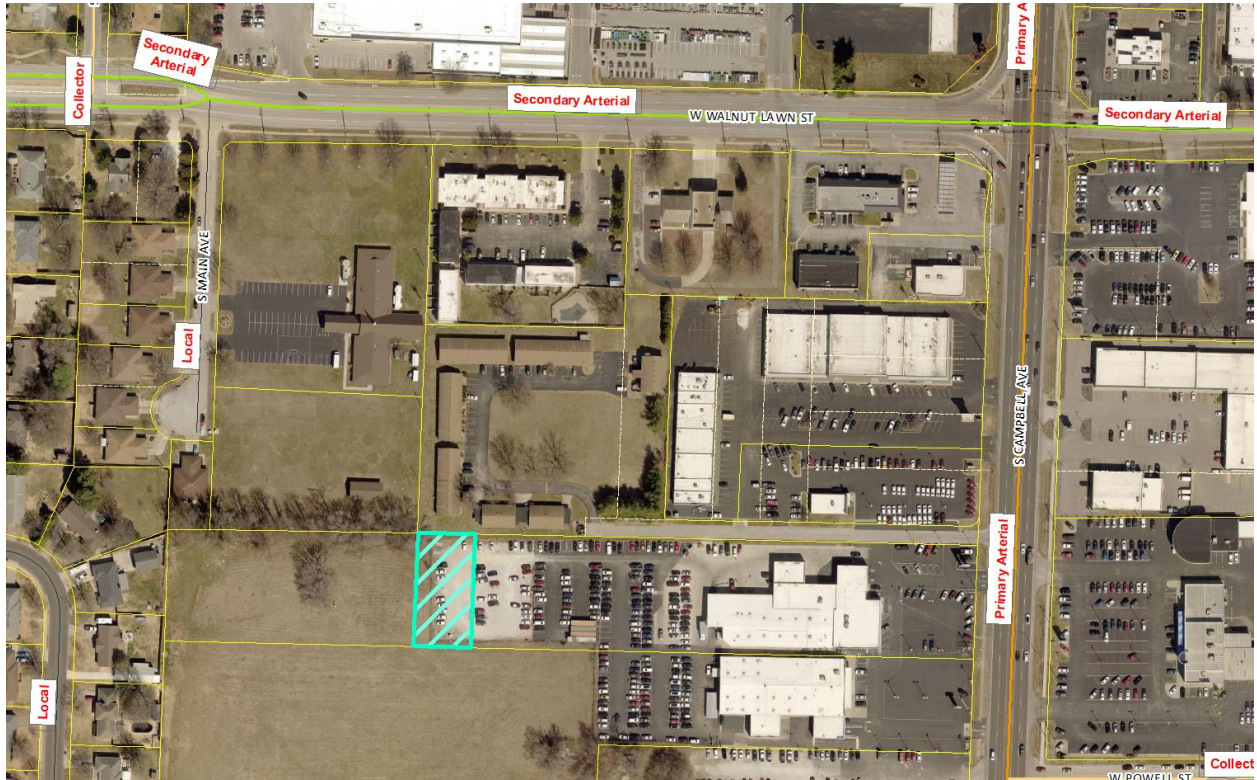


PLACETYPES	LAND USES													
	Single Family Detached	Single Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-MD	HC	HC	R-TH
LAND USE	Multi-family apartments	Undeveloped land	Car dealership	Undeveloped land
PLACETYPES	Center City neighborhood	City Corridor	City Corridor	Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues. Tract has access to public sewer.

DEVELOPMENT REVIEW STAFF REPORT

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S. Campbell Avenue	Primary Arterial	City	50	60	41,126	No	Yes	Yes

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

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are 2 bus stops on Campbell Avenue near the property.

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

The property is in both the **Ward Branch and Inman Creek** drainage basins. 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**.

DETENTION AND DISCHARGE REQUIREMENTS

1. Existing site has detention provided through underground flood control systems. Further expansion of impervious area would require more detention for flood control.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

DEVELOPMENT REVIEW STAFF REPORT

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.36 acres generally located on a portion of 3505 South Campbell Avenue from R-TH, Residential Townhouse to HC, Highway Commercial.
2. The subject property is part of a larger lot that is split zoned. This application will consolidate the existing lot under one zoning district.
3. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype.
4. 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.
5. 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.
6. 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.
7. There are few changing conditions in the area affected that make the proposed rezoning necessary.
8. The range of uses in the proposed HC district is compatible with the uses permitted on other property in the immediate vicinity.
9. 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.
10. 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.
11. 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.
12. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

DEVELOPMENT REVIEW STAFF REPORT

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:

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-TH to HC
(existing zoning) (proposed zoning)
2. Meeting Date & Time: November 12, 2024; 4-6:30 pm
3. Meeting Location: Holiday Inn Express & Suites, 310 E Monastery St, Springfield, MO
4. Number of invitations that were sent: 36
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 0
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

N/A

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

N/A

I, Martha Middleton (print name), attest that the neighborhood meeting was held on 11/12/2024 (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."

Martha Middleton
Signature of person completing affidavit

Martha Middleton
Printed name of person completing affidavit

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

DATE: December 6, 2024

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Z-32-2024 COD 265

The applicant has requested this case be postponed to the next Planning and Zoning Commission meeting on January 16, 2025.

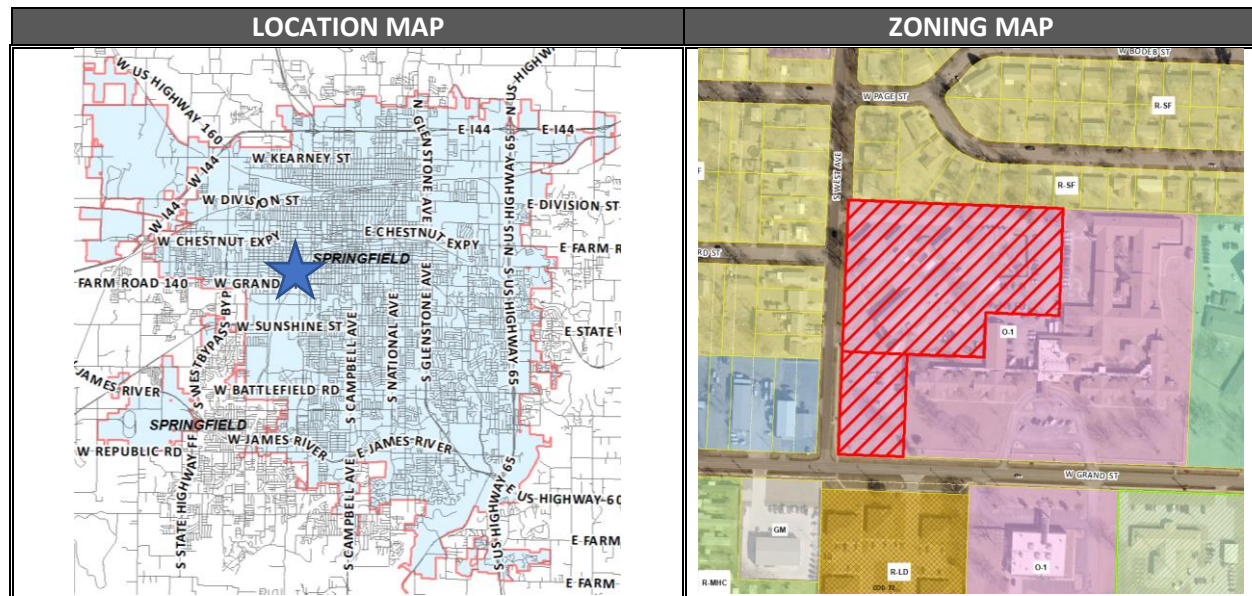
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-33-2024
Location:	910 and 920 South West Avenue
Total Acres:	4.5 acres
Applicant:	Greene County
Existing Land Use:	Vacant nursing home facility
Neighborhood Meeting:	November 25, 2024
Planning and Zoning Commission:	December 19, 2024
City Council:	January 27, 2025
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-33-2024 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

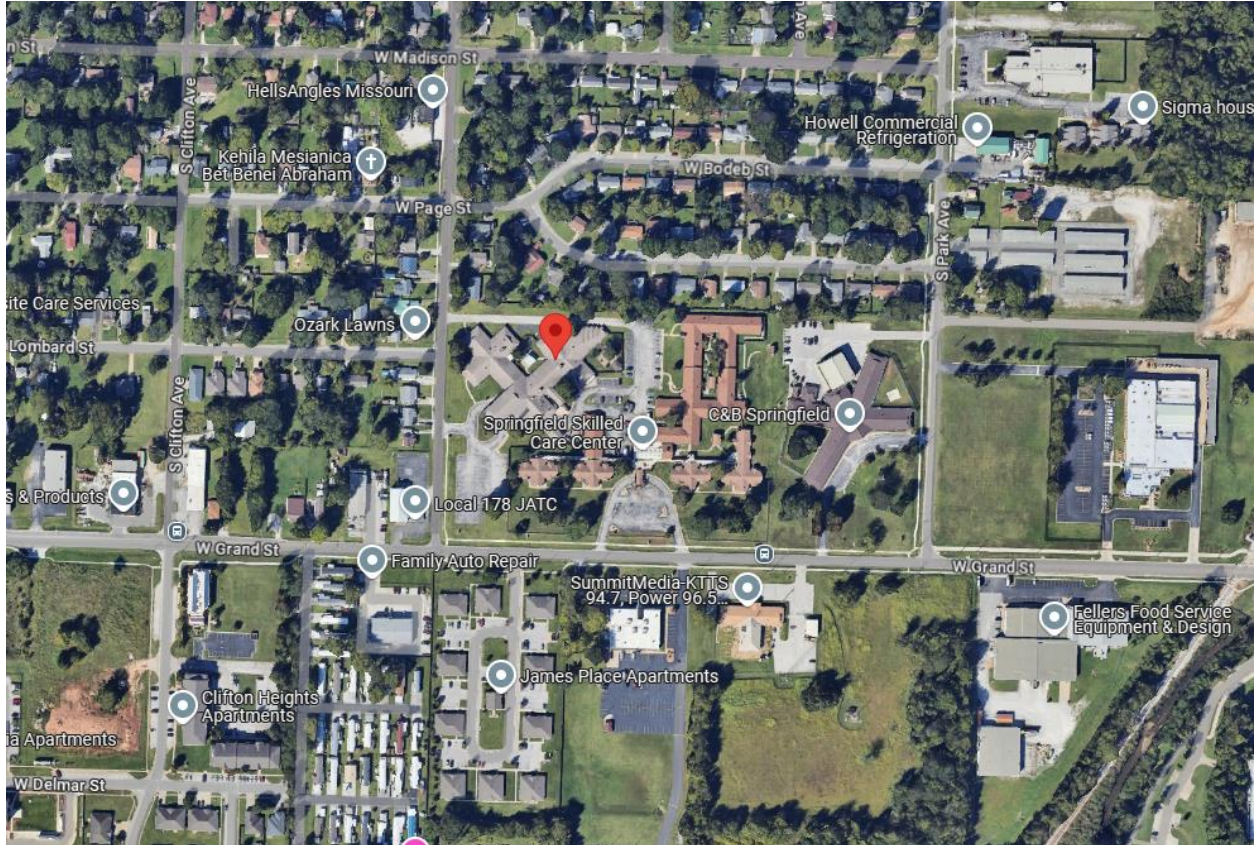
PROJECT SUMMARY:

Request to rezone approximately 4.5 acres generally located at 910 and 920 South West Avenue from O-1, Office District to GI, Government and Institutional Use District.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned O-1 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 GI
Use Limitations	(a)No landfill activities shall occur within 1,000 feet of a residential district. (b)All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c)No use shall emit an odor than creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (d)Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Maximum 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	20 percent
Buffering and Landscaping	A bufferyard type D is required along the north property line. A landscape plan meeting the requirements of sections 36-482, landscaping and bufferyards, and 36-483.

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

The Mixed Residential placetype contains primarily higher density single-family attached and multi-family residential dwellings. This includes townhomes, rowhomes, duplexes, apartments, student housing, and single-family detached homes that have been converted into multiunit dwellings. Residential uses are supported by key cultural and institutional centers, such as schools and places of worship. Housing for university and college students, young professionals looking for housing close to work, and seniors desiring to downsize are prioritized within this placetype.

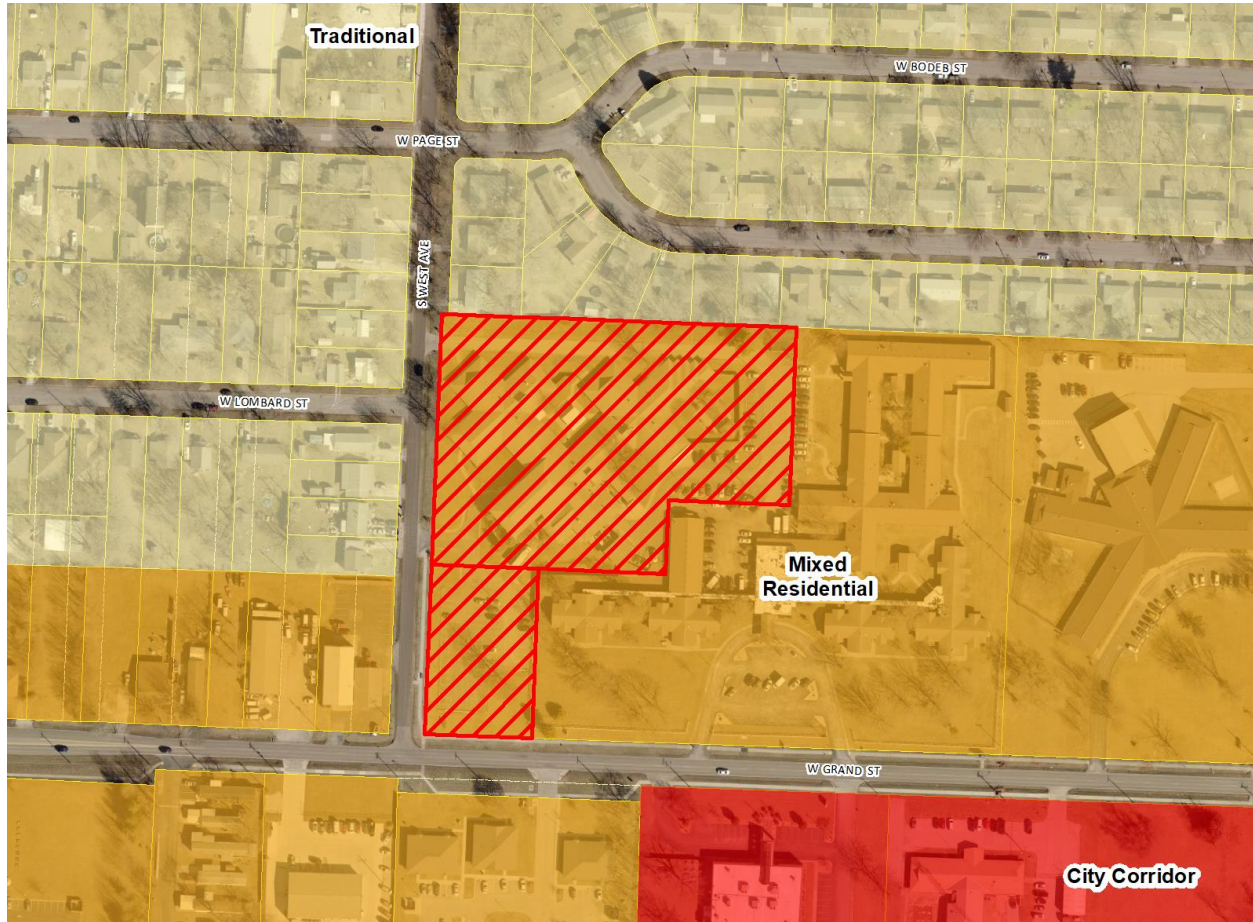
Mixed Residential placetypes near the Downtown and city corridors help generate activity and increase access to local shoppers, while providing high-quality, affordable housing options. Mixed Residential developments are prioritized and supported in locations adjacent to major employment centers, activity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

The *Land Use and Development* recommends a “step-down approach should be used to create a gradual transition where more intense housing types and dissimilar uses converge along the edges of the neighborhood.” The subject property is located on the edge of a neighborhood in an area where manufacturing and single-family land uses and zoning converge.

The Mixed Residential placetype identifies, government, healthcare and institutional facilities as supporting land uses within this category.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

- **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype
- **Supporting Land Use:**
Less prevalent and serve to support the primary land use.
- ◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	O-1 & R-LD	O-1	LI & R-SF
LAND USE	Single-family homes	Multi-family apartments & nursing home	Nursing home	Commercial office building & single-family homes
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

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	S. West Avenue	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 is one bus stop on West Avenue near the property.

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

The property is in the **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 **is not applicable because the site is built out**.

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.

DEVELOPMENT REVIEW STAFF REPORT

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 rezone approximately 4.5 acres generally located at 910 and 920 South West Avenue from O-1, Office District to GI, Government and Institutional Use District. The applicant intends to use the property as a residential treatment facility.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Mixed Residential placetype. The Mixed Residential placetype contains primarily higher density single-family attached and multi-family residential dwellings. This includes townhomes, rowhomes, duplexes, apartments, student housing, and single-family detached homes that have been converted into multiunit dwellings. Residential uses are supported by key cultural and institutional centers, such as schools and places of worship. Housing for university and college students, young professionals looking for housing close to work, and seniors desiring to downsize are prioritized within this placetype. Mixed Residential placetypes near the Downtown and city corridors help generate activity and increase access to local shoppers, while providing high-quality, affordable housing options. Mixed Residential developments are prioritized and supported in locations adjacent to major employment centers, activity centers, healthcare facilities, higher education facilities, schools, major

DEVELOPMENT REVIEW STAFF REPORT

parks, greenways, recreational facilities, and existing city corridors in need of an expanded customer-base and reinvestment.

3. Although the subject property is within the Mixed Residential placetype, this placetype identifies government, healthcare and institutional facilities as supporting land uses within this category. The existing residential treatment facility could be considered an “institutional use.”
4. The subject property is located along Grand Street and West Avenue, classified as a Primary Arterial and Collector roadways, respectively.
5. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities’ extension policy, though new easements may be necessary to accommodate this.
6. There are few known changing conditions in the area affected that make the proposed rezoning necessary.
7. The range of uses in the proposed GI district is compatible with the uses permitted on other property in the immediate vicinity.
8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
9. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

DEVELOPMENT REVIEW STAFF REPORT

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: O-1 to G/I Government / Institutional
(existing zoning) (proposed zoning)
2. Meeting Date & Time: November 25, 2024
3. Meeting Location: On location - 910 S. West Ave
4. Number of invitations that were sent: 171
5. How the mailing list was generated: By Zoning Department
6. Number of neighbors in attendance (attach a sign-in sheet): 7 neighbors + real estate agent + rep of Greene County
(not counting them as neighbors)
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 one expressed any concern about the rezoning proposed

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

N/A

I, Stephanie D. Ireland (print name), attest that the neighborhood meeting was held on 11-25-24 (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

Stephanie D. Ireland

Printed name of person completing affidavit



Rezoning of 910 S. West Ave – Neighborhood Meeting

Project #24-109

11/11/25

Name	Address	Phone Number	E-mail Address
Kurt Branning	558 S. Walnut Hill Ave	417-299-7611	branning131@gmail.com
Chris Coulter	940 Bernville		ccoulter@greencountymo.gov
PADEN WILKINSON	755 S. Munke-	417-818-5166	Pwilkinson@ireland.com
LARA PRITCHARD	850 S. WEST	806-570-2449	LAPLIBILL@gmail.com
Cherie Koeller	856 S. West	816-675-8246	
Tyler Snel	849 S. West	417-315-6594	
Shawn Brooks	523 N Forest Ave	417-576-6983	dcwms@mchsi.com
Adam Day	250 N. Hilton Hilton Ave	417-360-4318	adayadam1105@gmail.com
Cora Day	250 N. Hilton Ave	417-351-8604	coramay89@gmail.com

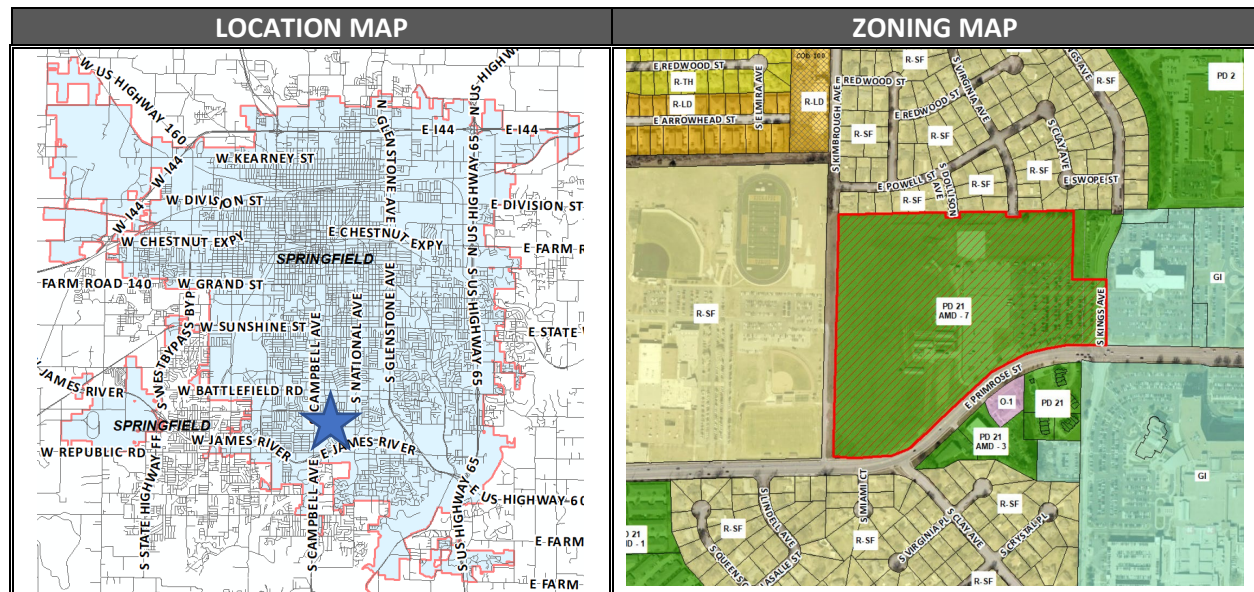
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-34-2024 with Conditional Overlay District No. 266
Location:	851 E. Primrose Street
Total Acres:	29 acres
Applicant:	Lester E. Cox Medical Center
Existing Land Use:	Nursery/garden center, off-street parking and vacant land
Neighborhood Meeting:	November 29, 2024
Planning and Zoning Commission:	December 19, 2024
City Council:	January 27, 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-34-2024 with Conditional Overlay District No. 266 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).

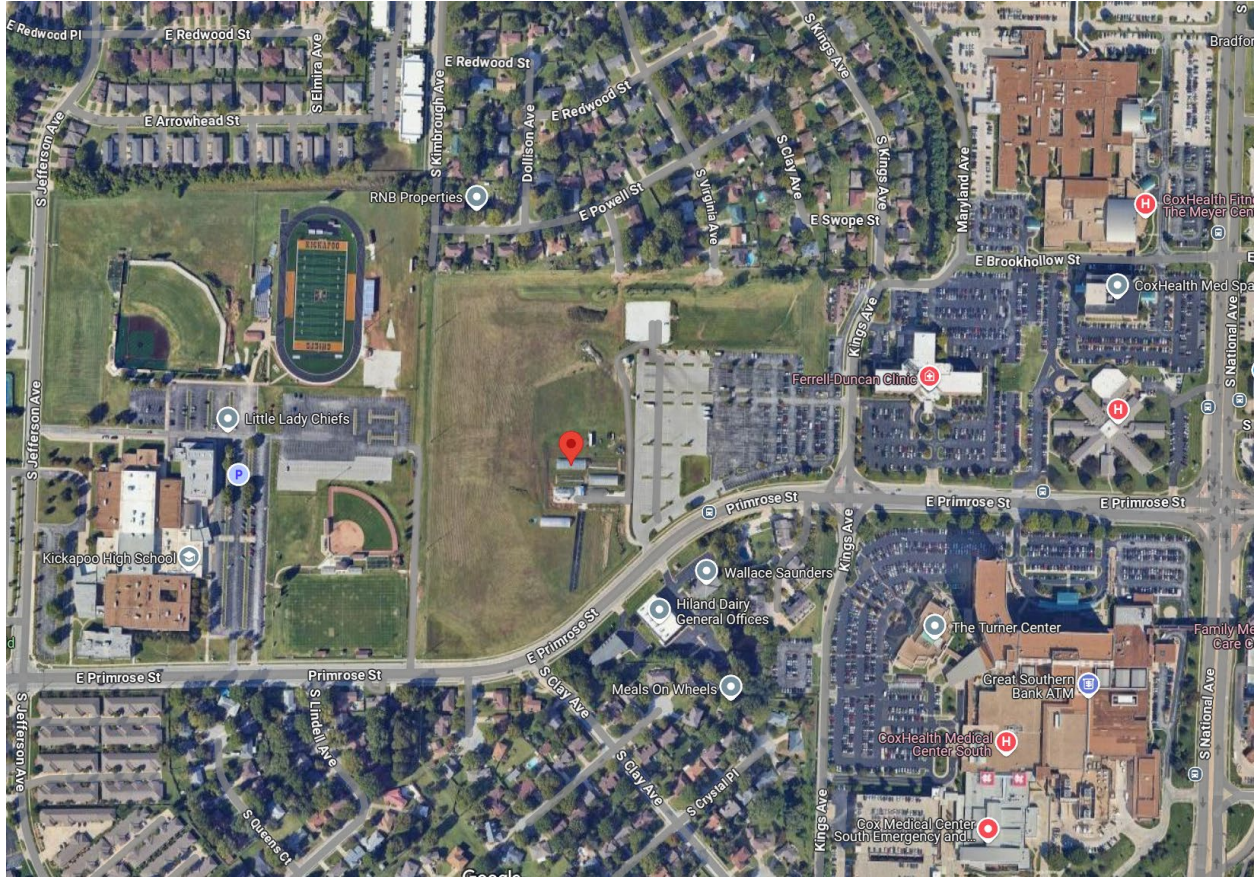
PROJECT SUMMARY:

Request to rezone approximately 29 acres generally located at 851 E. Primrose Street from Planned Development No. 21, 7th Amendment to GI, Government and Institutional Use District with Conditional Overlay District No. 266.



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 originally zoned Planned Development No. 21 in 1982 and was later amended to PD 21, 2nd Amendment in 1991. The PD was amended in 2002 to Planned Development No. 21, 7th Amendment.

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 GI
Use Limitations	(a) No landfill activities shall occur within 1,000 feet of a residential district. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (d) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
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

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Institutional and Employment Center placetype.

The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are supported by small commercial sales and service business, and a mix of community-orientated amenities. Student housing is also a common component. 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. Planning for Institutional and Employment Center placetype focuses on infrastructure and corridor improvements to facilitate traffic flow, multimodal connectivity, and streetscaping improvements, needed to enhance the character and connectivity of key corridors. As these centers of activity receive high volumes of visitors and commuters into the City, it is essential that the quality of development and visual appeal of the corridors remain attractive and representative of the City's desired image.

Primary Land Uses:

- Universities, colleges, and vocational schools
- Government, healthcare, and institutional facilities

Supporting Land Uses:

- Single-family detached
- Single-family attached
- Multi-family
- Parks, greenways, and open space
- Sports complexes and recreational facilities
- Office, hospitality, retail sales and service
- Maker, artisan, and innovations spaces
- Public and private schools and places of worship

Characteristics

TRANSPORTATION & INFRASTRUCTURE

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

DEVELOPMENT REVIEW STAFF REPORT

- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, 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.
- The pedestrian environment is enhanced with expanded sidewalks and pedestrian infrastructure, such as benches, pedestrian-scaled lighting, and street trees.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

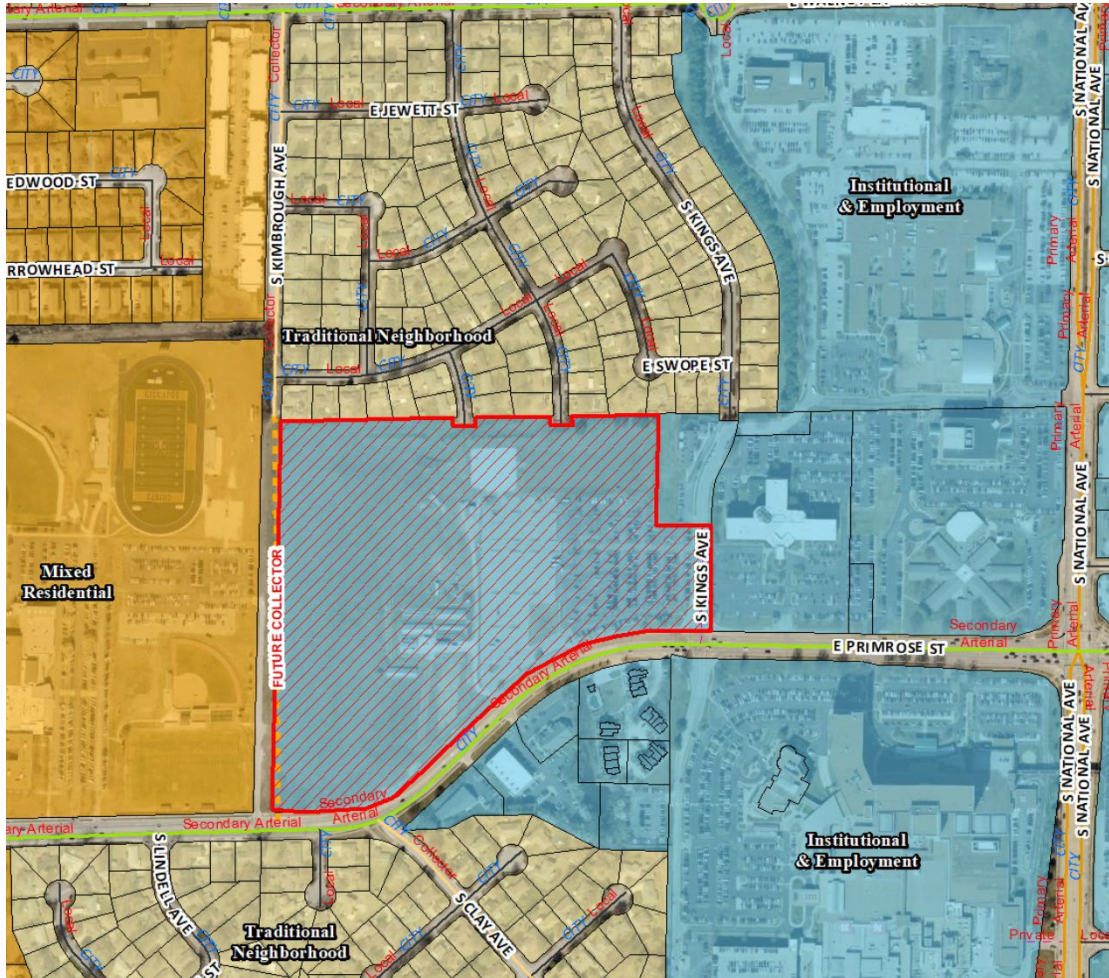
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- Character is enhanced by gateway features, landscaping, and branding elements, particularly within university, health care campuses, and innovation districts, to identify entry into campus areas.
- 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.
- Lighting, signage, landscaping, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting with a high degree of transparency using clear glass windows and doors 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.
- 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.

TRANSITIONS:

- Strong connections to local universities, innovation districts, and neighborhoods are established through branding and connectivity.
- More intense institutional and employment uses and supporting uses are sufficiently separated and buffered from lower intensity residential uses.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single Family Detached	Single Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major Retail & Wholesale	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Services, Outdoor Sales & Service	Light Industry
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

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	PD 21, O-1 & R-SF	PD 21 & GI	R-SF
LAND USE	Single-family residential	Office and single-family residential	Ronald McDonald House & Cox hospital uses	High school
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Institutional & Employment	Mixed Residential

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DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning. The property has access to CU 3-phase electric, gas & water.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning. Tract has access to public sewer although it is not in a sewer district. If any new connections are made to sanitary sewer, they may require a special connection agreement unless a sewer district is formed.

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. Primrose Street	Secondary Arterial	City	35	35	NA	No	Yes	Yes
Street 2	S. Kimbrough Avenue	Collector	City	30	30	NA	No	Yes	No
Street 3	S. Kings Avenue	Private	Private	30	30	NA	No	Yes	Yes

ACCESS - All new or modified driveway approaches shall comply with the accepted traffic impact study, conditional overlay district, and current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There is one Greenway Trails near the property. There are seven bus stops near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A Traffic Impact Analysis and Safety Study (TIA) is required at the time of development. The requirements of said study shall be incorporated in the site plan, public improvement plans, or other permits as applicable. All public

DEVELOPMENT REVIEW STAFF REPORT

improvements required for the development must be constructed or escrowed prior to approval of any building permit or plat.

- All streets and traffic impacts in the general area bound by Walnut Lawn Street to the North, Primrose Street to the South, National Avenue to the East, and Campbell Avenue to the West shall be considered as part of the TIA. The TIA shall consider the Level of Service, safety, and connectivity of functional street network within the study area by providing analysis of scenarios both with and without the connection of Kimbrough Avenue from Primrose Street to Walnut Lawn Street.

- No more than one (1) full access on the north side of Primrose Street shall be allowed between Kings Avenue and Kimbrough Avenue. Additional right-in/right-out access points may be permitted as supported by the TIA

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

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

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 is triggered at time of development and not rezoning. The property has existing flood control detention basins for the existing impervious areas only.

a. Any new development that increases the impervious area must provide flood control volume based on the Chapter 96-11. No fee in lieu of detention application is permitted.

b. Modifications to existing public infrastructure requires public improvement projects.

2. The site must discharge to the E Primrose St right-of-way. The existing storm sewer is located from west to east; Primrose and Kimbrough intersection, E Primrose St culvert to the Ward Branch Stream, and the Primrose and Kings intersection.

3. The new Kimbrough Ave road should have storm sewer connected to the 2013PW0018 stormwater control measure before discharging to the south.

4. Future Projects require the runoff from S Dollison Ave captured and routed to the downstream storm sewer or natural waterway.

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 REVIEW STAFF REPORT

development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.

a. Any new development on the 851 E Primrose St property will be considered part of a larger common plan. Water quality stormwater control measure is required for any increase in impervious area.

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 29 acres generally located at 851 E. Primrose Street from Planned Development No. 21, 7th Amendment to GI, Government and Institutional Use District with Conditional Overlay District No. 266. The applicant is proposing a new pediatrics clinic and other hospital uses in the future.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Institutional & Employment Center placetype. This placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses.
3. The GI District is consistent with the goals and objectives of the Institutional and Employment Center placetype. The GI use district is established to apply to those lands where federal, state or local government activities are conducted, where governments hold title to such lands, and to major public and private educational and medical facilities. This district is also intended to classify land that is vacant but has been designated for the activities listed above in an adopted plan.

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4. The applicant is proposing a Conditional Overlay District that carries over some of the differences from the existing PD to the proposed GI District. This includes additional perimeter landscaping and bufferyard requirements, internal sidewalk connections to public sidewalk, access restrictions, and a traffic study at the time of development.
5. The main differences between the existing PD and GI include:
 - a. The PD prohibits heliports as an accessory to hospitals with ambulance services. The GI District with COD would allow this use by right.
 - b. The PD allows Hotels, motels and inns provided that (a) such use shall not occupy more than forty (40) percent of the gross floor area of the building in which it is located; (b) shall be entirely located within the building or buildings utilized primarily for Hospital/Medical uses; and (c) shall have no signs or advertising devices visible from any public street. The GI District with COD will require a CUP for temporary lodging facilities such as hotels and motels.
 - c. The PD has a maximum Floor Area Ratio (FAR) of 0.30 which doesn't include parking structures. The GI District with COD has no FAR limitations.
 - d. The PD has required improvements based off of a traffic study from 2002. The GI with COD will require a new traffic study based off current conditions and proposed development.
 - e. The PD requires improvements to Kimbrough Avenue when 50% of the site is developed or lot adjacent is developed. The GI District with COD will determine the construction of Kimbrough Avenue based off the traffic study.
 - f. The PD requires additional right-of-way and improvements to Primrose. Those improvements to Primrose have already been made by the City.
 - g. The PD requires the off-street parking requirements in the Zoning Ordinance to apply. GI doesn't require any off-street parking.
 - h. Signage is limited in the PD to three (3) free standing signs permitted along Primrose. The signs shall have a maximum effective area of one hundred fifty (150) square feet and a maximum height of twenty (20) feet. The signs shall be separated by a minimum of two hundred fifty (250) feet. Directional signage is permitted throughout the site. The signs are limited to a maximum height of eight (8) feet and a maximum of six (6) feet wide. The rezoning to GI will default signage to the existing Z.O. which appears to allow the same number of signs, but more effective area.
 - i. A final development plan/detailed site plan (landscaping, photometrics, screening, signage, etc.) in conformance with the PD is required to be approved by Planning and Zoning Commission. The GI district won't require a site plan to be reviewed until building permit.
6. Other important similarities between the PD and GI District include:
 - a. Both the PD and the GI District require a 30-degree bulk plane and no additional height restrictions from the R-SF District.
 - b. Both the PD and GI District require 20% open space.
 - c. The exact PD bufferyard language has been transferred over to the GI with COD.

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- d. The exact PD perimeter landscaping language has been transferred over to the GI with COD.
 - e. The exact same internal sidewalk connection to public sidewalk language has been included in the COD.
 - f. Access restrictions to Dollison and Virginia Avenues has been transferred to the COD.
7. The subject property is located at the intersection of Primrose Street, a secondary arterial roadway, and Kimbrough Avenue, a future collector roadway on the Major Thoroughfare Plan. Kings Avenue is a private street.
 8. 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.
 9. There are not changing conditions in the area affected that make the proposed rezoning necessary. The existing PD could also be amended.
 10. The range of uses in the proposed GI district are compatible with the uses permitted on other property in the immediate vicinity. The Cox hospital properties to the east are zoned GI.
 11. 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. Utility, stormwater and sewer service can be provided to this area which has been platted.
 12. 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 will require a traffic study and improvements to the adjacent and surrounding public infrastructure as prescribed.
 13. 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. There is not an error.
 14. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. The existing PD allows for similar uses with certain requirements.
 15. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
 16. The applicant held a neighborhood meeting on November 29, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
 17. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public

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hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends **approval** based on the proposal's general conformance to the Comprehensive Plan's Institutional & Employment Center 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.

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ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 266

The requirements of Section 36-401. of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. A twenty-five (25) foot perimeter landscaping strip shall be provided along Primrose Street.
2. A bufferyard, at least fifty (50) feet deep, with a six (6) foot tall earthen berm is required along the northern boundary of the district. Required plantings within the bufferyard shall include: 3 canopy trees, 3 understory trees, 3 evergreen trees, and twelve shrubs per one hundred (100) lineal feet. The berm may be reduced in height as necessary to allow for storm water to pass through from the residential areas to the north. This bufferyard shall wrap around the vehicle turnarounds at Dollison and Virginia Avenues and may be reduced to thirty (30) feet at these two locations.
3. Internal sidewalks, or clearly identified pedestrian ways, shall connect to the public sidewalks wherever possible to encourage pedestrian circulation.
4. No more than one full access on the north side of Primrose Street will be allowed between Kings Avenue and Kimbrough Avenue. Additional right-in/right-out access points may be permitted as supported by the Traffic Impact Analysis and Safety Study.
5. No access is permitted to Dollison and Virginia Avenues.
6. A Traffic Impact Analysis and Safety Study (TIA) shall be performed at the time of development in accordance with all requirements as determined by the Director of Public Works. At a minimum, all streets and traffic impacts in the general area bound by Walnut Lawn Street to the North, Primrose Street to the South, National Avenue to the East, and Campbell Avenue to the West shall be considered as part of the TIA. The TIA shall consider the Level of Service, safety, and connectivity of functional street network within the study area by providing analysis of scenarios both with and without the connection of Kimbrough Avenue from Primrose Street to Walnut Lawn Street. The requirements of said study shall be incorporated in the site plan, PIP, or other permits as applicable, and in accordance with City Code Section 36-250 and Section 9 of Public Works Design Standards. All public improvements required for the development must be constructed or escrowed prior to approval of the building permit or plat.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Planned Development 21 Amendment 7 to Government and Institutional Use
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Friday, 11/29/2024 from 4 - 6:30PM
3. Meeting Location: Ozark Room - CoxHealth Meyer Orthopedic & Rehab Hospital (3535 S. National)
4. Number of invitations that were sent: 181
5. How the mailing list was generated: The Mailing list was provided by the City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 9
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).

Please see attachment below.

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

No written comment cards provided, meeting consisted of solely verbal communications.

I, _____ (print name), attest that the neighborhood meeting was held on _____ (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

Printed name of person completing affidavit



Providing Transportation and Engineering Solutions

5051 S. National, Ste. 7A
Springfield, MO 65810
Phone: 417.889.3400
Fax: 417.889.3402
www.GoCJW.com

Young Property Neighborhood Meeting
Lester E Cox Medical Centers
3535 S. National
Springfield, Missouri

November 29, 2024
4:00 to 6:30 pm

Notes:

Below are the notes taken during the verbal communications between the neighboring property owners and the subject property representatives at the time of the Neighborhood Meeting.

Overall positive feedback was received from all of those in attendance, some of the comments discussed during the meeting can be found below.

Comments & Responses:

- The meeting started with introductions and CoxHealth giving a brief overview of the property and their reasons for the request for Rezone.
- Neighbors asked about the removal of the community gardens which currently resides on the subject property.
 - CoxHealth responded, the Community Gardens are to remain in place until such time arises for the need of relocation to which options for possible relocations will be discussed.
- Neighbors had several comments regarding speeding traffic from Kickapoo School.
 - CoxHealth responded, all necessary traffic studies will be performed at the time of development, the study will include the time of day when school lets out.
- Neighbors asked about the building heights for the property.
 - CJW responded, development will follow the provisions set forth in the current PD which is consistent with GI zoning, e.g. the 30° bulk plane requirements.
- Neighbors asked about parking lighting and headlight bleed-over onto neighboring properties.
 - CoxHealth responded, every precaution will be taken to ensure that is not an issue, directional lighting, fencing, dark sky requirements as required by the city will be followed.
- Neighbors asked about the potential addition of greenspace or park with the development of this property.
 - CoxHealth responded, certainly greenspace will be included, many facilities that serve pediatric patients include a park or playground for kids and staff. CoxHealth anticipates something similar for this project but doesn't know to what extent at the point.
- Neighbors asked about hours of operation.
 - CoxHealth responded, the clinic's hours of operation would be Monday through Friday and open during general business hours.
 - Potential future development could include expanded hours.
- Neighbors asked about the time frame for development of the property.
 - CoxHealth responded, at this point design for a clinic will begin in 2025 and built in 2027.

- Neighbors asked about property values.
 - CoxHealth responded, nothing Cox has done has negatively impacted property values.
- Neighbors asked about parking.
 - CoxHealth responded, initially surface parking, future would include a parking garage.
- Neighbors asked about the roadway extensions at Dollison, Virginia and Kimbrough.
 - CJW responded, Dollison and Virginia will not be extended. Kimbrough however will be extended to meet Primrose.

Please Sign-In

Welcome!



26-Nov-24
4:00 - 6:30 PM

CoxHealth Youngs Property Rezoning
Thank you for coming. Please leave your name and contact information.

	NAME	ADDRESS	EMAIL	PHONE
1	Barbara Adams	829 E. Powell St.	mut4us@att.net	417-429-6189
2	Joe & Jeanne Combs	800 E. Primrose St	jcombsemail@gmail.com	417-207-2182
3	Frances Duermeyer	3807 S. Miami Ct	frduermeyer@gmail.com	417-849-2705
4	George Graddy		gg4569@mediacombb.net	417-844-2623
5	Branna Cudworth			417-349-0784
6	Lori Gilmore	3815 S. Miami Ct.	chronicrain-79@yahoo.com	417-425-5525
7	Lorri White	940 E. Scope St	lorri5@hotmail.com	
8	Matt Moraw	2058 S. Celebration Ave.	Matt@springfieldchamber.com	417-343-2025
9				
10				
11				
12				
13				
14				
15				
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17				
18				
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Neighborhood Meeting Notice

Date of Letter:

11/18/2024

DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

APPLICANT CONTACT INFORMATION

Applicant/Representative Name: Anthony Swanigan CJW Transportation Consultants, LLC

Address: 5051 South National Ave

City, State and Zip: Springfield, Missouri 65810

Phone Number: (417) 889-3400

E-mail: aswanigan@gocjw.com

PROJECT LOCATION:

851 E. Primrose Springfield, Missouri

PROPOSED CHANGES:

Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

The rezone of the property located at 851 E. Primrose from a Planned Development to a Government and Institutional Zoning.

PUBLIC NEIGHBORHOOD MEETING

Date of Meeting: 11/29/2024

Location of Meeting: Ozark Room - CoxHealth Meyer Orthopedic & Rehab Hospital
3535 S. National Ave, Springfield, MO 65807

Time of Meeting: ● 4:00pm to 6:30pm

We look forward to seeing you at this meeting! Thank You!

From: [Kristen Lentz](#)
To: Zoning@springfieldmo.gov
Subject: 851 Primrose Project
Date: Saturday, November 23, 2024 9:33:05 PM

To whom this may concern,
My husband & I received the Neighborhood Meeting Notice about 851 E Primrose on Fri 11/22/'24. We will both be working on this day & cannot attend. My main concern for emailing is that it's incredibly late notice about said meeting, as well as the fact that it's on a day after a big national holiday, where most likely very minimal attendance will happen. This is incredibly concerning as it seems like nefarious behaviors or reasoning. Could you please provide more information as to what this project is about?

Thanks in advance,
Kristen Lentz

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

DATE: December 6, 2024

TO: Planning and Zoning Commission

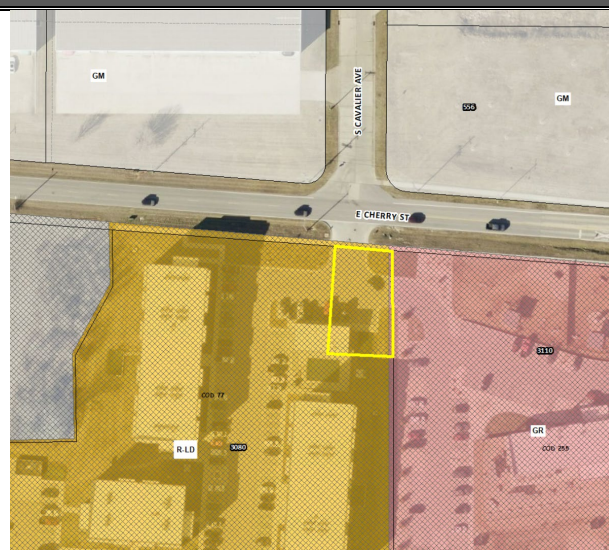
FROM: Michael Sparlin
Senior Planner

SUBJECT: CUP 477

This case be postponed to the next Planning and Zoning Commission meeting on January 16, 2025 due to the applicant not having their neighborhood meeting.

PROJECT SUMMARY:

LOCATION MAP



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



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PROPERTY HISTORY:

The subject property was rezoned to R-LD, Low Density Multi-Family Residential District, in 2018. The existing apartments and clubhouse/amenities were constructed in 2021.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-363. – Conditional Use Permit

(1) *Purpose.* The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety, and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

(8) *Period of validity.*

(a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18 months period:

1. A building permit is obtained, and the erection or alteration of a structure is started; or
2. An occupancy permit is obtained, and the conditional use is commenced.

The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.

(b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.

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COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional neighborhood placetype. Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

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

LAND USES PRIMARY USES

- Single-family detached

SUPPORTING USES

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

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

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

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

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

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

TRADITIONAL NEIGHBORHOOD

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

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TRANSITIONS

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

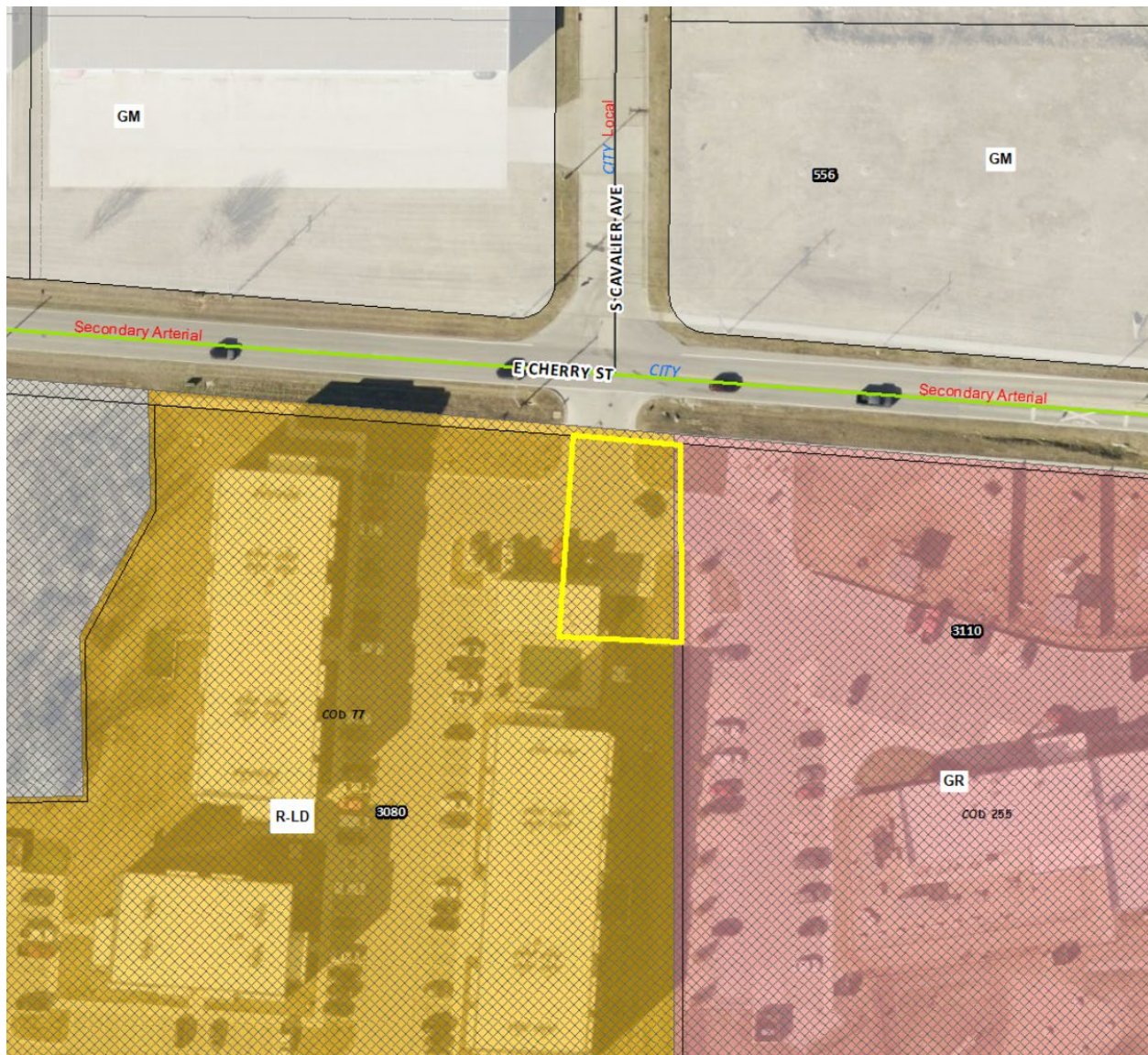
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GM	R-LD	GR	R-LD
LAND USE	Manufacturing and storage uses	Multi-family apartment complex	Personal Service Establishment	Multi-family apartment complex
PLACETYPES	Business Flex	Traditional Neighborhood	Business Flex	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No comments.
2. CITY UTILITIES:
No issues with the proposed CUP.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No objection to the CUP.
4. FIRE DEPARTMENT:
No comments.
5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

The property is in the **Jordan Creek South Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is** aware of a sinkhole or other Karst feature 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**.

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 is provided on site by the Sinkhole G073. PRJ2020-00011, PRJ2021-00760, and PRJ2021-01557 provide the grading needed to drain to the sinkhole.

WATER QUALITY REQUIREMENTS

1. Water Quality is provided by an extended dry detention basin built as part of PRJ2021-00760.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

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SINKHOLES & KARST FEATURES

Sinkhole G073 is a large sinkhole and is present on the southern part of the property. The sinkhole has a drainage area of 100-110 acres. The sinkhole is providing flood control volume to the development at 3080 E Cherry

ADDITIONAL STORMWATER REQUIREMENTS

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.

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC 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. Cherry Street	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 are no Greenway Trails near the property. There are no bus stops along E. Cherry Street near the property.

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

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, Franklin Partners, LP, has requested this Conditional Use Permit to establish an Adaptive Use of a Nonresidential structure in a residential district as a Conditional Use Permit within a R-LD, Low Density Multi-Family Residential District generally located at 3080 E. Cherry Street. The applicant is requesting a Conditional Use Permit for a pet grooming business and potentially other low impact commercial uses as listed in the conditions.
2. This application is for an adaptive use of a non-residential structure in a residential district. The purpose of these regulations is to allow for the use of structures, originally constructed for nonresidential uses and currently located in residential districts, for selected nonresidential, multiple unit residential and mixed nonresidential and residential uses provided the review by the planning and zoning commission and city council

DEVELOPMENT REVIEW STAFF REPORT

determines the proposed use would not have significant adverse impacts on the surrounding neighborhood. The applicant is requesting that the existing multi-family clubhouse be allowed to have business and professional offices, beauty and barber shops, dry cleaning and laundry pick-up or pet grooming with accessory product sales uses. **The following are not accessory to the pet grooming use and are prohibited:**

- Overnight pet stays
- The sale or breeding of pets
- Kennels
- Veterinarian services
- Outside Activity other than approved Supervised Outside Activities.

- The business and professional offices, beauty and barber shops, dry cleaning and laundry pick-up or pet grooming with accessory product sales uses would have the following limitations per Section 36-363 of the Zoning Ordinance:
 - Hours during which the establishment is open to the public shall be limited to a daily period extending from 7:00 a.m. to 6:00 p.m.
 - The following condition modifies this section. No new detached signage is permitted for business and professional offices, beauty and barber shops, dry cleaning and laundry pick-up or pet grooming with accessory product sales in association with the adaptive use of a nonresidential structure in a residential district. Wall signs are permitted with a maximum sign area of ten percent of the façade if located along the façade with street frontage.
 - Expansions not to exceed 20 percent of the existing floor area of the structure or 1,000 square feet, whichever is less, may be approved at the time the conditional use permit is granted.
- A site plan has been provided (Attachment 4) showing the existing site and structures and use area limitations.
- There are no bufferyards required between this use since it is already a part of the existing development.
- New additions or expansions to the existing structure is allowed as prescribed in Subsection 36-363(9).
- Staff has determined that the requested rezoning and Conditional Use Permit are in general alignment with the objectives and intent of the *Comprehensive Plan's* Traditional Neighborhood Placetype as outlined in the Compatibility with the Comprehensive Plan section (above).
- The proposed Conditional Use Permit was reviewed by City departments and comments are contained in the staff report (above).
- The applicant held a neighborhood meeting on November 25, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).
- The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public

DEVELOPMENT REVIEW STAFF REPORT

hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Traditional Neighborhood Placetype and based on the development's compliance with the standards of approval below (Attachment 2).

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following recommendations in connection with each proposed conditional use:

1. Recommend against the proposed conditional use,
2. Recommend approval of the proposed conditional use, or
3. Recommend approval of the proposed conditional use together with recommendations which, in the judgment of the Planning and Zoning Commission, will protect adjacent property and ensure that the proposed conditional use is consistent with the purpose and intent of this article.

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ATTACHMENT 1 CONDITIONAL USE PERMIT NO. 478

1. The adaptive use of a nonresidential use in a residential district (business and professional offices, beauty and barber shops, dry cleaning and laundry pick-up or pet grooming with accessory product sales) shall comply with all the standards listed in Attachment 2.
2. **The following are not accessory to the pet grooming use and are prohibited:** a. Overnight pet stays b. The sale or breeding of pets c. Kennels d. Veterinarian services e. Outside Activity other than approved Supervised Outside Activities.
3. The adaptive use of a nonresidential use in a residential district (business and professional offices, beauty and barber shops, dry cleaning and laundry pick-up or pet grooming with accessory product sales) shall be permitted in conformance with Attachment 4.
4. The hours of operation for business and professional offices, beauty and barber shops, dry cleaning and laundry pick-up or pet grooming with accessory product sales as part of the adaptive use of a nonresidential structure in a residential district shall be from 7:00 a.m. to 6:00 p.m.
5. No new detached signage is permitted for business and professional offices, beauty and barber shops, dry cleaning and laundry pick-up or pet grooming with accessory product sales in association with the adaptive use of a nonresidential structure in a residential district. Wall signs are permitted with a maximum sign area of ten percent of the façade if located along the façade with street frontage.
6. All other standards of the Zoning Ordinance and other applicable Ordinances shall be adhered to.

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ATTACHMENT 2 STANDARDS FOR CONDITIONAL USE PERMIT NO. 478

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
1. The proposed conditional use will be consistent with the adopted policies in the Springfield <i>Comprehensive Plan</i> .	The proposed conditional use will have a negligible impact on the existing characteristic of the surrounding neighborhood. It would serve to relocate a limited number of trips through congested traffic corridors for similar services, better serving the surrounding community, and would further utilize a portion of the city where the infrastructure has been built up.	Staff has concluded that the proposed conditional use within the requested R-LD district is in general alignment with the <i>Comprehensive Plan's</i> Traditional Neighborhood Placetype designation.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	The subject property currently provides both active vehicular and pedestrian access to the East Cherry Street right-of-way via driveway and sidewalk connections, respectively. These connections are existing as part of the overall development and the proposed conditional use will not alter their operation, nor adversely affect the safety of motorists and pedestrians in the area.	Public Works – Traffic has reviewed the proposed conditional use and has determined that it will not adversely affect the safety of the motoring public or of pedestrians using the facility or within the immediate surroundings of the proposal.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	The proposed conditional use shall occupy existing facilities equipped with portable fire extinguishers and fire alarm systems. The	The Fire Department has reviewed the proposed conditional use and hasn't noted any concerns about fire safety and fire control measures. The

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	nearest fire hydrant is within 150 feet of the most remote point on the external façade of the building.	Fire Department's comments are provided within the Department Comments section of the staff report, above.
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	The proposed conditional use shall occupy existing facilities that will in no way increase the hazard to adjacent property from flood or water damage.	Public Works – Stormwater has reviewed the proposed conditional use and has provided their comments within the Department Comments section of the staff report, above.
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	The proposed conditional use shall operate in accordance with the noise standards contained in Section 36-485 of the Land Development Code of The City of Springfield.	Staff does not have any concerns pertaining to the anticipated noise levels associated with the proposed CUP uses which should fit in with the existing uses in the area and with the restrictions on hours of operation.
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	The existing site lighting on the subject property is provided in accordance with previously approved photometric plans. The existing parking spaces for the overall development are generally directed away or set back from both public right-of-way and residential districts adjacent to the subject property. The proposed conditional use will not alter the existing facilities. The existing parking spaces designated for the proposed conditional use are oriented towards the building containing it and away from any residential use.	All future stationary lighting will be required to be meet the requirements and limitations of Section 36-484, Exterior lighting.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	There is currently one existing wall sign, internally lit as to be visible after dark, on the subject building for the lot's principal use. Signage for the proposed use shall be limited to wall	All future signage must comply with the requirements and limitations of the CUP approval standards and Section 36-454, Signs, of the Zoning Ordinance.

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	signs with a maximum sign area of ten percent of the facade. Wall signs shall only be located on facades with street frontage and be installed to visually direct patrons to the proposed use entry point. Signs shall not be internally lit or externally illuminated without specific approval by the City under a separate permit.	
8. Such signs will not have an adverse effect on any adjacent properties.	There is currently one existing wall sign on the subject building for the lot's principal use. Adjacent properties along this corridor are zoned either General Manufacturing (GM) or General Retail (GR) with buildings displaying similar signage. Signage for the proposed use will not have an adverse effect on any adjacent properties.	All future signage must comply with the requirements and limitations of the CUP approval standards and Section 36-454, Signs, of the Zoning Ordinance.
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	The street right-of-way, pavement width, and classification were deemed adequate for the existing multi-family development currently in operation as the principal use of the subject property. The proposed conditional use is expected to generate a low, non-concentrated volume of additional trips to and from the subject property and not impact the overall level of service of the adjacent street.	As noted by Public Works – Traffic, there are no concerns at this time regarding the proposal's impact on traffic in the area.
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be	The proposed conditional use will allow the commercial space to offer services both to residents of the multi-family	Staff doesn't anticipate that the proposed development will adversely impact or be incompatible with the surrounding property. The

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incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare.	development and the public at large. Without the ability to offer services to the public at large, the commercial space tenant would be limited in their ability to obtain business and be successful. For this reason, a commercial space restricted solely to the business of the multi-family development would not be a lucrative location, and therefore difficult for the property owner to maintain an active tenant. The approval of the conditional use permit would ensure that commercial space is regularly occupied and operating, providing a benefit to the multi-family development and surrounding properties. The proposed conditional use will not interfere with any other existing amenities or the activities of surrounding properties.	applicant is proposing to use a portion of an existing nonresidential structure.
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings,	The proposed conditional use will occupy existing facilities, with a very minimal footprint, in a one-story building adequately set back from the road and neighboring properties. The buildings and site design, including existing landscaping, are per previously approved plans.	Staff does not anticipate any changes that would dominate the immediate vicinity or interfere with the development and use of the neighboring property. The applicant is proposing to use a portion of an existing nonresidential structure.

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structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.		
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	The proposed conditional use shall occupy existing facilities and will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any feature of the site or adjacent properties.	Staff has no concerns with the effects this use will have to surrounding properties as they are using an existing building.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	The proposed conditional use shall occupy existing facilities and will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.	The applicant is utilizing the existing structure.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	The proposed conditional use shall occupy existing facilities that are compliant with the bulk regulations and operate within the use limitations of the R- LD zoning district.	The proposed use and site plan appear to comply with all district regulations.
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	The proposed conditional use will allow the commercial space to offer services both to residents of the multi-family development and the public at large. By providing services to the public at large, the proposed conditional use would provide the surrounding area with a benefit by adding an additional option for consumers to obtain these services. The location of the use, outside of	The proposed use is for adaptive uses that will serve residents.

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	congested commercial corridors, would be beneficial to patrons and the city in general.	
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located to protect such residential uses from any injurious effect.	The proposed conditional use shall utilize (4) existing parking spaces as designated on the site plan. The proposed multi-family development currently has an excess of (28) parking spaces per parking calculations noted on the site plan.	One space each 300 square feet of total building floor area for pet grooming uses and one space for each 350 square feet of total building floor area for business or professional office uses. The proposed CUP building area is approximately 425 sq. ft. Four spaces would meet the requirements of Section 36-455 of the Zoning Ordinance.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	The subject property currently provides both active vehicular and pedestrian access to the East Cherry Street right-of-way via driveway and sidewalk connections, respectively. These connections are existing as part of the overall development and the proposed conditional use will not alter their operation, nor adversely affect the safety of motorists and pedestrians in the area.	PW Traffic indicates no issues with existing access to the site.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	The subject property currently provides both active vehicular and pedestrian access to the East Cherry Street right of way via driveway and sidewalk connections, respectively. On the subject property, sidewalks are provided to separate pedestrian and vehicular traffic. The proposed use is at the front of the property and will not interfere with pedestrian or vehicular facilities, on or off site.	Since the building is small and existing, staff does not expect the creation of traffic or pedestrian hazards with the approval of this Conditional Use Permit.

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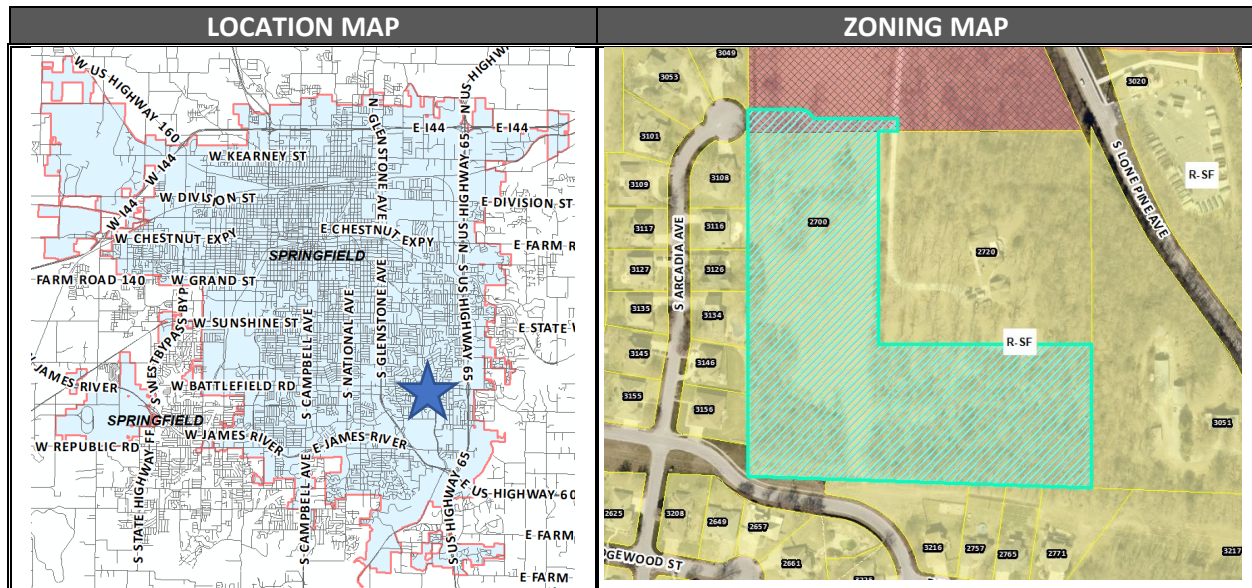
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	The proposed conditional use shall occupy existing facilities and will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	There is not any known interference with any public rights-of-way or easements.
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	The existing structure was constructed per plans originally dated January 2, 2020, and issued original occupancy permits July 23, 2021.	Any new or converted facilities must meet all City code requirements.
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	The subject property currently provides both active vehicular and pedestrian access to the East Cherry Street right of way via driveway and sidewalk connections, respectively. Existing facilities have sufficient parking for the existing principal use and the proposed conditional use. The property and existing facilities are served by City Utilities for water, sewer, and electric and the proposed commercial tenant shall not be sub-metered or sub-billed. Police and fire protection are available at the property.	The property is currently served by all public facilities and services.

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PROJECT INFORMATION	
Case Number:	Preliminary Plat of Chimney Rock Subdivision
Location:	3040 South Arcadia Avenue
Total Acres:	8.69 acres
Applicant:	JCRS Development, LLC
Existing Land Use:	Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	December 19, 2024
City Council:	January 27, 2025
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 Chimney Rock 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).

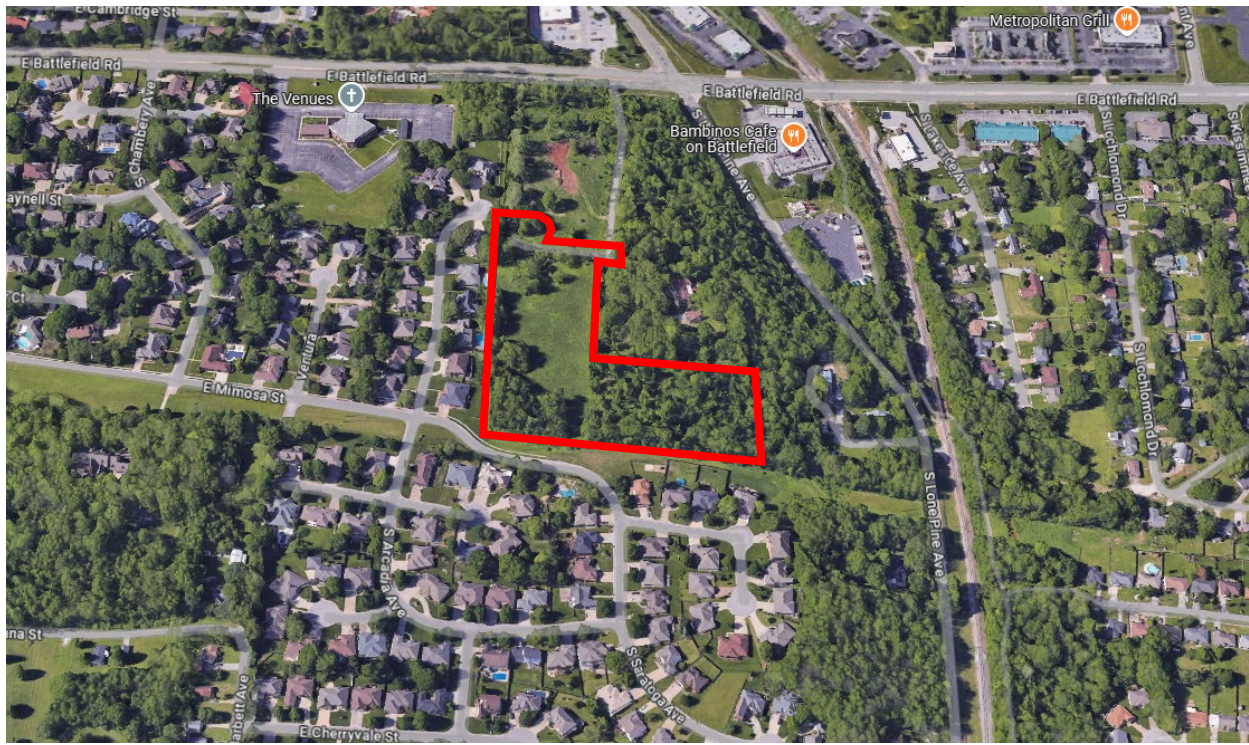
PROJECT SUMMARY:

Request to subdivide approximately 8.69 acres of property generally located at 3040 South Arcadia Avenue into forty (40) residential lots to facilitate the development of the site.



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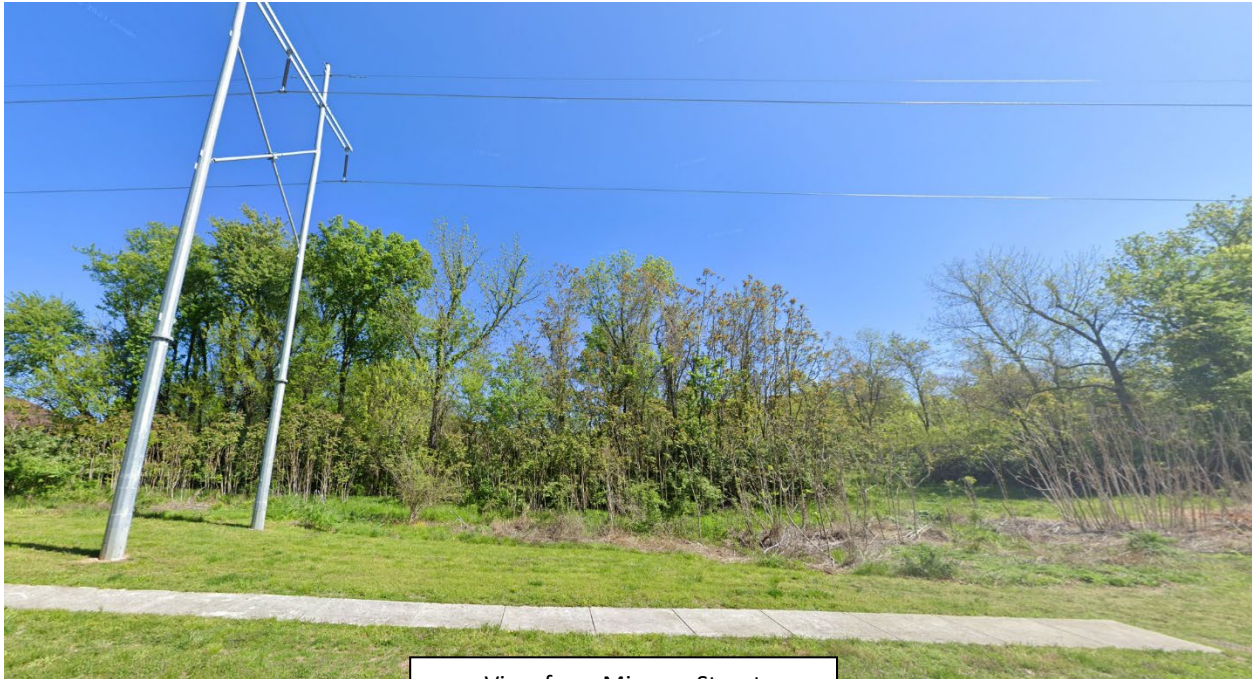
GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



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View from Mimosa Street

PROPERTY HISTORY:

The subject property was annexed into the city in 1964. At the time of the 1995 citywide remapping, the property was rezoned to R-SF, Single-Family Residential. The property was platted as part of Briarcliff Subdivision in 2015. The property was further subdivided via a replat earlier this year.

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.

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- (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.
- (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 SINGLE-FAMILY RESIDENTIAL
Minimum lot dimension requirements	Lot Area: 6,000 square feet Lot Width: 50 feet Lot Depth: 80 feet
Maximum structure height	- When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. - When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Front yard setback	15 feet along local streets 25 feet along Collector streets or higher
Side yard setback	Five feet or as required by section 36-453, supplemental open space and yard regulations.
Rear yard setback	Ten percent of the lot depth but may not be less than ten feet nor shall more than 20 feet be required.
Street Classification	S Arcadia Avenue – Local E Mimosa Street – Local S Carson Avenue – Local E Watson Street – Local
Sidewalks	Sidewalks are required along S Arcadia Avenue, E Mimosa Street, S Carson Avenue, and E Watson Street. Of the existing streets, sidewalk is present along the frontage of E Mimosa Street, but sidewalk does not exist along the frontage of S Arcadia Avenue.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 30 percent.

CODE ITEM	REQUIREMENTS FOR GENERAL RETAIL
Minimum lot dimension requirements	36 feet of frontage along a public street
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.
Front yard setback	15 feet along local streets 25 feet along Collector streets or higher
Side and rear yard setback	None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection 36-421(8)
Street Classification	S Arcadia Avenue – Local E Mimosa Street – Local S Carson Avenue – Local E Watson Street – Local
Sidewalks	Sidewalks are required along S Arcadia Avenue, E Mimosa Street, S Carson Avenue, and E Watson Street. Of the existing streets, sidewalk is present along the frontage of E Mimosa Street, but sidewalk does not exist along the frontage of S Arcadia Avenue.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 20 percent.

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COMPATIBILITY WITH COMPREHENSIVE PLAN:

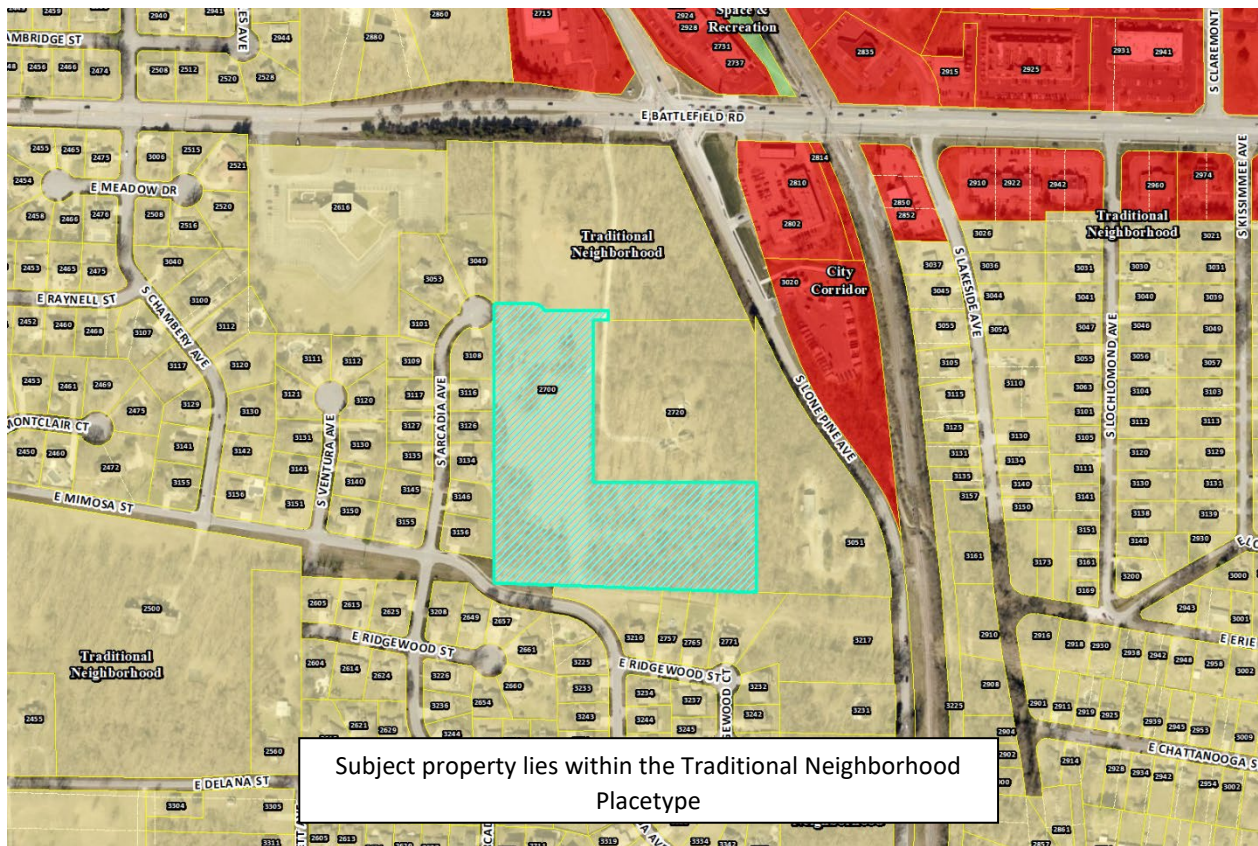
PLACETYPE: TRADITIONAL NEIGHBORHOOD

The *Comprehensive Plan's Land Use & Development* chapter groups this area into the Traditional Neighborhood Placetype. This placetype is comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch-style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets. Redevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to identified activity centers, where circulation and access will not negatively affect the adjoining neighborhood. (p. 36, *Chapter 5: Land Use & Development*)

The proposed subdivision is located within the Galloway Village Neighborhood and provides connections to the adjacent Arcadia Avenue and Mimosa Street. The arrangement of the proposed streets is consistent with the curvilinear pattern of the road network in this area. The single-family lots will provide continuity of the surrounding residential land. The comprehensive plan identifies the low-density residential use as most appropriate use because this piece of land is not located on a major thoroughfare or within an activity center.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal 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	GR w/ COD 151 & R-SF	R-SF	GR w/ COD 151 & R-SF	R-SF
LAND USE	Undeveloped & Residential	Residential	Residential	Residential
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 8.69 acres into a forty (40) lot subdivision named "Chimney Rock Subdivision".
2. The property is zoned General Retail with Conditional Overlay District #151 and Single-Family Residential District. A portion of the area zoned General Retail with Conditional Overlay District #151 is to be dedicated as right-of-way and the remaining portion used as an access easement to an existing, adjacent residential property.
3. All lots meet the minimum dimension requirements of the City's subdivision regulations, the Single-Family Residential District, and the General Retail District.
4. 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.
5. 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 4**.

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, the Single-Family Residential District, and the General Retail District.
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. The Affidavit of Sign Posting is included as **Attachment 3**.

Comments have been received by citizens for this case and have been included as **Attachment 5**.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

Did not respond in allotted review time.

2. CITY UTILITIES:

The property has access CU to electric/gas/water. Extensions will be required to provide services to each lot per CU's extension policy. The easements shown along the streets appear adequate for this purpose. CU can begin the utility design when we receive the construction plans/cad file.

3. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

Approved.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Plat is acceptable. Subdivision will be contingent upon offsite sewer improvements being approved, filed and either constructed or escrowed.

5. FIRE DEPARTMENT:

Installation of fire hydrants & fire access lanes shall comply with 2018 IFC.

6. PARKS & GREENWAYS:

Did not respond in allotted time.

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

Approved.

8. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

Detention and Discharge Requirements

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 site drains to the adjacent properties (3051 S Lone Pine Ave and 3217 S Ridgewood Ct). The subdivision is required to provide flood control to prevent downstream flooding.
2. The site drains to S Lone Pine Ave and residential areas. There are confirmed reports of heavy drainage along the S Lone Pine Ave ROW. The property is upstream of S Lone Pine ROW and needs to prevent further downstream flowrate increase.

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 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.
9. 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.

DEVELOPMENT REVIEW STAFF REPORT

Trails, Bus Stops, And Additional Information

There is one (1) Greenway Trail near the property. There are two (2) bus stops on Battlefield Road near the property.

Improvements

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

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S. Arcadia Avenue	Local	City	25	25	NA	Yes	Yes	No
Street 2	E. Mimosa Street	Local	City	25	25	NA	Yes	Yes	Yes
Street 3	S. Carson Avenue	Local	City	25	0	NA	Yes	Yes	No
Street 4	E. Watson Street	Local	City	25	0	NA	Yes	Yes	No

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.

ATTACHMENT 3

AFFIDAVIT OF SIGN POSTING

Attach photo here

See next page.

(sign lettering must be legible in photo)

I, Rachel Frazier (print name of owner, agent, attorney), attest that the above sign was posted 10 days before the public hearing on 12/6/24 (month/day/year) and in accordance with the given posting requirements.

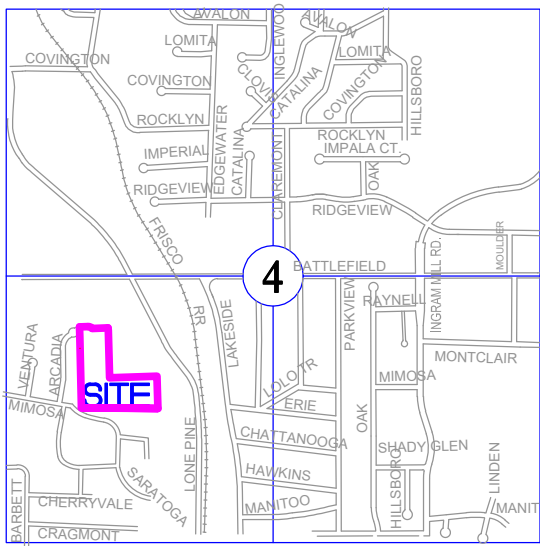
Rachel Frazier

Signature of person completing sign posting

Rachel Frazier

Printed name of person completing sign posting





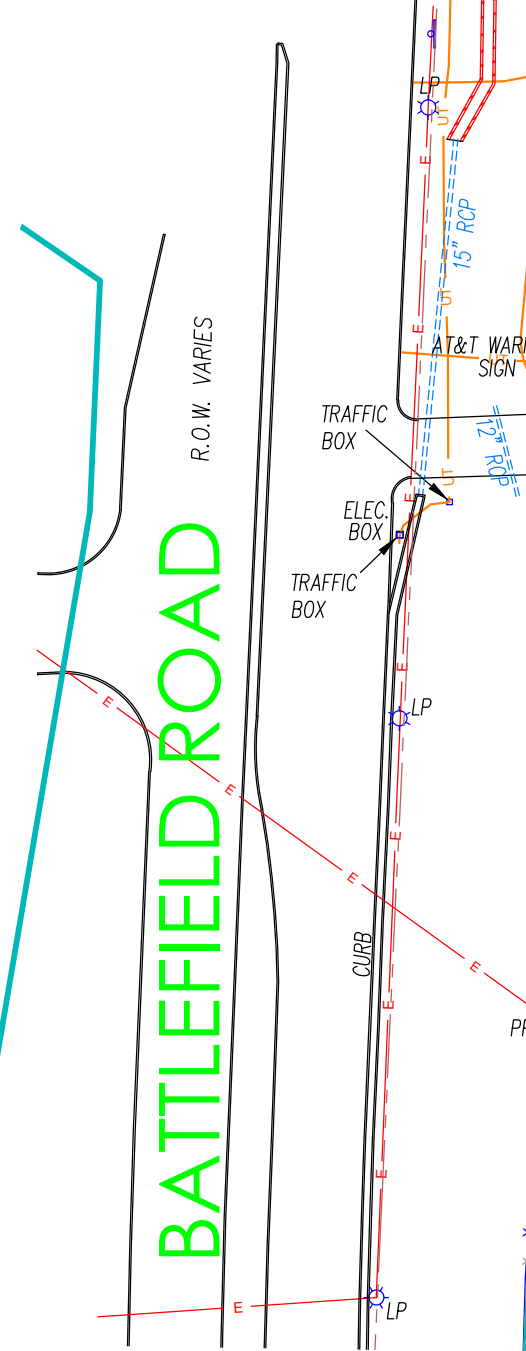
LOCATION SKETCH

SEC. 4, T-28-N, R-21-W
SCALE: 1"=200'

STATE PLANE COORDINATE TIE MISSOURI COORDINATE SYSTEM 1983	
CONTROL STATION:	
GR-11	NORTHING - 147,252.086 (M) EASTING - 435,435.653 (M) GRID FACTOR - 0.99998467
COORDINATES EXPRESSED IN METERS.	

INTERIOR ANGLES

1	90°07'44"
2	156°06'49"
3	270°00'00"
4	90°00'00"
5	87°43'43"
6	150°13'54"
7	180°08'04"
8	203°53'11"
9	90°00'00"
10	90°00'00"
11	270°00'00"
12	121°46'35"
SUM OF INTERIOR ANGLES 1800°00'00"	



CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD DIRECTION
C1	23.56'	150.0'	N44°05'48"W
C2	47.91'	65.00'	N20°12'38"W
C3	13.07'	150.00'	N03°24'00"E
C4	28.28'	150.00'	N11°17'54"E
C5	56.11'	200.00'	S08°39'49"W
C6	44.30'	150.00'	S08°14'19"W
C7	55.14'	200.00'	N08°48'06"E
C8	23.56'	150.00'	S45°54'12"W
C9	23.56'	150.00'	S44°05'48"E
C10	19.47'	20.00'	N61°12'40"W
C11	19.47'	20.00'	N63°01'04"E
C12	13.33'	60.00'	S41°29'49"W
C13	73.13'	60.00'	S82°46'49"W
C14	29.05'	60.00'	N48°25'45"W
C15	31.05'	60.00'	N19°43'55"W
C16	33.67'	60.00'	N11°10'06"E
C17	15.16'	60.00'	N34°28'57"E
C18	39.99'	60.00'	N60°48'52"E
C19	69.92'	60.00'	S66°42'33"E

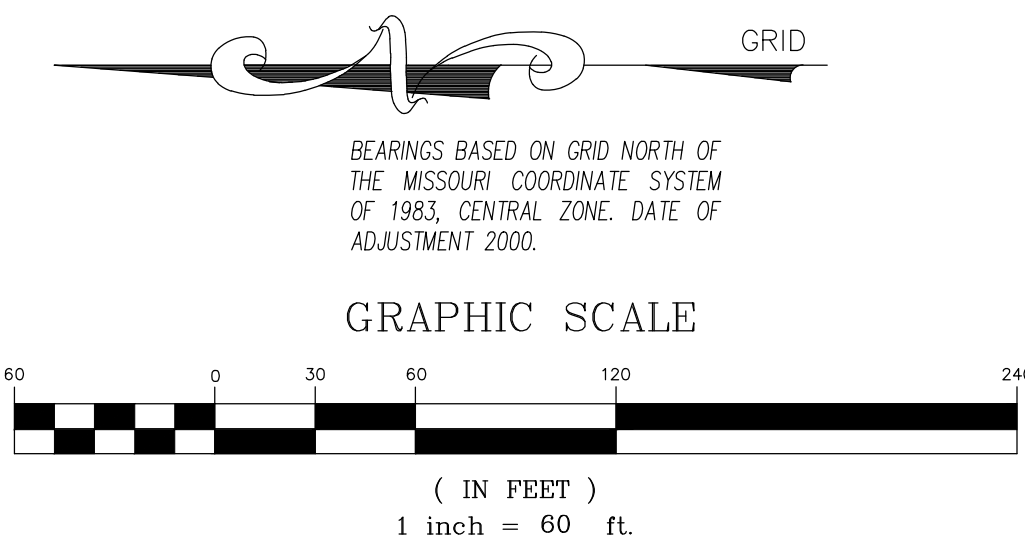
LEGEND OF SYMBOLS AND ABBREVIATIONS

SYMBOL	DESCRIPTION
SS	SANITARY SEWER
SW	STORM SEWER
T	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE
G	GAS LINE
w	WATER LINE
E	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC
x	FENCE LINE
TL	TREE LINE
RL	RETAINING WALL
GL	GROUND LIGHT
PC	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
M	MEASURED
D	DEED
R	RECORD
IP	FOUND IRON PIN
SET IP	SET IRON PIN
RWM	RIGHT-OF-WAY MARKER
GY	POWER POLE W/ GUY
MH	MANHOLE
SCO	SEWER CLEANOUT
GM	GAS METER
LP	LIGHT POLE
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
FH	FIRE HYDRANT
TR	TELEPHONE RISER
BP	BUMPER POST
IG	GRATE INLET
EM	ELECTRIC METER
ER	ELECTRICAL RISER
MB	MAIL BOX



CHIMNEY ROCK

ALL OF LOT 2 OF THE ADMINISTRATIVE REPLAT OF LOT 2 OF THE BRIARCLIFF TERRACE ALSO LYING
IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, T-28-N, R-21-W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



RECORDER'S SPACE

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD, MISSOURI.

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI BY SPECIAL ORDINANCE.

ANITA J. COTTER, MMC/MPCC
CITY CLERK

DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON, ALL STREETS, EASEMENTS, AND ACCESS LIMITATIONS AS RELINQUISHED AND DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, _____ AND _____
(CORPORATE OFFICER, ETC.) SOLE OWNERS OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THIS PLAT TO BE SIGNED THIS _____ DAY OF _____

SIGNATURE _____
PRINT NAME _____

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF SPRINGFIELD, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

MANAGING MEMBER _____ DATE _____

ACKNOWLEDGEMENT

STATE OF MISSOURI (SS)
COUNTY OF GREENE
ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____
A LIMITED LIABILITY COMPANY OF THE STATE OF _____, AND THAT SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS _____ AND SAID _____ ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

PRINT NAME: _____

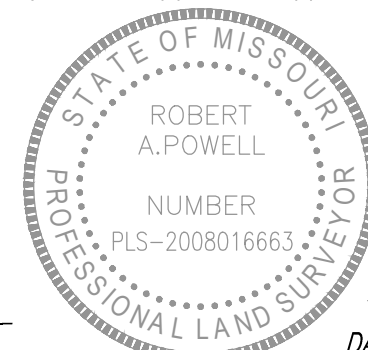
PERIMETER DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDS' OFFICE IN BOOK 2015 AT PAGE 023555-15 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 21 WEST, SAID POINT ALSO LYING ON THE NORTH LINE OF THE FINAL PLAT OF CHIMNEY ROCK PLACE FIRST ADDITION, PLAT BOOK 00, PAGE 87, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, NORTH 86°49'31" WEST, 749.66 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF MINOSA STREET, THENCE LEAVING SAID SOUTH LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY 11.07 FEET ALONG A 158.41 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 01°09'39" EAST, 688.57 FEET, THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE THE FOLLOWING COURSES, NORTH 01°09'39" EAST, 688.57 FEET, THENCE NORTH 01°01'56" EAST, 107.16 FEET, THENCE LEAVING SAID EAST LINE, SOUTH 89°05'48" EAST, 102.45 FEET, THENCE ALONG SAID SOUTH LINE AND ALONG SAID EAST LINE THE FOLLOWING COURSES, NORTH 01°09'39" EAST, 688.57 FEET, THENCE SOUTH 89°05'48" EAST, 182.63 FEET, THENCE SOUTH 00°54'12" WEST, 30.00 FEET TO A POINT LYING ON THE NORTH LINE OF LOT 1 OF THE FINAL PLAT OF BRIARCLIFF SUBDIVISION, PLAT BOOK AAA, PAGE 351, THENCE ALONG SAID NORTH LINE, NORTH 89°05'48" WEST, 48.20 FEET TO A POINT LYING ON THE WEST LINE OF SAID LOT 1, THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, SOUTH 00°54'12" WEST, 470.00 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 1, THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH LINE, SOUTH 89°05'48" EAST, 470.00 FEET TO A POINT LYING ON THE EAST LINE OF THE FOREMENTIONED NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 21 WEST, THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE, SOUTH 00°54'12" WEST, 320.00 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, CONTAINING 378.484 SQUARE FEET OR 8.69 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:
THAT I, ROBERT A. POWELL, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY OWM, INC. DATED AUGUST 2024 AND SIGNED BY ROBERT A. POWELL, PLS NO. 2008016663 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF ROBERT A. POWELL, PLS NO. 2008016663 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DRAWING LAST REVISED ON DECEMBER 05, 2024.
OWN, INC. BY:



ROBERT A. POWELL, PLS NO. 2008016663
12-05-2024
DATE PREPARED

PREPARED BY
ROBERT A. POWELL, PLS
OWN, INC.
3213 S. WEST BYPASS
SPRINGFIELD, MO. 65807

OWNER AND DEVELOPER
BRIARCLIFF INVESTMENTS LLC
PO BOX 667
SPRINGFIELD, MO. 65801

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE _____ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 29077C0333C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 12, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

ZONING DATA

SUBJECT PROPERTY IS ZONED R-SF (SINGLE-FAMILY RESIDENTIAL DISTRICT), EXCEPT THE AREA NORTH OF LOT 14, WHICH IS ZONED GR (GENERAL RETAIL DISTRICT) WITH A CONDITIONAL OVERLAY DISTRICT #151

SETBACKS ARE DETERMINED BY THE ZONING AT THE TIME OF CLOSING.

HOWEVER, IN NO EVENT MAY A STRUCTURE BE ERRECTED CLOSER TO THE CENTERLINE OF AN EXISTING OR PLANNED STREET THAN AS PRESCRIBED BELOW.

STREET CLASSIFICATION REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE
RESIDENTIAL LOCAL (MINOSA ST. & ARCADIA AVE.) 25 FEET PLUS THE REQUIRED YARD SETBACK

ATTACHMENT 5

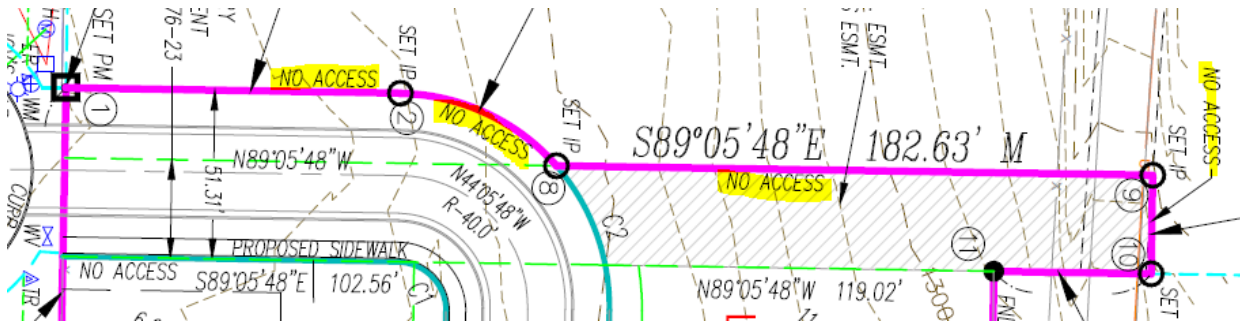
From: [Menke, Andrew](#)
To: [lorie.moore](#); Zoning@springfieldmo.gov
Subject: RE: Chimney Rock subdivision proposal
Date: Monday, December 16, 2024 8:49:00 AM
Attachments: [COD151.pdf](#)
[image001.png](#)

Lorie,

Thank you for submitting these comments. I will add them to the staff report for this case.

Please note that the commercial property is zoned General Retail with Conditional Overlay District #151. The conditional overlay district prohibits the commercially zoned property from having access onto Arcadia Street, Mimosa Street, or any residentially zoned property. To comply with this zoning, the lot lines adjacent to the commercial district have been labeled as "no access" on the survey.

In order for the commercial property to be granted access to the street system within the neighborhood, a rezoning, followed up by additional subdivision activity that removed the access restrictions, would be required.



Best,

Andrew Menke
Senior Planner
City of Springfield
Department of Planning & Development
Phone: (417) 864-1613

-----Original Message-----

From: lorie.moore <lorieann13174@msn.com>
Sent: Saturday, December 14, 2024 11:44 AM
To: Zoning@springfieldmo.gov
Subject: Fwd: Chimney Rock subdivision proposal

- >
- >
- > To whom it may concern,
- >
- > We are a family that currently lives on South Arcadia Ave. We live on the part of the Avenue that currently ends in a cul-de-sac.
- > This proposal is asking that the cul-de-sac become a through street to a proposed 40 lot residential area located against a commercial retail area. We have several concerns about a through street and the plan proposed.
- >
- > -water drainage is a huge issue in this area and has been for years.
- > -increased traffic on a residential street that will be eventually connected to commercial property and Battlefield if

plan is approved.

- > -value of existing residential property given the size of the proposed properties and destruction of a cul-de-sac.

- > -destruction of wildlife habitat

- > -safety of residents who invested in area that is a cul-de-sac proposed as a through street.

- >

- > The proposal has two streets to the development one on South Arcadia Ave and one on Mimosa Street. There is no need to connect South Arcadia Ave.

- >

- > We are requesting the opportunity to have our concerns addressed before consideration of approval for this proposed plan.

- >

- > Sincerely,

- > Mrs. Lorie Bruce

From: [lorie moore](#)
To: [Menke, Andrew](#)
Subject: Re: Chimney Rock subdivision proposal
Date: Monday, December 16, 2024 9:38:38 AM

Mr Menke

Thank you for your response.

We still remain with concerns for a through street to be made from the cul-de-sac. We purchased a home specifically on a cul-de-sac street for multiple reasons to include but not limited to -safety and low flow of traffic.

Opening this cul-de-sac to a 40 lot development will decrease the value of our home and increase the flow of traffic on our street.

With a through street proposed off of Mimosa St. the opening of the cul-de-sac does not need to be done. It appears to be done as a convenience to a new development. While decreasing the value of the established neighborhood and safety of the already established street.

Sincerely

Lorie Bruce

From: [Karen Cantrell](#)
To: Zoning@springfieldmo.gov
Subject: Concerns over Preliminary Plat of Chimney Rock Subdivision 12.14.24
Date: Saturday, December 14, 2024 5:44:07 PM

Concerns over Preliminary Plat of Chimney Rock Subdivision:

We would like to voice our concerns in writing regarding traffic flow for the proposed subdivision with the addition of 40 homes on an already busy neighborhood street. We feel the home density and the smaller lot size are a drastic departure from the surrounding homes and have concerns about home values for the surrounding neighborhoods.

In the documentations I asked for and received from the Department of Planning & Development, it stated "no one had voiced concern". However, no one that I have spoken with actually knew about this in order to be able to voice concern. Most of the neighbors we have spoken to had not even seen the Public Notice sign.

We also feel notification and timing (during a busy holiday season) was not in the best interest of the existing neighbors/neighborhoods, as many of our neighbors have already left to visit their families for the holidays and will not be able to attend this meeting.

Thank you for your consideration.

Sincerely,
David & Karen Cantrell
3216 S Saratoga Ave

From: [Karen Garrison](#)
To: Zoning@springfieldmo.gov
Subject: Preliminary play of Chimney rock subdivision
Date: Sunday, December 15, 2024 1:53:58 PM

Development review office

Please know that our neighbors and including me did not know about this public hearing. This is really awful scheduling something like this right in the middle of holidays!!! Three of my neighbors are in Florida right now, I myself will not be able to attend because of a family Christmas.

This subdivision of 40 homes x 2 cars 80 coming out in front of my house. Which now is a quiet Culdsack is unbelievable. It will give so much traffic right on this quiet street. It will hurt my property value. I'm so stressed. Think of the infrastructure that will take place this is ruining our nice neighborhood. I do not want a new road coming out in front of my home.

Karen Garrison
3101 S Arcadia
417-848-3179

Sent from my iPhone

From: [Steve Berkwitz](#)
To: Zoning@springfieldmo.gov
Cc: [Sonja Shaw](#); [Galloway Village](#); brochacan@att.net
Subject: Preliminary Plat of Chimney Rock Subdivision
Date: Sunday, December 15, 2024 8:05:43 PM

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

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Dear Springfield Planning and Zoning Commission,

I am writing as a concerned resident in the Chimney Hills subdivision about the preliminary plat of the so-called Chimney Rock Subdivision. This plat that outlines the construction of 40 single-family homes in between Chimney Hills and Chimney Hills Place represents an intensive development that would negatively impact the surrounding neighborhoods. I call on you to require modifications to this plat in order to protect the character of the area and to refrain from harming the quality of life of the longstanding homes and residents nearby.

While the plat may conform to general city codes for residential developments, it proposes packing 40 homes in smaller lots than what is commonly found in the surrounding neighborhoods. As such it does not fully meet the nearby standards of residential housing that it should. This development would add a significant number of people and vehicles in an older residential area.

There are three serious problems with the preliminary plat that your Commission should take steps to address:

- 1) There is no clear indication that the developer will take flood control measures in an area that already has flooding problems. It is acknowledged that the site drains over to existing, adjacent properties and to S. Lone Pine Avenue, directly affecting the larger Galloway Village area.
- 2) There is only a brief mention of a possible traffic study to be done at the time of development. It makes little sense to approve a plat prior to doing a traffic study, particularly when 40 families will be added to an area that must be accessed through local, neighborhood roads.
- 3) There is zero mention of efforts to preserve the tree canopy in the area or to plant new trees to maintain the beauty of the neighborhood and to provide habitats for birds and animals.

Taken together, although given the name "Chimney Rock," this preliminary plat would effectively become a sizable addition to Chimney Hills and Chimney Hills Place, as it is couched in between them and accessed through their streets. A more appropriate development would construct significantly fewer houses than what is planned. Any approval of the Planning and Zoning Commission should at most be conditional and await further information and actions by the developer to mitigate these serious problems.

Thank you for your consideration.

Sincerely,
Stephen Berkwitz
2468 E. Raynell Street
Chimney Hills Subdivision

From: [Sonja Shaw](#)
To: Zoning@springfieldmo.gov
Subject: Chimney Rock subdivision comments
Date: Sunday, December 15, 2024 9:26:24 PM

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

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My name is Sonja Shaw and my family and I have lived at 2771 E Ridgewood St for 18 years. We love our Chimney Hills Place neighborhood because it is an established, well maintained neighborhood with character and charm.

I believe that this proposed project would have a detrimental impact on our neighborhood and surrounding neighborhoods.

The proposed development is simply too large for our area. The increase in population density would put a strain on our streets (Arcadia, Saratoga, Mimosa and Chambery) leading to increased traffic congestion, noise pollution, and would change the atmosphere of our established neighborhoods. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

Furthermore, the type of housing being proposed is simply not in keeping with the character of Chimney Hills or Chimney Hills Place neighborhoods. The lot sizes in the proposed plat are very small in comparison to the surrounding neighborhoods. We would be happy to supply data for this if needed.

Homeowners in our neighborhoods had no idea of this subdivision until they were advised by neighbors; the signage was not in places that was visible and the sign on Arcadia was at the end of the street (only those at the end could possibly see it) and was on the ground for days.

Please reconsider all aspects of how this would negatively impact the surrounding neighborhoods.

Thank you,

Sonja Shaw

From: [Jennifer Downer](#)
To: Zoning@springfieldmo.gov
Subject: Chimney Rock Subdivision concerns
Date: Monday, December 16, 2024 12:30:26 PM

Jennifer Downer
3342 S Saratoga Ave
Springfield, MO 65804
jendowner@me.com
417-766-7302

12/16/2024

Springfield Planning and Zoning Commission
840 N Boonville Ave
Springfield, MO 65802

Subject: Concerns Regarding Preliminary Plat for Chimney Rock Subdivision

Dear Members of the Planning and Zoning Commission,

I am writing to express my concerns regarding the proposed preliminary plat for the Chimney Rock Subdivision at 3040 South Arcadia Avenue. While I understand the need for development in Springfield, I believe aspects of this plan conflict with the character and safety of the surrounding area and warrant reconsideration.

Lot Size Concerns

The proposed subdivision includes lots with a minimum size of 6,000 square feet (approximately 0.1377 acres), which is substantially smaller than the lot sizes in adjacent subdivisions, where the minimum is 0.25 acres. Allowing such small lots would significantly alter the neighborhood's established character, which predominantly features larger lot sizes consistent with Springfield's average of approximately 10,890 square feet (0.25 acres), as reported by [SBJ.net](#). I respectfully request that the Commission require all lots in this development to have a minimum size of 0.25 acres to better align with the surrounding subdivisions and preserve the traditional neighborhood aesthetic described in Springfield's Comprehensive Plan.

Population Concerns

Increasing the lot sizes would also help to reduce the number of houses proposed in the neighborhood. With the proposed 40 homes, there will be a significant increase in traffic on neighborhood streets, which were not designed for that amount of traffic. Furthermore, Field Elementary School, which serves the neighborhood, is already overcrowded. Adding more families to the area without adequate infrastructure or school capacity planning will place undue strain on resources, ultimately impacting the quality of education and community well-being. Even with the new construction at Field Elementary, the school will not be able to adequately accommodate the students displaced from Pershing Elementary and this increase in homes. I urge the Commission to take these considerations into account when evaluating the

feasibility of this development.

Safety Concerns Related to the Mimosa Street Entrance

Additionally, the proposed entrance on Mimosa Street raises serious safety concerns due to its placement between two curves. This configuration poses a risk for traffic accidents, particularly given the residential nature of the area. The safety of drivers, pedestrians, and residents should take precedence in planning decisions. To address this, I recommend the elimination of the entrance on Mimosa Street and suggest exploring alternative points of access that would pose less risk to public safety.

I urge the Commission to consider these modifications to ensure that the development is compatible with the existing neighborhood and maintains the safety and quality of life for current and future residents. Thank you for your time and for considering these concerns.

Sincerely,
Jennifer Downer

From: [Ho Choe](#)
To: Zoning@springfieldmo.gov
Cc: [Chimney Hills](#)
Subject: Concerns re Preliminary Plat of Chimney Rock Subdivision
Date: Monday, December 16, 2024 1:41:49 PM

This is the first time you received an email from this sender (hochoe66@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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Hi,

I'm a homeowner at Chimney Hills.

I want to register a concern regarding the development of Chimney Rock Subdivision. Per the current proposal, I'm concerned that the new development will potentially negatively impact the values of homes in Chimney Hills and increase traffic around our neighborhood.

At a minimum, I seek the City Zoning Council to mitigate traffic issues and minimize value erosion by requiring higher-value homes with bigger lots (fewer homes) from the developer of the new Chimney Rock Subdivision.

Thank you.

Concerned Homeowner
Tong Ho Choe
2646 E. Cherryvale St.

From: [Joanna Murphy](#)
To: Zoning@springfieldmo.gov
Subject: Chimney Rock Subdision
Date: Monday, December 16, 2024 8:45:51 PM

Caution: The sender name (Joanna Murphy) is different from their email address (jojopapa1994@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity by calling a trusted contact at the organization before replying or taking further action. If you require any assistance, please contact the Helpdesk.

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Dear Members of the Planning & Zoning Commission,

I am writing to express my concerns of the proposed Chimney Rock Sub. Planned next to my current subdivision. I understand the developers wants to build 40 homes on just over 8 acres. That's 6000 or less square feet lot size. Chimney Hills & Chimney Hills Place lots are substantially larger & it's a concern for our property value as well as the integrity & reputation of our neighborhoods.

My home is on Chambery which would increase the traffic by at least 80 vehicles daily . It's difficult at times to exit onto Battlefield so add another 80 or so vehicles it's going to be even worse.

Thank you for your time,I appreciate to taking the time to read & take into consideration our concerns.

Jerry & Joanna Murphy
3141 S Chambery Ave, Springfield, MO 65804

December 16, 2024

Springfield Planning and Zoning Commission/
Springfield City Council Members

To Commissioners and Council Memebers:

I am writing this letter to address concerns regarding the preliminary plat submitted for Chimney Rock Subdivision. Unfortunately, I will not be in town on December 19th for the commission meeting.

I live at 3108 S. Arcadia. I have lived there since 1987. I always assumed that the land behind my house would be developed. I am not against an intelligent development. However, the plat submitted I believe will cause huge problems for the current streets and infrastructure that is currently in place at Chimney Hills and Chimney Hills Place. Here are my problems with the plat and my safety concerns.

1. No required access from Battlefield to offset traffic concerns on Mimosa and Arcadia.
2. 40 lots on .15 acres each 52 feet wide, submitted instead of 20 to 25 lots which would be normal development for 8 plus acres.
3. Mimosa and Arcadia will be expected to service 80 to 100 additional cars.
4. The width of the streets and lack of sidewalks on Arcadia and in Chimney Hills and Chimney Hills Place will make walking and driving extremely difficult and dangerous. I estimate that there are probably 100 people that walk around the neighborhood streets daily to walk their dogs or exercise.
5. Several families that live on the corner of lots boarding Mimosa put out signs warning cars of children playing and to reduce speed. This is already a problem. What will happen with another 100 cars in the morning and evening.
6. The preliminary plat does not address setbacks and side yards. 52 foot wide lots that are 118 feet deep basically require minimal side yards and setbacks. This type of high density construction is in an area that previously required larger lots and lower density . To me, this does not make sense for this type of area and could not be reasonably assumed by the current homeowners that this type of development would be allowed.

Thank you for considering these issues and hopefully the development can be modified to a plan that would be more conforming to the area.

Sincerely,

Daniel R. Clark
3108 S. Arcadia
Springfield, MO 65804
417-839-0044

From: [Logan Green](#)
To: Zoning@springfieldmo.gov
Subject: Fwd: development in Chimney Rock
Date: Tuesday, December 17, 2024 9:47:36 AM

This is the first time you received an email from this sender (loganpg1992@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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Thank you,

Logan Green

----- Forwarded message -----

From: Logan Green <loganpg1992@gmail.com>
Date: Tue, Dec 17, 2024 at 9:45 AM
Subject:
To: <zoning@springfieldmo.gov>

Good morning,

I'm writing to express concern over a proposed development on Lot 2 of the briarcliff terrace in chimney rock. This development would add roughly 40 houses to a piece of land at the corner of Mimosa and Acadia. The streets in this neighborhood cannot accommodate the 80-120 or more vehicles that would come with this development. Mimosa narrows to a two lane road near this development, and mimosa has become unsafe already with the current level of traffic. To approve this development would be yet another example of the Springfield government prioritizing tax revenue and developers over the citizens that elected them. I urge you to deny this proposal, or risk the safety and property value of the neighborhoods current residents.

Thank you,

Logan Green

From: drryanperkins@gmail.com
To: Zoning@springfieldmo.gov
Subject: Chimney Rock Development
Date: Tuesday, December 17, 2024 11:34:34 AM
Attachments: [image001.png](#)

Hello Mr. Hosmer,

I am writing to you as a resident of Chimney Hills in southeast Springfield. The proposed development of land, which will be called "Chimney Rock", directly abuts my home on Arcadia Ave.

The SGF Comprehensive Plan 2022 on your website states that new developments that adjoin existing neighborhoods will "have uniform widths, depths, and setback that align with home sizes and densities." Also, "attention should be given to building height, orientation, architectural style and setback to ensure the existing neighborhood character is retained."

There will be 40 new lots on 5.6 acres averaging .14 acres each. This is dramatically smaller than current lot sizes which, according to the Greene County Assessor's website, are in the range of .34-.72 acres. There is only 52 feet of frontage to each lot while the existing Chimney Hills and Chimney Hills Place have frontage of 92-110 feet. The depth of the proposed property will be 107 feet as opposed to 140 feet in the current development.

My question to you is, how is this new development keeping in line with Springfield's comprehensive plan? Have these items been considered when approving this development?

I am absolutely not opposed to the land being developed into housing but I don't feel like this is the best use of the land. This proposed cluster development, whether technically termed "cluster" or not, is absolutely not in keeping with current design and development of the existing neighborhood.

My hope is that your team will fully consider these thoughts before the final approval of this land use.

Thank you for your consideration!

Dr. Perkins

Ryan B Perkins DC LLC
1200 E Woodhurst Dr, L200
Springfield, MO 65804
drryanperkins@gmail.com
417.885.1200 Phone
417.885.1202 Fax



From: [Ron Slone](#)
To: Zoning@springfieldmo.gov
Subject: Zoning Case for Chimney Rock Subdivision re: Objection to Rezoning
Date: Tuesday, December 17, 2024 1:24:00 PM

MY NAME IS RON SLONE
MY ADDRESS IS 3112 S. CHAMBERY AVE.
SPRINGFIELD MO 65804

SINCE I CANNOT ATTEND THE HEARING ON SEPTEMBER 19, 2024, I AM
SENDING THIS EMAIL TO SERVE AS MY OBJECTION TO THE REZONING REQUEST
FOR THIS SUBDIVISION.
I DO NOT OBJECT TO A RESIDENTIAL DEVELOPMENT FOR SINGLE FAMILY
RESIDENCES, BUT THIS REQUEST IS FOR A HIGHER DENSITY SUBDIVISION THAN
THE TWO ADJACENT NEIGHBORHOODS, CHIMNEY HILLS AND CHIMNEY HILLS
PLACE.

RESPECTFULLY,
RON SLONE

From: [Keith Sorbo](mailto:Keith.Sorbo@springfieldmo.gov)
To: Zoning@springfieldmo.gov
Subject: Concern About Zoning For Chimney Rock Subdivision
Date: Tuesday, December 17, 2024 2:42:08 PM

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

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We have read the documents and plan regarding the proposed Chimney Rock subdivision adjacent to our back yard.

After reviewing the proposed plot map, we are concerned that the proposed building density (lots less than .2 acre) are not in keeping with the surrounding area.

We are also concerned that the provided road access does **not provide direct access to Battlefield Rd**, but all traffic from the 40 proposed lots must filter through our neighborhood.

We would **strongly recommend that the number of lots available on the 8.5 acre property be reduced from 40 to no more than 20 or 25.**

Thank you for your attention to this matter,

Keith & Joy Sorbo
2757 E. Ridgewood St.
Springfield, MO

From: [Dave Scott](#)
To: Zoning@springfieldmo.gov
Subject: Fwd: doc from P & Z
Date: Wednesday, December 18, 2024 9:28:20 AM

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

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To whom it may concern, I am Dave Scott at 3051 S. Lone Pine Ave. I have spoken with this developer back in the spring and he showed me a rendition or a rough draft of only seven houses to be built On that 8 acres. I have also discussed with Riley, Shauntz , that I am rescinding permission for them to use my property to hook onto the sewer due to the 40 houses proposed. I feel I was misled by this Builder.

Dave Scott.

----- Forwarded message -----

From: Dave Scott <drwoodworks@gmail.com>
Date: Wed, Dec 18, 2024 at 9:20 AM
Subject: Re: doc from P & Z
To: Sonja Shaw <sonjashaw@gmail.com>

Will do.

On Wed, Dec 18, 2024 at 9:17 AM Sonja Shaw <sonjashaw@gmail.com> wrote:
Interesting.

If you can't make meeting, it's important to email your comment to
zoning@springfieldmo.gov
Our comments are being added to the city's staff report.
I think it's critical they have our comments on record.

Thanks.
Sonja

On Dec 18, 2024, at 8:56 AM, Dave Scott <drwoodworks@gmail.com> wrote:

I'm not sure if I'll be able to make the meeting or not but back in the spring, I was shown a rendition of seven houses being built on that 8 acres. I have called them out on that and they told me yes there was a rough rendition of that, but it has always been plotted as 40 plots. I just told him that wasn't going to fly.
On Sat, Dec 14, 2024 at 1:51 PM Dave Scott <drwoodworks@gmail.com> wrote:

Got it.

On Sat, Dec 14, 2024 at 1:50 PM Sonja Shaw <sonjashaw@gmail.com>
wrote:

Page 14 shows the plat drawing.

Thanks,
Sonja

From: [Angie Gibson](#)
To: Zoning@springfieldmo.gov
Subject: Upcoming zoning meeting
Date: Wednesday, December 18, 2024 10:44:13 AM

This is to express our opinion about the proposed development at Lone pine and battlefield.

We own property on S Ridgewood. A development of this density and type is not consistent with the neighborhood and will have a negative impact on property values. Additionally opening the street to the south will have a negative impact on traffic and safety for residents by increasing g traffic and changing traffic patterns.

This is to express our extreme opposition to this type of development in this area.

Kurt & Angie Gibson
417-880-0491

Sent from my iPhone

From: [Frank Blohm](#)
To: Zoning@springfieldmo.gov
Subject: Preliminary Plat of Chimney Rock Subdivision
Date: Wednesday, December 18, 2024 11:27:48 AM

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

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Planning and Zoning Commission,

This is a sad day for Springfield residents. We should expect more from our public officials. The above preliminary plat is going to effect hundreds of Springfield homeowners and yet the planning commission has posted only 2 signs, in inadequate locations, to notify homeowners. The first sign, was located at the end of the cul de sac on S Acadia Ave. Almost no homeowner on that street was aware of the sign as there is no need for them to drive to the end of the deadend street. Yet this sign was to notify them their street was going to be opened up to this new development... really??

The second sign was located on the far western edge of Mimosa street, set back 30' from the road and facing southwest, in a location that has a Springfield City sign stating no parking. If you were driving west on Mimosa street at that location you would not see the sign until you past it... meaning you would have to look backwards while driving your automobile. Furthermore if you did happen to see the sign you would need to park your car, illegally, and get out to actually read the sign contents...

Finally the zoning meeting is set for Thursday December 19th ; six days before the Christmas holiday... makes you wonder whether the real purpose of this Preliminary Plat has to do with personal financial issues rather than public concern... if it walks like a duck.. and sounds like a duck...

Frank M Blohm mba, ms
2765 E Ridgewood St
Springfield, MO 65804
954-296-5462 cell

From: [Frank Blohm](#)
To: Zoning@springfieldmo.gov
Subject: Correction prior email on Plat of Chimney Rock Subdivision
Date: Wednesday, December 18, 2024 11:54:33 AM

The 2nd sign is located on the far EASTERN edge of Mimosa and if driving east.. and the sign faces southeast...

Frank M Blohm mba, ms
2765 E Ridgewood St
Springfield, MO 65804
954-296-5462 cell

From: [Ardyce Blohm](#)
To: Zoning@springfieldmo.gov
Subject: Chimney Rock Subdivision
Date: Wednesday, December 18, 2024 5:49:42 PM

From: Ardyce Blohm
2765 E Ridgewood Dr.
Springfield, MO 65804

I am writing to express my concern regarding the plans for Chimney Rock Subdivision. There are several severely negative impacts that this development plan will have on the surrounding community.

Putting 40 residences on only 8.69 acres will affect a residential area that stretches from Saratoga Ave, west all along Mimosa between Mimosa and Battlefield all the way to and including Luster Ave, especially the side streets with access onto Battlefield.

Opening Arcadia up as a thru street into the new development will materially change the lives of the people who live there. Would you like to see 80 new vehicles traveling on your street? Do you think it might change the nature of your home and neighborhood? Is it morally right to do this to someone else? There are plenty of other places where this kind of development might be appropriate; this is not one of them.

Traffic increase is another issue. Have you considered what it will be like to have traffic backed up into the driving lane when too many cars are sitting in the turning lanes that enter into the neighborhood from Battlefield? I have seen this problem before. I had to drive every day to work where the left turn lane was too short to handle the number of cars which then backed up into the main left lane. On a street where the speed limit was 45 mph, this caused many accidents and, eventually, the street had to be widened to accommodate two left turning lanes. Also, the light at Luster and Battlefield will back up in all directions.

Has an environmental study been done to determine the impact on the surrounding land, the water issues that exist, the loss of trees that prevent erosion and provide clean air and habitat for deer, turkeys, rabbits, foxes, raccoons, Barred Owls and many other species of animals and birds? In this day and age, with the knowledge and understanding we have, it is most disturbing that anyone would propose a development that does not take these things very seriously and plan accordingly. Are the planners ignorant of this or simply uncaring?

I know many others are expressing their concerns and other issues are pressing besides traffic and environmental issues such as increase to the population in the school district and property values for example.

I hate to think that the timing and posting of the signs, which made it difficult for anyone to know what was going on, and waiting until a most inconvenient time to plan a meeting was done deliberately, but that's how it feels.

It is disturbing and disheartening that anyone would have so little regard for the standards, character and attributes of any neighborhood in our beautiful city, or for their fellow residents, and show such a lack of comprehension and consideration that they would perpetrate this plan.

I hope that you will seriously consider all the adverse changes and how they would negatively affect this community and other communities if this sort of harm is to be allowed to become acceptable practice.

Thank you,
Ardyce Blohm

From: [John T. Gentry](#)
To: Zoning@springfieldmo.gov
Subject: Preliminary plat of Chimney Rock subdivision, JCRS development
Date: Wednesday, December 18, 2024 6:10:23 PM
Attachments: [image002.png](#)
[image003.png](#)

Dear Commissioners,

My family and I live at 3049 S Arcadia Ave, the northern-most house on that street. It's part of Chimney Hills second addition subdivision.

The image below shows my property in relation to the proposed Chimney Rock subdivision, currently listed as 3040 S Arcadia Ave. Please note the retail zoned property mentioned in the staff report borders my property to the east and is also identified in the image. The second image below shows the public hearing sign attached to a street light pole. That pole is within a few feet of my southeast property line. The fence in the photo is on my property line. I am only sharing this information to let you know my close proximity to the proposed development.

1. There are currently 15 homes serviced by Arcadia Ave, one of which is mine. There is no through traffic, so the street is a favorite area for walkers. Based on the current makeup of the households, most likely only 50 or so vehicles enter or depart the street daily. When fully built up, the Chimney Rock subdivision will have 40 homes, which would conservatively increase the traffic by an additional 120 vehicles daily, and that's just the traffic from the families who live there. Since these vehicles will use Arcadia Ave as one of the access points to their subdivision, their speed would predictably be higher than the current average, since they won't be needing to slow down to enter a driveway on Arcadia Ave. I understand the staff report states sidewalks will need to be added on Arcadia Ave, but safety will still be a concern as Arcadia Ave will merely be a pass through street for those travelling to the new higher population subdivision. The increased traffic will be a safety concern to parallel parked cars on Arcadia Ave, children at play, walkers, and Arcadia Ave homeowners who drive slowly since this is their home street and destination.
2. My house sits on a lot that is more than an acre in size. The lot stretches all the way to the Battlefield Rd right of way. I believe the lots on Arcadia Ave are generally between 0.4 and 0.6 acres in size, most of the houses have 3 car garages and 3 or more bedrooms. We enjoy greenspace and not sitting on top of our neighbors. I believe the same applies to homes in Chimney Hills Place, just to the south of Mimosa St. The developer of Chimney Rock is proposing a higher density of homes than the surrounding homes in the two adjacent subdivisions. The preliminary plat of the subdivision shows a majority of the lots are 0.14 acres in size, easily 1/3rd to 1/4th the average size of the surrounding lots. The established homes sitting on 1990s sized lots create a character of the neighborhood unique to 30 year old homes. The addition of Chimney Rock with lots noticeably smaller will change the character of the neighborhood that it will become

part of.

I understand the property is zoned residential and the logical ingress/egress points are Mimosa St and Arcadia Ave. So development of the property will occur and should occur, contributing to the growth of Springfield. But the proposed preliminary plat “as is” should not be considered for approval by the Planning and Zoning Commission. Neighborhood traffic and pedestrian safety and the new development not matching the population density will change the character of the neighborhood, the neighborhood Chimney Rock will be part of.

I ask the Commission to reject the proposal and ask the developer to amend the plan, focusing on safety and maintaining the character of the homes in the neighborhood.

Sincerely,
John Gentry





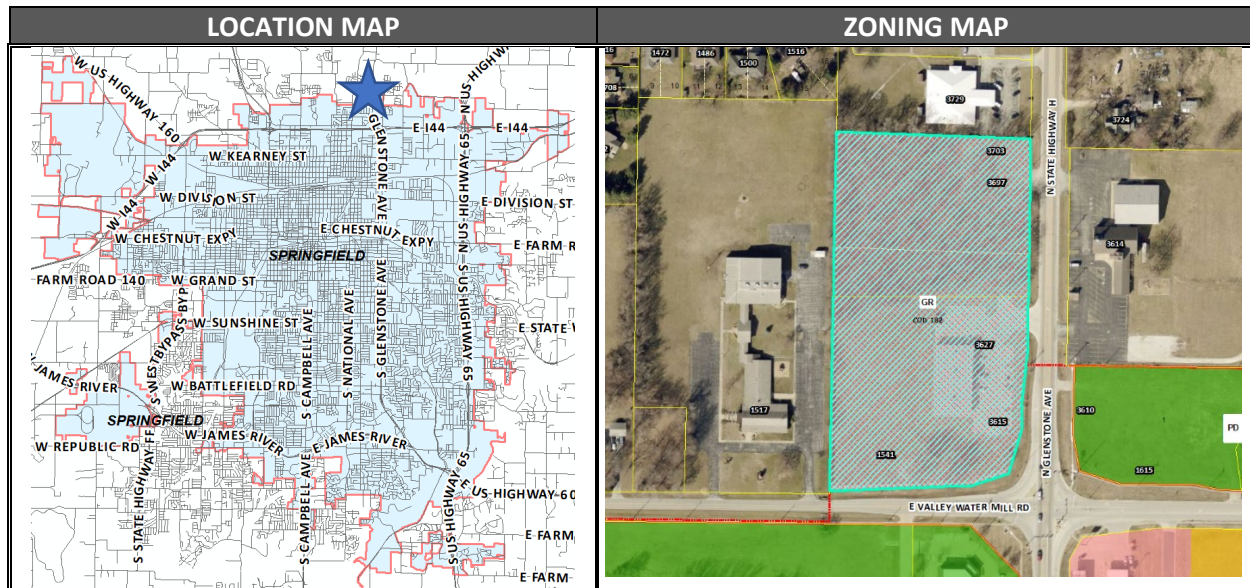
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DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of North Glenstone Heights
Location:	3627, 3697, & 3703 North Glenstone Avenue
Total Acres:	6.28 acres
Applicant:	Mike Seitz & South Valley Apartments, LLC
Existing Land Use:	Dollar Store & Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	December 19, 2024
City Council:	January 27, 2025
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 North Glenstone Heights 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 6.28 acres of property generally located at 3627, 3697, & 3703 North Glenstone Avenue into two (2) 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



View from Glenstone Ave

PROPERTY HISTORY:

The subject property was annexed into the city in 2020. Immediately following the annexation, the property was rezoned to GR, General Retail with Conditional Overlay District #182. A Lot-Line Adjustment for the property was processed in 2021.

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.

DEVELOPMENT REVIEW STAFF REPORT

- (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.
- (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 GENERAL RETAIL
Minimum lot dimension requirements	36 feet of frontage along a public street
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.
Front yard setback	15 feet along local streets 25 feet along Collector streets or higher
Side and rear yard setback	None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection 36-421(8)
Street Classification	N Glenstone Avenue – Primary Arterial E Valley Water Mill Road – Secondary Arterial
Sidewalks	Along the property frontage of N Glenstone Avenue there are no existing sidewalks and sidewalks are required. Sidewalks exist along the property frontage of E Valley Water Mill Road and are required.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 20 percent.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE: CITY CORRIDOR & TRADITIONAL NEIGHBORHOOD

The *Comprehensive Plan's Land Use & Development* chapter groups this area into the City Corridor and Traditional Neighborhood 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. City Corridors are locations of significant redevelopment opportunity, where absorption of underserved housing, employment, sales, and service, can be accommodated. Underutilized properties may be redeveloped into higher density multifamily or mixed-use developments where appropriate to increase activity within the placetype. (p. 46, *Chapter 5: Land Use & Development*)

Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. (p. 36, *Chapter 5: Land Use & Development*)

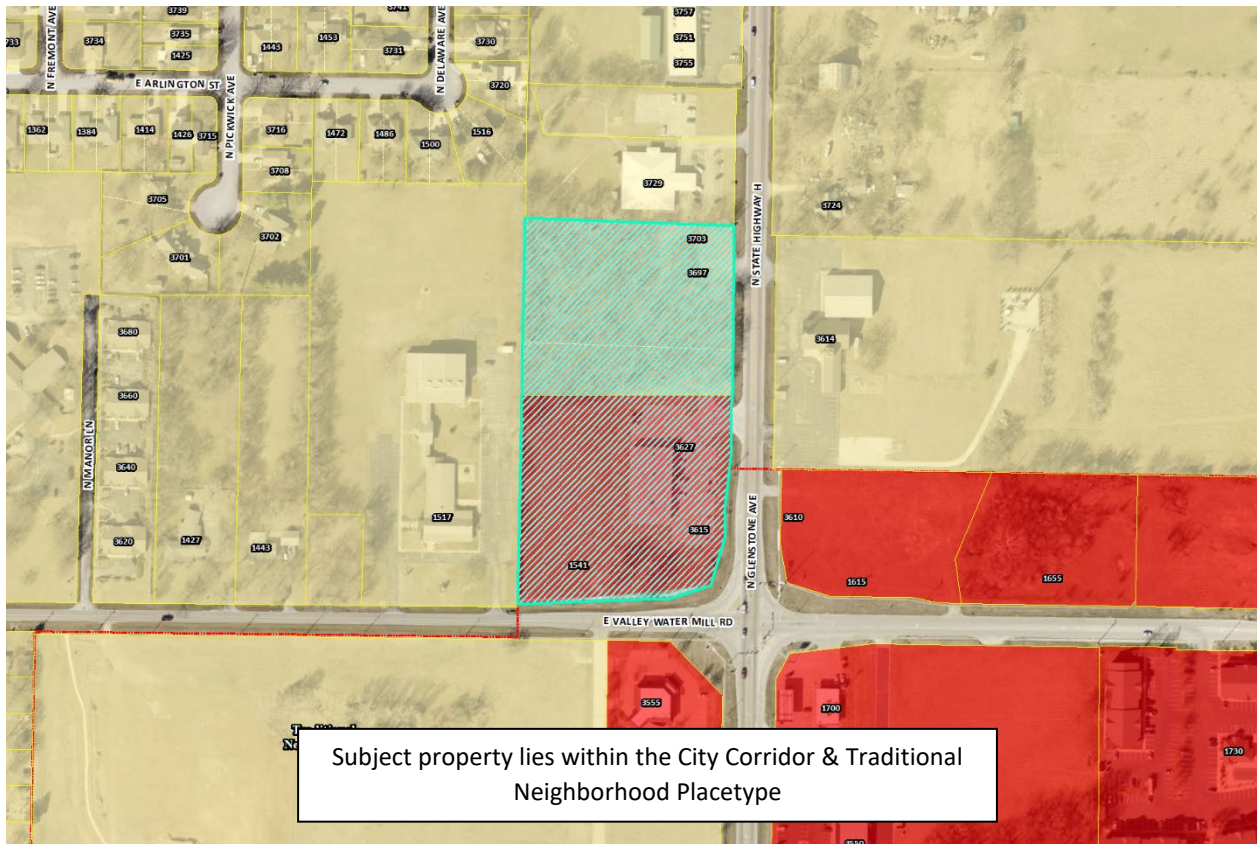
The proposed subdivision is located at the northwest corner of Valley Water Mill Road and Glenstone Avenue, a secondary arterial roadway and primary arterial roadway. The property's presence on these thoroughfares, as well as its proximity to commercial zoning and land uses,

DEVELOPMENT REVIEW STAFF REPORT

establishes this property as an instance of a Traditional Neighborhood edge and an example of the City Corridor placetype. Subdividing the property provides opportunity for future commercial or multifamily development that can contribute to the activity at this node in the city. If a residential use is pursued, it may function as support for adjacent commercial uses, in addition to acting as a transition from non-residential uses to low-density residential uses.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

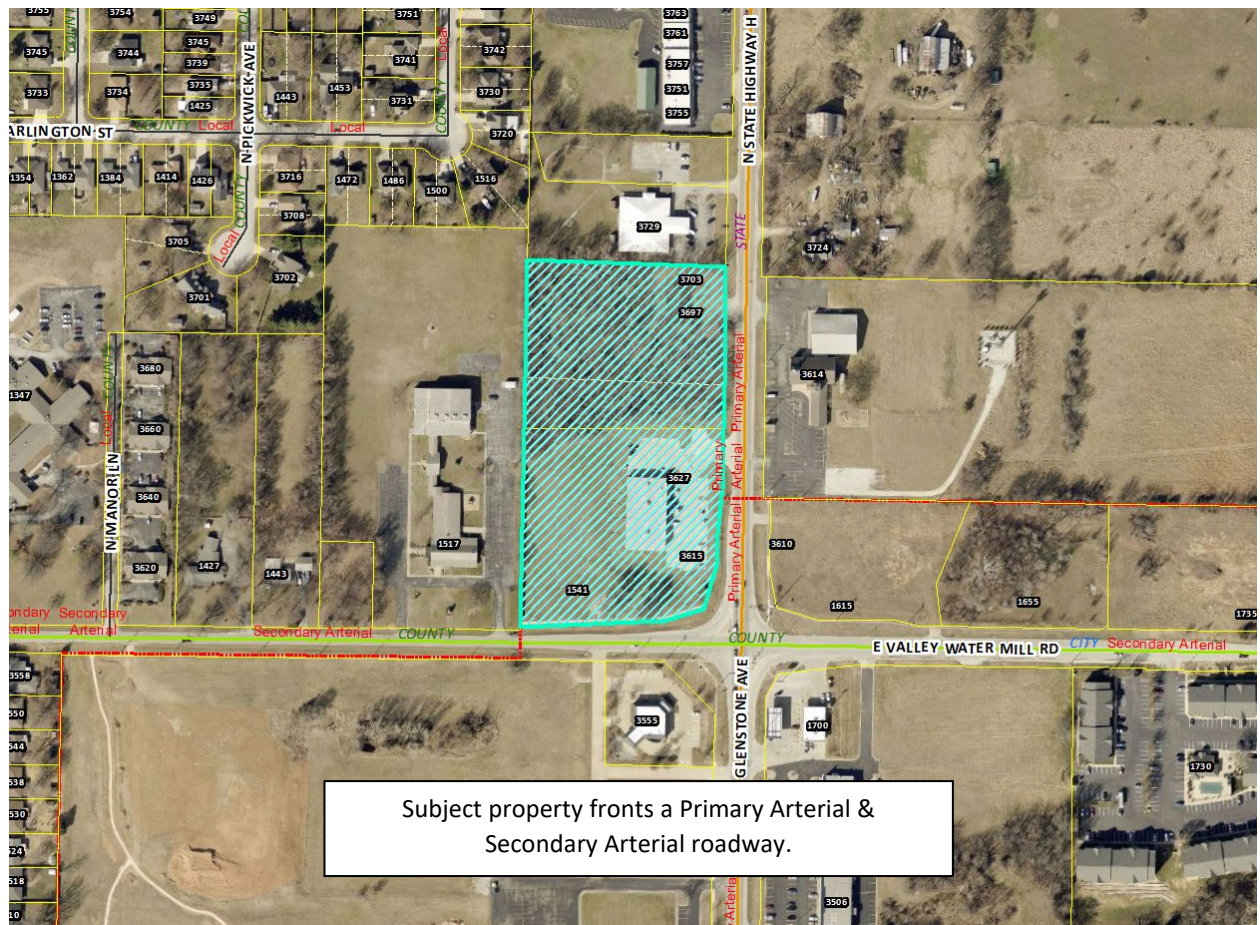
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	C-1	PD 80, Amd 1	County PAD 1801	R-1
LAND USE	Commercial	Church & office	Church & undeveloped	Church
PLACETYPES	Traditional Neighborhood	City Corridor & Traditional Neighborhood	City Corridor & Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 6.28 acres into a two (2) lot subdivision named "North Glenstone Heights".
2. All lots meet the minimum dimension requirements of the City's subdivision regulations and the General Retail District.
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 the General Retail District.
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. AT&T:

Did not respond in allotted review time.

2. CITY UTILITIES:

Both proposed lots will have access to CU electric, gas & water.

A 10' wide utility easement will be needed for the existing gas service line where it would cross proposed lot 1, unless it were to be relocated to be entirely on proposed lot 2. A 10' wide utility easement will be needed along the entire Valley Water Mill and Glenstone frontages. These easements can be added to the final plat.

Public water extensions on private property for the sole purpose of fire protection are prohibited per CU's extension policy, so the easement shown for the water line and hydrant will likely not be needed. Public water services will be provided near the ROW areas.

3. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No further comments.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Possible critical issue:

1. Public sewer is currently available to each lot however the plat shows a proposed 8" sanitary sewer and sewer easement. If this sewer main and easement is going to be public sewer, public improvement plans will need to be submitted, approved and filed prior to approval of either the plat or the building plans.
2. The public improvements could be escrowed, once the plans are filed, which would allow approval of the plat and building plans.

5. FIRE DEPARTMENT:

No comments.

6. MISSOURI DEPARTMENT OF TRANSPORTATION:

Did not respond in allotted review time.

7. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

The property is in the **Pea Ridge Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is**

DEVELOPMENT REVIEW STAFF REPORT

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.**

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 site drains south to the E005 Sinkhole at 3535 N Glenstone Ave. Detention for flood control is required.
2. Known flooding risk: The culvert under E Valley Water Mill Rd is 15 inches in diameter. The culvert is within the Greene County area of responsibility. The culvert is known to flood during larger storm events. The flood control requirements will prevent premature flooding due to increased impervious area.

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 Channels and Stream Buffers

N/A

Sinkholes and Karst Features

1. The site drains to the E005 Sinkhole located on 3535 N Glenstone Ave. The sinkhole was previously excavated for flood control volume of the 3535 N Glenstone Ave property. The sinkhole watershed extends to the 3697 N Glenstone Lot.

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

8. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Access

All access to the development shall be per current MoDOT and 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.

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	N. Glenstone Avenue	Primary Arterial	State	50	40	NA	No	Yes	No
Street 2	E. Valley Water Mill Road	Secondary Arterial	City	35	32	NA	No	Yes	Yes

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

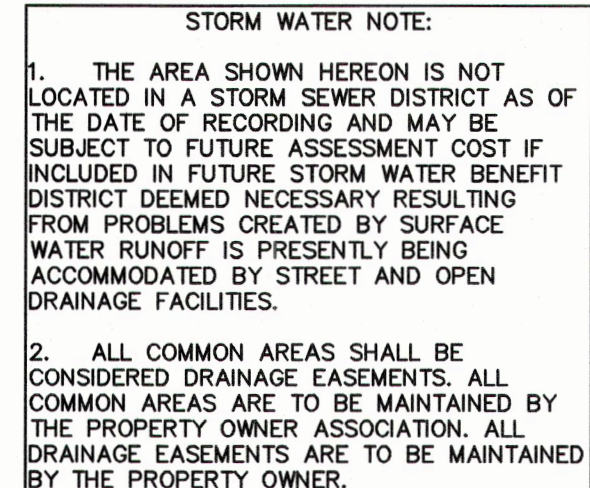
ATTACHMENT 2

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
NORTH GLENSTONE HEIGHTS



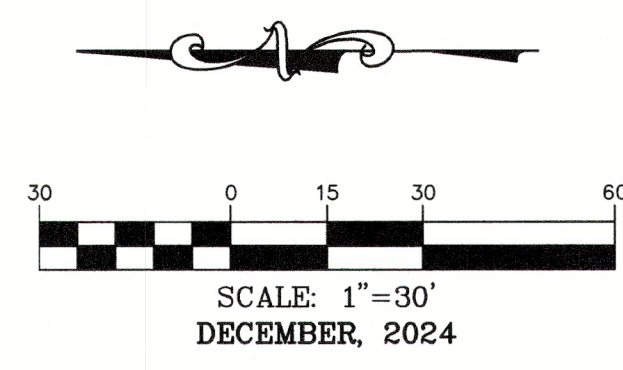
The site plan illustrates the proposed development at 3827 N. Mo Hwy H. It features two lots: Lot #1 (4.78 AC, 208,217 S.F.) and Lot #2 (1.39 AC, 60,548 S.F.). Lot #2 contains an existing Dollar General building. A new property line is shown in blue, and an existing property line to be removed is indicated by a dashed line. The plan also shows surrounding roads: N State Hwy H (Asphalt and Concrete Pavement, Variable Width, Primary Arterial) to the north, N Glenstone Ave (Asphalt and Concrete Pavement, Variable Width, Primary Arterial) to the northeast, and E Valley Water Mill Road (Asphalt Pavement, Variable Width, Secondary Arterial) to the east. Other nearby properties include N/F Ketch Cares Inc. to the west, N/F Seitz-Wike 2023/00639223 to the northwest, N/F Valley Apartments LLC 2022/00231821 to the southeast, and N/F Lutheran Church of SFD 2242/1840 to the southwest. A north arrow is located in the upper right corner.

11. ○ - DENOTES FOUND MONUMENT AS NOTED.

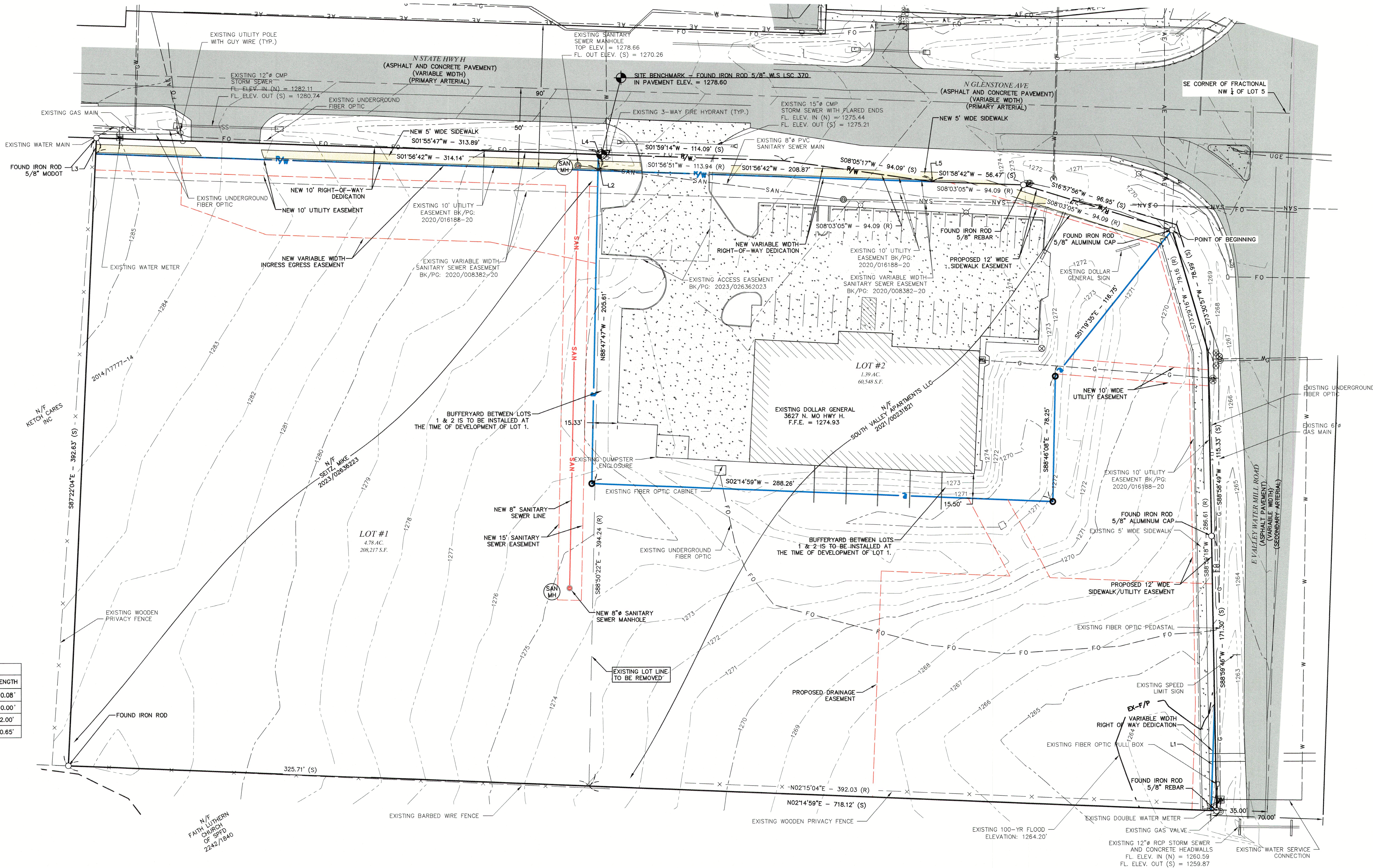
SITE IMPROVEMENTS
VALLEY WATER MILL ROAD
SPRINGFIELD, MISSOURI

PRELIMINARY PLAT		DATE:	RED LINES	DWN. BY:	APPR. BY:
DWN. BY:	APPR. BY:	DATE:	RED LINES	DWN. BY:	APPR. BY:
EDD	TES				
DATE: DEC. 4, 2024					
SCALE: 1" = 60'					
PROJ. NO. SW23-546					
DWG. NO.:					
1 OF 2					

<u>PROPERTY DATA:</u>	
<u>LOT #1</u>	4.78 AC. ±
<u>LOT #1 RIGHT OF WAY</u>	0.07 AC. ±
<u>LOT #2</u>	1.39 AC. ±
<u>LOT #2 RIGHT OF WAY</u>	0.04 AC. ±
<u>TOTAL</u>	6.28 AC. ± *



LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	N88°47'47"W	10.08'
L3	N87°22'04"W	10.00'
L4	N01°55'47"E	2.00'
L5	N08°05'17"E	0.65'



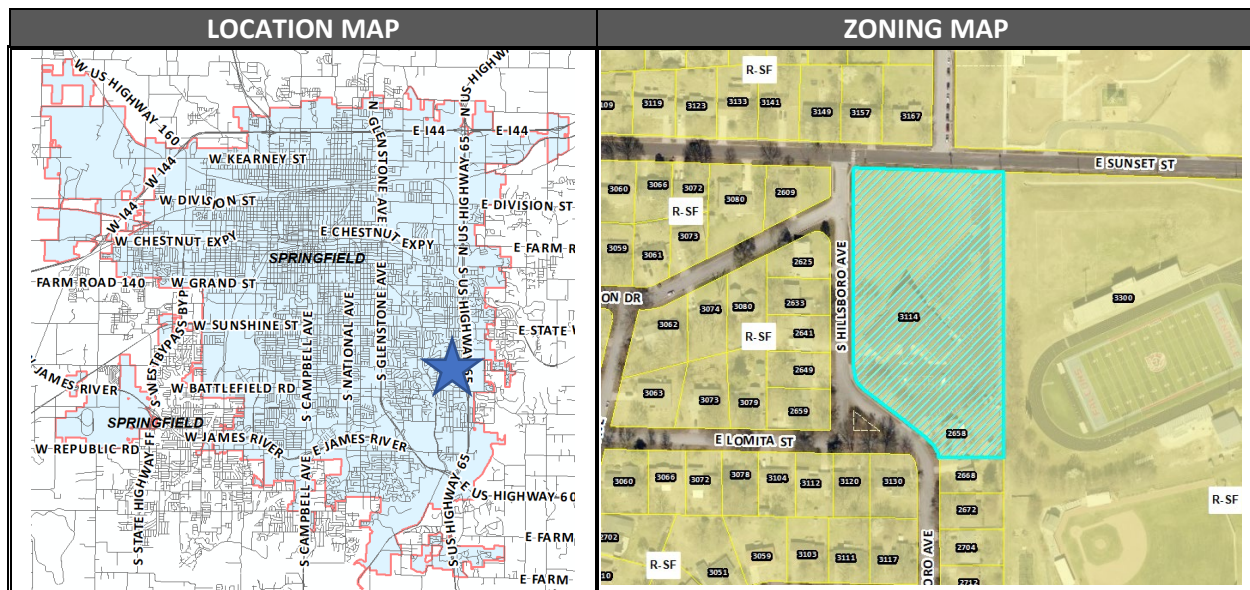
PRELIMINARY PLAT	
DATE: DEC. 4, 2024 SCALE: 1" = 30' PROJ. NO.: SW23-546 DWG. NO.: 2 OF 2	OWN. BY: EDD APPT. BY: TES REVISION: DATE: DWN. BY: APP'D. BY:

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Spirit Filled Estates
Location:	3114 East Sunset Street & 2658 South Hillsboro Avenue
Total Acres:	4.94 acres
Applicant:	First United Pentecostal Church of Springfield
Existing Land Use:	Church & Single-Family Residence
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	December 19, 2024
City Council:	January 27, 2025
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 Spirit Filled Estates 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 4.94 acres of property generally located at 3114 East Sunset Street & 2658 South Hillsboro Avenue into two (2) lots to allow for the church to sell the house independent of the church facilities.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



View from Hillsboro Avenue

PROPERTY HISTORY:

The subject property was annexed into the city in 1966. This parcel was certified as a tract of record in 1991. At the time of the 1995 citywide remapping, the property was rezoned to R-SF, Single-Family Residential.

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.

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- (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.
- (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 SINGLE-FAMILY RESIDENTIAL
Minimum lot dimension requirements	Lot Area: 6,000 square feet Lot Width: 50 feet Lot Depth: 80 feet
Maximum structure height	- When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. - When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Front yard setback	15 feet along local streets 25 feet along Collector streets or higher
Side yard setback	Five feet or as required by section 36-453, supplemental open space and yard regulations.
Rear yard setback	Ten percent of the lot depth, but may not be less than ten feet nor shall more than 20 feet be required.
Street Classification	E Sunset Street – Collector S Hillsboro Avenue – Local
Sidewalks	Sidewalks are required along S Hillsboro Avenue and E Sunset Street. Sidewalk exists along the frontage of S Hillsboro Avenue, but sidewalk does not exist along the frontage of E Sunset Street.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 30 percent.

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

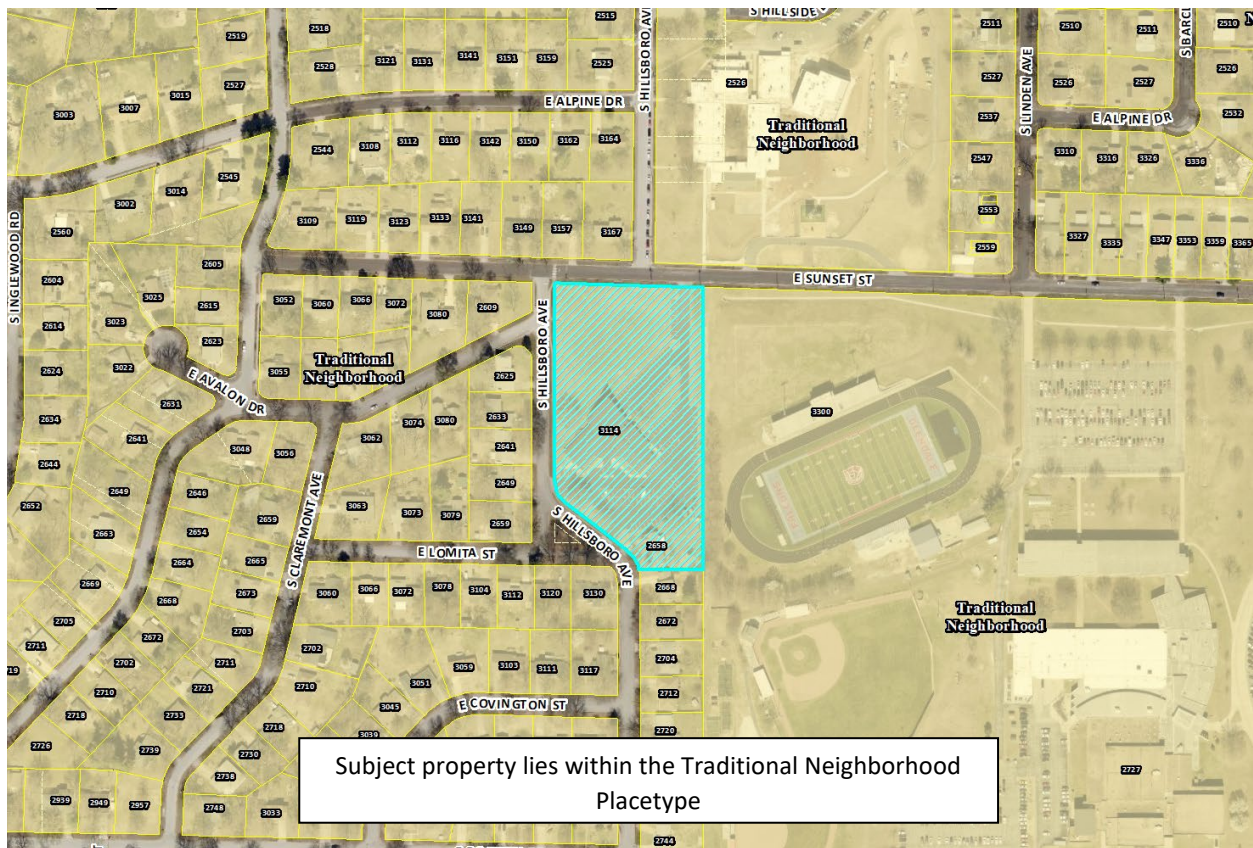
PLACETYPE: TRADITIONAL NEIGHBORHOOD

The *Comprehensive Plan's Land Use & Development* chapter groups this area into the Traditional Neighborhood Placetype. This placetype is comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch-style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance. (p. 36, *Chapter 5: Land Use & Development*)

The proposed subdivision is located at the southeast corner of Hillsboro Avenue and Sunset Street. The subject area includes the Traditional Neighborhood's primary use of a single-family detached dwelling in addition to a place of worship, which is a supporting use. The purpose of the subdivision is to allow for the church to sell the house independent of the church facilities. The adjacent halves of right-of-way for both streets appear to have been dedicated via deed, but they are included in this plat to make identifying the dedication more clear. This dedication via plat retains the existing curvilinear road pattern, which is common in this part of town.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal 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	○	○	○	○	○	○	○	○	○	○	○	○	○	○

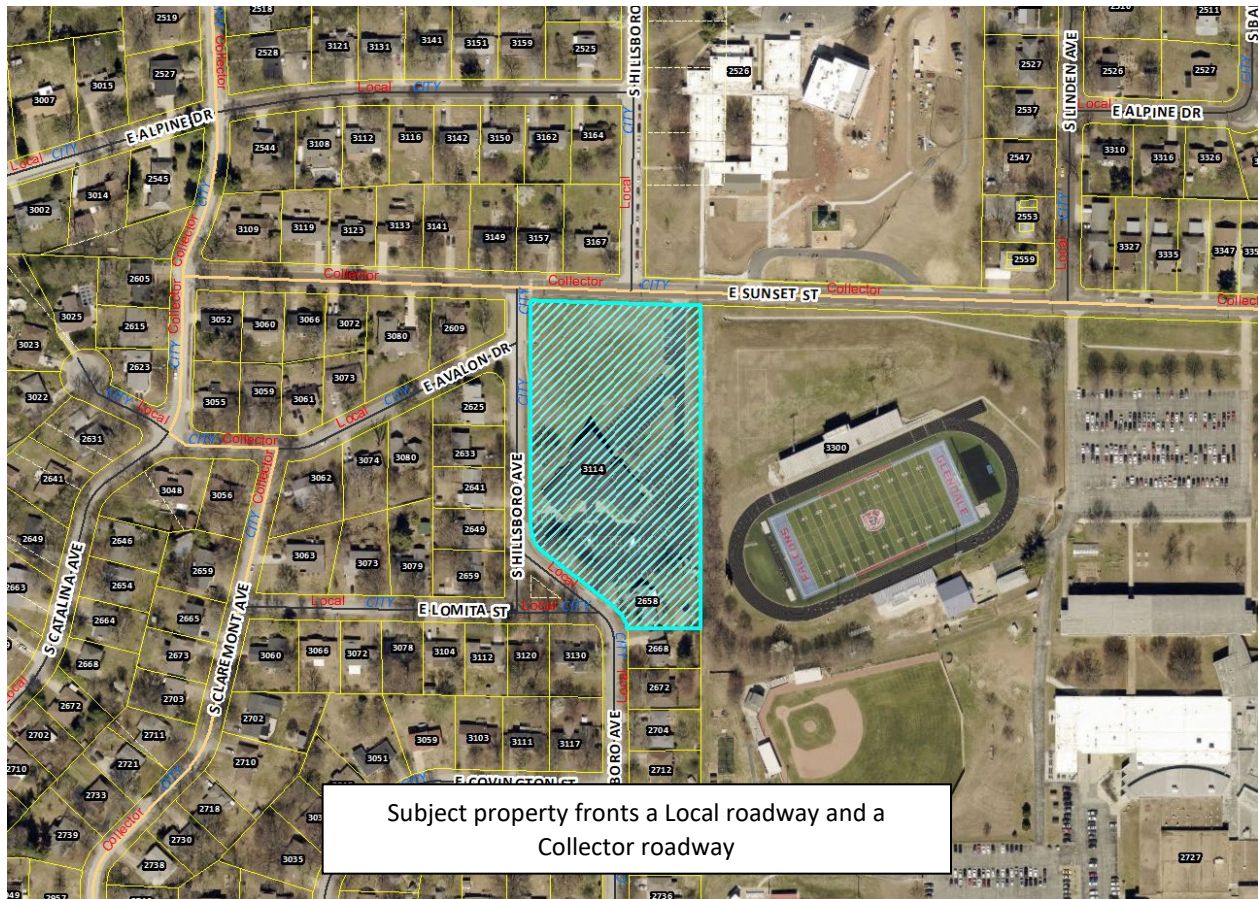
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	R-SF	R-SF	R-SF	R-SF
LAND USE	Residential & School	Residential	School	Residential
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 4.94 acres into a two (2) lot subdivision named "Spirit Filled Estates".
2. The purpose of the subdivision is to allow for the church to sell the house independent of the church facilities.
3. The adjacent halves of right-of-way for Hillsboro Avenue and Sunset Street appear to have been dedicated via deed, but they are included in this plat to make identifying the dedication more clear.
4. All lots meet the minimum dimension requirements of the City's subdivision regulations and the Single-Family Residential District.
5. 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.
6. 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 the Single-Family Residential District.
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. AT&T:

Approved.

2. CITY UTILITIES:

Approved.

3. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

Approved.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

The manhole in front of 2658 is further north than it is shown on GIS and the service lateral for that address actually enters that manhole so it has access to that sewer manhole without crossing another property. No issues with the lot split.

5. FIRE DEPARTMENT:

No comments.

6. PARKS & GREENWAYS:

Approved.

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

Approved.

8. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

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

A fee in lieu of on-site stormwater detention **is not applicable because the site is built out**.

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

Detention and Discharge Requirements

DEVELOPMENT REVIEW STAFF REPORT

1. 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. Existing basin is providing Flood Control volume only for Lot 1 and Lot 2 of the proposed subdivision.

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 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.

9. 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. Sunset Street	Collector	City	30	30	NA	No	Yes	No
Street 2	S. Hillsboro Avenue	Local	City	25	25	NA	Yes	Yes	Yes

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

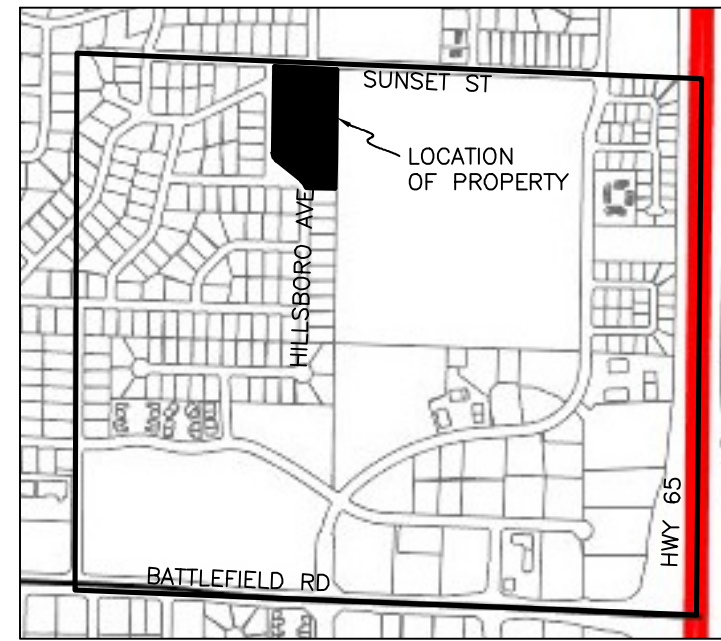
Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

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.

OWNER/DEVELOPER:
THE EXPERIENCE CHURCH
FIRST UNITED PENTECOSTAL CHURCH OF SPRINGFIELD
3114 E SUNSET ST
SPRINGFIELD MO 65804

PLAT OF GLENDALE ESTATES FILED ON
APRIL 26, 1963 IN PLAT BOOK 'T', PAGE
68



- 1) PLAT SUBMITTAL: OCTOBER 04, 2024
- 2) TOTAL NUMBER OF LOTS: TWO (2)
- 3) TOTAL ACRESAGE: 4.94 ACRES± (215279 SQ.FT.)
- 4) LARGEST TRACT: LOT 1 (170934 SQ.FT.)
- 5) SMALLEST TRACT: LOT 2 (16098 SQ.FT.)
- 6) CURRENT ZONING: R-SF
- 7) PROPOSED LAND USE: RESIDENTIAL
- 8) CLASS OF PROPERTY: URBAN
- 9) RECORD SHOW OF TITLE: BK. 2004, PG. 060714-04
- 10) 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 THE STREET AND OPEN DRAINAGE FACILITIES.
- 11) THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA, INFORMATION PROVIDED BY F.E.M.A. COMMUNITY PANEL MAP NO. 29077C361E, EFFECTIVE DATE: DEC. 17, 2010.
- 12) ALL LOT CORNERS (SEMI-PERMANENT) ARE SET WITH A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STRAPPED TO 07071079697 AND WILL BE SET WITHIN 90 DAYS AFTER THE DATE OF RECORDING. THE ADMINISTRATIVE SUBDIVISION SURVEY.
- 13) SEWER DISTRICT 23A SECTION 12 (BASED ON THE SPRINGFIELD INTERACTIVE MAPS WEBSITE).
- 14) MAINTENANCE OF AREAS (IF ANY) REFERRED TO AS DRAINAGE EASEMENT OR COMMON AREA WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 15) DETENTION FOR FLOOD CONTROL IS PROVIDED BY THE BASIN ON THE NW CORNER ON LOT 1. THE BASIN WAS BUILT WITH BLOBS.
- 16) NO FEES, PLANTINGS, OR OBSTRUCTIONS OTHER THAN MAILBOXES ARE PERMITTED WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT, UNLESS THE DRAINAGE IS ENCLOSED IN A BELOW GRADE CONDUIT. AT NO TIME SHALL PERMANENT STRUCTURES BE ALLOWED IN THE EASEMENT.

I, _____ AS OWNER / DEVELOPER OF SAID REAL ESTATE DESCRIBED AND SHOWN HEREON, DO HEREBY CERTIFY THAT I HAVE CAUSED SAID REAL ESTATE TO BE PLATTED AS SHOWN HEREON AND THAT ALL STREETS AND EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC. TO WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS ____ DAY OF _____, 20__.

OWNER: _____ (NO SEAL)

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY

APPEARED _____ TO ME KNOWN, WHO BEING DULY
SWORN, DID SAY THAT HE EXECUTED THE FOREGOING INSTRUMENT AS HIS FREE ACT
AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY

OFFICIAL SEAL, AT MY OFFICE IN _____ COUNTY, _____
THE DAY AND YEAR FIRST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

APPROVED THIS ____ DAY OF _____, 20__ BY THE PLANNING
AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD, MISSOURI.

STEPHEN CHILDERS,
DIRECTOR OF PLANNING & DEVELOPMENT

APPROVED THIS ____ DAY OF _____, 20__ BY THE CITY
COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI BY SPECIAL
ORDINANCE _____.

ANITA J. COTTER, MMC/MPCC
CITY CLERK

LINE	BEARING	DISTANCE
L1	S38°58'43"W	25.76'
L2	N51°12'42"W	13.04'
L3	S00°55'21"W	10.00'
L4	N87°08'14"W	10.00'
L5	S46°53'33"W	13.90'
L6	S00°55'21"W	18.32'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	45.38'	43.84'	S25°08'41"E
C2	75.00'	68.10'	65.78'	S25°08'41"E
C3	100.00'	53.25'	52.63'	S35°45'16"E
C4	75.00'	29.78'	29.59'	S39°36'09"E

SURVEYOR'S NOTE:

ADJOINING LAND OWNERS AND THEIR DEED
BOOK AND PAGES ARE BASED UPON
INFORMATION OBTAINED FROM THE GREENE
COUNTY ON-LINE WEBSITE SERVICES.
(PROVIDED BY OTHERS)

DECLARATION BY SURVEYOR

I HEREBY DECLARE TO THE EXPERIENCE CHURCH, THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS DATED JUNE 30, 2017 AND BASED ON INFORMATION PROVIDED BY RAYMOND EDDINGS.

MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY REVIEW
AND SUPERVISION.

PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.

APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION
PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.

THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE
USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED
UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

TYPE OF SURVEY: URBAN

O & M
SURVEYING
LLC
(417) 832-1405
(417) 830-1171

LAND SURVEYORS,
PLANNERS, &
CONSTRUCTION STAKING

472 TROUT ROAD
OZARK, MISSOURI 65721

PROFESSIONAL LAND SURVEYOR
REG. NUMBER: PLS-2007017965
CORPORATION# 2022004477

CLIENT:

THE EXPERIENCE CHURCH

DESCRIPTION: SUBDIVISION SURVEY

LOCATION: N51° 55' 41" T09N R01W

NE 1/4, SEC. 4, T28N, R21W
GREENE COUNTY, MO

ORDERED BY: DAVID M. EDDING

Barry Mackey



A circular professional seal for Barry D. Mackey, a Professional Land Surveyor in the State of Missouri. The seal features the text "STATE OF MISSOURI" at the top, "BARRY D. MACKEY" in the center, "NUMBER" below the name, and "PLS-2007017965" at the bottom. The words "PROFESSIONAL LAND SURVEYOR" are written around the bottom half of the circle. The seal is flanked by two stars.



**OFFICIAL NOTICE
PLANNING AND ZONING COMMISSION
2025 SCHEDULE**

NOTICE is hereby given to all citizens and interested parties that the Planning and Zoning Commission of the City of Springfield, Missouri. Meetings are scheduled for 6:30pm in the Temporary City Council Chambers (Police South District Station), Rooms 101, 102, & 103 at 2620 West Battlefield Road

REGULAR MEETINGS

First Meeting	Second Meeting
January 16, 2025	January 30, 2025
February 13, 2025	February 27, 2025
March 13, 2025	March 27, 2025
April 10, 2025	April 24, 2025
May 8, 2025	May 22, 2025
June 12, 2025	June 26, 2025
July 17, 2025	July 31, 2025
August 14, 2025	August 28, 2025
September 11, 2025	September 25, 2025
October 9, 2025	October 23, 2025
November 6, 2025	November 20, 2025
December 18, 2025	None

A handwritten signature in blue ink that reads 'Stephen Childers'.

Stephen Childers, Executive Secretary
Planning and Zoning Commission
City of Springfield

2025

January						
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28	29	30	31			

 PnZ

 Landmarks

 BOA

 Council

 2nd PnZ

 2nd Landmarks

 Holiday