



City of Springfield

Agenda

Planning and Zoning Commission

Bill Knuckles, Vice Chair

Layne Hunton
Helen Gunther
Christopher Lebeck
Betty Ridge

Bruce Colony
Eric Pauly
Dan Scott
Randall Doennig

January 16, 2025

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. December 19, 2024

3. COMMUNICATIONS.

3.1. December 2024 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

4.1. Relinquishment of Easement 949
700 East Central Street (Applicant: Drury University)

4.2. Relinquishment of Easement 950
1515 East Independence Street (Applicant: Thompson Sales Company)

5. UNFINISHED BUSINESS.

5.1. Z-32-2024
2224 & 2234 West Phelps Street (Applicant: Paul Mueller Company)

5.2. Conditional Use Permit 477
2854 West Grand Street (Applicant: Greene County Baptist Association)

6. PUBLIC HEARINGS.

- 6.1. Z-1-2025 COD 267
2242 North Oakland Avenue (Applicant: SGF Homes, LLC)
- 6.2. Planned Development 390
739 West Talmage Street (Applicant: Baptist Temple of Springfield)
- 6.3. Conditional Use Permit 479
901 South West Bypass (Applicant: Carleton Resources, LLC)

7. OTHER BUSINESS.

- 7.1. Initiate Code Amendment
Citywide (Applicant: City of Springfield)
- 7.2. 2025 Election of Officers

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

December 19, 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 Gunther and Commissioner Lebeck (left early)

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

APPROVAL OF MINUTES.

The minutes of November 7, 2024, were approved.

COMMUNICATIONS.

City Council summary for November 2024.

CONSENT ITEMS. None

UNFINISHED BUSINESS.

Z-29-2024 COD 263

3697 North Glenstone Avenue

Applicant: South Valley Apartments, LLC and Mike Seitz

Mr. Neal states that this is a request to rezone approximately 4.86 acres 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.

Mr. Tim Schowe, 2804 N. Biagio Drive, engineer for the developer and here to answer any questions and stated that it will be 3 story buildings with 24 units per building will try to leave the existing vegetation in the buffer areas. He also noted that at the neighborhood meeting there were complaints about the existing homeless population and trash.

Mr. Wayne Morelock, 3900 E. Bridgend and is the builder for the developer and trying to take care of a need for first time home buyers and workforce housing and here to answer any questions.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-29-2024 COD 263; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Lebeck, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

PUBLIC HEARINGS.

Z-30-2024 COD 264

2409 North Boonville Avenue

Applicant: Locust Investments, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.27 acres from HC, Highway Commercial to R-LD, Low-density Multi-family Residential District and establishing Conditional Overlay District No. 264.

Mr. Scott asked if the house on the corner and to the north were renovated as single family and concerning of putting multifamily development between single family.

Mr. Sparlin noted that they were renovated as single family and stated that additional units could benefit the area and housing is a need.

Mr. Rick Wilson, 1835 S. Stewart and stating that the initial request was for single family (may still develop single family), but staff have recommended residential low-density and at the neighborhood meeting, the concern was that an apartment complex would not be compatible with the existing neighborhood.

Questions asked about current regulations and allowing for single family residential in a low-density multifamily district and how many units are they anticipating (two if multifamily).

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-30-2024 COD 264; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Lebeck, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Z-31-2024

3505 South Campbell Avenue

Applicant: Westport Management, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.36 acres from R-TH, Residential Townhouse to HC, Highway Commercial.

Mr. Daniel Richards, 1200 East Woodhurst Drive and represents the developer and are cleaning up split zoning at the Nissan dealership.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-31-2024; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Lebeck, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Z-32-2024 COD 265

2224 & 2234 West Phelps Street

Applicant: Paul Mueller Company

Request to postpone to the January 16, 2025, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

Z-33-2024

910 & 920 South West Avenue

Applicant: Greene County

Mr. Sparlin states that this is a request to rezone approximately 4.5 acres from O-1, Office District to GI, Government and Institutional Use District.

Ms. Stephanie Ireland, 1908 E. Sunshine and representing the potential buyer and here to answer any questions.

Mr. Knuckles asked if the facilities would remain the same.

Ms. Ireland noted that the use is going to change, and they are looking into other options.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-33-2024; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Lebeck, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Z-34-2024 COD 266

851 East Primrose Street

Applicant: Lester E. Cox Medical Centers

Mr. Neal stated that this is a request to rezone approximately 29 acres from Planned Development No. 21, 7th Amendment to GI, Government and Institutional Use District with Conditional Overlay District No. 266.

Mr. Knuckles asked about extending or completing Kimbrough Avenue based on the traffic impact study and noted that the Planned Development was based on 50% development of the site and asked for some of the history on the requirements.

Mr. Chad Zickefoose, Public Works noted that the original Planned Development was approved by the Planning and Zoning Commission and City Council in 1982, and it had the same requirement for Kimbrough to be built once triggered by the 50% development or development on the lot adjacent to Kimbrough Avenue.

The Planned Development was amended again in 1991, and that same requirement to construct Kimbrough once you hit those triggers remained and was amended again in 2002, and that Kimbrough requirement remained in there. And then there was also a preliminary plat approved in 2002 that contained that same requirement to construct Kimbrough Avenue.

Commissioners discussed the Major Thoroughfare Plan and if the development has met or exceeded the 50% development threshold.

Mr. Chris Wynn, 5051 S. National Avenue representing Cox Health and stated that Cox is committed to expanding the care in the region by constructing a comprehensive pediatric care facility and went into the history of the Planned Development and stated that the 50% is a blanket statement and needs to be based on a traffic study. Cox is asking to get away from the 50% threshold.

Mr. Knuckles noted that it was designed to alleviate traffic from National and Campbell Avenue and does not believe there needs to be a traffic study on a 42-year-old requirement and that it is time to put it through in honor of that agreement.

Additional comments/questions regarding the history of the PD and Kimbrough Avenue.

Mr. Colony stated that if a pediatric hospital is built that it will have a definite impact on the traffic and believes that the road will even be more important.

Mr. Lebeck asked if this request is approved, would the Planned Development requirement (50%) not carry through.

Mr. Chris Hoeman stated that if the commission wants to carry forward the conditions need to be amended.

Commission discussed the 50% requirement and if Cox can develop under the current zoning, questioned the timeline, and the language for making a motion.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION #1:

Planning and Zoning Commissioner Colony moved to amend Z-34-2024 COD 266 with the following statement; Kimbrough Avenue shall be constructed from the north edge of the subject property within 300ft of Primrose Street to a width of 29ft and the remainder of the distance to Primrose street to a width of 37ft with a taper between the two street widths approved by the city traffic engineer and B, the developer shall contribute to the construction of Kimbrough Avenue north of the subject property, an amount equal to the difference between the 29 foot street width and the 37 foot street width that would have been constructed adjacent to the subject property. Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: Commissioner Broekhoven. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None. (Commissioner Lebeck left before the vote was taken).

COMMISSION ACTION #2:

Planning and Zoning Commissioner Colony moved to approve Z-34-2024 COD 266; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: Commissioner Broekhoven. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None. (Commissioner Lebeck left before the vote was taken).

Conditional Use Permit 477

2854 West Grand Street

Applicant: Greene County Baptist Association

Request to postpone to the January 16, 2025, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

Conditional Use Permit 478

3080 East Cherry Street

Applicant: Franklin Partners, LP

Mr. Neal states that this is a request to establish an adaptive use of a nonresidential structure in a residential district within a R-LD, Low Density Multi-Family Residential District.

Ms. Crystal Webster, 722 W. Olive Street, Morlock Builders noted that this is for a dog groomer business that serves 216 units of the multifamily and would like to allow clients from the outside to participate.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Doennig moved to approve Conditional Use Permit 478; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven; Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None.

OTHER BUSINESS.

Preliminary Plat of Chimney Rock Subdivision

3040 South Arcadia Avenue

Applicant: JCRS Development, LLC

COMMISSION ACTION: (reduce speaking time)

Planning and Zoning Commissioner Scott moved to approve the speaking time to 3 minutes for the Preliminary Plat of Chimney Rock Subdivision; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven; Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None.

Mr. Menke stated that this is a request to approve a preliminary plat for a 40-lot residential subdivision.

Mr. Scott asked about any discussion regarding an additional cul-de-sac on the north end and not connecting to the existing cul-de-sac.

Mr. Menke stated that he was not involved in those discussions but did speak with the fire department and there is a requirement to have a second access into a subdivision that has more than 30 lots when the houses are not served by a fire sprinkler system.

Discussion on if this project currently meets the current zoning ordinance and for a denial it would need a subdivision regulation the proposed plat violates.

Mr. James Hanson, 3213 S West Bypass, submitting the plat on behalf of the owner and stated that there were a lot of neighborhood concerns and believes that there were four main issues: impact on property values, traffic and safety, lot size and density, and storm water concerns.

Mr. Colony asked about storm water detention spacing.

Mr. Hanson noted that the way it is laid out it will meet all the requirements, will have a study on the stormwater and will adjust accordingly.

Mr. Ryan Perkins, 3146 S. Arcadia, voiced his opposition to the development stating that it did not comply with the existing comprehensive plan, not cohesive with the current neighborhood, negatively affect stormwater runoff and the walkability of the area. He would like to see the preservation of the residential housing patterns prioritized and questioned the proposed average lot size.

Mr. Ben Shantz, 1523 E. Delmar, attorney here on behalf of the applicant noting that it does comply with each of the elements required by city code. He also noted that they want to prioritize the undeveloped land within the city and to find new and unique ways to solve the severe housing issues.

Mr. Colony asked why they are developing 40 lots and not 30.

Mr. Shantz noted that construction costs have skyrocketed and the way to achieve attainable housing is decrease the lot size and create higher density. The houses are not intended to be affordable housing and they will be market rate housing.

Mr. Christopher Trussell, 3141 S. Ventura, stated his issue is the traffic and gave examples about potential problems (width of Mimosa).

Ms. Sonja Shaw, 2771 E. Ridgewood, voiced her concerns of the proposed plat and noted the two established neighborhoods adjoining the development and the lots will be substantially smaller and wants to preserve the character of the neighborhood as well as the amazing trees that would have to be removed. She also gave out pictures to the commission members.

Ms. Tammy Fulk, 3134 S. Arcadia, stated her concerns that they will have almost 2½ lots backing up to their home and believes it does not comply with the Comprehensive Plan as they are a traditional neighborhood and does not align with Chimney Hills or Chimney Hills Place. She also stated that Mimosa is a very narrow street and would be one of the main roads to and from the development which would have safety issues.

Mr. Scott asked if there were any plans for adding an extension to the southern lane of Mimosa to the east.

Mr. Zickefoose, Public Works, noted that there are no current plans.

Mr. Stephen Berkwitz, 2468 E. Raynell, stated that he believes the plat does not preserve the residential and housing patterns that are currently in the surrounding neighborhoods and that the traffic would add great stress

on Mimosa and Chambery and as well as more difficult for the buses and cars to bring their children to school and would like to request a traffic study done before approval.

Ms. Pat Scott, 3252 S. Ridgewood Ct., noted her concern for the potential of traffic, lot density, and home values as well as the preservation of residential housing and housing patterns and believes all the extra traffic will go to Mimosa.

Ms. Sabrina West, 2816 E. Ridgeview, was the listing agent for one of the five-acre houses. She went over the history of its purchase and voiced her concerns/issues of the people proposing the new development.

Mr. David Cantrell, 3216 S. Saratoga, stated that the development will be directly behind his home and that there may be as many as 6 homes along his back yard, as well as traffic issues, believes that this is a cluster development, and will affect his property values. He would like a traffic and water study.

Ms. Leah Bodenbach, 3151 S. Ventura, voiced her concerns for her children with the proposed traffic increase along Mimosa.

Mr. Kyle Thompson, 2660 E. Ridgewood, stated his main concern are the density issues and traffic along Mimosa.

Ms. Lori Bruce, 3317 S. Arcadia, stated her concerns are traffic, water detention and discharge and there is currently flooding in the area. She stated that when they were developing Galloway there were promises to build regional detention ponds and other surface water management devices which have not been completed or even approved. She noted that planning in traditional neighborhoods should strive to increase quality of place and complete neighborhood characteristics.

Ms. Lee Beasley, 3146 S. Glenhaven, stated that the safety of the children and families will be impacted by the increase of traffic as well as the noise level. She also noted the proposed site would result in the destruction of trees in an area that is critical habitat for deer, turkey owls, squirrels, and the occasional fox.

Mr. Frank Blohm, 2765 E. Ridgewood, stated that his concerns are the timing of everything, noting that signs announcing the meeting were not very well placed and thus only allowing a short time to gather the community to talk about the proposed development. He would like for the opportunity to provide a professional presentation with pictures so Commission could grasp what is going on and would like a postponement.

Ms. Melanie Bach, 3734 S. Elmview, currently the president of Galloway Village Neighborhood Association and believes it does not conform to the Comprehensive Plan stating that it meets all the requirements of a cluster development and will have substantial or undue adverse effect on adjacent property. She also noted that the development does not provide adequate step down and places undue traffic burdens on existing residents.

Ms. Broekhoven closed the meeting.

Mr. Colony stated that they do listen to the neighborhoods and one of the most guiding principles is a quality of place and new developments need to ensure that they complement the existing development, and believes this development is too dense and will have traffic issues (would like a traffic study) and will not be supporting the development.

Mr. Doennig stated that one of the comments tonight was that there will be 3 or 4 story dwellings in the neighborhood and does not see how that is possible with the lot sizes and bulk plane requirements and asked if they can be requirements/conditions added to the project noting past plats that were approved with conditions.

Mr. Pauly stated that all the boxes were checked by the developer, but suggests everyone should get back together (developers, stakeholders, and neighborhood) and talk about what it could look like and go forward with it.

Mr. Scott stated that he would prefer to see a cul-de-sac on the north end, but the choice of reality is that the development does not fit, and he will not be supporting it.

Ms. Ridge noted that awkwardness of the connection of Mimosa currently and more awkward with an increase of cars, noting that people seem to enjoy taking evening strolls, kids riding bikes and where people have made the major investment of their lives and believes there needs to be a solution. She also noted the loss of habitat for the animals and believe a better solution can be done.

Mr. Knuckles noted that Mimosa is narrow and would like a traffic study completed but believes the project complies with Forward SGF and believes the developer meets the minimum requirements (different lots sizes for subdivisions).

Ms. Broekhoven noted that the neighborhood has identified stormwater issues that are existing and has a neighborhood plan in place because of a lot of the issues that this neighborhood has experienced and also voiced at the meeting tonight. She went over the Galloway Plan and how it was implemented because of blight, storm and water issues and that the neighbors in the Galloway Neighborhood Association come forward stating that they simply can't absorb the level of development and redevelopment that is happening so rapidly because it is eroding the quality of place. There is also an issue with natural resources in the area and because of that, she did not think it has been studied well enough whether this will be a negative impact on the region.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Preliminary Plat of Chimney Rock Subdivision; Commissioner Pauly seconded the motion. It **Failed** with the following vote: Ayes: Commissioner Knuckles. Nays: Commissioner Broekhoven; Commissioner Ridge, Commissioner Colony, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None.

Preliminary Plat North Glenstone Heights
3627, 3697 & 3703 North Glenstone Avenue
Applicant: South Valley Apartments, LLC and Mike Seitz

Mr. Menke stated that this is a request to approve a preliminary plat for a 2-lot subdivision.

Mr. Tim Schowe, 2804 N. Biagio Drive, stated this is the same property discussed earlier (72-unit apartment) and has two existing parcels and they are adjusting the property lines to work with the proposed development.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

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

Preliminary Plat of Spirit Filled Estates

3114 East Sunshine Street and 2658 South Hillsboro Avenue
Applicant: First United Pentecostal Church of Springfield, Inc.

Mr. Menke stated that this is a request to approve a preliminary plat for a 2-lot subdivision.

Mr. Brian McCoy, 3114 E. Sunset Street, pastor of the First United Pentecostal Church and here to answer any questions.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

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

2025 Planning and Zoning Commission Schedule

Applicant: City of Springfield

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve the 2025 Planning and Zoning Commission Schedule; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven; Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 12/01/2024 **To:** 12/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
PPlat of Chimney Rock Subdivision 3040 S ARCADIA AVE	12/19/2024 Denied		
Z-29-2024 COD 263 3697 N GLENSTONE AVE 3703 N GLENSTONE AVE	12/19/2024 Approved		
Z-30-2024 COD 264 2409 N BOONVILLE AVE	12/19/2024 Approved		
Z-31-2024 3505 S CAMPBELL AVE	12/19/2024 Approved		
Z-33-2024 910 S WEST AVE 920 S WEST AVE	12/19/2024 Approved		
PPlat North Glenstone Heights 3697 N GLENSTONE AVE 3627 N GLENSTONE AVE 3703 N GLENSTONE AVE	12/19/2024 Approved		
Conditional Use Permit 478 3080 E CHERRY ST	12/19/2024 Approved		
PPlat of Spirit Filled Estates 3114 E SUNSET ST 2658 S HILLSBORO AVE	12/19/2024 Approved		
Z-34-2024 COD 266 851 E PRIMROSE ST	12/19/2024 Approved		
Z-24-2024 COD 260 315 E WEAVER RD	11/7/2024 Approved	12/16/2024 Complete	
Z-27-2024 1910 W DIVISION ST 1455 N WABASH AVE	11/7/2024 Approved	12/16/2024 Complete	
A-5-2024 4069 W REPUBLIC RD		12/16/2024 Complete	
Z-28-2024 1914 E BLAINE ST	11/7/2024 Approved	12/16/2024 Complete	
First Amended and Restated Redevelopment Plan for 521 N BOONVILLE AVE	11/7/2024 Approved	12/16/2024 Complete	
A-6-2024 6116 S FARM ROAD 175		12/16/2024 Complete	

PNZ City Council Results

Meeting Dates From: 12/01/2024 To: 12/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
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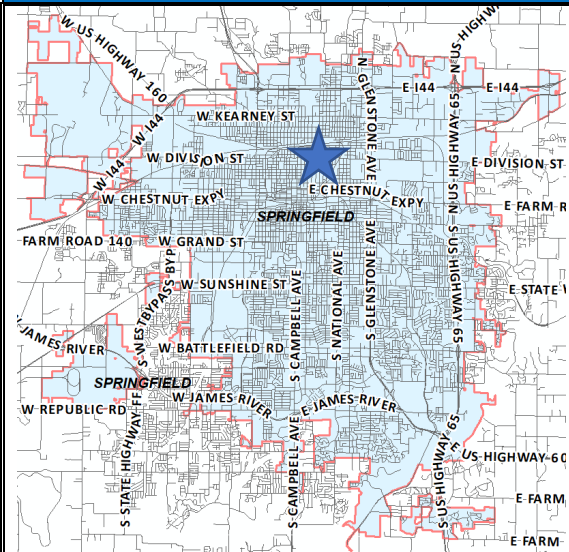
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 949
Location:	700 East Central Street
Total Acres:	.004 acres
Applicant:	Drury University
Existing Land Use:	University
Planning and Zoning Commission:	January 16, 2024
City Council:	N/A
Staff:	Tyler Hession, Assistant City Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Drury University, is requesting to relinquish a drainage easement that is no longer needed. No replacement easements are to be dedicated.

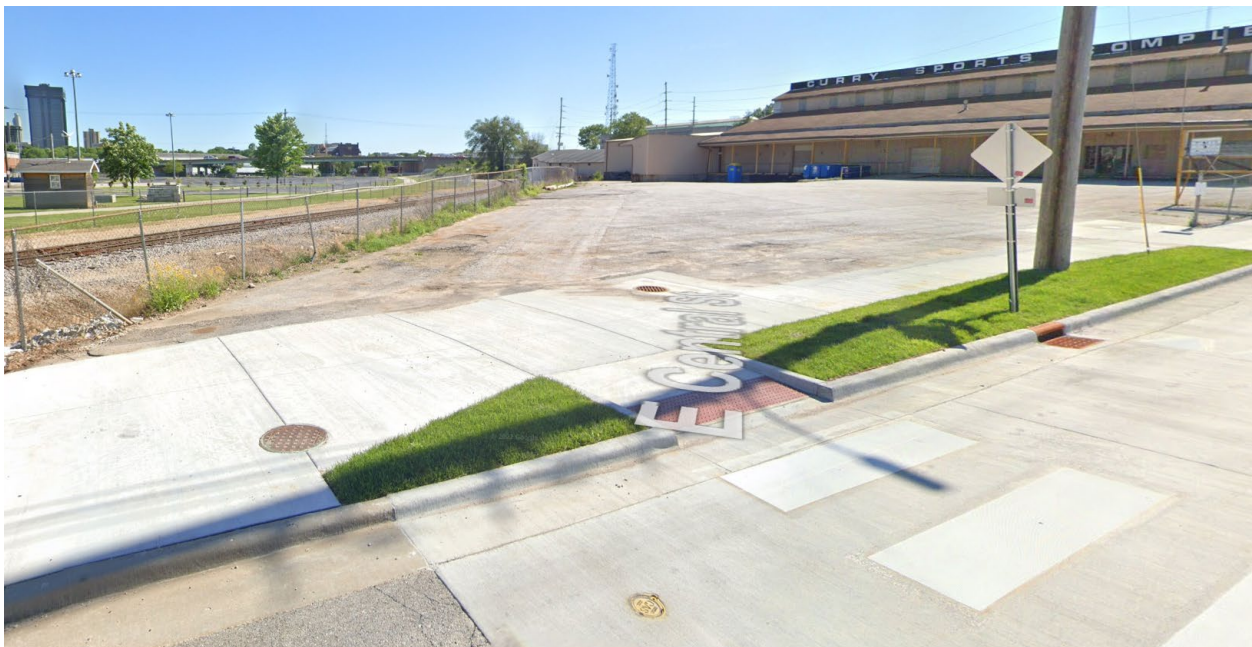
LOCATION MAP	EASEMENT SITE
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. DEPARTMENT OF PUBLIC WORKS - STORMWATER:

Replacement Drainage Easement already recorded..

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a drainage easement because the easement is no longer needed.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT**LEGAL DESCRIPTION:**

AN EXISTING DRAINAGE EASEMENT DESCRIBED IN BOOK 2021 AT PAGE 008476-21 OF THE GREENE COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI, A PORTION TO BE RELINQUISHED IS DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 6, IN BLOCK 5 IN J. FAIRBANKS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, MISSOURI, BEING RECORDED ON PLAT BOOK B PAGE 83, GREENE COUNTY RECORDER'S OFFICE: THENCE SOUTH 89 DEGREES 03 MINUTES 13 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CENTRAL STREET, A DISTANCE OF 73.40 FEET TO THE NORTHWEST CORNER OF AN EXISTING DRAINAGE EASEMENT RECORDED IN BOOK 2021 AT PAGE 023688-21 OF THE GREENE COUNTY RECORDER'S OFFICE; THENCE SOUTH 01 DEGREES 25 MINUTES 08 SECONDS WEST, ALONG THE WEST LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 11.00 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 13 SECONDS EAST, ALONG THE SOUTH LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 9.50 FEET FOR A POINT OF BEGINNING; THENCE THE FOLLOWING FOUR CALLS OF THE EASEMENT TO BE RELINQUISHED; THENCE SOUTH 40 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 19.61 FEET; THENCE NORTH 44 DEGREES 24 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.07 FEET; THENCE NORTH 40 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 5.10 FEET; THENCE NORTH 89 DEGREES 03 MINUTES 13 SECONDS WEST, A DISTANCE OF 19.90 FEET TO THE POINT OF BEGINNING. CONTAINING 185 SQUARE FEET OF RELINQUISHED DRAINAGE EASEMENT.

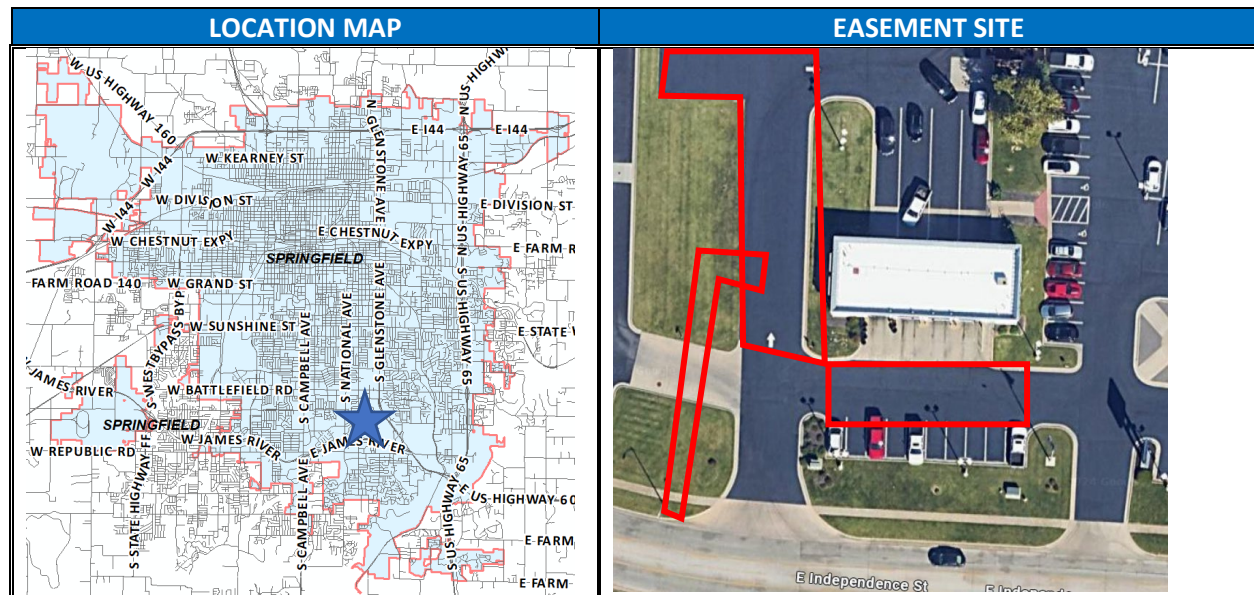
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 950
Location:	1515 East Independence Street
Total Acres:	.27 acres
Applicant:	Thompson Sales Company
Existing Land Use:	Automobile Service Station
Planning and Zoning Commission:	January 16, 2024
City Council:	N/A
Staff:	Tyler Hession, Assistant City Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

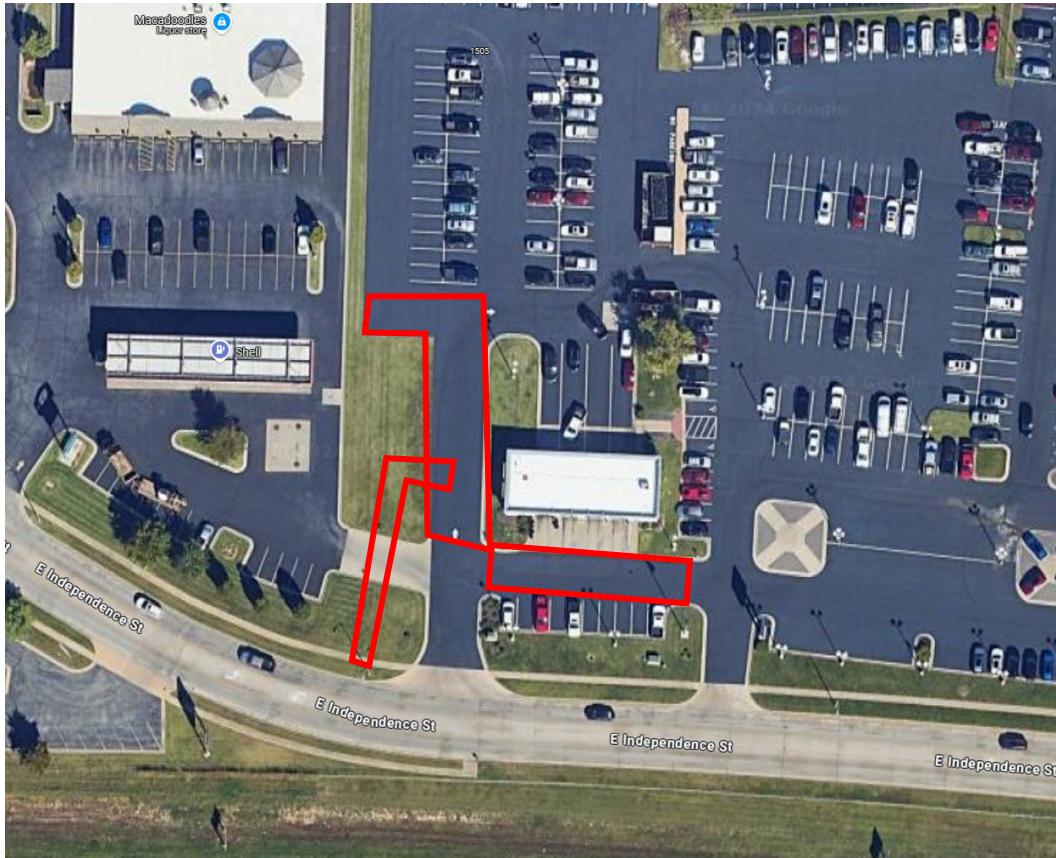
PROJECT SUMMARY:

The applicant, Thompson Sales Company, is requesting to relinquish gas, cross-access, and joint-access easements that are no longer needed. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. CITY UTILITIES:

As indicated in the application, combining the lots will eliminate the need for the gas service line easement. No issues with the relinquishment.

2. DEPARTMENT OF PUBLIC WORKS - TRAFFIC:

No issues with the relinquishment of the easement.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish gas, cross-access, and joint access easements because the easements are no longer needed.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT**LEGAL DESCRIPTION:**CROSS ACCESS EASEMENT VACATION

COMMENCING at the SW corner of said Lot 3; thence N01°56'12"E along the West line of said Lot, a distance of 21.33 feet; thence S88°03'48"E leaving said West line, a distance of 77.65 feet to the point of intersection where the South line of said 26 foot wide Cross Access Easement meets the East line of said 30 foot wide Joint Access Easement for a POINT OF BEGINNING; thence N01°54'25"E along the East line of said 30 foot wide Joint Access Easement, a distance of 26.01 feet to the point of intersection where the North line of said Cross Access Easement meets said East line of said Joint Access Easement; thence S86°51'10"E along the North line of said Cross Access Easement, a distance of 100.03 feet to the West line of a tract of land recorded in Book 2655, Page 1158; thence S01°53'53"W leaving said North line of easement, and along said West line, a distance of 26.01 feet to the South line of said Cross Access Easement; thence leaving said West line, and along said South line N86°51'10"W, a distance of 100.03 feet to the POINT OF BEGINNING, containing 2,601 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

JOINT ACCESS EASEMENT VACATION

COMMENCING at the SW corner of said Lot 3; thence N01°56'12"E along the West line of said Lot, a distance of 57.72 feet to a point on the North line of said platted Cross Access Easement; thence leaving said West line, and along said North line, along a curve to the left, having a radius of 304.00 feet, a central angle of 09°08'29", an arc length of 48.50 feet and a chord distance of 48.45 feet, which bears S77°34'01"E to the point of intersection where the North line of said Cross Access Easement meets the West line of said Joint Access Easement for a POINT OF BEGINNING; thence N01°54'25"E leaving said North line and along the West line of said Joint Access Easement, a distance of 190.21 feet to a point of intersection where the West line of said easement meets the South line of said easement as platted; thence N88°05'35"W, a distance of 47.54 feet to the West line of said Lot 3; thence N01°56'12"E leaving said South line of easement, and along said West line of Lot 3, a distance of 30.00 feet; thence S88°05'35"E leaving said West line and along the North line of said easement, a distance of 77.53 feet to the Northeast corner of said Joint Access Easement; thence S01°54'25"W, leaving said North line, and along the East line of said Joint Access Easement, a distance of 221.84 feet to the point of intersection where said East line of Joint Access Easement meets said North line of Cross Access Easement; thence along said North line of said Cross Access Easement, and along a curve to the right, having a radius of 304.00 feet, a central angle of 05°39'54", an arc length of 30.06 feet and a chord distance of 30.04 feet, which bears N84°58'13"W to the POINT OF BEGINNING, containing 8,064 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

DEVELOPMENT REVIEW STAFF REPORTGAS EASEMENT VACATION

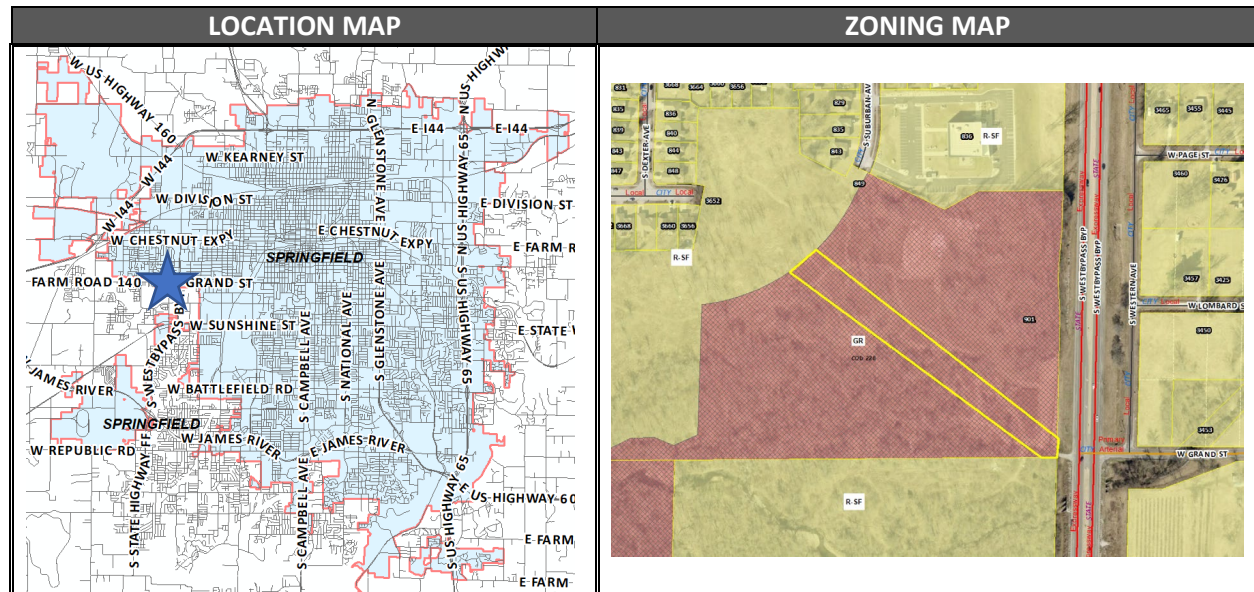
COMMENCING at the SW corner of said Lot 3; thence along the South line of said Lot and along a curve to the left, having a radius of 360.00 feet, a central angle of $04^{\circ}16'09''$, an arc length of 26.82 feet and a chord distance of 26.82 feet, which bears $S77^{\circ}31'38''E$ for a POINT OF BEGINNING; thence $N04^{\circ}37'58''E$ leaving said south line, a distance of 110.57 feet; thence $S88^{\circ}03'29''E$, a distance of 31.04 feet to the West line of a tract of land recorded in Book 2003, at Page 044833-03; thence $S01^{\circ}54'25''W$ along said West line, a distance of 10.00 feet; thence $N88^{\circ}03'29''W$ leaving said West line, a distance of 21.51 feet; thence $S04^{\circ}37'58''W$, a distance of 101.89 feet to said South line of Lot 3; thence along said South line and along a curve to the right, having a radius of 360.00 feet, a central angle of $01^{\circ}35'51''$, an arc length of 10.04 feet and a chord distance of 10.04 feet, which bears $N80^{\circ}27'38''W$ to the POINT OF BEGINNING, containing 1,325 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 479
Location:	901 S. West Bypass
Total Acres:	2.6 acres (approx.)
Applicant:	Carleton Resources, LLC
Existing Land Use:	Vacant/undeveloped
Neighborhood Meeting:	December 19, 2024
Planning and Zoning Commission:	January 16, 2025
City Council:	February 10, 2025
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Daniel Neal, Senior Planner, (417) 864-1036
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to adopt the staff's responses in Attachment 2 to the staff report as the findings of fact and recommend approval of CUP 479 subject to the conditions listed in Attachment 1 to the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

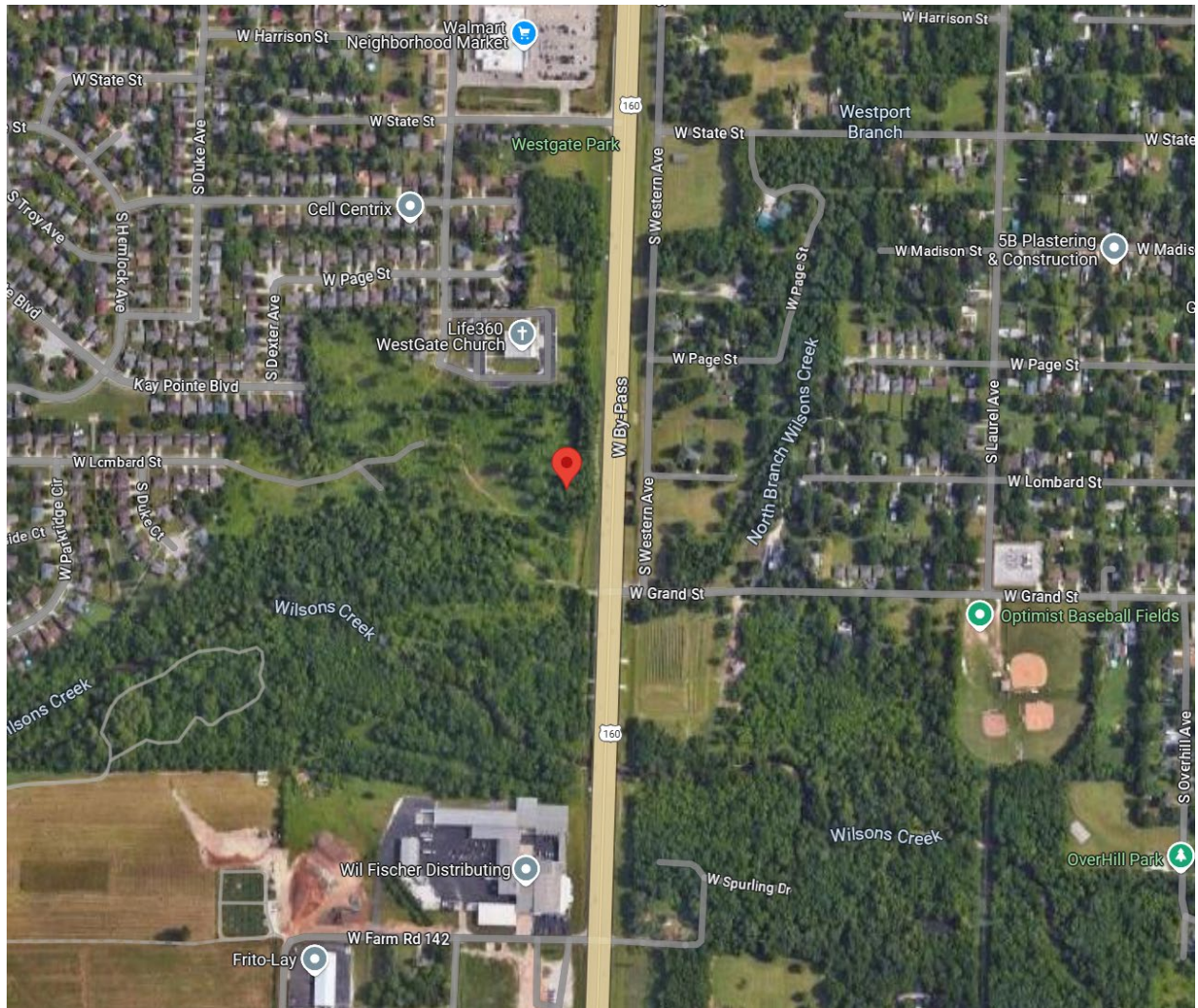
PROJECT SUMMARY:

Request to permit residential uses on the first-floor frontage of a building within a GR, General Retail District, generally located at 901 S. West Bypass.

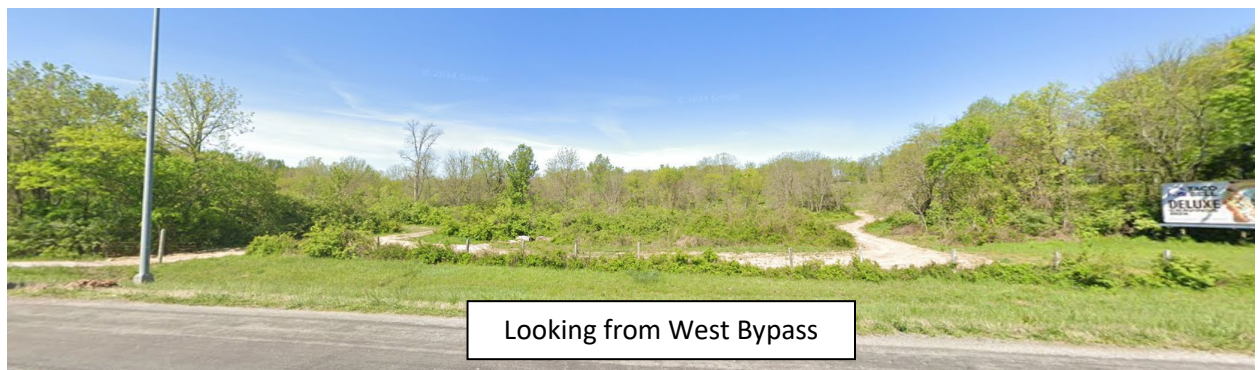


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned to GR, General Retail District, with Conditional Overlay District No. 228 in 2023. A preliminary plat for Kay Pointe Place Subdivision was also approved by Planning and Zoning Commission and City Council in 2023.

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.

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

- 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.

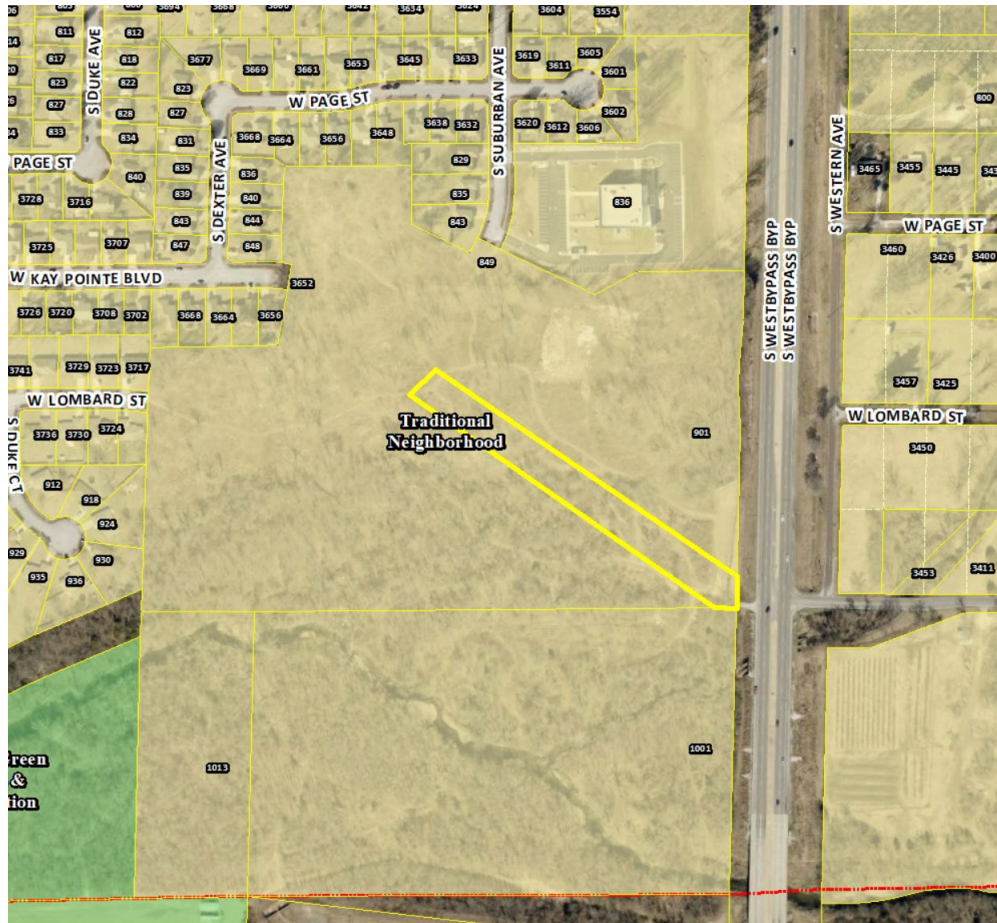
DEVELOPMENT REVIEW STAFF REPORT

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, Artisan & Innovation Spokes	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	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	○	○	○	○	○	○	○	○	○	○	○	○

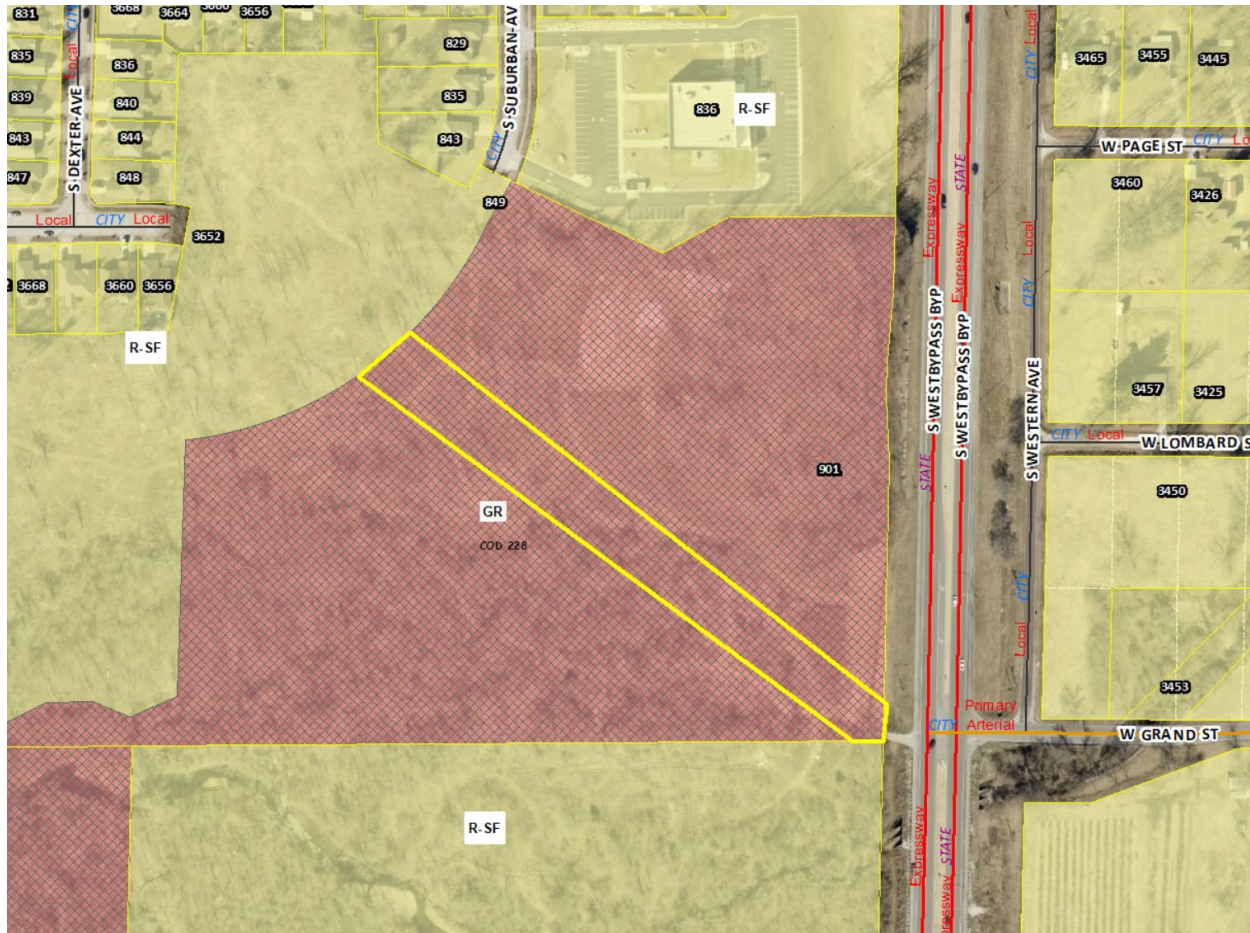
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	R-SF	R-SF	R-SF	R-SF
LAND USE	Church uses	Wilson's Creek/ undeveloped	Wilson's Creek/ undeveloped	Vacant/ undeveloped
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	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 issues with CUP. Property still needs offsite sewer extension capable of serving development.
4. FIRE DEPARTMENT:
Development shall comply with 2018 IFC.
5. 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	S. West Bypass	Expressway	State	65	90	27,300	No	No	No
Street 2	S. Suburban Avenue	Local	City	25	25	NA	Yes	Yes	Yes
Street 3	W. Kay Pointe Boulevard	Local	City	25	25	NA	Yes	Yes	Yes
Street 4	W. Lombard Street	Local	City	25	25	NA	Yes	Yes	Yes

ACCESS - All access to the development shall be per the approved traffic study, current MoDOT standards and/or current City of Springfield standards.

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

IMPROVEMENTS - No improvements are required for this conditional use permit. A traffic study will be 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 improvements required for the development must be constructed or escrowed prior to approval of any building permit or plat.

DEVELOPMENT REVIEW STAFF REPORT

- On-street parking is allowed along Kay Pointe Boulevard as approved by the City Traffic Engineer. The on-street parking shall be in public right of way or permanent easements. All on-street parking shall be open to the public.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

901 S. West Bypass is a large undeveloped tract of land that is a focal point of the Wilsons Creek floodplain and buffer area. The entire property drains into the Wilson Creek stream (natural channel). Two existing detention basins are present for the off-site subdivisions of Westwood Hills 1st Addition and 2nd Addition. The property is in the **Wilsons Creek** drainage basin. The property **is** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is** aware of a sinkhole or other Karst feature at this location. The property **does have a stream buffer on site**. A fee in lieu of on-site stormwater detention **will be allowed**.

DETENTION AND DISCHARGE REQUIREMENTS

1. Two existing Detention Basins exist for the Westwood Hills 1st Addition and 2nd Addition subdivisions. Basins are in the developed area of the Plat. PW-Stormwater is supportive of a Fee in Lieu of Detention Application for the two basins. The final plat will not be approved until the fee in lieu of detention application is processed and a Vacation for the two basin drainage easements are approved.
2. A fee in lieu of detention is permissible for the remainder of the Kay Pointe Place subdivision. The large Floodplain and stream area should be capable of handling the increase in peak flow rate. A fee in lieu of detention application for any or all projects associated with the subdivision should be submitted at time of development. If the subdivision is phased, then the applications will be submitted for each phase.

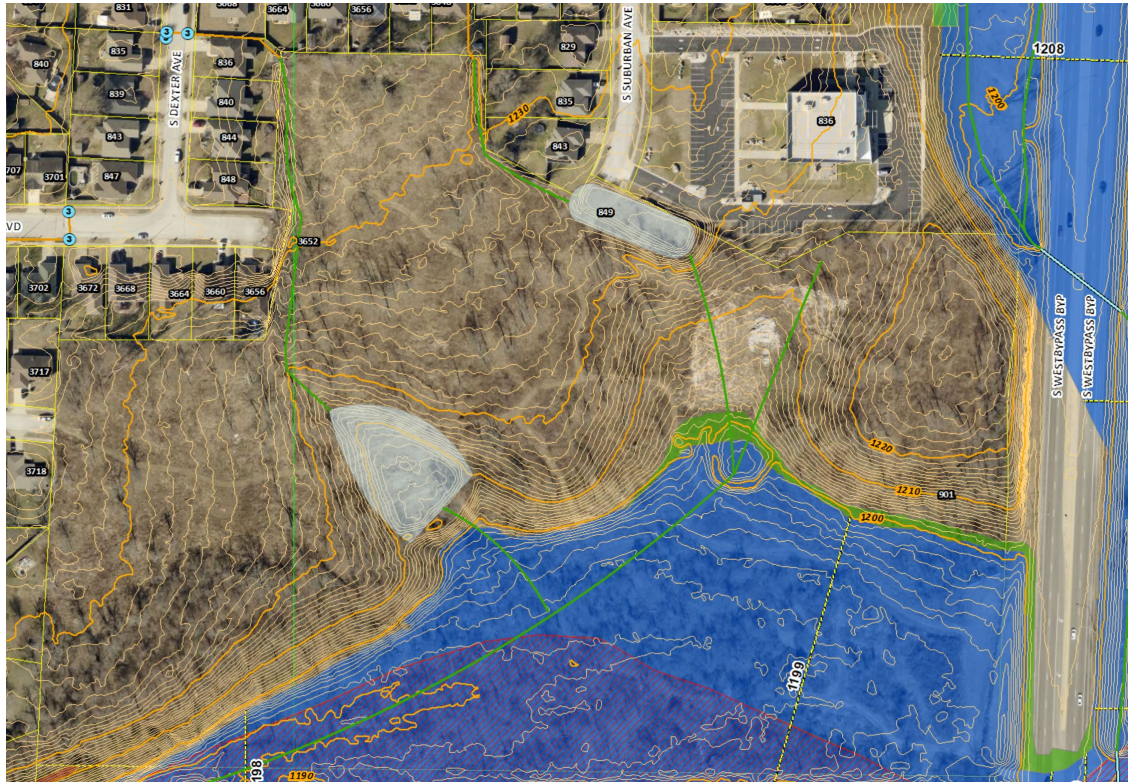
WATER QUALITY REQUIREMENTS

1. Water Quality is required at the time of development for all phases or construction of the subdivision. Water Quality SCMs are provided with an Operations and Maintenance Plan and a Drainage Easement or Common Area designation during the Final Plat.
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.

DEVELOPMENT REVIEW STAFF REPORT

FLOODPLAIN

1. The southern portion of the Subdivision area is encompassed by the FEMA 100-year Floodplain. Per Chapter 3, Sec 2.6 a Floodplain Development Permit is required.



DEVELOPMENT REVIEW STAFF REPORT

NATURAL CHANNEL & STREAM BUFFERS

1. Wilsons Creek, Category A Large Stream is present on the Lot. The Plat is showing the 200 foot wide Stream Buffer. The final plat will record the stream buffer and easement.



DEVELOPMENT REVIEW STAFF REPORT

SINKHOLES & KARST FEATURES

1. Two sinkholes are located on the subdivision area. The sinkholes and a 25 foot wide buffer are designated on the preliminary plat. The drainage easements that surround the sinkholes are considered No Build Areas for the subdivision.



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, Carleton Resources, LLC, has requested this Conditional Use Permit to permit residential uses on the first-floor frontage of a building within a GR, General Retail District, generally located at 901 S. West Bypass. The applicant is proposing a new apartment complex.
2. The GR, General Retail District permits residential uses provided such uses are located above the first floor or behind nonresidential uses to create a continuous nonresidential facade, on the first-floor level. When a lot has multiple street frontages, first-floor nonresidential uses will be required on the street with the highest classification. All other street frontages may contain residential uses.
3. Staff determined that Kay Pointe Boulevard as shown on site plan attachment 4 would be the primary street frontage for the proposed GR development, thus requiring all buildings along Kay Pointe Boulevard to contain nonresidential uses on the first floor of buildings along the entire street frontage to create a continuous nonresidential façade on the first-floor level as prescribed by the district. The applicant is requesting this CUP to allow for all levels of the development to be residential (multi-family).
4. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional neighborhood placetype. This placetype allows for supporting uses such as low intensity, multi-family residential. The applicant is proposing a new apartment complex.
5. The applicant has provided design requirements as part of their conditions that will require the proposed multi-family residential development along a portion of Kay Pointe Boulevard to be designed as a mixed-use development as would typically be required in the GR, General Retail District.
6. A site plan has been provided (Attachment 4) showing the proposed site and structures and use area limitations.
7. There are no additional height requirements or bufferyards required with the proposed use permit because the affected area is within the GR District and the standard bulk plane and bufferyards adjacent to less intense districts will continue to apply.
8. 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).
9. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in the staff report (above).
10. The applicant held a neighborhood meeting on December 19, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).

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11. 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* 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. 479

1. The first-floor residential uses shall comply with all the standards listed in Attachment 2.
2. The first-floor residential uses shall be permitted in conformance with Attachment 4.
3. The conditional use permit standards below only apply to the frontage area and associated portions of buildings along the proposed extension of Kay Pointe Boulevard between West Bypass and the future W. Lombard Street unless otherwise noted. These standards do not apply to any residence fronting the future W. Lombard Street, nor to the portion(s) of any buildings not facing Kay Pointe Blvd. or otherwise outside the applicable area delineated on Attachment 4.
 - a. The building and street-level frontage within the CUP area shall be designed to include potential commercial uses. The design of the buildings in the CUP area shall meet design standards that reinforce the pedestrian nature and human-scale design intended for mixed-use buildings.
 - b. The buildings within the CUP area shall hold the corner with a prominent well-designed structure and provide a pedestrian-oriented and activated ground level. Developments should provide walkable service and amenity-oriented spaces.
 - c. Buildings within the CUP area shall be oriented toward the primary roadway but should also maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - d. Greater transparency on all façades within the CUP area shall be promoted to generate a stronger inside-outside connection with “eyes on the street”. Ground level transparency shall be with the range of 60%-90% transparent.
 - e. Buildings within the frontage along the CUP area and along Kay Pointe Blvd. shall incorporate a base, middle and top. This can be achieved with a change in horizontal plane or a change in materials. The primary materials shall be natural materials or natural looking engineered materials, such as painted or natural finish wood siding (horizontal lap, tongue-and-groove, board and batten or vertical), brick, stone, stucco, EIFS, ceramic or terra cotta tile. Primary materials shall equal 55% - 85%, secondary materials and accent materials shall equal the remainder. The buildings outside the frontage area along Kay Pointe will incorporate similar materials and aesthetics.
 - f. Building front entry features within the CUP area shall be oriented to the lot front and have a sidewalk or path at least 4 feet wide directly connecting the entry feature to the public sidewalk. Entry features shall be integrated into the overall building design including compatible materials, roof pitch and forms, and architectural style and details. Any building with more than 150 feet of front façade, or any street side façade longer than 250 feet, and which is

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permitted within 30 feet of the street shall have 1 entry feature for every 100 linear feet of building fronting the street. Entry features meeting these requirements may encroach up to 10 feet into the front setback, but never closer than 5 feet to the lot line.

- g. Off Street Parking shall be located behind the primary structures within the CUP area facing the primary roadway along Kay Pointe Blvd. On Street Parking shall be allowed along the primary roadway of the development.
- 4. 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. 479

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> .	Yes, the proposed CUP is consistent with the Springfield Comprehensive Plan.	Staff has concluded that the proposed conditional use within the requested GR 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 development will provide adequate infrastructure for motor vehicles and pedestrians. Allowing residential on the first floor of the buildings would not change this.	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.	Yes, the CUP use would follow all applicable building and fire codes at the time of development	The Fire Department has reviewed the proposed conditional use and hasn't noted any concerns about fire safety and fire control measures. The 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.	No, the property is already zoned GR. Stormwater infrastructure would be addressed in planned development.	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	No, the property is already zoned GR which allows for multi-family development so	Staff does not have any concerns pertaining to the anticipated noise levels

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the sound levels that are typical of uses permitted as a matter of right in the district.	the CUP would have no impact.	associated with the proposed CUP uses which should fit in with the existing uses in the area.
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 only established neighborhood adjacent to the site is located on the north end of the development and is not impacted by the CUP.	All future stationary lighting will be required to 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.	The CUP has no impact on the location or lighting of signs.	Any signage must comply with the requirements and limitations of the CUP approval standards and Section 36-454, Signs, of the Zoning Ordinance.
8. Such signs will not have an adverse effect on any adjacent properties.	The CUP has no impact on the location or lighting of signs.	Any signage must comply with the requirements and limitations of 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.	Yes, The CUP will have no impact on the pavement or R/W width. Street and R/W width will follow City of Springfield Code and will be adequate for the proposed development.	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 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.	No, The CUP simply allows for residential on the bottom floor of a building facing a road with a GR zoned district. Residential uses are less impactful than most GR uses.	Staff doesn't anticipate that the proposed development will adversely impact or be incompatible with the surrounding property.
11. The proposed conditional use will be	Yes, The CUP applies structures that are along a	Staff doesn't anticipate any changes that would dominate

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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, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.	road that runs through the center of the property and will not impact the surrounding properties. The height and location of buildings will be consistent with the current GR zoning. Screening will be consistent with the current HG zoning.	the immediate vicinity or interfere with the development and use of the neighboring property.
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.	No, CUP will apply to structures adjacent to a planned roadway connect and will not impact significant topographic or physical features.	Staff has no concerns with the effects this use will have to surrounding properties.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	No destruction, loss or damage of any natural, scenic or historical features of significant importance will occur because of the CUP.	Staff isn't aware of any features that will be destroyed or lost with the development of this site.
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.	Yes, the CUP will otherwise comply with GR zoning regulations and any other applicable documents.	The proposed use and site plan appear to comply with all district regulations.

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15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	Yes, the CUP allows for more affordable housing in Springfield.	The proposed use will contribute to the general welfare of the city.
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.	Yes, off-street and on-street parking will be provided in accordance with Springfield standards and will be done in such a manner to protect adjacent property owners.	The development must 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.	Yes, the CUP has no impact on the existing and proposed road networks. Adequate public infrastructure will be provided as determined by a Traffic Study.	A traffic study will be required at the time of development to determine the required improvements necessary.
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 proposed CUP will have no impact on vehicular circulation and will not negatively impact pedestrian travel. Sidewalks and walking paths are proposed throughout the development.	The development will need to provide sidewalks and pedestrian connections as required by the Zoning Ordinance and CUP conditions.
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.	No, the CUP will not interfere with any easements, roads, rail lines or utilities.	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,	No existing structures are impacted by the CUP.	Any new or converted facilities must meet all City code requirements.

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health, building, plumbing and electrical requirements of the City of Springfield.		
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.	Yes, public infrastructure is in place and/or will be constructed to adequately serve the facility.	The property is currently served by all public facilities and services.

Attachment 3

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Residential Use on the Bottom Floor of a building in GR zoning
2. Meeting Date & Time: December 19th, 2024 from 4:00 to 6:30 PM
3. Meeting Location: Springfield MO Fire Station #8 - 1405 S Scenic Ave
4. Number of invitations that were sent: ~200
5. How was the mailing list generated: 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 of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

Traffic into the neighborhood
Development in/near the floodplain
Height of Buildings
Type of Structures

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

Neighbors at the neighborhood meeting raised concerns about the general development of the property as opposed the conditional use permit. The property is already zoned GR which allows for commercial and multi-family development. While the concerns of the neighbors at the meeting area generally real concerns associated with development that the developer is aware of they do not apply to the specific request of the condition use permit.

I, Chris Wynn (print name), attest that the neighborhood meeting was held on 12-19-24 (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

Chris Wynn

Printed name of person completing affidavit

12-19-24

	NAME	ADDRESS	EMAIL
1.	Carol Chappell	3708 W Kay Pointe Blvd	carol.mixart@gmail.com
2.	Carol Zablocki	3702 W. Kay Pk	c929blocki@aol.com
3.	Randy Mnetin	3638 Pacific	417-725-4029 (Wilson family)
4.	Noc Lozano	417 350 S 193	
5.	Ruben Lozano	(417) 814-7259	
6.	Scott + Lori Buffington	3724 W. Lombard Spfd	
7.	Tim & Heidi Hester	911 S. Duke Ct	tahort@sbcsbbal.net
8.			
9.			
10.			

From: jstuckit@aol.com
To: Zoning@springfieldmo.gov
Subject: Proposed development at 901 S West Bypass
Date: Monday, December 30, 2024 9:19:02 AM

Dear Mr. Hosmer,

12/29/2024

We own 17 acres to the south of the proposed development and several residences and lots to the east. We have resided at 3407 W Grand for 40 years. We are adamantly opposed to a multifamily and commercial development at this site. We also have refused access across our property to the sewer.

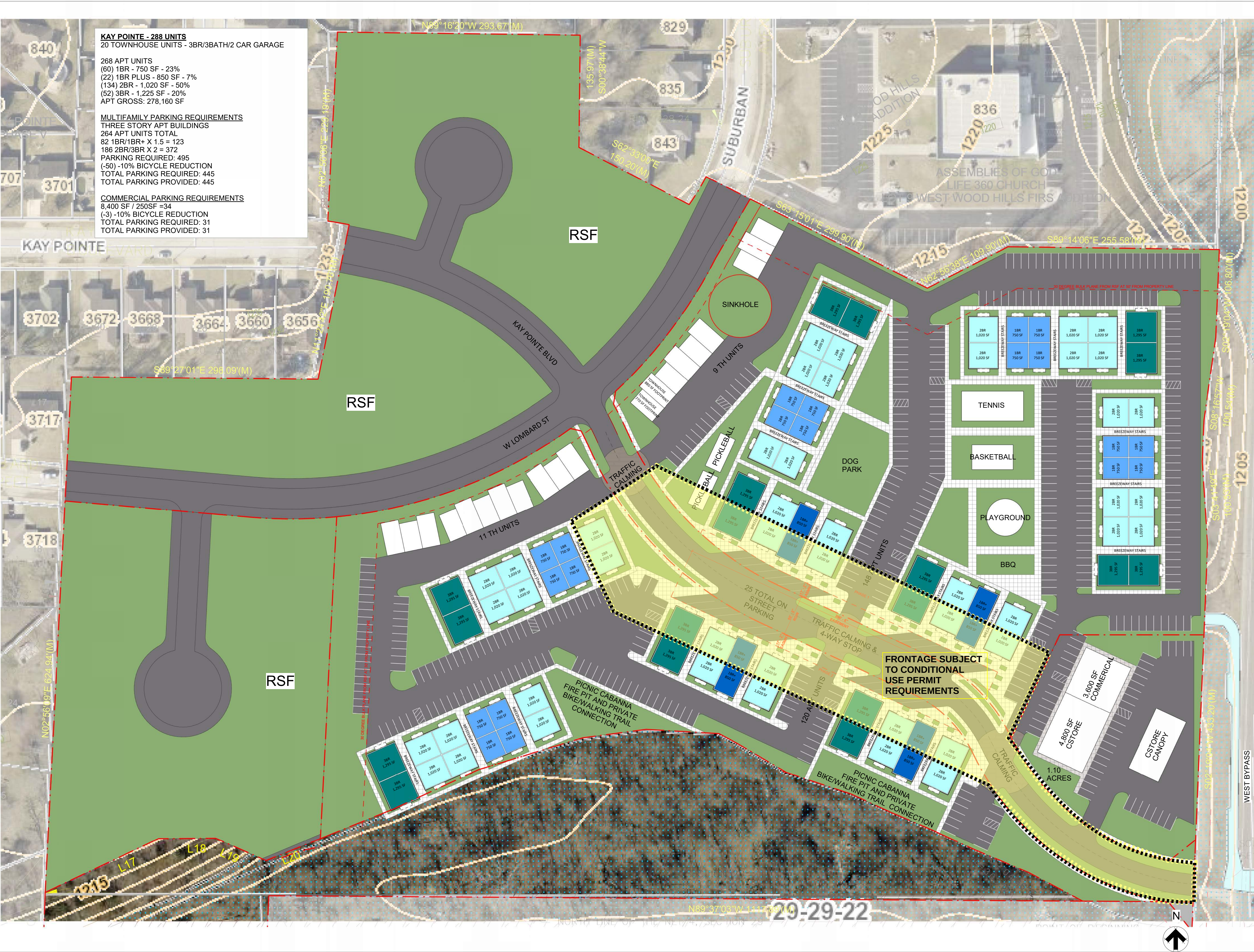
We have already seen an increase in foot, bike and homeless traffic in our street due to no sidewalks in our neighborhood. We do not want to deal with more people trespassing on our properties south and east of the development.

I am an invalid in a wheelchair and my husband is recovering from a major surgery or we would have gotten with you before now.

Thank you, James and Sadie Tuckness

Sadie Tuckness
3407 W Grand
Springfield. MO 65802

417-848-6836



KAY POINTE - 288 UNITS
20 TOWNHOUSE UNITS - 3BR/3BATH/2 CAR GARAGE

268 APT UNITS
(60) 1BR - 750 SF - 23%
(22) 1BR PLUS - 850 SF - 7%
(134) 2BR - 1,020 SF - 50%
(52) 3BR - 1,225 SF - 20%
APT GROSS: 278,160 SF

MULTIFAMILY PARKING REQUIREMENTS
THREE STORY APT BUILDINGS
264 APT UNITS TOTAL
82 1BR/1BR+ X 1.5 = 123
186 2BR/3BR X 2 = 372
PARKING REQUIRED: 495
(-50) -10% BICYCLE REDUCTION
TOTAL PARKING REQUIRED: 445
TOTAL PARKING PROVIDED: 445

COMMERCIAL PARKING REQUIREMENTS
8,400 SF / 250SF = 34
(-3) -10% BICYCLE REDUCTION
TOTAL PARKING REQUIRED: 31
TOTAL PARKING PROVIDED: 31

KAY POINTE MULTIFAMILY

SPRINGFIELD, MO

11/22/2024

Architect Name -
Architect Number -
THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS	
NO.	DESCRIPTION

Drawing Size: 24 x 36	Project #: 00000
Drawn By: TB	Checked By: JT

Title:
CONCEPT SITE PLAN

Sheet Number:
A100

ISSUE DATE: 11/22/2024



**PLANNING AND DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: January 9, 2025

TO: Planning and Zoning Commission

FROM: Justin Crighton, Assistant Director, Planning and Development Department

SUBJECT: Initiate text amendments to the Zoning Ordinance and Subdivision Regulations

Staff requests that Commission initiate text amendments to the *Springfield Land Development (Zoning) Code*. The specific text amendments proposed will replace the existing zoning ordinance and subdivision regulations with a new design-based code developed to implement the recommendations of Forward SGF.

If approved, staff will prepare and draft changes to the Code and schedule a public hearing at the next available date for both the Commission and City Council.