



City of Springfield

Agenda

City Council

Ken McClure, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Matthew Simpson, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

February 10, 2025

6:30 PM

**Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

[Rules and procedures.](#)

1. ROLL CALL.

2. APPROVAL OF MINUTES.

- 2.1. Approval of Minutes. January 27, 2025, City Council Meeting, January 28, 2025, Special City Council Meeting, and February 4, 2025, Special City Council Meeting.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On. Except Item 6.6. Citizens May Speak On The Amendment Only.

6.1. Council Bill 2025-010 (McGull)

A special ordinance granting Conditional Use Permit No. 478 for the purpose of permitting an adaptive use of a nonresidential structure, generally located at 3080 East Cherry Street, within the R-LD, Low Density Multi-Family Residential District. (By: Franklin Partners, LP; 3080 E. Cherry Street; Conditional Use Permit No. 478)

6.2. Council Bill 2025-011 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.86 acres of property generally located at 3697 and 3703 North Glenstone Avenue (State

Highway H) from GR, General Retail District with Conditional Overlay District 182 to R-LD, Low-Density Multi-family Residential District; establishing Conditional Overlay District No. 263; and adopting an updated Official Zoning Map.(By: South Valley Apartments, LLC and Mike Seitz; 3697 and 3703 N. Glenstone Avenue (State Highway H); Z-29-2024 with Conditional Overlay District No. 263)

6.3. Council Bill 2025-012 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.36 acres of property generally located at 3505 South Campbell Avenue from R-TH, Residential Townhouse District to HC, Highway Commercial District; and adopting an updated Official Zoning Map. (By: Westport Management LLC; 3505 South Campbell Avenue; Z-31-2024)

6.4. Council Bill 2025-013 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.27 acres of property generally located at 2409 North Boonville Avenue from HC, Highway Commercial District to R-LD, Low-Density Multi-family Residential District; establishing Conditional Overlay District No. 264; and adopting an updated Official Zoning Map.(By: Locust Investments LLC; 2409 North Boonville Avenue; Z-30-2024 w/ Conditional Overlay District No. 264)

6.5. Council Bill 2025-014 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.5 acres of property generally located at 910 and 920 South West Avenue from O-1, Office District to GI, Government and Institutional Use District; and adopting an updated Official Zoning Map. (By: Greene County; 910 and 920 South West Avenue; Z-33-2024)

6.6. Amended Council Bill 2025-015 (Simpson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 29 acres of property generally located at 851 East Primrose Street from Planned Development No. 21, 7th Amendment, to GI, Government and Institutional Use District; establishing Conditional Overlay District No. 266; and adopting an updated Official Zoning Map. (By: Lester E. Cox Medical Center; 851 E. Primrose Street; Z-34-2024 with Conditional Overlay District No. 266)

6.7. Council Bill 2025-016 (Hosmer)

A general ordinance amending the Springfield City Code, Chapter 96, 'Storm Water,' Article I, 'Flood Control and Water Quality Protection,' by adding three new sections regulating access to, and the creation of obstructions in, underground stormwater infrastructure.

6.8. Council Bill 2025-017 (Simpson)

A special ordinance approving and authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of

Springfield, Missouri, as shown on the Preliminary Plat of Chimney Rock Subdivision, generally located at 3040 South Arcadia Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2025-021 (Lee)

A resolution extending the declaration of an economic and housing access calamity for the purpose of continuing to allow service providers to provide food and lodging for the working poor and unemployed in the community; and providing a term for same.

7.2. Council Bill 2025-022 (Simpson)

A resolution approving the use of Zone 4 Minor Neighborhood Improvement Program funds from the 1/4-Cent Capital Improvement Sales Tax in the amount of \$127,472 to partially fund Phase I site improvements to McDaniel Park in Zone 4.

7.3. Council Bill 2025-023 (McClure, Hosmer)

A resolution encouraging citizen compliance with vehicle registration laws, addressing enforcement of expired license plates and temporary tags, highlighting the impact on public safety and tax revenue, and fostering community support for law enforcement.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

Citizens May Speak. May Be Voted On.

10.1. Council Bill 2025-024 (Hosmer)

A special ordinance authorizing the City Manager, or designee, to accept federal grant funds in the amount of \$400,000 from the Missouri Department of Natural Resources through the Section 319 Nonpoint Source Pollution Grant Program to fund the Westport Branch Green Infrastructure Project and to enter into an agreement to carry out the grant; amending the Fiscal Year 2024-2025 budget of the Department of Environmental Services in the amount of \$3,600,000 for design and construction; and declaring this Ordinance may be passed in one reading pursuant to Section 2.16(25) of the City Charter.

10.2. Council Bill 2025-025 (Hardinger)

A special ordinance authorizing the City Manager, or designee, to accept grant funds in an amount of up to \$220,930 from the U.S. Department of Energy's Energy Efficiency and Conservation Block Grant voucher program to partially fund the replacement of existing windows as part of the Historic City Hall Rehabilitation project; amending the budget of the Department of Public Works for Fiscal Year 2024-2025 in the amount of \$220,930 upon award of the grant; and declaring that this Ordinance qualifies as a one-reading bill pursuant to Section 2.16(25) of the City Charter.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2025-026 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.65 acres of property generally located at 2224 and 2234 West Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District; and adopting an updated Official Zoning Map. (By: Paul Mueller Company; 2224 & 2234 W. Phelps Street; Z-32-2024).

12.2. Council Bill 2025-027 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.4 acres of property generally located at 739 West Talmage Street from R-SF, Single-Family Residential District to Planned Development No. 390; and adopting an updated Official Zoning Map. (By: Baptist Temple of Springfield; 739 West Talmage Street & a portion of 2655 North Grant Avenue; Planned Development No. 390).

12.3. Council Bill 2025-028 (Jenson)

A special ordinance granting Conditional Use Permit No. 477 for the purpose of permitting an electronic message center in an R-SF, Single-Family Residential District, generally located at 2854 West Grand Street. (By: Greene County Baptist Association Inc.; 2854 West Grand Street; Conditional Use Permit No. 477).

12.4. Council Bill 2025-029 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.47 acres of property generally located at 2242 North Oakland Avenue from R-SF, Single-Family Residential District to R-TH, Residential Townhouse District; establishing Conditional Overlay District No. 267; and adopting an updated Official Zoning Map. (By: SGF Homes LLC; 2242 North Oakland Avenue; Z-1-2025 w/ Conditional Overlay District No. 267).

12.5. Council Bill 2025-030 (Horton)

A special ordinance granting Conditional Use Permit No. 479 for the purpose of permitting residential uses on the first-floor frontage of buildings within a GR, General Retail District, generally located at 901 South West Bypass. (By: Carleton Resources, LLC; 901 S. West Bypass; Conditional Use Permit No. 479).

13. FIRST READING BILLS. Requiring One Reading.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-031 (Carroll)

A special ordinance authorizing the City Manager, or designee, to accept \$2,500,000 in funds from the Friends of the Springfield Art Museum to support the design and construction of the Springfield Art Museum Renovation and Expansion Project at the Springfield Art Museum; and amending the Fiscal Year 2024-2025 budget in the amount of \$2,500,000 to appropriate said funds.

14.2. Council Bill 2025-032 (Carroll)

A special ordinance approving the plans and specifications for the Springfield Art Museum Renovation & Expansion Project; accepting the guarantee maximum price proposed by the Whiting-Turner Contracting Company in the amount of \$27,165,846; and authorizing the City Manager, or designee, to enter in a contract with Whiting-Turner Contracting Company for the purpose of constructing said project.

14.3. Council Bill 2025-033 (Horton)

A special ordinance approving the plans and specifications for the Historic City Hall Rehabilitation project; accepting the guaranteed maximum price proposed by J.E. Dunn Construction Company in the amount of \$19,331,366 for said project; authorizing the City Manager, or designee, to enter into a contract with J.E. Dunn Construction Company for the purpose of constructing said project; and amending the Fiscal Year 2024-2025 budget in the amount of \$6,500,000.

14.4. Council Bill 2025-034 (Carroll)

A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2024-2025, by appropriating carryover funds from Fiscal Year 2023-2024 and increasing expenses in the amount of \$1,920,549.

14.5. Council Bill 2025-035 (McClure, Hosmer)

A general ordinance amending the Springfield City Code, Chapter 106, Traffic and Vehicles, Article II, Administration and Enforcement, Division 2, Violations and Procedures Upon Arrest, Section 106-101, Impoundment of Vehicles, for the purpose of authorizing the Police Department to impound vehicles based on missing, invalid, or expired license plates or registration tabs.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

16. NEW BUSINESS.

- 16.1. As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS.

20. CONSENT AGENDA – ONE READING BILLS. See Item #3.

20.1. Council Bill 2025-036 (Hosmer)

A resolution accepting a donation of \$50,000 from the West Central Neighborhood Alliance to reimburse the City of Springfield for the 2024 Birthplace of Route 66 Festival expenses.

21. CONSENT AGENDA – SECOND READING BILLS. See Item #3.

21.1. Council Bill 2025-018 (Simpson)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Spirit Filled Estates, generally located at 3114 East Sunset Street and 2658 South Hillsboro Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

21.2. Council Bill 2025-019 (McGull)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of North Glenstone Heights, generally located at 3627, 3697, and 3703 North Glenstone Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

21.3. Council Bill 2025-020 (Hardinger)

A special ordinance authorizing the City Manager, or designee, to enter into a Sponsorship Agreement with Watershed Committee of the Ozarks, Inc for the purpose of continuing to support drinking water source protection and water quality activities.

22. END OF CONSENT AGENDA.

23. ADJOURN.



City of Springfield

Minutes

City Council Meeting

Ken McClure, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Matthew Simpson, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

January 27, 2025

6:30 PM

**Regional Police-Fire
Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

1. ROLL CALL.

Present: Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, and Mayor McClure. Absent: None.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. January 13, 2025, City Council Meeting, January 14, 2025, Special City Council Meeting, and January 21, 2025, Special City Council Meeting.

Councilmember Hosmer moved to approve the minutes of the January 13, 2025, City Council Meeting, January 14, 2025, Special City Council Meeting, and January 21, 2025, Special City Council Meeting as presented. Mayor Pro Tem Simpson seconded the motion, and it was approved with the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

The Consent Agenda was approved as presented by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

Collin Quigley, Interim City Manager, noted the deadline for applying to serve on the Citizens' Advisory Board was Friday, January 31, at midnight. He further noted details and a link to the application were available at springfieldmo.gov/springforwardsgf.com. He added the City Council Committee of the Whole was scheduled to meet March 4 to review applications.

Mr. Quigley noted the Springfield, Missouri Police and Fire Departments would face off in the 6th annual Police vs. Fire Charity Ice Hockey Game at Brightspeed Ice Park on Saturday, March 8, at 5:30 p.m. He added the proceeds would benefit the Greene County 100 Club, a 501(c)3 nonprofit organization providing immediate financial support to spouses and dependent children of law enforcement officers and firefighters killed in the line of duty in Greene County, Missouri. The fee was \$10.

Mr. Quigley noted passenger numbers set another record at the Springfield Branson Regional Airport. In 2024, a record 1.4 million total passengers used the airport, an increase of 10.4 percent from the year before, and 68 percent from ten years ago. Mr. Quigley further noted growth was expected to continue in the new year with four improvement projects: new flooring in the terminal, replacement of five of the airline terminal's ten jet bridges, expansion of the airline terminal apron, and expansion of the terminal parking lot.

Mr. Quigley noted the Springfield Fire Department, CoxHealth EMS, and Mercy EMS would provide free hands-only CPR training on four Saturdays in February in celebration of American Heart Month. There would be two sessions per Saturday from 1:00 p.m. to 2 p.m. and 2:30 p.m. to 3:30 p.m. He added early application of bystander CPR and rapid defibrillation with an automated external defibrillator (AED) had been proven to be crucial in improving a person's chance of surviving sudden cardiac arrest.

Councilmember Jenson thanked Mr. Quigley for the update and thanked staff for allowing Restore SGF to present to City Council the previous Tuesday. He expressed his belief housing was a critical issue in the community and that a diverse range of housing options needed to be supported. He asked if there was a procedure for stakeholders to submit proposals to the Citizens' Advisory Board. Mr. Quigley responded there was not yet a process and the Committee of the Whole would be selecting members initially on March 4. Mayor McClure noted the committee would be named and informed, then set up its process.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2024-286 (Horton)

A special ordinance authorizing the City Manager, or designee, to enter into an agreement with BNSF Railway Company ("BNSF") for the purpose of accepting funds not to exceed \$40,000 for evaluating the feasibility of proceeding with additional services to raise the Jefferson Avenue Footbridge as part of the Rehabilitation of the Jefferson Avenue Footbridge project; and approving a budget adjustment amending the Fiscal Year 2024-2025 budget of the Department of Public Works in the amount of \$40,000 to appropriate the BNSF Railway funds for design services.

Councilmember Horton asked if there was an update or additional information provided by the railway company to City staff to be considered before a final decision was made. Dan Smith, Director of Public Works, responded a meeting would be held the next day to discuss the project. He added with the proposed agreement, the railway company would only commit to paying for the feasibility study and was not making a commitment at this time to pay for the raising of the bridge.

Councilmember Hosmer asked if the railroad was paying the full cost of the feasibility study with no cost to the City. Mr. Smith responded affirmatively.

Ordinance 28096. Council Bill 2024-286 (Horton) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.2. Council Bill 2025-006 (Jenson)

A special ordinance authorizing the City Manager, or designee, to enter into a Grade Crossing Signal Installation Agreement with BNSF Railway Company in an amount not to exceed \$459,908 for the purpose of installing new signal equipment at Boonville Avenue.

Ordinance 28097. Council Bill 2025-006 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.3. Council Bill 2025-007 (Jenson)

A special ordinance authorizing the City Manager, or designee, to enter into a Grade Crossing Signal Installation Agreement with BNSF Railway Company in an amount not to exceed \$73,500 for the purpose of installing new signal equipment at Campbell Avenue.

Ordinance 28098. Council Bill 2025-007 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

7. **RESOLUTIONS.**
8. **EMERGENCY BILLS.**
9. **PUBLIC IMPROVEMENTS.**
10. **GRANTS.**
11. **AMENDED BILLS.**
12. **COUNCIL BILLS FOR PUBLIC HEARING.**
Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2025-010 (McGull)

A special ordinance granting Conditional Use Permit No. 478 for the purpose of permitting an adaptive use of a nonresidential structure, generally located at 3080 East Cherry Street, within the R-LD, Low Density Multi-Family Residential District. (By: Franklin Partners, LP; 3080 E. Cherry Street; Conditional Use Permit No. 478)

Bob Hosmer, Planning Manager, provided a brief overview of the proposed. Mr. Hosmer noted the proposed would permit an adaptive use of a non-residential structure located at 3080 E. Cherry Street, to establish a pet grooming business, with the future possibility of other low impact commercial uses. He added the applicant would have to follow the 21 standards submitted in the staff report. Mr. Hosmer noted overnight stay of pets, breeding or sale of pets, veterinarian services, and outside activity other than approved supervised activities would be prohibited. Mr. Hosmer further noted the hours of operation would be limited to 7:00 a.m. to 6:00 p.m.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

12.2. Council Bill 2025-011 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.86 acres of property generally located at 3697 and 3703 North Glenstone Avenue (State Highway H) from GR, General Retail District with Conditional Overlay District 182 to R-LD, Low-Density Multi-family Residential District; establishing Conditional Overlay District No. 263; and adopting an updated Official Zoning Map.(By: South Valley Apartments, LLC and Mike Seitz; 3697 and 3703 N. Glenstone Avenue (State Highway H); Z-29-2024 with Conditional Overlay District No. 263)

Bob Hosmer, Planning Manager, provided a brief overview of the proposed. Mr. Hosmer noted the proposed would allow development of a multi-family apartment complex in north Springfield at 3697 and 3703 North Glenstone. He added a preliminary plat would be submitted within the same boundaries of the proposed zoning district. Mr. Hosmer noted the Conditional Overlay District would limit the maximum density to 18 units per acre and a maximum of 87 dwellings. He further noted pedestrian amenities included a swimming pool, picnic area, benches, and a walking trail.

An opportunity was given for citizens to express their views.

Tim Schowe, a representative of the developer, spoke in support of the proposed. Mr. Schowe noted there would be three buildings, each three stories tall, for a total of 72 units. He added there would be stormwater detention at the southwest corner.

With no further appearances, the public hearing was declared closed.

12.3. Council Bill 2025-012 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.36 acres of property generally located at 3505 South Campbell Avenue from R-TH, Residential Townhouse District to HC, Highway Commercial District; and adopting an updated Official Zoning Map. (By: Westport Management LLC; 3505 South Campbell Avenue; Z-31-2024)

Councilmember Lee recused himself from Council Bill 2025-012 and left the dais.

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed was a request to rezone to Highway Commercial. He further noted the application would consolidate the existing lot under one zoning district.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

Councilmember Lee returned to the dais.

12.4. Council Bill 2025-013 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.27 acres of property generally located at 2409 North Boonville Avenue from HC, Highway Commercial District to R-LD, Low-Density Multi-family Residential District; establishing Conditional Overlay District No. 264; and adopting an updated Official Zoning Map. (By: Locust Investments LLC; 2409 North Boonville Avenue; Z-30-2024 w/ Conditional Overlay District No. 264)

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would allow rezoning to Low-density Multi-family Residential District with Conditional Overlay District No. 264. He added the applicant intended to develop the property for a residential development. Mr. Sparlin further noted the application would allow for continued development and investment in the housing stock in the area. He added the proposed was consistent with the Comprehensive Plan. The Conditional Overlay District would limit the dwelling units to 11 per acre.

An opportunity was given for citizens to express their views.

Rick Wilson, a representative of the applicant, spoke in support of the proposed. Mr. Wilson noted the lot was currently vacant, and the applicant intended to build a single-family home.

With no further appearances, the public hearing was declared closed.

12.5. Council Bill 2025-014 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.5 acres of property generally located at 910 and 920 South West Avenue from O-1, Office District to GI, Government and Institutional Use District; and adopting an updated Official Zoning Map. (By: Greene County; 910 and 920 South West Avenue; Z-33-2024)

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would allow rezoning to Government and Institutional Use District. He added the applicant intended to use the property for a residential treatment facility. Mr. Sparlin further noted the proposed was identified as a Mixed Residential placetype which identified government, healthcare, and institutional facilities as supporting land uses within the category.

Councilmember Hosmer asked which street was the north and south running street. Mr. Sparlin responded West Avenue. Councilmember Hosmer asked where the existing single-family properties were. Mr. Sparlin responded to the north and west of the proposed. Councilmember Hosmer asked what type of treatment facility was planned for the property.

An opportunity was given for citizens to express their views.

Stephanie Ireland, a representative of the applicant, spoke in support of the proposed. Ms. Ireland responded the facility would be a treatment facility for children that would live at the facility. She added the children need more direction and psychiatric treatment. Ms. Ireland noted there would be a school inside the facility. She further noted the facility was Lakeland Psychiatric Hospital.

With no further appearances, the public hearing was declared closed.

12.6. Council Bill 2025-015 (Simpson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 29 acres of property generally located at 851 East Primrose Street from Planned Development No. 21, 7th Amendment, to GI, Government and Institutional Use District; establishing Conditional Overlay District No. 266; and adopting an updated Official Zoning Map. (By: Lester E. Cox Medical Center; 851 E. Primrose Street; Z-34-2024 with Conditional Overlay District No. 266)

Councilmember Hardinger recused herself from Council Bill 2025-015 and left the dais.

Bob Hosmer, Planning Manager, provided a brief overview of the proposed. Mr. Hosmer noted the proposed would allow rezoning of the property at 851 East Primrose to Governmental and Institutional Use District with Conditional Overlay District No. 266 with the intent of using the property for a new pediatrics clinic and future hospital uses. Mr. Hosmer further noted the proposed was located at the intersection of secondary arterial and future collector roadways. He added the Conditional Overlay District (COD) would include perimeter landscaping and bufferyard requirements, internal sidewalk connections to public sidewalk, access restrictions, and a traffic study at the time of development.

Mayor Pro Tem Simpson disclosed that he lives in the area but not within the notification or signatory just outside the area. He asked what the change was that was made by the Planning and Zoning Commission. Mr. Hosmer responded the Commission recommended approval with the following amendment: Kimbrough Avenue shall be constructed from the north edge of the subject property to within 300 feet of Primrose Street to a width of 29 feet, and the remainder of the distance to Primrose Street to a width of 37 feet with a taper between the two street widths approved by the City Traffic Engineer; and 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.

Councilmember Lee asked if staff was in favor of the original proposal for the traffic study to make the determination and did staff consider the model where improvements were required based on a traffic study to be the current standard. Dan Smith, Director of Public Works, responded they were supportive of the original proposal for the traffic study to make that determination. He added the standard could vary by development. Mr. Smith expressed his belief City Council would be on solid ground either way.

Councilmember Lee noted the basis for his upcoming motion was his belief that construction of the road should be based on a traffic study as reviewed by City engineers and not based on a requirement from 20 years ago. Councilmember Lee expressed his belief if the road was not needed, it would be beneficial to use those funds for healthcare, particularly the pediatric care unit.

Councilmember Lee moved to amend Council Bill 2025-015 (Simpson). Councilmember Carroll seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

An opportunity was given for citizens to express their views.

Rod Schaefer addressed City Council in support of the proposed. He noted CoxHealth was committed to expanding care in the region, and the proposed would allow them to meet community needs by fully utilizing the property for future growth. He added through listening sessions, it was made clear the community needs comprehensive pediatric care. Mr. Schaefer added the rezoning would allow CoxHealth to prepare for future growth of pediatrics and to develop the final piece of the flagship campus. He noted they were supportive of the language amendment to return to a standard traffic study.

With no further appearances, the public hearing was declared closed.

Councilmember Hosmer asked if with the amendment the traffic study showed a need for the road that it would become a part of the development. Mr. Smith responded that would not come to City Council but would require that improvement within the development.

Councilmember Hardinger returned to the dais.

13. FIRST READING BILLS. Requiring One Reading.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-016 (Hosmer)

A general ordinance amending the Springfield City Code, Chapter 96, 'Storm Water,' Article I, 'Flood Control and Water Quality Protection,' by adding three new sections regulating access to, and the creation of obstructions in, underground stormwater infrastructure.

Chris Dunnaway, Principal Engineer, provided a brief overview of the proposed. Mr. Dunnaway noted the proposed would address a growing problem in the stormwater systems where homeless individuals were beginning to inhabit them. He further noted the underground stormwater system was classified as a confined space and individuals should have proper training and equipment to enter. Mr. Dunnaway added the system was subject to flash flooding. Mr. Dunnaway noted debris taken into the system had caused businesses to flood.

Councilmember Jenson asked who was identified as an authorized person. He added The Watershed Committee of the Ozarks conducted tours at times. Mr. Dunnaway responded they would review the language and expressed his belief it gave latitude for City staff or contractors. Mr. Paul expressed his belief the language would not prohibit authorized tours or staff.

Councilmember McGull noted other municipalities generally cover these structures and asked if that was considered. Mr. Dunnaway responded they had considered that and could possibly apply that in some areas. He noted this could collect debris and may cause flooding in areas.

Councilman Hosmer noted there were a great deal of shopping carts left around the City and the City should work with the retailers to resolve the issue. Mr. Quigley responded retailers were working with the City to remedy the issue, and he could get an update from the Police Department on this issue.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

14.2. Council Bill 2025-017 (Simpson)

A special ordinance approving and authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Chimney Rock Subdivision, generally located at 3040 South Arcadia Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

Andrew Menke, Senior City Planner, provided a brief overview of the proposed. Mr. Menke noted the proposed was a request to approve a preliminary plat as well as accept the public streets and easements. He further noted the area was 8.69 acres and currently undeveloped. Mr. Menke added it was currently zoned General Retail with Conditional Overlay District #151 and Single-Family Residential. Mr. Menke noted the largest lot in the subdivision was .32 acres and the smallest was .14 acres in size.

Mr. Menke further noted the transportation plan identified Arcadia Avenue, Mimosa Street, Carson Avenue, and Watson Street as local roadways and sidewalk was required along the front edge of all the roadways. He added the property was not located in a FEMA floodplain or within a stream buffer area. Mr. Menke noted a fee in lieu of onsite stormwater detention would not be allowed, and detention would be required.

Mr. Menke noted the western portion would be dedicated as right-of-way. He added the Planning and Zoning Commission denied the application on December 19, 2024, and the applicant requested an appeal. He further noted if City Council approved the preliminary plat and accepted public streets and easements, the preliminary plat would be active for two years.

Jordan Paul, City Attorney, provided a brief overview of the proposed regarding the law. Mr. Paul noted City Council wore many hats, mainly legislative as the local government legislative body. He further noted this would be the case for a rezoning. Mr. Paul further noted City Council had a lot of discretion for legislative matters. He added plats were a form of subdivision and had both legislative and administrative components. Mr. Paul noted when enacting the general subdivision regulations, City Council wore the legislative hat and considered overarching rules such as lot size and setbacks. He further noted when those rules were applied to a particular property, such as the proposed, the hat was administrative of ministerial. He added the role of City Council in reviewing a plat was to administer those rules and question whether the plat met the lot size requirements, not to determine whether the requirement was good or bad. Mr. Paul further noted the owner of the property, which may have included a developer, must be able to look at the subdivision ordinance and know what standards apply for the plat to be approved. He added, unlike zoning, the review of a subdivision plat was a relatively black and white technical analysis and subject to limited discretion. Mr. Paul noted in a relatively recent decision, the Missouri Supreme Court directly addressed this issue in Furlong Company Zinc versus City of Kansas City and determined the City Council did not have authority to refuse to approve a subdivision plat that complied with the subdivision ordinance.

Mayor Pro Tem Simpson noted the proposed originated from his zone and added he had been involved in conversations regarding the issue. Mayor Pro Tem Simpson further noted having a list of questions to ask and expressed his belief everyone interested could benefit from hearing the answers. He added the Supreme Court ruled that when proceeding under the Subdivision Ordinance, Planning and Zoning Commission and City Council were acting in an administrative capacity and the law did not permit administrative bodies to exercise arbitrary and subjective authority over the granting or denying of subdivision plots. Mayor Pro Tem Simpson added if the plat complied, then it was the ministerial duty of the Commission or Council to approve. Mayor Pro Tem Simpson asked if the proposed involved any change to zoning and if not, what were the relevant standards to be reviewed. Mr. Paul responded there was no change to the zoning and the standards, including lots, lot size setback, street width, and traffic were checked by staff. Mayor Pro Tem Simpson noted concern was expressed about the existing streets and street width and asked if that was a consideration when looking at a preliminary plat. Mr. Childers responded Mimosa was an adjacent street and would not be part of the preliminary plat being considered. Mayor Pro Tem Simpson asked if the proposed being consistent with Forward SGF and desirability of the development was a consideration. Mr. Paul responded these were not a reason to vote no. Mayor Pro Tem Simpson asked if the item could be delayed or a traffic impact study could be required. Mr. Paul responded the item could not be delayed without exposure and a traffic study could not be required if not typically required by the subdivision regulations. Mr. Paul noted the only restrictions would have to be consistent with the subdivision regulations.

Councilmember McGull asked if the preliminary plat would be active for two years and if it were a temporal limitation on construction. Mr. Childers responded once a preliminary plat was approved, the applicant had two years to act upon the preliminary plat.

Councilmember Hosmer asked why the Planning and Zoning Commission voted against the proposed. He expressed his belief it was odd the only vote City Council could make was an affirmative vote. He further expressed his belief it was important to consider the issue thoroughly. Mr. Paul responded he was not aware of any law to the contrary of anything he had presented. He noted the choice was to determine whether the proposed was compliant with subdivision regulations or not. He added the choice of what to do, or not do, was a State requirement. Councilmember Hosmer expressed his belief neighbors and developers should be treated equally. Mr. Quigley responded the question of whether the proposed met the Code requirement could be answered. He noted this information was not a required element at the preliminary plat stage. Mr. Childers noted the preliminary plat phase included lot sizes and dimensions, road widths, curb and gutter locations, and general locations and the general density of things.

Councilmember Hosmer asked if City Council had discretion to table the proposed. Mr. Paul responded there was probably not any case law directly addressing at what point that would effectively become a delay that would become actionable. Councilmember Hosmer noted his motion to postpone would be to get a good understanding of the proposed and expressed his belief the issue was important.

Mayor McClure asked if it would be subject to referendum if City Council were to approve this. Mr. Paul responded it would not.

Councilmember Jenson clarified that the proposed was a two-reading bill. Mr. Paul responded affirmatively. Councilmember Jenson asked what additional information City Council would be looking for. Councilmember Hosmer noted he would like to have more time to research the issue. Mr. Quigley noted this was possibly only the second time in twenty-five years a preliminary plat was recommended to be denied. Mr. Quigley asked, if postponed, for staff to be notified of any obligations so they could best respond to City Council.

Mayor McClure asked the neighborhood and developers to work together to find common ground if the item were postponed.

Councilmember Horton asked why the proposed would be tabled given the second reading would not be heard until February 10, 2025. Councilmember Hosmer responded it would give City Council more time to review the issue. The public hearing would also be extended to the February 10, 2025, City Council meeting.

Councilmember Lee asked the reason for wanting a delay. Councilmember Hosmer responded he would like to research the proposed and gain a better understanding of the information gathered from the developer and the neighborhood.

Councilmember McGull expressed his belief the process was orderly, and it was important to hear the citizen input without delay.

Councilmember Carroll asked if the neighbors and developers had meetings prior to this meeting. Mr. Childers responded a meeting was not required for a preliminary plat. He added some of the neighbors had met with the developers the previous week.

Mayor Pro Tem Simpson asked if the preliminary plat was a first step after the initial development review and if there would be additional development review work to ultimately result in a final plat. Mr. Childers responded affirmatively. Mayor Pro Tem Simpson asked if modifications could be made within the parameters. Mr. Childers responded affirmatively. He added any substantial modifications would likely warrant going back to Planning and Zoning.

Councilmember Carroll asked if the public hearing would be delayed until the next City Council meeting if the motion were approved,. Mayor McClure responded affirmatively.

Councilmember Hosmer moved to postpone Council Bill 2025-017 (Simpson). Mayor Pro Tem Simpson seconded the motion, and it failed by the following vote: Ayes: Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, and Mayor McClure. Nays: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Carroll, and Councilmember Lee. Absent: None. Abstain: None.

An opportunity was given for citizens to express their views.

Ben Shantz spoke in support of the proposed. Mr. Shantz expressed his belief City Council had been well advised by staff. He noted the proposed met all the requirements.

Jared Davis, a representative of the developer, spoke in support of the proposed. Mr. Davis noted the developer had committed to making the project single-family, and they had met the requirements for the proposed. He added they made sure a traffic study was not warranted for the development. Mr. Davis further noted there would be approximately 40 homes, and improvements would be made for stormwater issues.

Councilmember McGull asked if the developers met with some of the residents. Mr. Davis responded he was out of town, but a meeting was held.

Mayor Pro Tem Simpson asked if lot size calculations were provided by the developer and reviewed by City staff. Mr. Davis responded staff checked all submittals for accuracy. Mr. Childers noted this was accurate, and submittals were verified to ensure the Subdivision Code was met.

Councilmember Lee noted Mr. Davis had mentioned they met with some neighbors and the regulations for a neighborhood meeting were defined. He added a preliminary plat did not require a neighborhood meeting.

Councilmember Hosmer asked what requirements had to be met. Mr. Davis responded the Single-Family Residential Code lists the requirements. These include minimums and subdivision regulations. Mr. Davis expressed his belief if all requirements were met, the preliminary plat would be accepted by the Planning and Zoning Commission. Mr. Davis added the general rules were followed for stormwater and there was a formula in the City Code that determined if a traffic study was required. Councilmember Hosmer asked the number of houses that were proposed, the acreage of the property, and the anticipated number of trips per house. Mr. Davis responded 40 houses, 8.69 acres, and approximately 9.5 trips per dwelling.

Tammy Fulk spoke in opposition to the proposed. Ms. Fulk expressed her belief there were public safety and legal reasons to reject the proposed. She expressed her belief Mimosa Street was 22 feet wide at the entrance of the proposed subdivision. She further expressed her belief Mimosa Street did not meet the requirements.

Steve Berkwitz spoke in opposition to the proposed. Mr. Berkwitz expressed his belief people of Springfield were frustrated that new developments often did not fit the neighborhood. He expressed his belief it was important for neighborhoods to maintain quality of life. Mr. Berkwitz further expressed his belief the proposed would not fit the existing neighborhood.

Councilmember Jenson asked if Mr. Berkwitz believed Chimney Hills and Chimney Hills Place both contributed to the quality of place and if there was any difference between those two neighborhoods. Mr. Berkwitz responded affirmatively to quality of place and felt the two subdivisions were roughly comparable in quality. Councilmember Jenson noted Chimney Hills was developed at roughly four units per acre and the proposed would be developed at approximately seven units per acre. He further noted there would be a difference of approximately five lots and asked if Mr. Berkwitz felt this would significantly impact the quality of the neighborhood. Mr. Berkwitz responded affirmatively because it would add 60 to 80 more cars into the area. Councilmember Jenson noted a second access would be required if there were more than 30 lots in a subdivision. He asked if the neighborhood was connected to Neighborhood Association leadership and if they had discussed utilizing minor neighborhood improvement programs. Mr. Berkwitz responded not to his knowledge. Councilmember Jenson asked if a full stormwater analysis would be required and could it affect the number of lots. Mr. Childers responded affirmatively. Mr. Berkwitz noted he was pleased there would be a study.

Councilmember Hosmer asked who performs the detention study. Mr. Childers responded the developer's engineer was required to provide the study based on regulations adopted in the subdivision design guidelines. He added the study would be reviewed by City engineers for accuracy.

Sonja Shaw spoke in opposition to the proposed. Ms. Shaw noted she would reference the Comprehensive Plan regarding her concerns. Ms. Shaw expressed her belief the City Code involved more than lot size. Ms. Shaw further expressed her belief the Comprehensive Plan should guide coordinated development, and her belief City Council had discretion to deny the proposed. Ms. Shaw expressed her belief the proposed did not meet all the minimum requirements.

Karen Cantrell spoke in opposition to the proposed. Ms. Cantrell noted she loved her neighborhood for the proximity to parks and trails, the neighbors, and that it was an area where nature and city coexisted. Ms. Cantrell expressed her biggest concerns were safety, primarily traffic safety, and property values.

Councilmember Jenson expressed his appreciation that Ms. Cantrell noted several amenities she enjoyed and pride in her neighborhood. He noted it was important to understand that in a community with a housing crisis, those same 40 families would deserve access to the same amenities. He asked Ms. Cantrell if she were aware of any efforts to utilize available programs to make improvements to Mimosa Street. Councilmember Jenson further noted one of the best ways to slow traffic was through narrow streets.

David Cantrell spoke in opposition to the proposed. Mr. Cantrell noted there were many reasons he and neighbors oppose the proposed. He expressed his belief the number of homes would be too many for the area. Mr. Cantrell noted they did have a meeting with the developers and expressed his disappointment. He expressed his belief the minimum would not be enough. He expressed his belief there were safety concerns.

Frank Blohm spoke in opposition to the proposed. Mr. Blohm expressed his belief the proposed made no sense.

Barry Bruce spoke in opposition to the proposed. Mr. Bruce expressed his belief Arcadia Street did not conform and there should not be access to it. He further expressed his belief sprinkler systems and a fire gate could be used in homes to eliminate the need for access to certain residential roads. He noted the roads were small and residential.

Councilmember Jenson asked if there was precedent for use of a fire gate. Mr. Quigley responded it would have to meet certain criteria and the issue could be reviewed. He noted there would need to be two access points. Councilmember Jenson asked if that type of requirement would be outside the normal realms for a subdivision proceeding. Mr. Paul responded this would be reviewed and the information provided to City Council.

Councilmember Hosmer asked why the access to Arcadia Avenue was supposed to be blocked. Mr. Childers responded the access point was from a commercially zoned property to the residential zoned property. Mayor Pro Tem Simpson noted this was in relation to a property that was rezoned in a previous subdividing of property. It was a condition of the rezoning of that property to general retail with Conditional Overlay No. 151 in 2018.

Lorie Bruce spoke in opposition to the proposed. Ms. Bruce expressed her concern with water retention, and expressed her belief access to Arcadia Avenue would not be needed if other methods such as grass pavers or a fire gate were utilized.

Melanie Bach, President of the Galloway Village Neighborhood Association, spoke in opposition to the proposed. Ms. Bach expressed her belief the proposed was out of compliance with Forward SGF. She expressed her belief the spirit, purpose, and letter of the ordinance was to prevent access to Arcadia Avenue. Ms. Bach further expressed her belief without access to Arcadia Avenue, the preliminary plat must be denied. Ms. Bach noted they had applied to Neighborhood Works projects to increase safety in Galloway. She added one was a sidewalk gap project that was denied. Councilmember Jenson expressed his hope to see increased funding for the Neighborhood Works program.

Councilmember Hosmer asked for information on 6473 and the access issues. Ms. Bach responded it was Ordinance 2018-196. She noted the use limitations began on page six. She added the original ordinance was over the commercial portion and expressed her belief the red section was subject to the conditional overlay district. Mr. Quigley responded this information was sent to City Council.

Ricky Haase spoke in support of the proposed. Mr. Haase expressed his belief there should be certainty in the development process. He added developers take risks as they attempt to grow the community and expressed his belief the certainty of the process when the requirements were met was crucial. He expressed his belief the proposed met all compliance and regulatory standards.

Craig Fishel spoke in opposition to the proposed. Mr. Fishel expressed his concern that many things in the City's long-range plan conflicted with the proposed such as lot size and adjoining neighborhood compatibility.

Pat Scott spoke in opposition to the proposed. Ms. Scott expressed her concern for the development and its effect on surrounding neighborhoods. She further expressed her belief the proposed would cause stormwater and traffic issues.

With no further appearances, the public hearing was declared closed.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. William Dixon wishes to address City Council. Mr. Dixon did not appear.

15.2. Steven Mueller wishes to address City Council. Mr. Mueller did not appear.

16. NEW BUSINESS.

16.1. As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

19.1. Council Bill 2025-018 (Simpson)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Spirit Filled Estates, generally located at 3114 East Sunset Street and 2658 South Hillsboro Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

19.2. Council Bill 2025-019 (McGull)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of North Glenstone Heights, generally located at 3627, 3697, and 3703 North Glenstone Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

19.3. Council Bill 2025-020 (Hardinger)

A special ordinance authorizing the City Manager, or designee, to enter into a Sponsorship Agreement with Watershed Committee of the Ozarks, Inc for the purpose of continuing to support drinking water source protection and water quality activities.

20. CONSENT AGENDA – ONE READING BILLS.

21. CONSENT AGENDA – SECOND READING BILLS.

22. END OF CONSENT AGENDA.

23. ADJOURN.

Mayor Pro Tem Simpson moved to adjourn. Councilmember Hardinger seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: Councilmember Hosmer. Absent: None. Abstain: None.

**January 28, 2025
Springfield, Missouri**

The City Council met in special session on January 28, 2025, in the Councilman Denny Wayne Conference Room on the 4th Floor of the Busch Municipal Building. The meeting was called to order by Mayor McClure.

Roll Call

Present: Heather Hardinger, Callie Carroll, Derek Lee, Brandon Jenson*, Monica Horton, Abe McGull, Matthew Simpson, Craig Hosmer, and Ken McClure. Absent: None.

*Brandon Jenson attended via Zoom.

Closed Session

Councilmember Hosmer moved City Council hold a closed meeting to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo.; and this meeting, record, and vote shall be closed, and the City Council shall stand adjourned at the end of the closed session.

Councilmember Hardinger seconded the motion, and it was approved by the following vote: Ayes: Horton, McGull, Simpson, Hosmer, Hardinger, Carroll, Lee, Jenson, and McClure. Abstain: None. Absent: None.

Prepared by
Michelle Kaasa

Anita J. Cotter, CMC/MRCC
City Clerk

**February 4, 2025
Springfield, Missouri**

The City Council met in special session on February 4, 2025, in the Councilman Denny Wayne Conference Room on the 4th Floor of the Busch Municipal Building. The meeting was called to order by Mayor McClure.

Roll Call

Present: Craig Hosmer, Heather Hardinger, Callie Carroll, Brandon Jenson, Monica Horton, Abe McGull, Matthew Simpson, and Ken McClure. Absent: Derek Lee.

Closed Session

Councilmember Hosmer moved City Council hold a closed meeting to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo.; and to discuss hiring, firing, disciplining, or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded pursuant to Section 610.021(3) RSMo.; and this meeting, record, and vote shall be closed, and the City Council shall stand adjourned at the end of the closed session.

Mayor Pro Tem Simpson seconded the motion, and it was approved by the following vote: Ayes: Hardinger, Carroll, Jenson, Horton, McGull, Simpson, Hosmer, and McClure. Abstain: None. Absent: Lee.

Prepared by
Michelle Kaasa

Anita J. Cotter, CMC/MRCC
City Clerk



EXPLANATION TO COUNCIL BILL 2025-010 (MCGULL)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance granting Conditional Use Permit No. 478 for the purpose of permitting an adaptive use of a nonresidential structure, generally located at 3080 East Cherry Street, within the R-LD, Low Density Multi-Family Residential District. (By: Franklin Partners, LP; 3080 E. Cherry Street; Conditional Use Permit No. 478)

PURPOSE: To establish a conditional use permit for an adaptive use of a nonresidential structure in a residential district within a R-LD, Low Density Multi-Family Residential District generally located at 3080 East Cherry Street (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION: CONDITIONAL USE PERMIT NUMBER 478

The applicant, Franklin Partners, LP, is requesting a Conditional Use Permit for a pet grooming business and other low impact commercial uses as listed in the conditions.

CONDITIONS: The regulations and standards listed on Exhibit D - Attachment 2 shall govern and control the use and development of the land in Conditional Use Permit Number 476 in a manner consistent with the attached site plan (Exhibit D - Attachment 4).

FINDINGS FOR STAFF RECOMMENDATION:

1. The Comprehensive Plan's Land Use & Development chapter identifies the subject property as the Traditional neighborhood placetype. 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.
2. 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).
3. 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 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: 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.

4. 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:

1. 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.

2. 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.

3. 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.

5. A site plan has been provided (Attachment 4) showing the existing site and structures and use area limitations.

6. There are no bufferyards required between this use since it is already a part of the existing development.

7. New additions or expansions to the existing structure is allowed as prescribed in Subsection 36-363(9).

8. This application meets the approval standards for a Conditional Use Permit (Exhibit D - Attachment 2).

9. Approval of this application is subject to the Requirements of Approval (Exhibit D - Attachment 1) and site plan (Exhibit D - Attachment 4).

REMARKS: The Planning and Zoning Commission held a public hearing on December 19, 2024, and recommended approval, by a vote of 7 to 0 of the proposed conditional use permit (see the attached "Exhibit C," Record of Proceedings). The Planning and Development staff recommends the application be approved with the conditions (see attached Exhibit A).

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Conditional Use Permit 478 - 3080 East Cherry Street
2. CUP 478_exhA
3. CUP 478_exhB

4. CUP 478_exhC
5. CUP 478_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 31
Filed: 01-21-25

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-010

SPECIAL ORDINANCE _____

AN ORDINANCE

1 GRANTING Conditional Use Permit No. 478 for the purpose of permitting an
2 adaptive use of a nonresidential structure, generally located at 3080
3 East Cherry Street, within the R-LD, Low Density Multi-family
4 Residential District.
5 _____
6

7 WHEREAS, pursuant to Section 36-363 of the Land Development Code, City
8 Council may grant permits authorizing certain enumerated conditional uses as provided
9 in the various zoning districts; and
10

11 WHEREAS, following proper notice, the Planning and Zoning Commission held a
12 public hearing on December 19, 2024, a copy of the Record of Proceedings from said
13 public hearing being attached hereto and incorporated herein by this reference as
14 "Exhibit C," and recommended approval of Conditional Use Permit No. 478 for the
15 property generally located at 3080 East Cherry Street by a vote of 7 to 0; and
16

17 WHEREAS, City Council finds that sufficient evidence has been presented to
18 satisfy all applicable standards of the Land Development Code for issuance of
19 Conditional Use Permit No. 478; and
20

21 WHEREAS, the granting of such permit is deemed proper, and it is not found to
22 harm the community or injure the value, lawful use, or reasonable enjoyment of
23 properties in the vicinity of 3080 East Cherry Street.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – City Council adopts the findings of fact on the proposed conditional
29 use as set forth in "Exhibit D – Attachment 2," attached hereto and incorporated herein
30 by this reference. Conditional Use Permit No. 478 is hereby granted in accordance with
31 and subject to the provisions of Section 36-363 of the Land Development Code.
32 Conditional Use Permit No. 478 is granted for the purpose of permitting an adaptive use
33 of a nonresidential structure as a conditional use within the R-LD – Low-Density Multi-
34 family Residential District located at the property described in "Exhibit B," which is

35 attached hereto and incorporated herein by this reference, and which is generally
36 located at 3080 East Cherry Street.

37
38 Section 2 – Building permits, certificates of occupancy, and any other required
39 permits or approvals may be issued by the duly authorized officials of the City provided
40 that such issuance is consistent with Section 36-363 of the Land Development Code,
41 any other applicable City regulation or ordinance, and the “Requirements for Conditional
42 Use Permit 478” described in “Exhibit D – Attachment 1” and “Exhibit A,” which is
43 attached hereto and incorporated herein by this reference. Additionally, the provisions
44 contained in “Exhibit D – Attachment 1” and “Exhibit A” shall govern and control the use
45 and development of the land described in “Exhibit B,” in a manner consistent with the
46 attached site plan depicted on “Exhibit D – Attachment 4.”

47
48 Section 3 – Any violation of the provisions of this Ordinance shall be grounds for
49 the revocation of the Conditional Use Permit granted by the adoption of this Ordinance.

50
51 Section 4 – This Ordinance shall be in full force and effect from and after
52 passage only so long as the Property and any improvements thereon conform to the
53 conditions and requirements described in Section 36-363 of the Land Development
54 Code, other applicable City regulations or ordinances, and this Ordinance.

55
56 Passed at meeting: _____

57
58 _____
59 Mayor

60
61 Attest: _____, City Clerk

62
63 Filed as Ordinance: _____

64
65 *Laura Vales*
66 Approved as to form: _____, Assistant City Attorney

67
68 *Colin Sykes*
69 Approved for Council action: _____, Interim City Manager

EXHIBIT A
REQUIREMENTS FOR CONDITIONAL USE PERMIT 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.

EXHIBIT B
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT 478

A TRACT OF LAND LOCATED IN LOT 1 OF "CHERRY HILLS VILLAGE PHASE II", AN ADMINISTRATIVE REPLAT OF LOT TWO (2) OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 29 NORTH, RANGE 21 WEST OF THE 5TH P.M., CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 01°08'09" WEST ALONG THE EAST LINE OF SAID LOT 1, 106.03 FEET; THENCE LEAVING SAID EAST LINE, NORTH 84°54'12" WEST, 63.11 FEET; THENCE NORTH 05°05'48" EAST, 106.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST CHERRY STREET; THENCE SOUTH 84°40'22" EAST ALONG SAID RIGHT-OF-WAY LINE, 55.79 FEET TO SAID NORTHEAST CORNER AND THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 6,294 SQ. FT. OR 0.14 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS PER MISSOURI STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83 (2011).

EXHIBIT C
RECORD OF PROCEEDINGS
Planning and Zoning Commission – December 19, 2024

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, Morelock 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.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', is written over a horizontal line.

Bob Hosmer, AICP
Planning Manager

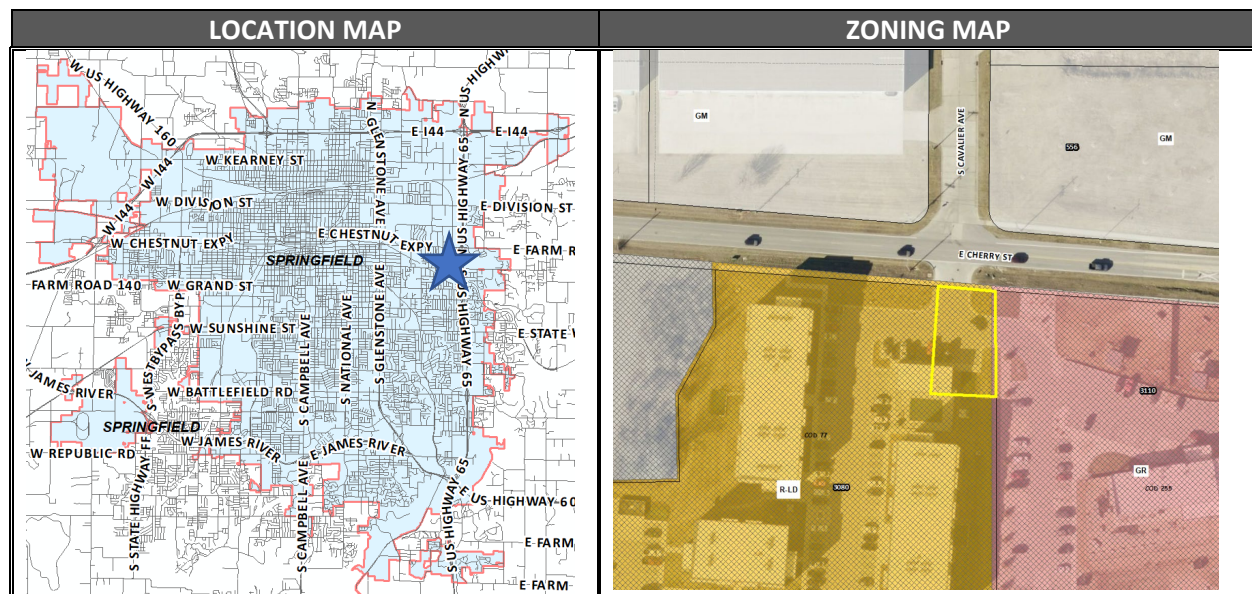


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PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 478
Location:	3080 E. Cherry Street
Total Acres:	0.15 acre
Applicant:	Franklin Partners, LP
Existing Land Use:	Multi-family residential uses
Neighborhood Meeting:	November 25, 2024
Planning 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, (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 478 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 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.



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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.

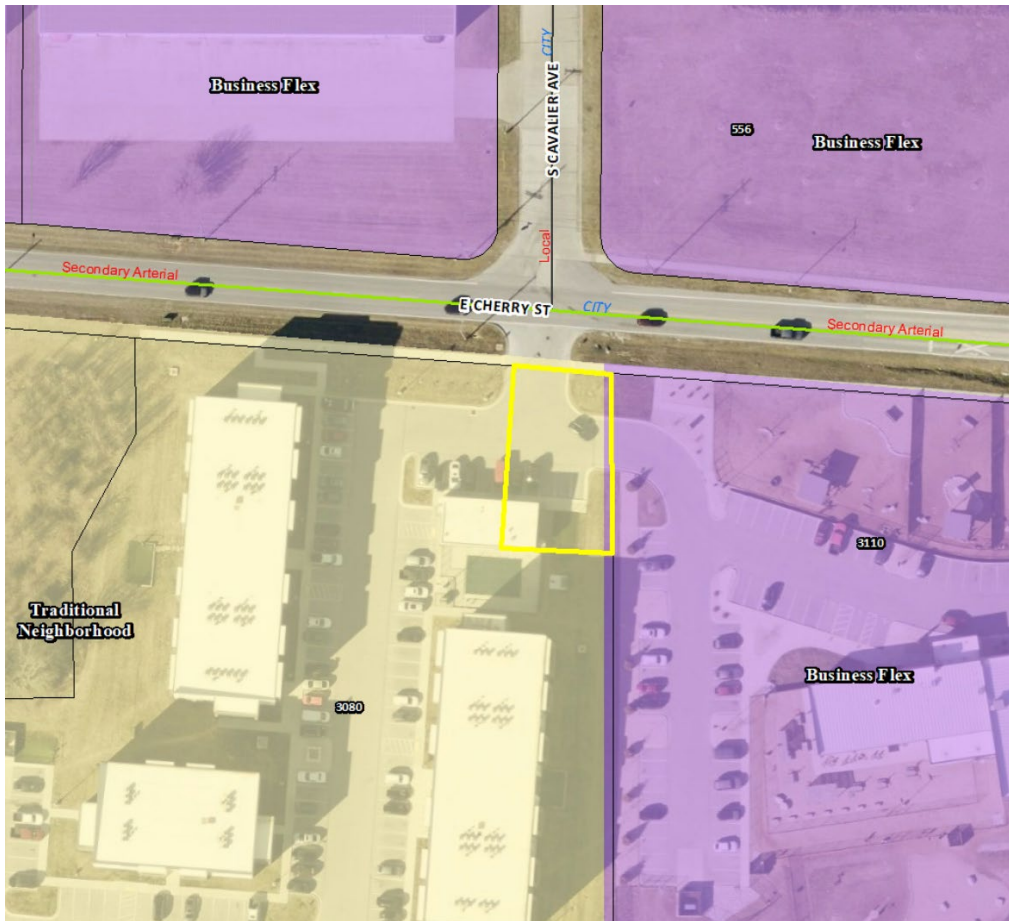
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TRANSITIONS

- 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.

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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	Government, 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

	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

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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

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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

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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* 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.

DEVELOPMENT REVIEW STAFF REPORT

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.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Adaptive Use of a Nonresidential Structure
2. Meeting Date & Time: November 25th - 4PM to 6:30PM
3. Meeting Location: 3080 E Cherry Street
4. Number of invitations that were sent: 18
5. How was the mailing list generated: City of Springfield Staff
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 of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

N/A - No neighbors notified were in attendance of the neighborhood meeting

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

N/A - No neighbors notified were in attendance of the neighborhood meeting

I, Josh Burris (*print name*), attest that the neighborhood meeting was held on 11/25/2024 (*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

Josh Burris

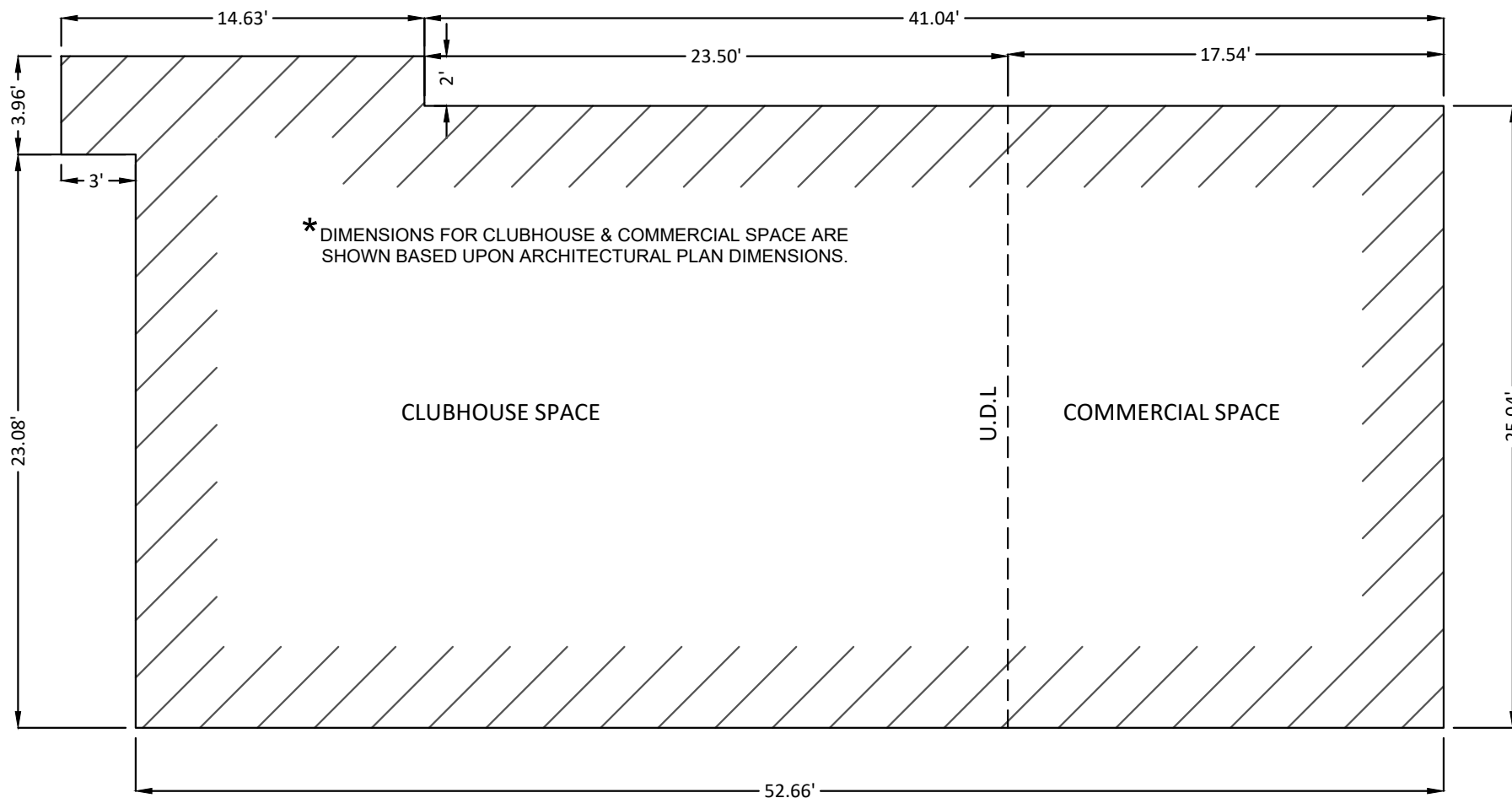
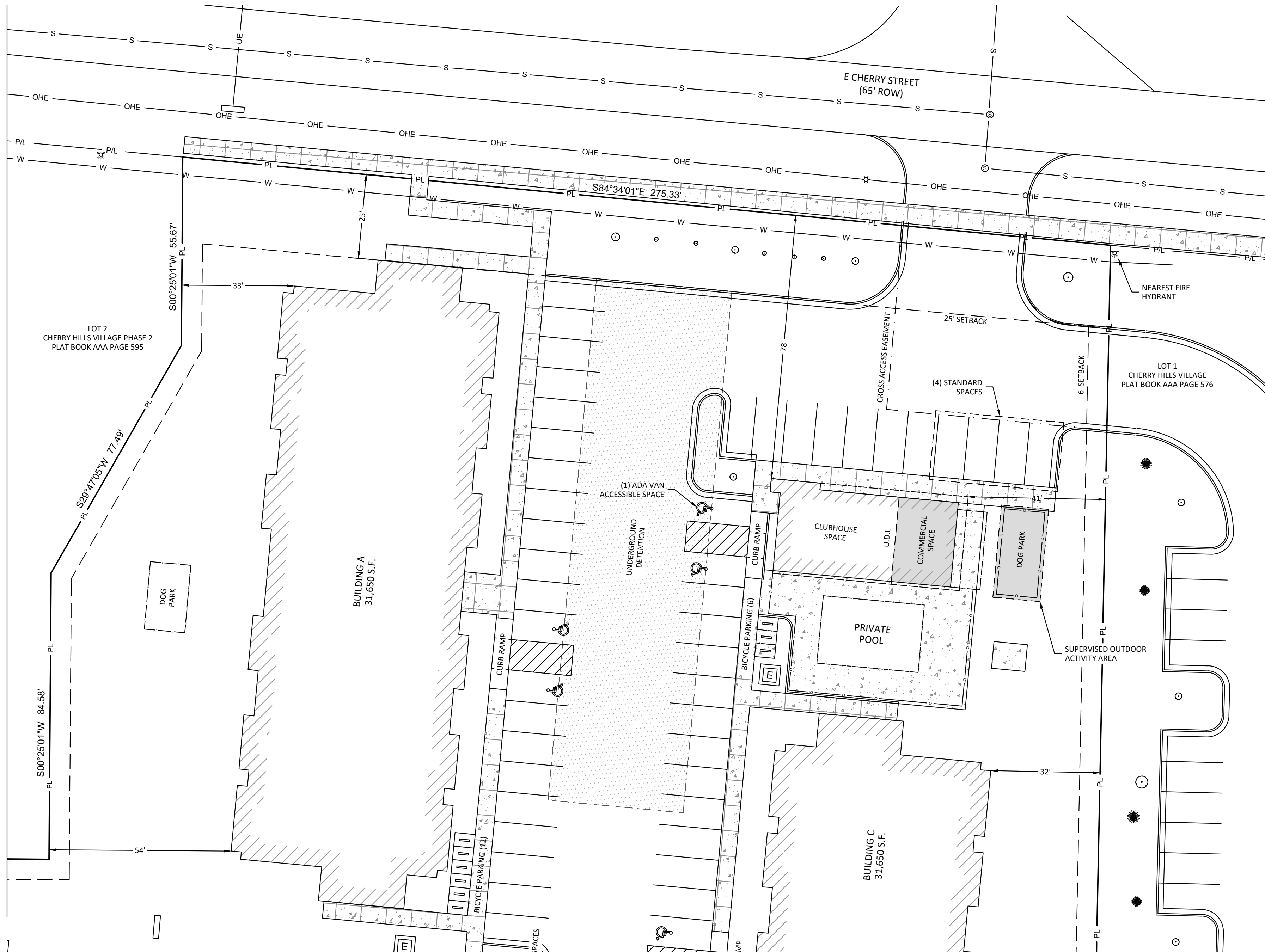
Printed name of person completing affidavit

Neighborhood Meeting
Conditional Use Permit 478
3080 E Cherry Street, Springfield MO 65802
Meeting Date: **November 25, 2024**
Meeting Time: **4:00 - 6:30 PM**

Name:

Address:

Phone #[illegible]



BUILDING DETAIL CLUBHOUSE & COMMERCIAL SPACE
SCALE: NONE

LEGAL DESCRIPTION

CHERRY HILLS VILLAGE PHASE II LOT 1.

SURVEYOR DESCRIPTION

ALL OF LOT ONE (1), CHERRY HILLS VILLAGE PHASE II, AN ADMINISTRATIVE REPLAT OF LOT TWO (2) OF THE WEST HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-ONE (21) WEST, IN GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF IN PLAT BOOK AAA, AT PAGE 595.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 290770353E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

ZONING NOTES

CURRENT ZONING: **R-LD**, LOW DENSITY MULTI-FAMILY RESIDENTIAL

PRINCIPAL USE: MULTI-FAMILY DWELLINGS, ASSOCIATED AMENITIES & ACCESSORY STRUCTURES IN ACCORDANCE WITH SECTION **36-382**

CONDITIONAL USE REQUESTED: ADAPTIVE USE OF NONRESIDENTIAL STRUCTURES IN ACCORDANCE WITH SUBSECTION **36-383(10)(b)** OF THE ZONING CODE

SPECIFIC USES REQUESTED: 1. BEAUTY PARLORS AND BARBER SHOPS
2. DRY CLEANING AND LAUNDRY PICK-UPS
3. PET GROOMING AND ACCESSORY RETAIL
4. PROFESSIONAL AND BUSINESS OFFICES

- THE PROPOSED CONDITIONAL USE SHALL COMPLY WITH THE REQUIREMENTS OF THE ADDITIONAL APPROVAL STANDARDS INCLUDED AS A PART OF THIS PERMIT.
- PET GROOMING OPERATIONS SHALL COMPLY WITH THE ADDITIONAL REQUIREMENTS LISTED UNDER THE PET GROOMING NOTES SECTION

ADDITIONAL APPROVAL STANDARDS

- HOURS DURING WHICH THE PROPOSED CONDITIONAL USE IS OPEN TO THE PUBLIC SHALL BE LIMITED TO A DAILY PERIOD EXTENDING FROM 7:00 A.M. TO 6:00 P.M.
- SIGNAGE FOR THE PROPOSED USE SHALL BE LIMITED TO WALL 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. SIGNAGE SHALL NOT BE INTERNALLY LIT OR EXTERNALLY ILLUMINATED WITHOUT SPECIFIC APPROVAL BY THE CITY UNDER A SEPARATE PERMIT.
- THE EXISTING FACILITIES DESIGNATED FOR THE PROPOSED CONDITIONAL USE SHALL NOT BE EXPANDED UNDER THIS PERMIT. ANY EXPANSION OR SIGNIFICANT ALTERATION OF THE EXISTING FACILITIES SHALL BE APPROVED UNDER A SEPARATE PERMIT AT THE TIME OF SUCH IMPROVEMENTS.
- THE EXISTING FACILITIES SHALL NOT BE OPERATED SO AS TO DOMINATE THE IMMEDIATE VICINITY OR TO INTERFERE WITH THE DEVELOPMENT AND USE OF NEIGHBORING PROPERTY IN ACCORDANCE WITH THE APPLICABLE DISTRICT REGULATIONS.

PET GROOMING NOTES

- PET GROOMING WITH SALES OF PET GROOMING PRODUCTS ALLOWED AS AN ACCESSORY USE. SUPERVISED OUTSIDE ACTIVITIES, WHICH ARE DEFINED AS HAVING A SINGLE ANIMAL UNDER THE PHYSICAL CONTROL OF AN INDIVIDUAL, SHALL BE ALLOWED AS AN ACCESSORY USE AS DESCRIBED HEREIN. ALL DESIGNATED SUPERVISED OUTSIDE ACTIVITY SPACES SHALL BE FULLY ENCLOSED AND IN THE IMMEDIATE VICINITY OF THE DESIGNATED CONDITIONAL USE AREA. NO SUCH SPACE SHALL BE LOCATED WITHIN 25 FEET OF ANY RESIDENTIAL STRUCTURE AND ALL ANIMAL WASTE SHALL BE COLLECTED AND DISPOSED OF ON A DAILY BASIS.

THE FOLLOWING ARE NOT ACCESSORY TO THIS USE AND ARE PROHIBITED:

- OVERNIGHT PET STAYS
- THE SALE OF BREEDING OF PETS
- KENNELS
- VETERINARIAN SERVICES
- OUTSIDE ACTIVITY OTHER THAN APPROVED SUPERVISED OUTSIDE ACTIVITY AS DESCRIBED ABOVE

OFF-STREET PARKING NOTES

PARKING REQUIREMENTS PER ZONING ORDINANCE

RESIDENTIAL (216 UNITS)
(60) 1-BEDROOM @ 1.5 SP/ DWELLING UNIT = 90
(120) 2-BEDROOM @ 2 SP/ DWELLING UNIT = 240
(36) 3-BEDROOM @ 3 SP/ DWELLING UNIT = 72

PROPOSED CONDITIONAL USE (~600 S.F.)
500 S.F. @ 1 SP/ 250 SQUARE FOOT = 2
(2) EMPLOYEES @ 1 SP/ EMPLOYEE = 2

SUBTOTAL = 406
BIKE REDUCTION¹ (SEC 36-455(2)(i)) = -12
UNIT COUNT REDUCTION² (SEC 36-455(2)(a)) = -64

(330) SPACES REQUIRED, (332) STANDARD & (8) ADA ACCESSIBLE
(358) SPACES PROVIDED, (346) STANDARD & (12) ADA ACCESSIBLE

BICYCLE PARKING SUMMARY

(358) PARKING SPACES PROVIDED = 7 SPACES REQUIRED

¹(32) BICYCLE SPACES PROVIDED, (25) BICYCLE SPACES COUNTED FOR VEHICLE PARKING REDUCTION.

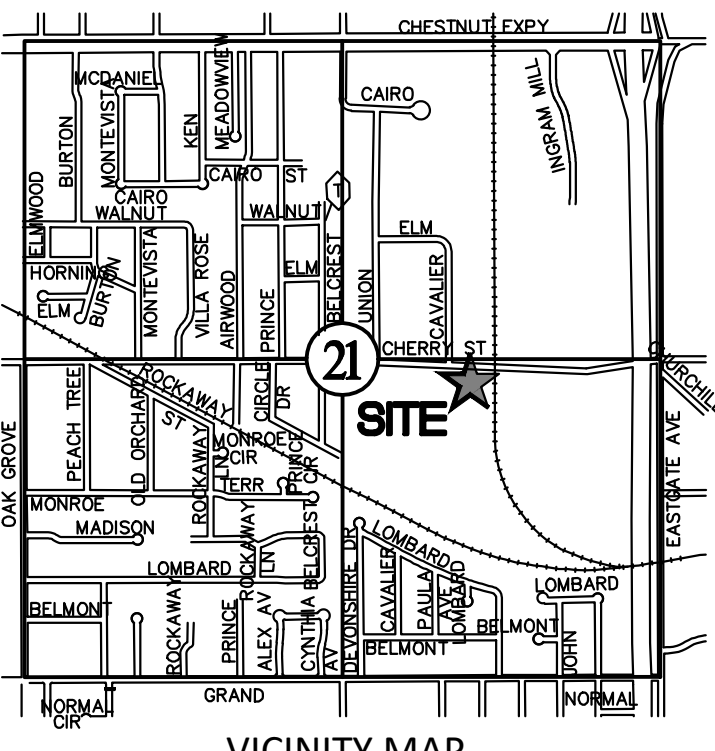
²(166) UNITS OVER (50) PROVIDED, A ONE PERCENT REDUCTION FOR EACH TEN DWELLING UNITS, A 16% REDUCTION IS PERMITTED.

STORMWATER NOTES

DETENTION AND WATER QUALITY FOR EXISTING IMPROVEMENTS IS PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED STORMWATER MANAGEMENT & DRAINAGE REPORT FOR CHERRY HILLS APARTMENTS PHASE II, DATED JULY 13, 2021. THE PROPOSED CONDITIONAL USE SHALL NOT ALTER EXISTING IMPROVEMENTS; NO ADDITIONAL DETENTION OR WATER QUALITY REQUIRED.

TRAFFIC IMPACT NOTES

SEE CHERRY APARTMENTS TRAFFIC IMPACT ASSESSMENT DATED JANUARY 3, 2020. THE PROPOSED CONDITIONAL USE IS NOT EXPECTED TO GENERATE TRAFFIC OUTSIDE OF THAT EXISTING FOR THE EXISTING PRINCIPAL USE.





EXPLANATION TO COUNCIL BILL 2025-011 (MCGULL)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.86 acres of property generally located at 3697 and 3703 North Glenstone Avenue (State Highway H) from GR, General Retail District with Conditional Overlay District 182 to R-LD, Low-Density Multi-family Residential District; establishing Conditional Overlay District No. 263; and adopting an updated Official Zoning Map.(By: South Valley Apartments, LLC and Mike Seitz; 3697 and 3703 N. Glenstone Avenue (State Highway H); Z-29-2024 with Conditional Overlay District No. 263)

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 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. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-29-2024/ CONDITIONAL OVERLAY DISTRICT NO. 263

The applicant is requesting to 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.

REMARKS: The Planning and Zoning Commission held a public hearing on December 19, 2024, and recommended to approve, by a vote of 8 to 0. The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. 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.

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

3. Multi-family residential is a primary land use in the City Corridor placetype and low-intensity multi-family residential is a supporting land use in the Traditional Neighborhood placetype.

4. 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).

5. 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.

6. 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.

7. 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.

8. 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.

9. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

STAFF RECOMMENDATION: Staff recommends approval of the rezoning request based on its compatibility with the Comprehensive Plan's City Corridor Placetype.

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Z-29-2024 COD 263 - 3697 and 3703 North Glenstone Avenue
2. Z-29-2024 COD 263_exh A
3. Z-29-2024 COD 263_exh B
4. Z-29-2024 COD 263_exh C
5. Z-29-2024 COD 263_exh D

One-rdg. _____
P. Hrngs. X
Pgs. 33
Filed: 01-21-25

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-011

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 4.86 acres of property generally located at 3697 and 3703 North
4 Glenstone Avenue (State Highway H) from GR, General Retail
5 District with Conditional Overlay District 182 to R-LD, Low-Density
6 Multi-family Residential District; establishing Conditional Overlay
7 District No. 263; and adopting an updated Official Zoning Map.

8
9
10 WHEREAS, an application has been filed for a zoning change of the
11 approximately 4.86 acres of property generally located at 3697 and 3703 North
12 Glenstone Avenue (State Highway H) from GR, General Retail District with Conditional
13 Overlay District 182, to R-LD, Low-Density Multi-family Residential District, and
14 establishing Conditional Overlay District No. 263; and

15
16 WHEREAS, Conditional Overlay District No. 263 shall modify the requirements of
17 the Springfield Land Development Code Section 36-382, R-LD – Low-Density Multi-
18 family Residential District, by requiring that the property described in "Exhibit B" comply
19 with the requirements described in "Exhibit A," both attached hereto and incorporated
20 herein by this reference; and

21
22 WHEREAS, following proper notice, the Planning and Zoning Commission held a
23 public hearing on December 19, 2024, a copy of the Record of Proceedings from said
24 public hearing being attached hereto and incorporated herein by this reference as
25 "Exhibit C," and said Commission made its recommendation of approval with a vote of 8
26 to 0; and

27
28 WHEREAS, the City has reviewed the applicant's request and prepared a staff
29 report concerning the application, which is attached hereto and incorporated herein by
30 this reference as "Exhibit D"; and

31
32 WHEREAS, proper notice was given of a public hearing before City Council, and
33 said hearing was held in accordance with the law.

34 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
35 SPRINGFIELD, MISSOURI, as follows, that:

36
37 Section 1 – The property described in "Exhibit B" is hereby rezoned from GR,
38 General Retail District with Conditional Overlay District 182, to R-LD, Low-Density Multi-
39 family District, with Conditional Overlay District No. 263. Springfield Land Development
40 Code, Section 36-306, 'Official zoning map and rules for interpretation,' is hereby
41 amended, changed, and modified consistent with this Ordinance.

42
43 Section 2 – City Council hereby establishes Conditional Overlay District No. 263,
44 which shall contain the requirements and standards provided in "Exhibit A." The
45 requirements of Conditional Overlay District No. 263 shall modify the requirements of
46 the Springfield Land Development Code Section 36-382, R-LD, Low-Density Multi-
47 family Residential District, by requiring the property described in "Exhibit B" to comply
48 with the requirements contained in "Exhibit A."

49
50 Section 3 – City Council hereby directs the City Manager, or designee, to update
51 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
52 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
53 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
54 rules of interpretation.'

55
56 Section 4 – The Official Zoning Map herein adopted shall be maintained and
57 archived in the same digital form in which this Council has approved its adoption.

58
59 Section 5 – This Ordinance shall be in full force and effect from and after
60 passage.

61
62 Passed at meeting: _____

63
64
65 _____
66 Mayor

67 Attest: _____, City Clerk

68
69 Filed as Ordinance: _____

70
71 Approved as to form: Laura Vales, Assistant City Attorney

72
73 Approved for Council action: Colin O'Neil, Interim City Manager
74
75

EXHIBIT A
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-29-2024 COD 263

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).

EXHIBIT B
LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 5 IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST OF THE 5TH P.M., CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID LOT 5, THENCE N01°59'05"E A DISTANCE OF 69.26 FEET; THENCE N88°07'27"W 74.88 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY H, SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY LINE OF STATE HIGHWAY H S73°30'57"W ALONG THE NORTH RIGHT OF WAY OF VALLEY WATER MILL ROAD 78.99 FEET; THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE S88°58'49"W 115.33 FEET; THENCE S88°59'46"W 171.30 FEET; THENCE LEAVING SAID NORTH SAID RIGHT OF WAY LINE N02°14'59"E 718.12 FEET; THENCE S87°22'04"E 392.63 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF STATE HIGHWAY H; THENCE ALONG SAID WEST RIGHT OF WAY LINE S01°55'47"W 313.89 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE N88°47'47"W 205.61 FEET; THENCE S02°14'59"W 288.26 FEET; THENCE S88°46'08"E 78.25 FEET; THENCE S51°19'35"E 116.75 FEET TO THE POINT OF BEGINNING, CONTAINING 4.86 ACRES, MORE OR LESS.

SUBJECT TO A PROPERTY BOUNDARY SURVEY ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

EXHIBIT C
RECORD OF PROCEEDINGS
Planning and Zoning Commission – December 19, 2024

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 Schove, 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.



Bob Hosmer, AICP
Planning Manager



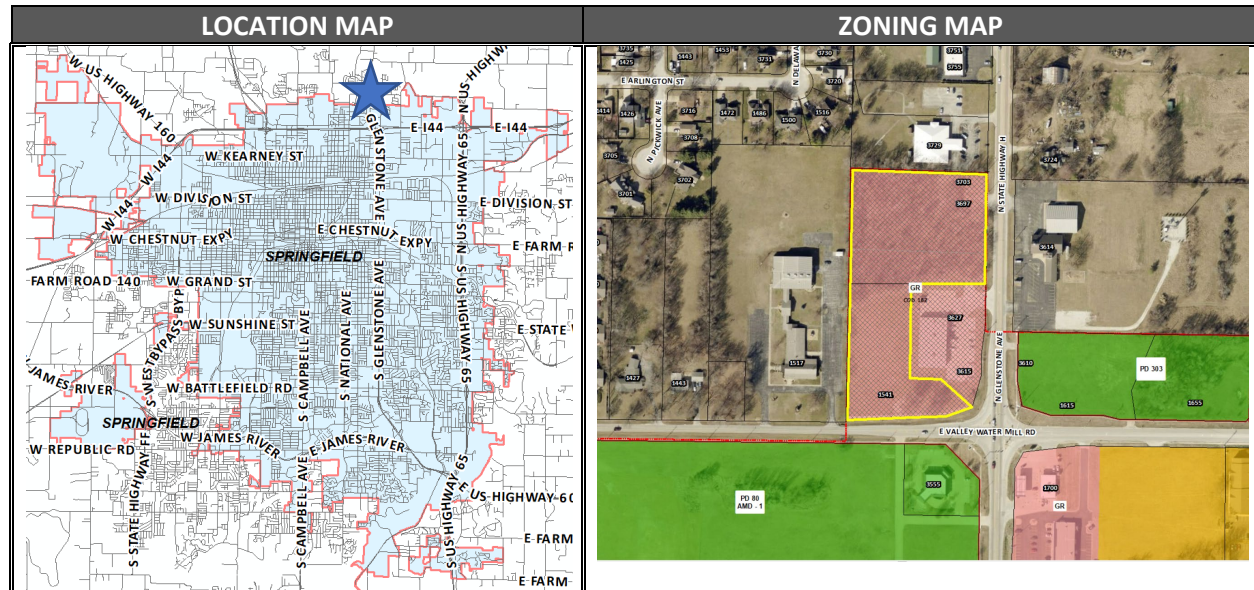
DEVELOPMENT REVIEW STAFF REPORT

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).

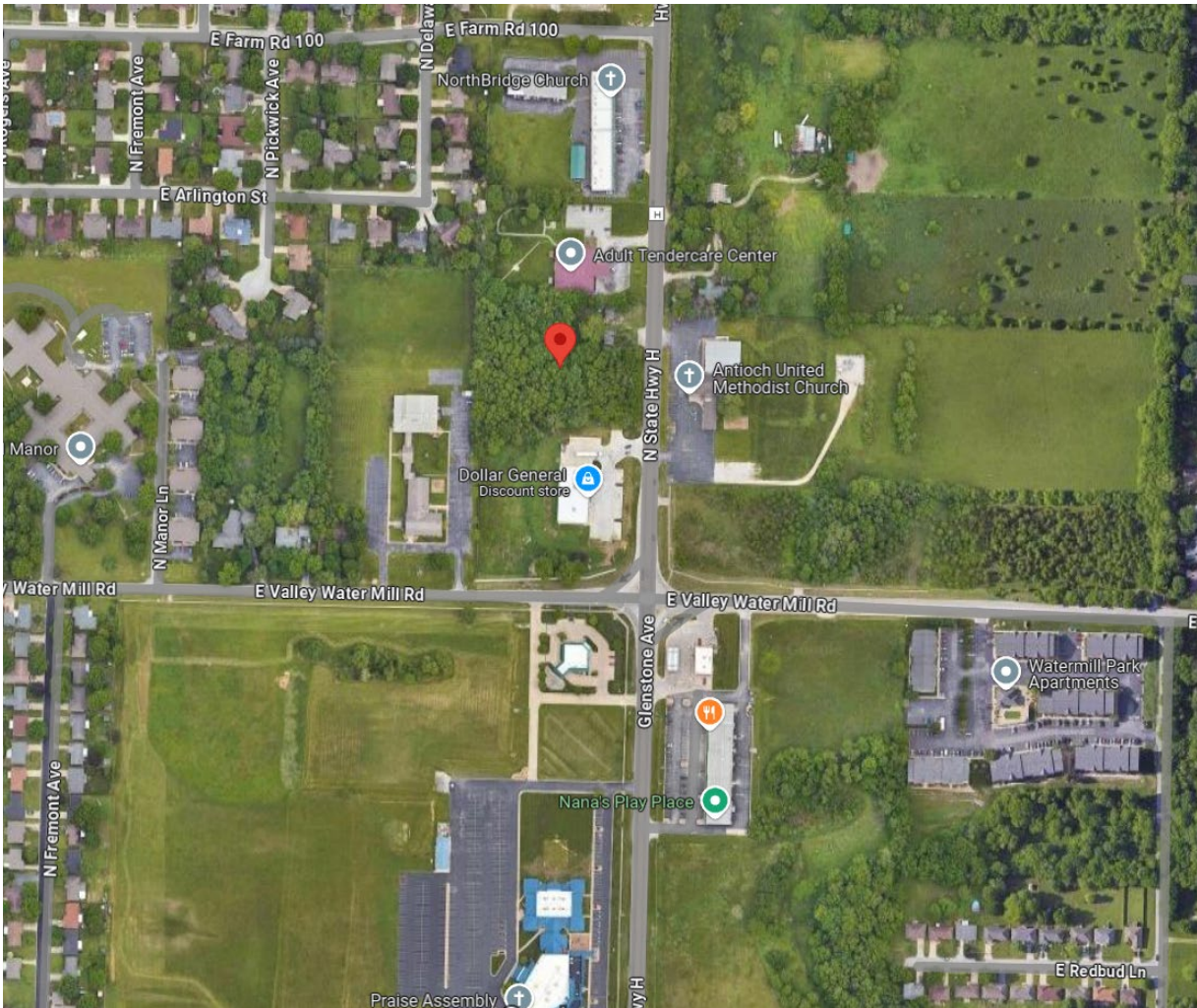
PROJECT SUMMARY:

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.



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 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.

DEVELOPMENT REVIEW STAFF REPORT

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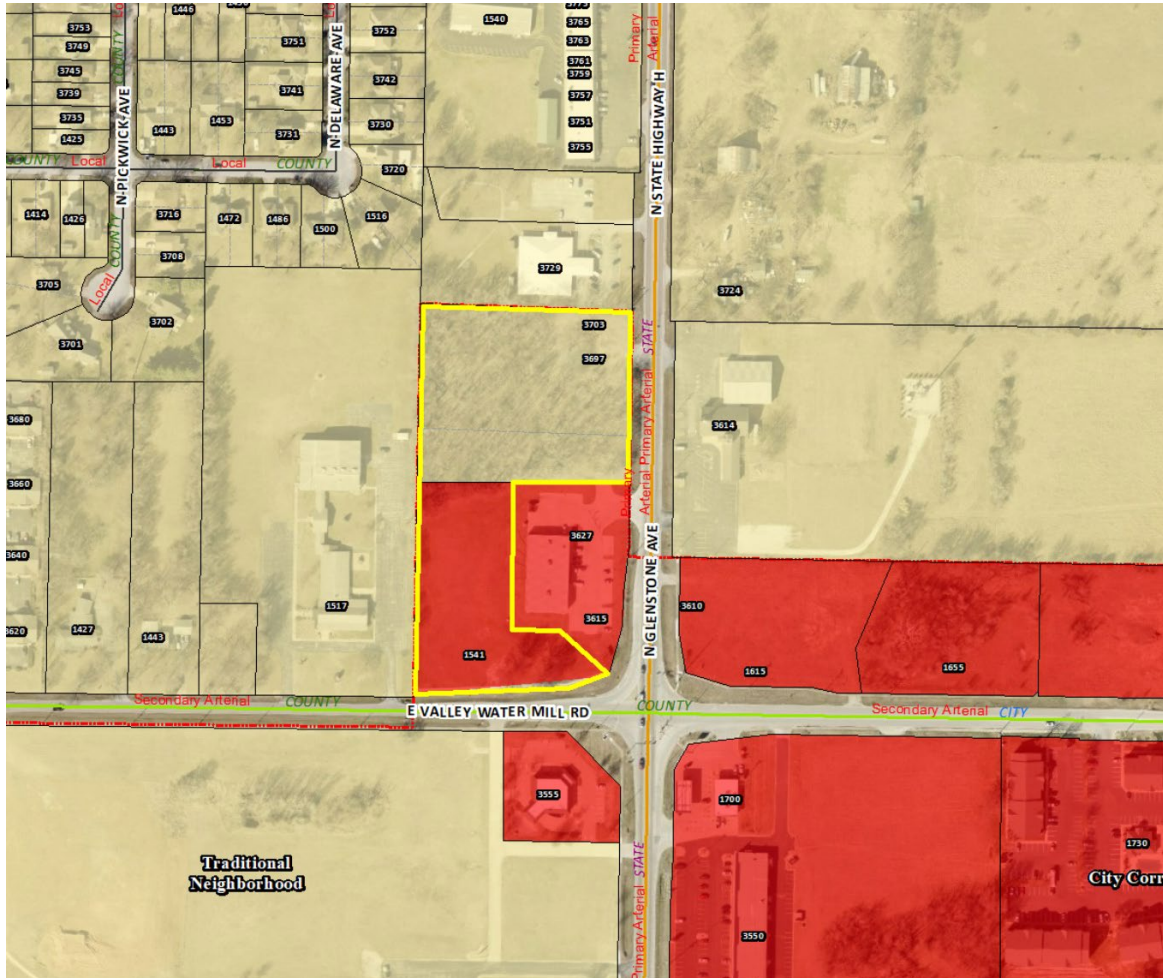
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities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

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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 & Innovation Spaces	Public & Private Schools & Places of Worship	Government, Colleges & Vocational Schools	Personal Services & Institutional Facilities	Light Industry
Residential Neighborhood	●	○	◇	○	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	○	○	○	○	○	○	○	○	○	○
Downtown	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○

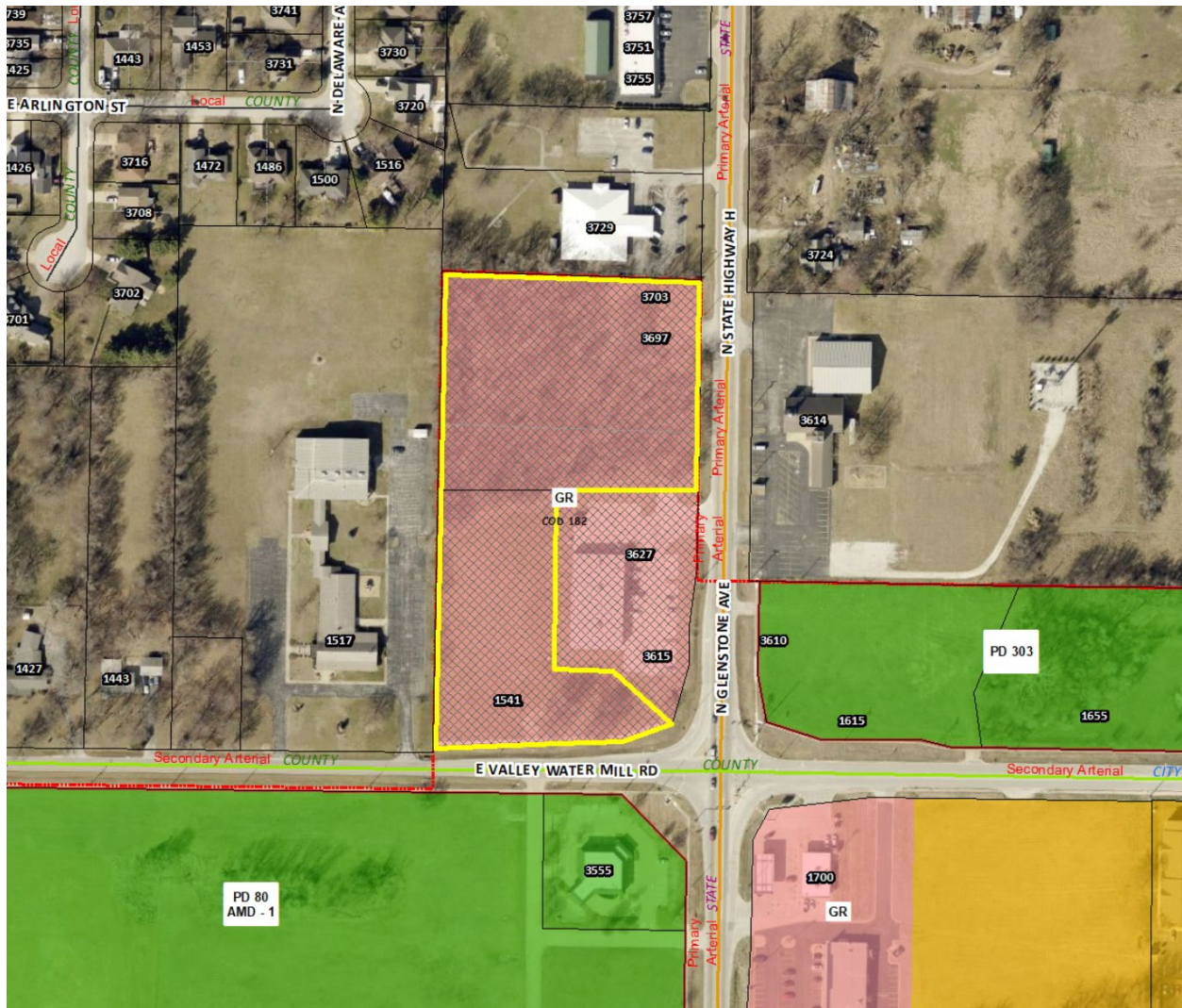
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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

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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

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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**.

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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.

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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.

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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.

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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.



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 BLAGIO 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



EXPLANATION TO COUNCIL BILL 2025-012 (JENSON)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.36 acres of property generally located at 3505 South Campbell Avenue from R-TH, Residential Townhouse District to HC, Highway Commercial District; and adopting an updated Official Zoning Map. (By: Westport Management LLC; 3505 South Campbell Avenue; Z-31-2024)

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.36 acres generally located on a portion of 3505 South Campbell Avenue from R-TH, Residential Townhouse District to a HC, Highway Commercial District. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
ZONING CASE NUMBER Z-31-2024

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.

The subject property is part of a larger lot that is split zoned. This application will consolidate the existing lot under one zoning district.

REMARKS: The Planning and Zoning Commission held a public hearing on December 19, 2024, and recommended approval, by a vote of 8 to 0.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF 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: 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.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Z-31-2024 3505 South Campbell Avenue
2. Z-31-2024_exh A
3. Z-31-2024_exh B
4. Z-31-2024_exh C

One-rdg. _____
P. Hrngs. X
Pgs. 18
Filed: 01-21-25

Sponsored by: Jenson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-012

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 0.36 acres of property generally located at 3505 South Campbell
4 Avenue from R-TH, Residential Townhouse District to HC, Highway
5 Commercial District; and adopting an updated Official Zoning Map.
6
7

8 WHEREAS, an application has been filed for a zoning change of the
9 approximately 0.36 acre property generally located on a portion of 3505 South
10 Campbell Avenue from R-TH, Residential Townhouse District to HC, Highway
11 Commercial District; and
12

13 WHEREAS, following proper notice, the Planning and Zoning Commission held a
14 public hearing on December 19, 2024, a copy of the Record of Proceedings from said
15 public hearing being attached hereto and incorporated herein by this reference as
16 "Exhibit B," and said Commission made a recommendation of approval by a vote of 8 to
17 0; and
18

19 WHEREAS, the City has reviewed the applicant's request and prepared a staff
20 report concerning the application, which is attached hereto and incorporated herein by
21 this reference as "Exhibit C"; and
22

23 WHEREAS, proper notice was given of a public hearing before City Council, and
24 said hearing was held in accordance with the law.
25

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 SPRINGFIELD, MISSOURI, as follows, that:
28

29 Section 1 – The property generally located on a portion of 3505 South Campbell
30 Avenue and described in "Exhibit A," which is attached hereto and incorporated herein
31 by this reference, is hereby rezoned from R-TH, Residential Townhouse District to HC,
32 Highway Commercial District. Springfield Land Development Code, Section 36-306,
33 'Official zoning map and rules for interpretation,' is hereby amended, changed, and

34 modified consistent with this Ordinance.

35
36 Section 2 – City Council hereby directs the City Manager, or designee, to update
37 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
38 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
39 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
40 rules of interpretation.'

41
42 Section 3 – The Official Zoning Map herein adopted shall be maintained and
43 archived in the same digital form in which this Council has approved its adoption.

44
45 Section 4 – This Ordinance shall be in full force and effect from and after
46 passage.

47
48 Passed at meeting: _____

49
50 _____
51 Mayor

52
53 Attest: _____, City Clerk

54
55 Filed as Ordinance: _____

56
57 Approved as to form: Laura Vales, Assistant City Attorney

58
59 Approved for Council action: Colin Sykes, Interim City Manager
60
61

EXHIBIT A
LEGAL DESCRIPTION

THE WEST 90 FEET OF LOT 2 OF CAMPBELL ACRES, PHASE II, ALL BEING IN
SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT B
RECORD OF PROCEEDING
December 19, 2024

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.

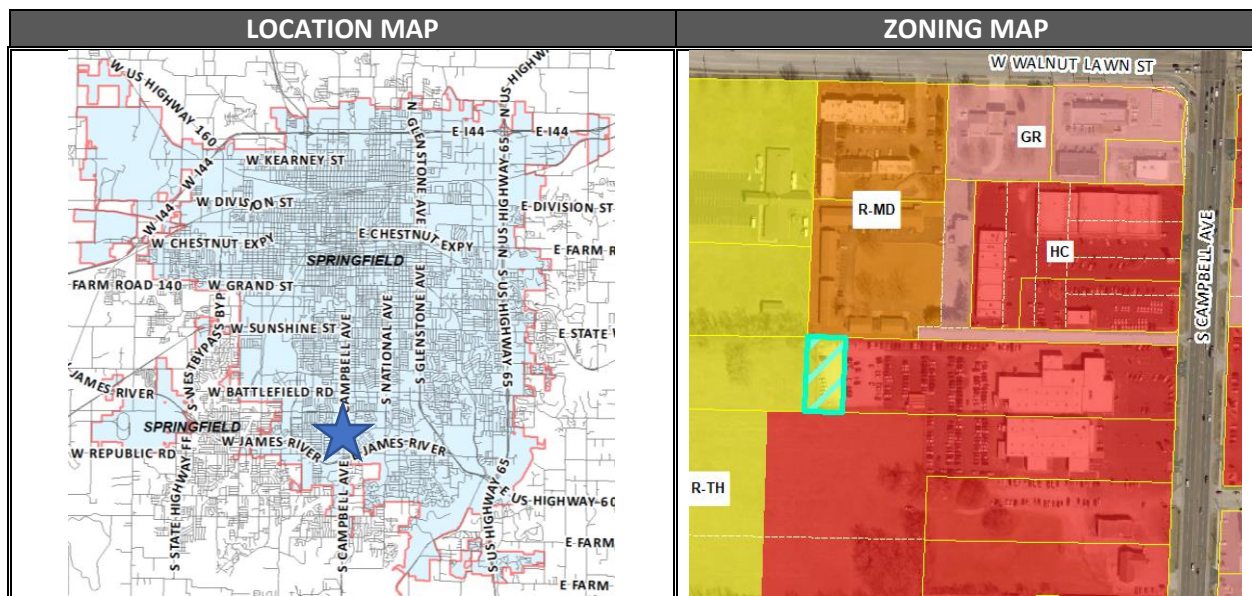


Bob Hosmer, AICP
Planning Manager

PROJECT INFORMATION

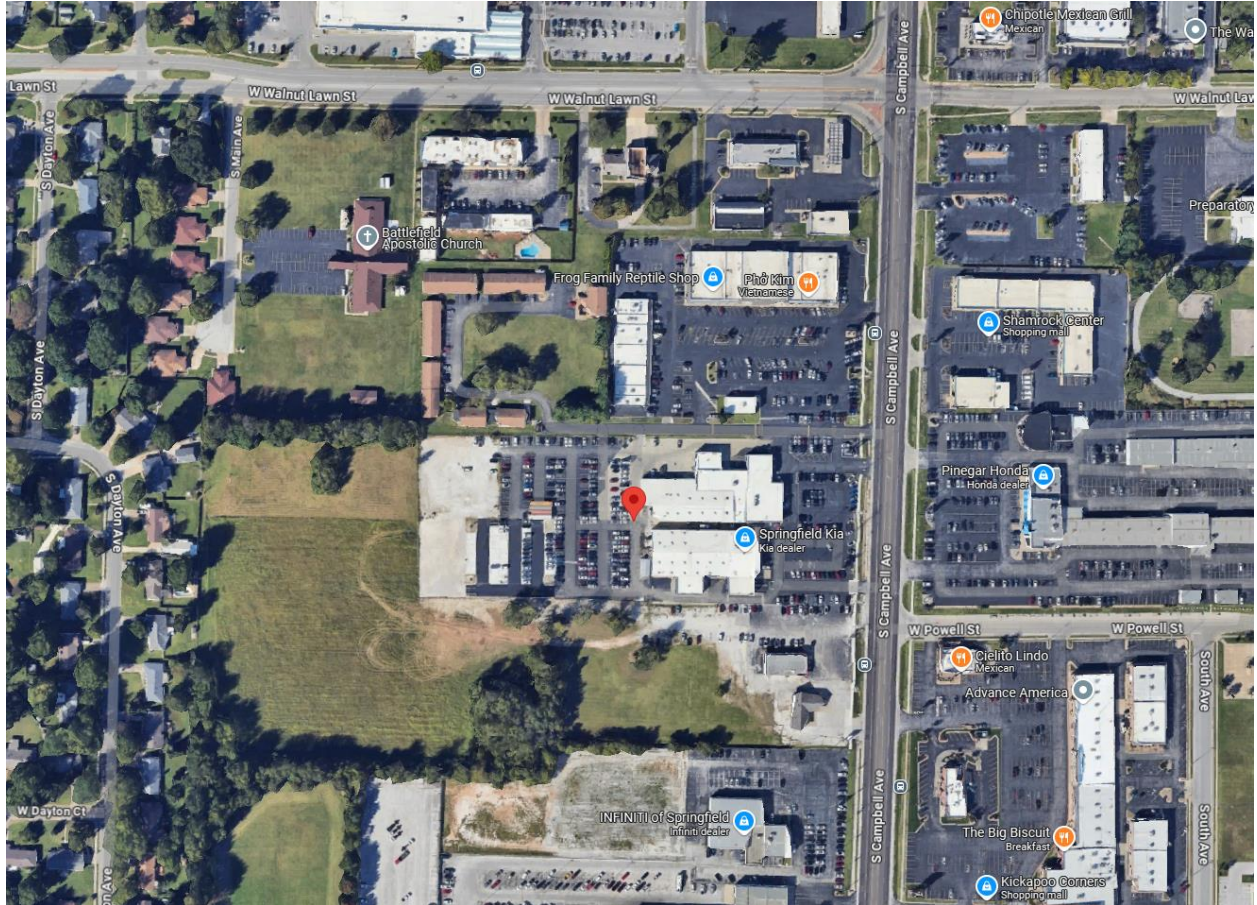
Case Number:	Z-31-2024
Location:	3505 South Campbell Avenue
Total Acres:	0.36 acres
Applicant:	Westport Management LLC
Existing Land Use:	Car dealership parking lot
Neighborhood Meeting:	November 12, 2024
Planning and Zoning Commission:	December 19, 2024
City Council:	January 27, 2025
Public Notification:	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).

Request 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.



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.

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

- 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:

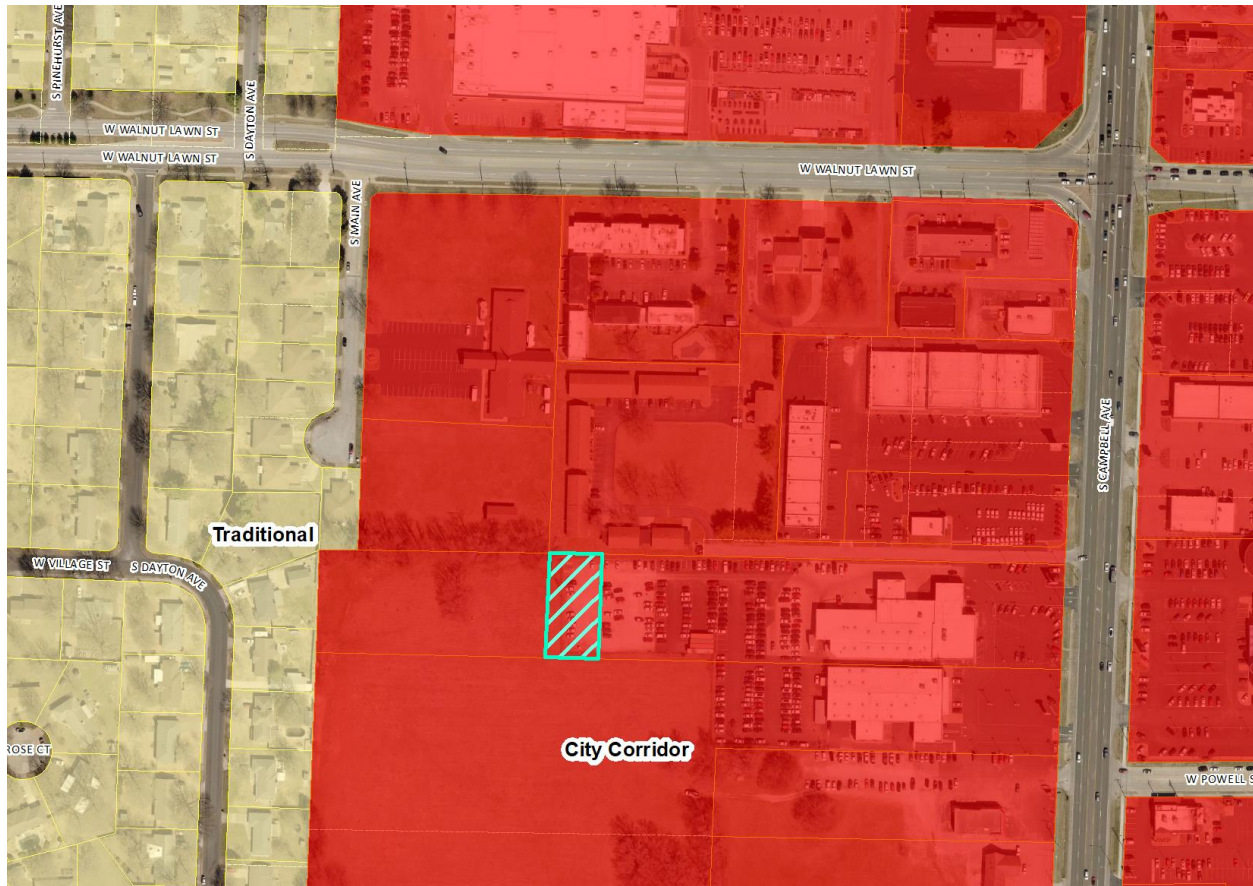
- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes 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	Neighborhood Commercial	Major Retail	Public & Private Schools & Vocational Schools	Government, Health Care & Institutional Facilities	Personal Services	Light Industry
Residential Neighborhood	●	○	◇	○	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	○	○	○	○	○	○	○	○	○	○
Downtown	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○

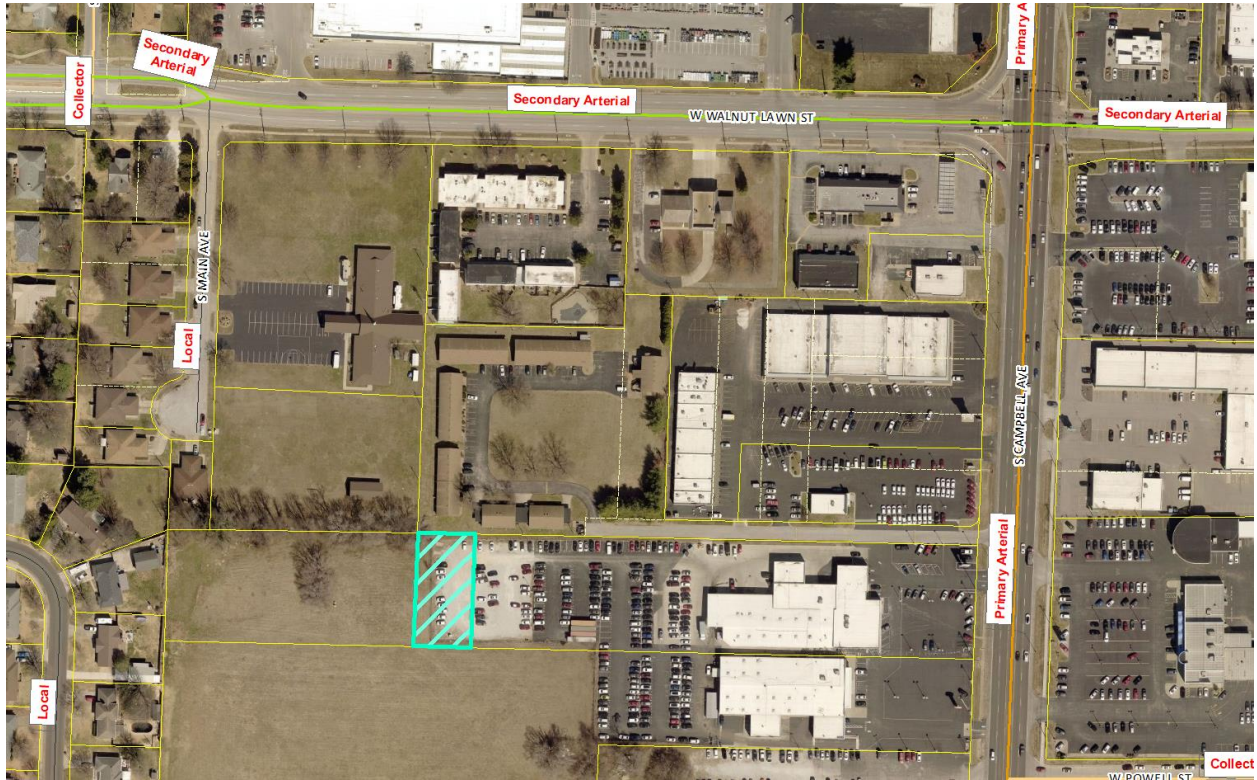
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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-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



EXPLANATION TO COUNCIL BILL 2025-013 (HORTON)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.27 acres of property generally located at 2409 North Boonville Avenue from HC, Highway Commercial District to R-LD, Low-Density Multi-family Residential District; establishing Conditional Overlay District No. 264; and adopting an updated Official Zoning Map.(By: Locust Investments LLC; 2409 North Boonville Avenue; Z-30-2024 w/ Conditional Overlay District No. 264)

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 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 (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-30-2025 Conditional Overlay District No. 264

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 residential house.

REMARKS: The Planning and Zoning Commission held a public hearing on December 19, 2024, and recommended approval, by a vote of 8 to 0. The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype.
2. Multi-family is listed as a supporting use in the City Corridor placetype.
3. 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.

4. 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.
5. The range of uses in the proposed R-LD district is compatible with the uses permitted on other property in the immediate vicinity.
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 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.
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: 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.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. Z-30-2024 COD 264 - 2409 North Boonville Avenue
 2. Z-30-2024 COD 264_exhA
 3. Z-30-2024 COD 264_exhB
 4. Z-30-2024 COD 264_exhC
 5. Z-30-2024 COD 264_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 21
Filed: 01-21-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-013

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 0.27 acres of property generally located at 2409 North Boonville
4 Avenue from HC, Highway Commercial District to R-LD, Low-
5 Density Multi-family Residential District; establishing Conditional
6 Overlay District No. 264; and adopting an updated Official Zoning
7 Map.
8 _____
9

10 WHEREAS, an application has been filed for a zoning change of the
11 approximately 0.27 acre property generally located at 2409 North Boonville Avenue
12 from HC, Highway Commercial District, to R-LD, Low-Density Multi-family Residential
13 District, and establishing Conditional Overlay District No. 264; and
14

15 WHEREAS, Conditional Overlay District No. 264 shall modify the requirements of
16 the Springfield Land Development Code Section 36-382, R-LD – Low-Density Multi-
17 family Residential District, by requiring that the property described in "Exhibit B" comply
18 with the requirements described in "Exhibit A," both attached hereto and incorporated
19 herein by this reference; and
20

21 WHEREAS, following proper notice, the Planning and Zoning Commission held a
22 public hearing on December 19, 2024, a copy of the Record of Proceedings from said
23 public hearing being attached hereto and incorporated herein by this reference as
24 "Exhibit C," and said Commission made its recommendation of approval with a vote of 8
25 to 0; and
26

27 WHEREAS, the City has reviewed the applicant's request and prepared a staff
28 report concerning the application, which is attached hereto and incorporated herein by
29 this reference as "Exhibit D"; and
30

31 WHEREAS, proper notice was given of a public hearing before City Council, and
32 said hearing was held in accordance with the law.
33

34 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
35 SPRINGFIELD, MISSOURI, as follows, that:

36
37 Section 1 – The property described in "Exhibit B" is hereby rezoned from HC,
38 Highway Commercial District, to R-LD, Low-Density Multi-family District, with
39 Conditional Overlay District No. 264. Springfield Land Development Code, Section 36-
40 306, 'Official zoning map and rules for interpretation,' is hereby amended, changed, and
41 modified consistent with this Ordinance.

42
43 Section 2 – City Council hereby establishes Conditional Overlay District No. 264,
44 which shall contain the requirements and standards provided in "Exhibit A." The
45 requirements of Conditional Overlay District No. 264 shall modify the requirements of
46 the Springfield Land Development Code Section 36-382, R-LD, Low-Density Multi-
47 family Residential District, by requiring the property described in "Exhibit B" to comply
48 with the requirements contained in "Exhibit A."

49
50 Section 3 – City Council hereby directs the City Manager, or designee, to update
51 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
52 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
53 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
54 rules of interpretation.'

55
56 Section 4 – The Official Zoning Map herein adopted shall be maintained and
57 archived in the same digital form in which this Council has approved its adoption.

58
59 Section 5 – This Ordinance shall be in full force and effect from and after
60 passage.

61
62 Passed at meeting: _____

63
64
65 _____
66 Mayor

67 Attest: _____, City Clerk

68
69 Filed as Ordinance: _____

70
71 Approved as to form: Laura Vales, Assistant City Attorney

72
73 Approved for Council action: Colin Sykes, Interim City Manager
74
75

EXHIBIT A
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-30-2024 COD 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.

EXHIBIT B
LEGAL DESCRIPTION

BEGINNING 65 FEET NORTH OF THE NORTHWEST CORNER OF KEARNEY STREET AND BOONVILLE AVENUE, THENCE NORTH 133 FEET; THENCE WEST 177.37 FEET; THENCE SOUTH 133 FEET; THENCE EAST 177.37 FEET TO BEGINNING, BEING A PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION ONE (1), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI, EXCEPT THE FOLLOWING:

BEGINNING 131 FEET NORTH OF THE NORTHWEST CORNER OF KEARNEY STREET AND BONNEVILLE AVENUE; THENCE NORTH 67 FEET; THENCE WEST 177.37 FEET; THENCE SOUTH 67 FEET; THENCE EAST 177.37 FEET, BEING PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION ONE (1), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22).

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

EXHIBIT C
RECORD OF PROCEEDING
December 19, 2024

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.



Bob Hosmer, AICP
Planning Manager



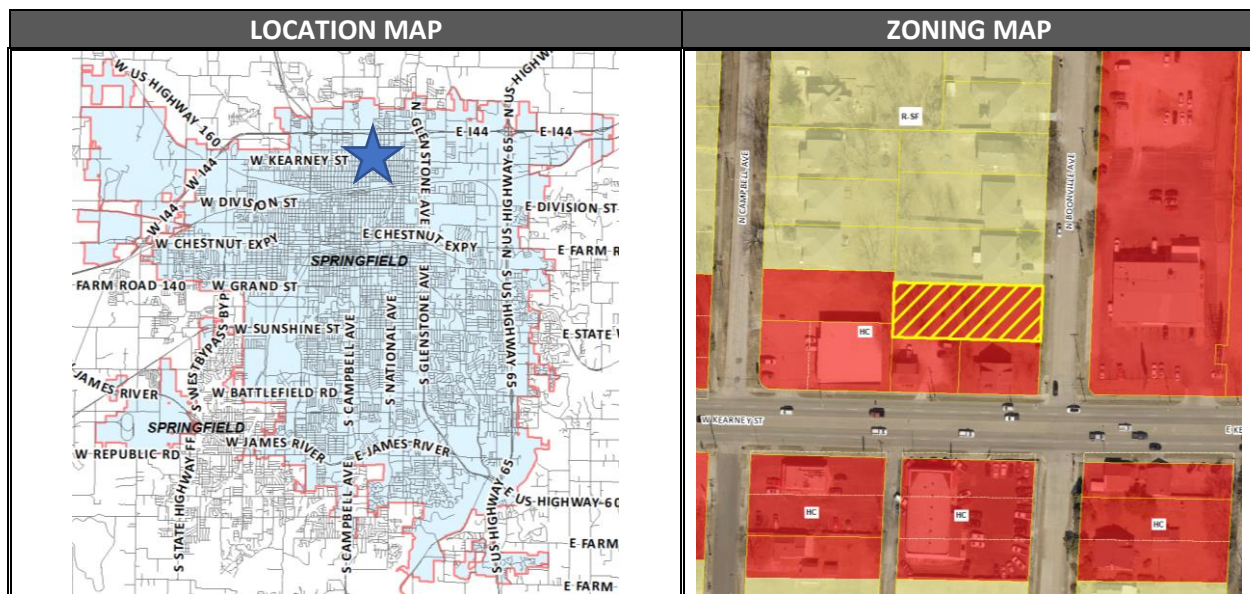
DEVELOPMENT REVIEW STAFF REPORT

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).

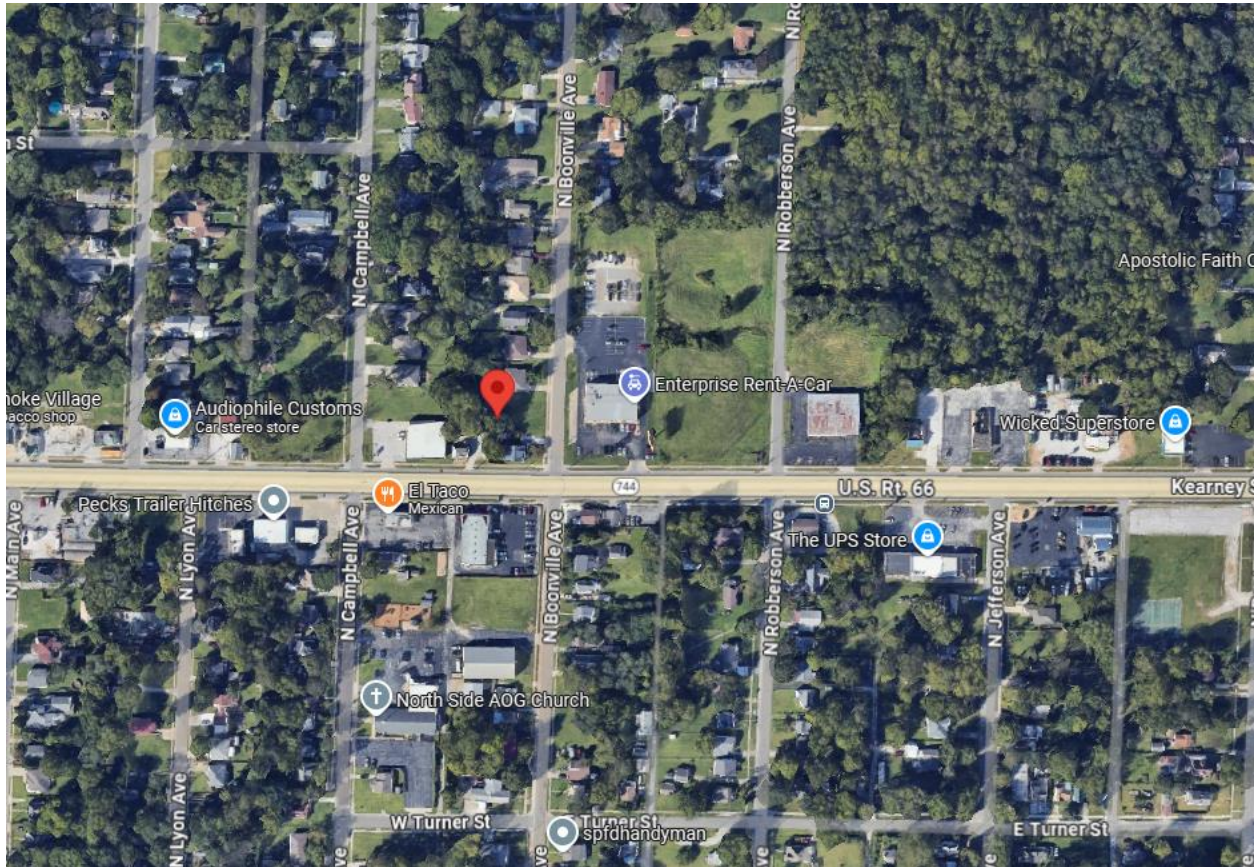
PROJECT SUMMARY:

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**

DEVELOPMENT REVIEW STAFF REPORT

- 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.

DEVELOPMENT REVIEW STAFF REPORT

- 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:

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	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

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

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

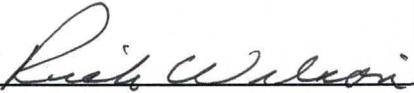
1. Request change to zoning from: HC HWY Commercial to RLD Residential Low Density
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 11/25/24, 4-6:30 PM
3. Meeting Location: The Library Station, 2535 N. Kansas Expressway, Spfd, 65803,
4. Number of invitations that were sent: 103
5. How the 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



EXPLANATION TO COUNCIL BILL 2025-014 (HORTON)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.5 acres of property generally located at 910 and 920 South West Avenue from O-1, Office District to GI, Government and Institutional Use District; and adopting an updated Official Zoning Map. (By: Greene County; 910 and 920 South West Avenue; Z-33-2024)

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 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 (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION:
ZONING CASE NUMBER Z-33-2024

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.

REMARKS: The Planning and Zoning Commission held a public hearing on December 19, 2024, and recommended approval, by a vote of 8 to 0. The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

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

2. 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.”

3. The subject property is located along Grand Street and West Avenue, classified as a Primary Arterial and Collector roadways, respectively.

4. 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.

5. There are few known changing conditions in the area affected that make the proposed rezoning necessary.

6. The range of uses in the proposed GI district is compatible with the uses permitted on other property in the immediate vicinity.

7. 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.

8. 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.

9. 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.

10. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION: 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.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Z-33-2024 910 and 920 South West Avenue
2. Z-33-2024_exhA
3. Z-33-2024_exh B
4. Z-33-2024_exh C

One-rdg. _____
P. Hrngs. X
Pgs. 18
Filed: 01-21-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-014

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 4.5 acres of property generally located at 910 and 920 South West
4 Avenue from O-1, Office District to GI, Government and Institutional
5 Use District; and adopting an updated Official Zoning Map.
6
7

8 WHEREAS, an application has been filed for a zoning change of the
9 approximately 4.5 acres of property generally located at 910 and 920 South West
10 Avenue from O-1, Office District to GI, Government and Institutional Use District; and
11

12 WHEREAS, following proper notice, the Planning and Zoning Commission held a
13 public hearing on December 19, 2024, a copy of the Record of Proceedings from said
14 public hearing being attached hereto and incorporated herein by this reference as
15 "Exhibit B," and said Commission made a recommendation of approval by a vote of 8 to
16 0; and
17

18 WHEREAS, the City has reviewed the applicant's request and prepared a staff
19 report concerning the application, which is attached hereto and incorporated herein by
20 this reference as "Exhibit C"; and
21

22 WHEREAS, proper notice was given of a public hearing before City Council, and
23 said hearing was held in accordance with the law.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – The property generally located at 910 and 920 South West Avenue
29 and described in "Exhibit A," which is attached hereto and incorporated herein by this
30 reference, is hereby rezoned from O-1, Office District to GI, Government and
31 Institutional Use District. Springfield Land Development Code, Section 36-306, 'Official
32 zoning map and rules for interpretation,' is hereby amended, changed, and modified
33 consistent with this Ordinance.

34
35 Section 2 – City Council hereby directs the City Manager, or designee, to update
36 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
37 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
38 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
39 rules of interpretation.'

40
41 Section 3 – The Official Zoning Map herein adopted shall be maintained and
42 archived in the same digital form in which this Council has approved its adoption.

43
44 Section 4 – This Ordinance shall be in full force and effect from and after
45 passage.

46
47 Passed at meeting: _____

48
49 _____
50 Mayor

51
52 Attest: _____, City Clerk

53
54 Filed as Ordinance: _____

55
56 Approved as to form: Laura Vales, Assistant City Attorney

57
58 Approved for Council action: Colleen Sykes, Interim City Manager
59
60

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1:

BEGINNING THIRTY (30) FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF ($E\frac{1}{2}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22); THENCE EAST 183.18 FEET; THENCE NORTH 236 FEET; THENCE WEST 183.18 FEET; THENCE SOUTH 236 FEET TO THE POINT OF BEGINNING, IN GREENE COUNTY, MISSOURI.

TRACT 2:

ALL COMMENCING THIRTY (30) FEET NORTH AND 183.18 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST ONE-HALF ($E\frac{1}{2}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), RUNNING THENCE EAST 650 FEET MORE OR LESS TO THE WEST SIDE OF WARREN AVENUE; THENCE NORTH 581.82 FEET; THENCE WEST 833.18 FEET MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION TWENTY-TWO (22); THENCE SOUTH 345.82 FEET; THENCE EAST 183.18 FEET; THENCE SOUTH 236 FEET TO THE POINT OF BEGINNING, IN GREENE COUNTY, MISSOURI.

LESS AND EXCEPT THE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET NORTH AND 199.6 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 22 WEST, SAID POINT BEING ON THE NORTH LINE OF GRAND STREET; THENCE NORTH 235 FEET; THENCE EAST 161.5 FEET; THENCE NORTH 101.5 FEET; THENCE EAST 167.9 FEET; THENCE NORTH 245.32 FEET TO A POINT 529 FEET EAST OF THE WEST LINE OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE EAST A DISTANCE 306.58 FEET; THENCE SOUTH A DISTANCE OF 581.82 FEET TO A POINT ON THE NORTH LINE OF GRAND STREET, SAID POINT BEING 634.08 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 634.08 FEET TO THE POINT OF BEGINNING, ALL BEING A PART OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

THE ABOVE TRACTS OF LAND ALSO DESCRIBED AS:

BEGINNING AT A POINT 30 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF ($E\frac{1}{2}$) OF THE SOUTHWEST QUARTER ($SW\frac{1}{4}$) OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE EAST AND ALONG THE NORTH LINE OF GRAND STREET, 169.6 FEET; THENCE NORTH 235 FEET; THENCE EAST 161.5 FEET; THENCE NORTH 101.5 FEET; THENCE EAST 167.9 FEET; THENCE NORTH 245.32 FEET; THENCE WEST 499 FEET; THENCE SOUTH 581.82 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE CERTIFICATE OF APPROVAL OF MINOR SUBDIVISION, RECORDED JULY 13, 1987 IN BOOK 1977 AT PAGE 576.

EXHIBIT B
RECORD OF PROCEEDING
December 19, 2024

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.



Bob Hosmer, AICP
Planning Manager



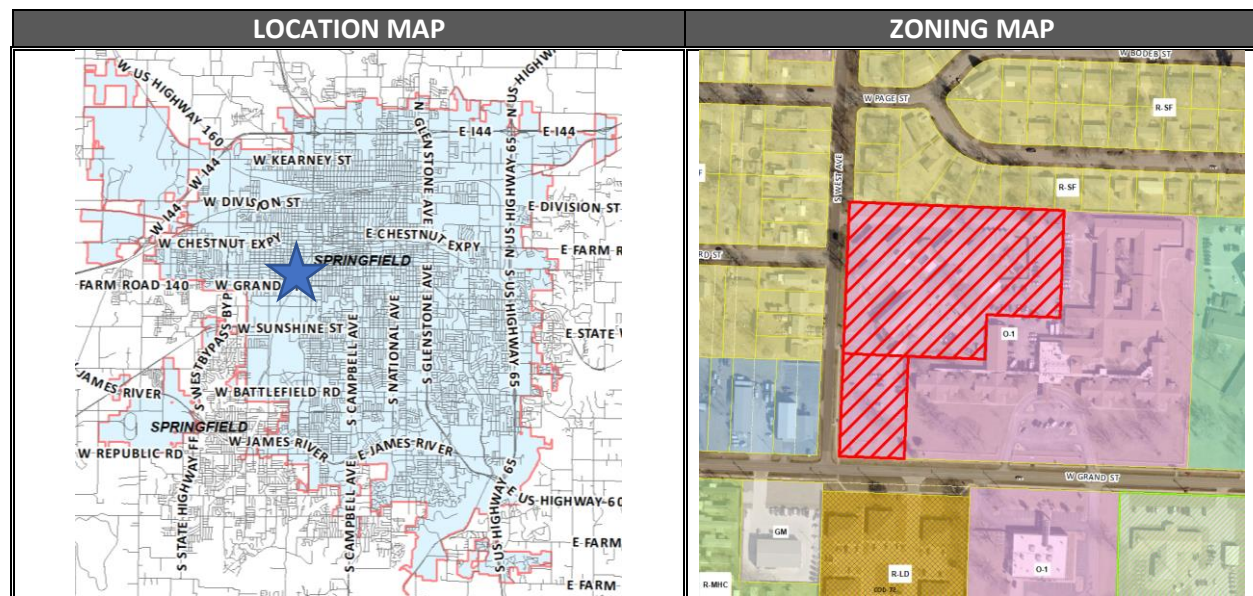
DEVELOPMENT REVIEW STAFF REPORT

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).

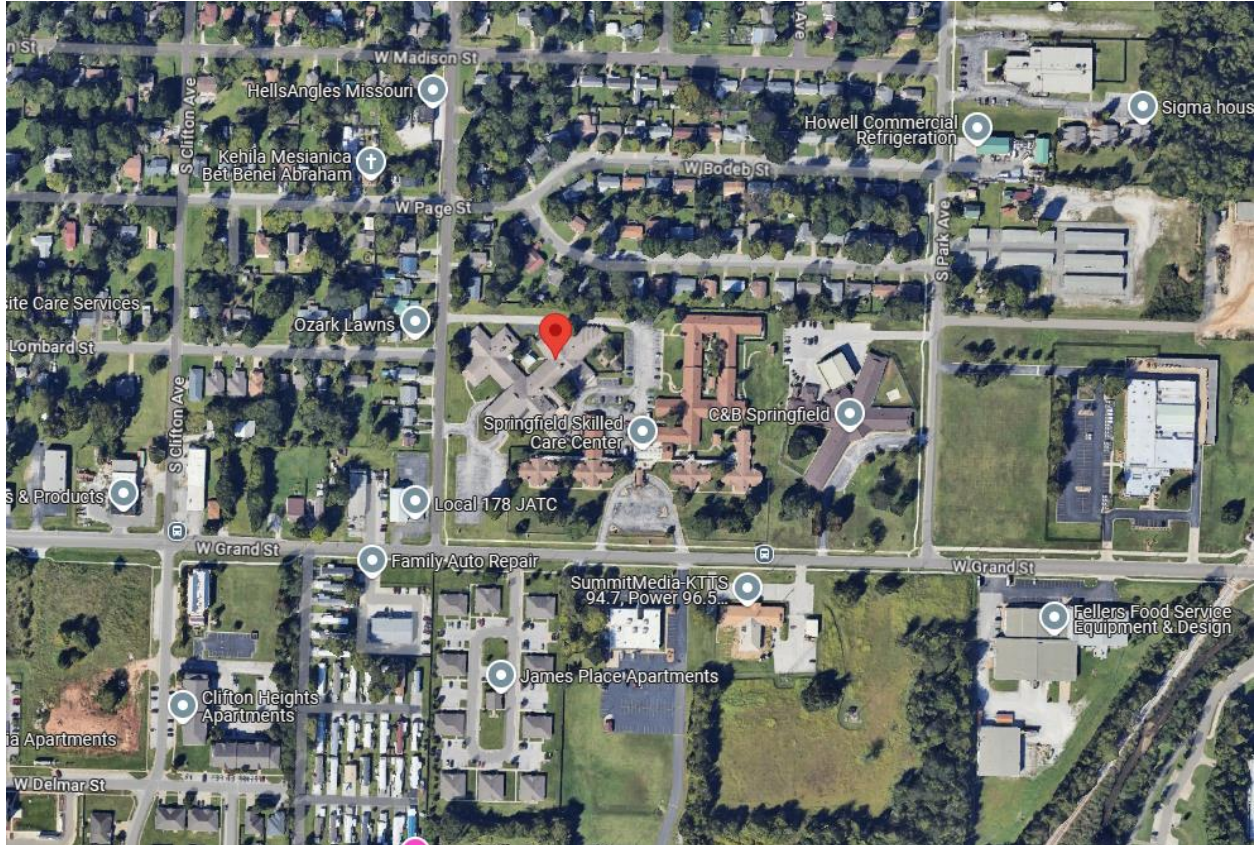
PROJECT SUMMARY:

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.

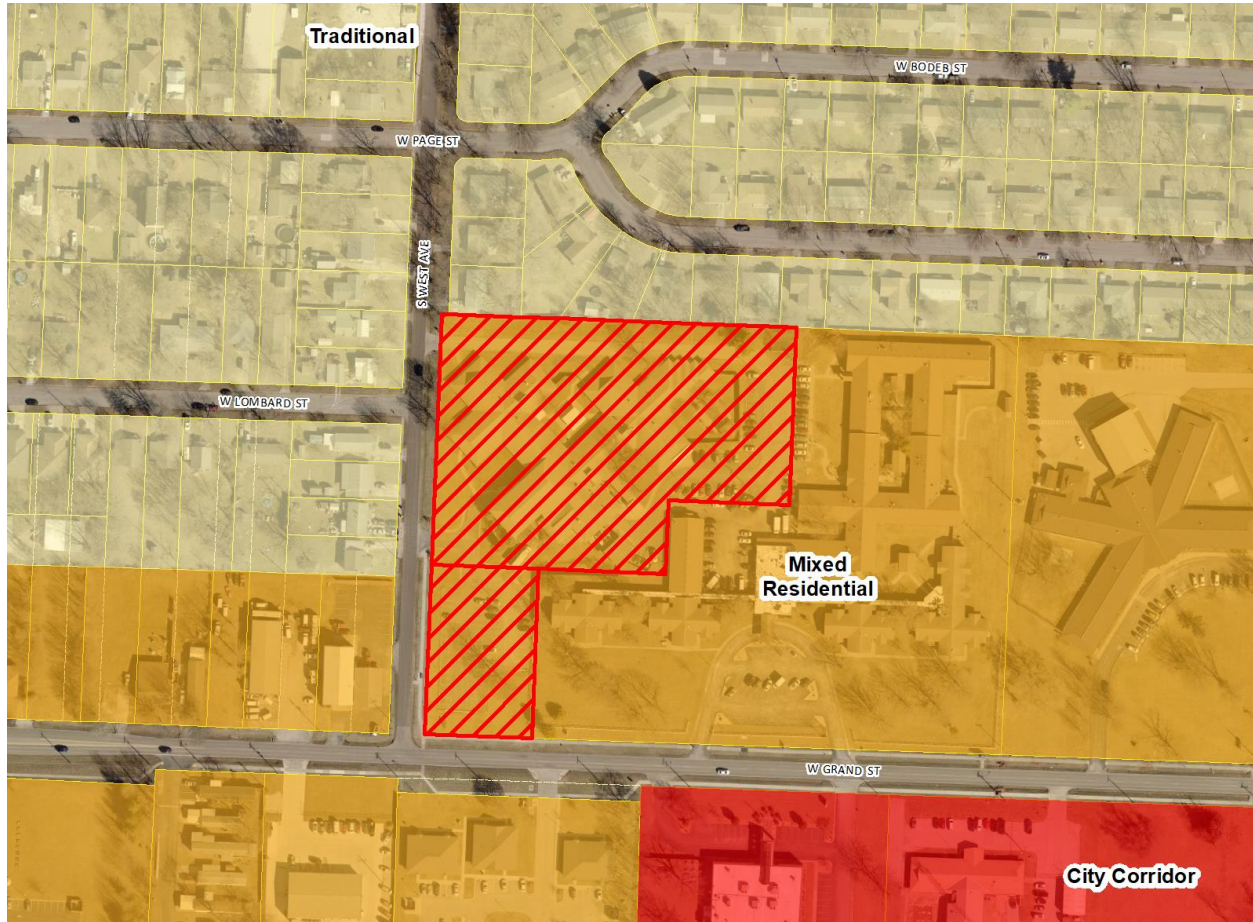
Mixed Residential placetypes near the Downtown and city corridors help generate activity and increase access to local shoppers, while providing high-quality, affordable housing options. Mixed Residential developments are prioritized and supported in locations adjacent to major employment centers, activity 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	adam adayadam1105@gmail.com
Cora Day	250 N. Hilton Ave	417-351-8604	coramay89@gmail.com



SUPPLEMENTAL EXPLANATION TO AMENDED COUNCIL BILL 2025-015 (SIMPSON)

FILED: 02/04/2025

ORIGINATING DEPARTMENT: City Clerk

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 29 acres of property generally located at 851 East Primrose Street from Planned Development No. 21, 7th Amendment, to GI, Government and Institutional Use District; establishing Conditional Overlay District No. 266; and adopting an updated Official Zoning Map. (By: Lester E. Cox Medical Center; 851 E. Primrose Street; Z-34-2024 with Conditional Overlay District No. 266)

PURPOSE: To amend Council Bill 2025-015 by deleting Exhibit A, paragraph 7, as set forth in the written motion.

BACKGROUND INFORMATION: At the January 27, 2025, City Council meeting, Councilmember Lee moved to amend Council Bill 2025-015 by deleting Exhibit A, paragraph 7 as set forth in the below written motion. Councilmember Carroll seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

Motion: I move that Council Bill 2025-015 be amended by deleting Exhibit A, paragraph 7, as-set forth in this written motion.

Explanation: This motion will condition the extension of Kimbrough to Primrose and the allocation of cost to the applicant on the results of the traffic study described in Exhibit A, paragraph 6.

Material deleted from the council bill is shown in strikethrough; material added to the council bill is shown underlined.

Section 1 – Exhibit A, paragraph 7, is deleted.

1. ~~Before the property adjacent to the existing Kimbrough Avenue right-of-way is developed:~~

- a. ~~Kimbrough Avenue shall be constructed from the north edge of the subject property to within 300 feet of Primrose Street to a width of 29 feet, and the remainder of the distance to Primrose Street to a width of 37 feet 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.~~

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
- 1. Z-34-2024 COD 266 - 851 East Primrose Street
 - 2. Z-34-2024 COD 266_exh A Amended
 - 3. Z-34-2024 COD 266_exh B
 - 4. Z-34-2024 COD 266_exh C
 - 5. Z-34-2024 COD 266_exh D



EXPLANATION TO AMENDED COUNCIL BILL 2025-015 (SIMPSON)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 29 acres of property generally located at 851 East Primrose Street from Planned Development No. 21, 7th Amendment, to GI, Government and Institutional Use District; establishing Conditional Overlay District No. 266; and adopting an updated Official Zoning Map. (By: Lester E. Cox Medical Center; 851 E. Primrose Street; Z-34-2024 with Conditional Overlay District No. 266)

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 29 acres generally located at 851 East Primrose Street from Planned Development No. 21, 7th Amendment to GI, Government and Institutional Use District with Conditional Overlay District No. 266 (Staff recommends approval of the original COD and Planning and Zoning Commission recommends approval with the COD amendment).

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-34-2024/ CONDITIONAL OVERLAY DISTRICT NO. 266

The applicant is requesting to rezone the subject property 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 future hospital uses.

REMARKS: The Planning and Zoning Commission held a public hearing on December 19, 2024, and recommended to approve, by a vote of 6 to 1 with the following amendment.

1. Before the property adjacent to the existing Kimbrough Avenue right-of-way is developed:
 - a. Kimbrough Avenue shall be constructed from the north edge of the subject property to within 300 feet of Primrose Street to a width of 29 feet, and the remainder of the distance to Primrose Street to a width of 37 feet 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.

The Planning and Development staff recommended approval of the application with

COD 266 as proposed by the applicant be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF 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 future hospital uses.
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.
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 pedestrian connections to public sidewalk, and access restrictions.
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 the construction of Kimbrough Avenue to Primrose and contribution to construction of Kimbrough Avenue north of the property when 50% of the site is developed or lot adjacent to Kimbrough Avenue is developed. The GI District with COD will determine the construction of Kimbrough Avenue based off the traffic study. 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. Any improvements required by the TIA must be constructed at the time of development.

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.

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.

STAFF RECOMMENDATION: 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.

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Z-34-2024 COD 266 - 851 East Primrose Street
2. Z-34-2024 COD 266_exh A Amended
3. Z-34-2024 COD 266_exh B
4. Z-34-2024 COD 266_exh C
5. Z-34-2024 COD 266_exh D

One-rdg. _____
P. Hrngs. X
Pgs. 32
Filed: 01-21-25

Sponsored by: Simpson

First Reading: _____

Second Reading: _____

AMENDED COUNCIL BILL 2025-015

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 29 acres of property generally located at 851 East Primrose Street
4 from Planned Development No. 21, 7th Amendment, to GI,
5 Government and Institutional Use District; establishing Conditional
6 Overlay District No. 266; and adopting an updated Official Zoning
7 Map.
8 _____
9

10 WHEREAS, an application has been filed for a zoning change of the 29 acre
11 property generally located at 851 East Primrose Street from Planned Development No.
12 21, 7th Amendment, to GI, Government and Institutional Use District, and establishing
13 Conditional Overlay District No. 266; and
14

15 WHEREAS, Conditional Overlay District No. 266 shall modify the requirements of
16 the Springfield Land Development Code Section 36-401, GI, Government and
17 Institutional Use District, by requiring that the property described in "Exhibit B" comply
18 with the requirements described in "Exhibit A," both attached hereto and incorporated
19 herein by this reference; and
20

21 WHEREAS, following proper notice, the Planning and Zoning Commission held a
22 public hearing on December 19, 2024, a copy of the Record of Proceedings from said
23 public hearing being attached hereto and incorporated herein by this reference as
24 "Exhibit C," and said Commission made its recommendation of conditional approval with
25 a vote of 6 to 1; and
26

27 WHEREAS, the City has reviewed the applicant's request and prepared a staff
28 report concerning the application, which is attached hereto and incorporated herein by
29 this reference as "Exhibit D"; and
30

31 WHEREAS, proper notice was given of a public hearing before City Council, and
32 said hearing was held in accordance with the law.
33

34 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
35 SPRINGFIELD, MISSOURI, as follows, that:

36
37 Section 1 – The property described in "Exhibit B" is hereby rezoned from
38 Planned Development No. 21, 7th Amendment, to GI, Government and Institutional Use
39 District, with Conditional Overlay District No. 266. Springfield Land Development Code,
40 Section 36-306, 'Official zoning map and rules for interpretation,' is hereby amended,
41 changed, and modified consistent with this Ordinance.

42
43 Section 2 – City Council hereby establishes Conditional Overlay District No. 266,
44 which shall contain the requirements and standards provided in "Exhibit A." The
45 requirements of Conditional Overlay District No. 266 shall modify the requirements of
46 the Springfield Land Development Code Section 36-401, GI, Government and
47 Institutional Use District, by requiring the property described in "Exhibit B" to comply
48 with the requirements contained in "Exhibit A."

49
50 Section 3 – City Council hereby directs the City Manager, or designee, to update
51 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
52 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
53 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
54 rules of interpretation.'

55
56 Section 4 – The Official Zoning Map herein adopted shall be maintained and
57 archived in the same digital form in which this Council has approved its adoption.

58
59 Section 5 – This Ordinance shall be in full force and effect from and after
60 passage.

61
62 Passed at meeting: _____

63
64
65 _____
66 Mayor

67 Attest: _____, City Clerk

68
69 Filed as Ordinance: _____

70
71 Approved as to form: Laura Vales, Assistant City Attorney

72
73 Approved for Council action: Colin Sykes, Interim City Manager
74
75

Amended EXHIBIT A
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-34-2024 COD 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.
- ~~7. Before the property adjacent to the existing Kimbrough Avenue right-of-way is developed:~~

- a. ~~Kimbrough Avenue shall be constructed from the north edge of the subject property to within 300 feet of Primrose Street to a width of 29 feet, and the remainder of the distance to Primrose Street to a width of 37 feet 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.~~

EXHIBIT B
LEGAL DESCRIPTION

ALL OF LOT 1 OF THE FINAL PLAT OF COX WEST SUBDIVISION, A SUBDIVISION
IN SPRINGFIELD, GREENE COUNTY, MISSOURI AS DESCRIBED IN THE GREENE
COUNTY RECORDER'S OFFICE IN PLAT BOOK WW, PAGE 180.

EXHIBIT C
RECORD OF PROCEEDINGS
Planning and Zoning Commission – December 19, 2024

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).

A handwritten signature in black ink, appearing to read 'Bob Hosmer', written over a horizontal line.

Bob Hosmer, AICP
Planning Manager

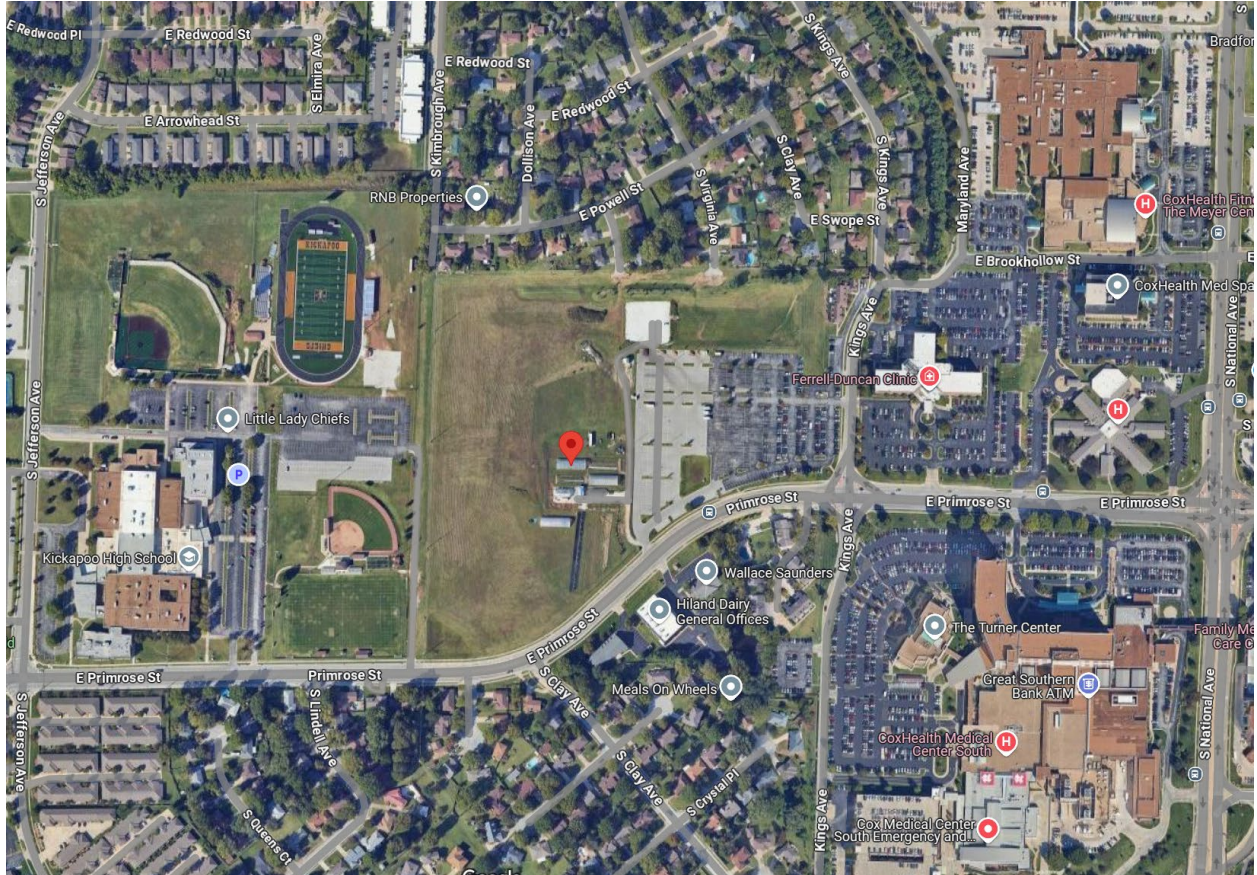
PROJECT INFORMATION

PROJECT SUMMARY:

[illegible]

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

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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:

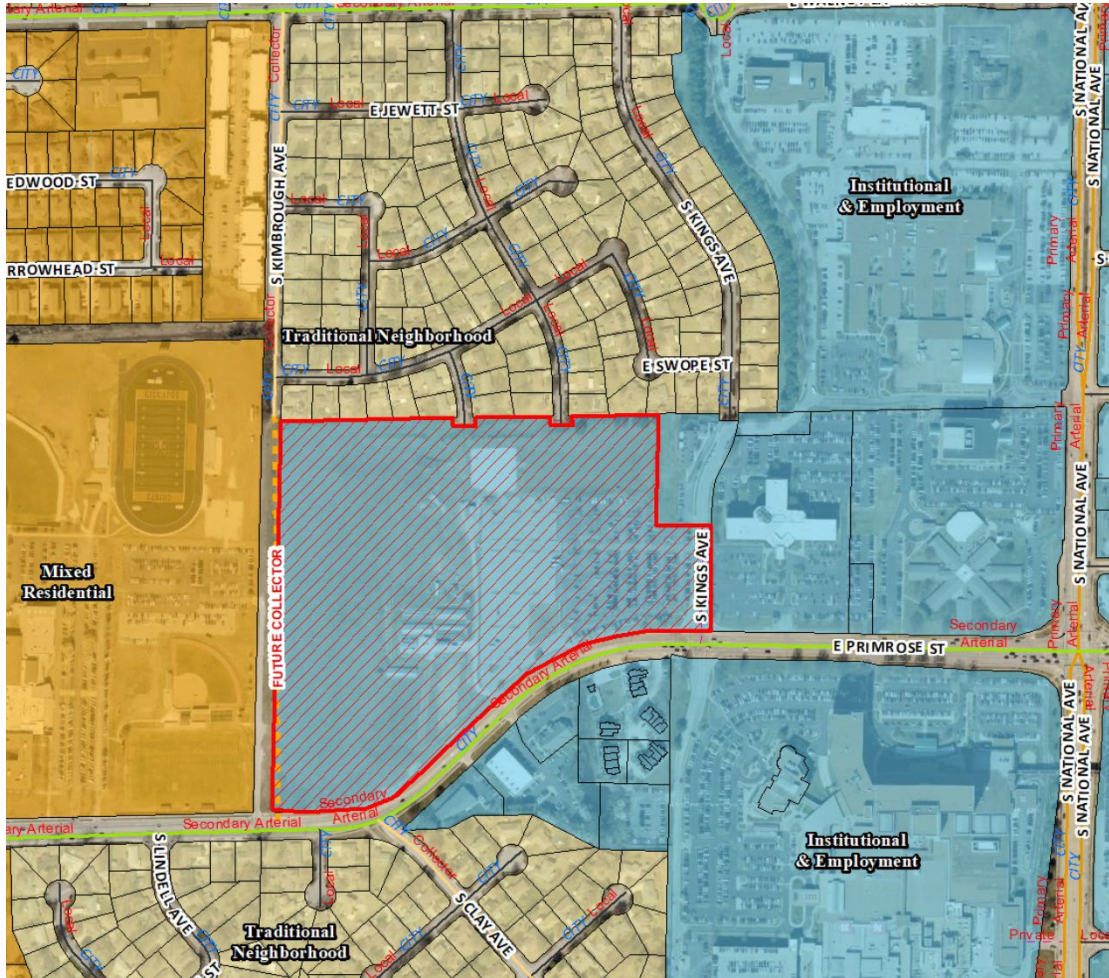
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots 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.

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FUTURE PLACETYPE MAP:

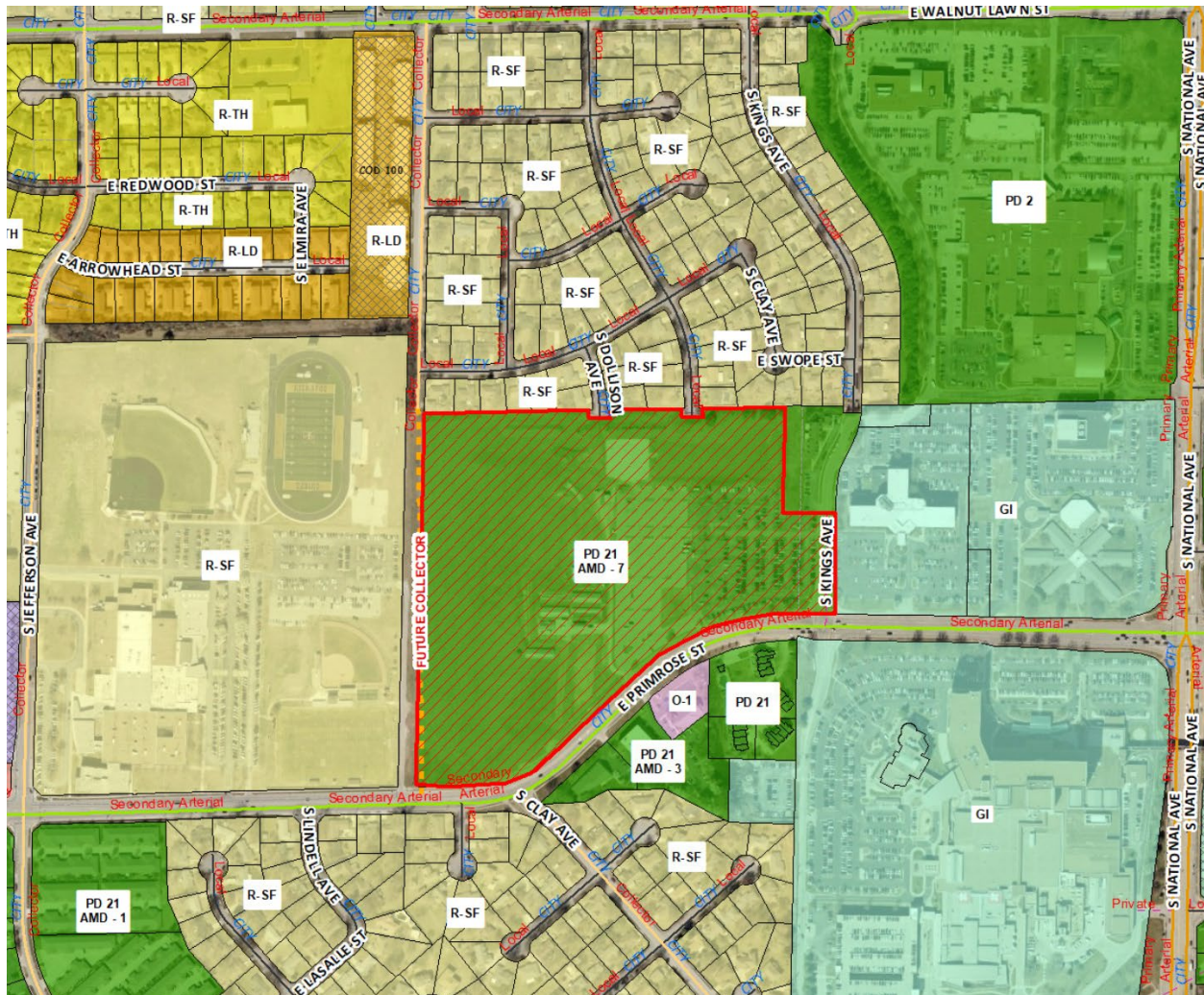


PLACETYPES	LAND USES													
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major Retail & Wholesale	Public & Private Schools & Places 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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	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

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

- 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

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 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.

DEVELOPMENT REVIEW STAFF REPORT

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				
16				
17				
18				
19				
20				

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



EXPLANATION TO COUNCIL BILL 2025-016 (HOSMER)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A general ordinance amending the Springfield City Code, Chapter 96, 'Storm Water,' Article I, 'Flood Control and Water Quality Protection,' by adding three new sections regulating access to, and the creation of obstructions in, underground stormwater infrastructure.

PURPOSE: To adopt an ordinance restricting access into underground stormwater infrastructure unless authorized by the City of Springfield.

BACKGROUND INFORMATION: In recent years, there have been at least two documented instances of homeless individuals using underground stormwater systems as shelter. In these cases, large amounts of materials, including pallets, shopping carts, clothing, refrigerators, and other debris, have been left behind in the culverts. These items obstruct the flow of stormwater, increasing the risk of flooding to nearby businesses, homes, and public streets.

Additionally, inhabiting underground culverts is highly dangerous, particularly in urban areas prone to pop-up thunderstorms, which can lead to flash floods in a very short period of time. The combination of debris accumulation and human presence in these vulnerable spaces poses significant public safety and environmental risks.

Supports the following City Council Priorities:

- Public Safety
- Quality of Place

REMARKS: Public Works recommends passage of this Council bill.

Submitted By: Brett Foster, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. Stormwater Enforcement Amend_ord (1)

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 01-21-25

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-016

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield City Code, Chapter 96, 'Storm Water,' Article I, 'Flood
2 Control and Water Quality Protection,' by adding three new sections
3 regulating access to, and the creation of obstructions in, underground
4 stormwater infrastructure.
5 _____
6

7 WHEREAS, the City's underground stormwater infrastructure serves a critical
8 role in preventing flooding and protecting water quality; and
9

10 WHEREAS, underground stormwater infrastructure can be hazardous to enter
11 and sudden rain events can create a substantial risk of serious injury or death for any
12 person inside that infrastructure; and
13

14 WHEREAS, obstructions within underground stormwater infrastructure slow
15 down or prevent the flow of stormwater, which increases the risk of flooding and poses
16 a danger to public health and safety; and
17

18 WHEREAS, the City is required by the Clean Water Act, and its Municipal
19 Separate Storm Sewer System ("MS4") permit, to reduce stormwater pollution runoff to
20 the maximum extent practicable; and
21

22 WHEREAS, dumping or depositing of items in stormwater infrastructure could
23 introduce pollutants into stormwater and could result in the City violating the terms of its
24 MS4 permit; and
25

26 WHEREAS, to ensure the safety and well-being of its citizens, the Springfield
27 City Council desires to amend its City Code provisions to impose limitations on who and
28 what may enter the City's underground stormwater infrastructure.
29

30 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
31 SPRINGFIELD, MISSOURI, as follows, that:
32

33 Section 1 – Springfield City Code, Chapter 96, ‘Storm Water,’ Article I, ‘Flood
34 Control and Water Quality Protection,’ Division 1, ‘General Provisions,’ is hereby
35 amended by enacting new sections 96-4.1, 96-4.2, and 96-4.3 as follows:
36

37 NOTE: Language to be added is underlined, and language to be deleted is ~~stricken~~.
38

39 **Sec. 96-4.1. – No Unauthorized Persons in Pipes and Culverts.**
40

41 No person shall enter into or remain within any enclosed storm drain system,
42 culvert, or any other underground infrastructure intended to convey stormwater,
43 without prior authorization from the party responsible for maintaining the same.
44

45 This section shall not apply to any person authorized by the party responsible for
46 maintaining said enclosed storm drain system, culvert, or other underground
47 infrastructure intended to convey stormwater. A person prosecuted under this
48 section shall have the burden of injecting the issue of authorization. If evidence
49 supporting authorization is submitted to the trier of fact, the burden shall then be
50 on the City to prove beyond a reasonable doubt that the person did not have
51 authorization from the party responsible for maintaining the enclosed storm drain
52 system, culvert, or other underground infrastructure intended to convey
53 stormwater.
54

55 **Sec. 96-4.2. – Parent or Guardian’s Responsibility.**
56

57 No person being the parent, guardian, custodian or other adult person having
58 custody or control of any minor child shall allow or permit such minor child to
59 enter or shall neglect to restrain or prevent such a minor child from entering into
60 or within any storm drain system, culvert, or any other underground infrastructure
61 intended to convey stormwater.
62

63 **Sec. 96-4.3. – Obstruction of stormwater infrastructure prohibited.**
64

65 No person shall throw, dump, deposit, place, leave, or cause to be thrown,
66 dumped, deposited, placed, or left any item of personal property within any
67 enclosed storm drain system, culvert, or any other underground infrastructure
68 intended to convey stormwater, without prior authorization from the party
69 responsible for maintaining the same. For the purposes of this article, the phrase
70 “item of personal property” means any tangible object.
71

72 Section 2 – Severability Clause. If any section, subsection, sentence, clause or
73 phrase of this Ordinance is for any reason held to be invalid or unenforceable, to the
74 extent the remainder of this Ordinance can be validly and reasonably interpreted and
75 enforced, such decision shall not affect the validity of the remaining portions of this
76 Ordinance.
77

78 Section 3 – This Ordinance shall be in full force and effect from and after
79 passage.

80
81 Passed at meeting: _____

82
83
84 _____
85 Mayor

86
87 Attest: _____, City Clerk

88
89 Filed as Ordinance: _____

90
91
92 Approved as to form: Kyle Tull, Assistant City Attorney

93
94
95 Approved for Council action: Collin Sykes, Interim City Manager



EXPLANATION TO COUNCIL BILL 2025-017 (SIMPSON)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance approving and authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Chimney Rock Subdivision, generally located at 3040 South Arcadia Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Chimney Rock Subdivision, generally located at 3040 South Arcadia Avenue upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council approve the preliminary plat and accept the public streets and easements.)

BACKGROUND INFORMATION:

A n original Preliminary Plat of Chimney Rock Subdivision dated August 6th, 2024, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in Exhibit B, Attachment 4.

B. The Planning and Zoning Commission held a public hearing on December 19th, 2024, and denied the Preliminary Plat by a vote of 1 to 6. The applicant appealed this denial to City Council pursuant to Section 36-226(3)(g).

C. If City Council approves, staff recommends the plat be subject to the following conditions:

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.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

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. REMARKS: Staff recommends approval.

Submitted By: Andrew Menke, Senior Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. Preliminary Plat of Chimney Rock Subdivision - 3040 South Arcadia Avenue
 2. PPlat Chimney Rock Sub_exhA
 3. PPlat Chimney Rock Sub_exhB

One-rdg. _____
P. Hrngs. _____
Pgs. 65
Filed: 01-21-25

Sponsored by: Simpson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-017

SPECIAL ORDINANCE _____

AN ORDINANCE

1 APPROVING &
2 AUTHORIZING the Director of Planning and Development to accept the dedication of
3 public streets and easements to the City of Springfield, Missouri, as
4 shown on the Preliminary Plat of Chimney Rock Subdivision,
5 generally located at 3040 South Arcadia Avenue, upon the applicant
6 filing and recording a final plat that substantially conforms to the
7 preliminary plat; and authorizing the City Clerk to sign the final plat
8 upon compliance with all the terms of this Ordinance.
9 _____

10
11 WHEREAS, an original Preliminary Plat of Chimney Rock Subdivision, dated
12 August 6, 2024, is on file with the City's Department of Planning and Development; and
13

14 WHEREAS, the Planning and Zoning Commission of the City of Springfield,
15 Missouri, held a public hearing on December 19, 2024, and denied the Preliminary Plat
16 of Chimney Rock Subdivision by a vote of 1 to 6, a copy of the Record of Proceedings
17 from said public hearing being attached hereto and incorporated herein by this
18 reference as "Exhibit A"; and
19

20 WHEREAS, the applicant has appealed the denial of the Planning and Zoning
21 Commission pursuant to Section 36-226(3)(g) of the City Code.
22

23 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
24 SPRINGFIELD, MISSOURI, as follows, that:
25

26 Section 1 – City Council hereby approves the Preliminary Plat of Chimney Rock
27 Subdivision, generally located at 3040 South Arcadia Avenue, as submitted in "Exhibit
28 B, Attachment 4"; all of "Exhibit B" is attached hereto and incorporated herein by this
29 reference.
30

31 Section 2 – City Council hereby authorizes the Director of Planning and
32 Development, on behalf of the City of Springfield, to accept the land, easements, and
33 improvements dedicated to the City, as shown on the Preliminary Plat of Chimney Rock

34 Subdivision. The original Preliminary Plat of Chimney Rock Subdivision is on file in the
35 Department of Planning and Development ("Approved Preliminary Plat"), with a reduced
36 version included at "Exhibit B, Attachment 4."
37

38 Section 3 – The Director of Planning and Development shall be authorized to
39 accept the land, easements, and improvements dedicated to the City, as shown on said
40 plat, upon the applicant filing and recording a final plat in accordance with this
41 Ordinance and the Subdivision Regulations of the City, which final plat shall
42 substantially conform to the Approved Preliminary Plat, including those conditions
43 described in "Exhibit B – Attachment 2," and upon the Director of Public Works certifying
44 to the Director of Planning and Development and the City Clerk that the public
45 improvements have been made in accordance with City standards and specifications.
46 Said public improvements shall not be accepted until the occurrence of all conditions
47 referenced herein and in "Exhibit B – Attachment 2."
48

49 Section 4 – The final plat shall not be recorded until: (1) the public improvements
50 relating to the Approved Preliminary Plat have been constructed according to the
51 specifications of the City of Springfield, Missouri, and are approved by the Director of
52 Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned
53 by or in connection with the construction of said improvements have been paid to the
54 City; or (2) in lieu of the construction of the improvements, that the Applicant has filed
55 with the City Manager, according to the terms of the Subdivision Regulations of the City,
56 the prescribed financial assurances in a form acceptable to the City to ensure the
57 construction of the improvements and the payment to the City of all engineering fees,
58 permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the
59 construction of the improvements.
60

61 Section 5 – Upon compliance with all the requirements of this Ordinance,
62 including the conditions described in "Exhibit B – Attachment 2," the City Clerk is hereby
63 authorized to endorse City Council's approval upon the final plat pursuant to Section
64 445.030, RSMo., and such endorsement shall constitute the acceptance of the Public
65 Improvements contained therein.
66

67 Section 6 – This Ordinance shall be in full force and effect from and after its
68 passage.
69

70 Passed at meeting: _____
71

72 _____
73 Mayor
74

75 Attest: _____, City Clerk
76

77 Filed as Ordinance: _____
78
79

80 Approved as to form: Laura Vales, Assistant City Attorney
81
82
83 Approved for Council action: Colin Sykes, Interim City Manager

EXHIBIT A
RECORD OF PROCEEDINGS
Planning and Zoning Commission – December 19, 2024

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 place undue traffic burden 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.



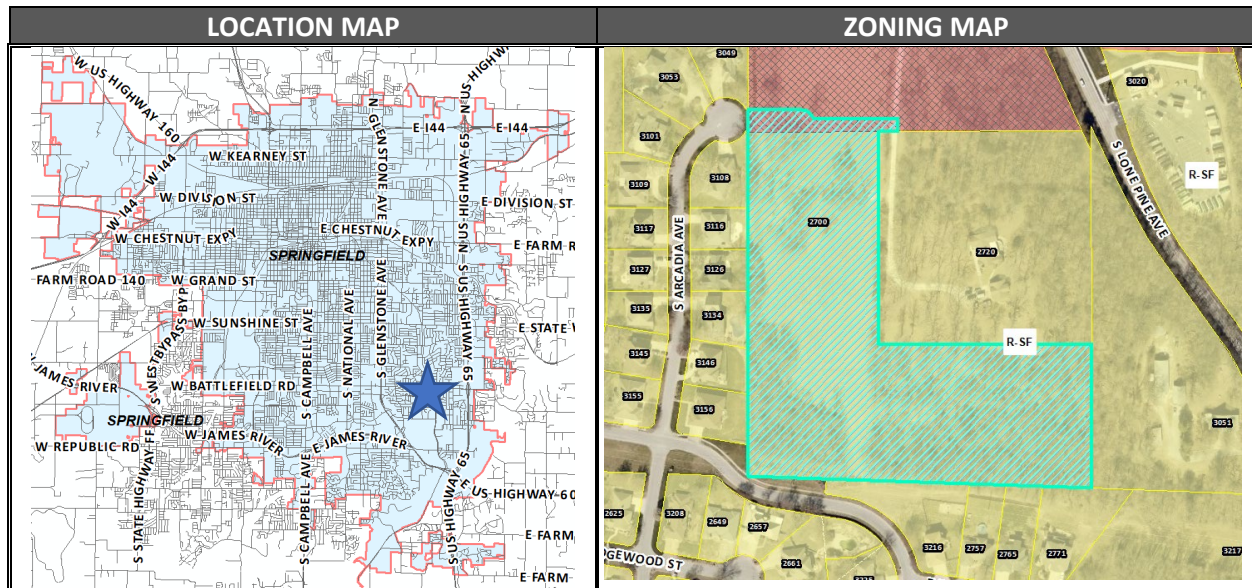
Bob Hosmer, AICP
Planning Manager

DEVELOPMENT REVIEW STAFF REPORT

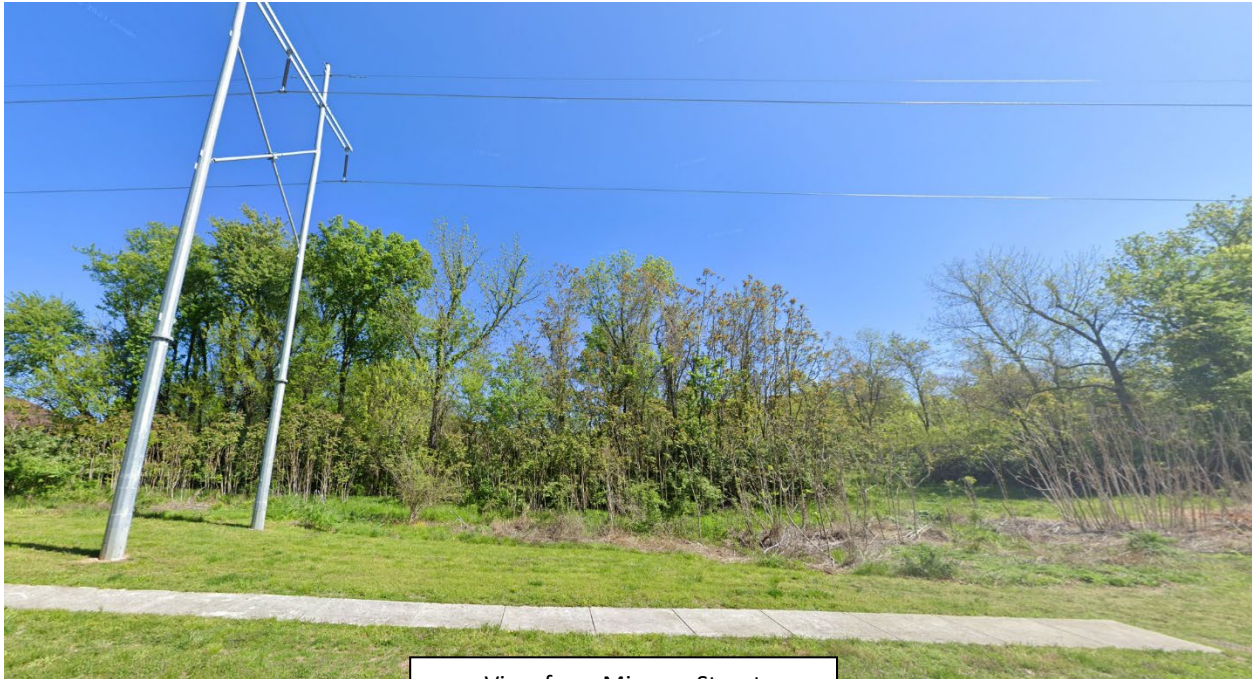
PROJECT INFORMATION	
Case Number:	Preliminary Plat of Chimney Rock Subdivision
Location:	3040 South Arcadia Avenue
Total Acres:	8.69 acres
Applicant:	JCRS Development, LLC
Existing Land Use:	Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	December 19, 2024
City Council:	January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



DEVELOPMENT REVIEW STAFF REPORT



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.

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 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.

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

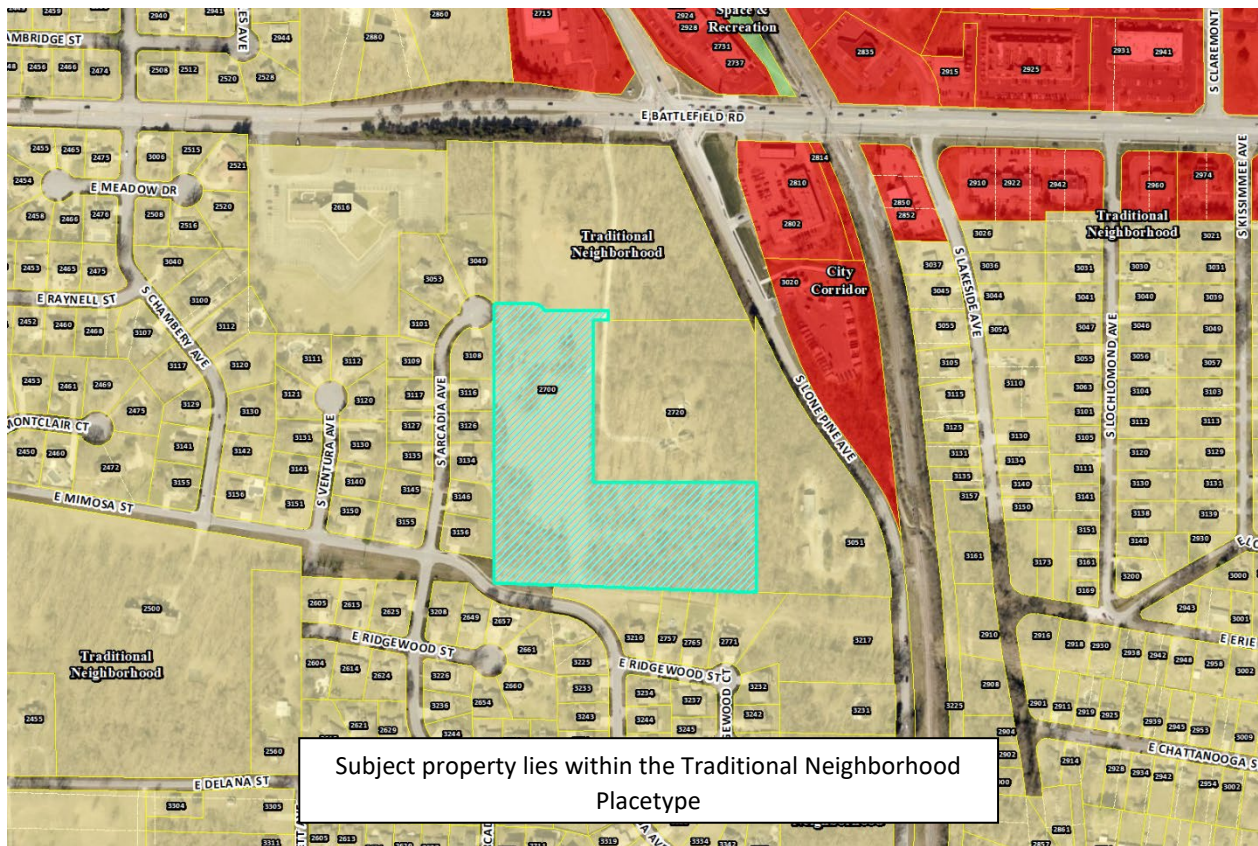
PLACETYPE: TRADITIONAL NEIGHBORHOOD

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. 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
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.

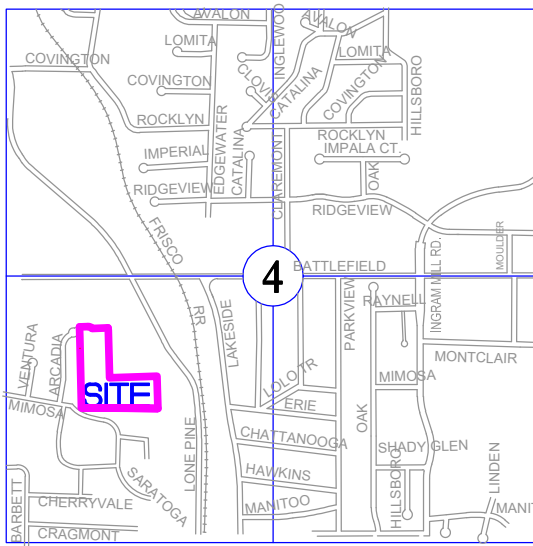
Rachel Frazier

Signature of person completing sign posting

Rachel Frazier

Printed name of person completing sign posting





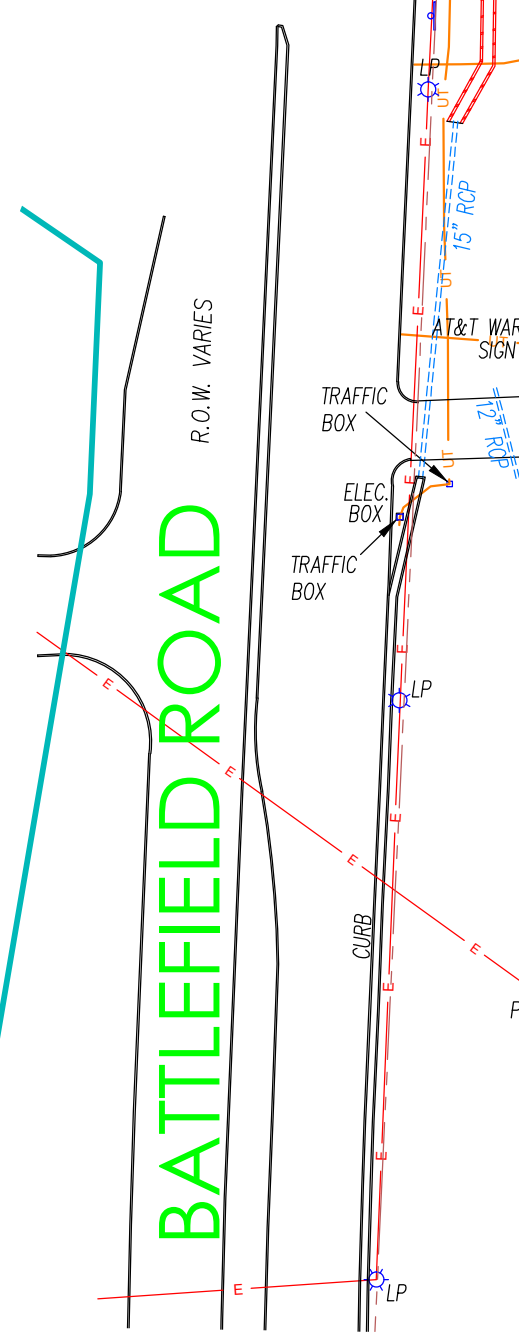
LOCATION SKETCH

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°7'44"
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	CHORD LENGTH
C1	23.56'	150.0'	N44°05'48"W	21.21'
C2	47.91'	65.00'	N20°12'38"W	46.83'
C3	13.07'	150.00'	N03°24'00"E	13.07'
C4	28.28'	150.00'	N11°17'54"E	28.24'
C5	56.11'	200.00'	S08°39'49"W	55.92'
C6	44.30'	150.00'	S08°14'19"W	44.14'
C7	55.14'	200.00'	N08°48'06"E	54.97'
C8	23.56'	150.00'	S45°54'12"W	21.21'
C9	23.56'	150.00'	S44°05'48"E	21.21'
C10	19.47'	20.00'	N61°12'40"W	18.71'
C11	19.47'	20.00'	N63°01'04"E	18.71'
C12	13.33'	60.00'	S41°29'49"W	13.30'
C13	73.13'	60.00'	S82°46'49"W	66.69'
C14	29.05'	60.00'	N48°25'45"W	28.77'
C15	31.05'	60.00'	N19°43'55"W	30.70'
C16	33.67'	60.00'	N11°10'06"E	33.23'
C17	15.16'	60.00'	N34°28'57"E	15.12'
C18	39.99'	60.00'	N60°48'52"E	39.25'
C19	69.92'	60.00'	S66°42'33"E	66.03'

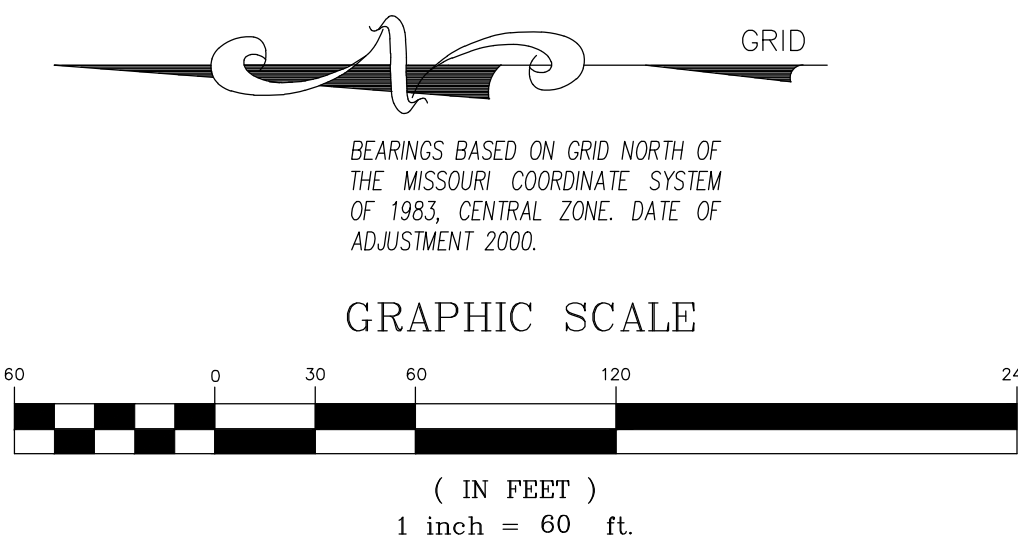
LEGEND OF SYMBOLS AND ABBREVIATIONS

SYMBOL	DESCRIPTION
④	INTERIOR ANGLE # (SEE TABLE)
SS	PROPERTY LINE
SW	SANITARY SEWER
T	STORM SEWER
UT	TELEPHONE LINE
UE	UNDERGROUND TELEPHONE
G	GAS LINE
W	WATER LINE
E	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC
x	FENCE LINE
TL	TREE LINE
W	RETAINING WALL
GL	GROUND LIGHT
P.O.C.	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.

STEPHEN CHILDERS, DIRECTOR OF PLANNING & DEVELOPMENT
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 _____ SIGNATURE _____
PRINT NAME _____ 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

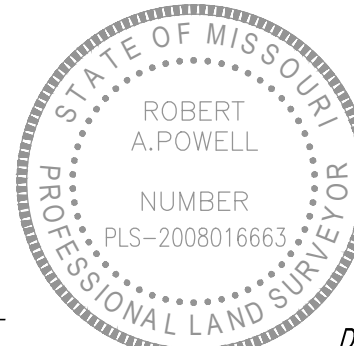
A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 28 NORTH,
RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDS' OFFICE IN BOOK 2015 AT PAGE 023555-15
AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 HILLS
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 159.41 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 SAID 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
OWN, 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
DATE PREPARED 12-05-2024

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

OWN
Engineering Survey
FORMERLY ANDERSON ENGINEERING

FIELD: CB
DRAWN: BAC
CHECKED: RAP

DATE: 8-06-2024
FIELD BK: N/A
JOB NO: 24SP10169

111992.DWG
SHEET 1 OF 1

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. 29077C0333E, 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

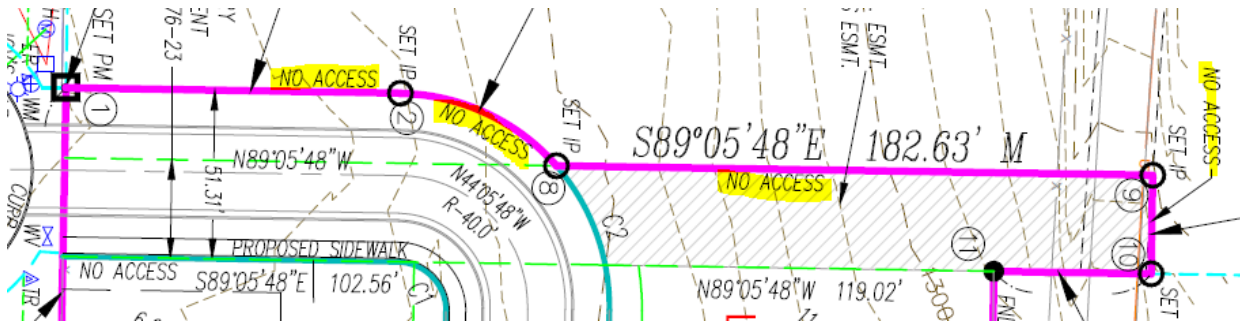
From: [Menke, Andrew](#)
To: [lorie.moore](#); Zoning@springfieldmo.gov
Subject: RE: Chimney Rock subdivision proposal
Date: Monday, December 16, 2024 8:49:00 AM
Attachments: [COD151.pdf](#)
[image001.png](#)

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.

Secured by Check Point

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.

Secured by Check Point

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.

Secured by Check Point

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.

Secured by Check Point

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 Members:

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](#)
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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From: [Molly Palmietto](#)
To: Zoning@springfieldmo.gov
Subject: Housing Development Concerns: Mimosa & Luster
Date: Thursday, December 19, 2024 11:12:02 AM

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

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Hello,

I am sending this message to share my concerns about the proposed housing development at the corner of Mimosa and Luster. I grew up living in that neighborhood, and my elderly mother still lives there, now alone. She likes to take daily walks when she can, and this area is on her favorite walking route. She enjoys it because it is calm, quiet, and there is not a lot of traffic, so she feels safe walking there. The proposed housing development would cause an increase in noise and traffic in the area, which would make it less enjoyable to walk in the area and, more importantly, make it less safe for the many people who enjoy walking the neighborhood. I ask that you reconsider the current proposal, at least to include fewer homes to mitigate the traffic flow increase. I appreciate your time.

Thank you,
Molly Palmietto

From: [Roberta Weeden](#)
To: Zoning@springfieldmo.gov
Subject: Development
Date: Thursday, December 19, 2024 12:28:07 PM

Dear Commissioners,

I live on East Raynell and disappointed at the proposal to add so many new households to our streets and neighborhoods while leaving the mansion on the hill with private drive and access to main road. Shows little respect for developed neighborhoods.

I hope you rethink this proposal.

Warm Regards,

Mrs. Roberta Weeden

Sent from my iPad

From: [Tammy Fulk](#)
To: Zoning@springfieldmo.gov
Subject: Preliminary Plat of Chimney Rock
Date: Thursday, December 19, 2024 1:00:28 PM

My name is Tammy Fulk and I live at 3134 S Arcadia Ave., more specifically Lot 23B Chimney Hills. I have lived there 25+ years.

I oppose Chimney Rock preliminary plat as it does not ALIGN with SGF Comprehensive Plan regarding a “Traditional Neighborhood”, specifically characteristics for design as outlined on page 37 of the plan. It states lots have UNIFORM WIDTH, DEPTH and SETBACKS that ALIGN with HOME SIZES and DENSITIES . Arcadia Ave has 6 lots on the east side which backs up to the new proposed plat of 14 lots, to be more clear, on average 2 plus houses behind each of our 6 existing homes.

Another concern is traffic on Mimosa. Transmission lines run parallel to Mimosa. Mimosa is narrower than most city streets from Patterson to Ventura due to the lines. Mimosa measures 20.5 feet from curb to curb; However, Arcadia measures 25.5 feet. Most people drive in the center of these 4 blocks on Mimosa until you meet someone and when you do, it is a close fit, especially when meeting a school bus, trash truck or in the case of my photo of lawn services, trucks pulling a trailer. It is already dangerous street and adding an additional 80 to 100 cars would make it even more dangerous.

Please deny this project that does not ALIGN with Chimney Hill nor Chimney Hills Place along with additional traffic safety concerns.

Thank you,

Tammy Fulk

View of Mimosa, this truck is heading west on Mimosa at Ventura, where is narrows to 20.5 feet.





From: [Jeff McEntire](#)
To: Zoning@springfieldmo.gov
Subject: Regarding The Chimney Rock Development
Date: Thursday, December 19, 2024 2:42:13 PM

This is the first time you received an email from this sender (jeff@mcentiremedia.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:

My name is Jeff McEntire, I am a home owner in the Chimney Hills Place subdivision.
My address is 2707 E. Cherryvale St.
Springfield, MO 65804

(417) 496-5396

I have reviewed the published layout of the new subdivision - Chimney Rock.

I am opposed to access roads being added / feeding to and from Mimosa making Chimney Hills and Chimney Hills Place a through way for the Chimney Rock subdivision.

Though I understand the desire for new housing in the Southeast Springfield area, I am concerned about the traffic in and out of Chimney Rock. It appears to me that Chimney Rock could be accessed via what is currently a gravel road off of Battlefield and an additional access road off of Lone Pine could be added. With the addition of the apartments on Lone Pine over the past 10 or so years we have seen an increase in traffic on Cherryvale and Arcadia through the Chimney Hills Place and the Chimney Hills Subdivisions. When we purchased our home in 2006, this was a fairly quiet neighborhood, over the past 18 years we have seen an increase in non-Chimney Hills Place traffic.

Additionally, in consideration of the Chimney Hills and Chimney Hills Place neighbors along Mimosa, I would request that there be trees either left or added to filter the noise of the additional housing that will be added with the Chimney Rock homes.

I respectfully request that access to and from Chimney Rock be from Battlefield and

Lone Pine as well as consideration of trees and Greenway as a sound barrier.

Sincerely,

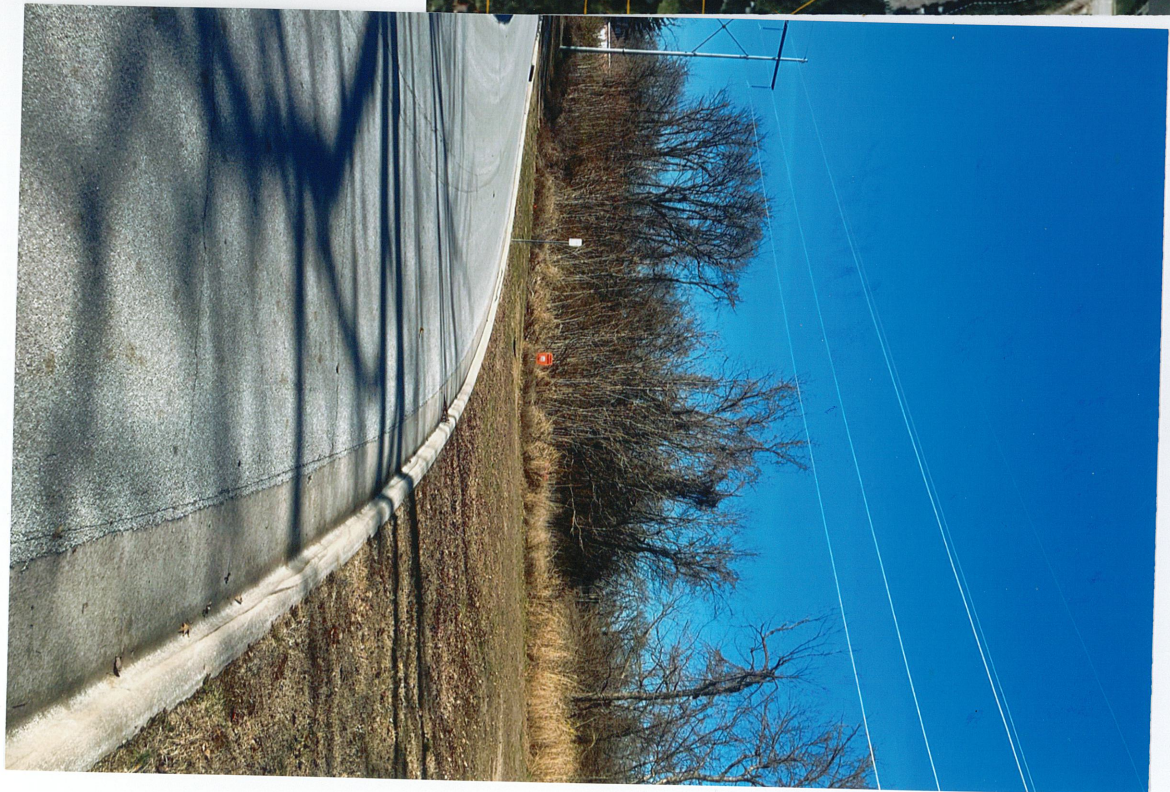
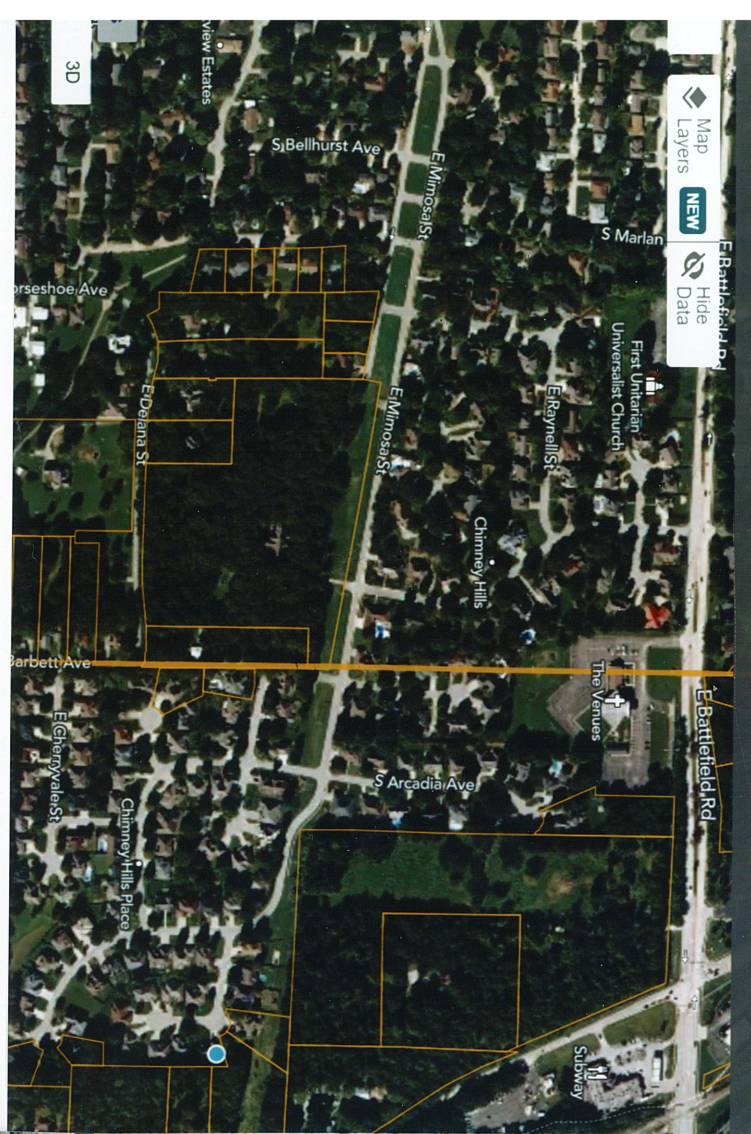
Jeffrey L. McEntire

From: [Kim Carrington](#)
To: Zoning@springfieldmo.gov
Subject: Chimney Hills Rock
Date: Thursday, December 19, 2024 8:11:38 PM

I live in Chimney Hills Place and simply want to express my concerns on the new development proposed for the area. We have already started having more traffic in the area and I have been very concerned about the children riding bikes, scooters etc. in the area. With more street traffic and especially with the amount that a subdivision of this size would create it's only a matter of time before we have some sort of an accident involving a child. While I understand the need for housing please be considerate of the established neighborhood and consider the consequences of this kind of density in that amount of space. I think everyone is aware that it will be developed, just asking for some reasonable considerations. Thank you.

Kimberly Carrington
Sent from my iPad Sent from my iPad











EXPLANATION TO COUNCIL BILL 2025-021 (LEE)

FILED: 01/22/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A resolution extending the declaration of an economic and housing access calamity for the purpose of continuing to allow service providers to provide food and lodging for the working poor and unemployed in the community; and providing a term for same.

PURPOSE: To adopt a resolution re-establishing the declaration of an economic and housing access calamity. This declaration enables individuals, agencies, churches, or not-for-profits that meet building, safety, and health codes to provide food and lodging to the unemployed and working poor who are without a permanent residence. The calamity declaration shall be in effect from the date of passage until this Resolution is repealed or renewed, Springfield, Missouri's "individuals below poverty level" falls below the state level, or until April 30, 2028, whichever occurs first.

BACKGROUND INFORMATION: Overnight shelters, and related services, are permitted by Section 36-303(34) of the Zoning Regulations of the City of Springfield, Missouri, when Council declares an economic and housing access calamity. Passage of this Resolution does not mandate action by individuals, agencies, churches, or not-for-profits; participation in assisting the unemployed and working poor in Springfield remains voluntary.

City Council first adopted a resolution declaring an economic and housing access calamity on December 14, 2009, and has extended the declaration multiple times, most recently on November 14, 2022.

Passage of this Resolution will continue to allow qualified individuals, churches, agencies, and not-for-profits, able to meet building, safety, and health codes to provide food and lodging until the City Council finds that:

- (1) there is no longer a need for the declaration of an economic and housing access calamity,
- (2) Springfield, Missouri's "individuals living below poverty level" falls below the state level, or
- (3) April 30, 2028, whichever occurs first.

Currently, the statewide poverty level indicates that 12.0 percent of individuals residing within the state are living below the federal poverty level, while 19.4 percent of individuals within Springfield are living below the federal poverty level (2019-2023 American Community Survey 5-Year Estimates).



Additionally, this Resolution directs the City Manager or his designee to review each facility and compile an annual report to City Council. The report should include information such as the number of nights open, number of persons assisted, calls for service, compliance with City codes, and other relevant data.

The Ozarks Alliance to End Homelessness, Prosper Springfield, and other groups continue to develop strategies to address the issues associated with poverty.

REMARKS: Staff recommends approval.

Submitted By: Bob Atchley, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 2/4/2025

Attachments: 1. Economic and Housing Calamity Renewal

One-rdg. X
P. Hrngs.
Pgs. 4
Filed: 02-04-25

Sponsored by: Lee

COUNCIL BILL 2025-021 RESOLUTION

A RESOLUTION

1 EXTENDING the declaration of an economic and housing access calamity for the
2 purpose of continuing to allow service providers to provide food and
3 lodging for the working poor and unemployed in the community; and
4 providing a term for same.
5 _____
6

7 WHEREAS, City Council first declared an economic and housing access calamity
8 on December 14, 2009, by Resolution 9737; and
9

10 WHEREAS, said declaration has been renewed and revised, with the most
11 recent renewal occurring by passage of Resolution 10658 on November 14, 2022; and
12

13 WHEREAS, the statewide poverty level is 12.0 percent while the City of
14 Springfield's poverty level is 19.4 percent, according to the 2019-2023 American
15 Community Survey 5-Year Estimates; and
16

17 WHEREAS, the demand for housing and food services remains strong, and local
18 service providers offering food and lodging for the working poor and unemployed
19 continue to experience high demand for services.
20

21 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 Section 1 – City Council hereby extends the declaration of an economic and
25 housing access calamity for the working poor and unemployed with the City of
26 Springfield until City Council finds that (1) there is no longer a need for the declaration
27 of an economic and housing access calamity; (2) Springfield's poverty level falls below
28 the state level; or (3) April 30, 2028, whichever comes first.
29

30 Section 2 – Individuals, agencies, or churches that can meet City building, safety,
31 and health codes may establish facilities during the duration of this calamity to provide
32 food and lodging to the working poor and unemployed who are without a permanent
33 residence or dwelling, and these facilities shall not be considered "shelters" as that term
34 is defined in Section 36-321 of the City Code of Springfield, Missouri. Density of
35 population shall be determined in accordance with the City Code unless a different

delegating density is set by the City Manager after consultation with the directions of the appropriate departments. The Departments of Fire, Health, and Building Development Services, together with the City Manager, shall determine the applicability of the various City Code provisions and whether a facility meets such code provisions, as well as whether any code provisions may be adjusted administratively on a site-by-site basis to meet the intent of this Resolution.

Section 3 – Individuals, agencies, and churches shall not be required, or considered to be required, to take any action by the passage of this Resolution, and any acts in furtherance of assisting the working poor and unemployed population in the City of Springfield shall be voluntary.

Section 4 – The City Manager, or designee, is hereby directed to develop appropriate requirements to ensure the health and safety of persons being lodged in any facility opened or operated in response to this declaration of calamity. Such requirements may include, but are not limited to, the number of persons who may be in one of these facilities, registration of the facilities on a regular basis so that compliance with codes and requirements may be ensured, and the type of structures which may be used for such facilities based on the construction of the facilities under the Building Code.

Section 5 – The City Manager, or designee, is hereby directed to report to Council on an annual basis information related to each facility, including, but not limited, the number of nights open, the number of persons assisted with meals, the number of persons assisted with lodging, the number of calls for service, and compliance with City Codes.

Section 6 – This Resolution shall be in effect immediately upon adoption.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Resolution: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Colin Sykes, Interim City Manager



EXPLANATION TO COUNCIL BILL 2025-022 (SIMPSON)

FILED: 01/23/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A resolution approving the use of Zone 4 Minor Neighborhood Improvement Program funds from the 1/4-Cent Capital Improvement Sales Tax in the amount of \$127,472 to partially fund Phase I site improvements to McDaniel Park in Zone 4.

PURPOSE: A resolution approving the use of Zone 4 Minor Neighborhood Improvement Program funds from the 1/4-cent Capital Improvement Sales Tax in the amount of \$127,472 to partially fund Phase I site improvements to McDaniel Park in Zone 4.

BACKGROUND INFORMATION: On January 10, 2025, the Springfield-Greene County Park Board approved an agreement with Trailspring, Inc. to fund the construction of a bicycle pump track at McDaniel Park. The pump track construction is estimated to cost \$550,000 and will be fully funded by Trailspring, Inc.

To support the new amenity, necessary Phase I site improvements are estimated to cost \$233,797. These improvements include an off-street parking lot, a new entranceway from National Avenue, engineering design, permitting fees, and a 15% contingency. Future Phase II improvements, which are currently unfunded, will include a bathroom and pavilion structure. The estimated cost of Phase II improvements is \$930,314 and includes engineering design, permitting fees, and a 15% contingency.

The proposed bicycle pump track is expected to enhance the quality of life to residents and provide a new recreation attraction to the community. The Park Board is in full support of this development project but lacks the capital resources to fund the necessary site improvements. Therefore, Minor Neighborhood Improvement Program funds are proposed to assist funding the Phase I site improvements.

Zone 4 Council member Simpson has indicated support to partially fund the Phase I site improvements with Minor Neighborhood Improvement Program funds (Zone 4 Pothole Funds) from the 1/4-cent Capital Improvement Sales Tax. The current balance of the Zone 4 account is \$127,472. If Council passes this resolution, the revised balance of the Zone 4 Minor Neighborhood Improvement Program funds will be zero (\$0).

The available Minor Neighborhood Improvement Program Zone 4 balance will not fully fund the total Phase 1 project estimated at \$233,797. The additional funding needed of \$106,325 will be requested from Fiscal Year 2024 General Fund Carryover Funds to be budgeted through a separate Council bill.



Supports the following City Council Priorities:

- Quality of Place
- Economic Vitality

REMARKS: Public Works and Parks recommends approval of this Council resolution.

Submitted By: Ronald Schneider, Director of Parks & Recreation, Dan Smith, Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 1/30/2025

Attachments:

1. McDaniel Park Improvements_ord
2. McDaniel Park Improvements Map_ExhA

One-rdg. X
P. Hrngs.
Pgs. 5
Filed: 02-04-25

Sponsored by: Simpson

COUNCIL BILL 2025-022 RESOLUTION

A RESOLUTION

1 APPROVING the use of Zone 4 Minor Neighborhood Improvement Program funds
2 from the 1/4-Cent Capital Improvement Sales Tax in the amount of
3 \$127,472 to partially fund Phase I site improvements to McDaniel Park
4 in Zone 4.
5 _____
6

7 WHEREAS, the City has established a program for minor public improvements
8 within each Council Zone for projects suggested by those residents and the respective
9 Councilmembers; and
10

11 WHEREAS, on January 10, 2025, the Springfield-Greene County Park Board
12 approved an agreement with Trailspring, Inc., who will fund and construct a bicycle
13 pump track at McDaniel Park; and
14

15 WHEREAS, to support the new amenity, Phase I site improvements are needed
16 at an estimated cost of \$233,797, including an off-street parking lot, a new entranceway
17 from National Avenue, engineering design, permitting fees, and a 15% contingency; and
18

19 WHEREAS, Zone 4 Councilmember Simpson has indicated support to partially
20 fund these improvements from the 1/4-Cent Capital Improvement Sales Tax, Minor
21 Neighborhood Improvement Program, of which the current Zone 4 balance is \$127,472;
22 and
23

24 WHEREAS, if approved, the revised Zone 4 account balance will be \$0; and
25

26 WHEREAS, additional funding will be requested from Fiscal Year 2024 General
27 Fund Carryover Funds to be budgeted through a separate Council bill.
28

29 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
30 SPRINGFIELD, MISSOURI, as follows, that:
31

32 Section 1 – City Council hereby approves the allocation of funds from the Zone 4,
33 1/4-Cent Capital Improvement Sales Tax, Minor Neighborhood Improvement Program,

in the amount of \$127,472 to fund Phase I site improvements to McDaniel Park (Zone 4).

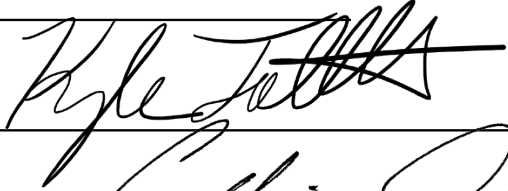
Section 2 – This Resolution shall be in full force and effect immediately upon adoption.

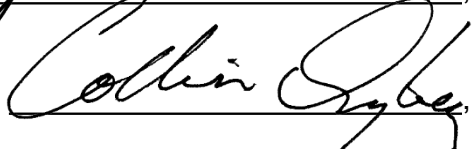
Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Resolution: _____

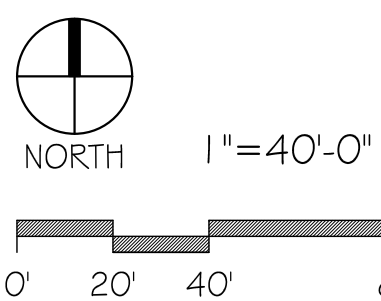
Approved as to form:  _____, Assistant City Attorney

Approved for Council action:  _____, Interim City Manager



McDANIEL / GEORGE MOORE PARK
PUMP TRACK & INFRASTRUCTURE ENLARGEMENT

JULY 28, 2023





EXPLANATION TO COUNCIL BILL 2025-023 (MCCLURE, HOSMER)

FILED: 02/04/2025

ORIGINATING DEPARTMENT: City Clerk

TITLE: A resolution encouraging citizen compliance with vehicle registration laws, addressing enforcement of expired license plates and temporary tags, highlighting the impact on public safety and tax revenue, and fostering community support for law enforcement.

PURPOSE: To encourage citizen compliance with vehicle registration laws, addressing enforcement of expired license plates and temporary tags, highlighting the impact on public safety and tax revenue, and fostering community support for law enforcement.

BACKGROUND INFORMATION: There has been an increase in unlicensed vehicles, vehicles with expired license plates, and vehicles with expired temporary tags. The operation of vehicles without current registration may also indicate the absence of required insurance coverage, posing significant liability risks to the general public and contributing to increased insurance costs for law-abiding citizens. The lack of compliance with vehicle registration laws, including failure to pay sales tax and personal property taxes associated with vehicle ownership, has a direct negative impact on multiple taxing jurisdictions, thereby affecting essential public services.

Submitted By: Anita Cotter, City Clerk

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Interim City Manager 2/4/2025

Attachments: 1. Expired Tags Resolution

One-rdg. X
P. Hrngs.
Pgs. 3
Filed: 02-04-25

Sponsored by: McClure and Hosmer

COUNCIL BILL 2025-023 RESOLUTION

A RESOLUTION

1 ENCOURAGING citizen compliance with vehicle registration laws, addressing
2 enforcement of expired license plates and temporary tags,
3 highlighting the impact on public safety and tax revenue, and
4 fostering community support for law enforcement.
5
6

7 WHEREAS, fostering strong community support for local law enforcement is
8 essential in creating a safer, more connected, and resilient community, with mutual trust
9 and cooperation between residents and the police; and
10

11 WHEREAS, the City of Springfield recognizes the importance of compliance with
12 legal requirements concerning expired license plates and temporary tags to ensure the
13 safety, accountability, and fiscal responsibility of all vehicle owners; and
14

15 WHEREAS, the operation of vehicles without current registration may also
16 indicate the absence of required insurance coverage, posing significant liability risks to
17 the general public and contributing to increased insurance costs for law-abiding citizens;
18 and
19

20 WHEREAS, the increasing number of vehicles operating with expired license
21 plates or temporary tags poses legal and public safety concerns within the community;
22 and
23

24 WHEREAS, the lack of compliance with vehicle registration laws, including failure
25 to pay sales tax and personal property taxes associated with vehicle ownership, has a
26 direct negative impact on multiple taxing jurisdictions, thereby affecting essential public
27 services.
28

29 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
30 SPRINGFIELD, MISSOURI, as follows, that:
31

32 Section 1 – City Council emphasizes the importance of community support for
33 local law enforcement efforts, recognizing that compliance with vehicle-related laws are
34 critical components to public safety.
35

36 Section 2 – City Council expresses concern regarding the potential operation of
37 uninsured vehicles, emphasizing the increased risks to public safety and the financial

burden on insured drivers.

Section 3 – City Council strongly encourages all residents to comply with state and local laws governing vehicle registration, including the payment of sales tax, the acquisition of license plates, the timely renewal of expiring license plates, and payment of associated personal property taxes.

Section 4 – City Council acknowledges the potential need for enhanced enforcement measures, including but not limited to, the towing or confiscation of vehicles found operating with expired license plates or expired temporary tags.

Section 5 – City Council reminds all residents of their civic duty to contribute to the financial health of the community through the timely payment of sales tax and personal property taxes.

Section 6 – This resolution shall be in effect immediately upon adoption.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Resolution: _____

Approved as to form:  _____, City Attorney

Approved for Council action:  _____, Interim City Manager



EXPLANATION TO COUNCIL BILL 2025-024 (HOSMER)

FILED: 01/23/2025

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A special ordinance authorizing the City Manager, or designee, to accept federal grant funds in the amount of \$400,000 from the Missouri Department of Natural Resources through the Section 319 Nonpoint Source Pollution Grant Program to fund the Westport Branch Green Infrastructure Project and to enter into an agreement to carry out the grant; amending the Fiscal Year 2024-2025 budget of the Department of Environmental Services in the amount of \$3,600,000 for design and construction; and declaring this Ordinance may be passed in one reading pursuant to Section 2.16(25) of the City Charter.

PURPOSE: Authorizing the City Manager, or his designee, to accept federal grant funds in the amount of \$400,000 from the Missouri Department of Natural Resources through the Section 319 Nonpoint Source Pollution Grant Program to fund the Westport Branch Green Infrastructure Project and to enter into an agreement to carry out the grant; amending the Fiscal Year 2024-2025 budget of the Department of Environmental Services in the amount of \$3,600,000 for design and construction; and declaring this Ordinance may be passed in one reading pursuant to Section 2.16(25) of the City Charter.

BACKGROUND INFORMATION: Resolution 10694 authorized the City to apply for this grant. The funds will be used for construction of a green infrastructure project along Westport Branch, a tributary of the North Branch of Wilsons Creek. The project includes an existing City-owned detention basin in the 2600 block of West Chestnut Expressway and right-of-way area near the intersection of Chestnut Expressway and College Street. The project will expand the detention basin, add wetland areas with native plants and construct two bioretention areas in the right-of-way. The improvements will provide water quality treatment for a watershed area of over 600 acres and address water quality impairments in downstream waterways. The proposed project will also include public education/outreach components and water quality monitoring.

The requested budget adjustment of \$3,600,000 will budget the Section 319 federal grant funds and ES Clean Water Enterprise Fund reserves to provide funding for the design, construction, materials, and contingency if needed for the project. Environmental Services is requesting funding approval prior to bidding to decrease the time between receiving bids and finalizing contracts. The requested budget adjustment includes some contingency funding to allow for market fluctuations and all unspent contingency funding will be returned to the Clean Water Enterprise Fund reserves upon project completion. The required 40% match will be provided with ES Clean Water Enterprise Fund reserves.



Plans, specifications, and cost estimates will be finalized in calendar year 2025 and will be on file with the Environmental Services Department. The project will be advertised through the City's Division of Purchasing.

REMARKS: This council bill authorizes acceptance of federal grant funds from the state government and may be passed in one reading pursuant to Section 2.16(25) of the City Charter. Environmental Services recommends approval of this Council Bill and budget adjustment.

Submitted By: Carrie Lamb

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 1/30/2025

Attachments:

1. Westport Branch 319 Grant_ord
2. Grant Agreement_ExhA
3. Westport Branch 319 Grant_Att1
4. Westport Branch 319 Grant BA_ExhB

One-rdg. X
P. Hrngs.
Pgs. 68
Filed: 02-04-25

Sponsored by: Hosmer

First Reading:

Second Reading:

COUNCIL BILL 2025-024

SPECIAL ORDINANCE

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to accept federal grant funds in the
2 amount of \$400,000 from the Missouri Department of Natural
3 Resources through the Section 319 Nonpoint Source Pollution Grant
4 Program to fund the Westport Branch Green Infrastructure Project
5 and to enter into an agreement to carry out the grant; amending the
6 Fiscal Year 2024-2025 budget of the Department of Environmental
7 Services in the amount of \$3,600,000 for design and construction; and
8 declaring this Ordinance may be passed in one reading pursuant to
9 Section 2.16(25) of the City Charter.

10
11
12 WHEREAS, City Council authorized the City Manager in Resolution 10694, passed
13 on March 20, 2023, to apply for Section 319 Nonpoint Source Pollution Grant Program
14 funds through the Missouri Department of Natural Resources ("MDNR") for the Westport
15 Branch Green Infrastructure Project; and

16
17 WHEREAS, MDNR has awarded the City \$400,000 in Section 319 grant funds for
18 the Westport Branch Green Infrastructure Project; and

19
20 WHEREAS, this project is listed in the Council-approved Capital Improvement
21 Program ("CIP") as 24-0003; and

22
23 WHEREAS, the project will provide water quality treatment for a watershed area of
24 over 600 acres and address water quality impairments in downstream waterways; and

25
26 WHEREAS, matching grant funds will be provided through the Environmental
27 Services Clean Water Enterprise Fund.

28
29 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
30 SPRINGFIELD, MISSOURI, as follows, that:

31
32 Section 1 – The City Manager, or designee, is authorized to accept grant funds in
33 the amount of \$400,000 and to enter into an agreement with the Missouri Department of

34 Natural Resources of similar form to that attached hereto as "Exhibit A", provided the
35 form of any such contract is approved by the City Attorney.
36

37 Section 2 – The budget of the Department of Environmental Services, for Fiscal
38 Year 2024-2025, is hereby amended in the accounts and in the amounts as shown on
39 Budget Adjustment No. 049, a copy of which is attached hereto and incorporated herein
40 by reference as "Exhibit B."
41

42 Section 3 – City Council finds that the budget adjustment made above has been
43 recommended by the City Manager.
44

45 Section 4 – The City Manager, or designee, is directed to cause the appropriate
46 accounting entries to be made in the books and records of the City. In the event
47 additional funding is provided under this Grant by the grantor, the Director of Finance is
48 hereby authorized to adjust this appropriation by an amount not to exceed 20 percent.
49

50 Section 5 – City Council hereby finds and declares this Ordinance relates to the
51 acceptance of grant funds from a state or federal agency and may be passed as a one-
52 reading ordinance pursuant to Section 2.16(25) of the City Charter. Therefore, this
53 Ordinance shall be in full force and effect from and after passage.
54

55 Passed at meeting: _____
56

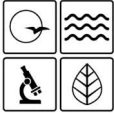
57 _____
58 Mayor
59

60 Attest: _____, City Clerk
61

62 Filed as Ordinance: _____
63

64 Approved as to form: Jim Millington, Deputy City Attorney
65

66
67
68 Approved for Council action: Colin Sykes Interim City Manager



MISSOURI DEPARTMENT OF NATURAL RESOURCES

FINANCIAL ASSISTANCE AGREEMENT

Assistance as described herein is hereby offered and accepted effective upon signature of authorized officials for the dates indicated in Budget Period and Project Period below.

RECIPIENT INFORMATION

RECIPIENT NAME City of Springfield		RECIPIENT TELEPHONE NUMBER WITH AREA CODE 417 864 1006	
ADDRESS 840 N. Boonville Ave		CITY Springfield	STATE MO
ZIP CODE 65802			
UNIQUE ENTITY ID YMKPNYHAL941	AWARD NUMBER G24-NPS-06	BUDGET PERIOD 03/01/2025 - 02/29/2028	PROJECT PERIOD 03/01/2025 - 02/29/2028
RECIPIENT PROJECT MANAGER NAME Carrie Lamb		RECIPIENT PROJECT EMAIL ADDRESS clamb@springfieldmo.gov	PROJECT MANAGER TELEPHONE NUMBER WITH AREA CODE 417 864 1996

PROJECT INFORMATIONRECIPIENT PROJECT TITLE AND PROJECT DESCRIPTION ([ATTACH ADDITIONAL PAGES AS NECESSARY](#))

The City of Springfield, Westport Branch Green Infrastructure project will implement the EPA accepted James River Basin watershed management plan. The project will work in two project areas. Project Area 1 will include retrofitting the detention basin for extended detention, expansion of the basin, and installation of wetland features with native plantings. Project Area 2 will include installation of two rain gardens. The projects are located within HUC #110100020301. The project activities are considered above and beyond the MS4 permit requirements.

TYPE OF ASSISTANCE New Award ☒ Amendment ☐		SOURCE OF FUNDING Federal ☒ State ☐ Other ☐		CFDA NUMBER 66.460	CFDA NAME Nonpoint Source Implementation
STATE PROJECT MANAGER NAME Thomas Payne		STATE PROJECT MANAGER TELEPHONE NUMBER WITH AREA CODE 573-522-2740		INDIRECT COST RATE FOR RECIPIENT	
RESEARCH AND DEVELOPMENT YES ☐ NO ☒		RESEARCH AND DEVELOPMENT COMMENTS IF NEEDED			

PROJECT FUNDING	Original Amount	Original Percentage	Amended Amount	Amended Percentage	Total Amount	Total Percentage
Federal Award:	\$ 400,000.00	60.00 %	\$	0.00 %	\$ 400,000.00	60.00 %
State/Other Award:	\$	0.00 %	\$	0.00 %	\$ 0.00	0.00 %
Recipient Match:	\$ 266,667.00	40.00 %	\$	0.00 %	\$ 266,667.00	40.00 %
Total Award:	\$ 666,667.00	100.00 %	\$ 0.00	0.00 %	\$ 666,667.00	100.00 %

AGREEMENT ADMINISTRATION

THE ATTACHMENTS IDENTIFIED BELOW ARE INCORPORATED BY REFERENCE AS THOUGH FULLY RESTATED HEREIN. THE RECIPIENT AGREES TO ADMINISTER THIS AGREEMENT IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS INCLUDING, BUT NOT LIMITED TO:

APPLICABLE PROGRAM GUIDELINES		APPLICATION NUMBER		RECIPIENT APPLICATION, AS NEGOTIATED, DATED	
BUDGET PLAN Attachment # E	DETAILED SCOPE OF WORK Attachment # A-1,D	SPECIAL CONDITIONS Attachment # C	GENERAL TERMS AND CONDITIONS Attachment # B	SUSPENSION/DEBARMENT Attachment #	PUBLIC LAW Attachment #
PUBLICATIONS Attachment #	EPA MBE/WBE UTILIZATION Attachment # G	CERTIFICATE REGARDING LOBBYING Attachment # H	INVOICE Attachment # A-2	ADDITIONAL ATTACHMENTS Attachment # F,I,J,Ja Attachment # A-3,A-4	

AMENDMENT INFORMATIONAMENDMENT ID AMENDMENT DESCRIPTION ([ATTACH ADDITIONAL PAGES AS NECESSARY](#))**FEDERAL AWARD INFORMATION** ([ATTACH ADDITIONAL PAGES AS NECESSARY](#))

FEDERAL AWARD PROJECT TITLE AND DESCRIPTION

FFY2024 319 Grant: \$400,000

FEDERAL AWARING AGENCY U.S. EPA		FEDERAL AWARD ID NUMBER C9-00740730	PASS THROUGH ENTITY NAME MoDNR, DEQ, WPP
FEDERAL FUNDING YEAR FY2024	FEDERAL AWARD DATE 09/12/2024	TOTAL AMOUNT OF FEDERAL AWARD \$ 1,862,000.00	INDIRECT COST RATE FOR MoDNR 24.70 %
HAVE YOU OR AN IMMEDIATE FAMILY MEMBER EVER SERVED IN THE U.S. ARMED FORCES? YES ☐ NO ☐ *This question is optional.			
IF YES, WOULD YOU LIKE INFORMATION ABOUT MILITARY-RELATED SERVICES IN MISSOURI? YES ☐ NO ☐ *This question is optional.			

APPROVAL		
I am at least 18 years old, and certify I am duly authorized to accept this award for recipient using electronic signature. The recipient understands and agrees it is a condition precedent to receive reimbursement that recipient comply with and is not in breach or default of all terms and conditions of this award stated above and attached hereto, and that no request for reimbursement will be processed unless it is presented in proper form.		
RECIPIENT ORGANIZATION AUTHORIZED OFFICIAL NAME AND TITLE (TYPED) Collin Quigley, Interim City Manager	SIGNATURE	DATE
DEPARTMENT OF NATURAL RESOURCES DIRECTOR OR DESIGNEE NAME (TYPED) Darcy Bybee, Division Director	SIGNATURE	DATE

780-2664 (10-23)

Instructions for MoDNR staff completing Financial Assistance Agreement Form

Recipient Information: complete all fields

- Recipient Name – Must match the registered name in the System for Award Management (SAM). If the recipient is not yet registered in SAM, then they should be provided with information on how to register (<http://www.sam.gov>).
- Unique Identifier – Must match the unique identifier number in SAM. Currently it is the recipient's Data Universal Numbering System (DUNS) number which the recipient must have prior to the award. DUNS numbers may be obtained without charge at <http://fedgov.dnb.com/webform>.

Project Information: complete all fields

- CFDA Number – The Catalog of Federal Domestic Assistance (CFDA) number is found on the Notice of Award.
- CDFA Name – Is found on the Notice of Award.
- Research and Development Comments – Complete field if checking “Yes” in the Research and Development field.
- Project Funding – The Original Amount, Original Percent, Total Amount and Total Percentage fields must be completed. If the original agreement amount is being amended, the Amended Amount and Amended Percentage fields must also be completed.

Agreement Administration: complete all applicable fields.

Attachments included in the agreement packet should all be identified in this section.

Amendment Information: complete all fields if amending the agreement

- Amendment ID – Enter the amendment number (i.e., enter “1” if it is the first amendment, enter “2” if it is the second amendment, etc.).
- Amendment Description – Summarize what is being amended. Example: Original agreement amount is being increased by \$500,000 and the Budget Period and Project Periods are being extended six months.

Federal Award Information: Complete all fields if using federal funds for any part of the award. If the award is being funded by multiple federal grants, information on each grant must be included as an attachment.

- Federal Award Project Title and Description – Refer to the Notice of Award from the federal agency.
- Federal Awarding Agency – Designate from which federal agency MoDNR received pass through funds.
- Federal Award ID Number – Refer to the Notice of Award.
- Pass Through Entity Name – Enter information in this format: *Division, Program*.
- Federal Funding Year – Federal year the funding is provided.
- Federal Award Date – Date the federal award is signed by the authorized official of the Federal awarding agency. Refer to the Notice of Award.
- Total Amount of Federal Award – Enter the total amount awarded by the federal agency to include any amended amounts. Refer to the Notice of Award.
- Indirect Cost Rate for MoDNR – Current MoDNR rates can be found at <http://n-nr1ntra.ads.state.mo.us/das/rates-current.htm>.

Approval: complete fields below

- Department of Natural Resources Director Or Designee – Enter the name of the MoDNR director.
- Recipient Organization Authorized Official Name and Title – Enter the name and title of the person who will be signing on behalf of the recipient organization, if known.

ATTACHMENT A-1

TERMS OF SUBGRANT AGREEMENT

Original Award

Westport Branch Green Infrastructure Project

Project Number: G24-NPS-06

Project and Budget Period: 03/01/2025 – 02/29/2028

HUC #110100020301

I. SUBGRANT AWARD

The Missouri Department of Natural Resources, Division of Environmental Quality, Water Protection Program, and the city of Springfield agree to the plan of work and administrative procedures outlined herein for the Westport Branch Green Infrastructure project.

- A. The Missouri Department of Natural Resources (department) agrees to pay city of Springfield an amount not to exceed \$400,000 during the project and budget period for tasks specified in the Scope of Services and Schedule of Milestones. Federal funding is provided by the Section 319 Nonpoint Source Implementation grants and is summarized in Table 1 below.
- B. The city of Springfield will ensure the completion of tasks described and reporting required. The city of Springfield will provide a total project match in the amount of \$266,667 for project and budget period (see Table 1).

Included in this match commitment is the Water Protection Program (WPP)-approved pre-award costs that were incurred by the recipient within 90 days prior to the award start date as allowed by the Section 319(h) grant conditions and requirements.

Table 1. provides an overview of the FFY grants supporting the project and the corresponding grant(s) expiration date(s). All funds allocated from a specific federal fiscal year are to be expended by or prior to the funding year expiration date.

Federal Funding Year	Federal Funding Amount	Percent of Total Project	Non-Federal Match Amount	Funding Year Expiration Date
Original Award: Project March 1, 2025 – February 29, 2028				
90-day preaward: December 1, 2024 – February 28, 2025				
FFY2024	\$400,000	100%	\$266,667	9/30/2029
Total	\$400,000		\$266,667	

Table 1. Summary of project funding and grant expiration dates

- C. Conditions set forth in **Attachment B - General Terms and Conditions** and **Attachment C - Special Terms and Conditions** shall be required and will govern

the performance of this agreement. Additional subgrant administration requirements are specifically listed in the Agreement Administration section of the **Financial Assistance Agreement (FAA)** signature page.

- D. Pursuant to 2 CFR 200.332, the sub-recipient shall require the language of the certifications and terms applicable to financial assistance awards to be included in sub-award documents at all tiers and all sub-recipients shall certify and disclose accordingly. This “flow down” requirement imposed on the sponsoring agent by the department is to ensure the U.S. Environmental Protection Agency (EPA) award is used in accordance with Federal statutes, regulations, and the terms of the EPA award. The sponsoring agent is accountable to the department for compliance with Federal requirements. In turn, the department is responsible to EPA for ensuring that sponsoring agents comply with Federal requirements and with EPA’s General Terms and Conditions: <https://www.epa.gov/grants/grant-terms-and-conditions>.
- E. A Quality Assurance Project Plan (QAPP) must be developed for any environmental data collection efforts (e.g. watershed modeling, water quality monitoring and use of secondary data). The QAPP must be reviewed and approved by the department prior to the first date of sampling, modeling or use of secondary data.
- F. This project directly supports Goal 4 of Missouri’s Nonpoint Source Management Plan (<https://dnr.mo.gov/document-search/missouri-nonpoint-source-management-plan-update-2020-2025>). Goal 4 - Improve and protect the water quality of Missouri’s surface waters and groundwater by reducing NPS pollutants such as nutrients, sediments, and bacteria; restoring aquatic habitats; and re-establishing flow regimes that mimic natural conditions.
- G. This project is implementing portions of the James River Watershed Management Plan accepted by EPA on 03/12/2021. The project will implement detention basin retrofit, install wetland features and rain gardens with native plantings, and, if feasible, install trash nets to reduce pollutant loading for sediment (45.22 tons/year), total nitrogen (2,947 lbs/year) and total phosphorus (156 lbs/year) in North Branch Willsons Creek (WBID 3811) and Wilsons Creek (WBID 2375). This project will also contribute to achieving the nutrient load reduction goal for the James River TMDL (WBID 2347, 2362 and 2365). See attachment D for project details and attachment E for detailed budget.

II. PROJECT CONTACTS

MISSOURI DEPARTMENT OF NATURAL RESOURCES		CITY OF SPRINGFIELD	
Fiscal Manager		Fiscal Manager	
Name, and Title:	Alisha Gibson Program Coordinator	Name, and Title:	Jessica Wenerstrom Financial Analyst
Telephone Number:	(573) 522-9647	Telephone Number:	(417) 864-1926
E-mail:	Alisha.gibson@dnr.mo.gov and MoDNR.NPSprogram@dnr.mo.gov	E-mail:	jessica.wenerstrom@springfieldmo.gov
Project Manager		Project Manager	
Name, and Title:	Thomas Payne Project Manager	Name, and Title:	Carrie Lamb Water Quality Compliance Officer
Telephone Number:	(573) 522-2740	Telephone Number:	(417) 864-1996
E-mail:	thomas.payne@dnr.mo.gov	E-mail:	clamb@springfieldmo.gov

III. PROJECT BUDGET

Original Award	319 Funds	Nonfederal Match
Salary		
Fringe		
Travel		
Equipment		
Supplies		
Contractual		
Other	400,000	266,667
Indirect		
TOTALS	\$400,000	\$266,667

IV. PAYMENT SCHEDULE

- A. The sub-recipient shall maintain detailed time and expenditure records that indicate the date, time, nature, and cost of services rendered during the Subgrant Agreement's term and retain them for a period of five years from the date of final payment under this Agreement. The records shall be subject to inspection by the State or EPA. The State or EPA shall have the right to audit billings both before and after payment. Payment under this Agreement shall not foreclose the right of the State or EPA to recover excessive or illegal payments.
- B. The sub-recipient warrants that the internal financial statements provided to the department by the sub-recipient for approval do not contain false material statements,

representations, certifications, or omissions of material fact.

- C. The sub-recipient agrees to maintain separate Project accounts in accordance with Generally Accepted Accounting Principles (GAAP) and, if requested by the Department, to conduct an audit of the financial records pertaining to the Project.
- D. For the scope of work described in Section VIII. Project Details, requests for reimbursement must be submitted at a minimum frequency of quarterly. Note that project quarters are set according to the project start date, **not** calendar-year quarters. Reimbursement on a monthly schedule can be arranged, if necessary.

Requests for reimbursement must be accompanied by a summary of the federal expenditures by federal budget category. For match reporting only, detailed documentation (such as paid bills, time sheets, receipts, invoices, cost-share/incentive agreements, etc.) must be provided for cost-share and in-kind services.

The department's project manager will advise each project sponsor within **10 working days** after receipt of the A-2 Financial Summary sheet, A-2 Invoice Report sheet, and supporting documentation if the request for reimbursement paperwork requires additional information or edits. The department will process invoices within **30 working days** from the date of receipt of all necessary and complete documentation.

- The department reserves the right to require submittal of all supporting documentation from first-time project recipients and recipients that have previously failed to meet grant requirements.
 - Expenditures must be incurred within the stated project and budget period. See **Attachment A-2 Invoice** workbook and **Attachment B - General Terms and Conditions** for additional requirements.
- E. Match expenditures and documentation shall be submitted with quarterly invoices at least twice per year in accordance with the federal and match percentage ratio described in the Project Funding section of the **FAA** signature page.
 - Failure to provide biannual match in proportion to the federal expenses, at minimum, may result in denial of federal reimbursement or the department requesting a refund of federal funds.
 - F. The recipient may receive a one-time advance payment not to exceed **25%** of the total federal award based on projected needs. Advances may be requested during the project period only when existing funds are insufficient to cover upcoming expenses. To receive an advance, the subgrantee must demonstrate fiscal responsibility and/or have a history of submitting timely fiscal reports with few to no errors. Upon written request and preapproval, a one-time advance may be allowed. Requests must be accompanied by:
 - 1) A plan of action and projected expenses for the quarterly advance period.
 - 2) A signed invoice containing all information requested on the A-2 Invoice

Report (in the **Attachment A-2 Invoice** workbook).

An additional advance request will be considered on a case-by-case basis and must be preapproved by the department. Any additional advance requests may be accepted under exceptional circumstances and must be based upon insufficiency of funds for a planned project. An additional advance will be considered only if prior disbursed funds are mostly expended. Request must be accompanied by a summary of expected expenses to occur within the next quarter and must be submitted following the example format provided on the Advance Request form found within the **Attachment A-2a Amendment Advance Request** workbook.

- If funds are advanced to the subgrantee, invoices, including an expenditure summary, must be submitted at a minimum frequency of quarterly.
 - Recipients are required to have a written procedure in place to minimize the time elapsed between money disbursed by the department and money spent by the subgrantee.
 - If advanced project funds are not **spent within six months**, justification for retaining the balance of advanced funds needs to be provided for approval or the department will request the funds be returned.
- G. Invoices shall be signed by the recipient's **financial officer/manager** in order to receive payment. The recipient's Finance or Accounting Office shall designate a fiscal staff contact with the department's NPS Fiscal Staff.
- H. Final reimbursement will be made to the subgrantee upon documentation of adequate match and completion of all required quarterly reports, annual reports, and the final project report/evaluation.
- The subgrantee must request final reimbursement no later than **60 calendar days** after the budget period end date at which time any remaining balance of project funds will be deobligated.
- I. Up to **20%** of the total federal award amount may be withheld pending satisfactory completion of the project Scope of Work and submission of the final project report/evaluation to the department.

V. REPORTING REQUIREMENTS

The recipient shall submit to the department's project manager the performance reports listed below. Performance report requirements, if not expressly stated in the scope of work, should include, at minimum, a comparison of actual accomplishments to the goals established, reasons why goals were not met, analysis and explanation of cost overruns or higher unit cost, when appropriate, and other pertinent information. See the **Attachment B - General Terms and Conditions** for additional requirements.

- A. Quarterly progress reports will be due 15 days after the end of each budget quarter.

See Attachment A-3 for the reporting timeframe. Please send an electronic copy to the Departments fiscal and project manager provided in Section II. Project Contacts.

- Reports will describe project status, compare progress to scheduled milestones and explain any variances from expected progress. The reports shall follow the example format shown on **Attachment A-3 Quarterly Report** workbook.
- B. An **electronic** copy of an Annual Report must be submitted to the department's project manager by October 15th each year throughout the project period and at the close of the project. The reports shall follow the example format shown on **Attachment A-4 Annual Report** workbook.
- C. Annual MBE/WBE utilization report must be submitted to the department's project manager by October 15th each year throughout the project period and at the close of the project. **Attachment G MBE/WBE EPA Form 5700-52a**
- D. A copy of the annual audit report or relevant portions of the audit report that pertains to the project award are to be submitted to the department's project manager, if required under the Code of Federal Regulations, Title 2 Part 200—Uniform Administrative Requirements, Cost Principles, Subpart F Audit Requirements, and as described in the **Attachment B - General Terms and Conditions** and **Attachment C - Special Terms and Conditions**. See also **Attachment I – Single Audit Certification Letter**. If not required to submit an annual audit report per the regulations at 2 CFR 200, an email should be sent to the department's project manager stating that fact.
- E. An **electronic** copy of the final product(s) and final project report must be submitted to the department's project manager (see Section II of this agreement) by the end date of the project period.
- A **draft** of the Final Report is due to the department's project manager 30 days prior to Final Report due date on.
 - The Final Report, at a minimum, should describe accomplishments, how the goals/objectives described in the subgrant agreement were met, describe the tasks completed, products produced and an assessment of the impact of the project in addressing nonpoint source concerns.
 - The report should make recommendations, where relevant, on how the results or experiences of the project could be applied elsewhere.
 - The report shall follow the example format shown in the **Attachment A-5 Final Report** workbook. A final budget should also be included that describes the funds spent, the match contribution made and any leftover funds.
- F. Recipients are allowed to earn program income in order to defray the cost of project activities funded by a Section 319(h) grant. Program income must be used for current project costs and be documented and reported through the receipt and expenditure invoicing process. See **Attachment B – General Terms and Conditions for additional requirements**.

- Program income generated from supported activities including fees for services, rental income acquired under the grant, proceeds from the sale of articles fabricated under the grant, and registration fees for a Section 319(h) grant-sponsored event such as conferences, workshops, and training are some examples that must be reported.
 - Program income must support project activities, i.e. the sponsoring organization may not make a profit on income earned as a result of the federal award.
 - Program income funds must be used before requesting reimbursement from award funds.
 - Interest on advanced federal funds is not considered program income.
- G. Interest earned on advanced funds up to the amount of \$500 per year may be retained by the recipient for administrative expenses.
- Any additional interest earned on advanced federal payments deposited in interest-bearing accounts must be remitted to the United States Department of Health and Human Services, Program Support Center, Payment Management System (PMS) (<https://pms.psc.gov/>) through an electronic – medium using either Automated Clearing House (ACH) network or a Fedwire Funds Service payment.
 - Further instructions can be found at CFR 200.305 Payments (<http://www.ecfr.gov/>), Title 2, Subtitle A, Chapter II, Part 200.305.
- H. A one-time 12-month extension of the original project period may be allowed. Additional extensions will only be approved at the department's discretion, based upon factors not under the control of the project sponsor, such as weather or permitting related issues, etc.
- Recipients must request a time extension to the subgrant award no later than 90 days prior to the current project period expiration date (See Amendment Request form within in the **Attachment A-2a Amendment Advance Request** workbook).
 - Failure to request an extension in this timely manner may result in denial of the extension request.
- I. Recipients with awards equal or greater than \$30,000 are required to submit the **FFATA Subrecipient Informational Form (Attachment F)** if their budget period for the project exceeds 12 months. This form shall be updated and returned to the department at the end of each 12-month period from the approved project start date.
- J. Recipient agrees to follow the public information requirements found in **Attachment C – Special Terms and Conditions**, Section I, for all products prepared for public distribution/viewing, including but not limited to reports, publications, audio-visual products, presentations, website development, documents, signage, press releases, requests for proposals, bid solicitations, announcements, and print materials for workshops or other events or purposes. See **Attachment J Guidelines for Planning Information Activities** and **Attachment Ja Logos** for additional information regarding public information

requirements.

- All documents/products developed for public distribution shall be submitted to the department's project manager for review and approval.
- The department will review and provide comments within **14 working days** from the date of receipt for smaller publications such as brochures, signage, factsheets, news articles, presentations, unless otherwise noted in the schedule of milestones.
- The department will review and provide comments within **30-60 working days** from the date of receipt for larger publications and reports such as quality assurance project plans, watershed based plans, water quality or other environmental data reports, unless otherwise noted in the schedule of milestones.

VI. TERMINATION AND ENFORCEMENT; REMEDIES FOR NONCOMPLIANCE

See the **Attachment B - General Terms and Conditions**.

VII. PROJECT DETAILS

See **Attachment D. Nonpoint Source Grant Application** and **Attachment E. Project Details and Detailed Budget**.

MISSOURI DEPARTMENT OF NATURAL RESOURCES
Federal Financial Assistance Agreements
General Terms and Conditions

These general terms and conditions highlight requirements which are especially pertinent to federal assistance agreements made by the Missouri Department of Natural Resources. These general terms and conditions do not set out all of the provisions of the applicable laws and regulations, nor do they represent an exhaustive list of all requirements applicable to this award. These terms and conditions are emphasized here because they are frequently invoked and their violation is of serious concern.

Pursuant to 2 CFR 200.332, the sub-recipient shall require the language of the certifications and terms applicable to financial assistance awards to be included in sub-award document at all tiers and all sub-recipients shall certify and disclose accordingly. This “flow down” requirement imposed on the sponsoring agent by the Department is to ensure the financial assistance agreement is used in accordance with Federal statutes, regulations and the terms of the agreement. The sponsoring agent is accountable to the Department for compliance with Federal requirements. In turn, the Department is responsible to federal agency for ensuring sponsoring agents comply with Federal requirements and with federal General Terms and Conditions:

In addition to these terms and conditions, the recipient must comply with all governing requirements of their financial assistance agreement, including the Title 2 Grants and Agreements, Chapter II Part 200 of the Code of Federal Regulation, under the title "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards." The regulations can be found at http://www.ecfr.gov/cgi-bin/text-idx?SID=da74e925e27b89e7f8625019850377cf&tpl=/ecfrbrowse/Title02/2tab_02.tpl.

I. Administrative Requirements

- A. **Method of Payment.** The recipient will be reimbursed by the Department for all allowable expenses incurred in performing the scope of services. The recipient shall report project expenses and submit to the Department original payment requests as required by division/program per the financial assistance agreement. The form must be completed with the Department payment request amount and local share detailed, if applicable. Payment requests must provide a breakdown of project expenses by the budget categories contained in the financial assistance agreement budget. Payment requests must be received by the Department per the financial assistance agreement. No reimbursement will be made for expenditures prior to award unless approval for pre-award costs has been granted. No reimbursements will be made for expenditures incurred after the closing budget date unless a budget time period extension has been granted by the Department prior to the closing budget date.
 - 1. Payments under non-construction grants will be based on the grant sharing ratio as applied to the total agreed project cost for each invoice submitted unless the financial assistance agreement specifically provides for advance

payments. Advance payments may only be made upon a showing of good cause or special circumstances, as determined by the Department and must be as close as is administratively feasible to the actual disbursement. Advance payments will only be made to cover estimated expenditures as agreed. The Department will not advance more than 25% of the total amount of the grant unless the recipient demonstrates good cause.

2. All payment requests must have the following certification by the authorized recipient official: By signing this report, I certify to the best of my knowledge and belief the report is true, complete and accurate and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the financial assistance agreement. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise.

B. Retention and Custodial Requirements for Records. The recipient shall retain financial records, supporting documents, statistical records and all other records pertinent to the financial assistance agreement for a period of five years starting from the date of submission of the final payment request. Authorized representatives of federal awarding agencies, the Federal Inspectors General, the Comptroller General of the United States, the State Auditor's Office, the Department or any of their designees shall have access to any pertinent books, documents, and records of recipient in order to conduct audits or examinations. The recipient agrees to allow monitoring and auditing by the Department and/or authorized representative. If any litigation, claim, negotiation, audit, or other action involving the records has been started before the expiration of the five year period, the recipient shall retain records until all litigations, claims or audit findings involving the records have been resolved and final action taken.

C. Program Income.

1. The recipient is encouraged to earn income to defray program costs. Program income means gross income earned that is directly generated by a supported activity or earned as a result of the financial assistance agreement during the period of performance. Program income includes but is not limited to income from: fees for services performed, the use or rental of real or personal property acquired with financial assistance funds, the sale of commodities or items fabricated under the financial assistance agreement, license fees and royalties on patents and copyrights and payments of principal and interest on loans made with financial assistance funds. Program income does not include items such as rebates, credits, discounts, or refunds and interest earned.

2. Program income shall be deducted from total allowable outlays to determine net allowable costs. With prior approval of the federal awarding agency, program income may be added to the federal award or used to meet cost sharing or matching requirements. The default deductive alternative requires that program income be deducted from total allowable costs to determine the net allowable amount to which the respective matching ratios are applied. For example, 50/50 share ratio agreement with total allowable costs of \$10,000 that earns \$1,000 in program income would result in \$4,500 net share and a \$4,500 net financial assistance share.

D. Match or Cost Share Funding. In general, match or cost sharing represents that portion of project costs not borne by state appropriations. The matching share will usually be prescribed as a minimum percentage. In-kind (noncash) contributions are allowable project costs when they directly benefit and are necessary and reasonable for the accomplishment of the project or program objectives. Any in-kind match must be assigned a fair market value consistent with those paid for similar work in the labor market and be documented and verifiable. Neither costs nor the values of third party in-kind contributions count towards satisfying a cost sharing or matching requirement of a grant agreement if they have been or will be counted towards satisfying a cost sharing or matching requirement of another federal financial assistance agreement, a federal procurement contract, or any other award of federal funds. Federal funds from another federal grant or financial assistance agreement shall not count towards satisfying a cost sharing or matching requirement of a grant agreement.

1. Match or cost share funding will be established by the Department through negotiation with the recipient. Signature by both the Department and recipient on the financial assistance agreement form firmly affixes the match or cost sharing ratios. Full expenditure of recipient match or cost share funding is required over the life of the financial assistance agreement. Recipient must submit payment requests to the Department, as required by the financial assistance agreement, and provide financial records for total expenditure of state and match or cost share funding. The Department will reimburse the recipient for its percentage portion agreed to less any negotiated withholding.
2. Failure to provide 100% of the match or cost share ratio of total expenditures as identified in the financial assistance agreement may cause the recipient to become ineligible to receive additional financial assistance from the Department. Failure to provide the required match may result in other enforcement remedies as stated in Y. for noncompliance.

E. Financial Management Systems. The financial management systems of the recipient must meet the following standards:

1. Financial Reporting. Accurate, current, and complete disclosure of financial results of financially assisted activities must be made in accordance with the financial reporting requirements of the financial assistance agreement;
2. Accounting Records. Maintain records which adequately identify the source and application of funds provided for financially assisted activities to include the CFDA title and number, Federal Award Identification Number (FAIN) and year, name of the federal agency and pass-thru entity. These records must contain information pertaining to financial assistance awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays or expenditures, and income;
3. Internal Control. Effective written internal controls and accountability must be maintained for all recipient cash, real and personal property, and other assets. The recipient must adequately safeguard all such property and must assure that it is used solely for authorized purposes. These internal controls should be in compliance with guidance in the “Standards for Internal Control in the Federal Government” and the “Internal Control Integrated Framework”;
4. Budget Control. Actual expenditures or outlays must be compared with budgeted amounts for each financial assistance agreement;
5. Allowable Costs. OMB cost principles, applicable federal agency program regulations, and the financial assistance agreement scope of work will be followed in determining the reasonableness, allowability and allocability of costs;
6. Source Documentation. Records must adequately identify the source and application of funds for federally funded activities. These records must contain information pertaining to Federal awards, authorizations, obligations, unobligated balances, assets, expenditures, income and interest and be supported by source documentation. The documentation must be made available by the recipient at the Department’s request or any of the following: authorized representatives of the federal awarding agency, the Federal Inspector General, the Comptroller General of the United States, State Auditor’s Office or any of their designees;
7. The recipient shall have written procedures in place to minimize the time lapsed between money disbursed by the Department and spent by the recipient.

- F. Reporting of Program Performance.** The recipient shall submit to the Department a performance report for each program, function, or activity as specified by the financial assistance agreement or at least annually and/or after completion of the project. Performance report requirements, if not expressly stated in the scope of work, should include, at a minimum, a comparison of actual accomplishments to the goals established, reasons why goals were not met, including analysis and explanation of cost overruns or higher unit cost when appropriate, and other pertinent information. Representatives of the Department, the federal awarding agency, the Federal Inspector General, the Comptroller General of the United States, State Auditor's Office or any of their designees shall have the right to visit the project site(s) during reasonable hours for the duration of the contract period and for five years thereafter.
- G. Budget and Scope of Work Revisions.** The recipient is permitted to rebudget within the approved direct cost budget to meet unanticipated requirements. The following is a non-exclusive listing of when a recipient must request approval in writing to revise budgets and scopes of work under the following conditions:
1. For non-construction grants, the recipient shall obtain the prior approval of the Department, unless waived by the Department, for cumulative transfers among direct cost categories, or, if applicable, among separately budgeted programs, projects, functions or activities when the accumulative amounts of such transfers exceed or are expected to exceed 10% of the current total approved budget whenever the Department's share exceeds the simplified acquisition amount threshold.
 2. For construction and non-construction projects, the recipient shall obtain prior written approval from the Department for any budget revision which would result in the need for additional funds.
 3. For combined non-construction and construction projects, the recipient must obtain prior written approval from the Department before making any fund or budget transfer from the non-construction to construction or vice versa.
 4. A recipient under non-construction projects must obtain prior written approval from the Department whenever contracting out, subgranting, or otherwise obtaining a third party to perform activities which are central to the purpose of the award.
 5. Changes to the scope of services, including changes to key personnel described in the financial assistance agreement, must receive prior approval from the Department. Approved changes in the scope of work or budget shall be incorporated by written amendment to the financial assistance agreement.

6. The disengagement from the project for more than three months, or a 25 percent reduction in time devoted to the project, by the approved project director or principal investigator.
7. Changes in the amount of approved cost-sharing or matching provided by the recipient. No other prior approval requirements for specific items may be imposed unless a deviation has been approved.
8. Initiate a one-time extension of the period of performance by up to 12 months unless one or more of the conditions outlined below apply. For one-time extensions, the recipient must notify the Department in writing with the supporting reasons and revised period of performance at least 10 calendar days before the end of the period of performance specified in the financial assistance agreement. This one-time extension may not be exercised merely for the purpose of using unobligated balances. Extensions require explicit prior approval from Department when:
 - a. The terms and conditions of the financial assistance agreement prohibit the extension.
 - b. The extension requires additional funds.
 - c. The extension involves any change in the approved objectives or scope of the project.
 - d. Carry forward unobligated balances to subsequent period of performance.
9. Extending the agreement past the original completion date requires approval of the Department.

H. Equipment Use. The recipient agrees that any equipment purchased pursuant to this agreement shall be used for the performance of services under this agreement during the term of this agreement. The recipient may not use equipment purchased pursuant to this agreement for any other purpose without approval from the Department. The equipment shall not be moved from the State of Missouri without approval from the Department. State agencies shall follow the Code of State Regulations. The following standards shall govern the utilization and disposition of equipment acquired with financial assistance funds:

1. Title to equipment acquired under this financial assistance agreement will vest with the recipient on acquisition. Equipment means an article of nonexpendable, tangible personal property (including information technology systems) having a useful life of more than one year and a per unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the recipient for financial statement purposes or \$5,000.

- a. Equipment shall be used by the recipient in the program or project for which it was acquired as long as needed, whether or not the project or program continues to be supported by Department funds. When no longer needed for the original program or project, the equipment may be used in other activities currently or previously supported by the Department or the federal agency. If the Department puts the recipient on notice that it believes assistance assets are not being used for the intended purpose, the recipient shall not sell, give away, move or abandon the assets without the Department's prior written approval.
 - b. The recipient shall also make equipment available for use on other projects or programs currently or previously supported by the Department, providing such use will not interfere with the work on the projects or program for which it was originally acquired. User fees should be considered if appropriate.
 - c. The recipient must not use equipment acquired with funding from this financial assistance agreement to provide services for a fee to compete unfairly with private companies that provide equivalent services, unless specifically permitted or contemplated by state or federal law. This fee may be considered program income under Section C, Program Income.
 - d. When acquiring replacement equipment, the recipient may use the equipment to be replaced as a trade-in or sell the property and use the proceeds to offset the cost of the replacement property, subject to the approval of the Department.
2. Equipment Management. The recipient's procedures for managing equipment, whether acquired in whole or in part with financial assistance funds, will, at a minimum, meet the following requirements until disposition takes place:
- a. The recipient must maintain property records that include a description of the equipment, a serial number or other identification number, the source of funding, the acquisition date, cost of the property, percentage of federal or state participation in the cost of the property, the location, use and condition of the property and disposition information including the date of the disposal and sale price of the property.
 - b. A physical inventory of the property must be taken and the results reconciled with the property records at least once every two years.

- c. A control system must be developed to ensure adequate safeguards to prevent against loss, damage, or theft of the property. Any loss, damage, or theft shall be reported to and investigated by local authorities. The recipient shall procure and maintain insurance covering loss or damage to equipment purchased with a financial assistance agreement, with financially sound and reputable insurance companies or through self-insurance. Amounts and coverage of such risks should be that which are usually carried by companies engaged in the same or similar business and similarly situated.
 - d. The recipient must develop adequate maintenance procedures to keep the property in good condition.
 - e. If the recipient is authorized or required to sell the property, proper sales procedures must be established to ensure the highest possible return.
- 3. Disposition. When original or replacement equipment acquired under the financial assistance agreement is no longer needed for the original project or program or for other activities currently or previously supported by the Department, the recipient shall dispose of the equipment as follows:
 - a. Items of equipment with a current per-unit fair market value \$5,000 or less may be retained, sold or otherwise disposed of with no further obligation to the Department.
 - b. For items of equipment with a current per unit fair market value of more than \$5,000, the Department shall have a right to an amount calculated by multiplying the current market value or proceeds from sale by the Department's share of the equipment. Disposition instructions must be requested from the Department when equipment is no longer needed.
 - c. In cases where a recipient fails to take appropriate disposition actions, the Department may direct the recipient how to dispose of the equipment.
 - d. If the Department puts the recipient on notice that it believes assistance assets are not being used for the intended purpose, the recipient shall not sell, give away, move or abandon the asset without Department's written approval.
- I. **Supplies.** The recipient agrees that all supplies purchased pursuant to this agreement shall be used for the performance of services under this agreement during the term of this agreement. Title to supplies acquired under a financial assistance agreement will

- vest, upon acquisitions, with the recipient. If there is a residual inventory of unused supplies exceeding \$5,000 in total aggregate fair market value upon termination or completion of the award, and if the supplies are not needed for any other federally sponsored programs or projects, the recipient shall compensate the department for its share. The recipient must not use supplies acquired with funding from this financial assistance agreement to provide services for a fee to compete unfairly with private companies that provide equivalent services, unless specifically permitted or contemplated by state or federal law. This fee may be considered program income under Section C, Program Income.
- J. **Inventions and Patents.** If any recipient produces subject matter, which is or may be patentable in the course of work sponsored by this financial assistance agreement, the recipient shall promptly and fully disclose such subject matter in writing to the Department. In the event that the recipient fails or declines to file Letters of Patent or to recognize patentable subject matter, the Department reserves the right to file the same. The Department grants to the recipient the opportunity to acquire an exclusive license, including the right to sublicense, with a royalty consideration paid to the Department. Payment of royalties by recipient to the Department will be addressed in a separate royalty agreement.
- K. **Copyrights.** Except as otherwise provided in the terms and conditions of this financial assistance agreement, the author or the recipient is free to copyright any books, publications, or other copyrightable material developed in the course of this agreement. However, the Department and federal awarding agency reserve a royalty-free, nonexclusive and irrevocable right to reproduce, publish, or otherwise use, and to authorize others to use, with the approval of the Department, the work for government purposes.
- L. **Prior Approval for Publications.** The recipient shall submit to the Department two draft copies of each publication and other printed materials which are intended for distribution and are financed, wholly or in part, by financial assistance funds. The recipient shall not print or distribute any publication until receiving written approval by the Department.
- M. **Mandatory Disclosures.** The recipient agrees that all statements, press releases, requests for proposals, bid solicitations, and other documents describing the program/project for which funds are now being awarded will include a statement of the percentage of the total cost of the program/project which is financed with federal and state money, and the dollar amount of federal and state funds for the program/project.
- N. **Procurement Standards.** The recipient shall use their own documented procurement procedures that reflect applicable state and local laws and regulations provided that procurement conforms to standards set forth in the "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards."

1. No work or services paid for wholly or in part with state or federal funds, will be contracted without the written consent of the Department.
2. The recipient agrees that any contract, interagency agreement, or equipment to be procured under this award which was not included in the approved work plan must receive formal Department approval prior to expenditure of funds associated with that contract, interagency agreement, or equipment purchase.

O. Audit Requirements. The Department and the State Auditor's Office have the right to conduct audits of recipients at any time. The recipient shall arrange for independent audits as prescribed in "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, Subpart F", as applicable. Audits must confirm that records accurately reflect the operations of the recipient; the internal control structure provides reasonable assurance that assets are safeguarded, and recipient is in compliance with applicable laws and regulations. When the recipient has its yearly audit conducted by a governmental agency or private auditing firm, the relevant portion(s) of the audit report will be submitted to the Department. Other portions of the audit shall be made available at the Department's request.

P. Freedom of Information Act. In response to a Freedom of Information Act (FOIA) request for research data relating to published research findings produced under a Federal award that were used by the Federal government in developing an agency action that has the force and effect of law, the Department must request, and the recipient must provide, within a reasonable time, the research data so that they can be made available to the public through the procedures established under the FOIA. If the Department obtains the research data solely in response to a FOIA request, the Department may charge the requester a reasonable fee equaling the full incremental cost of obtaining the research data. This fee should reflect costs incurred by the Department and the recipient. This fee is in addition to any fees the Federal awarding agency may assess under the FOIA (5 U.S.C. 552(a)(4)(A)).

Q. Conflicts of Interest. The recipients must have written standards and policies covering conflicts of interest. No party to this financial assistance agreement, nor any officer, agent, or employee of either party to this assistance agreement, shall participate in any decision related to such assistance agreement which could result in a real or apparent conflict of interest, including any decision which would affect their personal or pecuniary interest, directly or indirectly. The recipient is advised that, consistent with Chapter 105, RSMo, no state employee shall perform any service for consideration paid by the recipient for one year after termination of the employee's state employment by which the former state employee attempts to influence a decision of a state agency. A state employee who leaves state employment is permanently banned from performing any service for any consideration in relation to any case, decision, proceeding, or application in which the employee personally participated during state employment.

- R. **State Appropriated Funding.** The recipient agrees that funds expended for the purposes of this financial assistance agreement must be appropriated and made available by the Missouri General Assembly for each fiscal year included within the financial assistance agreement period, as well as being awarded by the federal or state agency supporting the project. Therefore, the financial assistance agreement shall automatically terminate without penalty or termination costs if such funds are not appropriated and/or granted. In the event that funds are not appropriated and/or granted for the financial assistance agreement, the recipient shall not prohibit or otherwise limit the Department's right to pursue alternate solutions and remedies as deemed necessary for the conduct of state government affairs. The requirements stated in this paragraph shall apply to any amendment or the execution of any option to extend the financial assistance agreement.
- S. **Eligibility, Debarment and Suspension (SubPart C).** By applying for this financial assistance agreement, the recipient verifies that it, its board of directors, and all of its principals are currently in compliance with all state and federal environmental laws and court orders issued pursuant to those laws, and that all environmental violations have been resolved (for example, no pending or unresolved Notice of Violation (NOV)) at the time of application. If compliance issues exist, the recipient shall disclose to the Department all pending or unresolved violations noted in a NOV, administrative order, or civil and criminal lawsuit, but only where those alleged violations occurred in the State of Missouri. If a NOV occurs during the financial assistance period, the recipient must notify the Department immediately. The Department will not make any award or payment at any time to any party which is debarred or suspended, under federal or state authority, or is otherwise excluded from or ineligible for participation in federal assistance under Executive Order 12549, "Debarment and Suspension." The recipient may access the Excluded Parties List at www.sam.gov.
- T. **Restrictions on Lobbying.** No portion of this agreement may be expended by the recipient to pay any person for influencing or attempting to influence the executive or legislative branch with respect to the following actions: awarding of a contract; making of an assistance agreement; making of a loan; entering into a cooperative agreement; or the extension, continuation, renewal, amendment or modification of any of these as prohibited by Section 319, Public Law 101-121 (31 U.S.C. 1352).
- In accordance with the Byrd Anti-Lobbying Amendment, any recipient who makes a prohibited expenditure under Title 40 CFR Part 34 or fails to file the required certification or lobbying forms shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure.
- U. **Recycled Paper.** Consistent with Federal Executive Order 13423 and EPA Executive Order 1000.25, the recipient shall use recycled paper consisting of at least 30% post-consumer fiber and double sided printing for all reports which are prepared as a part of this assistance agreement and delivered to the Department. The recipient must use

recycled paper for any materials that it produces and makes available to any parties. The chasing arrows symbol representing the recycled content of the paper will be clearly displayed on at least one page of any materials provided to any parties.

V. Contracting with Small and Minority Firms, Women's Business Enterprise, and Labor Surplus Area Firms. In accordance with Missouri Executive Order No. 15-06 and federal administrative provisions, all recipients shall make every feasible effort to target the percentage of goods and services procured from certified minority business enterprises (MBE) and women business enterprises (WBE) to 10% and 10%, respectively, when utilizing financial assistance funds to purchase supplies, equipment, construction and services related to this financial assistance agreement.

1. The recipient agrees to take all necessary affirmative steps required to assure that small and minority firms and women's business enterprises are used when possible as sources when procuring supplies, equipment, construction and services related to the financial assistance agreement. The recipient agrees to include information about these requirements in solicitation documents. Affirmative steps shall include:
 - a. Placing qualified small and minority business and women's business enterprises on solicitation lists;
 - b. Ensuring that small and minority business and women's business enterprises are solicited whenever they are potential sources;
 - c. Dividing total requirements, when economically feasible, into small tasks or quantities to permit maximum participation by small and minority business and women's business enterprises;
 - d. Establishing delivery schedules, where the requirements of work will encourage participation by small and minority business and women's business enterprises;
 - e. Using the services of the Small Business Administration, the Minority Business Development Agency of the U.S. Department of Commerce and the MO Office of Equal Opportunity, and;
 - f. Requiring any prime contractor or other subrecipients, if subagreements are to be allowed, to take the affirmative steps in subparagraphs a. through e. of this section.
2. For EPA funded financial assistance agreements, the recipient agrees to include disadvantaged business enterprises in the affirmative steps indicated above. For EPA funded financial assistance agreements, when

required the recipient shall utilize EPA form 5700-52A to report to Department procurements under the financial assistance agreement.

W. Disputes. The recipient and the Department should attempt to resolve disagreements concerning the administration or performance of the financial assistance agreement. If an agreement cannot be reached, the Department will provide a written decision. Such decision of the Department shall be final unless a request for review is submitted to the division director within ten (10) business days after the decision. Such request shall include: (1) a copy of the Department's final decision; (2) a statement of the amount in dispute; (3) a brief description of the issue(s) involved; and (4) a concise statement of the objections to the final decision. A decision by the Department shall constitute final action.

X. Termination

1. **Termination for Cause.** The Department may terminate any financial assistance agreement, in whole or in part, at any time before the date of completion whenever it is determined that the recipient has failed to comply with the terms and conditions of the financial assistance agreement. The Department shall promptly notify the recipient in writing of such a determination and the reasons for the termination, together with the effective date. The Department reserves the right to withhold all or a portion of agreement funds if the recipient violates any term or condition of this financial assistance agreement. Termination for cause may be considered for evaluating future applications. The recipient may object to terminations with cause and may provide information and documentation challenging the termination.
2. **Termination for Convenience.** Both the Department and the recipient may terminate the financial assistance agreement, in whole or in part, when both parties agree that the continuation of the project would not produce beneficial results commensurate with the further expenditure of funds.
3. Financial assistance agreements are not transferable to any person or entity.
4. Department and the recipient remain responsible for compliance with all closeout requirements.

Y. Enforcement; Remedies for Noncompliance. If the recipient falsifies any award document or materially fails to comply with any term of this financial assistance agreement, the Department may take one or more of the following actions, as appropriate:

1. Suspend or terminate, in whole or part, the current agreement;

2. Disallow all or part of the cost of the activity or action not in compliance;
3. Temporarily withhold cash payments pending the recipient's correction of the deficiency;
4. Withhold further awards from the recipient;
5. Order the recipient not to transfer ownership of equipment purchased with assistance money without prior Department approval; or
6. Take other remedies that may be legally available, including cost recovery, breach of contract, and suspension or debarment.

Z. **Subgrantee's Signature.** The recipient's signature on the application and the award documents signifies the recipient's agreement to all of the terms and conditions of the financial assistance agreement.

AA. **Human Trafficking. This requirement applies to non-profit recipients or subrecipients.** The recipient, their employees, subrecipients under this agreement, and subrecipients' employees may not engage in severe forms of trafficking in persons during the period of time that the agreement is in effect; procure a commercial sex act during the period of time that the award is in effect; or use forced labor in the performance of the agreement or subagreements under the award. The department has the right to terminate unilaterally: (1) implement section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended, noncompliance that are available to the recipient under this agreement.

BB. **Illegal Immigration.** Any municipality that enacts or adopts a sanctuary policy will be ineligible for moneys provided through financial assistance agreements administered by any state agency or department until the policy is repealed or is no longer in effect (Missouri Statutes – RSMo 67.307 (2)). No business entity or employer shall knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the state of Missouri (RSMo 285.525 – 285.530).

CC. **Management Fees.** Management fees or similar charges in excess of the direct costs and approved indirect rates are not allowable. The term "management fees or similar charges" refers to expenses added to the direct costs in order to accumulate and reserve funds for ongoing business expenses, unforeseen liabilities, or for other similar costs which are not allowable under this agreement. Management fees or similar charges may not be used to improve or expand the project funded under this agreement, except to the extent authorized as a direct cost of carrying out the scope of work.

DD. Federal Funding Accountability and Transparency Act (FFATA)

Requirements. If the original assistance agreement amount is \$30,000 or more or an amendment increases the award amount to \$30,000 or greater, the recipient must submit the following to the Department prior to Department signing the amendment (Subrecipient Informational Form):

1. Location of the entity receiving the financial assistance and primary location of performance under the award, including city, state, congressional district and county;
2. A unique entity identifier of the entity receiving the financial assistance;
3. A unique entity identifier of the parent entity of the recipient; and
4. Names and total compensation for the five most highly compensated officers for the preceding completed fiscal year

EE. Executive Compensation. If FFATA reporting requirements apply and if the agreement period will exceed 12 months, the recipient must provide to the Department updated compensation information for their five most highly compensated officers using the Subrecipient Informational Form at the end of each 12 month period.

FF. Competency. The recipient ensures that all personnel associated with this financial assistance agreement, including staff, contractors and subrecipients, possess adequate education, training and experience to satisfactorily perform all technical tasks to be performed in order to fulfill the requirements of this agreement.

GG. Prohibition on certain telecommunications and video surveillance service or equipment. Recipient is prohibited from obligating or expending funds to procure or obtain; extend or renew a contract to procure or obtain; or enter into a contract to procure or obtain equipment, services, or systems that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

(i) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

(ii) Telecommunications or video surveillance services provided by such entities or using such equipment.

(iii) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Consistent with 2 CFR 200.471, cost incurred for telecommunications and video surveillance services or equipment such as phones, internet, video surveillance, and cloud servers are allowable except for the following circumstances:

- a. Obligating or expending funds for covered telecommunications and video surveillance services or equipment or services as described in 2 CFR 200.216 to:
 - a. Procure or obtain, extend or renew a contract to procure or obtain;
 - b. Enter into a contract (or renew a contract) to procure, or
 - c. Obtain the equipment, services, or systems

II. Statutory Requirements

The recipient must comply with all federal, state and local laws relating to employment, construction, research, environmental compliance, and other activities associated with grants from the Department. Failure to abide by these laws is sufficient grounds to cancel the agreement. For a copy of state and federal laws that typically apply to financial assistance agreements contact the Department. By applying for this financial assistance agreement, the recipient certifies that the recipient, its board of directors and principals are in compliance with the specific federal and state laws set out below. Further, the recipient shall report to the Department any instance in which the recipient or any member of its board of directors or principals is determined by any administrative agency or by any court in connection with any judicial proceeding to be in noncompliance with any of the specific federal or state laws set forth below. Such report shall be submitted within ten (10) working days following such determination. Failure to comply with the reporting requirement may be grounds for termination of this financial assistance agreement or suspension or debarment of the recipient.

A. Laws and regulations related to nondiscrimination:

1. Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin, including Limited English Proficiency (LEP);
2. Title VII of the Civil Rights Act of 1964 found at 42 U.S.C. §2000(e) et.seq. which prohibits discrimination on the basis of race, color, religion, national origin, or sex:

3. Title IX of the Education Amendments of 1972, as amended (U.S.C. §§ 1681-1683 and 1685-1686) which prohibits discrimination on the basis of sex;
4. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability;
5. Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 621-634), which prohibits discrimination on the basis of age;
6. Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse;
7. Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism;
8. Sections 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records;
9. Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing;
10. Chapter 213 of the Missouri Revised Statutes which prohibits discrimination on the basis of race, color, religion, national origin, sex, age, and disability.
11. The Americans with Disabilities Act (P. L. 101-336), 42 U. S. C. §12101 et seq., relating to nondiscrimination with respect to employment, public services, public accommodations and telecommunications.
12. Any other nondiscrimination provisions in the specific statute(s) and regulations under which application for federal assistance is being made.
13. The requirements of any other nondiscrimination statute(s) and regulations which may apply to the application.

B. State and Federal Environmental Laws:

1. The Federal Clean Air Act, 42 U.S.C. § 7606, as amended, prohibiting award of assistance by way of grant, loan, or contract to noncomplying facilities.
2. The Federal Water Pollution Control Act, 33 U.S.C. § 1368, as amended, prohibiting award of assistance by way of grant, loan, or contract to noncomplying facilities.
3. The National Environmental Policy Act of 1969, 42 U.S.C. § 4321 et seq., as amended, particularly as it relates to the assessment of the environmental impact of federally assisted projects.
4. The National Historic Preservation Act of 1966, 16 U.S.C. § 470 et seq., as amended, relating to the preservation of historic landmarks.
5. Earthquakes - Seismic Building and Construction Ordinances, §§ 319.200 - 319.207, RSMo (Cum. Supp. 1990), relating to the adoption of seismic design and construction ordinances by certain cities, towns, villages and counties.
6. The Missouri Clean Water Law, Sections 644.006 to 644.141, RSMo.
7. The Missouri Hazardous Waste Management Law, Section, 260.350 to 260.430, RSMo.
8. The Missouri Solid Waste Management Law, Sections 260.200 to 260.245, RSMo.
9. The Missouri Air Conservation Law, Sections 643.101 to 643.190, RSMo.

C. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. §§ 4601 and 4651 et seq., relating to acquisition of interest in real property or any displacement of persons, businesses, or farm operations.

D. The Hatch Act, 5 U.S.C. § 1501 et seq., as amended, relating to certain political activities of certain State and local employees.

E. The Archaeological and Historic Preservation Act of 1974 (Public Law 93-291) relating to potential loss or destruction of significant scientific, historical, or archaeological data in connection with federally assisted activities.

- F. The Wild and Scenic Rivers Act of 1968 (16 U.S.C. § 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
- G. The flood insurance purchase requirements of § 102(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
- H. The Privacy Act of 1974, P.L. 93-579, as amended prohibiting the maintenance of information about any individual in a manner which would violate the provision of the Act.
- I. Public Law 93-348 regarding the protection of human subjects involved in research, development and related activities supported by this award of assistance.
- J. The Laboratory Animal Welfare Act of 1966 (P. L. 89-544), 7 U.S.C. § 2131 et seq., pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
- K. The following additional requirements apply to projects that involve construction:
 - 1. The Davis-Bacon Act, as amended, 40 U.S.C. § 276a et seq., respecting wage rates for federally assisted construction contracts in excess of \$2000.
 - 2. The Copeland (Anti-Kickback) Act, 18 U.S.C. § 874, 40 U.S.C. § 276c.
 - 3. The Contract Work Hours and Safety Standards Act, 40 U.S.C. § 327 et seq.
 - 4. Convict labor shall not be used on construction projects unless by convicts who are on work release, parole, or probation.
 - 5. The Lead-Based Paint Poisoning Prevention Act (42 U. S. C. § 4801 et seq.) which prohibits the use of lead paint in construction or rehabilitation of residence structures.

ATTACHMENT C
MISSOURI DEPARTMENT OF NATURAL RESOURCES
Nonpoint Source 319 Grants
Federal Subgrants
SPECIAL TERMS AND CONDITIONS

Any recipient employed under this agreement shall comply with the following special terms and conditions. It is understood that no recipient will receive payment unless the following conditions are complied with. These terms and conditions are in addition to all other terms and conditions contained in the financial assistance agreement and as required by 2 CFR 200, and specifically the terms required for all financial assistance agreements listed at 2 CFR Appendix II to Part 200.

These special terms and conditions highlight requirements which are especially pertinent to federal assistance agreements made by the Missouri Department of Natural Resources (department). These special terms and conditions do not set out all of the provisions of the applicable laws and regulations, nor do they represent an exhaustive list of all requirements applicable to this award. These terms and conditions are emphasized here because they are frequently invoked, and their violation is of serious concern.

I. PUBLIC INFORMATION GUIDELINE REQUIREMENTS:

1. The recipient must agree that all statements, press releases, requests for proposals, bid solicitations, and other documents describing the program/project for which funds are being awarded, will include a statement of the percentage of the total cost of the program/project which is financed with Environmental Protection Agency (EPA) money, the dollar amount of EPA funds for the program/project, and that the funds are provided through the department.
2. All materials developed for public distribution supported by this assistance agreement, including but not limited to reports, publications, audio-visual products, website development, signs, and other materials must be reviewed and pre-approved by the department's project manager and must meet the department's quality standards, as outlined in the Acknowledgement Requirements sheet (attached). All recommendations made by a departmental review of the publications must be followed by the recipient.
3. The recipient agrees that any reports, publications, audio-visual products, websites, and other materials developed for public distribution supported by this assistance agreement shall include the following statement: "This project has been funded wholly or in part by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources under project number (GXX-NPS-

XX) to (recipient). It has been subjected to the EPA and the department's product and administrative review and has been approved for production. The contents of this document do not necessarily reflect the views and policies of the EPA or the department, nor does the EPA or the department endorse trade names or recommend the use of commercial products mentioned in this document."

4. On-the-ground projects must have a sign acknowledging project funding from EPA through the department.

Signage developed as part of a project funded by a 319-assistance agreement shall contain the EPA and the department logos. A graphic file of the EPA Logo and specifications for use by the grantee are located at:

<http://www2.epa.gov/stylebook/using-epa-seal-and-logo>. If the physical design of the sign allows, it should also include the following text:

"The United States Environmental Protection Agency Region 7 through the Missouri Department of Natural Resources has provided partial funding for this project (GXX-NPS-XX) under Section 319 of the Clean Water Act." Or, if less room is available, "This project has been funded through the Section 319 of the Clean Water Act" or "This cooperative project has been funded in part through the Section 319 of the Clean Water Act".

5. The grant recipient agrees that announcements through the web or print materials for workshop, conference, demonstration days or other events as part of a project funded by a 319-assistance agreement shall contain a statement that the materials or conference has been funded by the United States Environmental Protection Agency through the Missouri Department of Natural Resources. Example:

"This event has been funded in part by the United States Environmental Protection Agency through the Missouri Department of Natural Resources under the Section 319 of the Clean Water Act."

6. The recipient will provide to the department an electronic copy of final products produced under the award agreement including but not limited to videos, project photos, final reports, education materials, water quality monitoring data, brochures, maps, education curriculum and materials, other print materials as requested, etc.
7. Limited English Proficiency Communities. To increase public awareness of projects serving communities where English is not the predominant language, recipients are encouraged to include in their outreach strategies communication in non-English languages. Translation costs for this purpose are allowable, provided the costs are reasonable.

The conditions above shall be followed unless otherwise specified in Attachment A-1, Terms of Agreement.

See also Attachment D, General Terms and Conditions for additional publication requirements.

II. ADMINISTRATION REQUIREMENTS:

1. Permits

The recipient agrees to ensure that all necessary permits (such as Clean Water Act § 404) are obtained prior to implementation of any grant funded activity that may fall under applicable federal, state or local laws. The subgrantee's project implementation plan must identify permits that may be needed to complete work plan activities. The recipient must keep documentation regarding necessary permits in the project file. EPA approval of a workplan does not imply nor guarantee that a federal, state, or local permit will be issued for a particular activity.

2. Audit Requirements.

In accordance with section 200.501 of the OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), Subpart F, the recipient hereby agrees to obtain a single audit from an independent auditor, if their organization expends \$750,000 or more in total Federal funds in their fiscal year. Organizations that expend <\$750K must submit notice to the department project manager that they have not used this amount of federal funds and an audit is not required.

Audits must report on fair presentation of the organization's financial statements in conformity with generally accepted accounting principles, the internal control structure, and compliance with applicable laws and regulations. Audits must be conducted in accordance with generally accepted auditing standards as promulgated by the American Institute of Certified Public Accountants.

- a. Review of Expenditures \$750,000 or less. The recipient may be asked to provide documentation of project activity, financial statements, or reports of various aspects of compliance at the request of the department if their expenditures are less than \$750,000 in a given fiscal year. On-site monitoring and reviews by the department will be conducted, if necessary, that focus on compliance and controls over compliance. Any findings noted during the process will be handled in the same manner as any exceptions noted under a single or program-specific audit.
- b. Recipients of federal funds, which can be reviewed by the department, EPA, Inspector General, State Auditor, GAO, or their representatives, shall address all deficiencies identified in the review to the reviewing entity's satisfaction. Recipients failing to address deficiencies identified in the review will not be

eligible to receive any further funding and may be required to repay any and all disbursements of federal grant funds awarded by the department.

3. Bid Procedures - Any purchases of goods or services between \$10,000.01 and \$49,999.99 from any one vendor requires a minimum of three price or rate quotations. Any purchases of goods or services \$50,000 or more requires a formal competitive bidding process.

The greater than \$10,000 bid limit is the limit established under the procurement requirements of the State of Missouri, Office of Administration, Purchasing Division. Therefore, the greater than \$10,000 limit will be used for any federal funds passed through to recipient or purchasing purposes within federal grant projects. If federal funds are passed from the recipient to any other participant to spend on the project, then the participant is to follow the same guidelines.

A recipient of federal grant funds is required under Title 40 part 33 and/or 2 CFR Parts 200 and 1500, to make a “good faith effort” with disadvantaged business enterprises when procuring construction, equipment, services and supplies under an EPA financial assistance agreement. Minority and women business enterprises are to be solicited in the bid process whenever possible. The bidding process is mandatory for purchases reimbursed with federal grant funds as well as purchases used to meet required match commitments. Further bid procedure and purchasing guidelines are found in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards – Procurement Standards (2 CFR Part 200, §§ 200.317 - 200.327).

4. Payment to Consultants – Participation in the salary rate (excluding overhead) paid with federal funds to individual consultants retained by the recipient or by the recipient or by the recipient’s contractors or subcontractors shall be limited to the maximum daily rate for Level IV of the Executive Schedule, available at: (<https://www.opm.gov/policy-data-oversight/pay-leave/salaries-wages/>), to be adjusted annually. (Recipient's may, however, pay consultants more than this amount with non-EPA funds.) This limit applies to consultation services of designated individuals with specialized skills who are paid at a daily or hourly rate. This rate does not include transportation and subsistence costs for travel performed (the recipient will pay these in accordance with their normal travel reimbursement practices).

Subagreements with firms for services which are awarded using the procurement requirements in Subpart D of 2 CFR 200 (§§ 200.317 - 200.327) are not affected by this limitation unless the terms of the contract provide the recipient with responsibility for the selection, direction, and control of the individuals who will be

providing services under the contract at an hourly or daily rate of compensation. See 2 CFR 1500.10.

5. Travel. Travel will be conducted according to the recipient's written travel policy and procedures with the following additional limitations imposed by the Grantee (the department) and conditions based on Internal Revenue Service guidelines:
 - a. Out-of-state travel must be approved in advance of travel by the designated department Project Manager. Recipient must provide a written justification for the purpose of the trip and how it relates to the scope of the project. The recipient shall not incur out-of-state travel expenses on project business until receiving written approval by the department Project Manager.
 - Travel expenses are limited to actual expenses that are "reasonable and necessary." The method of travel shall be that which is more economical and advantageous to the grant funds.
 - For out-of-state trips in a vehicle where it makes more sense to drive than fly, meals will not be reimbursed unless the employee is in 12-hour or overnight travel status as specified below (b).
 - Travel by personal vehicle, instead of air travel, shall be limited to the recipient's established mileage allowance as stated in their written travel policy (not to exceed the federal rate) plus any actual expenses that would have been allowed or provided if taking air transportation.
 - If traveling by air, the total allowable costs cannot exceed the reasonable coach fare available at the time to the same destination.
 - No meals, additional lodging, or incidentals will be reimbursed for personal extended stays while traveling.
 - Reimbursement for travel outside the state by train or bus instead of air travel shall be limited to the actual cost of the train or bus fare plus any actual expenses that would have been allowed or provided if taking air transportation.
 - b. Meal costs will be allowed during project related travel only if there are twelve or more continuous hours of travel involved. Recipient will indicate on the travel expense voucher "twelve-hour travel status" and provide time records as supporting documentation. Twelve-hour travel status includes the allowable breaks for meals in the recipient's travel policy.

Eligible meal is defined as follows:

- i. When overnight lodging is indicated:
 - Breakfast* – is eligible on the day of departure if travel status begins no later than 7:00 a.m. plus any other day until employee returns.
 - Lunch* – is eligible on the day of departure if travel status begins no later than 10:00 a.m. plus any other day where travel status continues past 2:00 p.m. until employee returns.

Dinner – is eligible on the day of departure if travel status begins no later than 5:00 p.m. plus any other day where travel status continues past 7:00 p.m. until employee returns.

- ii. When recipient is in twelve-hour travel status, eligible meals are the same as above.
 - iii. When in overnight or twelve-hour travel status and attending a meeting or conference, you may claim the meal for those mealtimes where you document that no meal was provided.
 - c. Reimbursement will be provided for reasonable meal and hotel expense as specified in the Federal Travel Regulations or recipient's Travel policy, whichever is less. The website link provided can be utilized as reference for Federal Domestic Per Diem Rates (<https://www.gsa.gov/travel/plan-book/per-diem-rates>).
6. Light Refreshments and/or Meals. Food purchases (other than eligible meals as described in the Travel condition above) for events, meetings, tours, field days, etc., shall not be purchased until receiving written approval by the department Project Manager. The events must fit the scope of work and provide a benefit to the success of the project. Effective cost control is a management issue, therefore, subgrant recipients are expected to establish sufficient and effective controls to ensure agency provided food expenses are incurred only when appropriate and in conformance with this condition.

The department may allow the recipient to provide light refreshments and/or meals in conjunction with official grant business and grant sponsored activities as described in the approved financial assistance agreement workplan. The recipient must obtain prior written approval from the department for the use of grant funds for light refreshments and/or meals served at meetings, conferences, training workshops and outreach activities (events). The recipient must send requests for approval to the department project manager and include:

- a. An estimated budget and description for the light refreshments, meals, and/or beverages to be served at the event(s);
- b. A description of the purpose, agenda, location, length and timing for the event; and
- c. An estimated number of participants in the event and description of their roles.

Note: U.S. General Services Administration regulations define light refreshments for morning, afternoon or evening breaks to include, but not be limited to, coffee, tea, milk, juice, soft drinks, donuts, bagels, fruit, pretzels, cookies, chips, or muffins (41 CFR 301-74.7).

Recipients may address questions about whether costs for light refreshments and/or meals for events may be allowable to the recipient's department project manager; however, the EPA award official and/or department project manager will make final determinations on allowability. Agency policy prohibits the use of EPA grant funds for receptions, banquets and similar activities that take place after normal business hours unless the recipient has provided a justification that has been expressly approved by EPA's Award Official and/or the department project manager.

Allowable food costs with prior approval are outlined below:

- a. Recipients may purchase light refreshments and/or meals in conjunction with its official grant business functions when it is determined that providing light refreshments or beverage service (no alcohol permitted) will promote the efficient conduct of a specific project activity (i.e., field days, training sessions, board and commission meetings, demonstration tours).
- b. During meeting breaks, light snacks and beverages may be provided. Costs for snacks and beverages should be at a nominal charge per person.
- c. Official business functions must include more than just attendance of employees of the recipient's organization. Light refreshments and/or meals will not be allowed for the recipient's general staff meeting function of day-to-day operation.

7. Third-Party Volunteer Match

2 CFR 200.306(e) Volunteer services furnished by third-party professional and technical personnel, consultants, and other skilled and unskilled labor may be counted as cost sharing or matching if the service is an integral and necessary part of an approved project or program. Rates for third-party volunteer services must be consistent with those paid for similar work by the non-Federal entity. In those instances, in which the required skills are not found in the non-Federal entity, rates must be consistent with those paid for similar work in the labor market in which the non-Federal entity competes for the kind of services involved. In either case, paid fringe benefits that are reasonable, necessary, allocable, and otherwise allowable may be included in the valuation.

You can seek out information on appropriate wage rates through the Bureau of Labor and Statistics website's wage estimates for Missouri page (https://www.bls.gov/oes/current/oes_mo.htm), or by using other reasonable documentable means (e.g., consulting non-profits in your region, checking the classified ads in local newspapers).

2 CFR 200.306(f) When a third-party organization furnishes the services of an employee, these services must be valued at the employee's regular rate of pay plus an amount of fringe benefits that is reasonable, necessary, allocable, and otherwise allowable, and indirect costs at either the third-party organization's approved federally negotiated indirect cost rate or, a rate in accordance with §200.414 Indirect (F&A)

costs, paragraph (d), provided these services employ the same skill(s) for which the employee is normally paid. Where donated services are treated as indirect costs, indirect cost rates will separate the value of the donated services so that reimbursement for the donated services will not be made.

8. **Environmental Data.** The recipient agrees, by entering into this agreement that it has demonstrated prior to award, or alternatively, where a pre-award demonstration of competency is not practicable, recipient agrees to demonstrate competency prior to carrying out any activities under the award involving the generation or use of environmental data. The recipient shall maintain competency for the duration of the project period of this agreement. A copy of the policy is available online at <https://www.epa.gov/measurements-modeling/documents-about-measurement-competency-under-assistance-agreements> or a copy may be requested by contacting the department project manager.

Organizations performing activities involving the use or generation of environmental data under covered assistance agreements awarded after May 14, 2013, and are expected to exceed \$200,000 (in federal funding) shall provide the department with:

- Quality documentation such as a quality management plan (QMP), and/or other documentation that demonstrates conformance to U.S. EPA quality program requirements; and
- Demonstration of competency in the field(s) of expertise.

Demonstration of competency may include (but not be limited to):

- Current participation in accreditation or certification programs that are applicable to the environmental data generated under the Agency-funded assistance;
- Ongoing participation by the organization in proficiency testing (PT) or round robin programs conducted by external organizations;
- Ongoing U.S. EPA accepted demonstrations and audits/assessments of proficiency; and
- Other pertinent documentation that demonstrates competency (e.g., past performance to similar statement of work [SOW]).

Procurement of Recovered Materials. A **non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors** must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and

establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.



MISSOURI DEPARTMENT OF NATURAL RESOURCES
WATER PROTECTION PROGRAM
NONPOINT SOURCE IMPLEMENTATION GRANT APPLICATION

FOR OFFICE USE ONLY

DATE RECEIVED

ALL DOCUMENTATION RECEIVED

☐ YES ☐ NO

1. SPONSORING AGENCY INFORMATION

A. NAME OF SPONSORING AGENCY City of Springfield	B. HAS THE SPONSOR RECEIVED ANY PREVIOUS SECTION 319 GRANTS? ☒ YES ☐ NO
C. SPONSORING AGENCY'S MAILING ADDRESS (STREET, CITY, STATE, ZIP CODE) 840 N Boonville Ave, Springfield, MO 65802	D. DOES THE SPONSORING AGENCY HAVE ANY OTHER OPEN 319 GRANTS? ☒ YES ☐ NO IF YES, PROVIDE THE PROJECT TITLE AND PROJECT NUMBER: Renew Jordan Creek - Project Number G20-NPS-04
E. SPONSORING AGENCY TYPE (CHECK ONE) ☐ EDUCATIONAL INSTITUTION ☐ NONPROFIT 501(C)(3) ☒ GOVERNMENT	F. SPONSORING AGENCY INFORMATION SPONSOR FEDERAL TAX ID NUMBER: 44-6000268 UEI NUMBER: VMKPNYHAL941 CONGRESSIONAL DISTRICT NUMBERS: 7
G. PRIMARY SPONSOR CONTACT (NAME, TITLE, TELEPHONE NUMBER WITH AREA CODE, FAX NUMBER WITH AREA CODE, EMAIL ADDRESS) Carrie Lamb, Water Quality Compliance Officer, 417-864-1996, clamb@springfieldmo.gov	H. PROJECT MANAGER CONTACT INFORMATION (IF DIFFERENT FROM PRIMARY CONTACT) Same

2. PROJECT INFORMATION SUMMARY

A. NAME OF PROJECT Westport Branch Green Infrastructure Project			
B. PROJECT START DATE (MM/DD/YYYY) 10/01/2024		C. PROJECT END DATE (MM/DD/YYYY) 9/30/2027	
D. PROJECT BUDGET SUMMARY			
Federal Budget Categories	Section 319 Federal Funds Requested	Nonfederal Match [[40/60] x (319 Funds Requested)]	Other Match
Salary See note in application Instructions regarding administrative cap			
Fringe			
Travel			
Equipment (over \$1,000)			
Supplies			
Contractual			
Other	400,000.00	266,667.00	694,710.00
Approved Indirect (%)			
Totals (verify all calculations)	\$ 400,000.00	\$ 266,667.00	\$ 694,710.00

3. SPONSORING AGENCY'S AUTHORIZED SIGNATURE AND APPROVAL OF APPLICATION

To the best of my knowledge, all the information in this application is true and correct. The documentation has been duly authorized by the governing body of the applicant. As the authorizing representative I attest I have read the required documents and assure I can and will comply with all requirements and conditions of this grant if awarded.

NAME AND TITLE OF AUTHORIZED ORGANIZATION REPRESENTATIVE (PRINT OR TYPE)	SIGNATURE	TELEPHONE NUMBER WITH AREA CODE 417-864-1006
NAME AND TITLE OF APPLICANT OR PROJECT MANAGER (PRINT OR TYPE) Carrie Lamb, Water Quality Compliance Officer	SIGNATURE	TELEPHONE NUMBER WITH AREA CODE 417-864-1996

Applications are to be submitted online using the [Funding Opportunities Portal](#). For questions or issues regarding the online submission, contact the Section 319 Nonpoint Source Program at 573-751-5723 or MoDNR.NPSprogram@dnr.mo.gov.

Optional questions to be completed by the organization's staff responsible for completing this application:

1. Have you or an immediate family member ever served in the U.S. Armed Forces? ☐ YES ☒ NO
2. If YES, would you like information about military-related services in Missouri? ☐ YES ☐ NO
>> Information regarding resources for Missouri veterans is available at <https://mvc.dps.mo.gov/>

4. PROJECT AREA

A. List all HUC 12 watersheds and specify the water body name(s), unique identification number(s) (water body IDs), and impairment pollutants where the implementation activities will occur. HUC 12 watershed names and numbers, and water body names, identification numbers and impairment pollutants can be found on the [MDNR online map viewer](#).

WATERSHED NAME	USGS 12-DIGIT HUC NUMBER	WATER BODY NAME	WATER BODY ID	IMPAIRMENT POLLUTANT(S)	IS THE PROJECT AREA COVERED BY AN EPA-ACCEPTED NINE ELEMENT WATERSHED BASED PLAN OR TMDL?	
					WATERSHED BASED PLAN (YES or NO)	TMDL (YES or NO)
Headwaters Wilsons Creek	110100020301	North Branch Wilsons Creek	3811	Zinc (S)	Yes	No
Headwaters Wilsons Creek	110100020301	Wilsons Creek	2375	E.coli and Aquatic/Unknown	Yes	No

B. If the project is implementing a watershed based plan, list the name of the plan and year approved.

James River Nonpoint Source Watershed Based Plan - 2021

C. Does the project benefit any areas with environmental justice concerns? If yes, list the social indicators used to determine EJ status. (Reference <https://www.epa.gov/ejscreen> for Socioeconomic Indicators in 80-100 percentile).

☒ YES ☐ NO

The project benefits areas with several environmental justice index and supplemental index concerns in the 80-100 percentile. The supplemental demographic index is the socioeconomic indicator that is in the 80-100 percentile for the area.

5. PROJECT TYPE

A. Characterize your project using the following general statements. Select all that apply.

- | | |
|--|--|
| ☐ Stream or Riparian Restoration and Protection | ☐ Lake Management and Restoration |
| ☐ Stream Obstruction Removal/Modification | ☐ Abandoned Mine Stream/Drainage Mitigation/Restoration |
| ☐ Wetland Restoration and/or Protection | ☐ Agricultural Best Management Practices |
| ☐ Innovative Stormwater Demonstration | ☒ Urban Best Management Practices |

Note: Proposed projects within an area served by an MS4 permit must provide proof that activities are above and beyond permit requirements.

B. Choose **one** environmental goal statement.

Project will reduce nonpoint source pollution to:

- ☒ NPS impaired waters
☐ NPS threatened waters
☐ Unimpaired waters of high ecological or recreational value
☐ Other (please specify):

C. Choose the statement(s) that best characterize(s) the proposed project. Select all that apply.

- ☐ Project addresses habitat or hydro-modifications concerns
☒ Project addresses silt/sediment pollution
☒ Project addresses nutrient pollution
☐ Project addresses pollution caused by mine drainage
☐ Project addresses bacteria pollution
☒ Project addresses other kinds of nonpoint source pollution (please specify): Zinc and other heavy metals

D. Does the project address a [Missouri Nonpoint Source Management Plan](#) priority for protection? Select all that apply.

- | | |
|---|--|
| ☐ Drinking source water | ☐ High quality unimpaired waters |
| ☐ Wetlands | ☐ Water bodies with high recreational value |
| ☒ Karst areas | |

6. PROJECT WORK PLAN NARRATIVE - SCOPE OF WORK

Directions: Describe the overall project goals and provide a brief description of the tasks that will be completed to accomplish those goals, including the roles of sponsoring agency's staff, project partners, and contractors in implementing each activity.

- Briefly describe the project area, the background of the nonpoint source issue(s) – including 303(d) or TMDL impairment(s) and other water quality concerns from the watershed based plan that the project will address, and the current environmental conditions relevant to why the project is needed.
- List who will serve as Project Manager and Fiscal Manager, and what tasks will those roles be responsible for.
- Provide a brief overview of planned best land management practice (BMP) implementation activities (provide a more detailed description of planned BMPs in Sections 7a and 7b).
- Briefly describe any planned monitoring or modeling activities (provide a more detailed description of these activities in Sections 8a and 8b).
- Provide an overview of planned outreach activities (provide a more detailed description of outreach activities in Sections 9a and 9b).
- If other sponsoring agency staff will be working on the project, describe their roles.
- Briefly describe how partnerships will support the project, including if providing match or if subgrants will play a role (provide a more detailed description of partner involvement in Section 10).
- Briefly describe if any planned activities will be completed by contractors/consultants (provide a more detailed description of contractor involvement in Section 13).

PROJECT WORK PLAN NARRATIVE

The proposed project will implement management measures of the EPA-approved James River Watershed Management Plan. The project is located within the Headwaters Wilsons Creek sub-watershed which is about 90% urbanized, 5% pasture and grasslands, and 5% forested. It is the most urbanized sub-watershed in the James River Basin and is identified as a critical area in the plan. Nearly the entire sub-watershed is served by municipal sewers. The City's Southwest Wastewater Treatment Plant discharge is just downstream of the sub-watershed boundary. There are many permitted stormwater discharges within the sub-watershed including the City's MS4 and numerous industrial stormwater discharges. The project location is along the Westport Branch tributary of the North Branch of Wilsons Creek. The North Branch of Wilsons Creek is on the 303(d) impaired waters list for zinc in sediment. Wilsons Creek is listed as impaired due to aquatic macroinvertebrate assessments (unknown pollutant) and is also listed for E.coli.

A total maximum daily load (TMDL) was approved for the James River in 2001 and updated in 2004 to address nutrient impairments. The James River Watershed Management Plan focuses on management measures to address the impairments and sources of nutrient and sediment pollution in the watershed. The watershed management plan identified the Headwaters Wilsons Creek sub-watershed as contributing the highest total phosphorus load of any sub-watershed in the Wilsons Creek-James River HUC 10 watershed. The management measure from the plan that will be implemented as part of the Westport Branch Green Infrastructure Project is a detention basin retrofit. The primary project location, referred to as Project Area 1, is a City-owned detention basin at 2617 W. Phelps Street that is approximately 1.7 acres. In the 1980s, Westport Branch tributary was converted to a concrete channel and the detention basin was built in line with the channel for flood control. Data collected in this detention basin by the City as part of its MS4 program shows elevated levels of zinc, which is the pollutant of concern for the North Branch Wilsons Creek impairment. The proposed project is expected to provide reductions in nutrients, sediment, and zinc.

The detention basin is highly visible from Chestnut Expressway which is a major route through the City. It is also highly visible to residents living adjacent to the basin. The project will also include improvements downstream of the basin in the City right-of-way at the intersection of College Street and Scenic Avenue, referred to as Project Area 2. This portion of the project is also highly visible along College Street which is Historic Route 66.

Implementation practices for Project Area 1 will include retrofitting the detention basin for extended detention, expansion of the basin, installation of wetland features with native plantings, and a trash net if feasible. The City's MS4 Stormwater Management Plan includes a measurable goal to evaluate one detention basin for retrofitting annually. This project will be above and beyond MS4 permit requirements because it will not be used to fulfill this MS4 measurable goal. Implementation practices for Project Area 2 will include installation of two rain gardens, and a trash net if feasible.

Carrie Lamb, Water Quality Compliance Officer in the City's Department of Environmental Services, will serve as the Grant Project Manager and Fiscal Manager. Responsibilities of these roles will include preparation and submittal of all required grant reporting, ensuring implementation of outreach activities, and providing input in the design process. Saki Urushidani, Professional Engineer in Environmental Services, will manage the engineering design and construction of the project and assist with outreach activities. Zach Martin, Principal Engineer with Environmental Services, will serve in an oversight role for the project. Fiscal reporting for the grant will be reviewed and approved internally by the Financial Analyst position in Environmental Services.

Water quality monitoring of Project Area 1 will be conducted outside of the grant. The cost of the monitoring will not be included in the grant funds or match. This secondary data will be used to document pollutant reductions for nutrients and sediment. Monitoring will include stormwater sampling at the upstream and downstream ends of the detention basin before and after construction of the retrofit.

Outreach activities to gain local buy-in and interest for the project are anticipated to include meetings and communication with the surrounding neighborhoods, project features in the SGF Neighborhood News publication, social media, and project signage. The project area is within or near the following three neighborhood organizations registered through the City's neighborhoods program: Heart of the Westside Neighborhood, Bissett Neighborhood, and Westside Neighborhood. These neighborhood organizations provide key outreach opportunities to share information and gain resident support for the project. The City routinely works with James River Basin Partnership and anticipates they will be an informal partner engaged in sharing project information with their members and social media audiences. While the project is not anticipated to have any formal partners as defined in Section 10, the City's ongoing work and relationships with these organizations present strong opportunities for engagement and support of the project.

The project will be designed by an engineering consultant and constructed by a contractor as further described in Section 13.

7a. LAND MANAGEMENT PRACTICES IMPLEMENTATION NARRATIVE

Directions: Describe each type of land management practice to be implemented, why it was selected, and the targeted location(s) for implementation. If implementing an EPA-accepted watershed based plan, provide the page or section numbers of the plan where each BMP and the critical areas for implementation are prescribed.

- Provide a detailed description of the project site location(s), environmental conditions, accessibility, ownership, etc.
- Include maps and relevant pre-condition site photos.
- Describe the anticipated environmental outcomes and measures of success for each BMP being implemented.
- Describe of the means that will be used to permanently protect implemented practices (e.g., ordinances, easements, maintenance agreements, etc.).

If the project is implementing a cost-share program (i.e., providing funds to landowners for BMP implementation), provide the following information:

- Methods for identifying areas of known problems.
- Methods for focusing practices in specific problem areas.
- The process for prioritizing cost-share participants.
- The maximum amount and percentage of cost-share for each project or land management practice implemented.
- The process for certifying satisfactory installation prior to making payment to landowner.
- The method for insuring the management practice will be maintained properly for the life of the practice (inspection, operation and maintenance agreements, etc.).
- The anticipated environmental outcomes and measures of success for each BMP being implemented.
- If partnering with other cost-share programs, provide an overview of the practices being implemented under those programs.

DETAILED DESCRIPTION OF BMPs TO BE IMPLEMENTED

The management practice from the James River Watershed Management Plan that will be implemented is a detention basin retrofit, described on pages 135-140 of the plan. The detention basin is owned by the City and is located at 2617 W. Phelps Street. In the 1980s, Westport Branch tributary was converted to a concrete channel and the detention basin was built in line with the channel for flood control. The basin has a drainage area of approximately 600 acres. This project was selected because the detention basin represents an opportunity to provide water quality improvement for a large drainage area that will address multiple downstream impairments. Data collected in this detention basin by the City as part of its MS4 program shows elevated levels of zinc, which is the pollutant of concern for the North Branch Wilsons Creek impairment. The detention basin retrofit in Project Area 1 and rain gardens in Project Area 2 are expected to provide pollutant reduction for nutrients, sediment, and metals. The feasibility of installing trash nets in each project area will be evaluated and, if feasible, are expected to provide pollutant reductions in trash and ease of maintenance for trash removal.

The detention basin is approximately 1.7 acres and consists of the concrete channel, a flood control weir structure, and mowed turf grass with some trees. The detention basin retrofit will be referred to as Project Area 1 in the implementation deliverables and budget. The outlet structure will be retrofitted to provide extended detention. The City has completed the purchase of an adjacent 1 acre property that is currently vacant open space to expand the basin to the east. This expansion will provide additional capacity necessary for the extended detention retrofit and allow runoff from Chestnut Expressway to be captured and treated in a wetland feature. Wetland features will be excavated and planted with native plants in the bottom of the basin on both sides of the existing concrete channel to allow for infiltration, evapotranspiration, and filtration of runoff. The feasibility of installing a trash net to capture trash will be evaluated as part of the project design. The feasibility depends on engineering analysis to ensure that a flow obstruction and flood risk is not created with the net and that it will be in an accessible location for maintenance. Existing trees will be preserved or transplanted if feasible. If the project requires a 404 permit, any tree clearing of suitable bat habitat will be done by the City's arborist crew in Feb-March 2025 prior to construction.

Project Area 2 will include green infrastructure improvements approximately 900 feet downstream of the basin in the City right-of-way at the intersection of College Street and Scenic Avenue where the Westport Branch concrete channel continues and receives runoff from surrounding roadways and land uses. On the east side of College Street, a rain garden approximately 4,000 square feet in size will be installed to capture and treat runoff from a residential and commercial area. On the west side of College Street, a rain garden approximately 8,000 square feet in size will be installed to capture and treat runoff from Chestnut Expressway and commercial properties. Smaller flows will be diverted into the rain garden with a flow diversion structure. Larger flows will bypass the rain garden and flow through the existing small concrete channel. The feasibility of installing a trash net will be evaluated as part of the design to capture trash from the pipe at the upstream end of the rain garden.

Environmental outcomes and measures of success will include:

- 2.7 acre detention basin retrofit including a one acre expansion, outlet structure retrofit, wetlands installation, establishment of native plants, and trash net installation if feasible;
- 2 rain gardens totaling 12,000 square feet, establishment of native plants, and trash net installation if feasible.
- Pollutant load reductions will be documented using the calculation method described in Section 8.a. Secondary data collected from monitoring conducted outside of the grant will be used to document concentrations of sediment and nutrients in runoff before and after the project for Project Area 1.
- If determined to be feasible, trash nets will be installed and maintained as part of the City efforts. The amount of debris collected will be tracked and reported in cubic yards during year 3 (post-construction).

The project will be designed by an engineering consultant selected from the qualifications-based shortlist that the Department of Environmental Services established for various projects in the 2023-2025 time period as described in Section 13. A design contract was executed with the selected consultant in January 2024. The consultant scope is more fully described in Section 13 and will include developing concept plans, preliminary plans (60% and 90% plans), and final plans. The concept plans will be completed prior to the 90-day pre-award period and the 60% plans will be completed during the pre-award period. This will allow for the project design and construction to be complete within the first two years of the grant. Year three will allow for additional construction time if needed, completion of final outreach deliverables, and documentation of pollutant load reductions and final reporting. Design costs may be documented as Other Match during the 90-day pre-award period. The project will be bid out for construction by a contractor using the City's standard bidding process as described in Section 13.

Attached is a map, grading sketches, and photos of the project areas. The project areas are located on City property and right-of-way and therefore no other means are necessary to protect the improvements. The project will be maintained by the City's Environmental Services and Public Works Departments. Environmental Services has two water quality crews dedicated to maintaining stormwater green infrastructure, including but not limited to sediment/debris removal, vegetation maintenance, and trash net maintenance.

The total estimated project cost is \$1,361,377 which includes design and construction costs. The estimated design costs for Project Areas 1 and 2 are \$78,306 and \$32,880, respectively, which will be non-federal match. The estimated construction cost for Project Area 1 is \$880,687. Grant funds will be used for \$280,000 and the remainder will be non-federal match. The estimated construction cost for Project Area 2 is \$369,504. Grant funds will be used for \$120,000 and the remainder will be non-federal match. A detailed breakdown of the construction cost is provided in the attached table. The funding source for the non-federal match is local wastewater revenue allocated for green infrastructure improvements.

7b. LAND MANAGEMENT PRACTICES IMPLEMENTAION DELIVERABLES WORKSHEET

Directions: This implementation deliverables worksheet should reflect the activities and products outlined in Section 7a above. Examples of deliverables related to BMP implementation include RFPs/MOUs/contracts, project designs, construction permits, BMP installation execution, etc. All activities discussed in the Section 7a. narrative and listed in this deliverables table should match. Link the estimated cost on this worksheet to the Detailed Budget by citing the line number(s) from the Budget worksheet. Provide the estimated load reductions expected for each BMP implemented. Add additional pages as needed in an attached document. If load reductions are expected for any pollutants not listed on worksheet, please include additional information in the narrative Section 7a.

BMP Implementation Activity	BMP Implementation Activity Deliverables	Number of Deliverable Units to be Completed	Deliverable Units	Estimated Cost (\$)	Detailed Budget Line #s	Estimated Load Reductions			
						Sediment (tons/year)	Total Nitrogen (lbs./year)	Total Phosphorus (lbs./year)	Bacteria (cfu/100 ml)
Project Area 1 Design	Final design plans	1	each	78,306.00	132				
Project Area 2 Design	Final design plans	1	each	32,880.00	133				
Project Area 1 Construction	Detention basin retrofit (2.7 acres)	1	each	880,687.00	134	42.93	2,785.00	152.00	
Project Area 2 Construction	Two rain gardens (12,000 sq. ft.)	1	each	369,504.00	135	2.29	162.00	4.00	
Trash Nets (if feasible)	Two nets (cost included in construction)	2	each						
TOTALS:				\$ 1,361,377.00	N/A	45.22	2,947.00	156.00	0.00

8a. ENVIRONMENTAL DATA COLLECTION AND MODELING NARRATIVE

Directions: Section 319 projects are required to document environmental improvements from project efforts in the form of pollutant load reductions, either through environmental data collection or modeling efforts. Note – pollutant load reduction estimates for water quality impairment pollutants **MUST** be reported. Load reductions for additional pollutants of concern may also be reported. If implementing an EPA-accepted watershed based plan, provide the page or section numbers in the plan where the monitoring needs are prescribed. The environmental data collection or modeling narrative should include the following information where applicable:

- Describe how pollutant load reductions will be estimated and how estimated reductions contribute to the pollutant load reductions needed as stated in the watershed based plan or total maximum daily load (TMDL) report.
- If using load reduction estimate information in the watershed based plan as part of reporting requirements, include the page number(s) in the plan where the information is located.
- **Environmental Monitoring (water quality, soil sampling, etc.):** Provide an overview of the chemical, physical or biological parameters to be collected; number and location of sites to be monitored, and how the sites were selected; sample collection frequency; who will be collecting the samples; and who will be completing the analytical work. A Quality Assurance Project Plan (QAPP) containing more specific information, such as sampling methods, locations and regime, must be submitted for DNR approval before monitoring (include QAPP submittal in Section 11. Schedule of Milestones).
- **Secondary Data Use:** Explain what data (e.g. water quality, soil, precipitation, stream flow, etc.) is needed and where the data is to be obtained (e.g., specific USGS stream gage number).
 - **Watershed or Water Quality Modeling:** If not using load reduction information as provided in the watershed based plan, provide the name and version number of the model(s) to be used to estimate load reductions, and who will be running the model(s). If known, please include the input data needed to run the model, the general assumptions that will be made and how the modeling results will be verified and reported. A Modeling QAPP with more specific detail, such as the model inputs that will be edited and the sources of data to be used in the model, must be submitted for DNR approval before beginning the modeling exercise. Be sure to include QAPP submittal in Section 11. Schedule of Milestones.

DETAILED DESCRIPTION OF DATA COLLECTION AND MODELING ACTIVITIES (ATTACH ADDITIONAL PAGES AS NEEDED)

Pollutant load reduction estimates in Section 7.b. were modeled off calculations from the City's Sustainable Return on Investment studies analyzing detention basin retrofits. The pollutant loadings to the watersheds were calculated using event mean concentrations from The National Stormwater Quality Database and annual runoff volume and land use were incorporated. The pollutant reduction calculations followed the approach from Center for Watershed Protection's Urban Stormwater Retrofit Practices, Manual 3 of the Urban Subwatershed Restoration Manual Series, dated August 2007. The calculations were completed assuming the project areas would act as bioretention as defined in this manual. This same method will be used to estimate pollutant load reductions for project completion. These estimated reductions will contribute to the pollutant load reduction goals for detention basin retrofits for the Headwaters Wilsons Creek HUC-12 subwatershed on page 140 of the James River Nonpoint Source Watershed Based Plan.

Secondary data from water quality monitoring conducted outside of the grant will be used as an additional method for estimating pollutant load reductions for Project Area 1. The cost of the monitoring will not be included in the grant funds or match. Monitoring will include stormwater sampling of a minimum of 10 storm events at the upstream and downstream ends of the detention basin before and after construction of the retrofit. Sampling will be conducted in accordance with established standard operating procedures. Samples will be analyzed at the City's Southwest Wastewater Plant Laboratory.

Trash collected in the trash nets will be measured and reported in cubic yards during the post-construction period in year 3. It is estimated that a total of 30 cubic yards of trash debris will be collected from the two nets in one year.

8b. ENVIRONMENTAL DATA COLLECTION AND MODELING DELIVERABLES WORKSHEET

Directions: List all project specific data collection and modeling deliverables described in Section 8a. Examples of deliverables related to data collection and modeling include monitoring and/or modeling QAPPs, repetitive water quality and/or biological monitoring events, soil sampling, etc. All activities discussed in the Section 8a. narrative and listed in this deliverables table should match. Link the estimated costs in this worksheet to the Detailed Budget by citing the line number(s) from the Budget worksheet.

Data Collection or Modeling Activity Deliverables	# of Deliverable Units to be Completed	Deliverable Units	Estimated Cost (\$)	Detailed Budget Line #s
Pollutant Load Reduction Estimates for Project Area 1	1	each	0.00	N/A
Pollutant Load Reduction Estimates for Project Area 2	1	each	0.00	N/A

9a. INFORMATION AND OUTREACH NARRATIVE

Directions: An information and outreach component may implement parts of the outreach program as prescribed in the watershed based plan and/or help the public become informed about the benefits of the proposed project. Provide a concise narrative of the project's outreach component and note the page and section number of the EPA-accepted watershed based plan where the information and outreach component(s) being implemented are described.

Include the following:

- Describe the outreach activities (e.g., workshops, fliers, brochures, field days, etc.).
- Describe the audience(s) that will be targeted for the outreach efforts (e.g., policy makers; producers; residential, urban, or rural communities).
- List the responsible party(ies) for each activity, if other than the applicant.
- List any activities planned to promote project progress and results (e.g., newsletters, news articles, tours, open house, etc.).
- Describe methods and measures of public participation or support (e.g., attendance sheets, survey results, etc.).
- Describe anticipated environmental or behavioral outcomes or measures of success (e.g., target 200 residents, 50 percent knowledge increase, 30 percent participating in cost-share program) and methods for evaluating the success of achieving those goals.

DETAILED DESCRIPTION OF INFORMATION AND OUTREACH ACTIVITIES (ATTACH ADDITIONAL PAGES AS NEEDED)

Outreach efforts will include the following activities described in the James River Watershed Management Plan:

- Community presentations (page 165)
- Educational signage (Page 165)
- Social media (Page 165)

Outreach efforts will primarily be targeted to the neighborhoods adjacent to the project. The project area is within or near the following three neighborhood organizations registered through the City's neighborhoods program: Heart of the Westside Neighborhood, Bissett Neighborhood, and Westside Neighborhood. Presentations about the project and its water quality benefits will be offered to these three neighborhoods at their regularly scheduled meetings to provide an opportunity for neighborhood input. Project information will also be published in the City's SGF Neighborhood News free publication which is distributed in print to all registered neighborhood organizations and available online at www.sgfneighborhoodnews.com. Outreach efforts will also target the general public through social media posts and an article on the Environmental Services blog about the project benefits, progress, and results. Educational signage will be installed at the project. The City will be responsible for all outreach activities. Public participation will be measured through attendance at neighborhood meetings. The primary measure of success will be to target attendance by 45 residents at the neighborhood meetings. The reach of social media posts and distribution numbers for the neighborhood news publication will also be tracked as outcomes. This project will not be tracking behavior change but will be focused on engaging the public, gaining interest and providing an overview of the benefits of the project.

9b. INFORMATION AND OUTREACH DELIVERABLES WORKSHEET

Directions: List all project specific outreach deliverables described in Section 9a. Examples of deliverables related information and outreach include presentation materials, workshops, meetings, signage, social media posts, field days, etc. All activities discussed in the Section 9a. narrative and listed in this deliverables table should match. Link estimated costs in this worksheet to the Detailed Budget by citing the line number(s) from the Budget worksheet for each deliverable.

Note: Reimbursable information and outreach activity costs shall not exceed 10 percent of the total federal funds requested, except under special circumstances that may warrant a specific exception that would be negotiated as part of the final award.

Information & Outreach Deliverables	Responsible Party	# of Deliverable Units to be Completed	Deliverable Units	Estimated Federal Award Cost (\$)	Detailed Budget Line #s
Total sponsoring agency personnel costs for information & outreach efforts (e.g. salary & fringe)	City of Springfield			0.00	
Presentations at neighborhood meetings	City of Springfield	3	3	0.00	N/A
Social Media Posts	City of Springfield	5	5	0.00	N/A
Article in Neighborhood News Publication	City of Springfield	1	1	0.00	N/A
Environmental Services Blog Article	City of Springfield	1	1	0.00	N/A
Informational Sign	City of Springfield	1	1	0.00	N/A
TOTAL ESTIMATED FEDERAL AWARD COST:				\$ 0.00	

10. PROJECT PARTNERS SUMMARY

Directions: List all the partners who have agreed to support the project by committing services, goods, or financial support, or have agreed to implement land management practices. Provide a brief explanation of each partner's contribution(s); include specific nonfederal match commitments and/or if subgrants will be awarded for planned activities. If subgrants will be awarded, discuss the need for MOUs/MOAs (include MOU/MOA development in Section 11. Schedule of Milestones).

Note: Applicant must complete the **Section 319 Project Match Commitment Form (MO 780-3007)** for each partner providing project match. These forms will be used in lieu of letters of commitment.

NARRATIVE SUMMARIZING PROJECT PARTNERS (ATTACH ADDITIONAL PAGES AS NEEDED)

This project will not have any partners committing services, goods, financial support, or implementation of practices. The City routinely works with James River Basin Partnership and anticipates they will be an informal partner engaged in sharing project information with their members and social media audiences. While the project is not anticipated to have any formal partners as defined in Section 10, the City's ongoing work and relationships with JRBP and neighborhood organizations present strong opportunities for engagement and support of the project.

11. SCHEDULE OF MILESTONES

Directions: Complete the schedule of milestones table with a comprehensive list of tasks and deliverables that will be completed to ensure project success. Add additional sheets as needed in an attached document.

Note: PROJECT QUARTERS ARE BASED UPON THE PROPOSED PROJECT START DATE (i.e. NOT calendar year quarters).

	DESCRIPTION OF OBJECTIVES/TASKS	MARK WITH AN "X" THE RANGE OF QUARTERS THE TASK IS TO BE COMPLETED – START TO FINISH											
		Year 1				Year 2				Year 3			
Goal 1	Prepare and Submit Required Reports	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12
	Quarterly Progress Reports	X	X	X	X	X	X	X	X	X	X	X	X
	Quarterly Invoices and Documentation	X	X	X	X	X	X	X	X	X	X	X	X
	Annual BMP & Load Reduction Report (by Oct 15)	X				X				X			
	Annual Water Quality Data Submission (by Oct 15)	X				X				X			
	Annual Project and MBE/WBE Reports (by Oct 15)	X				X				X			
	Annual FFATA submission	X				X				X			
	Annual Single Audit Documentation	X				X				X			
	Final Project Report (draft due 30 days prior to project end date)												X
Goal 2	Project Areas 1 and 2 Engineering Design	Year 1				Year 2				Year 3			
	Kick-off meeting and design workshops (prior to pre-award)	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12
	Field investigation and data review (prior to pre-award)												
	Hydrologic and hydraulic modeling (prior to pre-award)												
	Concept plans (prior to pre-award)												
	404 permitting determination (during 90-day pre-award)												
	60% design plans (during 90-day pre-award)												
	90% design plans	X											
	Final design plans and documents		X										
Goal 3	Project Areas 1 and 2 Construction	Year 1				Year 2				Year 3			
	Tree Clearing under 404 permit in Feb/March 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12
	Construction Bidding - Invitation for Bid Issued April 2025		X										
	Construction Start - Notice to Proceed Issued July 2025			X									
	Construction End - Final Completion May 2026				X								
								X					
Goal 4	Information and Outreach	Year 1				Year 2				Year 3			
	Presentations at neighborhood meetings	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12
	Social media posts	X						X					
	Article in Neighborhood News publication			X	X								
	Environmental Services blog article			X				X					
	Informational sign								X				
Goal 5	Pollutant Load Reduction Documentation	Year 1				Year 2				Year 3			
	Pollutant Load Reduction Estimates	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12
													X

12. SPONSORING AGENCY - PERSONNEL ROSTER WORKSHEETS

FEDERAL SECTION 319(h) GRANT FUNDS – This form must be completed whenever grant funds are requested for salary and fringe benefit costs. ONLY the employees of the sponsoring agency working on the project are eligible. Information provided must align with the Detailed Budget.

EMPLOYEE TITLE	NUMBER OF HOURS	HOURLY WAGE	TOTAL SALARY COSTS	HOURLY FRINGE RATE	TOTAL FRINGE COST	ADMINISTRATIVE DUTIES (YES OR NO)	ROLE / DESCRIPTION OF TASKS AND RESPONSIBILITIES
TOTALS	SALARY TOTAL: \$ 0.00		FRINGE TOTAL: \$ 0.00				

NONFEDERAL MATCH – This form **MUST** be completed if nonfederal funds in the form of salary and fringe benefit costs are used towards the nonfederal match grant requirement. **ONLY** the employees of the sponsoring agency working on the project are eligible. Information provided must align with the Detailed Budget.

EMPLOYEE TITLE	NUMBER OF HOURS	HOURLY WAGE	TOTAL SALARY COSTS	HOURLY FRINGE RATE	TOTAL FRINGE COST	ADMINISTRATIVE DUTIES (YES OR NO)	ROLE / DESCRIPTION OF TASKS AND RESPONSIBILITIES
TOTALS	SALARY TOTAL: \$ 0.00		FRINGE TOTAL: \$ 0.00				

13. CONTRACTUAL DELIVERABLES WORKSHEET AND NARRATIVE SUMMARY

Deliverables Worksheet Directions: A contractual deliverables worksheet must be completed when any part of a proposed project will be carried out under contract by a party other than the sponsoring agency. Link the estimated costs in this worksheet to the Detailed Budget by citing the line number(s) from the Budget worksheet for each deliverable. Please copy and add additional forms as needed.

Contractual Deliverables	Estimated Number of Units to be Completed	Estimated Cost per Unit (\$)	Estimated Total Cost (\$)	Detailed Budget Line #s
Project Area 1 Engineering Design	1.00	78,306.00	78,306.00	132
Project Area 2 Engineering Design	1.00	32,880.00	32,880.00	133
Project Area 1 Construction	1.00	880,687.00	880,687.00	134
Project Area 2 Construction	1.00	369,504.00	369,504.00	135
TOTAL CONTRACTUAL COSTS ASSOCIATED WITH THIS PROJECT (These items are to be included under Contractual in section 2d.)			\$ 1,361,377.00	

Narrative Directions: Briefly describe the process that will be employed by the sponsoring agency when selecting the contractors listed above.

Note: Any work from \$10,000 to 50,000 will require a three-quote process; work exceeding \$50,000 will require a formal bid or RFP process. Any project proposing work requiring an architect or engineering firm will need to follow a qualifications-based selection (QBS) process.

DETAILED NARRATIVE SUMMARIZING CONTRACTUAL ACTIVITIES (ADD ADDITIONAL PAGES AS NEEDED)

A qualifications-based selection process was conducted in fall 2022 to pre-qualify consultants to provide engineering and other professional services related to various potential project needs and categories throughout the Department of Environmental Services for the period of January 2023 to December 2025. One of the project categories included was water quality infrastructure. In accordance with the QBS process, a shortlist of 4 engineering firms was developed for the water quality infrastructure category based on review of the qualifications submitted. This pre-qualified shortlist was used to select an engineering firm for this project and negotiate a design contract, which was executed in January 2024. Per the design contract, the tasks that will occur prior to the 90-day pre-award period from January-June 2024 include a kick-off meeting, two design workshops, field investigation and data review, hydrologic and hydraulic modeling, and concept plan development. During the 90-day pre-award period from July-September 2024, the consultant will work with the U.S. Army Corps of Engineers to determine if a 404 permit is needed and complete the 60% design plans. During Quarter 1 from October - December 2024, the 90% design plans will be completed. By the end of Quarter 2 in March 2025, the final design plans and documents will be completed.

A formal bid process will be used to select a contractor for construction of the contract. The City's Purchasing Department will issue an invitation for bid for the project using the City's standard bidding process. If the project requires a 404 permit, any tree clearing of suitable bat habitat would be done by the City's arborist crew in Feb-March 2025. The estimated construction schedule is as follows. The invitation for bid will be issued in April 2025. Once the contractor is selected based on the lowest responsive bid, a Notice to Proceed will be given in July 2025 and the contractor will be given until May 2026 for final completion of the project including all construction, planting, and installation of trash nets (if feasible). Based on scheduling for other projects of this scope and size, this should be ample time to complete the project even with weather delays.

  MISSOURI DEPARTMENT OF NATURAL RESOURCES WATER PROTECTION PROGRAM DETAILED BUDGET TO ACCOMPANY FORMS 780-1896, 780-1947, 780-2123, AND 780-2124	Project Name:Westport Branch Green Infrastructure Project Project Start & End Date:10/01/2024 - 9/30/2027												
The detailed budget should provide enough information to clearly link to the project activities being proposed. A brief description of each budgeted line item shall be explained in the space provided for each budget category.	YEAR NUMBER 1			YEAR NUMBER 2			YEAR NUMBER 3			TOTALS			
	319 Federal	Match Nonfed	Other Match	319 Federal	Match Nonfed	Other Match	319 Federal	Match Nonfed	Other Match	319 Federal	Match Nonfed	Other Match	PROJECT TOTAL
SALARY Breakdown of cost by position: (include pay rates and % of FTE)													
Adminstrative Staff Activities <i>(must not be greater than 10% of the total 319 federal request) :</i>										Total Adminstrative Staff Activities			0
										0	0	0	0
										0	0	0	0
										0	0	0	0
										0	0	0	0
										0	0	0	0
										0	0	0	0
Technical/Program Staff Activities:										Total Technical/Program Staff Activities			0
										0	0	0	0
										0	0	0	0
										0	0	0	0
										0	0	0	0
										0	0	0	0
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TOTAL SALARY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FRINGE BENEFITS													
Adminstrative Staff Activities:										Total Adminstrative Staff Activities			0
										0	0	0	0
										0	0	0	0
										0	0	0	0
										0	0	0	0
										0	0	0	0
Technical/Program Staff Activities:										Total Technical/Program Staff Activities			0
										0	0	0	0
										0	0	0	0
										0	0	0	0
										0	0	0	0
										0	0	0	0
(%)										0	0	0	0
TOTAL FRINGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRAVEL Breakdown of cost:													
										0	0	0	0
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The detailed budget should provide enough information to clearly link to the project activities being proposed. A brief description of each budgeted line item shall be explained in the space provided for each budget category.	YEAR NUMBER 1			YEAR NUMBER 2			YEAR NUMBER 3			TOTALS			PROJECT TOTAL
	319 Federal	Match Nonfed	Other Match	319 Federal	Match Nonfed	Other Match	319 Federal	Match Nonfed	Other Match	319 Federal	Match Nonfed	Other Match	
TOTAL TRAVEL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EQUIPMENT (cost >\$1,000 per unit cost)													
Breakdown of cost:													
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[illegible]

Attachment F
SUBRECIPIENT INFORMATIONAL FORM
Federal Funding Accountability and Transparency Act 2006

Subrecipient Name: <u>City of Springfield</u>		
Address: <u>840 Boonville</u>		
City: <u>Springfield</u>	State: <u>MO</u>	
Zip + 4: <u>65802</u>	Congressional District: <u>7</u>	
DUNS #: <u>006852255</u>	CCR Expiration Date: _____	
Name of Parent Entity: _____		
Parent Entity DUNS #: _____		
Primary Location of Performance:		
Address: <u>840 Boonville Ave</u>		
City: <u>Springfield</u>	State: <u>MO</u>	
Zip + 4: <u>65801</u>	Congressional District: <u>7</u>	
Subrecipient's annual gross revenues exceed 80% or more in Federal funding	☐ Yes ☒ No	
Subrecipient's annual gross revenues equal or exceed \$25,000,000 in federal funding	☒ Yes ☐ No	
Public does not have access to information about the compensation of the senior executive through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a) or section 6104 of the Internal Revenue Code of 1986.	☐ Yes ☒ No	
If the answer to all the above was "Yes", provide the five most highly compensated officers' names and compensation for the calendar year in which this sub-agreement is being made. Compensation is defined as the cash and noncash dollar value earned by the executive during the sub-recipient's preceding fiscal year and includes the following (for more information see 17 CFR 229.402(c)(2)): (1) salary and bonus (2) awards of stock, stock options, and stock appreciation rights (use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with FAS 123R) (3) earnings for services under non-equity incentive plans (this does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees) (4) change in pension value (this is the change in present value of defined benefit and actuarial pension plans) (5) above-market earnings on deferred compensation which are not tax-qualified (6) other compensation (examples: severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property if the aggregate value for the executive exceeds \$10,000)		
Subrecipient's Highly Compensated Officers	Officer's Names	Officer's Compensation
	1.	
	2.	
	3.	
	4.	
	5.	
Comments:		
Prepared by:		
Name: <u>Tona Bowen</u>		
Title: <u>Financial Analyst Reporting</u>		
Email: <u>Tona.bowen@springfieldmo.gov</u>		
Phone Number: <u>417-864-1885</u>		
Authorized Signature:		Date:
Printed Name:		

ATTACHMENT G
BUSINESS ENTITY CERTIFICATION, ENROLLMENT DOCUMENTATION,
AND AFFIDAVIT OF WORK AUTHORIZATION

BUSINESS ENTITY CERTIFICATION:

The bidder/contractor must certify their current business status by completing either Box A or Box B or Box C on this Exhibit.

- | | |
|---------------|---|
| BOX A: | To be completed by a non-business entity as defined below. |
| BOX B: | To be completed by a business entity who has not yet completed and submitted documentation pertaining to the federal work authorization program as described at http://www.dhs.gov/files/programs/gc_1185221678150.shtm . |
| BOX C: | To be completed by a business entity who has current work authorization documentation on file with a Missouri state agency including Division of Purchasing and Materials Management. |

Business entity, as defined in section 285.525, RSMo, pertaining to section 285.530, RSMo, is any person or group of persons performing or engaging in any activity, enterprise, profession, or occupation for gain, benefit, advantage, or livelihood. The term “**business entity**” shall include but not be limited to self-employed individuals, partnerships, corporations, contractors, and subcontractors. The term “**business entity**” shall include any business entity that possesses a business permit, license, or tax certificate issued by the state, any business entity that is exempt by law from obtaining such a business permit, and any business entity that is operating unlawfully without such a business permit. The term “**business entity**” shall not include a self-employed individual with no employees or entities utilizing the services of direct sellers as defined in subdivision (17) of subsection 12 of section 288.034, RSMo.

Note: Regarding governmental entities, business entity includes Missouri schools, Missouri universities (other than stated in Box C), out of state agencies, out of state schools, out of state universities, and political subdivisions. A business entity does not include Missouri state agencies and federal government entities.

BOX A – CURRENTLY NOT A BUSINESS ENTITY

I certify that _____ (Company/Individual Name) **DOES NOT CURRENTLY MEET** the definition of a business entity, as defined in section 285.525, RSMo pertaining to section 285.530, RSMo as stated above, because: (check the applicable business status that applies below)

- ☐ I am a self-employed individual with no employees; **OR**
☐ The company that I represent employs the services of direct sellers as defined in subdivision (17) of subsection 12 of section 288.034, RSMo.

I certify that I am not an alien unlawfully present in the United States and if _____ (Company/Individual Name) is awarded a contract for the services requested herein under _____ (Bid/SFS/Contract Number) and if the business status changes during the life of the contract to become a business entity as defined in section 285.525, RSMo, pertaining to section 285.530, RSMo, then, prior to the performance of any services as a business entity, _____ (Company/Individual Name) agrees to complete Box B, comply with the requirements stated in Box B and provide the _____ (insert agency name) with all documentation required in Box B of this exhibit.

Authorized Representative's Name (Please Print)

Authorized Representative's Signature

Company Name (if applicable)

Date

ATTACHMENT G, continued

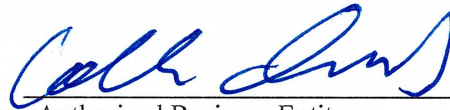
(Complete the following if you DO NOT have the E-Verify documentation and a current Affidavit of Work Authorization already on file with the State of Missouri. If completing Box B, do not complete Box C.)

BOX B – CURRENT BUSINESS ENTITY STATUS

I certify that City of Springfield, MO(Business Entity Name) **MEETS** the definition of a business entity as defined in section 285.525, RSMo, pertaining to section 285.530.

Collin Quigley

Authorized Business Entity Representative's
Name (Please Print)



Authorized Business Entity
Representative's Signature

City of Springfield, MO

Business Entity Name

5/30/23

Date

cquigley@springfieldmo.gov

E-Mail Address

As a business entity, the bidder/contractor must perform/provide each of the following. The bidder/contractor should check each to verify completion/submission of all of the following:

- ☐ Enroll and participate in the E-Verify federal work authorization program (Website: http://www.dhs.gov/files/programs/gc_1185221678150.shtm; Phone: 888-464-4218; Email: e-verify@dhs.gov) with respect to the employees hired after enrollment in the program who are proposed to work in connection with the services required herein; AND
- ☒ Provide documentation affirming said company's/individual's enrollment and participation in the E-Verify federal work authorization program. Documentation shall include EITHER the E-Verify Employment Eligibility Verification page listing the bidder's/contractor's name and company ID OR a page from the E-Verify Memorandum of Understanding (MOU) listing the bidder's/contractor's name and the MOU signature page completed and signed, at minimum, by the bidder/contractor and the Department of Homeland Security – Verification Division. If the signature page of the MOU lists the bidder's/contractor's name and company ID, then no additional pages of the MOU must be submitted; AND
- ☒ Submit a completed, notarized Affidavit of Work Authorization provided on the next page of this Exhibit.

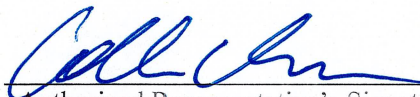
ATTACHMENT G, continued

AFFIDAVIT OF WORK AUTHORIZATION:

The bidder/contractor who meets the section 285.525, RSMo, definition of a business entity must complete and return the following Affidavit of Work Authorization.

Comes now Collin Quigley (Name of Business Entity Authorized Representative) as Deputy City Manager (Position/Title) first being duly sworn on my oath, affirm City of Springfield, MO (Business Entity Name) is enrolled and will continue to participate in the E-Verify federal work authorization program with respect to employees hired after enrollment in the program who are proposed to work in connection with the services related to contract(s) with the State of Missouri for the duration of the contract(s), if awarded in accordance with subsection 2 of section 285.530, RSMo. I also affirm that City of Springfield, MO (Business Entity Name) does not and will not knowingly employ a person who is an unauthorized alien in connection with the contracted services provided under the contract(s) for the duration of the contract(s), if awarded.

In Affirmation thereof, the facts stated above are true and correct. (The undersigned understands that false statements made in this filing are subject to the penalties provided under section 575.040, RSMo.)


Authorized Representative's Signature

Collin Quigley
Printed Name

Deputy City Manager
Title

5/30/23
Date

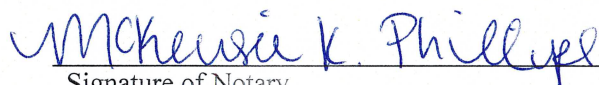
cquigley@springfieldmo.gov
E-Mail Address

126562
E-Verify Company ID Number

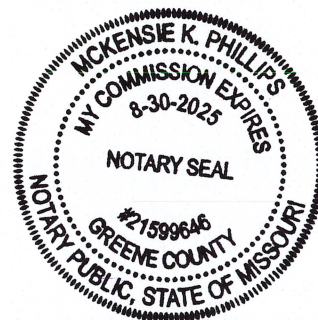
Subscribed and sworn to before me this 30th of May 2023. I am
(DAY) (MONTH, YEAR)

commissioned as a notary public within the County of Greene, State of
(NAME OF COUNTY)

Missouri, and my commission expires on 8-30-2025.
(NAME OF STATE) (DATE)


Signature of Notary

5/30/2023
Date



ATTACHMENT G, continued

(Complete the following if you have the E-Verify documentation and a current Affidavit of Work Authorization already on file with the State of Missouri. If completing Box C, do not complete Box B.)

BOX C – AFFIDAVIT ON FILE - CURRENT BUSINESS ENTITY STATUS

I certify that _____ (Business Entity Name) **MEETS** the definition of a business entity as defined in section 285.525, RSMo, pertaining to section 285.530, RSMo, and have enrolled and currently participates in the E-Verify federal work authorization program with respect to the employees hired after enrollment in the program who are proposed to work in connection with the services related to contract(s) with the State of Missouri. We have previously provided documentation to a Missouri state agency or public university that affirms enrollment and participation in the E-Verify federal work authorization program. The documentation that was previously provided included the following.

- ✓ The E-Verify Employment Eligibility Verification page OR a page from the E-Verify Memorandum of Understanding (MOU) listing the bidder's/contractor's name and the MOU signature page completed and signed by the bidder/contractor and the Department of Homeland Security – Verification Division
- ✓ A current, notarized Affidavit of Work Authorization (must be completed, signed, and notarized within the past twelve months).

Name of Missouri State Agency or Public University* to Which Previous E-Verify Documentation Submitted: _____

(*Public University includes the following five schools under chapter 34, RSMo: Harris-Stowe State University – St. Louis; Missouri Southern State University – Joplin; Missouri Western State University – St. Joseph; Northwest Missouri State University – Maryville; Southeast Missouri State University – Cape Girardeau.)

Date of Previous E-Verify Documentation Submission: _____

Previous Bid/Contract Number for Which Previous E-Verify Documentation Submitted: _____

(if known)

Authorized Business Entity Representative's
Name (Please Print)

Authorized Business Entity
Representative's Signature

E-Verify MOU Company ID Number

E-Mail Address

Business Entity Name

Date

FOR STATE USE ONLY

Documentation Verification Completed By:

Buyer

Date

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit B

Budget Adjustment
049

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
53300	08	33520	416010	000000	00000	\$400,000	Federal grant revenues from U.S. Environmental Protection Agency (EPA) Section 319 Nonpoint Source Pollution Grant Program through the Missouri Department of Natural Resources
Net Revenue Adjustment						\$400,000	

Expenditures:

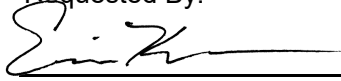
Fund	Dept	Org	Account	P&G	Location	Amount	Description
53300	08	33520	509110	000000	00000	\$400,000	Westport Branch Green Infrastructure Project
53300	08	33520	509110	103338	00000	3,200,000	Westport Branch Green Infrastructure Project
Net Expenditure Adjustment						\$3,600,000	

Fund Balance Appropriation:

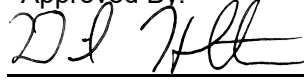
Fund	Title	Amount
53300	08 ES Clean Water Enterprise Fund	3,200,000

Explanation: To amend the FY2024-25 budget by appropriating \$400,000 of federal EPA Section 319 grant funds and \$3,200,000 of ES Clean Water Green Infrastructure reserves for the Westport Branch Green Infrastructure project.

Requested By:


Department Head 2-04-2025
Date

Approved By:


Director of Finance 2-04-2025
Date

Authorization:

Council Bill No. 2025-024
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date



EXPLANATION TO COUNCIL BILL 2025-025 (HARDINGER)

FILED: 01/21/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A special ordinance authorizing the City Manager, or designee, to accept grant funds in an amount of up to \$220,930 from the U.S. Department of Energy's Energy Efficiency and Conservation Block Grant voucher program to partially fund the replacement of existing windows as part of the Historic City Hall Rehabilitation project; amending the budget of the Department of Public Works for Fiscal Year 2024-2025 in the amount of \$220,930 upon award of the grant; and declaring that this Ordinance qualifies as a one-reading bill pursuant to Section 2.16(25) of the City Charter.

PURPOSE: Authorizing the City Manager, or designee, to accept and budget \$220,930.00 in Energy Efficiency and Conservation Block Grant voucher program funding from the U.S. Department of Energy to partially fund the replacement of existing windows as part of the Historic City Hall Rehabilitation project.

BACKGROUND INFORMATION: The Energy Efficiency and Conservation Block Grant ("EECBG") is a program funded by the U.S. Department of Energy ("USDOE") and made possible by funds from the Bipartisan Infrastructure Law ("BIL"). The purpose of the EECBG is to encourage energy efficiency, energy conservation, and emissions reductions. It is a formula-based program, through which the City of Springfield has been allocated up to \$220,930.

Through Resolution 10785, adopted October 21, 2024, City Council authorized staff to apply for the voucher program funding to partially reimburse the cost of window replacements included in the Historic City Hall Rehabilitation project. Staff received notification from the EECBG Rebate and Portal Administrator on November 26, 2024, that the City's application has been approved, and the City may proceed with the purchase and installation. The notification ("Exhibit A") includes details on the required project documentation and reimbursement process and the proposed budget adjustment is attached as "Exhibit B".

Construction of the City Hall Rehabilitation project is anticipated to begin in March 2025, subject to City Council approval.

Supports the following 2025 City Council Priorities:

- Quality of Place
- Fiscal Sustainability and Accountability



- Economic Vitality

REMARKS: Public Works recommends approval of this Council bill and budget adjustment.

Submitted By: Eric Claussen, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 1/30/2025

Attachments:

1. EECBG Grant_ord
2. EECBG Grant Acceptance_ExhA
3. EECBG Grant Acceptance BA_ExhB

One-rdg. X
P. Hrngs.
Pgs. 7
Filed: 02-04-25

Sponsored by: Hardinger

First Reading:

Second Reading:

COUNCIL BILL 2025-025

SPECIAL ORDINANCE

AN ORDINANCE

AUTHORIZING the City Manager, or designee, to accept grant funds in an amount of up to \$220,930 from the U.S. Department of Energy's Energy Efficiency and Conservation Block Grant voucher program to partially fund the replacement of existing windows as part of the Historic City Hall Rehabilitation project; amending the budget of the Department of Public Works for Fiscal Year 2024-2025 in the amount of \$220,930 upon award of the grant; and declaring that this Ordinance qualifies as a one-reading bill pursuant to Section 2.16(25) of the City Charter.

WHEREAS, the Energy Efficiency and Conservation Block Grant ("EECBG") is a program funded by the U.S. Department of Energy ("USDOE") using funds from the Bipartisan Infrastructure Law ("BIL"); and

WHEREAS, by Resolution 10785, City Council authorized staff to apply for EECBG program funding to partially reimburse the cost of window replacements included in the Historic City Hall Rehabilitation project; and

WHEREAS, the City's application was approved and the City has been allocated up to \$220,930.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or designee, is authorized to accept a grant from the U.S. Department of Energy ("USDOE") in the amount of up to \$220,930 to partially reimburse the cost of window replacements in the Historic City Hall Rehabilitation project, and to do all things necessary to receive and disburse such funds, including, but not limited to, those steps identified by the USDOE "Exhibit A," which is attached hereto and incorporated herein by this reference.

Section 2 – City Council hereby authorizes the amendment of the budget of the Department of Public Works upon the awarding of grant funds for Fiscal Year 2024-

2025 in the accounts and in the amounts shown on Budget Adjustment No. 048, a copy of which is attached hereto and incorporated herein by reference as "Exhibit B."

Section 3 – The City Council hereby finds that the budget adjustment made above has been recommended by the City Manager.

Section 4 – The City Manager, or designee, is directed to cause the appropriate accounting entries to be made in the books and records of the City.

Section 5 – City Council hereby finds and declares this Ordinance relates to the acceptance of a grant from a state or federal agency and, pursuant to Section 2.16(25) of the City Charter, this Ordinance may be passed in one reading. Therefore, this Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Kyle Tollett, Assistant City Attorney

Approved for Council action: Colleen Sykes, Interim City Manager

EXHIBIT A

From: [EECBG Vouchers](#)
To: [Dancey, Tom](#)
Cc: [Roberts, Erick](#)
Subject: Department of Energy EECBG Voucher Preapproval – Springfield, MO
Date: Tuesday, November 26, 2024 3:53:17 PM
Attachments: [Post-Installation User Guide.pdf](#)
[FARC 6.17.24.pdf](#)

Congratulations! The U.S. Department of Energy has approved your Energy Efficiency and Conservation Block Grant (EECBG) Program Equipment Rebate Voucher application. **This email serves as the official notice that you may now proceed with equipment purchase and installation.**

Next steps:

- Start your project! For information, please refer to the [EECBG Voucher Handbook](#) and the [EECBG Program website](#).
- We recommend that all entities review their state's executed historic preservation programmatic agreement (PA) by visiting [DOE's website](#) that lists out each state's executed PA. If your application includes activities that require consultation with your state historic preservation office, you are responsible for reaching out to your state's SHPO contact to complete any required reviews.
- Please review the attached Federal Assistance Reporting Checklist (FARC) for details on required reporting. (Note: The highlighted reports may or may not apply to your project.)
 - For more information, please see DOE's Equipment Voucher Reporting webinar [recording](#) and [slides](#).
- Per the Handbook: "Following application approval, eligible entities have up to two years to use their EECBG Program voucher funds with the option to request a no-cost extension."
- Once your entire project is complete and all costs paid, see the attached Post-Installation User Guide for instructions on requesting voucher reimbursement.
- You are invited to join an [EECBG Program Blueprint Cohort](#) to meet monthly with other EECBG governments across [13 clean energy topic areas](#) and learn from experts, discuss challenges/best practices, and answer questions. [Sign up here](#) to join a cohort relevant to your EECBG Program project or your community's broader clean energy goals. *Have a question about the cohorts? Reach out to TechnicalAssistance@hq.doe.gov.*

If you need additional assistance or have any questions, please get in touch with us at this email address (EECBGVouchers@icf.com) and reference your application number below:

Application Number: IA-0000001343

Thank you,

EECBG Rebate & Portal Administrator

ICF – Supporting DOE’s Energy Efficiency and Conservation Block Grant (EECBG) Program

Email: EECBGVouchers@icf.com

Portal: <https://doerebates.my.site.com/eecbgvouchers>

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit B

Budget Adjustment
048

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46060	20	73020	416010	100912	00000	\$ 220,930	Energy Efficiency & Conservation Block Grant from U.S Dept of Energy
Net Revenue Adjustment						\$ 220,930	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46060	20	73020	509110	100912	00000	\$ 220,930	Energy Efficiency & Conservation Block Grant for Historic City Hall Windows Rehab
Net Expenditure Adjustment						\$ 220,930	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2024-25 budget by appropriating \$220,930 from the Energy Efficiency and Conservation Block Grant through the U.S Department of Energy to replace existing windows as part of Historic City Hall Rehabilitation project.

Requested By:

Approved By:

Authorization:

Department Head _____ Date _____

Director of Finance _____ Date _____

City Manager _____ Date _____

Council Bill No. _____
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-026 (HORTON)

FILED: 01/22/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.65 acres of property generally located at 2224 and 2234 West Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District; and adopting an updated Official Zoning Map. (By: Paul Mueller Company; 2224 & 2234 W. Phelps Street; Z-32-2024).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.65 acre of property generally located at 2224 & 2234 West Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
ZONING CASE NUMBER Z-32-2024

The applicant is requesting to approximately 0.65 acre of property generally located at 2224 & 2234 W. Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District.

The applicant intends to expand an off-street parking lot to serve the manufacturing use to the west. The off-street parking lot to the west has existed since 1980.

REMARKS: The Planning and Zoning Commission held a public hearing on January 16, 2025, and recommended approval, by a vote of 8 to 0.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The Comprehensive Plan's Land Use & Development chapter identifies the subject property as the Traditional Neighborhood placetype. 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.

2. The placetype recommends 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. It also recommends lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.

3. While the LB District appears to be inconsistent with existing zoning and land uses to the north, east and south, the proposed new off-street parking lot would be permitted in this district to serve the existing Mueller manufacturing operation to the west. The off-street parking lot has existed on the western half of this property since at least 1980. The LB district is far more restrictive on incompatible uses than a rezoning to HM, which is consistent with the zoning across Warren Avenue. The range of uses in the proposed LB district were designed to be compatible with lesser intense residential uses. Because the permitted retail and personal service uses may be an integral part of the neighborhood, more restrictive requirements for light, air, open space, building design and landscaping are made than are provided in other commercial districts.

4. The development of the property will require a bufferyard along the east and south property lines immediately adjacent to the R-SF, Single-Family Residential zoning district. The minimum bufferyard required between LB and R-SF would be a bufferyard "Type C" at least fifteen (15) feet wide. For each one hundred (100) linear feet of bufferyard, there must be one (1) canopy tree, two (2) understory trees, two (2) evergreen trees and ten (10) shrubs. A bufferyard type S2 is required along the north side of the property that is across from Phelps Street. This bufferyard is a minimum of 15 feet in depth with plantings. A structure (i.e. fence, wall, berm or hedge row) is not required as part of this bufferyard S2. This property will qualify for a narrow or shallow lot exemption which would allow the bufferyard to be reduced to 10 feet along the south property line with a solid fence and 10 feet along the north side of the property with screening from the off-street parking along Phelps Street.

5. The west side of the property will require perimeter landscaping along Warren Avenue and interior landscaping will be required if over 30 off-street parking spaces are provided following the requirements of Section 36-482, bufferyards and landscaping.

6. The subject property is located along Phelps Street and Warren Avenue, classified as local roadways. The properties were administratively combined into one lot in 2024.

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 development.

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. A traffic study may be required at the time of development.



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: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood Placetype and on the finding of facts above.

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 1/30/2025

Attachments:

1. Z-32-2024 2224 and 2234 West Phelps Street
2. Z-32-2024_exhA
3. Z-32-2024_exhB
4. Z-32-2024_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 32
Filed: 02-04-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-026

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 0.65 acres of property generally located at 2224 and 2234 West
4 Phelps Street from R-TH, Residential Townhouse District to LB,
5 Limited Business District; and adopting an updated Official Zoning
6 Map.
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 2224 and 2234 West Phelps Street from R-TH, Residential
11 Townhouse District to LB, Limited Business District; and
12

13 WHEREAS, following proper notice, the Planning and Zoning Commission held a
14 public hearing on January 16, 2025, a copy of the Record of Proceedings from said
15 public hearing being attached hereto and incorporated herein by this reference as
16 "Exhibit B," and said Commission made a recommendation of approval by a vote of 8 to
17 0; and
18

19 WHEREAS, the City has reviewed the applicant's request and prepared a staff
20 report concerning the application, which is attached hereto and incorporated herein by
21 this reference as "Exhibit C"; and
22

23 WHEREAS, proper notice was given of a public hearing before City Council, and
24 said hearing was held in accordance with the law.
25

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 SPRINGFIELD, MISSOURI, as follows, that:
28

29 Section 1 – The property generally located at 2224 and 2234 West Phelps Street
30 and described in "Exhibit A," which is attached hereto and incorporated herein by this
31 reference, is hereby rezoned from R-TH, Residential Townhouse District to LB, Limited
32 Business District. Springfield Land Development Code, Section 36-306, 'Official zoning
33 map and rules for interpretation,' is hereby amended, changed, and modified consistent

34 with this Ordinance.

35
36 Section 2 – City Council hereby directs the City Manager, or designee, to update
37 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
38 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
39 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
40 rules of interpretation.'

41
42 Section 3 – The Official Zoning Map herein adopted shall be maintained and
43 archived in the same digital form in which this Council has approved its adoption.

44
45 Section 4 – This Ordinance shall be in full force and effect from and after
46 passage.

47
48 Passed at meeting: _____

50
51 _____
52 Mayor

53 Attest: _____, City Clerk

54
55 Filed as Ordinance: _____

56
57 Approved as to form: Laura Vales, Assistant City Attorney

58
59 Approved for Council action: Colin Sykes, Interim City Manager
60
61

EXHIBIT A
LEGAL DESCRIPTION

ALL OF LOTS 16, 17, & 18, BLOCK 1, OF HASELTINE'S GULF ADDITION, ALL BEING IN
SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT B
RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 16, 2025

Z-32-2024 COD 265
2224 & 2234 West Phelps Street
Applicant: Paul Mueller Company

Mr. Neal states that this is a request to rezone approximately 0.65 acre of property from R-TH, Residential Townhouse District to LB, Limited Business District.

Mr. Scott asked about the screening to the north side and if it is kind of a traditional 4-foot solid wood fence. Mr. Sparlin noted that it will be landscape screening from the parking area.

Mr. Daniel Richards, 1200 E. Woodhurst Drive and stated that they proposing to expand the existing parking lot by purchasing the lots next door and at the neighborhood meeting the majority were okay with the project and here to answer any questions.

Mr. Colony asked for clarification that the trees and the house have currently been removed.

Mr. Sparlin noted that it is currently a vacant lot.

Mr. Nicholas Falley, 2303 W. Phelps Street has various concerns, i.e., traffic, noise, pollution, and residential safety (children) and here also on behalf of another citizen. He states that Mueller has a growing problem in the neighborhood and believes that Mueller has disregarded the noise problems that they are generating by early morning and late-night operations. He also gave examples of nuisance traffic levels, i.e., heavy machinery, semi-trucks, etc., which have trespassed on yards causing deep ruts, examples of air pollution, etc., and would like these to be addressed by City staff.

Commission members asked if he has made any complaints regarding noise pollutions, etc., and he stated that he has made complaints.

Mr. Hosmer noted that he should contact his City Council representative since Mr. Falley has not had these issues resolved.

Mr. Colony stated that his concerns were valid and should be addressed.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Z-32-2024 COD 265; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.



Bob Hosmer, AICP
Planning Manager



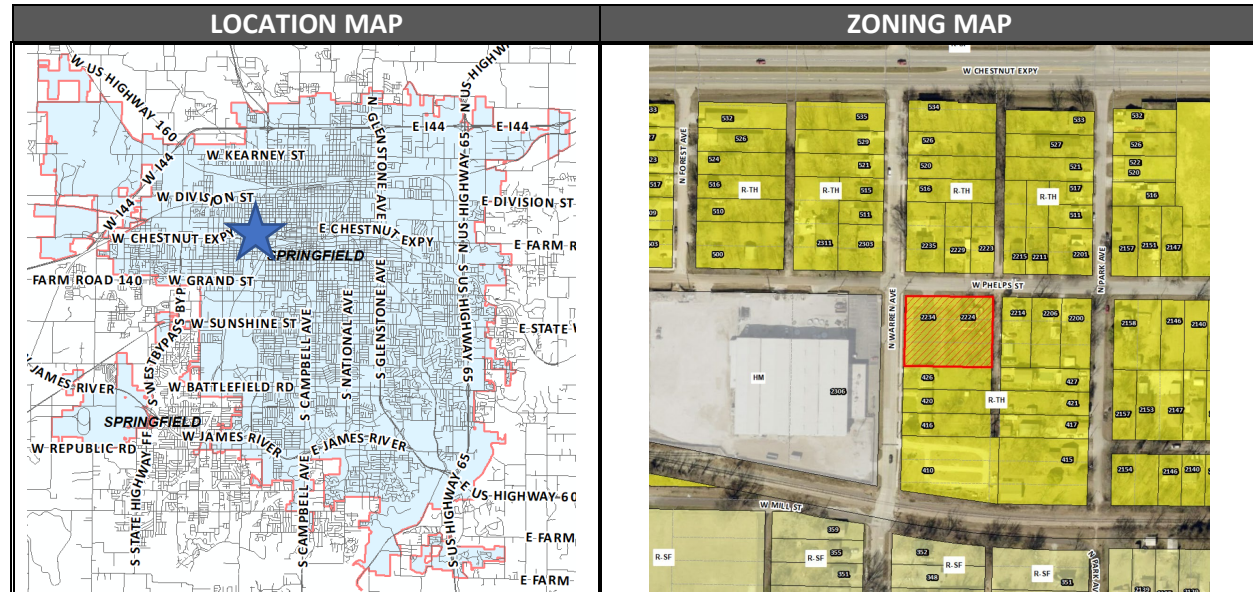
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-32-2024
Location:	2224 & 2234 W. Phelps Street
Total Acres:	0.65 acre
Applicant:	Paul Mueller Company
Existing Land Use:	Off-street parking lot and single-family residential uses
Neighborhood Meeting:	November 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
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-32-2024 (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 0.65 acre of property generally located at 2224 & 2234 W. Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District.

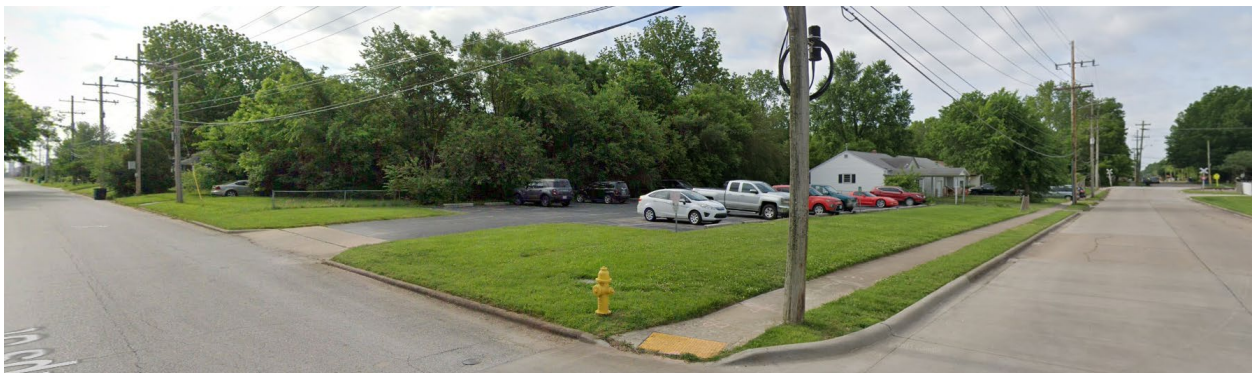


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The subject property was rezoned to R-TH district in the city-wide remapping in 1995.

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 LB
Use Limitations	(a) All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities, and day

DEVELOPMENT REVIEW STAFF REPORT

	care activities shall be conducted entirely within a completely enclosed building. (b) No individual retail store, personal service establishment or other permitted use shall have a gross floor area greater than 5,000 square feet. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22). (f) 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.
Maximum Height	1. Principal building: 25 feet. 2. 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 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. c. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or an approved preliminary plat in accordance with the city's subdivision regulations. 2. <i>Side yard</i>: None, except as required by section 36-453, supplemental open space and yard regulations. 3. <i>Rear yard</i>: 20 percent of the lot depth or ten feet whichever is greater. No more than 25 feet shall be required.
Minimum Open Space	(a) <i>Minimum open space</i>: 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

DEVELOPMENT REVIEW STAFF REPORT

	streets. Open space shall contain living ground cover and other landscaping materials. (b) <i>Maximum impervious surface</i>: The combined area occupied by all main and accessory buildings or structures, parking, loading and other paved areas and any other surfaces which reduce and prevent absorption of stormwater shall not exceed 80 percent of the total area unless modified in accordance with subsection 36-482(15).
Buffering and Landscaping	Whenever any development in a LB 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. A landscape plan, meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, has been approved.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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.

DEVELOPMENT REVIEW STAFF REPORT

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.
- 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.

DEVELOPMENT REVIEW STAFF REPORT

- 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

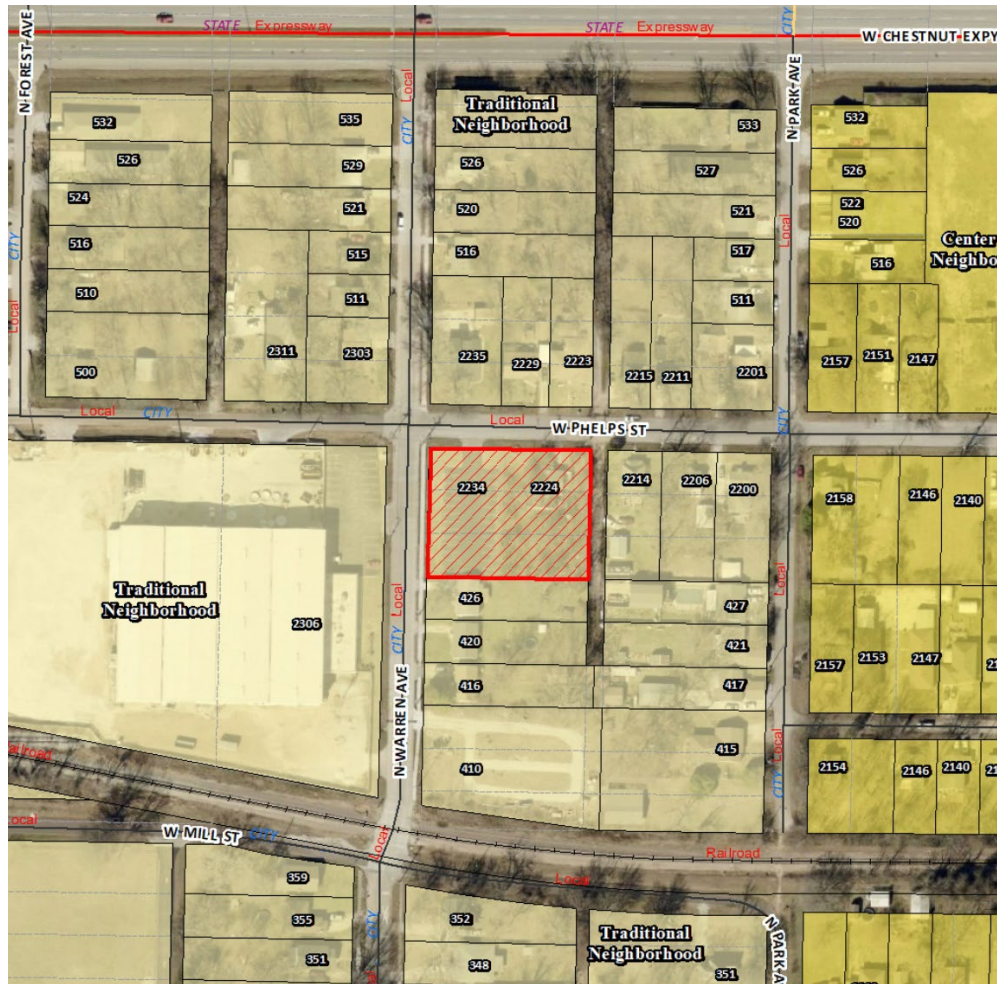
- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the 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.

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	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-TH	R-TH	R-TH	HM
LAND USE	Single-family residential uses	Single-family residential uses	Single-family residential uses	Manufacturing uses
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed planned development.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning. Each property has access to public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

MISSOURI DEPARTMENT OF TRANSPORTATION:

No issues with rezoning. Access to Division and West Bypass subject to approval by MoDOT as development occurs.

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	W. Phelps Street	Local	City	25	25	NA	Yes	No	No
Street 2	N. Warren 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 are no bus stops near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study may be required at the time of development.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

The property is in the **Spring 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 **is determined at time of development**.

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. The rezoning from R-SF to LB is not triggering a flood control requirement. Detention is determined at time of development.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.65 acre of property generally located at 2224 & 2234 W. Phelps Street from R-TH, Residential Townhouse District to LB, Limited Business District. The applicant intends to construct an off-street parking lot.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional Neighborhood placetype. 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

DEVELOPMENT REVIEW STAFF REPORT

housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

3. The placetype recommends 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. It also recommends lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
4. While the LB District appears to be inconsistent with existing zoning and land uses to the north, east and south, the proposed new off-street parking lot would be permitted in this district to serve the existing Mueller manufacturing operation to the west. The off-street parking lot has existed on the western half of this property since at least 1980. The LB district is far more restrictive on incompatible uses than a rezoning to HM, which is consistent with the zoning across Warren Avenue. The range of uses in the proposed LB district were designed to be compatible with lesser intense residential uses. Because the permitted retail and personal service uses may be an integral part of the neighborhood, more restrictive requirements for light, air, open space, building design and landscaping are made than are provided in other commercial districts.
5. The development of the property will require a bufferyard along the east and south property lines immediately adjacent to the R-SF, Single-Family Residential zoning district. The minimum bufferyard required between LB and R-SF would be a bufferyard "Type C" at least fifteen (15) feet wide. For each one hundred (100) linear feet of bufferyard, there must be one (1) canopy tree, two (2) understory trees, two (2) evergreen trees and ten (10) shrubs. A bufferyard type S2 is required along the north side of the property that is across from Phelps Street. This bufferyard is a minimum of 15 feet in depth with plantings. A structure (i.e. fence, wall, berm or hedge row) is not required as part of this bufferyard S2. This property will qualify for a narrow or shallow lot exemption which would allow the bufferyard to be reduced to 10 feet along the south property line with a solid fence and 10 feet along the north side of the property with screening from the off-street parking along Phelps Street.
6. The west side of the property will require perimeter landscaping along Warren Avenue and interior landscaping will be required if over 30 off-street parking spaces are provided following the requirements of Section 36-482, bufferyards and landscaping.
7. The subject property is located along Phelps Street and Warren Avenue, classified as local roadways. The properties were administratively combined into one lot in 2024.
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 development.
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.

DEVELOPMENT REVIEW STAFF REPORT

10. The impact the uses, which would be permitted if the property were rezoned, will not significantly increase the volume of vehicular and pedestrian traffic, or reduce traffic safety in the vicinity. A traffic study may be required at the time of development.
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.
13. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
14. The applicant held a neighborhood meeting on November 19, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
15. 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 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 HM
(existing zoning) (proposed zoning)
2. Meeting Date & Time: November 19, 2024; 4-6:30 pm
3. Meeting Location: Springfield Fire Station #8 Community Room, 1405 S Scenic Ave
4. Number of invitations that were sent: 117
5. How the mailing list was generated: City of Springfield
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).

See attached neighborhood comments and response letter.

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

See attached neighborhood comments and response letter.

I, Martha Middleton (print name), attest that the neighborhood meeting was held on 11/19/2024 (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

Neighborhood Meeting Notice

Date of Letter:

November 8, 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: Lee Engineering & Associates, LLC

Address: 1200 E Woodhurst Dr, Suite D200

City, State and Zip: Springfield, MO 65804

Phone Number: (417) 886-9100

E-mail: drichards@leeengineering.biz

PROJECT LOCATION: 2224 & 2234 W Phelps

PROPOSED CHANGES:

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

Rezone from Residential Townhouse District (R-TH) to Heavy Manufacturing District (HM) to allow the parking lot for Paul Mueller to be expanded.

PUBLIC NEIGHBORHOOD MEETING

Date of Meeting: November 19, 2024

Location of Meeting: Springfield Fire Station #8 Community Room
1405 S Scenic Ave, Springfield, MO 65807

Time of Meeting: ● 4:00pm to 6:30pm

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

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:		Telephone No.	
YOUR NAME:			
YOUR ADDRESS:			
PROJECT ADDRESS:			
COMMENTS:			

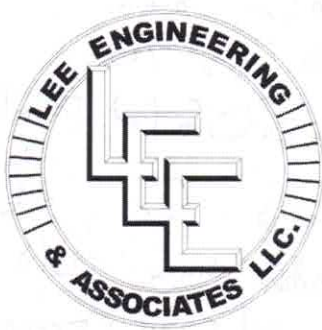
2224 & 2234 W Phelps Rezone Exhibit



OWN1	Own_Addr	CITYNAME	STATECODE	ZIP1
HS INVESTMENTS LLC	2545 E DIVISION ST	SPRINGFIELD	MO	65803
ONEIL, LUKE J	2200 W PHELPS ST	SPRINGFIELD	MO	65802
SLF INVESTMENTS LLC	12716 HIGHWAY 174	BILLINGS	MO	65610
P & B HOLDINGS LLC	3048 SE CLIFTON AVE	SPRINGFIELD	MO	65808
LEVY, PATRICIA	426 N WARREN AVE	SPRINGFIELD	MO	65802
COLE, ALEX	420 N WARREN AVE	SPRINGFIELD	MO	65802
SIMS, CAROLE L TR	887 RONDA SEVILLA	LAGUNA WOODS	CA	92637
BRETZ, WILLIAM	417 N PARK AVE	SPRINGFIELD	MO	65802
WILLIAMS, STEVEN L ETAL	2506 N KELLETT AVE	SPRINGFIELD	MO	65803
TACKETT, ERIC	427 N PARK AVE	SPRINGFIELD	MO	65802
VIGIL, EVELYN MARLENE	3632 S DAYTON AVE	SPRINGFIELD	MO	65807
BARTLEY GROUP LLC	2131 W REPUBLIC RD	SPRINGFIELD	MO	65804
BAJA HOME INVESTMENTS LLC	2244 S EDGEWATER DR	SPRINGFIELD	MO	65804
LANCASTER, JOHN P	7761 N FARM ROAD 105	WILLARD	MO	65781
CEDERBLOM FAMILY TRUST	3048 S CLIFTON AVE	SPRINGFIELD	MO	65807
BELLOTTI, PAUL R	2546 S GLENWOOD TER	SPRINGFIELD	MO	65804
GIBSON, JAMES E ETAL TR	5089 FOREST HILL IRENE RD	MEMPHIS	TN	38125
PERRY, KELLY	2223 W PHELPS ST	SPRINGFIELD	MO	65802
HENSON, VERNON L ETAL	2229 W PHELPS ST	SPRINGFIELD	MO	65802
BOURG, BETSY	2235 W PHELPS ST	SPRINGFIELD	MO	65802
SIGLER, RICHARD N	516 N WARREN AVE	SPRINGFIELD	MO	65802
BEEZLEY, SPENCER	3330 S CARRIAGE AVE	SPRINGFIELD	MO	65809
JDP PARTNERS LLC	644 S SCENIC AVE	SPRINGFIELD	MO	65802
RUBLE, MARTHA S REVOCABLE TRUST	2105 N FARM ROAD 97	SPRINGFIELD	MO	65802
AFFORDABLE HOUSING ACTION BOARD OF SPLFD	430 E BOB BARKER BLVD	SPRINGFIELD	MO	65802
ALIOTO, JAMES ANTHONY	533 N PARK AVE	SPRINGFIELD	MO	65802
PARRETT, WANDA F (CAVIN)	529 N WARREN ST	SPRINGFIELD	MO	65802
BENBEN INVESTMENTS LLC	1736 E SUNSHINE ST	SPRINGFIELD	MO	65804
STOUT RENTALS LLC	681 E SIMPSON ST	WILLARD	MO	65781
FALLEY, NICHOLAS	2303 W PHELPS ST	SPRINGFIELD	MO	65802
FAJARDO, MADAY STEFANY GARCIA	2311 W PHELPS ST	SPRINGFIELD	MO	65802
DACKS LLC	1604 E WOOD OAKS ST	SPRINGFIELD	MO	65804
JET FAMILY INVESTMENTS LLC	2841 S CLAREMONT AVE	SPRINGFIELD	MO	65804
CASH, FRANKIE	516 N FOREST AVE	SPRINGFIELD	MO	65802
EZ BZ PROP LLC	3010 E BATTLEFIELD	SPRINGFIELD	MO	65804
JMANNING HOLDINGS LLC	1838 E BENNETT ST	SPRINGFIELD	MO	65804
RAMSEY, ETHAN	532 N FOREST AVE	SPRINGFIELD	MO	65802
HICKS, RICK L	2135 W PHELPS ST	SPRINGFIELD	MO	65802
OPTIMA PROPERTIES LLC	2733 E BATTLEFIELD	SPRINGFIELD	MO	65804
LEWELLEN, SHERRYL	2151 W PHELPS ST	SPRINGFIELD	MO	65802
SMITH, CATHY	2157 W PHELPS ST	SPRINGFIELD	MO	65802
HASLIP, BOBBY R ETAL	516 N PARK AVE	SPRINGFIELD	MO	65802
WOLFF, ANTHONY J	4835 S GLENN AVE	SPRINGFIELD	MO	65810
LARSON, SHAWN A	526 N PARK AVE	SPRINGFIELD	MO	65802
HENRY, DAWSON	532 N PARK AVE	SPRINGFIELD	MO	65802
LS 31 INVESTMENT GROUP LLC	1628 S CAMPBELL AVE	SPRINGFIELD	MO	65807

RITZ, CATHY M REVOCABLE LIVING TRUST	5432 W SKYLER DR	SPRINGFIELD	MO	65802
MIAKOTA, VLADIMIR ETAL	2139 W WALL ST	SPRINGFIELD	MO	65802
BEASLEY, JAMES S	PO BOX 5913	SPRINGFIELD	MO	65801
WEBERS ASSETS LLC	PO BOX 833	REPUBLIC	MO	65738
SLEZAK, SCOTT J	2158 W PHELPS ST	SPRINGFIELD	MO	65802
G4 GROUP LLC	7602 SPIREA DR	PORT RICHEY	FL	34668
J M LEWIS LLC	9488 MOONSHADOW LN	SPRINGFIELD	MO	65802
FERWALT, JOSEPH	1744 E LAKEWOOD AVE	SPRINGFIELD	MO	65804
ENLOW, SHAWN	2139 W WATER ST	SPRINGFIELD	MO	65802
LIGHT TO THE NATIONS, A	313 ARBOR AVE	WEST CHICAGO	IL	60185
MY BOYS LLC	5248 GRANT RD	MORRISVILLE	MO	65710
ALH INVESTMENTS LLC	508 W CHESTNUT BLVD	NIXA	MO	65714
CALHOUN, IVAN ETAL	344 N WARREN AVE	SPRINGFIELD	MO	65802
GREENWOOD INVESTMENT GROUP LLC	3225 MCLEOD DR	LAS VEGAS	NV	89121
APPALACHIAN ESTATES LLC	500 W CHESTNUT EXPY	SPRINGFIELD	MO	65801
PAYNE, CYNTHIA	351 N WARREN AVE	SPRINGFIELD	MO	65802
MAGA HOLDINGS 2 LLC	PO BOX 1158	OZARK	MO	65721
SCHMIDT, DEANA L	2747 W ELM ST	SPRINGFIELD	MO	65802
SPRINGFIELD SCHOOL DIST	940 N JEFFERSON AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2429 W MILL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2306 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2206 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2214 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	416 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	410 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	421 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	415 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	521 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	517 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	511 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2201 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2211 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2215 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	520 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	526 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	534 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	527 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	535 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	529 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	521 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	515 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	511 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	500 N FOREST AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	510 N FOREST AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	524 N FOREST AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	526 N FOREST AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2147 W PHELPS ST	SPRINGFIELD	MO	65802

CURRENT RESIDENT/BUSINESS OWNER	520 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2136 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2157 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2135 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2147 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2140 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2146 W PHELPS ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2136 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2140 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2146 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2154 W WALL ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2145 W WATER ST	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	351 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	347 N PARK AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	352 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	348 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	347 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	359 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	355 N WARREN AVE	SPRINGFIELD	MO	65802
CURRENT RESIDENT/BUSINESS OWNER	2343 W OLIVE ST	SPRINGFIELD	MO	65802
Lydia Austin	330 N. West Avenue	Springfield	MO	65802
Sharon Brooks	523 N. Forest Avenue	Springfield	MO	65802
Candy Smith	2505 W. Madison Street	Springfield	MO	65802
Kenyon Smith	2623 W. Mt. Vernon Street	Springfield	MO	65802



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

Tuesday, November 19, 2024

Re: Rezone, 2224 & 2234 W Phelps, Springfield, MO

NAME	ADDRESS	PHONE
Nicholas Falley	2303 W Phelps	417-437-1992

COMMENTS:

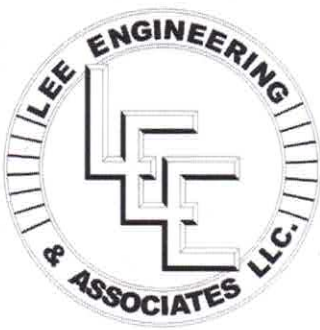
- Public nuisance for neighborhood, noise, traffic, light pollution
- City has encouraged Heavy Manufacturing rezoning, as opposed to limited business, why?
- Noise Pollution is at an all time high already from this business, it will only increase.
- Why are even allowing heavy manufacturing zoning to occur next to residential?
- Light pollution from building itself already affecting every neighbor in the vicinity.
- Will lead to more heavy machinery driving heedlessly through neighborhood, I have personally seen close calls involving children, it is absurd that you want to make it even more dangerous for children to play in the neighborhood.

- They have plenty of room on their own properly zoned property for a new parking lot, build it on your existing lot (2306 W. Phelps)
- This Problem business has no regard for the concerns of the neighborhood, and indeed have told me that, they, and the Police laugh at our complaints

This Parking lot will lead to a continuation of the de-valuing of our property values, which already suffer greatly due to the presence of this company in the neighborhood, which is a wrong that will only be intensified and perpetuated by this.

According to my understanding of the code, and zoning laws, Heavy Manufacturing Zoning adjacent to Residential is supposed to be BEING Phased OUT! Why are we allowing them to expand their footprint?

- For all these reasons and more, I, and the neighbors I have spoken with will fight this tooth and nail. Expect the media to become involved if this turns to an ugly fight, because the neighborhood is not having this. We will not roll over anymore, or again. For Paul Mueller.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

Tuesday, November 19, 2024

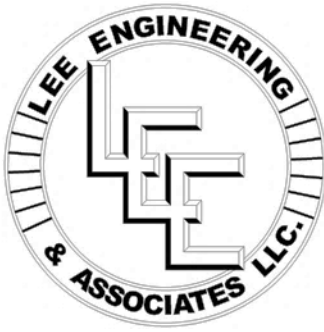
Re: Rezone, 2224 & 2234 W Phelps, Springfield, MO

NAME	ADDRESS	PHONE
Candy Smith	2505 W Madison	417 225-0864

Westside Neighborhood Betterment Assn

COMMENTS:

Concerns of water ~~run~~ off were answered
Possible detention basin or previous asphalt used
Fencing for Neighborhood privacy and planting
buffers are planned. too - Great
Light Pollution and other concern but I was
assured the design would follow city building
guidelines
Overall - sounds like a great project for
our westside neighbors.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DRIVE., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

December 2, 2024

City of Springfield Planning and Zoning
Attn: Daniel Neal
840 N. Boonville Avenue
Springfield, MO 65802

Re: 2224-2234 W Phelps
Neighborhood comments and responses by developer

Lee Engineering held a neighborhood meeting on November 19th. Four neighbors and a Mueller representative attended the meeting. Travis Fulks, the Mueller representative, was only there for a short time at the beginning. Two neighbors, Cynthia Payne and Candy Smith, did not have a problem with the rezoning. One of the neighbors, Nicholas and Christianna Falley, were against the rezoning. Nicholas Falley does not want Paul Mueller to operate in the neighborhood and made verbal and written comments to that effect. All written comments have been attached.

Thank you,

A handwritten signature in black ink that reads "Daniel Richards". The signature is written in a cursive, flowing style.

Daniel Richards

EXPLANATION TO COUNCIL BILL 2025-027 (HORTON)

FILED: 01/22/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.4 acres of property generally located at 739 West Talmage Street from R-SF, Single-Family Residential District to Planned Development No. 390; and adopting an updated Official Zoning Map. (By: Baptist Temple of Springfield; 739 West Talmage Street & a portion of 2655 North Grant Avenue; Planned Development No. 390).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.4 acres of property generally located at 739 West Talmage Street and a portion of 2655 North Grant Avenue from R-SF, Single-family Residential District to Planned Development No. 390. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

PLANNED DEVELOPMENT NUMBER NO. 390

The applicant is requesting to rezone approximately 6.4 acres of property generally located at 739 West Talmage Street and a portion of 2655 North Grant Avenue from R-SF, Single-family Residential District to Planned Development No. 390. The applicant is proposing a single-family residential condominium development with 32 dwelling units.

REMARKS: The Planning and Zoning Commission held a public hearing on, January 16, 2025, and recommended to approve the application, by a vote of 8 to 0.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The Comprehensive Plan's Land Use & Development chapter groups this area into the Traditional Neighborhood Future Placetype. This placetype is predominately comprised of single-family detached residential dwellings with generally uniform setbacks, building designs, and parcel sizes. Planning within this placetype is intended to improve the neighborhood's quality of place, which can be achieved through a number of strategies including beautification efforts via streetscaping, increasing access and connections with nearby greenway or trail systems, and supporting low-intensity multifamily uses, low-intensity neighborhood commercial uses, or a mix of uses to serve area residents. Multifamily uses are meant to be located along higher

classification roadways, near greenways or trails, or in areas identified by residents during the neighborhood planning process. The preservation of residential housing and housing patterns is meant to be prioritized where lots are predominately accessed from side or internal local streets. Furthermore, redevelopment efforts including higher-density housing or commercial uses are to be limited to areas adjacent to identified activity centers, where the redevelopment's anticipated traffic and circulation will not negatively affect the adjoining neighborhood.

2. This application will allow a housing development that will consist of 32 single-family residential condominiums with internal private driveway system that connect to Grant Avenue and Missouri Avenue. The PD will limit the development 5.5 dwelling units per acre which is a modest increase from the existing residential density which varies from for 4 to 5 dwelling units per acre. The PD requires a two park benches, 3,000 square foot dog park, and a grill for the residents to utilize as amenity space.

3. In response to neighborhood concern, the applicant has proposed to limit vehicular access to Missouri Avenue. Missouri Avenue access will be for emergency vehicles only. Fire code requires two public access points for developments that have thirty (30) or more dwelling units. The Missouri Avenue access will be gated, locked with a Knox padlock and the gate will have a sign that states "Fire Dept. Access Only."

4. The subject property is not currently served by stormwater infrastructure; however, in response to community and staff concerns regarding flooding in this area, the applicant has proposed stormwater detention regulations that require 120% of the standard detention.

5. The Comprehensive Plan's Housing & Neighborhoods Chapter 7 encourages creative housing solutions in Section 2.2 to add housing diversity and support downsizing households, young professionals and aging-in-place. Creative housing types can play an effective role in increasing housing diversity in a community and providing smaller scale, more affordable housing options. Examples of creative housing types include missing-middle housing types, tiny homes, pocket neighborhoods, and accessory dwelling units (ADUs). The city should ensure the Land Development Code allows for such housing types in the Residential Neighborhood placetypes, where they can be targeted for infill development.

6. The Comprehensive Plan's Housing & Neighborhoods Chapter 7 encourages the development of strategically located higher density residential development and promote policies to create attainable, market rate housing in Section 2.3. Springfield currently has a shortage of housing units that are attainable at the lowest income levels. This shortage disproportionately impacts renter-occupied housing, as identified in the Forward SGF Issues and Opportunities Report. Providing quality, attainable housing for lower-income families and people in poverty was also a frequent concern expressed by the community during public engagement. By encouraging higher density residential development, the city can provide for a greater range of unit types, sizes, and price points within future development. In addition to helping address lower-income housing needs, smaller-scale housing units are often desirable for young professionals and new families looking to make a start in Springfield. They can also be attractive to empty nesters and senior citizens hoping to "age in place" and remain in Springfield for the long term.

7. Public Works – Traffic has noted the need for additional right-of-way along N. Grant Avenue, a sidewalk requirement along both W. Talmage Street and N. Missouri Avenue, and a requirement for the extension of N. Missouri Avenue to the southern limits of the existing right-of-way, including the construction of an approved turn around.
8. If the Planned Development is approved, the applicant will need to subdivide the property following the Subdivision Regulations for condominium plats.
9. 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. The utility easements will be dedicated on the final plat.
10. The subject property has access to public sewer; each condominium unit will be served by private sewer which will not be maintained by the City of Springfield. Details regarding the private sewer will be further discussed via a final plat, the subdivision's future covenants, or both.
11. There are few changing conditions in the area affected that make the proposed rezoning necessary.
12. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD is proposing single-family residential condominium units with a modest increase in residential density from the surrounding neighborhood.
13. 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. Easements for utilities will be provided on the preliminary and final plat.
14. 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. With the proposed PD improvements, Traffic supports the request.
15. 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.
16. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
17. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
18. The applicant held a neighborhood meeting on December 19, 2024 regarding the rezoning request. A summary of the meeting is attached ("Exhibit C -Attachment 2")
19. 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: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional neighborhood placetype and on the finding of facts above.



Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 1/30/2025

- Attachments:**
1. PD 390 - 739 West Talmage Street
 2. PD 390_exhA
 3. PD 390_exhB
 4. PD 390_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 44
Filed: 02-04-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-027

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 6.4 acres of property generally located at 739 West Talmage Street
4 from R-SF, Single-Family Residential District to Planned
5 Development No. 390; and adopting an updated Official Zoning
6 Map.
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 739 West Talmage Street, and more particularly described in
11 "Exhibit A," attached hereto and incorporated herein by this reference, from R-SF,
12 Single-Family Residential District to Planned Development No. 390; and
13

14 WHEREAS, following proper notice, a public hearing was held before the
15 Planning and Zoning Commission on January 16, 2025, a copy of the Record of
16 Proceedings from said public hearing being attached hereto and incorporated herein by
17 this reference as "Exhibit B," and said Commission recommended approval by a vote of
18 8 to 0; and
19

20 WHEREAS, the City has reviewed the applicant's request and prepared a staff
21 report concerning the application, a copy of which being attached hereto and
22 incorporated herein as "Exhibit C"; and
23

24 WHEREAS, proper notice was given of a public hearing before City Council and
25 said hearing was held in accordance with law.
26

27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD, MISSOURI, as follows, that:
29

30 Section 1 – The property described in "Exhibit A" is hereby rezoned from R-SF,
31 Single-Family Residential District to Planned Development No. 390. Springfield Land
32 Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' is
33 hereby amended, changed, and modified consistent with this Ordinance.

34 Section 2 – The property described in “Exhibit A” of this Ordinance shall be
35 subject to the requirements and standards included in “Exhibit C – Exhibit 1,” and these
36 requirements and standards shall govern and control the use and development of the
37 land in Planned Development No. 390.

38
39 Section 3 – City Council hereby directs the City Manager, or designee, to update
40 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
41 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
42 Springfield Land Development Code, Section 36-306, ‘Official zoning maps and rules of
43 interpretation.’

44
45 Section 4 – The Official Zoning Map herein adopted shall be maintained and
46 archived in the same digital form in which this Council has approved its adoption.

47
48 Section 5 – This Ordinance shall be in full force and effect from and after
49 passage.

50
51 Passed at meeting: _____

52
53 _____
54 Mayor

55
56 Attest: _____, City Clerk

57
58 Filed as Ordinance: _____

59
60 Approved as to form: Laura Vales, Assistant City Attorney

61
62 Approved for Council action: Colin Ryba, Interim City Manager
63
64

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1:

A TRACT OF LAND BEING SITUATED IN PART OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 2; THENCE, N 88°17'47" W, ALONG THE SOUTH LINE OF THE SAID N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF GRANT AVENUE, SAID POINT BEING THE NEW POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTH LINE, N 88°17'47" W, A DISTANCE OF 627.42 FEET; THENCE, N 2°08'46" E, A DISTANCE OF 400.34 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MISSOURI STREET; THENCE, S 87°26'24" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 25.00 FEET, TO THE EASTERLY RIGHT-OF-WAY OF MISSOURI STREET; THENCE, N 2°33'36" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 125.75 FEET, TO AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF BROADWAY ACRES SUBDIVISION, 2ND ADDITION; THENCE, S 88°44'09", ALONG THE SOUTH LINE OF SAID BROADWAY ACRES SUBDIVISION, A DISTANCE OF 247.96 FEET, TO THE SOUTHEAST CORNER OF LOT 29, OF SAID BROADWAY ACRES SUBDIVISION; THENCE, DEPARTING SAID SOUTH LINE, S 2°37'46" W, A DISTANCE OF 377.66 FEET; THENCE, S 88°17'47" E, A DISTANCE OF 358.03 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF GRANT AVENUE; THENCE, S 2°37'46" W, ALONG SAID WESTERLY RIGHT-OF-WAY, TO THE NEW POINT OF BEGINNING. CONTAINING 193,520.42 SQUARE FEET (4.44 ACRES), MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR RESERVATIONS OF RECORD, IF ANY.

TRACT 2:

A TRACT OF LAND BEING SITUATED IN PART OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 2; THENCE, N 88°17'47" W, ALONG THE SOUTH LINE OF THE SAID N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4, A DISTANCE OF 230.07 FEET, TO AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF PARCEL OF LAND DESCRIBED IN DEED BOOK 2015, AT PAGE 021300, SAID IRON PIN BEING THE NEW POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTH LINE, S 2°31'49" W, A DISTANCE OF 149.9 FEET, TO THE NORTHWEST CORNER OF LOT 4 OF MAX LYLE'S ADDITION;

THENCE, ALONG THE NORTH PROPERTY LINE OF SAID LOT 4, N 87°29'30" W, A DISTANCE OF 59.41 FEET, TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE, ALONG THE WEST LINE OF SAID LOT 4, S 2°30'30" W, A DISTANCE OF 150.06 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 4, SAID CORNER BEING SITUATED ON THE NORTHERLY RIGHT-OF-WAY OF TALMAGE STREET; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, N 88°49'00" W, A DISTANCE OF 177.09 FEET, TO THE SOUTHEAST CORNER OF LOT 3 OF SAID MAX LYLE'S ADDITION; THENCE, DEPARTING SAID RIGHT-OF-WAY, AND ALONG THE EAST LINE OF SAID LOT 3, N 2°30'30" E, A DISTANCE OF 150.06 FEET, TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE, ALONG THE NORTH LINE OF MAX LYLE'S ADDITION, N 88°03'13" W, A DISTANCE OF 189.60 FEET, TO THE NORTHWEST CORNER OF LOT 1 OF SAID MAX LYLE'S ADDITION; THENCE, DEPARTING SAID NORTH LINE, N 2°02'59" E, A DISTANCE OF 149.99 FEET, TO A POINT ON SAID SOUTH LINE OF THE N1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4; THENCE, ALONG SAID SOUTH LINE, S 88°17'47" E, A DISTANCE OF 427.35 FEET, TO THE NEW POINT OF BEGINNING. CONTAINING 90,621.80 SQUARE FEET (2.08 ACRES), MORE OR LESS.
SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR RESERVATIONS OF RECORD, IF ANY.

EXHIBIT B
RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 16, 2025

Planned Development 390
739 West Talmage Street & 2655 North Grant Avenue
Applicant: Baptist Temple of Springfield

Mr. Sparlin states that this is a request to rezone approximately 6.4 acres of property from R-SF, Single-family residential district to Planned Development No. 390, noting that access to and from Missouri Avenue will be gated and locked and will be signed Fire Department access only.

Commission members questioned the current site plan and if they need to critique it or just address the rezoning.

Mr. Sparlin noted that both need to be reviewed and before building permits are applied, they will have to substantially conform to the site plan.

Mr. Mike Stalzer, 5216 South Farm Road 137 and the representative for the applicant noting that it is a 32-unit condominium development and have addressed the storm water issues.

Mr. Colony asked about the access between the church and neighborhood and was told that one of the accesses will need to be closed.

Mr. Scott asked about the maintenance of the common area and was informed that the Condominium Associations Owners (COA) will be responsible after the developer relinquishes its control.

Ms. Evelyn Irvine, 910 W. Woodridge stated her concerns were the additional traffic, but with Missouri Avenue being blocked off so no longer has any questions or concerns.

Ms. Laurie Brotherton, 2708 N. Broadway stated her concerns is adding 32 houses and how it will affect the neighborhood and noticed that the information regarding these houses will be for the lowest income people, and it will cause problems. She also noted the stormwater drainage issues and asked where the water will go.

Mr. Colony asked about stormwater retention.

Mr. Joe Codichini, Public Works stated that the property to the west would consume the majority and will be designed to handle 120% of the required runoff and gave examples by increasing the curb inlets and larger pipes.

General discussion on runoff location, design, and grading.

Mr. Knuckles closed the meeting.

COMMISSION ACTION (amendment changes):

Planning and Zoning Commissioner Scott moved to approve amendment changes to Planned Development 390; in Exhibit 1 on page 20 "K. Access to Public Thoroughfares. In the first paragraph, the sentence, "Access to Grant Avenue is only allowed until the access to the north, of the church's property is closed" is requested to be revised to read "Access to Grant Avenue is allowed after the access to the north, on 2655 N. Grant Avenue, is closed." Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Planned Development 390; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', written over a horizontal line.

Bob Hosmer, AICP
Planning Manager



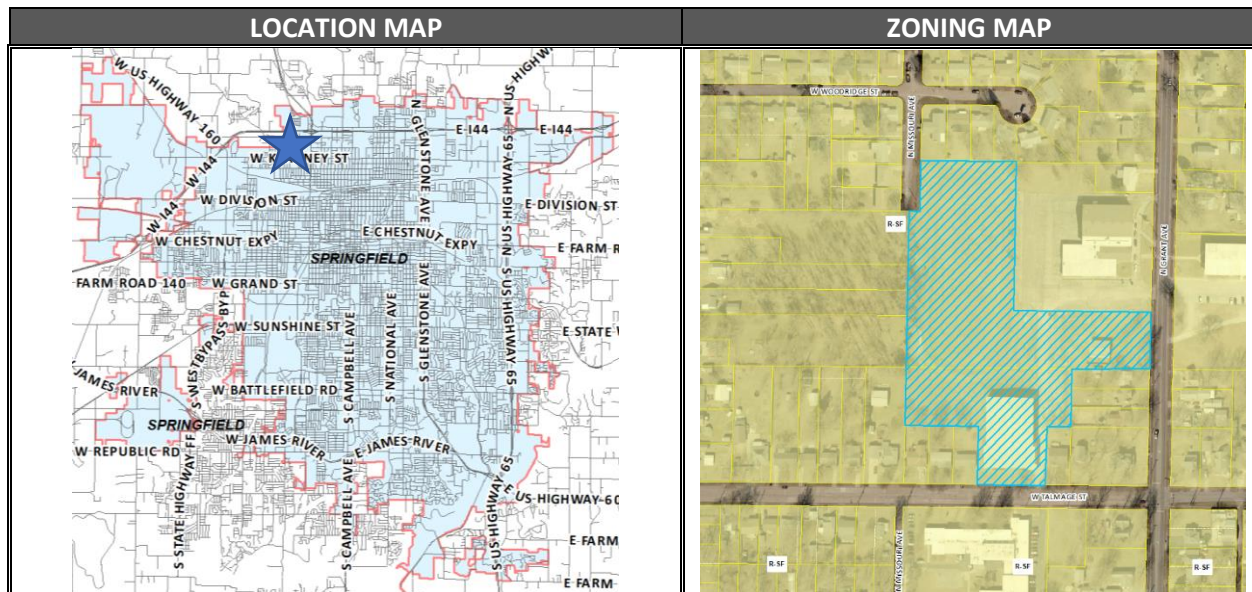
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 390
Location:	739 West Talmage Street & a portion of 2655 North Grant Avenue
Total Acres:	6.4 acres
Applicant:	Baptist Temple of Springfield
Existing Land Use:	Vacant church gymnasium, vacant/undeveloped property
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:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Planned Development No. 390 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

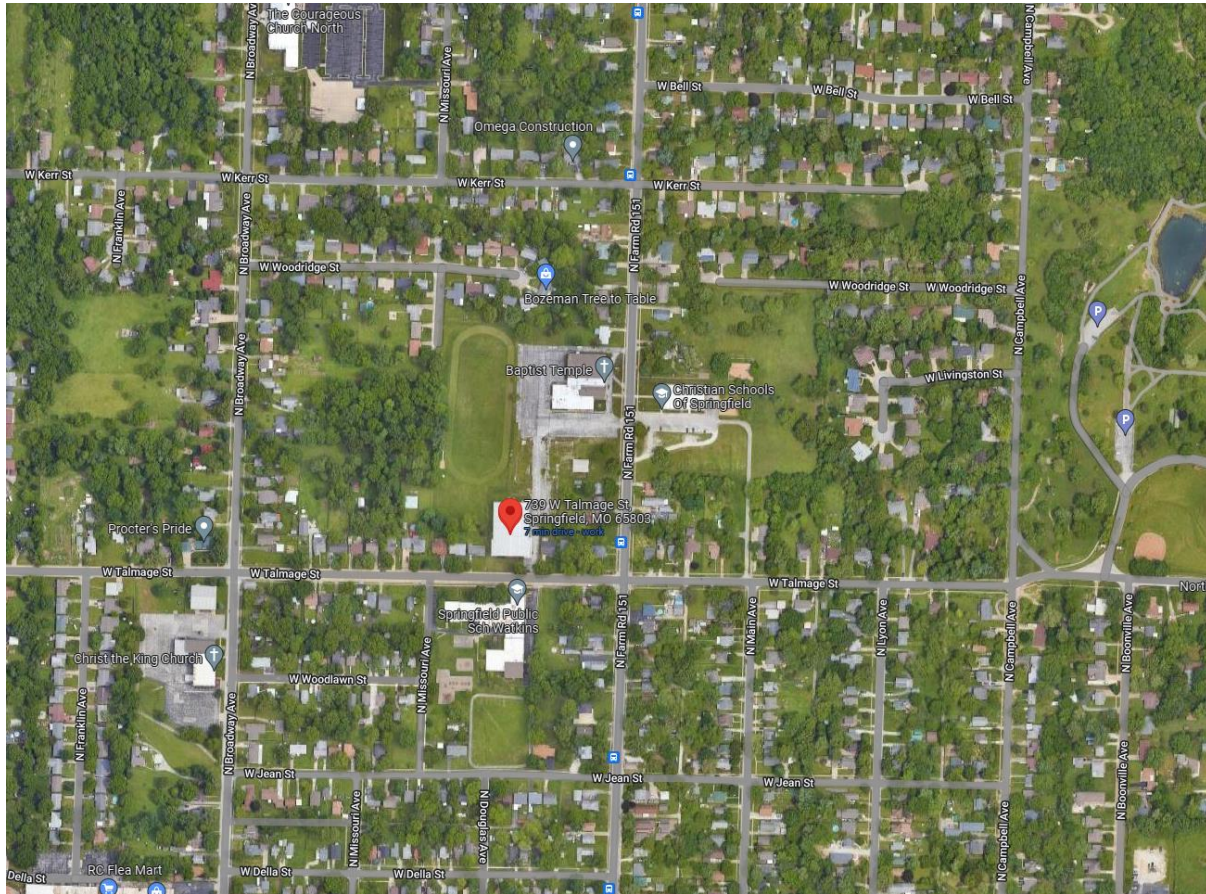
PROJECT SUMMARY:

Request to rezone approximately 6.4 acres of property generally located at 739 West Talmage Street and a portion of 2655 North Grant Avenue from R-SF, Single-family residential district to Planned Development No. 390.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



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GOOGLE STREETVIEW:



PROPERTY HISTORY:

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

Planned Development No. 383 was denied on, February 2022, since the City Council not take action within 30 days of the public hearing. That proposal was for a total of 55 dwelling units that consisted of a combination of residential condominiums and adaptive reuse of an existing nonresidential structure for multifamily use.

DEVELOPMENT REVIEW STAFF REPORT

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 PD 390
Minimum Yard Requirements	See Exhibit 1.
Maximum Structure Height	35 feet.
Minimum Open Space	Not less than 20 percent.
Buffering and Landscaping	See Exhibit 1.

COMPATIBILITY WITH COMPREHENSIVE PLAN

PLACETYPE:

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

DEVELOPMENT REVIEW STAFF REPORT

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.
- 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.

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- 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.

TRANSITIONS

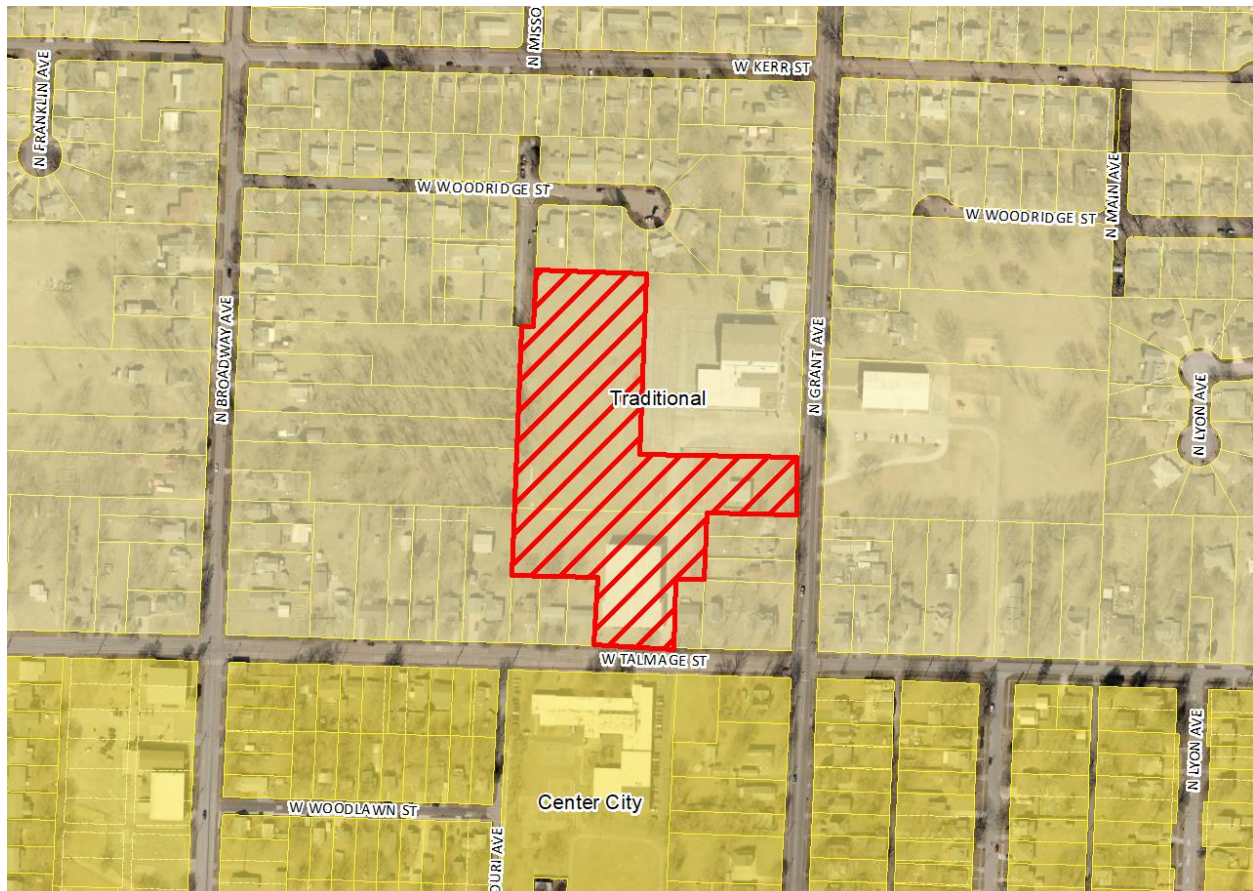
- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential 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

DEVELOPMENT REVIEW STAFF REPORT

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 & Private Shops & Services	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	Single-family homes, church	Single-family homes, elementary school	Single-family homes, church	Single-family homes
PLACETYPES	Traditional Neighborhood	Center City Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

DEVELOPMENT REVIEW STAFF REPORT

CITY UTILITIES:

No issues with the proposed rezoning. Underground electric service can be provided on the property, however the existing overhead distribution/transmission lines along the ROW areas will remain as-is. The proposed layout of the street parking will conflict with an existing transmission pole. Per discussion with the applicant, the layout can be adjusted so the pole will wind up in an island, and a relocation may not be needed. CU Engineering will review this when the construction plans are submitted.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues or conflicts with 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. Grant Avenue	Secondary Arterial	City	35	30	6,936	No	Yes	Yes
Street 2	W. Talmage Street	Collector	City	30	30	1,419	Yes	Yes	No
Street 3	N. Missouri Avenue	Local	City	25	25	NA	Yes	Yes	No

ACCESS - All new and existing driveway approaches shall comply with the accepted Traffic Impact Study, requirements of the planned development, and current City of Springfield standards for the street classification. Access from the development to N. Missouri Avenue will be gated for emergency access only. The gate shall not swing towards N. Missouri Avenue.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are two (2) bus stops near the property on N. Grant Avenue.

IMPROVEMENTS - A Traffic Impact Study was completed and accepted for this development. No improvements are required based on the Traffic Impact Study; however, public improvements are required for this planned development. N. Missouri Avenue is required to be constructed to the southern limits of the existing right of way for Missouri Avenue, including a turn-around. All public improvements shall be designed and constructed per City of Springfield Public Works Design Standards for Public Improvements. All required public improvements must be constructed, or funds escrowed prior to approval of a building permit or final plat.

DEVELOPMENT REVIEW STAFF REPORT

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 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 PD is adding 120% Detention Volume for Flood Control. This addition from developer is to assist the adjacent community with flooding issues at N Broadway Ave and W Woodridge St vicinity.
 - a. 739 W Talmage St/2655 N Grant Ave drains west through the 2638-2720 N Broadway Ave properties. These properties do not have a natural waterway but are draining the existing properties stormwater to the W Woodridge Stormwater Infrastructure at 927 W Woodridge St.
 - b. The Stormwater Infrastructure downstream of this proposed development has been identified as undersized and the area is listed for a future stormwater Capital Improvement Project.

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

DEVELOPMENT REVIEW STAFF REPORT

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 6.4 acres of property generally located at 739 West Talmage Street and a portion of 2655 North Grant Avenue from R-SF, Single-family residential district to Planned Development No. 390. The applicant is proposing a single-family residential condominium development with 32 dwellings.
2. The *Comprehensive Plan's Land Use & Development* chapter groups this area into the Traditional Neighborhood Future Placetype. This placetype is predominately comprised of single-family detached residential dwellings with generally uniform setbacks, building designs, and parcel sizes. Planning within this placetype is intended to improve the neighborhood's quality of place, which can be achieved through a number of strategies including beautification efforts via streetscaping, increasing access and connections with nearby greenway or trail systems, and supporting low-intensity multifamily uses, low-intensity neighborhood commercial uses, or a mix of uses to serve area residents. Multifamily uses are meant to be located along higher classification roadways, near greenways or trails, or in areas identified by residents during the neighborhood planning process. The preservation of residential housing and housing patterns is meant to be prioritized where lots are predominately accessed from side or internal local streets. Furthermore, redevelopment efforts including higher-density housing or commercial uses are to be limited to areas adjacent to identified activity centers, where the redevelopment's anticipated traffic and circulation will not negatively affect the adjoining neighborhood.
3. This application will allow a housing development that will consist of 32 single-family residential condominiums with internal private driveway system that connect to Grant Avenue and Missouri Avenue. The PD will limit the development 5.5 dwelling units per acre which is a modest increase from the existing residential density which varies from for 4 to 5 dwelling units per acre. The PD requires a two park benches, 3,000 square foot dog park, and a grill for the residents to utilize as amenity space.
4. In response to neighborhood concern, the applicant has proposed to limit vehicular access to Missouri Avenue. Missouri Avenue access will be for emergency vehicles only. Fire code requires two public access points for developments that have thirty (30) or more dwelling units. The Missouri Avenue access will be gated, locked with a Knox padlock and the gate will have a sign that states "Fire Dept. Access Only."
5. The subject property is not currently served by stormwater infrastructure; however, in response to community and staff concerns regarding flooding in this area, the applicant has proposed stormwater detention regulations that require 120% of the standard detention.

DEVELOPMENT REVIEW STAFF REPORT

6. The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages creative housing solutions in Section 2.2 to add housing diversity and support downsizing households, young professionals and aging-in-place. Creative housing types can play an effective role in increasing housing diversity in a community and providing smaller scale, more affordable housing options. Examples of creative housing types include missing-middle housing types, tiny homes, pocket neighborhoods, and accessory dwelling units (ADUs). The city should ensure the Land Development Code allows for such housing types in the Residential Neighborhood placetypes, where they can be targeted for infill development.
7. The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages the development of strategically located higher density residential development and promote policies to create attainable, market rate housing in Section 2.3. Springfield currently has a shortage of housing units that are attainable at the lowest income levels. This shortage disproportionately impacts renter-occupied housing, as identified in the *Forward SGF Issues and Opportunities Report*. Providing quality, attainable housing for lower-income families and people in poverty was also a frequent concern expressed by the community during public engagement. By encouraging higher density residential development, the city can provide for a greater range of unit types, sizes, and price points within future development. In addition to helping address lower-income housing needs, smaller-scale housing units are often desirable for young professionals and new families looking to make a start in Springfield. They can also be attractive to empty nesters and senior citizens hoping to “age in place” and remain in Springfield for the long term.
8. Public Works – Traffic has noted the need for additional right-of-way along N. Grant Avenue, a sidewalk requirement along both W. Talmage Street and N. Missouri Avenue, and a requirement for the extension of N. Missouri Avenue to the southern limits of the existing right-of-way, including the construction of an approved turn around.
9. If the Planned Development is approved, the applicant will need to subdivide the property following the Subdivision Regulations for condominium plats.
10. 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. The utility easements will be dedicated on the final plat.
11. The subject property has access to public sewer; each condominium unit will be served by private sewer which will not be maintained by the City of Springfield. Details regarding the private sewer will be further discussed via a final plat, the subdivision's future covenants, or both.
12. There are few changing conditions in the area affected that make the proposed rezoning necessary.

DEVELOPMENT REVIEW STAFF REPORT

13. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD is proposing single-family residential condominium units with a modest increase in residential density from the surrounding neighborhood.
14. 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. Easements for utilities will be provided on the preliminary and final plat.
15. 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. With the proposed PD improvements, Traffic supports the request.
16. 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.
17. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
18. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
19. The applicant held a neighborhood meeting on December 19, 2024 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
20. 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 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

DEVELOPMENT REVIEW STAFF REPORT

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-SF to R-SF Single Unit Condominium
(existing zoning) (proposed zoning)
2. Meeting Date & Time: _____
3. Meeting Location: First Baptist Church Sanctuary
4. Number of invitations that were sent: 47
5. How the mailing list was generated: Assessor's Office Web Site
6. Number of neighbors in attendance (attach a sign-in sheet): _____
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: drainage and traffic

Drainage will be addressed through City approved stormwater improvement plans.

Traffic will be addressed through two points of access.

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

I, Michael Stalzer (print name), attest that the neighborhood meeting was held on 12/19/2024 (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

Michael Stalzer

Printed name of person completing affidavit

DATE:	December 31, 2024	Telephone No.	417-207-2430
YOUR NAME:	Evelyn Irvine		
YOUR ADDRESS:	910 W. Woodridge		
PROJECT ADDRESS:	739 W. Talmage - 2655 N. Grant		
COMMENTS:	This development will greatly impact the traffic on Woodridge, especially the 900 block. Our Street is a narrow residential street with vehicles parking on both sides of the street. Our street cannot handle the additional traffic this is going to create.		

DATE:	12-31-2024	Telephone No.	417-300-5997
YOUR NAME:	DALE EARL IRVINE		
YOUR ADDRESS:	916 WOODBRIDGE		
PROJECT ADDRESS:			
COMMENTS:	WOODBRIDGE CANNOT HANDLE TRAFFIC. WATER ISSUE IN BACK YARD.		

DATE:	12/10/24	Telephone No.	417-862-8532
YOUR NAME:	Clara Busby		
YOUR ADDRESS:	2709 N. Missouri Ave		65803
PROJECT ADDRESS:	729 W. Talmage - 2655 N. Grant		65803
COMMENTS:	Single family, one car garage neighborhood. "Perfection". Most homes have two cars, thus parking on the street. These streets are not made for extra traffic. You have to wait your turn to go up or down the street. I depend on the cats bus, larger ones have trouble getting to my house and turning around. Plus garbage trucks, delivery vans and emergency vehicles. I am also worried about all the lights, pollution and drainage. Childrens safety first. Consider more neighborhoods without apartments.		
	Thank you Clara Busby		

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 390

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

The proposed planned development includes two parcels of property, the Baptist Temple Gymnasium (Parcel ID 130240311) and the associated track field (Parcel ID 1302403092).

This project would be an urban infill project intended to create competitively priced housing for the community. The location provides convenient access to Kansas Expressway, Interstate 44, the public school system, shopping, and Doling Park.

Currently, the gymnasium is no longer used by the church given declining membership. As a result, the building goes unmaintained due to lack of funds. If unused, the building will eventually turn into blight. The building will be raised so that competitively priced housing will be made available for the community.

The track field is situated between the gymnasium, Baptist Temple, and single-family homes to the west, north, and south. For the single-family homes adjacent to the development, adequate area will be provided to install a Type D landscape buffer per the City of Springfield. Again, the proposed development plan offers the community competitively priced housing while going above and beyond on stormwater management.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance. For purposes of this ordinance,

D. USES PERMITTED

1. Single-family detached residential condominium units per Chapter 36, Article II, Subdivision Regulations.
2. Accessory uses, as permitted by section 36-450, accessory structures and uses.

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in *Section 36-485 of the Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined by *Springfield City Code*.

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. The maximum density shall be 5 units per acre or a total of 32 single family detached residential condominium units for the entire development.

G. BULK, AREA, AND HEIGHT REQUIREMENTS

1. The requirements and standards for R-SF Developments of Section 36-380 of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.
2. Structure height shall be a maximum of two floors or thirty-five (35) feet in height.

H. DESIGN REQUIREMENTS

1. Construction on the subject site shall comply with the City of Springfield's Affordable Housing Design Guidelines (Exhibit 3). Building elevations will be required at the Final Development Plan and the Administrative Review Committee shall determine if the guidelines have been met.
2. Amenities are required as shown in Exhibit 2. These amenities include two park benches, 3,000 square foot dog park, and grill.
3. Exterior surface materials shall be compatible with that of the other residential buildings on the surrounding properties. This may include brick, beveled siding, board and batten siding, and architectural stone. The Administrative Review Committee may approve the use of exterior surface materials such as vinyl siding, aluminum siding, steel siding, etc., that complement most of the single-family homes surrounding the lot.
4. Internal sidewalks shall connect building entrances to one another and to sidewalks on adjacent public and/or private streets/driveways via a minimum four (4) foot wide sidewalk. Fences, landscaping, and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation.

I. OPEN SPACE, LANDSCAPING, & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare, and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Open Space Requirements – The requirements and standards for R-SF Developments of *Section 36-380 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.
2. Bufferyards – A bufferyard Type D is required adjacent to R-SF, Residential Single-family zoning. A 6-foot solid wooden fence is required in the location depicted by the site plan.
3. Vehicular use area open space.
 - (1) Perimeter Landscaping. The requirements and standards of *Section 36-482 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.
 - (2) Interior Landscaping. The requirements and standards of *Section 36-482 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.

4. Screening and fencing.
 - a. The requirements and standards of *Section 36-480* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.
 - b. A 6-foot solid wooden fence is required in the location depicted by the site plan.

J. EXTERIOR LIGHTING

The requirements and standards of *Section 36-484* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply. The exterior lighting throughout the site shall be themed.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification. Vehicular access to Talmage Street shall be prohibited. Access to Grant Avenue is only allowed after the access to the north, on 2655 N. Grant Avenue is closed.

Access to Missouri Avenue shall be only for emergency access with a gate to prohibit regular vehicular access to the development.

Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire department access roads. (2018 IFC Appendix D107.1) ---- Emergency access gates that cross a fire lane shall be 20 feet wide and be locked with a Knox padlock. (2018 IFC D103.5) --- A sign shall be attached to the gate that states "Fire Dept Access Only".

L. OFF-STREET PARKING

Sections 36-455, 36-456 and 36-483 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.

M. SIGNS

The requirements and standards of *Section 36-454* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

STORMWATER

This site primarily drains to the West through residential properties. A fee in lieu of constructing onsite stormwater detention will not be permitted. The developer provides detention 120% of the current stormwater requirements and the discharge rate will be at least 20% below the existing design flow rate for the contributing drainage area.

The current concept plan discharge to the west. City of Springfield GIS and submitted Final

Plats do not show a recognized channel through the adjacent properties. The discharges need converted back into to overland sheet flow using a level spreader or vegetated filter strip before existing the property.

2655 N Grant Ave must have a drainage easement or public infrastructure to allow runoff to continue draining to the west.

Traffic

A Traffic Impact Study is required to be submitted and approved. Any improvements required based on the Traffic Impact Study are required to be submitted as Public Improvement Plans. The plans must be approved, and improvements constructed, or funds escrowed prior to issuance of a building permit.

The site plan needs to show the extension of Missouri Avenue to the southern property line with a turn around that complies with City of Springfield Public Works Design Standards. The extension of Missouri Avenue must be submitted as Public Improvement Plans and the improvement constructed or funds escrowed prior to approval of the building permit.

Per City Code 36-471, sidewalks are required to be constructed along the property frontage of Missouri Avenue. The developer has the option to seek a fee in lieu of sidewalk construction by applying to the Administrative Review Committee.

All driveway approaches must be constructed to City of Springfield Design Standard ST-9.

All parking lot elements must be constructed to City of Springfield Design Standard ST-6

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

For the condominium plat, all common area, and common element amenities will be maintained by the condominium owner's association.

P. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

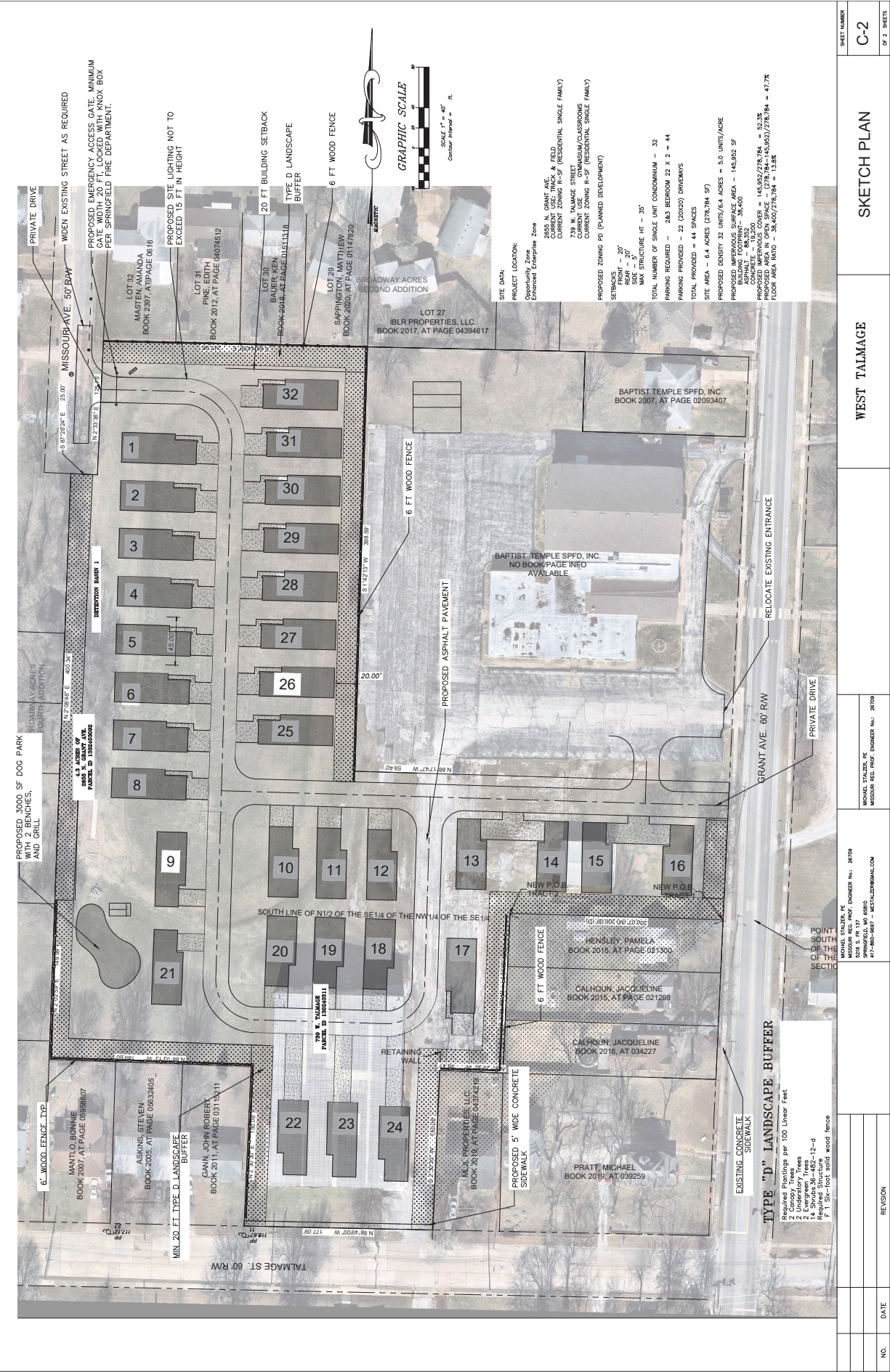
Q. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department, and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development

plan.

The final development plan shall be submitted to the Administrative Review Committee for final action, either as a whole or in phases. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

1. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by *Subsection 36-405 of the Springfield Zoning Ordinance*.
 - A. Any uses within the District other than those specifically prescribed by the ordinance.
 - B. Any increase in the intensity of use permitted within the District.



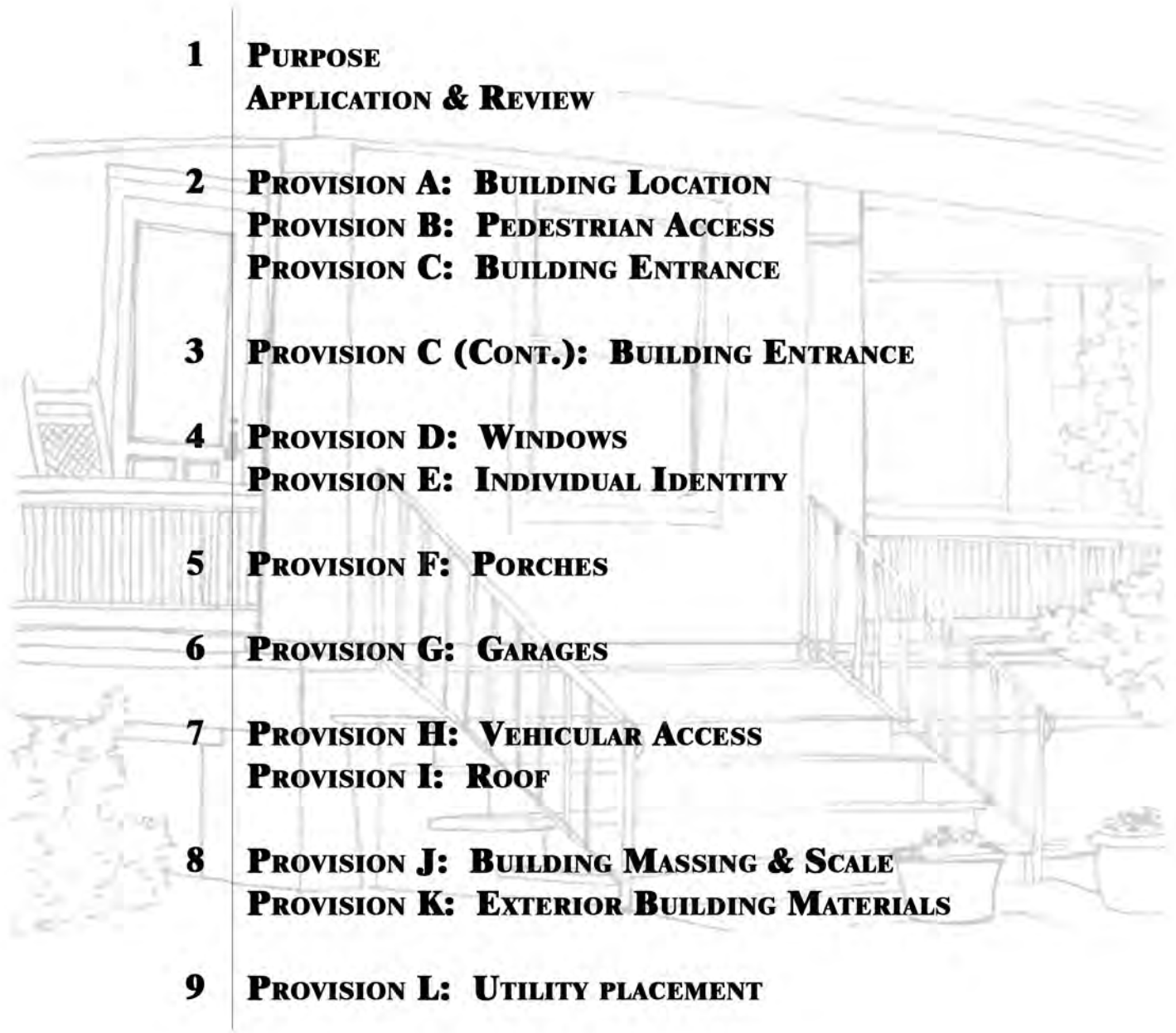
AFFORDABLE HOUSING DESIGN GUIDELINES

October 2005



NEIGHBORHOOD CONSERVATION OFFICE
DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF SPRINGFIELD
P.O. Box 8368
SPRINGFIELD, MO 65801
417.864.1031 ~ 417.864.1030 (FAX)

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AFFORDABLE HOUSING

DESIGN GUIDELINES

(For the Construction and Rehabilitation of Single-Family Homes and Duplexes).

PURPOSE

The City of Springfield's Affordable Housing Design Guidelines provide a standard framework for clients utilizing city funding for the construction or rehabilitation of affordable single-family and duplex housing. The purpose of the Guidelines is to foster a positive public perception of affordable housing by promoting the rehabilitation and/or design of single family homes and duplexes in a manner that complements surrounding single family housing styles, encourages a street-scape which promotes neighborhood interaction, and ensures a quality design that is less apt to experience functional obsolescence. Affordable housing design guidelines, while general enough to allow for unique design elements, promote structures that complement traditional urban development patterns rather than strictly adhering to contemporary setbacks, impervious surface ratios, etc.

APPLICATION AND REVIEW

Prior to loan approval for the construction or rehabilitation of a single-family home or duplex funded by the City of Springfield, a site plan, building floor plans, and building elevations for all proposed structures, shall be submitted to or prepared by a Project Specialist with the Department of Planning and Development. The Project Specialist shall review plans and shall consult with additional staff representatives of the Building Development Services and Planning Department to ensure conformance with the Design Guidelines.

PROVISION A: BUILDING LOCATION

All principal and accessory structures within a City of Springfield funded development site shall be located on the lot in a manner consistent with the majority of single-family residential structures in the vicinity.

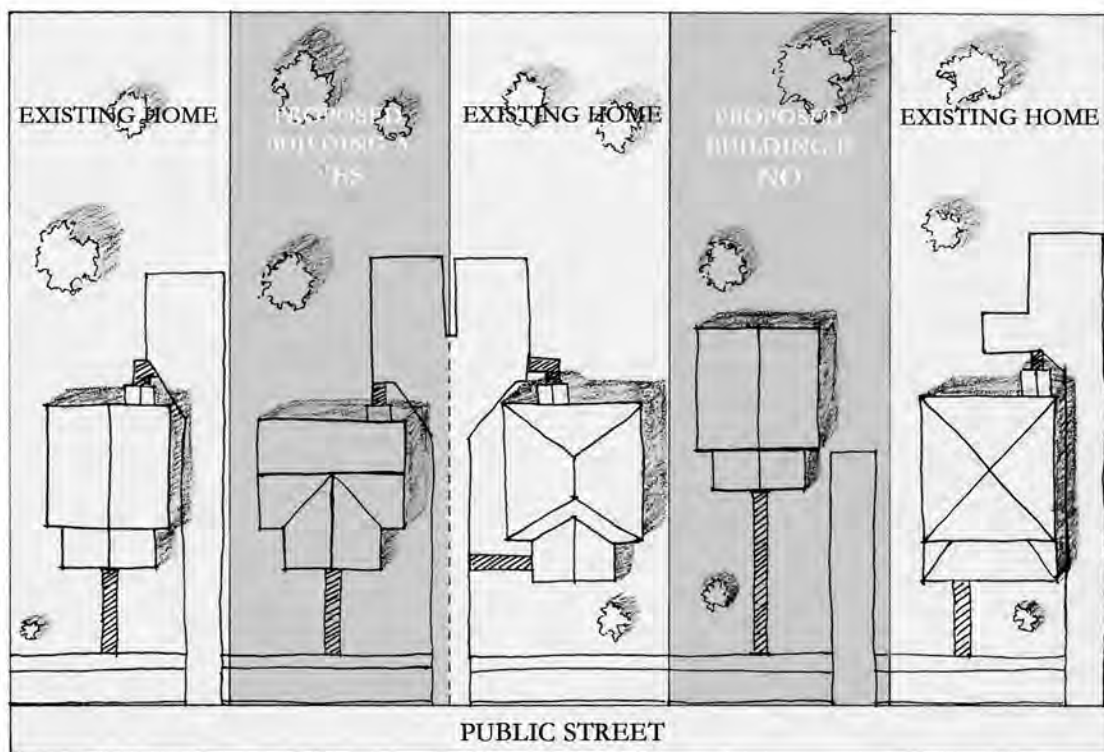
PROVISION B: PEDESTRIAN ACCESS

A minimum three (3) foot wide paved pedestrian path shall be provided from the primary pedestrian entrance of a single-family home to the driveway and/or sidewalk. Minimum three (3) foot wide paved pedestrian paths shall be provided from the primary pedestrian entrances of each unit in a duplex development to a driveway and/or sidewalk.

PROVISION C: BUILDING ENTRANCE

Each single-family home and duplex unit shall be provided with no fewer than two (2) pedestrian entrances in order to promote pedestrian flow through all portions of the unit and lot unless the developer can illustrate that a second pedestrian entrance is not feasible.

Figure 1:
Building Location,
Pedestrian Access, &
Building Entrance.



Proposed Building A is consistent with the Affordable Housing Design Guidelines. It is set back from the lot lines in a manner consistent with adjacent existing homes. Proposed Building A also provides direct pedestrian access to the public sidewalk and street, and includes a second pedestrian access to the rear yard. While proposed Building B provides pedestrian access to the sidewalk and street, it does not adhere to the Guidelines because it draws attention to itself and breaks up the streetscape by being located much further back than surrounding existing homes. Also, the lack of a second pedestrian access, especially on narrow lots, can decrease the use and enjoyment of the entire lot.

PROVISION C: BUILDING ENTRANCE (CONT.)

1. Single-Family.

The primary pedestrian entrance to a new single-family residential home, or home to be rehabilitated shall face the street.

2. Duplex.

The primary pedestrian entrance to at least one of the units in a new duplex, or a duplex to be rehabilitated, shall face the street. The primary pedestrian entrances for both dwelling units may face the street, but only if all other elements of the street facing facade give the impression of a single-family structure. If possible, incorporate the street facing access for both dwelling units into one (1) shared entrance. a new duplex, or a duplex to be rehabilitated, shall face the street. The primary pedestrian entrances for both dwelling units may face the street, but only if all other elements of the street facing facade give the impression of a single-family structure. If possible, incorporate the street facing access for both dwelling units into one (1) shared entrance.

FIGURE 2:
BUILDING ENTRANCE



Yes. All entry features of the home address the street.

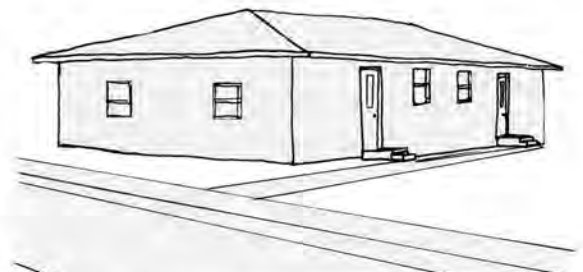


Yes. While the front door of this home does not face the street directly, the overall orientation of the entry way elements are forward facing.

FIGURE 3:
BUILDING ENTRANCE



Yes. Both units within this duplex have their own entrance but all other building elements emulate a single-family home, including size and scale.



No. The doors of these duplex units face the side yard instead of the street. The side of the building is orientated toward the street.

PROVISION D: WINDOWS

On facades which face the street or other public spaces, window openings shall be similar in rhythm, size and proportion to that of the majority of single-family homes in the vicinity - particularly structures directly adjacent to the subject property. On structures to be rehabilitated, every effort shall be made to maintain the original proportions of windows which face the street or other public spaces.

FIGURE 4:
WINDOWS



Yes. All windows on this home are a consistent size and are evenly spaced.

No. The window in the upper right corner is much smaller than other windows. Such a situation can be a result of a floor plan that places a bathroom or kitchen against the front building facade.

No. The lack of rhythm in the spacing of the second floor windows results in an unbroken expanse of siding on the front building facade.

No. The vertical windows on the first floor and the horizontal windows on the second floor clash and create an inconsistency of style.

PROVISION E: INDIVIDUAL IDENTITY

To the extent possible, single-family homes and duplexes constructed adjacent to, or in close proximity of, each other should exhibit unique characteristics - regardless of whether they utilize the same floor plan. Acceptable alternatives may include varying roof pitches and orientation, window arrangement, porch arrangement, varying materials, etc. so long as such alternatives do not conflict with the other design elements addressed within this document.

FIGURE 5:
INDIVIDUAL IDENTITY



While a consistent size and scale is exhibited by these homes utilizing the same floor plan, slight variations in the roof, exterior building materials, details, windows, and door give every unit a distinctive identity.

PROVISION F: PORCHES

1. Single-family residential homes and duplexes shall include a front porch. The front porch of structures to be rehabilitated shall be retained or replicated in a manner that is consistent with the original. Front porches on new construction shall be a full facade, partial facade or wrap around porch depending on the design of single-family homes in the vicinity. Alternative porch arrangements may be considered where no predominant style exists. A porch may be omitted from the front building facade only if such an omission is necessary in order to make the unit consistent with surrounding homes of significant architectural style.
2. Front porches shall be at least six (6) to eight (8) feet in depth; and, at a minimum shall span at least twelve (12) feet in width or approximately fifty (50) percent of the front building facade, whichever is greater.
3. Partial facade front porches shall project at least three (3) feet beyond the front building facade unless the developer can illustrate that such a projection is not feasible.

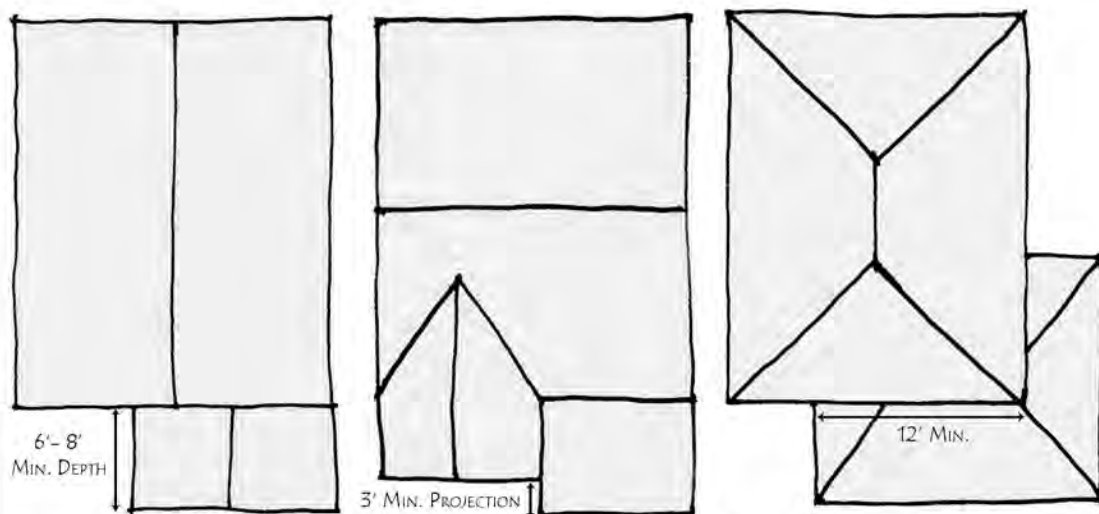
FIGURE 6:
PORCHES.



Full facade front porches maximize the area of the street building facade that can be used as an “out-door living room.”

Partial facade front porches are common throughout center-city Springfield homes and link the home to the public street.

Wrap-around front porches can be an extension of a full or partial facade front porch to include a second side of the building facade adding a distinctiveness to structures located on corner lots.



Front porches of at least 6' to 8' in depth provide adequate space for seating and circulation, while decreasing exposure to inclement weather.

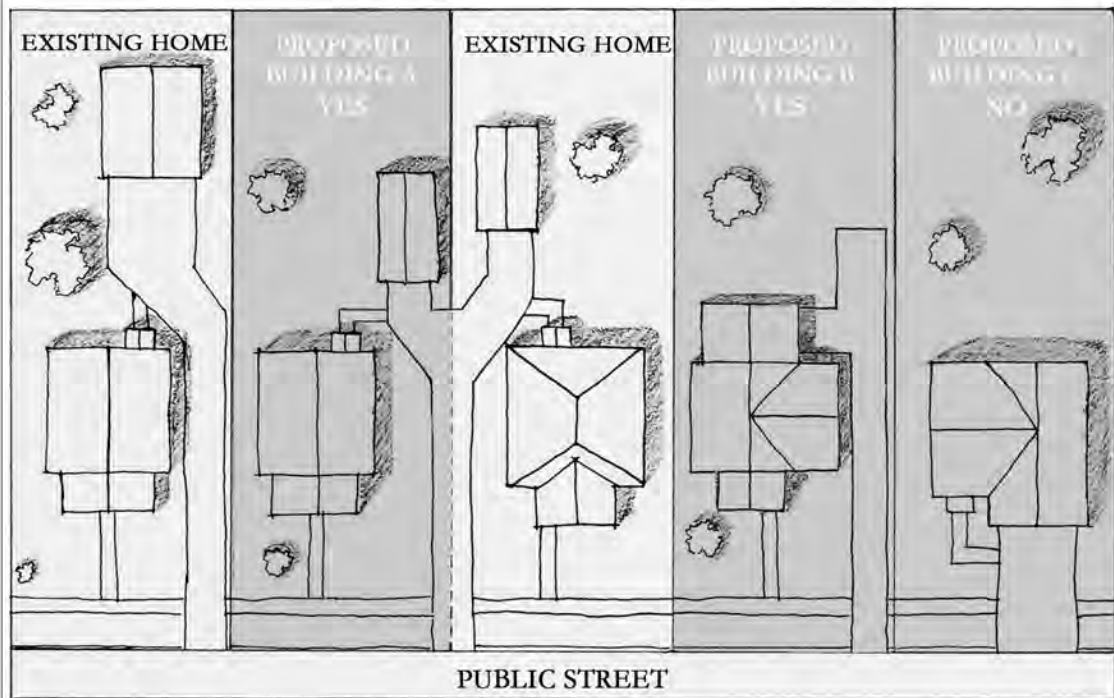
Front porches projecting at least three (3) feet beyond the front building facade promote neighborhood interaction by increasing user's views in both directions.

Front porches of at least twelve (12) feet in width can be utilized as an outdoor living room as opposed to merely an entry feature such as a stoop.

PROVISION G: GARAGES

1. A garage is not a required building element. When utilized, attached or detached garages shall be located on the parcel in a manner consistent with the majority of single family homes in the vicinity, except that it is preferable to remove the garage from the front building facade where possible.
2. Attached garages located on front building facades shall be recessed a minimum of three (3) feet behind the front building line (including the porch) and, shall not occupy more than fifty (50) percent of the overall facade area.
3. Detached garages shall be of a similar height of garages on adjacent lots, shall have a roof pitch similar to that of adjacent garages and shall be of a scale that is accessory to the principal residential structure.

FIGURE 7:
GARAGES



The rear detached garage utilized by proposed Building A is consistent with existing homes in the neighborhood. The rear attached garage utilized by proposed Building B is also consistent with the Guidelines. Recessing the garage from the side facade suggests that the garage is an addition and limits its view from the street and decreases the lineal dimension of the home. The garage proposed for Building C is not consistent with the Guidelines because no effort has been made to remove it from the front building facade; or, to de-emphasize its presence on the street.

FIGURE 8:
Garages



Yes. When permitted, attached garages located on the front of the building should be de-emphasized to avoiding street-scapes that are dominated by wide blank facades.

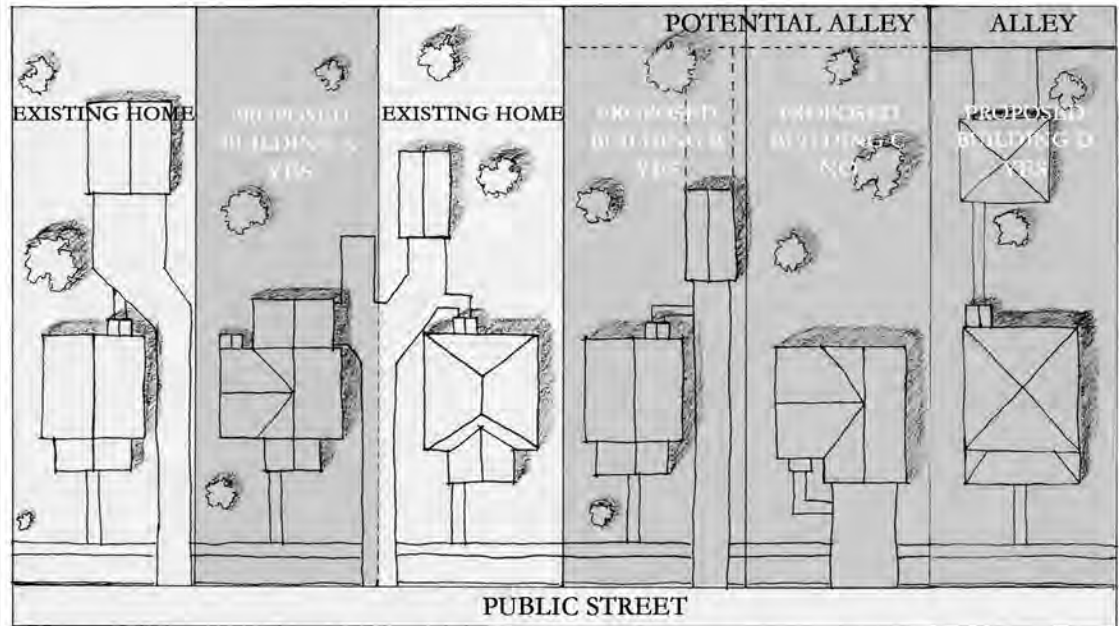


No. Attached garages that span more than fifty (50) percent of the front building facade and/or project toward the street dominate the streetscape and remove residents' eyes from the street - decreasing awareness of surrounding activities.

PROVISION H: VEHICULAR ACCESS

Where possible, vehicular access to the development site shall be provided via an alley. The use of shared driveways with a single-lane wide approach should also be considered in order to decrease the width of curb cuts on the public street.

FIGURE 9:
VEHICULAR ACCESS

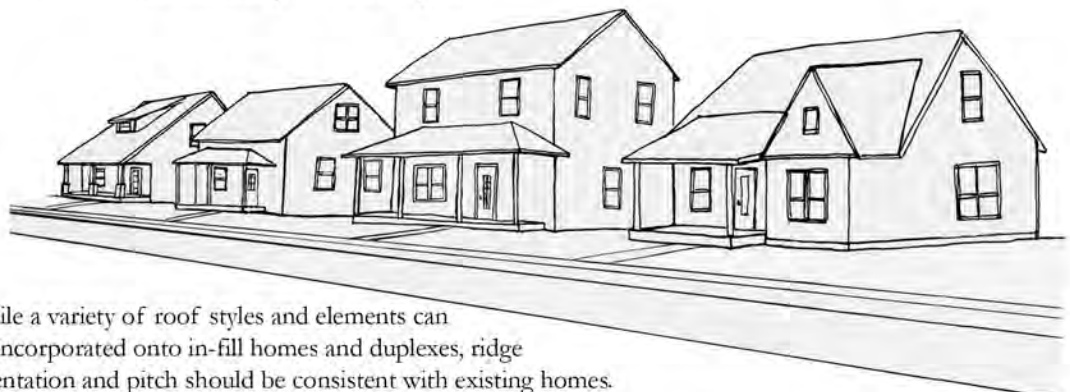


Vehicular access to proposed Buildings A & B is consistent with the Affordable Housing Design Guidelines because both scenarios lead to parking areas placed to the rear of the homes. As illustrated by proposed Building A, a shared access drive should be utilized where possible in order to decrease the amount of impervious surface the lot while also limiting curb cuts on the street. If possible, access to parking areas should be provided via an alley as illustrated by proposed Building D. Alley access decreases the amount of paving necessary to reach rear parking areas. Removal of the curb cut from the street also increases on-street parking opportunities. Vehicular access to proposed Building C is not consistent with the Guidelines because the wide curb cut results in a street-scape that is dominated by impervious surface area while increasing storm water run-off into the public street.

PROVISION I: ROOF

1. The principal residential structure's roof pitch, and orientation of the roof ridge shall be compatible with single-family homes in the vicinity. This requirement does not disallow roof line alterations if necessary for structures subject to rehabilitation so long as the alteration is reasonably consistent with the surrounding neighborhood.
2. The roof style, including gables and dormers, shall be consistent with single-family homes in the vicinity. False dormers may be permitted to ensure the consistency of roof style.

FIGURE 10:
ROOF



While a variety of roof styles and elements can be incorporated onto in-fill homes and duplexes, ridge orientation and pitch should be consistent with existing homes.

PROVISION J: BUILDING MASSING AND SCALE

As viewed from the street on which the front entrance is oriented, the proportion of the building height to width should be compatible with the same proportions of the other buildings on the block. Generally, floor to floor height of new structures should relate to adjacent single-family homes; and, the overall height at the eaves should relate to dwelling units within close proximity.

FIGURE 11:
BUILDING MASSING
AND SCALE



The highlighted home is inconsistent with surrounding units due to its horizontal dimensions and noticeably shorter eave heights.

PROVISION K: EXTERIOR BUILDING MATERIALS

Exterior surface materials, excluding the roof, shall be compatible with that of other buildings on the block except that the Project Specialist may permit the use of exterior surface materials such as vinyl siding, aluminum siding, steel siding, etc., that complement those of the majority of single-family homes surrounding the lot.

FIGURE 12:
EXTERIOR BUILDING
MATERIALS



While the new home in the center primarily utilizes siding as opposed to the surrounding brick homes, the application of brick veneer along the base of the building facade and columns balances the need to apply consistent building materials to new homes while ensuring that such application does not create an unacceptable increase in the cost of the unit.

PROVISION L: UTILITY PLACEMENT

Electric and gas meters serving new construction shall not be placed on a street facing building facade. Every effort shall be made to re-locate electric and gas meters to a non-street facing building facade of a dwelling unit to be rehabilitated.

FIGURE 13:
UTILITY PLACEMENT

No. The utility meters on this home have been placed on the front facade. They must be moved to at least one of the side walls.



Acceptable. While still seen from the street, these utility connections have been de-emphasized by being placed to the side facade.



Yes. In this scenario, utilities can be accessed from an alley and utility meters are obscured by being located on the rear facade.





EXPLANATION TO COUNCIL BILL 2025-028 (JENSON)

FILED: 01/23/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance granting Conditional Use Permit No. 477 for the purpose of permitting an electronic message center in an R-SF, Single-Family Residential District, generally located at 2854 West Grand Street. (By: Greene County Baptist Association Inc.; 2854 West Grand Street; Conditional Use Permit No. 477).

PURPOSE: To establish a conditional use permit for an electronic message center in an R-SF District generally located at 2854 West Grand Street. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
CONDITIONAL USE PERMIT NUMBER 477

The applicant, Greene County Baptist Association Inc, has requested this Conditional Use Permit to allow an electronic message center on the church's property located at 2854 West Grand Street. This property is zoned RSF, Residential Single-Family, where such signs are permitted on the premise of permitted nonresidential uses, such as a church, provided a Conditional Use Permit is approved

CONDITIONS: The regulations and standards listed on Exhibit D - Attachment 2 shall govern and control the use and development of the land in Conditional Use Permit Number 477 in a manner consistent with the attached site plan (Exhibit D - Attachment 4).

FINDINGS FOR STAFF RECOMMENDATION:

1. The code requires signs be limited to static images only. Such static images shall hold the display for a period of at least eight seconds before transitioning to another static image. The uses of frame effects and animation are prohibited. The use of flashing is specifically prohibited.
2. The sign is required to come equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with ambient light conditions.
3. Staff has determined that the requested Conditional Use Permit is 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.



4. This application meets the approval standards for a Conditional Use Permit (Exhibit D - Attachment 2).

5. Approval of this application is subject to the Requirements of Approval (Exhibit D - Attachment 1) and site plan (Exhibit D - Attachment 4).

REMARKS: The Planning and Zoning Commission held a public hearing on January 16, 2025, and recommended approval, by a vote of 8 to 0 of the proposed conditional use permit (see the attached "Exhibit C," Record of Proceedings). The Planning and Development staff recommends the application be approved with the conditions (see attached Exhibit A).

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 1/30/2025

Attachments:

1. Conditional Use Permit 477 - 2854 West Grand Street
2. CUP 477_exhA
3. CUP 477_exhB
4. CUP 477_exhC
5. CUP 477_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 27
Filed: 02-04-25

Sponsored by: Jenson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-028

SPECIAL ORDINANCE _____

AN ORDINANCE

1 GRANTING Conditional Use Permit No. 477 for the purpose of permitting an
2 electronic message center in an R-SF, Single-Family Residential
3 District, generally located at 2854 West Grand Street.
4 _____
5

6 WHEREAS, pursuant to Section 36-363 of the Land Development Code, City
7 Council may grant permits authorizing certain enumerated conditional uses as provided
8 in the various zoning districts; and
9

10 WHEREAS, following proper notice, the Planning and Zoning Commission held a
11 public hearing on January 16, 2025, a copy of the Record of Proceedings from said
12 public hearing being attached hereto and incorporated herein by this reference as
13 "Exhibit C," and recommended approval of Conditional Use Permit No. 477 for the
14 property generally located at 2854 West Grand Street by a vote of 8 to 0; and
15

16 WHEREAS, City Council finds that sufficient evidence has been presented to
17 satisfy all applicable standards of the Land Development Code for issuance of
18 Conditional Use Permit No. 477; and
19

20 WHEREAS, the granting of such permit is deemed proper, and it is not found to
21 harm the community or injure the value, lawful use, and reasonable enjoyment of
22 properties in the vicinity of 2854 West Grand Street.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – City Council adopts the City staff's specific findings of fact on the
28 proposed conditional use as set forth in "Exhibit D – Attachment 2." "Exhibit D" is
29 attached hereto and incorporated herein by this reference in its entirety. Conditional Use
30 Permit No. 477 is hereby granted in accordance with and subject to the provisions of
31 Section 36-363 of the Land Development Code. Conditional Use Permit No. 477 is
32 granted for the purpose of permitting an electronic message center as a conditional use
33 within the R-SF – Single-Family Residential District located at the property described in

34 "Exhibit B," which is attached hereto and incorporated herein by this reference, and
35 which is generally located at 2854 West Grand Street.

36
37 Section 2 – Building permits, certificates of occupancy, and any other required
38 permits or approvals may be issued by the duly authorized officials of the City provided
39 that such issuance is consistent with Section 36-363 of the Land Development Code,
40 any other applicable City regulation or ordinance, and the "Requirements for Conditional
41 Use Permit 477" described in "Exhibit D – Attachment 1" and "Exhibit A," which is
42 attached hereto and incorporated herein by this reference. Additionally, the provisions
43 contained in "Exhibit D – Attachment 1" and "Exhibit A" shall govern and control the use
44 and development of the land described in "Exhibit B," in a manner consistent with the
45 attached site plan depicted on "Exhibit D – Attachment 4."

46
47 Section 3 – Any violation of the provisions of this Ordinance shall be grounds for
48 the revocation of the Conditional Use Permit granted by the adoption of this Ordinance.

49
50 Section 4 – This Ordinance shall be in full force and effect from and after
51 passage only so long as the Property and any improvements thereon conform to the
52 conditions and requirements described in Section 36-363 of the Land Development
53 Code, other applicable City regulations or ordinances, and this Ordinance.

54
55 Passed at meeting: _____

56
57 _____
58 Mayor

59
60 Attest: _____, City Clerk

61
62 Filed as Ordinance: _____

63
64 Approved as to form: Laura Vales, Assistant City Attorney

65
66
67 Approved for Council action: Colin Sykes, Interim City Manager
68

EXHIBIT A
REQUIREMENTS FOR CONDITIONAL USE PERMIT 477

1. The electronic message center sign is permitted provided it conforms with the requirements set forth in Section 36-454 (8).
2. The sign shall meet all other standards of the Zoning Ordinance and other applicable ordinances.

EXHIBIT B
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT 477

Oak Park Addition Lots 1, 2 and 3.

EXHIBIT C
RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 16, 2025

Conditional Use Permit 477

2854 West Grand Street

Applicant: Greene County Baptist Association

Mr. Sparlin states that this is a request for a Conditional Use Permit for an electronic message center in an R-SF District.

Mr. David Jackson, 2854 W. Grand Street and representing the owner of the property and proposes a sign that would help the flow of traffic through the neighborhood. The signage would tell the hours of operation and that the current sign can not been seen from the street for the clients that are requesting help.

Mr. Pauly asked what days it is in operation.

Mr. Jackson stated that it Tuesday, Wednesday, and Thursday from 9:00am to 3:00pm.

Ms. Brooke Buehler, 650-A East Battlefield stated that the sign is fully programable and will make sure it is any specifications that are required.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Conditional Use Permit 477; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.



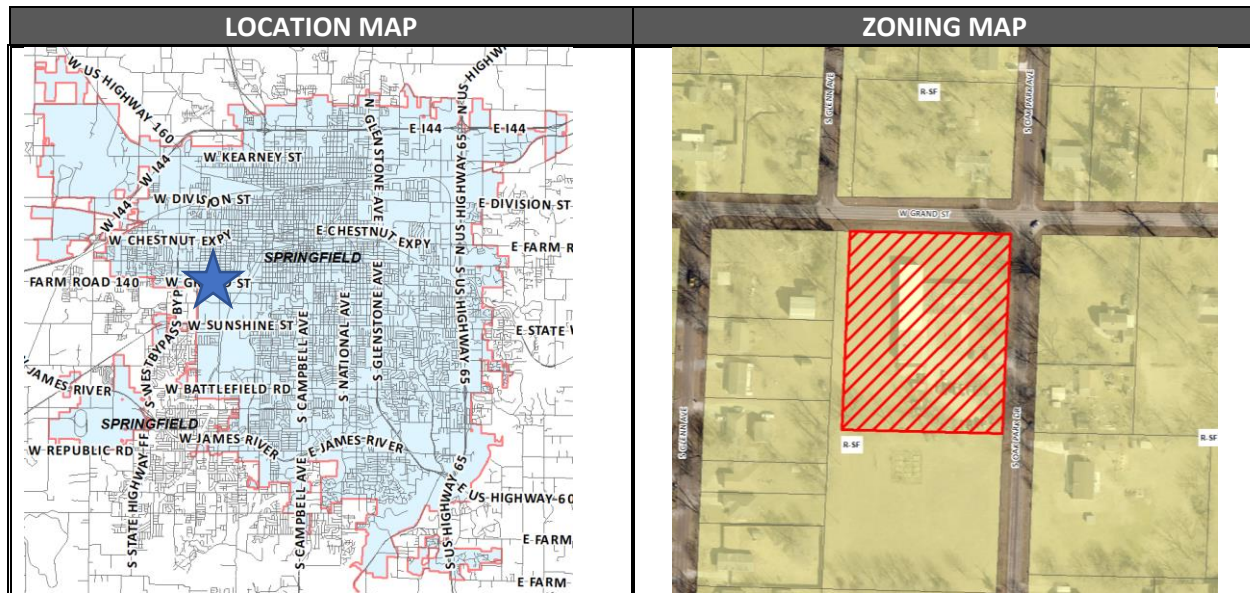
Bob Hosmer, AICP
Planning Manager

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 477
Location:	2854 West Grand Street
Total Acres:	1.86 acres
Applicant:	Greene County Baptist Association Inc.
Existing Land Use:	Church
Neighborhood Meeting:	December 23, 2024
Planning and Zoning Commission:	January 16, 2025
City Council:	February 10, 2025
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner, (417) 864-1091
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 477 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).

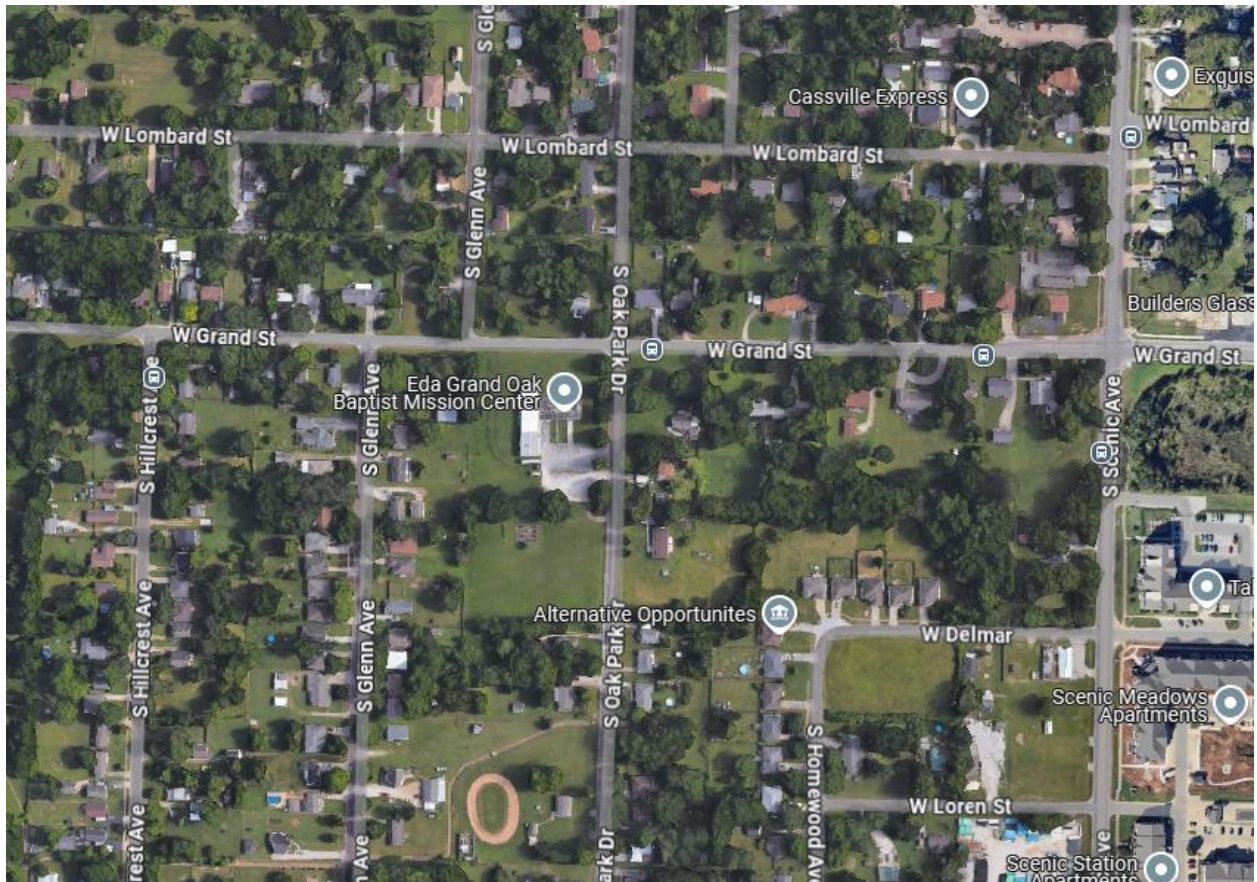
PROJECT SUMMARY:

Request for a Conditional Use Permit for an electronic message center in an R-SF District.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned to R-SF in the city-wide remapping in 1995.

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

(8) *Sign illumination.* Illuminated signs shall be designed, located, and constructed to eliminate or significantly reduce glare.

(a) *Provisions for non-business areas.*

1. Electronic message center signs fronting on a local or collector street shall be subject to a conditional use permit for nonresidential uses, subject to the following limitations:
 - a. Such signs shall be limited to static images only. Such static images shall hold on the display for a period of at least eight seconds before transitioning to another static image. The uses of frame effects and animation are prohibited.
 - b. The use of flashing is specifically prohibited in all locations.
 - c. Such signs shall come equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with ambient light conditions.
 - d. No such signs shall exceed a brightness level of 0.3 foot-candles above ambient light as measured using a foot-candle meter at a preset distance depending on sign size. The measuring distance shall be determined using the following equation: the square root of the product of the sign copy area and 100. (Example using a 12-square-foot sign: square root of the product 12×100 equals 34.6 feet measuring distance.)
 - e. The electronic message center portion of the detached sign shall not exceed 40 percent of the proposed sign copy area.

(16) *Provisions for non-business areas.*

(a) *General provisions.* These provisions shall apply to permanent signs in non-business areas:

1. Dwelling units in the R-SF and R-TH zoning districts shall be allowed to utilize any non-business sign described in subsection 36-454(4), but shall not be allowed to display any other sign.
2. Flashing lights and animation are not allowed.

(c) *Attached signs.* Attached signs are allowed in non-business areas as follows:

Each premises containing a multifamily use, permitted nonresidential use, or a legal nonconforming use shall be allowed one wall sign per wall.

1. The sign may contain the name and logo of the establishment, business, or use and nothing else.
2. The sign shall project no further than 18 inches from the wall.
3. A wall sign shall not project beyond the wall edge.

DEVELOPMENT REVIEW STAFF REPORT

4. When the premises has no detached sign, the total effective area of all wall signs shall not exceed two square feet per lineal foot of the wall length along the street or streets upon which the business fronts.
5. When the premises has a detached sign, the total effective area of all wall signs shall not exceed one square foot per lineal foot of the wall length along the street or streets upon which the business fronts.
6. Roof signs shall be prohibited.

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

DEVELOPMENT REVIEW STAFF REPORT

- 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.
- 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.

DEVELOPMENT REVIEW STAFF REPORT

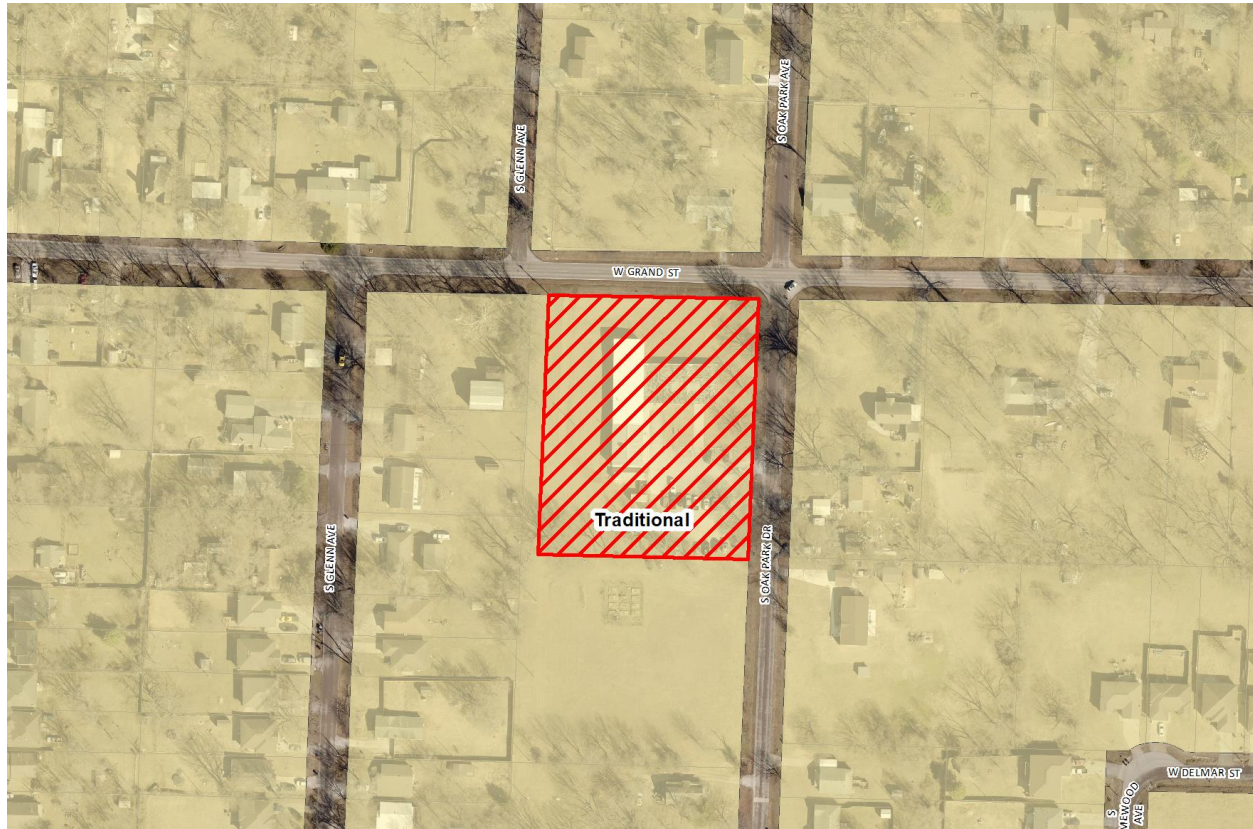
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting 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.

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	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Government, Colleges & Vocational Schools	Personal Storage	Healthcare & Institutional Facilities	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	R-SF	R-SF	R-SF
LAND USE	Single-family home	Single-family home	Single-family home	Single-family home
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed CUP.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the CUP.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The sign/message board will not conflict with any stormwater requirements.

DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

Why no comments here

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Grand Street	Primary Arterial	City	50	25	NA	No	Yes	No
Street 2	S. Oak Park Avenue	Local	City	25	25	NA	Yes	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 along W. Grand 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, Greene County Baptist Association Inc, has requested this Conditional Use Permit to allow an electronic message center on the church's property located at 2854 West Grand Street. This property is zoned RSF, Residential Single-Family, where

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such signs are permitted on the premise of permitted nonresidential uses, such as a church, provided a Conditional Use Permit is approved.

2. The code requires signs be limited to static images only. Such static images shall hold the display for a period of at least eight seconds before transitioning to another static image. The uses of frame effects and animation are prohibited. The use of flashing is specifically prohibited.
3. The sign is required to come equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with ambient light conditions.
4. Staff has determined that the requested Conditional Use Permit is 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.

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. 477

1. The electronic message center sign is permitted provided it conforms with the requirements set forth in Section 36-454 (8).
2. The sign shall meet all other standards of the Zoning Ordinance and other applicable ordinances.

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ATTACHMENT 2 STANDARDS FOR CONDITIONAL USE PERMIT NO. 477

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> .	Permit will be consistent with adopted policies.	This standard is not generally applicable to the proposed conditional use, as the request is for an electronic message center (EMC) sign in a nonbusiness area and is not a matter of land use. Per the Springfield <i>Comprehensive Plan</i> , this site was designated for community use, such as a place of worship, and is therefore being used in alignment with the <i>Comprehensive Plan's</i> vision for the area.
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 proposed sign will be wall-mounted to the building using the required mounting gear for this project. The sign will not be close to any streets and will be well-secured.	The proposed sign meets the will be located on the building wall far away from the public street system.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	Not applicable	This standard is not generally applicable to the proposed conditional use.
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	Not applicable	This standard is not generally applicable to the proposed conditional use
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of	Not applicable	This standard is not generally applicable to the proposed conditional use.

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uses permitted as a matter of right in the district.		
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.	Sign will face S. Oak Park Drive. The light emitted from the sign will be facing residential buildings that are located across the street. The sign is fully customizable in terms of brightness and automatically dims to adjust to the natural light outside to ensure it is not too bright. There are also trees that will block light that could potentially shine towards residential buildings in the neighborhood.	The proposed sign will face east. The nearest home to the east is located approximately 280 feet from the base of the sign. Per code, the electronic message center sign may not produce light more than 0.3-foot candles. It not anticipated that the light for the wall sign will residential area.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	The proposed sign will not be located near any lighting or signage associated with traffic control.	The proposed sign would not be located near any lit intersections. Staff expects this sign to have no impact on traffic control in the area.
8. Such signs will not have an adverse effect on any adjacent properties.	This sign will be far enough away from any adjacent properties that it will not have an adverse effect on its surroundings.	As noted in response to standard six, the proposed sign's lighting will not adversely impact the nearby residential properties.
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.	Not applicable	This standard is not generally applicable to the proposed conditional use.
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.	This sign will allow the community involved with Grand Oak to be aware of current events associated with the center and thank the community for their fellowship. No adverse effects will be caused by this sign.	The proposed sign will not have any substantial or undue adverse effect upon the public health, safety and general welfare. Code provides measures by which to limit the sign's lighting impact on the neighbors surrounding the subject property. In addition, only static messages lasting at least eight (8) seconds maybe used by this sign; frame

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		effects, flashing and animations are strictly prohibited. These measures are intended to help preserve the residential character of the sign's surroundings while also permitting the efficient display of information.
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, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.	The wall mounted sign will not impact the future development of the property or any surrounding properties.	The proposed sign will not alter the existing sign's dimensions and so will not dominate the immediate vicinity beyond the existing sign's impact. In addition, both the existing and proposed signs would comply with code's limitations on copy area and height, making the proposal appropriate at this location.
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 sign will not impact any natural or physical features of the site. It will be an addition to what is currently there. Both installation and removal will not cause any changes or damage to the site.	The proposed conditional use may not alter topography or other physical features.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	Not applicable	The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size	The sign will comply with any limitations or requirements.	The proposed sign will comply with all applicable regulations set forth in the Zoning Ordinance.

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requirements, bulk regulations, use limitations and performance standards.		
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	The messages on the sign will inform the community involved with Grand Oak Mission Center in a place where it was not easily accessed before.	The intent of digital signs is to communicate multiple messages more effectively to the public while simultaneously reducing the time required to produce and maintain said messages. The messages will pertain only to the use that exists on the property.
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.	Not applicable	This standard is not generally applicable to the proposed conditional use.
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.	Not applicable	This standard is not generally applicable to the proposed conditional use.
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.	Not applicable	This standard is not generally applicable to the proposed conditional use.
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.	Not applicable	This proposal will not interfere with any of the conditions.
20. In the case of existing structures proposed to be	The proposed sign will meet all fire, health, building,	A permit will be required prior to the construction of

DEVELOPMENT REVIEW STAFF REPORT

converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	plumbing, and electrical requirements of the City of Springfield.	the proposed sign, at which point city staff will review the proposed schematics for compliance with all relevant 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.	Not applicable.	This standard is not generally applicable to the proposed conditional use.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Grand Oak Mission Center
2. Meeting Date & Time: December 23, 2024 4 to 6 pm
3. Meeting Location: 2854 W Grand St. Springfield, MO. 65802
4. Number of invitations that were sent: 133
5. How was the mailing list generated: City Utilities Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 1
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.)

She was for us putting up the sign.

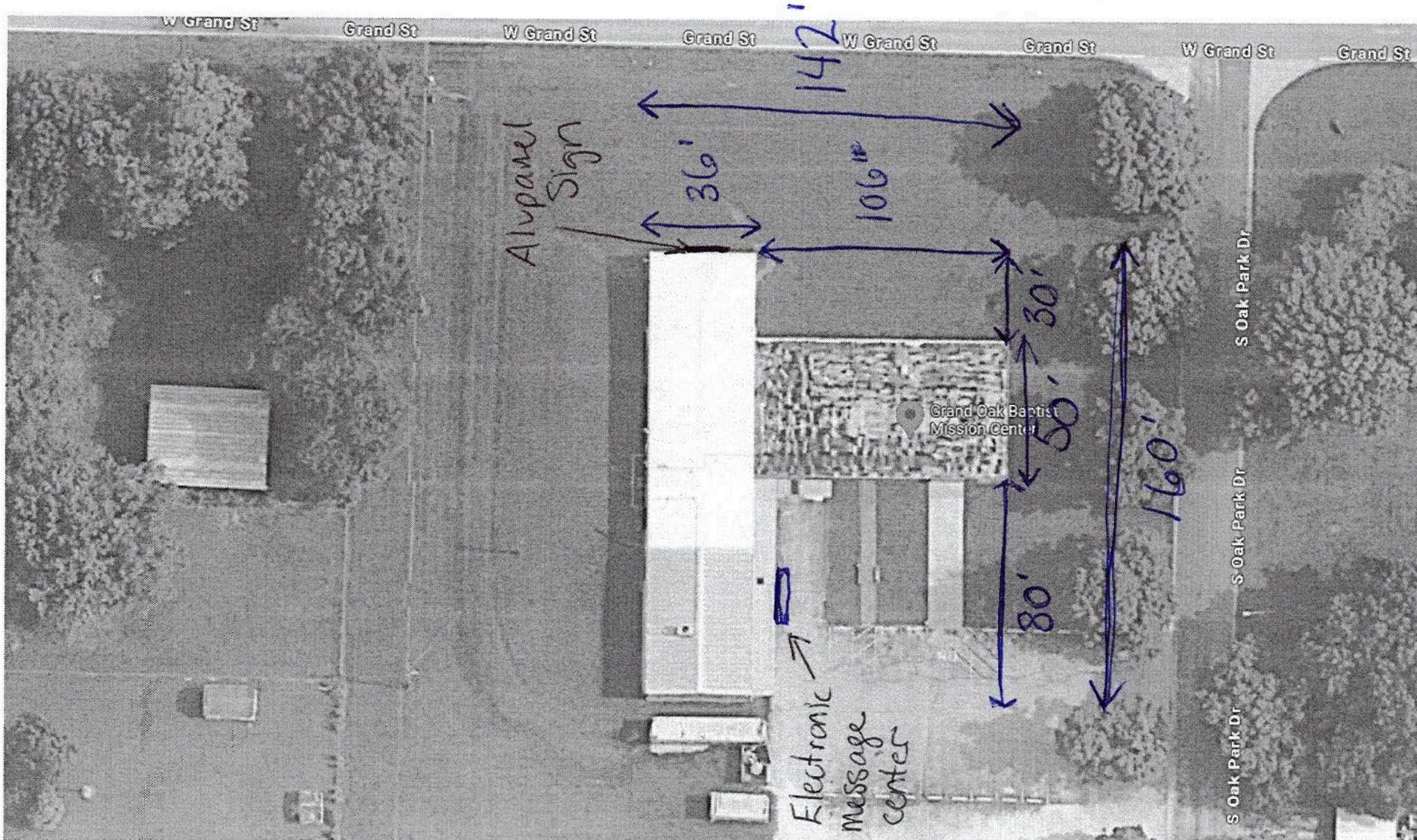
8. List or attach the written comments and how you plan to address any issues:

None

I, David H. Jackson (*print name*), attest that the neighborhood meeting was held on 12/23/2024 (*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."

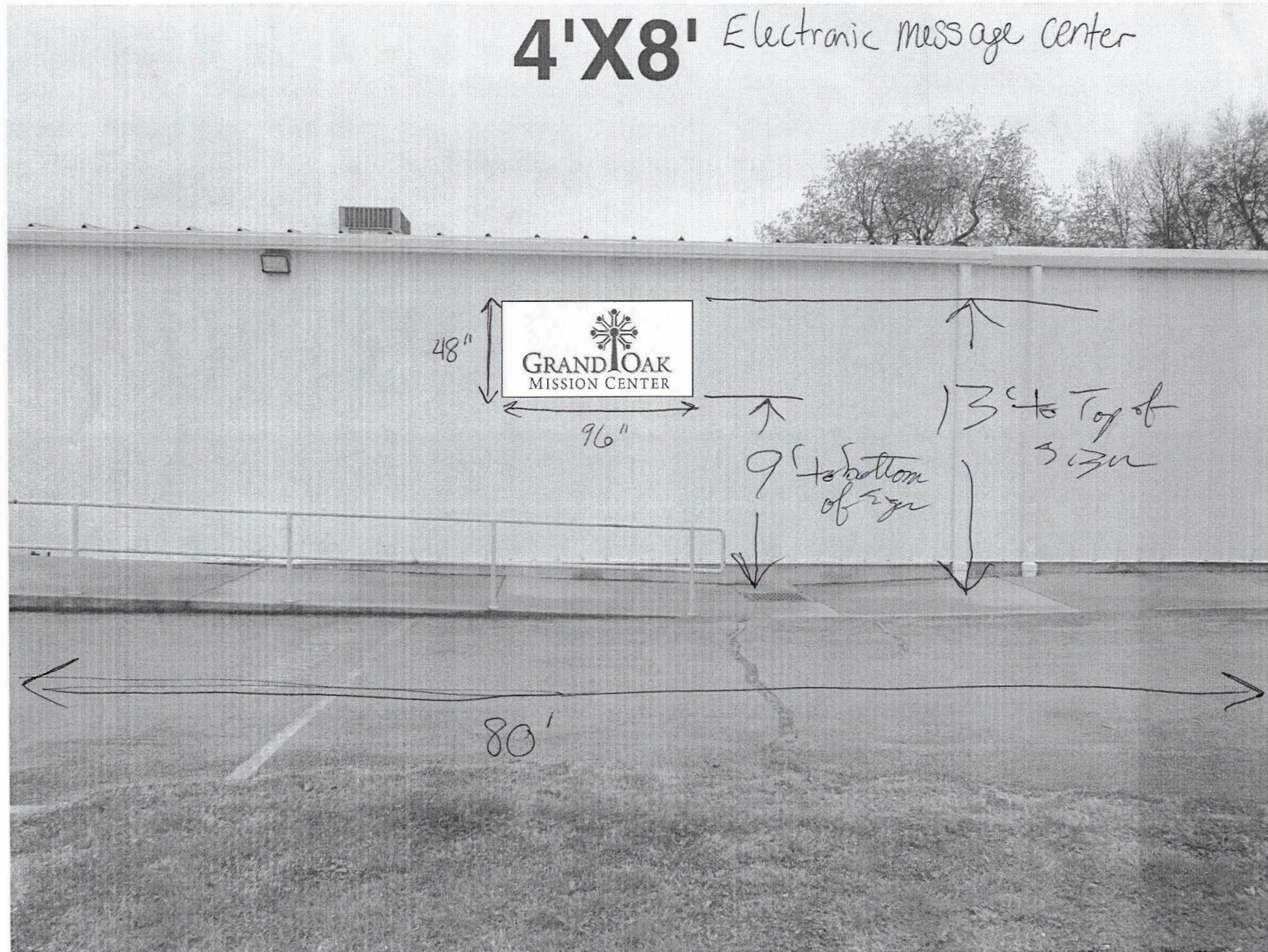
David Jackson
Signature of person completing affidavit

David Jackson
Printed name of person completing affidavit



Electronic Message Center will be mounted to exterior wall of building facing S Oak Street.

4'X8' Electronic message center





EXPLANATION TO COUNCIL BILL 2025-029 (HORTON)

FILED: 01/23/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.47 acres of property generally located at 2242 North Oakland Avenue from R-SF, Single-Family Residential District to R-TH, Residential Townhouse District; establishing Conditional Overlay District No. 267; and adopting an updated Official Zoning Map. (By: SGF Homes LLC; 2242 North Oakland Avenue; Z-1-2025 w/ Conditional Overlay District No. 267).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.47 acres generally located at 2242 North Oakland Avenue from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-1-2025 CONDITIONAL OVERLAY DISTRICT NO. 267

The applicant is requesting to rezone approximately 0.47 acres generally located at 2242 North Oakland Avenue from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267. The applicant intends build duplexes. The R-TH district allows for single-family or duplex construction. Single-family detached dwellings require a minimum of 6,000 square feet of land area. Duplexes will require at least 7,500 square feet of area which will require a replat of the lots after the rezoning.

REMARKS: The Planning and Zoning Commission held a public hearing on January 16, 2025, and recommended approval, by a vote of 8 to 0. The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The Comprehensive Plan's Land Use & Development chapter identifies the subject property within the Center City neighborhood placetype.
2. Low-intensity multifamily is listed as a supporting use in the Center City neighborhood placetype.
3. 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.

4. The subject property’s proximity to Tom Watkins Park, one city block to the west, provides an opportunity to place more residential units close to amenities that residents are able to utilize.

5. The range of uses in the proposed R-TH district is compatible with the uses permitted on other properties within the immediate vicinity.

6. The subject property has access to City Utilities infrastructure, and any necessary extension of 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 R-TH district is compatible with the uses permitted on other property in the immediate vicinity. Single-family homes are the predominant use in this area. However, there is undeveloped land to the west of the subject property.

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.

13. The applicant held a neighborhood meeting on November 26, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).

14. 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: Staff recommends approval based on the proposal’s general conformance to the Comprehensive Plan’s Center City neighborhood placetype and on the finding of facts above.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 1/30/2025



- Attachments:**
1. Z-1-2025 COD 267 - 2242 North Oakland Avenue
 2. Z-1-2025 COD 267_exhA
 3. Z-1-2025 COD 267_exhB
 4. Z-1-2025 COD 267_exhC
 5. Z-1-2025 COD 267_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 25
Filed: 02-04-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-029

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 0.47 acres of property generally located at 2242 North Oakland
4 Avenue from R-SF, Single-Family Residential District to R-TH,
5 Residential Townhouse District; establishing Conditional Overlay
6 District No. 267; and adopting an updated Official Zoning Map.
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 2242 North Oakland Avenue from R-SF, Single-Family Residential
11 District to R-TH, Residential Townhouse District, and establishing Conditional Overlay
12 District No. 267; and
13

14 WHEREAS, Conditional Overlay District No. 267 shall modify the requirements of
15 the Springfield Land Development Code Section 36-381, R-TH – Residential
16 Townhouse District, by requiring that the property described in "Exhibit B" comply with
17 the requirements described in "Exhibit A," both attached hereto and incorporated herein
18 by this reference; and
19

20 WHEREAS, following proper notice, the Planning and Zoning Commission held a
21 public hearing on January 16, 2025, a copy of the Record of Proceedings from said
22 public hearing being attached hereto and incorporated herein by this reference as
23 "Exhibit C," and said Commission made its recommendation of approval with a vote of 8
24 to 0; and
25

26 WHEREAS, the City has reviewed the applicant's request and prepared a staff
27 report concerning the application, which is attached hereto and incorporated herein by
28 this reference as "Exhibit D"; and
29

30 WHEREAS, proper notice was given of a public hearing before City Council, and
31 said hearing was held in accordance with the law.
32

33 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF

34 SPRINGFIELD, MISSOURI, as follows, that:

35
36 Section 1 – The property described in "Exhibit B" is hereby rezoned from R-SF,
37 Single-Family Residential District to R-TH, Residential Townhouse District, with
38 Conditional Overlay District No. 267. Springfield Land Development Code, Section 36-
39 306, 'Official zoning map and rules for interpretation,' is hereby amended, changed, and
40 modified consistent with this Ordinance.

41
42 Section 2 – City Council hereby establishes Conditional Overlay District No. 267,
43 which shall contain the requirements and standards provided in "Exhibit A." The
44 requirements of Conditional Overlay District No. 267 shall modify the requirements of
45 the Springfield Land Development Code Section 36-381, R-TH, Residential Townhouse
46 District, by requiring the property described in "Exhibit B" to comply with the
47 requirements contained in "Exhibit A."

48
49 Section 3 – City Council hereby directs the City Manager, or designee, to update
50 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
51 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
52 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
53 rules of interpretation.'

54
55 Section 4 – The Official Zoning Map herein adopted shall be maintained and
56 archived in the same digital form in which this Council has approved its adoption.

57
58 Section 5 – This Ordinance shall be in full force and effect from and after
59 passage.

60
61 Passed at meeting: _____

62
63 _____
64 Mayor

65
66 Attest: _____, City Clerk

67
68 Filed as Ordinance: _____

69
70 *Laura Vales*
71 Approved as to form: _____, Assistant City Attorney

72
73 *Colin Dyke*
74 Approved for Council action: _____, Interim City Manager

EXHIBIT A
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-1-2025 COD 267

The requirements of Section 36-381 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. Construction on the subject sites shall comply with the City of Springfield's Affordable Housing Design Guidelines.

EXHIBIT B
LEGAL DESCRIPTION

MCKOIN PLACE LOTS 472 THROUGH 477

EXHIBIT C
RECORD OF PROCEEDING
Planning and Zoning Commission – January 16, 2025

Z-1-2025 COD 267
2242 North Oakland Avenue
Applicant: SGF Homes, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.47 acres from R-SF, Residential Single-Family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267.

Mr. Colony asked approximately how many units will be on the site.

Mr. Sparlin stated that the area contains three lots, and each lot can have two dwelling units.

Mr. Rick Wilson, 1835 S. Stewart stated that the property was platted again in 2020 into three tracts and is about a 100-year-old subdivision and would like to change the zoning to build a couple of duplexes.

Ms. Donna Wagner, 2245 N. Fay Avenue and have lived there for approximately 30-years and purchased solely because of the location and quiet single-family neighborhood and believes it will be an eye-sore, invade their privacy and excess traffic on their one lane street, including the heavy vehicles required for the construction.

Commission members asked about the original lots, their sizes and what could be built on them.

Mr. Wilson stated that it will depend on the changes made with the new zoning ordinance and if they will be single family or duplexes and at this time just getting the rezoning completed.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Z-1-2025 COD 267; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.



Bob Hosmer, AICP
Planning Manager



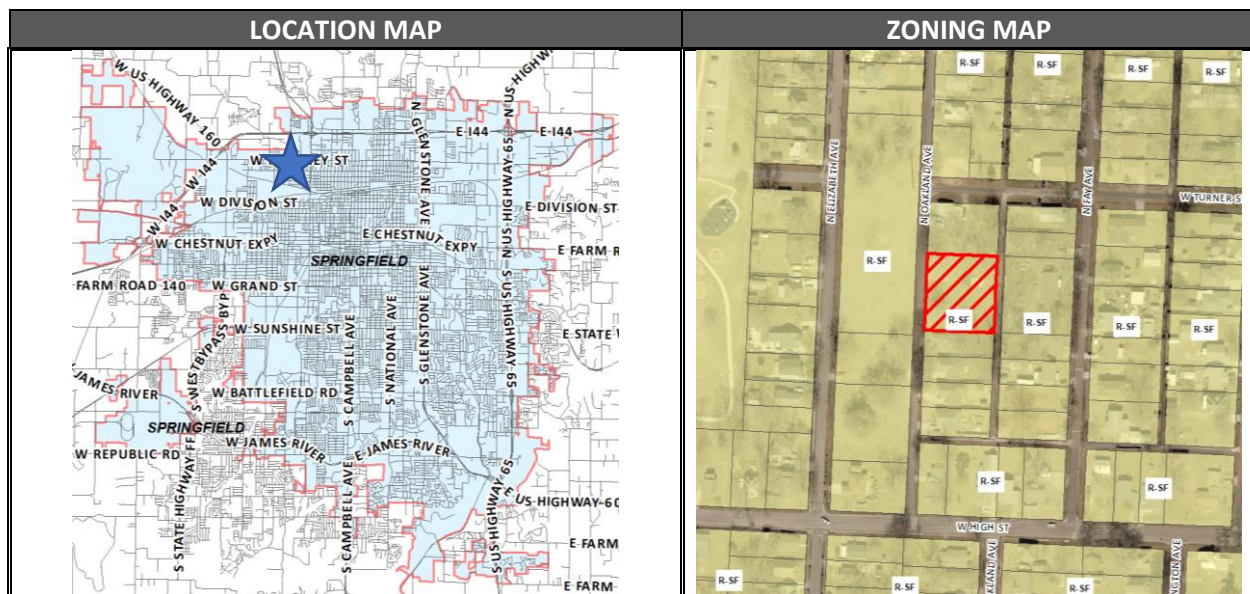
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PROJECT INFORMATION

Case Number:	Z-1-2025 w/ Conditional Overlay District No. 267
Location:	2242 North Oakland Avenue
Total Acres:	0.47 acres
Applicant:	SGF Homes LLC
Existing Land Use:	Vacant land
Neighborhood Meeting:	November 26, 2024
Planning and Zoning Commission:	January 16, 2025
City Council:	February 10, 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-1-2025 with Conditional Overlay District No. 267 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).

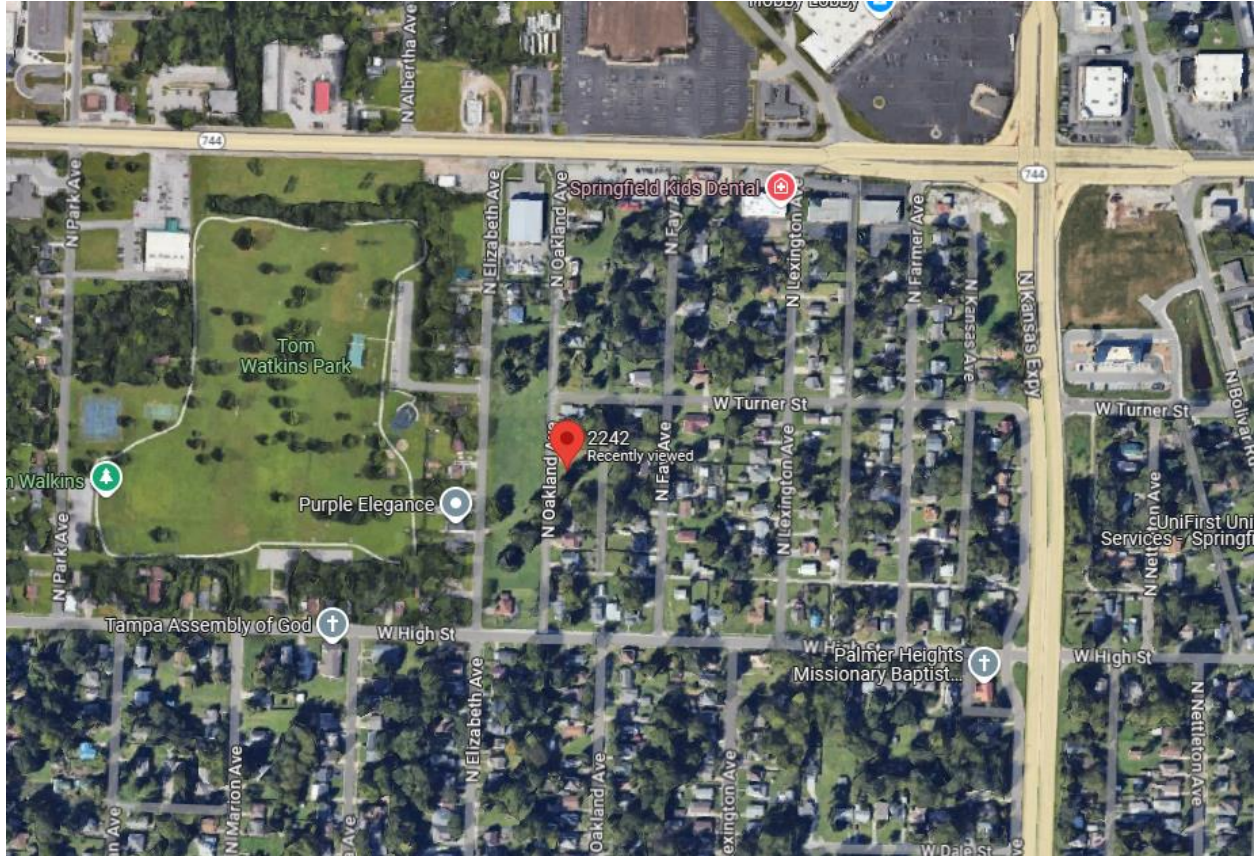
PROJECT SUMMARY:

Request to rezone approximately 0.47 acres generally located at 2242 North Oakland Avenue from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was zoned R-SF 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-TH DISTRICT
Use Limitations	(a) There shall be a separate platted lot of record for each single-family semi-detached or townhouse dwelling unit. (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	(a) <i>Minimum lot area:</i> 1. Single-family detached dwellings and residential group homes: 5,000 square feet. 2. Duplexes: 7,500 square feet. 3. Each single-family semi-detached dwelling on a separate platted lot: 3,750 square feet. 4. Each townhouse on a separate platted lot: a. End lots: 4,000 square feet.

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	b. Interior lots: 3,000 square feet. 5. All other uses: 7,500 square feet. (b) <i>Minimum lot width:</i> 1. Single-family detached and duplex dwellings and residential group homes: 45 feet. 2. Townhouses: a. End lots: 40 feet. b. Interior lots with driveway in front yard: 30 feet. c. Interior lots without driveway in front yard: 24 feet. 3. Single-family semi-detached dwelling units: 30 feet. 4. All other uses: 45 feet. (c) <i>Minimum lot depth:</i> 80 feet.
Maximum Height	(a) <i>Maximum structure height:</i> 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	None
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> Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for any building that has a common wall on a lot line. 3. <i>Rear yards:</i> Ten percent of the lot depth, but may not be less than ten feet nor more than 20 feet be required.
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.
Density Requirements	<i>Density requirements.</i> The maximum density shall be 3,750 square feet per dwelling unit provided the requirements of subsection 36-303(22) are met.

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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.
Buffering and Landscaping	Whenever any development in an R-TH 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 subject property as the Center City neighborhood placetype. Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities. Due to their compact form and proximity to urban centers,

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these neighborhoods are places where residents should reasonably be able to walk, bike, or ride transit to meet some of their educational, employment, shopping, and recreational needs. Center City Neighborhoods are also integrated with key cultural and institutional uses, such as schools and places of worship that serve surrounding residents. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing. The creation of neighborhood-scale commercial should focus on the incorporation of context sensitive designs and low intensity uses to ensure integration into the surrounding area. These low intensity uses could include dining, personal services, office, and essential goods. These nodes could be located along historic streetcar routes or higher classification roadways on the edges of the neighborhood. Priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents.

PRIMARY USES

1. Single-family detached

SUPPORTING USES

1. Single-family attached
2. Low-intensity multifamily
3. Low-intensity, neighborhood commercial
4. Parks, greenways, and open space
5. Public and private schools and places of worship
6. Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

1. 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.
2. 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.
3. 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.
4. Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
5. 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.

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6. 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.
7. Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

1. The main entrances of new residential developments are oriented towards the primary street.
2. Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
3. 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.
4. 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.
5. New and infill buildings maintain the proportions and architectural features common in the existing block.
6. 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.

Center City Neighborhood Urban design characteristics unique to Center City Neighborhood character area include:

1. Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
2. Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
3. While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
4. Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.
5. Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.
6. Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
8. Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.

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9. Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

Transitions:

1. 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.
2. Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
3. 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.

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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 & Service	Public & Private Schools & Places of Worship	Government, Healthcare & Institutional Facilities	Personal Services & Vocational Schools	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

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family home	Single-family home	Single-family home	Undeveloped land
PLACETYPES	Center City neighborhood	Center City neighborhood	Center City neighborhood	Center City neighborhood

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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.

FIRE DEPARTMENT:

No objections to rezoning.

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. Oakland Avenue	Local	City	25	20	NA	Yes	No	No
Street 2	Unnamed Alley	Alley	City	NA	15	NA	Yes	No	No

ACCESS - All new or modified driveway approaches shall comply with the 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 no bus stops near the property.

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

The alley on the east side of the subject properties must be improved to handle regular residential traffic.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

The property is in the **Spring 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.**

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A fee in lieu of on-site stormwater detention is **not applicable** the lots are already platted.

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. The rezoning from R-SF to R-TH is not triggering a flood control requirement. The site will only allow for additional small residential units up to 70% impervious area.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.47 acres generally located at 2242 North Oakland Avenue from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 267. The applicant intends build duplexes. The R-TH district allows for single-family or duplex construction. Single-family detached dwellings require a minimum of 6,000 square feet of land area. Duplexes will require at least 7,500 square feet of area which will require a replat of the lots after the rezoning.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Center City neighborhood placetype.
3. Low-intensity multifamily is listed as a supporting use in the Center City neighborhood placetype.
4. 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

DEVELOPMENT REVIEW STAFF REPORT

neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.

5. The subject property's proximity to Tom Watkins Park, one city block to the west, provides an opportunity to place more residential units close to amenities that residents are able to utilize.
6. The range of uses in the proposed R-TH district is compatible with the uses permitted on other properties within the immediate vicinity.
7. The subject property has access to City Utilities infrastructure, and any necessary extension of 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-TH district is compatible with the uses permitted on other property in the immediate vicinity. Single-family homes are the predominant use in this area. However, there is undeveloped land to the west of the subject property.
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.
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.
14. The applicant held a neighborhood meeting on November 26, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).
15. 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:

DEVELOPMENT REVIEW STAFF REPORT

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Center City neighborhood 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. 267

The requirements of Section 36-381 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. Construction on the subject sites shall comply with the City of Springfield's Affordable Housing Design Guidelines.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

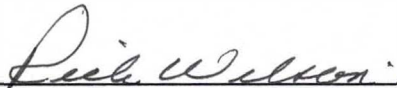
1. Request change to zoning from: RSF (Residential Single Family) to RTL (Residential Townhouse)
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 11/26/24 @ 4:00 -6:30 PM
3. Meeting Location: The Library Station, 2535 N. Kansas Expressway, Springfield, 65803
4. Number of invitations that were sent: 130
5. How the mailing list was generated: City of Springfield Planning Dept.
6. Number of neighbors in attendance (attach a sign-in sheet): 6
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 comments or complaints about the proposed change to zoning.
The comments received were about the neighborhood management in general, including but not limited to:
Homeless in the Neighborhood, Lack of Building Enforcement, Law Enforcement, Animal Control, Rental v. Owner
Occupation and Traffic Speed.

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

There have been none received.

I, RICK WILSON (print name), attest that the neighborhood meeting was held on
12/26/24 (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

Rick Wilson
Printed name of person completing affidavit

EXPLANATION TO COUNCIL BILL 2025-030 (HORTON)

FILED: 01/23/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance granting Conditional Use Permit No. 479 for the purpose of permitting residential uses on the first-floor frontage of buildings within a GR, General Retail District, generally located at 901 South West Bypass. (By: Carleton Resources, LLC; 901 S. West Bypass; Conditional Use Permit No. 479).

PURPOSE: To establish a conditional use permit for residential uses on the first-floor frontage of buildings within a GR, General Retail District, generally located at 901 South West Bypass. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

CONDITIONAL USE PERMIT NUMBER 479

The applicant, Carleton Resources, LLC, is requesting a Conditional Use Permit for residential uses on the first-floor frontage of buildings as listed in the conditions.

CONDITIONS: The regulations and standards listed on "Exhibit D - Attachment 2" shall govern and control the use and development of the land in Conditional Use Permit Number 479 in a manner consistent with the attached site plan ("Exhibit D - Attachment 4").

FINDINGS FOR STAFF RECOMMENDATION:

1. 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.
2. 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).
3. 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.

4. 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.

5. A site plan has been provided (Attachment 4) showing the proposed site and structures and use area limitations.

6. 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.

7. 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).

8. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in the staff report (above).

9. The applicant held a neighborhood meeting on December 19, 2024, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).

10. 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. Approval of this application is subject to the Requirements of Approval ("Exhibit D - Attachment 1") and site plan ("Exhibit D - Attachment 4").

REMARKS: The Planning and Zoning Commission held a public hearing on January 16, 2025, and recommended approval, by a vote of 8 to 0 of the proposed conditional use permit (see the attached "Exhibit C," Record of Proceedings). The Planning and Development staff recommends the application be approved with the conditions (see attached "Exhibit A").

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 1/30/2025

Attachments: 1. Conditional Use Permit 479 - 901 South West Bypass
 2. CUP 479_exhA

3. CUP 479_exhB
4. CUP 479_exhC
5. CUP 479_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 37
Filed: 02-04-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-030

SPECIAL ORDINANCE _____

AN ORDINANCE

1 GRANTING Conditional Use Permit No. 479 for the purpose of permitting
2 residential uses on the first-floor frontage of buildings within a GR,
3 General Retail District, generally located at 901 South West Bypass.
4 _____
5

6 WHEREAS, pursuant to Section 36-363 of the Land Development Code, City
7 Council may grant permits authorizing certain enumerated conditional uses as provided
8 in the various zoning districts; and
9

10 WHEREAS, following proper notice, the Planning and Zoning Commission held a
11 public hearing on January 16, 2025, a copy of the Record of Proceedings from said
12 public hearing being attached hereto and incorporated herein by this reference as
13 "Exhibit C," and recommended approval of Conditional Use Permit No. 479 for the
14 property generally located at 901 South West Bypass by a vote of 8 to 0; and
15

16 WHEREAS, City Council finds that sufficient evidence has been presented to
17 satisfy all applicable standards of the Land Development Code for issuance of
18 Conditional Use Permit No. 479; and
19

20 WHEREAS, the granting of such permit is deemed proper, and it is not found to
21 harm the community or injure the value, lawful use, and reasonable enjoyment of
22 properties in the vicinity of 901 South West Bypass.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – City Council adopts the City staff's specific findings of fact on the
28 proposed conditional use as set forth in "Exhibit D – Attachment 2." "Exhibit D" is
29 attached hereto and incorporated herein by this reference in its entirety. Conditional Use
30 Permit No. 479 is hereby granted in accordance with and subject to the provisions of
31 Section 36-363 of the Land Development Code. Conditional Use Permit No. 479 is
32 granted for the purpose of permitting residential uses on the first-floor frontage of
33 buildings within a GR, General Retail District, located at the property described in

34 "Exhibit B," which is attached hereto and incorporated herein by this reference, and
35 which is generally located at 9001 South West Bypass.
36

37 Section 2 – Building permits, certificates of occupancy, and any other required
38 permits or approvals may be issued by the duly authorized officials of the City provided
39 that such issuance is consistent with Section 36-363 of the Land Development Code,
40 any other applicable City regulation or ordinance, and the "Requirements for Conditional
41 Use Permit 479" described in "Exhibit D – Attachment 1" and "Exhibit A," which is
42 attached hereto and incorporated herein by this reference. Additionally, the provisions
43 contained in "Exhibit D – Attachment 1" and "Exhibit A" shall govern and control the use
44 and development of the land described in "Exhibit B," in a manner consistent with the
45 attached site plan depicted on "Exhibit D – Attachment 4."
46

47 Section 3 – Any violation of the provisions of this Ordinance shall be grounds for
48 the revocation of the Conditional Use Permit granted by the adoption of this Ordinance.
49

50 Section 4 – This Ordinance shall be in full force and effect from and after
51 passage only so long as the Property and any improvements thereon conform to the
52 conditions and requirements described in Section 36-363 of the Land Development
53 Code, other applicable City regulations or ordinances, and this Ordinance.
54

55 Passed at meeting: _____
56

57 _____
58 Mayor
59

60 Attest: _____, City Clerk
61

62 Filed as Ordinance: _____
63

64 Approved as to form: Laura Vales, Assistant City Attorney
65

66 Approved for Council action: Colin Sykes, Interim City Manager
67
68

EXHIBIT A
REQUIREMENTS FOR CONDITIONAL USE PERMIT 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 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.

EXHIBIT B
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT 479

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 of this ordinance.

A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), AND A PORTION OF THE EAST 264 FEET OF THE SOUTH 660 FEET OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), AND THE EAST 264 FEET OF THE NORTH 660 OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), SITUATED IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING SURVEY MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), GREENE COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE1/4), N89°37'03"W, 216.22 FEET TO AN EXISTING SURVEY MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF WEST BYPASS AND POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N89°37'03"W, A DISTANCE OF 1117.89 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22); THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-NINE (29), S02°37'48"W, A DISTANCE OF 666.08 FEET TO AN EXISTING SURVEY MONUMENT; THENCE N89°53'27"W, A DISTANCE OF 263.92 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ALONG THE EXTENSION OF THE EAST LINE OF TIMBERCREEK 6TH ADDITION, N02°00'40"E, A DISTANCE OF 667.10 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20); THENCE ALONG SAID EAST LINE OF TIMBERCREEK 6TH ADDITION, N02°56'09"E, A DISTANCE OF 627.08 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ALONG THE SOUTH AND EAST LINES OF WESTWOOD HILLS SECOND ADDITION, THE FOLLOWING 5 COURSES: S89°27'01"E, A DISTANCE OF 298.09 FEET TO AN EXISTING SURVEY MONUMENT; N11°24'42"E, A DISTANCE OF 190.76 FEET TO THE NORTH RIGHT-OF-WAY LINE OF KAY POINTE BOULEVARD; THENCE ON A CURVE TO THE LEFT, 26.13 FEET, SAID CURVE HAVING A RADIUS OF 424.34 FEET, A CENTRAL ANGLE OF 3°31'39",

WITH A LONG CHORD OF 26.12 FEET WHICH BEARS N80°21'07"W TO AN EXISTING SURVEY MONUMENT; N02°56'06"E, A DISTANCE OF 229.19 FEET; 589°16'20"E, A DISTANCE OF 293.66 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ALONG THE SOUTH LINES OF WESTWOOD HILLS FIRST ADDITION, THE FOLLOWING 6 COURSES: S00°38'44"W, A DISTANCE OF 135.97 FEET TO AN EXISTING SURVEY MONUMENT; S62°33'00"E, A DISTANCE OF 150.20 FEET TO AN EXISTING SURVEY MONUMENT; THENCE ON A CURVE TO THE LEFT, 39.46 FEET, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 8°22'25", WITH A LONG CHORD OF 39.42 FEET WHICH BEARS N31°03'08"E; 563°15'01"E, A DISTANCE OF 299.90 FEET TO AN EXISTING SURVEY MONUMENT; N62°56'38"E, A DISTANCE OF 109.90 FEET TO AN EXISTING SURVEY MONUMENT; S89°14'06"E, A DISTANCE OF 255.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST BYPASS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES: S02°19'04"W, A DISTANCE OF 106.80 FEET; S08°16'57"W, A DISTANCE OF 100.54 FEET TO AN EXISTING SURVEY MONUMENT; S02°25'00"W, A DISTANCE OF 50.02 FEET TO AN EXISTING SURVEY MONUMENT; S03°41'49"E, A DISTANCE OF 100.53 FEET TO AN EXISTING SURVEY MONUMENT; S02°19'04"W, A DISTANCE OF 433.20 FEET TO THE POINT OF BEGINNING.

EXHIBIT C
RECORD OF PROCEEDINGS
Planning and Zoning Commission – January 16, 2025

Conditional Use Permit 479
901 South West Bypass
Applicant: Carleton Resources, LLC

Mr. Neal states that this is a request to permit residential uses on the first-floor frontage of a building within a GR, General Retail District.

Mr. Colony asked if they could turn the commercial retail units into apartments later.

Mr. Neal went over different situations of where it could happen.

Mr. Scott asked about parking and does not believe it has adequate parking with their current layout.

Mr. Hosmer noted they are only looking at the area in “yellow” on the map and that the current site plan is more illustrative and it’s conceptual.

Mr. Neal stated that anything outside of the “yellow” area is conceptual and they will adapt to the code requirements.

Mr. Chris Wynn, 5051 S. National Ave. noted that past PD site plans have been binding versus the Conditional Use Permit and staff had us write a specific description of what the CUP will apply to, and the description applies to those buildings fronting Cape Point Boulevard, so the site plan is associated with it, but not necessary binding. He also noted that parking and that this was prepared by an architect and was mainly concerned with the buildings and the parking will be meet the code requirements. He stated that at the neighborhood meeting they had approximately 10 people attended, and that this property is already zoned for multi-family but does not allow for multi-family on the bottom floor.

Mr. Knuckles closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Conditional Use Permit 479; Commissioner Pauly seconded the motion It **Passed** with the following vote: Ayes: Commissioner Knuckles, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck. Abstain: None.



Bob Hosmer, AICP
Planning Manager

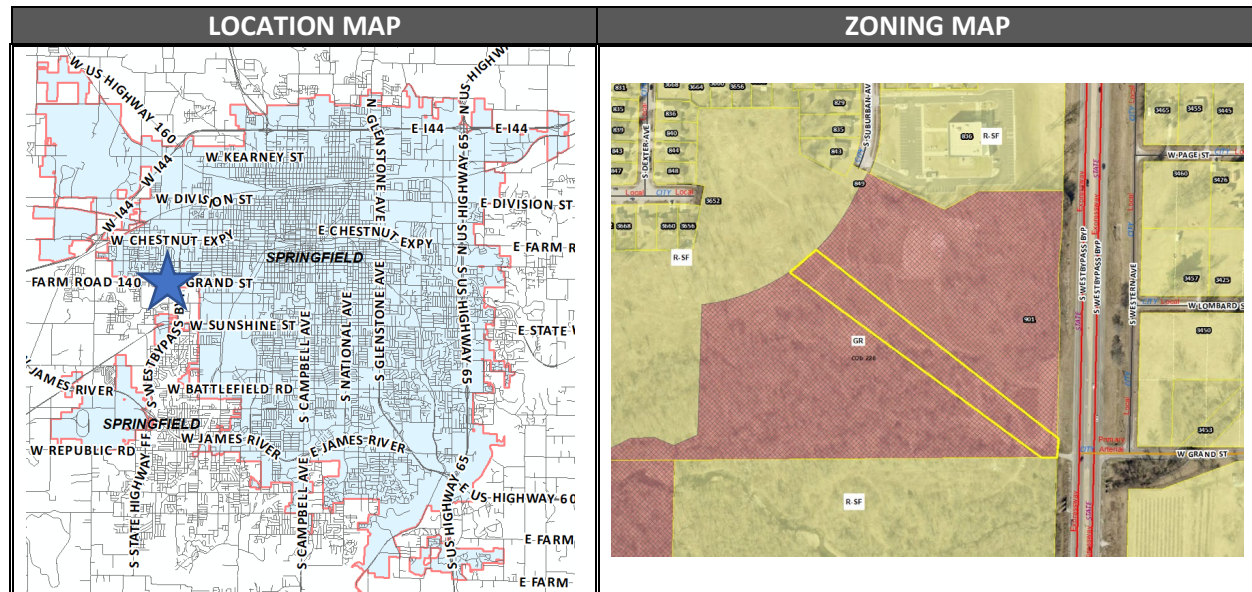


DEVELOPMENT REVIEW STAFF REPORT

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).

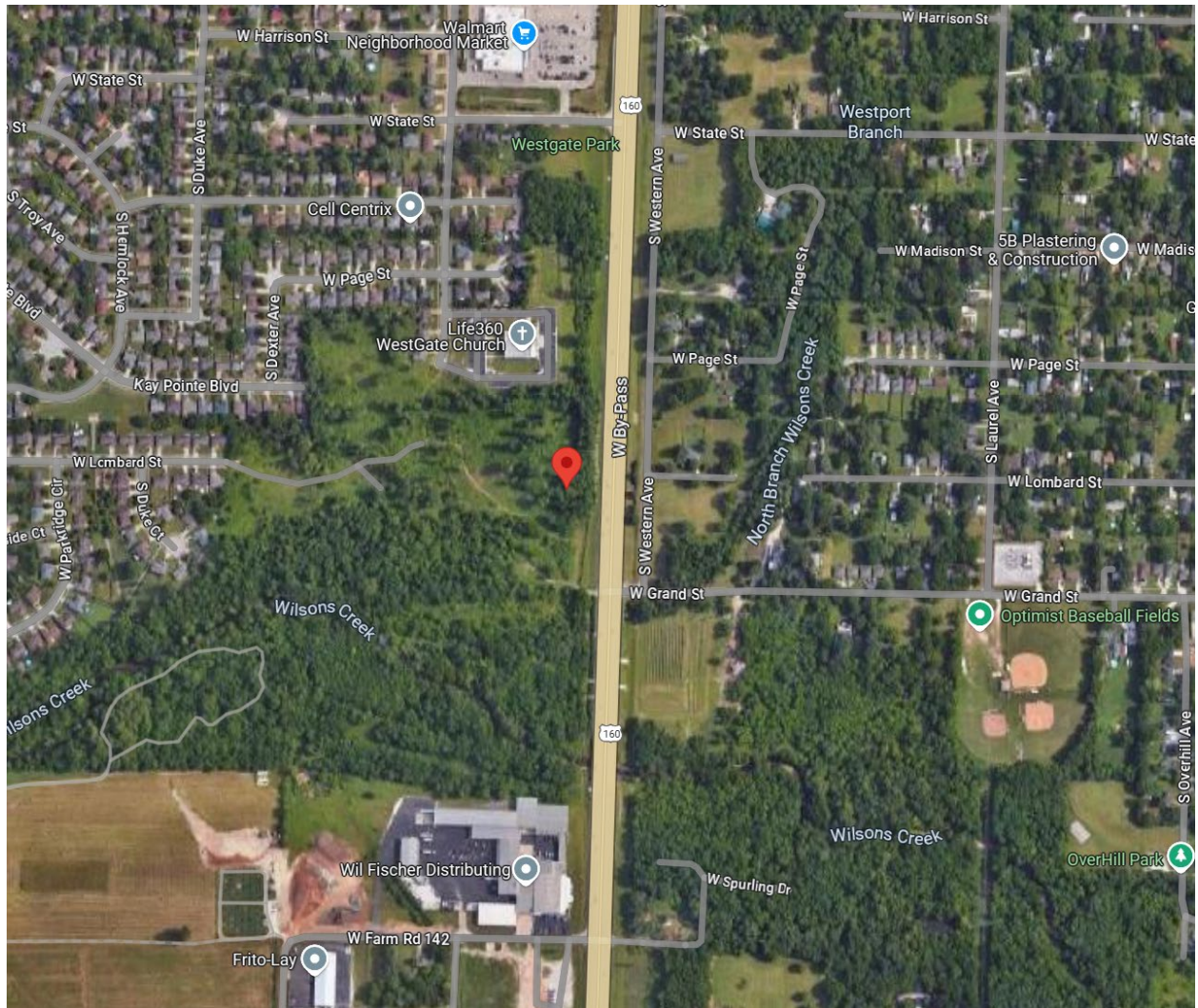
PROJECT SUMMARY:

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.

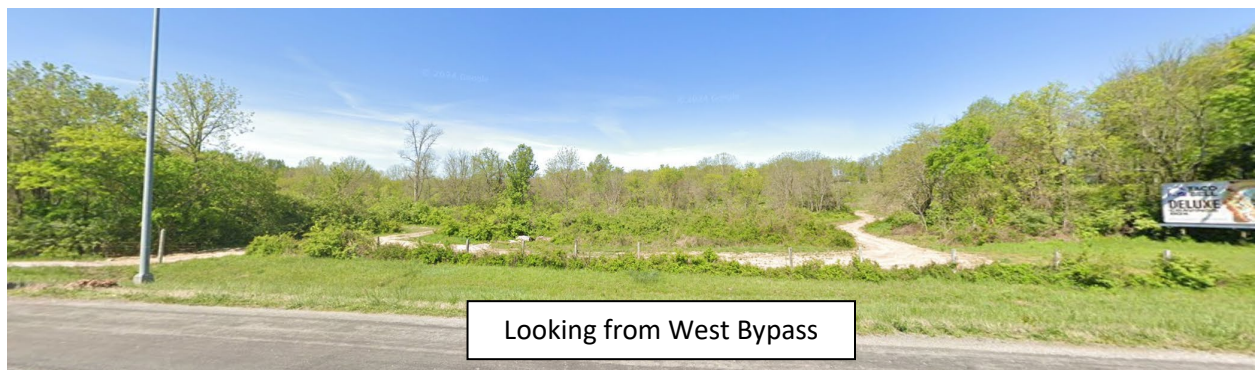


DEVELOPMENT REVIEW STAFF REPORT

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.

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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.

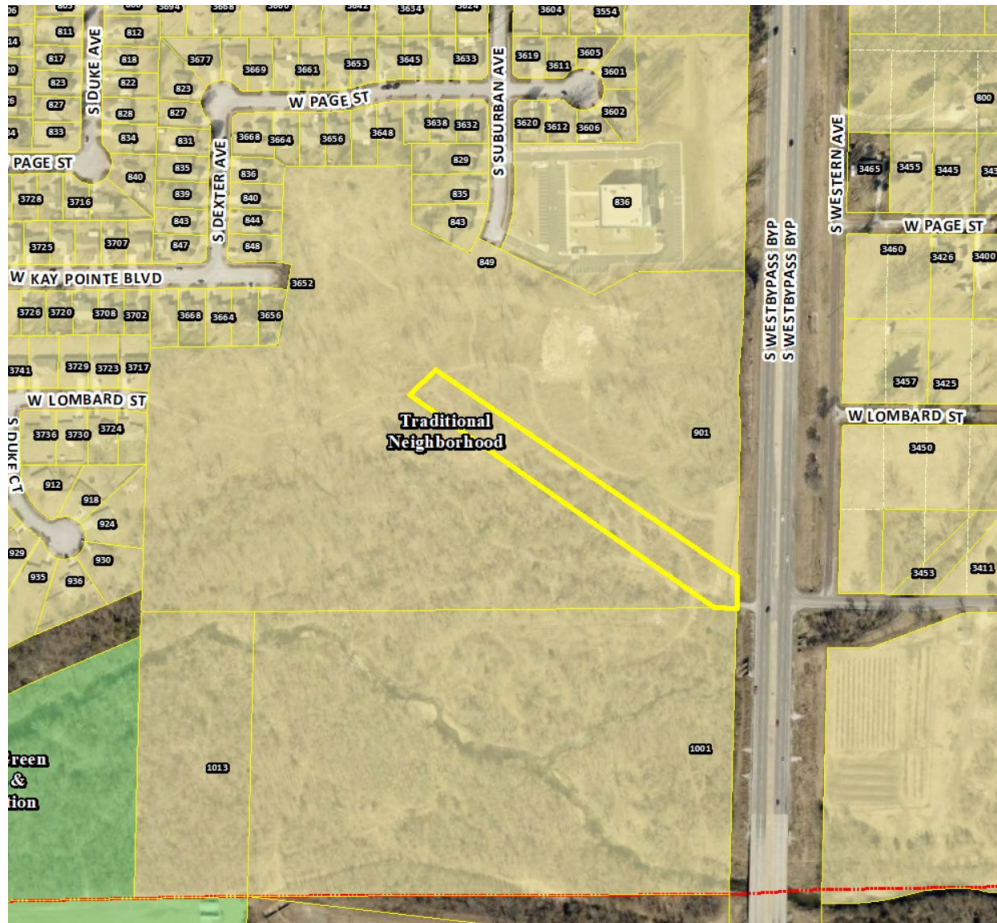
DEVELOPMENT REVIEW STAFF REPORT

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

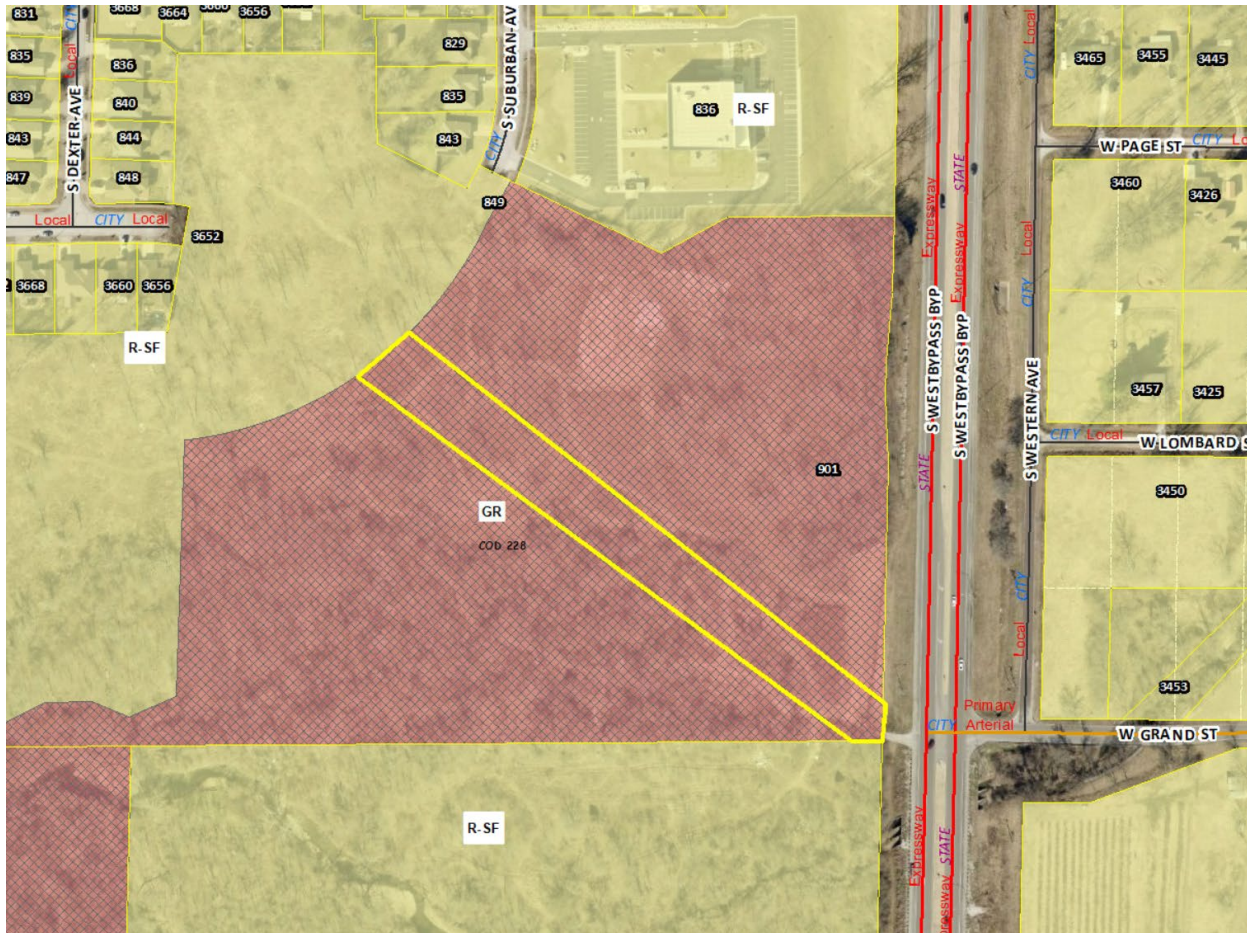
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	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.

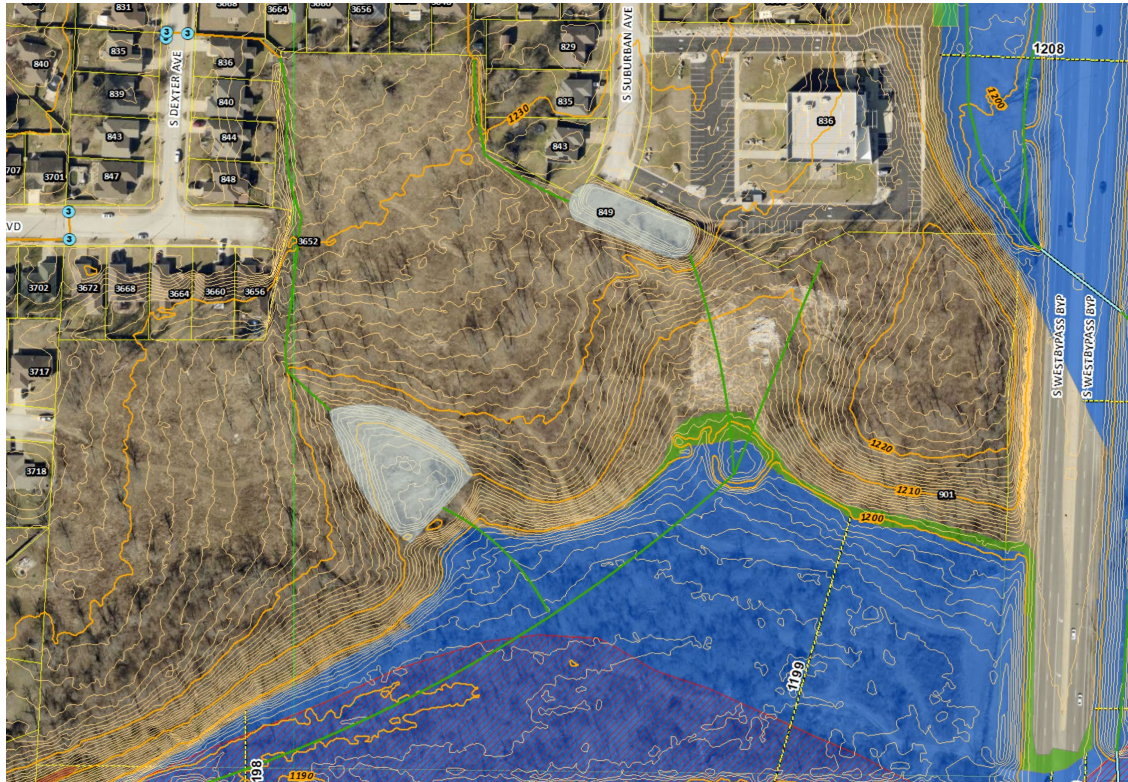
WATER QUALITY REQUIREMENTS

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.

DEVELOPMENT REVIEW STAFF REPORT

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

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

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

DEVELOPMENT REVIEW STAFF REPORT

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

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

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 Martin	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: istuckit@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.

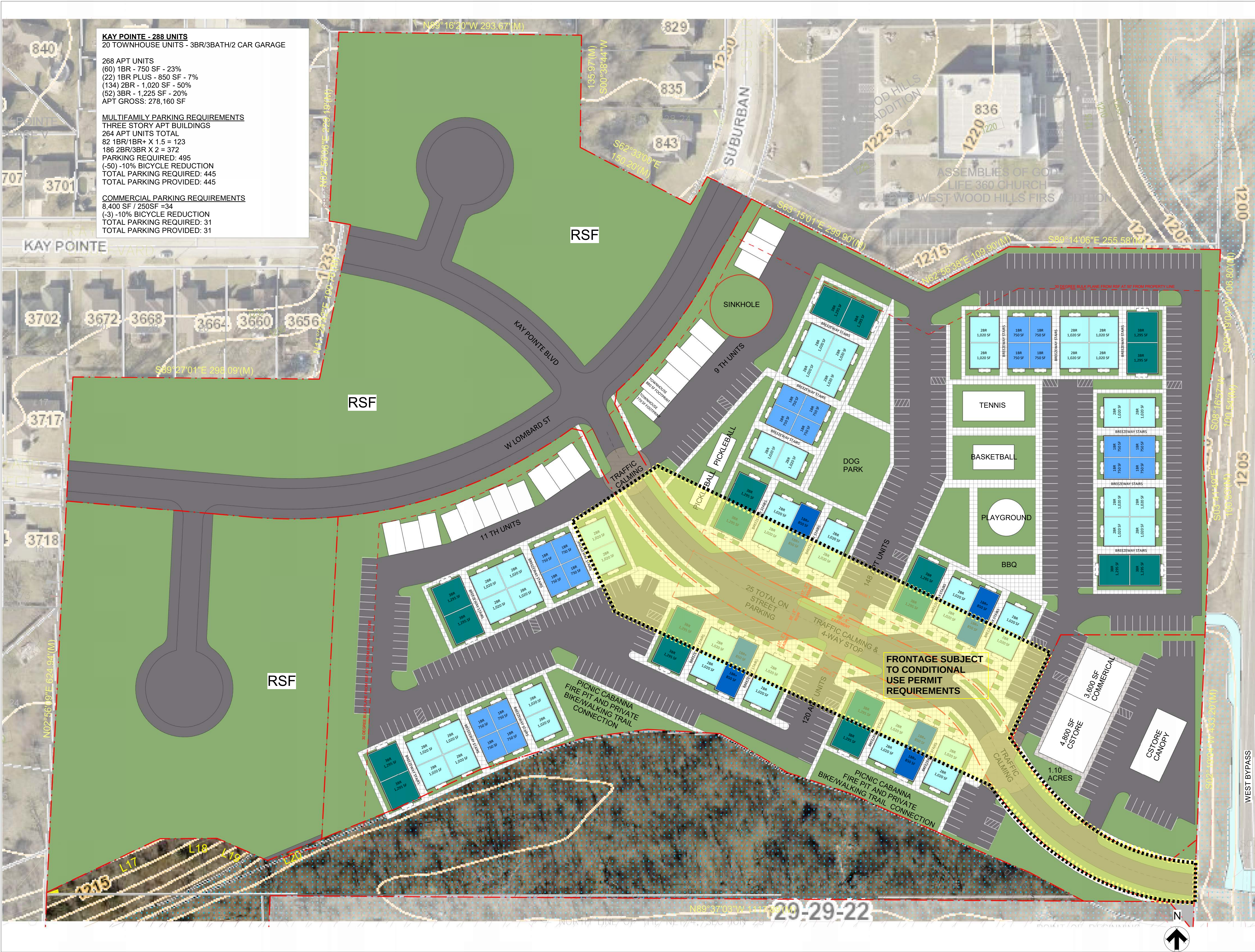
We have already seen an increase in foot, bike and homeless traffic in our street due to no sidewalks in our neighborhood. We do not want to deal with more people trespassing on our properties south and east of the development.

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

REVISIONS	
NO.	DESCRIPTION

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

Title:
CONCEPT SITE PLAN

Sheet Number:
A100



EXPLANATION TO COUNCIL BILL 2025-031 (CARROLL)

FILED: 01/22/2025

ORIGINATING DEPARTMENT: Art Museum

TITLE: A special ordinance authorizing the City Manager, or designee, to accept \$2,500,000 in funds from the Friends of the Springfield Art Museum to support the design and construction of the Springfield Art Museum Renovation and Expansion Project at the Springfield Art Museum; and amending the Fiscal Year 2024-2025 budget in the amount of \$2,500,000 to appropriate said funds.

PURPOSE: A special ordinance to accept \$2,500,000 in funds from the Friends of the Springfield Art Museum to support the design and construction of the Springfield Art Museum Renovation and Expansion Project at the Springfield Art Museum; amending the Fiscal Year 2024-2025 budget in the amount of \$2,500,000 to appropriate the funds.

BACKGROUND INFORMATION: The Springfield Art Museum continues to work on its transformative renovation and expansion project for its building and grounds. The Friends of the Springfield Art Museum has committed to a distribution of \$2,500,000 in donations to the Springfield Art Museum in the Fiscal Year 2025 budget for the purpose of funding expansion and renovations to the Art Museum. Funds will be used to pay for design and construction costs associated with the Art Museum renovation and expansion project. Friends of the Springfield Art Museum is a nonprofit foundation established to support the Museum by developing and providing financial support, and encouraging the development of financial support, for the Springfield Art Museum.

Submitted By: Nick Nelson, Director of Art Museum

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 1/30/2025

Attachments:

1. Art Museum FOSAM Appropriation Budget Adjustment
2. 050 FY25 Art Museum Donations 2.10.25_ BA

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 02-04-25

Sponsored by: Carroll

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-031

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to accept \$2,500,000 in funds from
2 the Friends of the Springfield Art Museum to support the design and
3 construction of the Springfield Art Museum Renovation and
4 Expansion Project at the Springfield Art Museum; and amending the
5 Fiscal Year 2024-2025 budget in the amount of \$2,500,000 to
6 appropriate said funds.
7 _____
8

9 WHEREAS, the Springfield Art Museum continues to work on its transformative
10 renovation and expansion project for its building and grounds; and
11

12 WHEREAS, Friends of the Springfield Art Museum ("FOSAM") is a nonprofit
13 foundation established to support the Museum by developing and providing financial
14 support, and encouraging the development of financial support, for the Springfield Art
15 Museum; and
16

17 WHEREAS, FOSAM has committed to a distribution of \$2,500,000 in donations
18 to the Springfield Art Museum; and
19

20 WHEREAS, these funds will be used to pay for design and construction costs
21 associated with the Springfield Art Museum's Renovation and Expansion Project.
22

23 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
24 SPRINGFIELD, MISSOURI, as follows, that:
25

26 Section 1 – The City Manager, or designee, is hereby authorized to accept funds
27 in the amount of \$2,500,000 from Friends of the Springfield Art Museum and to execute
28 contracts necessary to carry out the intent of this funding on forms approved by the City
29 Attorney.
30

31 Section 2 – The budget of the Springfield Art Museum for Fiscal Year 2024-2025
32 is hereby amended in the accounts and in the amounts shown on Budget Adjustment

No. 050, a copy of which is attached hereto and incorporated herein by reference as "Exhibit A."

Section 3 – City Council finds that the budget adjustment made above has been recommended by the City Manager.

Section 4 – The City Manager, or designee, is directed to cause the appropriate accounting entries to be made in the books and records of the City. In the event additional funding is provided, the Director of Finance is hereby authorized to adjust this appropriation by an amount not to exceed 20 percent.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Mary B. Bozant, Assistant City Attorney

Approved for Council action: Colin Sykes, Interim City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
050

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
29130	02	21010	414070	000000	00000	\$ 2,500,000	Art Museum - Donations
Net Revenue Adjustment						\$ 2,500,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
29130	02	21010	509110	103254	00000	\$ 2,500,000	Construction - Capital Improvement
Net Expenditure Adjustment						\$ 2,500,000	

Fund Balance Appropriation:

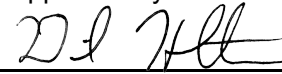
Fund	Title	Amount

Explanation: To amend the FY2024-25 budget by appropriating Donations from the Art Special Project Fund for the renovation construction costs of the Art Muesum building.

Requested By:

 2-04-25
Department Head Date

Approved By:

 2-04-25
Director of Finance Date

City Manager Date

Authorization:

Council Bill No. 2025-031
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-032 (CARROLL)

FILED: 01/31/2025

ORIGINATING DEPARTMENT: Art Museum

TITLE: A special ordinance approving the plans and specifications for the Springfield Art Museum Renovation & Expansion Project; accepting the guarantee maximum price proposed by the Whiting-Turner Contracting Company in the amount of \$27,165,846; and authorizing the City Manager, or designee, to enter in a contract with Whiting-Turner Contracting Company for the purpose of constructing said project.

PURPOSE: Authorizing the City Manager, or his designee, to execute the construction contract between the City of Springfield, Missouri and Whiting-Turner ("W-T") to set the Guaranteed Maximum Price ("GMP") for construction of the Springfield Art Museum Renovation & Expansion project located at 1111 East Brookside Drive in the amount of \$27,165,846.00; and amending the Fiscal Year 2024-2025 budget in the amount of \$2,500,000.

BACKGROUND INFORMATION: Resolution 10723 declared the intent of the City of Springfield to utilize the Construction Manager at Risk ("CMAR") project delivery method for the Springfield Art Museum Renovation & Expansion project.

The Springfield Art Museum Renovation & Expansion project Phase 1 construction phase will include a variety of scopes of work to attain the following project values:

- Foster collaboration between the Museum and its many community partners,
- Honor the history and character of the Museum, its immediate surroundings and the larger Ozarks community,
- Promote inclusion by not only providing greater physical accessibility but also by creating spaces that are friendly and welcoming,
- Be innovative, embracing the unexpected and identifying cost-effective solutions,
- Engage nature and the outdoors with the understanding that the natural environment is a fundamental part of our community's identity, and
- Be practical, focusing on environmental and fiscal responsibility, stewardship, and sustainability.

Whiting-Turner solicited bids for various work packages for the Springfield Art Museum Renovation & Expansion project by advertising in the Springfield Daily Citizen from September 27, 2024 through October 22, 2024 and Springfield News Leader from October 3, 2024 through October 14, 2024. Whiting-Turner received, opened, and read publicly all remaining bids on October 22, 2024. The Guaranteed Maximum Price Proposal ("Exhibit A") includes the following low bidders for the various work packages:

Whiting-Turner Pre-Construction Fee

CMAR - Pre-Construction Phase

Bid Amount

\$67,710

Work Package (low bidder)

General Requirements (Carson-Mitchell)

Existing Conditions (Carson-Mitchell)

Concrete (KCI)

Masonry (Blevins Masonry)

Metals (Carson-Mitchell)

Woods, Plastics & Composites (Parks Cabinets)

Thermal & Moisture Protection (Missouri Builders)

Openings (IWR)

Finishes (Commercial Builders)

Specialties (DH Pace)

Equipment (Brookline Doorworks)

Furnishings (Benton Daylight)

Fire Suppression (Western States Fire Protection)

Plumbing (Springfield Engineering Company)

HVAC (Springfield Engineering Company)

Integrated Automation (Springfield Engineering Company)

Electrical (Multi-Craft Contractors)

Communications (Multi-Craft Contractors)

Electronic Safety & Security (Multi-Craft Contractors)

Earthwork (JD Wallace)

Exterior Improvements (A-1 Landscaping)

Site Utilities (JD Wallace)

Work Package Subtotal
Bid Amount

\$1,119,035

\$800,769

\$1,014,644

\$222,500

\$1,499,607

\$379,906

\$2,155,641

\$1,142,097

\$1,709,792

\$184,397

\$38,310

\$66,596

\$454,000

\$1,419,299

\$5,922,324

\$493,663

\$2,542,880

\$60,000

\$200,900

\$474,100

\$654,850

\$348,415

\$22,903,725
General Conditions & Fees

Construction Contingency (5%)

General Conditions

General Liability Insurance

Protective Liability Insurance

Whiting-Turner Bond

Whiting-Turner 3% Fee

Builder's Risk Insurance

General Conditions & Fees Subtotal
Bid Amount

\$1,145,187

\$1,426,487

\$242,017

\$244,316

\$207,695

\$785,084

\$67,387

\$4,118,173
Alternate Bids

Back of House Clerestory

Façade R-Panels at Utility Court

Rotating Exhibit Skylight

Monument Sign

Courtyard Planting

Alternate Bids Subtotal
Bid Amount

\$121,658

-\$20,050

\$159,689

-\$97,856

-\$19,493

\$143,948

Whiting-Turner GMP \$27,233,556

The project budget of \$26,150,000, which includes funding from private donations, City Bonds, ARPA, and State Appropriations, has covered project expenses already incurred such as design fees, hazardous material testing and abatement, and other miscellaneous expenses.

Additional funding in the amount of \$2,500,000 needed to cover remaining construction and soft costs for the Springfield Art Museum Renovation & Expansion project is proposed to be budgeted from the following sources and as shown in attached budget adjustment (Exhibit B):

- \$2,500,000 of private donations.

REMARKS: Public Works recommends award of the construction contract and approval of the budget adjustment to set the GMP for construction of the Springfield Art Museum Renovation & Expansion project.

Submitted By: Nick Nelson, Director of Art Museum

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Interim City Manager 2/4/2025

Attachments:

1. Art Museum GMP Ord
2. AMRN - OCO-001 - GMP Amendment - Phase 1 - R2 - Exh A

One-rdg. _____
P. Hrngs. _____
Pgs. 109
Filed: 02-04-25

Sponsored by: Carroll

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-032 SPECIAL ORDINANCE _____

AN ORDINANCE

1 APPROVING the plans and specifications for the Springfield Art Museum
2 Renovation & Expansion Project; accepting the guarantee maximum
3 price proposed by the Whiting-Turner Contracting Company in the
4 amount of \$27,165,846; and authorizing the City Manager, or
5 designee, to enter in a contract with Whiting-Turner Contracting
6 Company for the purpose of constructing said project.
7 _____
8

9 WHEREAS, Resolution 10723 declared the intent of the City of Springfield to
10 utilize the Construction Manager at Risk ("CMAR") project delivery method for the
11 Springfield Art Museum (the "Museum") Renovation & Expansion Project (the "Project");
12 and
13

14 WHEREAS, Whiting-Turner Contracting Company was selected as the CMAR for
15 the Project; and
16

17 WHEREAS, the Project was designed to accomplish several goals, including
18 fostering collaboration between the Museum and its many community partners;
19 honoring the history and character of the Museum, its immediate surroundings, and the
20 larger Ozarks community; promoting inclusion by not only providing greater physical
21 accessibility but also by creating spaces that are friendly and welcoming; and engaging
22 nature and the outdoors with the understanding that the natural environment is a
23 fundamental part of our community's identity; and
24

25 WHEREAS, bids for various work packages for the project were solicited for
26 advertisement in the *Springfield Daily Citizen* from September 27, 2024, through
27 October 22, 2024, and the *Springfield News-Leader* from October 3, 2024, through
28 October 14, 2024. Whiting-Turner received, opened, and read publicly all remaining
29 bids on October 22, 2024; and
30

31 WHEREAS, based on the plans, specifications, and bids received, Whiting-
32 Turner developed the guaranteed maximum price ("GMP") of \$27,233,556 for the

Project, as depicted in the GMP Proposal attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Project's current budget of \$26,150,000 includes funding from private donations, City bonds, the American Rescue Plan Act, and state appropriations, which has covered project expenses already incurred, such as design fees, hazardous material testing and abatement, and other miscellaneous expenses; and

WHEREAS, the GMP, if accepted, will require the provision of \$2,500,000 in additional funding to cover remaining construction and soft costs for the Project; and

WHEREAS, these funds are proposed to be budgeted from private donations from the nonprofit foundation Friends of the Springfield Art Museum.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby approves the plans and specifications for the Springfield Art Museum Renovation & Expansion Project and accepts the guaranteed maximum price of Whiting-Turner Contracting Company for said Project at a cost not to exceed the price and sum of \$27,233,556.

Section 2 – The City Manager, or designee, is hereby authorized to enter into a contract with Whiting-Turner Contracting Company for such work in accordance with the terms of the bid, the plans, the specifications, and "Exhibit A," provided such contract is in a form approved by the City Attorney.

Section 3 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form:  _____, City Attorney

Approved for Council action:  _____, Interim City Manager



Guaranteed Maximum Price

Phase 1 - GMP Amendment

Owner Change Order #1 (OCO-001)

01/23/2025



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Section 01:	Owner Change Order #1 - GMP Amendment
Section 02:	Division Summary
Section 03:	Trade Partner Breakdown
Section 04:	Subcontractor List
Section 05:	Building Cost Estimate Detail
Section 06:	Site Cost Estimate Detail
Section 07:	Alternates
Section 08:	Notes, Qualifications and Exclusions
Section 09:	Document Log
Section 10:	Construction Schedule
Section 11:	Bid Tabulation / Bid Comparison

Section 01:

Owner Change Order #1 - GMP Amendment

Inclusive of the Following Change Notifications (CN's):

- CN-001 - GMP Amendment (Base GMP)
- CN-002 - Alternate #1 - BOH Clerestory
- CN-004 - Alternate #6 - R-Panels at Utility Court
- CN-005 - Alternate #9 - Rotating Exhibit Skylight
- CN-006 - Alternate #10 - Monument Sign
- CN-007 - Alternate #11 - Courtyard Planting



Owner Change Order

Date: January 23, 2025
To Contractor:
Whiting-Turner Contracting Co

Project No.: 020802
Project Name: AMRN - Springfield Art Museum
Contract Date: 08/09/2024
Contract Number: 020802
Change Order Number: OCO-001
Owner's CO Number:

The Contract is hereby revised by the following items:

CN	Description	Amount
CN-001	GMP Amendment - Phase 1	\$ 27,021,898.00
CN-002	Alternate #1 - ADD - BOH Clerestory	\$ 121,658.00
CN-004	Alternate #6 - DEDUCT - Façade R-Panels at Utility Court	-\$ 20,050.00
CN-005	Alternate #9 - ADD - Rotating Exhibit Skylight	\$ 159,689.00
CN-006	Alternate #10 - DEDUCT - Monument Sign	-\$ 97,856.00
CN-007	Alternate #11 - DEDUCT - Courtyard Plantings	-\$ 19,493.00

The original Contract Value was	\$ 67,710.00
Sum of changes by prior Prime Contract Change Orders	\$ 0.00
The Contract Value prior to this Prime Contract Change Order was	\$ 67,710.00
The Contract Value will be changed by this Prime Contract Change Order in the amount of	\$ 27,165,846.00
The new Contract Value including this Prime Contract Change Order will be	\$ 27,233,556.00

The Contract Time will be changed by 0 days.

The date of Substantial Completion as of the date of this Change Order therefore is 08/10/2026.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

BNIM Architects
ARCHITECT

Whiting-Turner Contracting Co
CONTRACTOR

City Of Springfield
OWNER

1735 Baltimore Avenue
Suite 300
Kansas City, MO 64108
Address

2519 Madison Avenue
Suite 200
Kansas City, MO 64108
Address

840 N. Boonville Ave
Springfield, MO 65802
Address

By: _____
Title: _____
SIGNATURE _____
DATE _____

By: _____
Title: _____
SIGNATURE _____
DATE _____

By: _____
Title: _____
SIGNATURE _____
DATE _____

CN-001 - GMP Amendment - Phase 1 (Base GMP)

Reference Remaining Sections for Additional GMP documentation



Change Notification to Owner
WHITING-TURNER CONTRACTING CO

Tel: ' ' ' ' Fax: ' ' ' '

Project: AMRN - Springfield Art Museum
1111 E Brookside Dr
Springfield, MO 65807

Job Number: 020802
Date: 12/02/2024
CN Number: CN-001
Project Area: Phase 1

To: Jennifer Swan
City Of Springfield
840 N. Boonville Ave
Springfield, MO 65802

From: WHITING-TURNER CONTRACTING CO

DESCRIPTION: GMP Amendment - Phase 1

REASON: Design

SOURCE: Owner

SCOPE OF WORK: Scope of work includes the Phase 1 costs for the Springfield Art Museum Renovation project, based on the drawings and specifications provided by BNIM Architects, Dated 8/29/2024. This CN-001 is included in Whiting-Turner's Owner Change Order (OCO-001) to the executed base contract with City of Springfield and The Whiting-Turner Contracting Company for preconstruction services, dated 8/09/2024.

This GMP Amendment only includes Phase 1 cost of work. Phase 2 cost of work will be included in a future Owner Change Order, following finalized design and agreed upon costs. A target budget for Phase 2 has been provided based on the 50% CD set of documents provided by BNIM, however the Phase 2 costs are specifically excluded from this Owner Change Order (OCO).

Scope of work is based on the Whiting-Turner construction schedule dated 12/02/2024, consisting of a scheduled start date of 3/07/2025 and a substantial completion date of 8/10/2026 for Phase 1 only.

CONTRACTORS AFFECTED: Whiting-Turner Contracting Co

RELATED OBJECTS:

AUTHORIZATION

WT REQUESTS AUTHORIZATION TO PROCEED WITH THE CHANGES DESCRIBED ABOVE.

COST/SCHEDULE IMPACT WILL BE AS FOLLOWS:

Cost: \$ 27,021,898.00

Funding: Owner Funding

SCHEDULE: ☒ NO IMPACT
☐ POSSIBLE IMPACT - REVIEWING
☐ IMPACT TO SCHEDULE AS FOLLOWS _____

SCHEDULE NOTES:

Schedule Dated 12/02/2024

OWNER DIRECTION:

DISTRIBUTION: ☒ ORIGINAL FILE
☒ OWNER/OWNER REP.
☒ ARCHITECT
☐ LENDER

- ☐ PRICE ONLY - DO NOT PROCEED UNTIL PROPOSAL IS APPROVED
- ☐ PROCEED AND CONFIRM COST
- ☒ PROCEED FOR NTE COST INDICATED ABOVE
- ☐ PROCEED T&M
- ☐ PROCEED FOR LUMP SUM COST ABOVE
- ☐ PROCEED (NO IMPACT)
- ☐ PROCEED AND PRICE
- ☐ CANCEL
- ☐ REJECTED

Other: _____

OWNER'S REPRESENTATIVE

DATE

COST BREAKDOWN

DATE: 12/02/2024		JOB NO:	020802
PROJECT AREA: Phase 1		CN NO:	CN-001
Vendor	Description	Budget Code	Billing Amount
Whiting-Turner Contracting Co	Phase 1 - GMP Amendment Costs	020802.0000000.00721000.L	\$ 27,021,898.00
	Reference the Detailed Breakdown of the GMP Estimate dated 12/02/2024 and included herein.		
		Total Cost of this work:	\$ 27,021,898.00

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT:	\$ 27,021,898.00	SUBMITTED BY:		12/13/2024
OWNER CHANGE REF:	_____		Whiting-Turner Contracting Co REPRESENTATIVE	DATE
DATE:	_____	APPROVED BY:	_____	DATE
			OWNER'S REPRESENTATIVE	

CN-002 - Alternate #1 - BOH Clerestory

COST BREAKDOWN

JOB NO: 020802

CN NO: CN-002

Vendor	Description	Budget Code	Billing Amount
	Alternate #1 - BOH Clerestory:	020802.0000000.00721000.L	\$ 121,658.00
	Reference GMP backup documentation for further information and breakdown.		

\$ 121,658.00

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: \$ 121,658.00

SUBMITTED BY:

12/13/2024

DATE _____

DATE: _____

OWNER'S REPRESENTATIVE

DATE _____

CN-004 - Alternate #6 - R-Panels at Utility Court

COST BREAKDOWN

JOB NO: 020802

CN NO: CN-004

Vendor	Description	Budget Code	Billing Amount
	DEDUCT Alternate #6 - Façade R-Panels at Utility Court:	020802.0000000.00721000.L	-\$ 20,050.00
	Reference GMP backup documentation for further information and breakdown.		

-\$ 20,050.00

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: -\$ 20,050.00

SUBMITTED BY:

Whiting-Turner Contracting Co REPRESENTATIVE

DATE _____

DATE: _____

OWNER'S REPRESENTATIVE

DATE _____

CN-005 - Alternate #9 - Rotating Exhibit Skylight

COST BREAKDOWN

DATE: 12/13/2024

JOB NO: 020802

PROJECT AREA:

CN NO: CN-005

Vendor	Description	Budget Code	Billing Amount
	ADD Alternate #9 - Rotating Exhibit Skylight:	020802.00000000.00721000.L	\$ 159,689.00
	Reference GMP backup documentation for further information and breakdown.		
Total Cost of this work:			\$ 159,689.00

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: \$ 159,689.00

OWNER CHANGE REF:

DATE:

SUBMITTED BY: 

Whiting-Turner Contracting Co REPRESENTATIVE

12/13/2024

DATE

APPROVED BY:

OWNER'S REPRESENTATIVE

DATE



CN-006 - Alternate #10 - Monument Sign



Change Notification to Owner
WHITING-TURNER CONTRACTING CO

Tel: ' ' ' ' Fax: ' ' ' '

Project: AMRN - Springfield Art Museum
1111 E Brookside Dr
Springfield, MO 65807

Job Number: 020802
Date: 12/13/2024
CN Number: CN-006
Project Area:

To: Jennifer Swan
City Of Springfield
840 N. Boonville Ave
Springfield, MO 65802

From: WHITING-TURNER CONTRACTING CO

DESCRIPTION: Alternate #10 - DEDUCT - Monument Sign

REASON: Owner Request

SOURCE: Owner

SCOPE OF WORK: Scope of work includes the DEDUCT Alternate #10 - Monument Sign being accepted by the owner and removed from the project and/or deferred for future implementation. This alternate is based on the Drawing and Specifications dated 2024-10-11.

This specifically includes removing scope from the concrete, masonry, electrical and landscaping trade partners by accepting this VE.

CONTRACTORS AFFECTED:

RELATED OBJECTS:

AUTHORIZATION

WT REQUESTS AUTHORIZATION TO PROCEED WITH THE CHANGES DESCRIBED ABOVE.

COST/SCHEDULE IMPACT WILL BE AS FOLLOWS:

Cost: -\$ 97,856.00

Funding: Owner Funding

SCHEDULE: ☒ NO IMPACT
☐ POSSIBLE IMPACT - REVIEWING
☐ IMPACT TO SCHEDULE AS FOLLOWS _____

SCHEDULE NOTES:

Reference Schedule Dated 12/02/2024

OWNER DIRECTION:

DISTRIBUTION: ☒ ORIGINAL FILE
☒ OWNER/OWNER REP.
☒ ARCHITECT
☐ LENDER

- ☐ PRICE ONLY - DO NOT PROCEED UNTIL PROPOSAL IS APPROVED
- ☐ PROCEED AND CONFIRM COST
- ☒ PROCEED FOR NTE COST INDICATED ABOVE
- ☐ PROCEED T&M
- ☐ PROCEED FOR LUMP SUM COST ABOVE
- ☐ PROCEED (NO IMPACT)
- ☐ PROCEED AND PRICE
- ☐ CANCEL
- ☐ REJECTED

Other: _____

OWNER'S REPRESENTATIVE

DATE

COST BREAKDOWN

JOB NO: 020802

CN NO: CN-006

Vendor	Description	Budget Code	Billing Amount
	DEDUCT Alternate #10 - Monument Sign:	020802.0000000.00721000.L	-\$ 97,856.00
	Reference GMP backup documentation for further information and breakdown.		

-\$ 97,856.00

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: -\$ 97,856.00

SUBMITTED BY:

12/13/2024

DATE _____

APPROVED BY:

DATE _____

CN-007 - Alternate #11 - Courtyard Planting



Tel: ' ' ' ' Fax: ' ' ' '

Project: AMRN - Springfield Art Museum
1111 E Brookside Dr
Springfield, MO 65807

Job Number: 020802
Date: 12/13/2024
CN Number: CN-007
Project Area:

To: Jennifer Swan
City Of Springfield
840 N. Boonville Ave
Springfield, MO 65802

From: WHITING-TURNER CONTRACTING CO

DESCRIPTION: Alternate #11 - DEDUCT - Courtyard Plantings
REASON: Owner Request
SOURCE: Owner
SCOPE OF WORK: Scope of work includes the DEDUCT Alternate #11 - Courtyard Plantings being accepted by the owner and removed from the project and/or deferred for future implementation. This alternate is based on the Drawing and Specifications dated 2024-10-11.

This specifically includes removing scope from the landscaping subcontractor by accepting this DEDUCT Alternate.

CONTRACTORS AFFECTED:
RELATED OBJECTS:

AUTHORIZATION
WT REQUESTS AUTHORIZATION TO PROCEED WITH THE CHANGES DESCRIBED ABOVE.
COST/SCHEDULE IMPACT WILL BE AS FOLLOWS:

Cost: -\$ 19,493.00 **Funding:** Owner Funding

SCHEDULE: ☒ NO IMPACT
☐ POSSIBLE IMPACT - REVIEWING
☐ IMPACT TO SCHEDULE AS FOLLOWS _____

SCHEDULE NOTES:
Reference Schedule Dated 12/02/2024

OWNER DIRECTION:

DISTRIBUTION: ☒ ORIGINAL FILE
☒ OWNER/OWNER REP.
☒ ARCHITECT
☐ LENDER

- ☐ PRICE ONLY - DO NOT PROCEED UNTIL PROPOSAL IS APPROVED
- ☐ PROCEED AND CONFIRM COST
- ☒ PROCEED FOR NTE COST INDICATED ABOVE
- ☐ PROCEED T&M
- ☐ PROCEED FOR LUMP SUM COST ABOVE
- ☐ PROCEED (NO IMPACT)
- ☐ PROCEED AND PRICE
- ☐ CANCEL
- ☐ REJECTED

Other: _____

OWNER'S REPRESENTATIVE DATE

COST BREAKDOWN

JOB NO: 020802

CN NO: CN-007

Vendor	Description	Budget Code	Billing Amount
	DEDUCT Alternate #11 - Courtyard Plantings:	020802.0000000.00721000.L	-\$ 19,493.00
	Reference GMP backup documentation for further information and breakdown.		

-\$ 19,493.00

APPROVAL:

Whiting-Turner Contracting Co REQUESTS APPROVAL OF THE FOLLOWING ACTUAL/FINAL COST FOR THIS WORK:

PROPOSAL AMOUNT: -\$ 19,493.00

SUBMITTED BY:

12/13/2024

DATE _____

DATE: _____

OWNER'S REPRESENTATIVE

DATE _____

Section 02: Division Summary

Springfield Art Museum

Phase 1 - GMP Estimate - R2 - 01/23/2025

ALL PHASES MASTERFORMAT SUMMARY



	BUILDING - PHASE 1			SITEWORK - PHASE 1			PHASE 1 - PROJECT TOTAL		
	30,000	GSF	BP1	4.1	ACRE	SP1	30,000	GSF	
DIVISION	COST	\$/SF	% COW	COST	\$/ACRE	% COW	COST	\$/SF	% COW
01 General Requirements	\$ 1,119,035	\$ 37.30	5.2%	\$ -	\$ -	0.0%	\$ 1,119,035	\$ 37.30	4.9%
02 Existing Conditions	\$ 693,821	\$ 23.13	3.2%	\$ 106,948	\$ 26,335	7.8%	\$ 800,769	\$ 26.69	3.5%
03 Concrete	\$ 1,014,644	\$ 33.82	4.7%	\$ -	\$ -	0.0%	\$ 1,014,644	\$ 33.82	4.4%
04 Masonry	\$ 222,500	\$ 7.42	1.0%	\$ -	\$ -	0.0%	\$ 222,500	\$ 7.42	1.0%
05 Metals	\$ 1,499,607	\$ 49.99	7.0%	\$ -	\$ -	0.0%	\$ 1,499,607	\$ 49.99	6.5%
06 Wood, Plastics, and Composites	\$ 379,906	\$ 12.66	1.8%	\$ -	\$ -	0.0%	\$ 379,906	\$ 12.66	1.7%
07 Thermal & Moisture Protection	\$ 2,155,641	\$ 71.85	10.0%	\$ -	\$ -	0.0%	\$ 2,155,641	\$ 71.85	9.4%
08 Openings	\$ 1,142,097	\$ 38.07	5.3%	\$ -	\$ -	0.0%	\$ 1,142,097	\$ 38.07	5.0%
09 Finishes	\$ 1,709,792	\$ 56.99	7.9%	\$ -	\$ -	0.0%	\$ 1,709,792	\$ 56.99	7.5%
10 Specialties	\$ 184,397	\$ 6.15	0.9%	\$ -	\$ -	0.0%	\$ 184,397	\$ 6.15	0.8%
11 Equipment	\$ 38,310	\$ 1.28	0.2%	\$ -	\$ -	0.0%	\$ 38,310	\$ 1.28	0.2%
12 Furnishings	\$ 66,596	\$ 2.22	0.3%	\$ -	\$ -	0.0%	\$ 66,596	\$ 2.22	0.3%
13 Special Construction	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
14 Conveying Systems	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
21 Fire Suppression	\$ 454,000	\$ 15.13	2.1%	\$ -	\$ -	0.0%	\$ 454,000	\$ 15.13	2.0%
22 Plumbing	\$ 1,419,299	\$ 47.31	6.6%	\$ -	\$ -	0.0%	\$ 1,419,299	\$ 47.31	6.2%
23 HVAC	\$ 5,922,324	\$ 197.41	27.5%	\$ -	\$ -	0.0%	\$ 5,922,324	\$ 197.41	25.9%
25 Integrated Automation	\$ 493,663	\$ 16.46	2.3%	\$ -	\$ -	0.0%	\$ 493,663	\$ 16.46	2.2%
26 Electrical	\$ 2,542,880	\$ 84.76	11.8%	\$ -	\$ -	0.0%	\$ 2,542,880	\$ 84.76	11.1%
27 Communications	\$ 60,000	\$ 2.00	0.3%	\$ -	\$ -	0.0%	\$ 60,000	\$ 2.00	0.3%
28 Electronic Safety & Security	\$ 200,900	\$ 6.70	0.9%	\$ -	\$ -	0.0%	\$ 200,900	\$ 6.70	0.9%
31 Earthwork	\$ 201,557	\$ 6.72	0.9%	\$ 272,543	\$ 67,110	19.9%	\$ 474,100	\$ 15.80	2.1%
32 Exterior Improvements	\$ 12,250	\$ 0.41	0.1%	\$ 642,600	\$ 158,232	46.9%	\$ 654,850	\$ 21.83	2.9%
33 Site Utilities	\$ -	\$ -	0.0%	\$ 348,415	\$ 85,793	25.4%	\$ 348,415	\$ 11.61	1.5%
SUBTOTAL - COST OF WORK	\$ 21,533,219	\$ 717.77	100.0%	\$ 1,370,506	\$ 337,469	100.0%	\$ 22,903,725	\$ 763.46	100.0%
Design Contingency	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	
Construction Contingency	\$ 1,076,661.00	\$ 35.89	5.00%	\$ 68,526.00	\$ 16,874	5.00%	\$ 1,145,187.00	\$ 38.17	5.00%
Escalation Contingency	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	
General Conditions	\$ 1,426,487.00	\$ 47.55	Fixed	\$ -	\$ -	Fixed	\$ 1,426,487.00	\$ 47.55	Fixed
General Liability Insurance	\$ 228,346.00	\$ 7.61	0.95%	\$ 13,671.00	\$ 3,366	0.95%	\$ 242,017.00	\$ 8.07	0.95%
Protective Liability Insurance	\$ 230,515.00	\$ 7.68	0.95%	\$ 13,801.00	\$ 3,398	0.95%	\$ 244,316.00	\$ 8.14	0.95%
Whiting-Turner Bond	\$ 195,962.00	\$ 6.53	0.80%	\$ 11,733.00	\$ 2,889	0.80%	\$ 207,695.00	\$ 6.92	0.80%
Whiting-Turner Fee	\$ 740,736.00	\$ 24.69	3.00%	\$ 44,348.00	\$ 10,920	3.00%	\$ 785,084.00	\$ 26.17	3.00%
Builder's Risk Insurance	\$ 63,580.00	\$ 2.12	0.25%	\$ 3,807.00	\$ 937	0.25%	\$ 67,387.00	\$ 2.25	0.25%
PROJECT TOTALS	\$ 25,495,506	\$ 849.85 / GSF		\$ 1,526,392	\$ 375,854 / ACRE		\$ 27,021,898	\$ 900.73 / GSF	
Alternate #1 - BOH Clerestory							\$ 121,658.00		
Alternate #6 - R-Panels at Utility Court							\$ (20,050.00)		
Alternate #9 - Rotating Exhibit Skylight							\$ 159,689.00		
Alternate #10 - Monument Sign							\$ (97,856.00)		
Alternate #11 - Courtyard Planting							\$ (19,493.00)		
GRAND TOTAL (with Alternates)							\$ 27,165,846		

Section 03: Trade Partner / SOV Breakdown

Springfield Art Museum

Phase 1 - GMP Estimate - R2 - 01/23/2025

		BUILDING - PHASE 1			SITEWORK - PHASE 1			PHASE 1 - PROJECT TOTAL		
		30,000	GSF	BP1	4.1	ACRE	SP1	30,000	GSF	
DIVISION		COST	\$/SF	% COW	COST	\$/ACRE	% COW	COST	\$/SF	% COW
00C	GENERAL REQUIREMENTS	\$ 294,415	\$ 9.81	1.4%	\$ -	\$ -	0.0%	\$ 294,415	\$ 9.81	1.3%
01A	GENERAL TRADES	\$ 271,700	\$ 9.06	1.3%	\$ -	\$ -	0.0%	\$ 271,700	\$ 9.06	1.2%
01B	SITE SURVEYING	\$ 9,600	\$ 0.32	0.0%	\$ -	\$ -	0.0%	\$ 9,600	\$ 0.32	0.0%
01C	SANITARY FACILITIES	\$ 42,500	\$ 1.42	0.2%	\$ -	\$ -	0.0%	\$ 42,500	\$ 1.42	0.2%
01D	DUMPSTERS	\$ 59,500	\$ 1.98	0.3%	\$ -	\$ -	0.0%	\$ 59,500	\$ 1.98	0.3%
01E	PHOTOGRAPHY	\$ 13,200	\$ 0.44	0.1%	\$ -	\$ -	0.0%	\$ 13,200	\$ 0.44	0.1%
01F	TEMPORARY FENCING	\$ 44,410	\$ 1.48	0.2%	\$ -	\$ -	0.0%	\$ 44,410	\$ 1.48	0.2%
01G	SCHEDULING CONSULTANT	\$ 34,000	\$ 1.13	0.2%	\$ -	\$ -	0.0%	\$ 34,000	\$ 1.13	0.1%
01H	JOBSITE CAMERA	\$ 13,600	\$ 0.45	0.1%	\$ -	\$ -	0.0%	\$ 13,600	\$ 0.45	0.1%
01J	360 CAMERA	\$ 13,260	\$ 0.44	0.1%	\$ -	\$ -	0.0%	\$ 13,260	\$ 0.44	0.1%
01K	FINAL CLEANING	\$ 30,000	\$ 1.00	0.1%	\$ -	\$ -	0.0%	\$ 30,000	\$ 1.00	0.1%
01L	LEED TRACKING	\$ 259,250	\$ 8.64	1.2%	\$ -	\$ -	0.0%	\$ 259,250	\$ 8.64	1.1%
01M	CERTIFIED PAYROLL SOFTWARE	\$ 33,600	\$ 1.12	0.2%	\$ -	\$ -	0.0%	\$ 33,600	\$ 1.12	0.1%
02A	DEMOLITION	\$ 693,821	\$ 23.13	3.2%	\$ -	\$ -	0.0%	\$ 693,821	\$ 23.13	3.0%
03A	CONCRETE	\$ 1,014,644	\$ 33.82	4.7%	\$ 203,394	\$ 50,083.05	14.8%	\$ 1,218,038	\$ 40.60	5.3%
04A	MASONRY	\$ 222,500	\$ 7.42	1.0%	\$ -	\$ -	0.0%	\$ 222,500	\$ 7.42	1.0%
05A	STRUCTURAL STEEL	\$ 981,352	\$ 32.71	4.6%	\$ -	\$ -	0.0%	\$ 981,352	\$ 32.71	4.3%
05B	ORNAMENTAL METALS	\$ 268,999	\$ 8.97	1.2%	\$ 179,835	\$ 44,281.97	13.1%	\$ 448,834	\$ 14.96	2.0%
06A	MILLWORK	\$ 241,592	\$ 8.05	1.1%	\$ -	\$ -	0.0%	\$ 241,592	\$ 8.05	1.1%
07A	ROOFING	\$ 981,424	\$ 32.71	4.6%	\$ -	\$ -	0.0%	\$ 981,424	\$ 32.71	4.3%
07B	WATERPROOFING & INSULATION	\$ 127,329	\$ 4.24	0.6%	\$ -	\$ -	0.0%	\$ 127,329	\$ 4.24	0.6%
07C	METAL PANELS	\$ 854,529	\$ 28.48	4.0%	\$ -	\$ -	0.0%	\$ 854,529	\$ 28.48	3.7%
07D	EIFS	\$ 99,575	\$ 3.32	0.5%	\$ -	\$ -	0.0%	\$ 99,575	\$ 3.32	0.4%
08A	DOORS & HARDWARE	\$ 237,179	\$ 7.91	1.1%	\$ -	\$ -	0.0%	\$ 237,179	\$ 7.91	1.0%
08B	OVERHEAD DOORS	\$ 19,306	\$ 0.64	0.1%	\$ -	\$ -	0.0%	\$ 19,306	\$ 0.64	0.1%
08C	GLASS & GLAZING	\$ 800,860	\$ 26.70	3.7%	\$ -	\$ -	0.0%	\$ 800,860	\$ 26.70	3.5%
08D	ENVELOPE CONSULTANT	\$ 47,600	\$ 1.59	0.2%	\$ -	\$ -	0.0%	\$ 47,600	\$ 1.59	0.2%
09A	FRAMING & DRYWALL	\$ 1,828,709	\$ 60.96	8.5%	\$ -	\$ -	0.0%	\$ 1,828,709	\$ 60.96	8.0%
09B	PAINTING	\$ 240,509	\$ 8.02	1.1%	\$ -	\$ -	0.0%	\$ 240,509	\$ 8.02	1.1%
09C	FLOORING	\$ 135,835	\$ 4.53	0.6%	\$ -	\$ -	0.0%	\$ 135,835	\$ 4.53	0.6%
09D	POLISHED CONCRETE	\$ 73,904	\$ 2.46	0.3%	\$ -	\$ -	0.0%	\$ 73,904	\$ 2.46	0.3%
10A	SIGNAGE & GRAPHICS	\$ 63,784	\$ 2.13	0.3%	\$ -	\$ -	0.0%	\$ 63,784	\$ 2.13	0.3%
10B	MISCELLANEOUS SPECIALTIES	\$ 109,800	\$ 3.66	0.5%	\$ 1,500	\$ 369.35	0.1%	\$ 111,300	\$ 3.71	0.5%
11A	LOADING DOCK EQUIPMENT	\$ 1,560	\$ 0.05	0.0%	\$ -	\$ -	0.0%	\$ 1,560	\$ 0.05	0.0%
11B	APPLIANCES	\$ 1,750	\$ 0.06	0.0%	\$ -	\$ -	0.0%	\$ 1,750	\$ 0.06	0.0%
12A	WINDOW COVERINGS	\$ 37,500	\$ 1.25	0.2%	\$ -	\$ -	0.0%	\$ 37,500	\$ 1.25	0.2%
12C	FIXTURES & FURNISHINGS	\$ 500	\$ 0.02	0.0%	\$ -	\$ -	0.0%	\$ 500	\$ 0.02	0.0%
14A	ELEVATOR	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
21A	FIRE PROTECTION	\$ 454,000	\$ 15.13	2.1%	\$ -	\$ -	0.0%	\$ 454,000	\$ 15.13	2.0%
22A	PLUMBING	\$ 1,419,299	\$ 47.31	6.6%	\$ -	\$ -	0.0%	\$ 1,419,299	\$ 47.31	6.2%
23A	HVAC	\$ 6,415,987	\$ 213.87	29.8%	\$ -	\$ -	0.0%	\$ 6,415,987	\$ 213.87	28.0%
26A	ELECTRICAL	\$ 2,838,780	\$ 94.63	13.2%	\$ -	\$ -	0.0%	\$ 2,838,780	\$ 94.63	12.4%
31A	SITEWORK & UTILITIES	\$ 201,557	\$ 6.72	0.9%	\$ 727,906	\$ 179,237.13	53.1%	\$ 929,463	\$ 30.98	4.1%
32A	ASPHALT PAVING	\$ -	\$ -	0.0%	\$ 29,443	\$ 7,249.95	2.1%	\$ 29,443	\$ 0.98	0.1%
32E	LANDSCAPING & IRRIGATION	\$ -	\$ -	0.0%	\$ 228,428	\$ 56,247.34	16.7%	\$ 228,428	\$ 7.61	1.0%
SUBTOTAL - COST OF WORK		\$ 21,533,219	\$ 717.77	100.0%	\$ 1,370,506	\$ 337,468.79	100.0%	\$ 22,903,725	\$ 763.46	100.0%
Estimating Contingency		\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%
Construction/CM Contingency		\$ 1,076,661	\$ 35.89	5.00%	\$ 68,526	\$ 16,873.61	5.00%	\$ 1,145,187	\$ 38.17	5.00%
Escalation Contingency		\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%
General Conditions		\$ 1,426,487	\$ 47.55	Fixed	\$ -	\$ -	Fixed	\$ 1,426,487	\$ 47.55	Fixed
General Liability Insurance		\$ 228,346	\$ 7.61	0.95%	\$ 13,671	\$ 3,366.30	0.95%	\$ 242,017	\$ 8.07	0.95%
Protective Liability Insurance		\$ 230,515	\$ 7.68	0.95%	\$ 13,801	\$ 3,398.31	0.95%	\$ 244,316	\$ 8.14	0.95%
Whiting-Turner Bond		\$ 195,962	\$ 6.53	0.80%	\$ 11,733	\$ 2,889.09	0.80%	\$ 207,695	\$ 6.92	0.80%
Whiting-Turner Fee		\$ 740,736	\$ 24.69	3.00%	\$ 44,348	\$ 10,920.10	3.00%	\$ 785,084	\$ 26.17	3.00%
Builder's Risk Insurance		\$ 63,580	\$ 2.12	0.25%	\$ 3,807	\$ 937.42	0.25%	\$ 67,387	\$ 2.25	0.25%
PROJECT TOTALS		\$ 25,495,506	\$ 849.85 / GSF		\$ 1,526,392	\$ 375,853.63 / ACRE		\$ 27,021,898	\$ 900.73 / GSF	

Section 04: Subcontractor List

Springfield Art Museum

Phase 1 - GMP Estimate - R2 - 01/23/2025



Subcontractor List

Bid Package		Subcontractor
01A	GENERAL TRADES	Carson-Mitchell
01F	TEMPORARY FENCING	4-State Fencing
02A	DEMOLITION	Carson-Mitchell
03A	CONCRETE	KCI
04A	MASONRY	Blevins Masonry
05A	STRUCTURAL STEEL	Carson-Mitchell
05B	ORNAMENTAL METALS	Sightline Commercial Solutions
06A	MILLWORK	Parks Cabinets
07A	ROOFING	Missouri Builders
07B	WATERPROOFING & INSULATION	Pro-Seal
07C	METAL PANELS	Watkins Roofing
07D	EIFS	Oaks Brothers
08A	DOORS & HARDWARE	DH Pace
08B	OVERHEAD DOORS	Brookline Doorworks
08C	GLASS & GLAZING	IWR North America
09A	FRAMING & DRYWALL	Commercial Builders
09B	PAINTING	N.E. Painting
09C	FLOORING	Joplin Flooring
09D	POLISHED CONCRETE	Cameron Concrete Polishing
10A	SIGNAGE & GRAPHICS	Signarama
10B	MISCELLANEOUS SPECIALTIES	DH Pace
11A	LOADING DOCK EQUIPMENT	Brookline Doorworks
12A	WINDOW COVERINGS	Benton Daylight
21A	FIRE PROTECTION	Western States Fire Protection (dba Mainline)
22A	PLUMBING	Springfield Engineering Company
23A	HVAC	Springfield Engineering Company
26A	ELECTRICAL	Multi-Craft Contractors
31A	SITework & UTILITIES	JD Wallace
32A	ASPHALT PAVING	Springfield Striping
32E	LANDSCAPING & IRRIGATION	A-1 Landscaping

Section 05: Building Cost Estimate Detail

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
01 GENERAL REQUIREMENTS					
01320000 Construction Progress Documentation					
Scheduling of Work / Schedule Consultant	17	MO	\$ 2,000.00	\$ 34,000.00	
Surveying & Layout	8	MO	\$ 1,200.00	\$ 9,600.00	
Photographic Documentation - 360 Camera	17	MO	\$ 780.00	\$ 13,260.00	Cupix
Video Monitoring - Jobsite Camera	17	MO	\$ 800.00	\$ 13,600.00	TrueLook
Construction Progress Photos	17	MO	\$ 600.00	\$ 10,200.00	Rockafellow
Project Completion Photos	1	LS	\$ 3,000.00	\$ 3,000.00	
Certified Payroll Verification Software	1	LS	\$ 30,600.00	\$ 30,600.00	eMARS
Advertisements	1	LS	\$ 3,000.00	\$ 3,000.00	
01330000 Reprographics					
Drawings & Specifications Reprographics	17	MO	\$ 300.00	\$ 5,100.00	
01350000 Environmental, Health & Safety					
Safety Requirements & Supervision		MO	\$ 2,000.00	\$ -	Included in GCs
First Aid Supplies / Station	17	MO	\$ 90.00	\$ 1,530.00	
Safety Equipment	17	MO	\$ 500.00	\$ 8,500.00	
Jobsite Safety Signage	17	MO	\$ 100.00	\$ 1,700.00	
Indoor Air Quality Program / Monitoring		MO	\$ -	\$ -	
Sustainability Cert. Requirements (LEED)	-	MO	\$ 10,000.00	\$ -	Excluded
LEED Tracking & Requirements	17	MO	\$ 15,000	\$ 255,000.00	
LEED Tracking Software - Green Badger	17	MO	\$ 250.00	\$ 4,250.00	Green Badger
01400000 Regulatory & Quality Requirements					
Building Permits	-	LS	\$ -	\$ -	Excluded - Provided by City of Springfield
Quality Management Program Requirements	17	MO	\$ 250.00	\$ 4,250.00	
Quality Management Coordinator		MO	\$ 1,500.00	\$ -	Included in GCs
3rd Party Testing & Inspections		LS	\$ -	\$ -	Excluded - Provided by City of Springfield
Model Coordination Software - Revit	1	LS	\$ 18,500.00	\$ 18,500.00	Revit
Submittal Exchange - ALLOWANCE	1	LS	\$ 18,000.00	\$ 18,000.00	ALLOWANCE
01510000 Temporary Utilities					
Temporary Electrical Service Hook Up - Jobsite Trailer		LS	\$ 5,000.00	\$ -	Using Art Museum Offices
Temporary Jobsite Fire Protection	17	MO	\$ 350.00	\$ 5,950.00	
Temporary Jobsite Heating & Cooling		LS	\$ -	\$ -	
Temporary Natural Gas Service Hook Up		LS	\$ -	\$ -	
Temporary Internet Setup - WT Network Equipment	1	LS	\$ 2,500.00	\$ 2,500.00	
Temporary Water Service Hook Up - Jobsite Trailer		LS	\$ 2,500.00	\$ -	Using Art Museum Offices
Building Utilities - Electrical Consumption	17	MO	\$ 2,500.00	\$ 42,500.00	ALLOWANCE
Building Utilities - Gas Service Consumption	17	MO	\$ 900.00	\$ 15,300.00	ALLOWANCE
Building Utilities - Internet Consumption	17	MO	\$ 850.00	\$ 14,450.00	ALLOWANCE
Building Utilities - Sewer Consumption	17	MO	\$ 60.00	\$ 1,020.00	ALLOWANCE
Building Utilities - Water Consumption	17	MO	\$ 300.00	\$ 5,100.00	ALLOWANCE
01520000 Temporary Construction Facilities / Requirements					
Jobsite Field Office / Trailer Set Up		LS	\$ 550.00	\$ -	Using Art Museum Offices
Jobsite Field Office / Trailer Rental		MO	\$ 350.00	\$ -	Using Art Museum Offices
Storage Container	17	MO	\$ 150.00	\$ 2,550.00	
Computer Hardware	17	MO	\$ 400.00	\$ 6,800.00	
Copier / Duplicating Machine	17	MO	\$ 150.00	\$ 2,550.00	
Office Equipment / Furniture	17	MO	\$ 200.00	\$ 3,400.00	
Computer Supplies	17	MO	\$ 50.00	\$ 850.00	
Potable Water Service - Jobsite Trailer	17	MO	\$ 100.00	\$ 1,700.00	
Project Office Supplies	17	MO	\$ 120.00	\$ 2,040.00	
Postage & Shipping	17	MO	\$ 75.00	\$ 1,275.00	
Sanitary Facilities	17	MO	\$ 2,500.00	\$ 42,500.00	2 pulls a week for 15 weeks
01540000 Construction Aids					
WT Equipment Rental - Lull, Forklift, etc.	17	MO	\$ 4,000.00	\$ 68,000.00	10,000 lb. Telehandler
Fuel for WT Jobsite Equipment	17	MO	\$ 300.00	\$ 5,100.00	
Small Tools	17	MO	\$ 100.00	\$ 1,700.00	
WT Yard Goods	17	MO	\$ 100.00	\$ 1,700.00	
WT Crane - Set Up		LS	\$ -	\$ -	
WT Crane - Monthly Rental		MO	\$ -	\$ -	
WT Crane - Operator Labor		HR	\$ -	\$ -	
WT Scaffolding - Set Up		LS	\$ -	\$ -	
WT Scaffolding - Monthly Rental		MO	\$ -	\$ -	
WT Scaffolding - Inspection Labor		HR	\$ -	\$ -	
WT Temporary Scaffold Stairs - Set Up	1	LS	\$ 15,000.00	\$ 15,000.00	
WT Temporary Scaffold Stairs - Monthly Rental	8	MO	\$ 3,000.00	\$ 24,000.00	
WT Temporary Scaffold Stairs - Inspection Labor	70	HR	\$ 75.00	\$ 5,250.00	
01550000 Vehicular Access & Parking					
Maintenance of Traffic - Labor		LS	\$ -	\$ -	
Maintenance of Traffic - Material & Equipment		LS	\$ -	\$ -	
Temporary Roads & Parking Lots		SY	\$ -	\$ -	
Temporary Pavement Markings		SY	\$ -	\$ -	
01560000 Temporary Barriers & Enclosures					
Temporary Fall Protection Barriers / Handrails		LF	\$ -	\$ -	
Temporary Barriers & Enclosures	500	LF	\$ 50.00	\$ 25,000.00	STARC Walls
Construction Fence Installation	2,000	LF	\$ 8.38	\$ 16,760.00	4-State
Construction Fence Rental - After 15 month Duration	-	MO	\$ 2,000.00	\$ -	4-State
Construction Fence - Man gate	5	EA	\$ 150.00	\$ 750.00	4-State
Construction Fence - Vehicle gate	3	EA	\$ 300.00	\$ 900.00	4-State
Construction Fence - Scrim install	2,000	LF	\$ 2.00	\$ 4,000.00	4-State
Construction Fence - Maintenance / Adjustment / Repair	7	MO	\$ 1,000.00	\$ 7,000.00	
Furnish Construction Fence Screening - Branded	3,000	LF	\$ 5.00	\$ 15,000.00	
01570000 Temporary Controls					
Weather & Dust Protection - Built-onsite	17	MO	\$ 2,500.00	\$ 42,500.00	Temp walls, windows, doors, etc.
Snow Removal	4	EA	\$ 1,500.00	\$ 6,000.00	
01580000 Project Identification					
Temporary Exterior Project Signs	17	MO	\$ 300.00	\$ 5,100.00	
Temporary Interior Project Signs	10	MO	\$ 300.00	\$ 3,000.00	

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
01740000 Cleaning & Waste Management					
Daily Clean Up / General Laborer	10	MO	\$ 13,520.00	\$ 135,200.00	
Dumpsters	17	MO	\$ 3,500.00	\$ 59,500.00	
Final Cleaning	30,000	GSF	\$ 1.00	\$ 30,000.00	
Concrete Wash Out Bins	2	MO	\$ 1,500.00	\$ 3,000.00	
01760000 Cleaning & Waste Management					
Temporary Protection	30,000	GSF	\$ 2.00	\$ 60,000.00	Reference D12 & D13 on AD drawings

TOTAL - DIV 1 **\$ 1,119,035.00**

02 EXISTING CONDITIONS

02411600 Building Demolition					
Mass Demolition	1	LS	\$ 127,703.00	\$ 127,703.00	Carson-Mitchell
02411905 Selective Building Demolition					
Selective Demolition	1	LS	\$ 530,522.00	\$ 530,522.00	Carson-Mitchell
Payment & Performance Bond	1	LS	\$ 5,596.00	\$ 5,596.00	Carson-Mitchell
Additional Demolition - ALLOWANCE	1	LS	\$ 30,000.00	\$ 30,000.00	ALLOWANCE
TOTAL - DIV 2				\$ 693,821.00	

03 CONCRETE

03300003 Cast in Place Concrete Substructure					
Concrete Foundations	1	LS	\$ 121,540.00	\$121,540.00	KCI
Concrete Reinforcements	1	LS	\$ 120,046.00	\$120,046.00	KCI
Drilled Piers	1	LS	\$ 51,017.00	\$51,017.00	KCI
3rd Party Testing - Concrete	-	LS	\$ -	EXCLUDED	Excluded
Equipment Pads - (As Shown on Drawings)	1	LS	\$ 19,630.00	\$19,630.00	KCI
03300033 Cast in Place Concrete Slab on Grade (Standard)					
Termite Treatment	12,640	SF	\$ 0.94	\$11,826.00	KCI
Vapor Barrier	12,640	SF	\$ 3.16	\$40,005.00	KCI
Concrete Slab & Slab on Metal Deck	1	LS	\$ 421,741.00	\$421,741.00	KCI
Topping Slab	1	LS	\$ 19,340.00	\$19,340.00	KCI
Fine Grading / Bedding Course	1	LS	\$ 666,047.00	\$66,047.00	KCI
Deep Foundation Waterstops	1	LS	\$ 14,575.00	\$14,575.00	KCI
Anchor Bolt/Embed Install	1	LS	\$ 441,252.00	\$41,252.00	KCI
Payment & Performance Bond	1	LS	\$ 8,525.00	\$8,525.00	KCI
Alternate DEDUCT: Phase 1 Temporary Work - Concrete	1	LS	\$ (14,930.00)		See Alternate X KCI
Winter Concrete Requirements - ALLOWANCE	1	LS	\$ 5,000.00	\$5,000.00	ALLOWANCE
Additional Housekeeping Pads - ALLOWANCE	1,000	SF	\$ 7.50	\$7,500.00	ALLOWANCE
Allowance #4 - Additional Depth Concrete Footing	8	CY	\$ 700.00	\$5,600.00	ALLOWANCE
Allowance #5 - Additional Concrete Grade Beams	30	CY	\$ 700.00	\$21,000.00	ALLOWANCE
Allowance #6 - Additional Steel Reinforcement	2,000	LBS	\$ 20.00	\$40,000.00	ALLOWANCE
TOTAL - DIV 3				\$ 1,014,644.00	

04 MASONRY

04200030 Unit Masonry Exterior Wall Veneer					
CMU Masonry	1	LS	\$ 25,500.00	\$ 25,500.00	Blevins
Brick Veneer Masonry	1	LS	\$ 180,000.00	\$ 180,000.00	Blevins
Reinforcing Materials	1	LS	\$ 2,500.00	\$ 2,500.00	Blevins
Flashing & Drainage System	1	LS	\$ 14,500.00	\$ 14,500.00	Blevins
Alternate DEDUCT: Phase 1 - Temporary Work - Masonry	1	LS	\$ (120,500.00)		See Alternate X Blevins
TOTAL - DIV 4				\$ 222,500.00	

05 METALS

05100000 Structural Steel Framing					
Structural Steel Framing	1.00	LS	\$ 661,259.00	\$ 661,259.00	Carson-Mitchell
Metal Deck	1.00	LS	\$ 96,365.00	\$ 96,365.00	Carson-Mitchell
Anchor Bolts / Embeds	1.00	LS	\$ 1,818.00	\$ 1,818.00	Carson-Mitchell
Stairs & Railings	1.00	LS	\$ 26,756.00	\$ 26,756.00	Carson-Mitchell
Miscellaneous Steel Plates	1.00	LS	\$ 2,737.00	\$ 2,737.00	Carson-Mitchell
Utility Yard Screen Wall Steel Framing	1.00	LS	\$ 32,014.00	\$ 32,014.00	Carson-Mitchell
Engineered Shop Drawings	1.00	LS	\$ 34,637.00	\$ 34,637.00	Carson-Mitchell
Steel Plate Closure at Courtyard	1.00	LS	\$ 17,643.00	\$ 17,643.00	Carson-Mitchell
Payment & Performance Bond	1.00%	%	\$ 873,229.00	\$ 8,733.00	Carson-Mitchell
Alternate DEDUCT: Phase 1 - Temporary Work - Steel	1.00	LS	\$ (4,257.00)		See Alternate X Carson-Mitchell
Shoring of Existing Structure (scope TBD) - ALLOWANCE	-	LS	\$ 75,000.00	\$ -	Excluded - Email from WPM on 5/7/24, shoring not req'd
05400000 Cold Formed Metal Framing Exterior Wall					
Exterior Stud Framing	1	LS	\$ 85,400.00	\$ 85,400.00	Commerical Builders
Exterior Stud Sheathing	1	LS	\$ 172,114.00	\$ 172,114.00	Commerical Builders
Payment & Performance Bond	1.55%	LS	\$ 257,514.00	\$ 3,992.00	Commerical Builders
05510010 Miscellaneous Metals Shell					
Interior Misc Metals ALLOWANCE - Scope to be Designed	30,000	GF	\$ 0.50	\$ 15,000.00	ALLOWANCE per building GSF
05700020 Ornamental Metals Interiors					
GA02 - Decorative Mechanical Grille/Frame, 9" wide	230	LF	\$ 366.91	\$ 84,390.00	Carson-Mitchell
Perforated Metal Door Assembly	600	SF	\$ 150.00	\$ 61,515.00	Sightline Commercial Solutions
Custom Aluminum Fascia	1	LS	\$ 93,898.00	\$ 93,898.00	Sightline Commercial Solutions
Custom Aluminum Gutter & Rain Chain	1	LS	\$ 19,411.00	\$ 19,411.00	Sightline Commercial Solutions
Stainless Steel Wire Mesh	1	LS	\$ 81,925.00	\$ 81,925.00	Sightline Commercial Solutions
Alternate DEDUCT: Phase 1 Temporary Work - Decorative Steel	1	LS	\$ (53,621.00)		See Alternate X Sightline Commercial Solutions
TOTAL - DIV 5				\$ 1,499,607.00	

06 WOOD, PLASTICS, AND COMPOSITES

BUILDING - PHASE 1						
DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS	
06010000 Rough Carpentry						
Rough Carpentry	30,000	GF	\$ 0.75	\$ 22,500.00		
In-Wall Strapping/Blocking	30,000	GF	\$ 2.13	\$ 63,900.00	Commercial Builders	
Plywood at Electrical/Comm Rooms	400	SF	\$ 5.00	\$ 2,000.00	presumed 8' Height, two walls	
Payment & Performance Bond	1.55%	%	\$ 88,400.00	\$ 1,371.00	Commercial Builders	
06410000 Architectural Wood Casework						
Plastic Laminate Adjustable Shelving (PL01) 10' tall	16	LF	\$ 650.00	\$ 43,375.00	Parks Cabinets	
Plastic Laminate Wall Panel (PL03)	9	SF	\$ 50.00	INCLUDED	Parks Cabinets	
Plastic Laminate Casework (PL03)	19	LF	\$ 550.00	INCLUDED	Parks Cabinets	
Plastic Laminate Adjustable Shelving (PL01) 7' tall	17	LF	\$ 650.00	INCLUDED		
Plastic Laminate Wall Panel (PL01)	83	SF	\$ 50.00	\$ 27,114.00	Parks Cabinets	
Plastic Laminate Casework (PL01)	78	LF	\$ 550.00	INCLUDED	Parks Cabinets	
Art Media Storage Dividers (PL01) - Classroom B	6	LF	\$ 650.00	INCLUDED	Parks Cabinets	
Under Counter Refrigerator - LAC 113	-	EA	\$ 850.00	\$ -	Excluded - OFOI	
Base Cabinetry, Lactation Room 113	10	LF	\$ 550.00	INCLUDED		
Base Cabinetry, Mail Room & Office Storage 115	15	LF	\$ 550.00	INCLUDED		
Upper Cabinetry, Mail Room & Office Storage 115	15	LF	\$ 350.00	INCLUDED		
SH01 - Shelf Hooks	1	LS	\$ 400.00	\$ 400.00	WT Plug	
Payment & Performance Bond	1.50%	LF	\$ 70,889.00	\$ 1,064.00	Parks Cabinets	
06440005 Interior Ornamental Woodwork						
Interior millwork ALLOWANCE for scope TBD	30,000	GF	\$ -	\$ -	Removed - Millwork more defined	
UF01- Upholstered Built-In Bench	55	LF	\$ 300.00	\$ 16,500.00	Parks Cabinets	
WD01 - Wood Bench, Study Room	40	LF	\$ 650.00	\$ 26,000.00	WT Plug	
Millwork Panel, Transparent Finish, Standard	230	SF	\$ 55.00	\$ 95,395.00	Parks Cabinets	
Millwork Panel, Transparent Finish, with Easel	335	SF	\$ 65.00	INCLUDED	Parks Cabinets	
TEMP Millwork Panel Transparent Finish	45	SF	\$ 50.00	INCLUDED	Parks Cabinets	
Flat Panel - Transparent Finish	35	SF	\$ 50.00	INCLUDED	Parks Cabinets	
Payment & Performance Bond	1.50%	LF	\$ 209,848.00	\$ 3,148.00	Parks Cabinets	
Alternate DEDUCT: Phase 1 - Temporary Work - Millwork	1	LS	\$ (27,114.00)	See Alternate X	Parks Cabinets	
Commercial Builders						
WD03 and WD04 - Wood Base, Recessed Base, Painted PA03, 4"	1,925	LF	\$ 15.90	\$ 30,608.00	Commercial Builders	
Shelving System (SY01)	1	LS	\$ 37,019.00	\$ 37,019.00	Commercial Builders	
Storage 154 Elevated Platform	1	LS	\$ 3,357.00	\$ 3,357.00	Commercial Builders	
Pegboard SP01	1	LS	\$ 4,977.00	\$ 4,977.00	Commercial Builders	
Payment & Performance Bond	1.55%	%	\$ 75,961.00	\$ 1,178.00	Commercial Builders	
TOTAL - DIV 6				\$ 379,906.00		
07 THERMAL & MOISTURE PROTECTION						
07100000 Waterproofing						
Fluid Applied Air Barrier	1	LS	\$ 22,455.00	\$ 22,455.00	Pro-Seal Restoration	
Below Grade Waterproofing (Excludes Waterstops)	1	LS	\$ 4,085.00	\$ 4,085.00	Pro-Seal Restoration	
Payment & Performance Bond	1	LS	\$ 2,334.00	\$ 2,334.00	Pro-Seal Restoration	
Alternate DEDUCT: Phase 1 - Temporary Work - Waterproofing	1	LS	\$ (62,985.00)	See Alternate X	Pro-Seal Restoration	
07200000 Subgrade Thermal Protection						
Subgrade Wall Exterior Rigid Insulation	400	SF	\$ 3.25	\$ 1,300.00	WT Plug - waiting on Pro-Seal Restoration	
07216300 Fluid-Applied Insulative Coating						
Fluid Applied Thermal Break (Tnemec)	1	LS	\$ 11,500.00	\$ 11,500.00	Pro-Seal Restoration	
07210010 Exterior Wall Insulation						
Mineral-wool board insul. (Masonry)	1	LS	\$ 26,860.00	\$ 26,860.00	Pro-Seal Restoration	
Mineral-wool board insulation Gap Fill - ALLOWANCE	1,000	SF	\$ 4.85	\$ 4,850.00	ALLOWANCE	
Mineral-wool board insul. (wall panels)	1	LS	\$ 23,000.00	\$ 23,000.00	Watkins	
Mineral-wool batt insul. (wall cavity)	1	LS	\$ 73,140.00	\$ 73,140.00	Commercial Builders	
07240000 Exterior Insulation and Finish System (EIFS)						
EI01 - EW7 - Exterior Insulation Finish System	1	LS	\$ 85,035.00	\$ 85,035.00	Oak Brothers	
Mineral-Wool Board Insulation (EIFS Only Locations)	1	LS	\$ 9,801.00	\$ 9,801.00	Oak Brothers	
Flashings & Trims	1	LS	\$ 3,754.00	\$ 3,754.00	Oak Brothers	
Payment & Performance Bond	1	LS	\$ 985.00	\$ 985.00	Oak Brothers	
Alternate DEDUCT: Phase 1 - Temporary Work - EIFS	1	LS	\$ (34,590.00)	See Alternate X	Oak Brothers	
07500000 Membrane Roofing						
Demo Existing Roof	1	LS	\$ 48,934.00	\$ 48,934.00	Missouri Builders	
TPO Membrane, Insulating, & Flashing	1	LS	\$ 737,102.00	\$ 737,102.00	Missouri Builders	
Built Up Roofing	1	LS	\$ 37,802.00	\$ 37,802.00	Missouri Builders	
Roof Vapor Barrier	1	LS	\$ 49,206.00	\$ 49,206.00	Missouri Builders	
Roof Cover Boards	1	LS	\$ 41,312.00	\$ 41,312.00	Missouri Builders	
Roof Curb Detail	1	LS	\$ 3,750.00	\$ 3,750.00	Missouri Builders	
Temporary Roofing BIA	1	LS	\$ 50,000.00	\$ 50,000.00	Missouri Builders	
Roofing Warranty	1	LS	\$ 3,600.00	\$ 3,600.00	Missouri Builders	
Payment & Performance Bond	1.00%	LS	\$ 971,706.00	\$ 9,718.00	Missouri Builders	
07620000 Sheet Metal Flashing & Trim						
Metal Wall Panels - Flashings & Trim	1	LS	\$ 96,000.00	\$ 96,000.00	Watkins	
Metal Insect Screens	1	LS	\$ 9,500.00	\$ 9,500.00	Watkins	
Gutters & Downspouts / Trim / Anchors	1	LS	\$ 31,000.00	\$ 31,000.00	Watkins	
Custom Aluminum Gutter & Rain Chain Install	1	LS	\$ 13,000.00	\$ 13,000.00	Watkins	
Payment & Performance Bond	1	LS	\$ 10,850.00	\$ 10,850.00	Watkins	
Self-Adhering High Temperature Sheets	1	LS	\$ 2,155.00	\$ 2,155.00	Pro-Seal Restoration	
07640000 Metal Wall Panels						
MP01 (EW2/EW3) - Metal Panel, Pohl, Europlate, White	1	LS	\$ 380,000.00	\$ 380,000.00	Watkins	
MP02 and MP03 - (EW4/EW5) - Metal Panel, Centria, Econolap, White	1	LS	\$ 152,000.00	\$ 152,000.00	Watkins	
Metal Wall Panel Flashings & Trims	1	LS	\$ 30,950.00	\$ 30,950.00	Watkins	
Thermally Broken Sub-Framing	1	LS	\$ 61,000.00	\$ 61,000.00	Watkins	
Mineral Wool Board Insulation	1	LS	\$ 23,000.00	\$ 23,000.00	Watkins	
Metal Panel Wall System Mock-up	1	LS	\$ 21,500.00	\$ 21,500.00	Watkins	
Payment & Performance Bond	2.00%	%	\$ 136,450.00	\$ 2,729.00	Watkins	
Alternate DEDUCT: Phase 1 - Temporary Work - Metal Wall Panels	1	LS	\$ (96,000.00)	See Alternate X	Watkins	

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
				\$ -	
07920010 Joint Sealants Exteriors					
Exterior Caulking	30,000	SF	\$ 0.50	\$ 15,000.00	WT Plug - waiting on Pro-Seal Restoration
07920015 Joint Sealants Interiors					
Interior Architectural Caulking	30,000	GF	\$ 0.35	\$ 10,500.00	WT Plug
Fire Sealants	30,000	GF	\$ 0.46	\$ 13,800.00	Commercial Builders
Payment & Performance Bond	1.55%	%	\$ 24,300.00	\$ 377.00	Commercial Builders
07950000 - Expansion Control					
Exterior Expansion Joint Assemblies (Excludes Roof Expansion Joints)	1	LS	\$ 22,110.00	\$ 22,110.00	Pro-Seal Restoration
Interior SOG Joint Sealants	1	LS	\$ 4,180.00	\$ 4,180.00	Pro-Seal Restoration
Interior Expansion Joint Assemblies	1	LS	\$ 5,383.00	\$ 5,383.00	Commercial Builders
Payment & Performance Bond	1.55%	LS	\$ 5,383.00	\$ 84.00	Commercial Builders
TOTAL - DIV 7				\$ 2,155,557.00	

08 OPENINGS

08100015 Doors and Hardware - Interior					
Install Doors & Hardware	1	LS	\$ 36,584.00	\$ 36,584.00	Commercial Builders
Payment & Performance Bond	1.55%	%	\$ 36,584.00	\$ 568.00	Commercial Builders
Furnish Only - Hollow Metal Doors	1	LS	\$ 56,368.00	\$ 56,368.00	DH Pace
Furnish Only - Hollow Metal Frames	1	LS	\$ 28,126.00	\$ 28,126.00	DH Pace
Furnish Only - Door Hardware	1	LOT	\$ 121,291.00	\$ 121,291.00	DH Pace
Furnish Only - Flush Wood Doors	1	LS	\$ 7,868.00	\$ 7,868.00	DH Pace
Furnish Only - Gate Hardware	1	LS	\$ 6,472.00	\$ 6,472.00	DH Pace
Furnish Only - Storefront Door Hardware	1	LS	\$ 11,960.00	\$ 11,960.00	DH Pace
Furnish Only - ADA Operator	1	LS	\$ 5,094.00	\$ 5,094.00	DH Pace
Alternate DEDUCT: Phase 1 - Temporary Work - Doors & Hardware	1	LS	\$ (14,890.00)		See Alternate X DH Pace
Aluminum Door - Aluminum Frame - Interior					
133F/1 - Alm 3' - 0" 7' - 0" 1 3/4" Alum Alum	1	EA	\$ 3,000.00		INCLUDED AGP, Inc.
133B/1 - Alm 3' - 0" 7' - 0" 1 3/4" Alum Alum	1	EA	\$ 3,000.00		INCLUDED AGP, Inc.
Aluminum Door - Aluminum Frame - Exterior					
Install - Aluminum Door Hardware	1	LS	\$ 36,600.00	\$ 36,600.00	IWR North America
Install - ADA Operator	1	LS	\$ 2,000.00	\$ 2,000.00	IWR North America
Ext-02/1 - Alm 3' - 10" - 8' - 11 5/8" 1 3/4" Alum Cw01 Alum	1	EA	\$ 4,000.00		INCLUDED AGP, Inc.
132/2 - Alm 3' - 3 1/4" 9' - 10 3/4" 2 5/16" Alum Cw01 Alum	1	EA	\$ 4,000.00		INCLUDED AGP, Inc.
132/1 - Alm 3' - 3 1/4" 9' - 9 1/8" 2 5/16" Alum Cw01 Alum	1	EA	\$ 4,000.00		INCLUDED AGP, Inc.
08330000 Overhead Coiling Doors - Exterior					
Overhead Coiling Door - 162/1 - S 8' - 0" 10' 1 1/2" Stl - Stl (Loading Dock)	1	EA	\$ 19,306.00	\$ 19,306.00	Brookline Doorworks
08440000 Fabricated Curtain Wall - Non-Blast Resistant					
CW1 - Gl-1 - Curtain Wall Glazing, 10' High	1	LS	\$ 587,540.00	\$ 587,540.00	IWR North America
Payment & Performance Bond	1	LS	\$ 10,630.00	\$ 10,630.00	IWR North America
Visual Façade Mock-up - ALLOWANCE	1	LS	\$ 15,000.00	\$ 15,000.00	ALLOWANCE
Exterior 3rd Party Envelope Consultant	1	LS	\$ 47,600.00	\$ 47,600.00	Miller Engineering
08800005 Glass and Glazing - Interior					
PY01- TEMP Demountable Glass Partitions	1	LS	\$ 145,710.00	\$ 145,710.00	IWR North America
Door Lite Glazing	1	LS	\$ 3,380.00	\$ 3,380.00	IWR North America
Alternate DEDUCT: Phase 1 - Temporary Work - Glass & Glazing	1	LS	\$ (161,620.00)		See Alternate X IWR North America
TOTAL - DIV 8				\$ 1,142,097.00	

09 FINISHES

09211615 Gypsum Wall Board Exterior Wall					
Exterior Studs and Sheathing - Backup to Skin System		SF	\$ -	\$ -	Commercial Builders - Div. 5
09211640 Gypsum Wall Board Interior Partition					
Engineered Framing Shop Drawings	1	LS	\$ 5,500.00	\$ 5,500.00	Commercial Builders
Interior Framing	1	LS	\$ 121,803.00	\$ 121,803.00	Commercial Builders
Interior Drywall and Finishing	1	LS	\$ 349,618.00	\$ 349,618.00	Commercial Builders
Trimless Door Frame - 118/4	1	LS	\$ 300.00	\$ 300.00	Commercial Builders
Premium for Cementitious Backer board	-	SF	\$ 2.75		EXCLUDED
Premium for Level 5 Finish	-	SF	\$ 1.50		EXCLUDED Excluded per 8/16/24 Meeting
Acoustical Sealants	30,000	SF	\$ 0.42	\$ 12,600.00	Commercial Builders
Payment & Performance Bond	1.55%	%	\$ 489,821.00	\$ 7,593.00	Commercial Builders
Alternate DEDUCT: Phase 1 - Temporary Work - Framing & Drywall	1	LS	\$ (120,272.00)		See Alternate X Commercial Builders
09211645 Gypsum Wall Board Suspended Ceilings					
GYP GWB Ceilings - 3-1/2" framed with 5/8" GWB, no insul.	1	LS	\$ 75,223.00	\$ 75,223.00	Commercial Builders
GWB Bulkheads	-	SF	\$ 7.50		INCLUDED Commercial Builders
Existing Ceiling Patching for New Fire Protection	1	LS	\$ 50,000.00	\$ 50,000.00	ALLOWANCE
Payment & Performance Bond	1.55%	%	\$ 125,223.00	\$ 1,941.00	Commercial Builders
09510000 Acoustical Suspended Ceilings					
AC01 (CL6) - ACT, Armstrong, Ultima, 24"x24"	1	LS	\$ 81,897.00	\$ 81,897.00	Commercial Builders
Payment & Performance Bond	1.55%	%	\$ 81,897.00	\$ 1,270.00	Commercial Builders
09540000 Specialty Ceilings					
CLS - Specialty Ceiling, TBD, Study Room		SF	\$ -	\$ -	EXCLUDED - Phase 1
LC02 (CL1) - TEMP Linear Wood Ceiling Systems, Outdoor, Insect Screen Backing	-	LS	\$ -		INCLUDED Commercial Builders
LC02 (CL1) - Linear Wood Ceiling Systems, Outdoor, Insect Screen Backing	1	LS	\$ 494,687.00	\$ 494,687.00	Commercial Builders
LC01 (CL2) - TEMP Linear Wood Ceiling Systems, Sloped	1	LS	\$ -		INCLUDED Commercial Builders
LC01 (CL2) - Linear Wood Ceiling Systems, Sloped	-	LS	\$ -		INCLUDED Commercial Builders
LC01 (CL2) - Linear Wood Ceiling Systems, Indoor	-	LS	\$ -		INCLUDED Commercial Builders
Payment & Performance Bond	1.55%	%	\$ 494,687.00	\$ 7,668.00	Commercial Builders
09300000 Tile Interiors					
Tile	1	LS	\$ 59,100.00	\$ 59,100.00	Joplin Floor Designs
Anti-Fracture Membrane	1	SF	\$ 2.00		INCLUDED Joplin Floor Designs
Waterproofing Membrane - fleece polyethylene (tile floors)	1	SF	\$ 3.00		INCLUDED Joplin Floor Designs

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
09600000 Flooring					
Carpet Tile	1	LS	21,900 \$	21,900.00	Joplin Floor Designs
Transition Strips	1	LS	1,700 \$	1,700.00	Joplin Floor Designs
RF01 - Resilient Sheet Flooring	1	LS	7,800.00 \$	7,800.00	Joplin Floor Designs
Payment & Performance Bond	1	LS	2,940.00 \$	2,940.00	Joplin Floor Designs
RF02 - Linquid Linoleum	1,635	SF	16.00	EXCLUDED	Excluded - Removed in Addendum
CF01 - Sealed Concrete Flooring - Interior	10,945	SF	2.13 \$	23,351.00	Cameron Concrete Polishing
CF01 - Sealed Concrete Flooring - Exterior	1,625	SF	2.00	EXCLUDED	Cameron Concrete Polishing
CF02 - Polished Concrete Flooring	13,050	SF	2.87 \$	37,503.00	Cameron Concrete Polishing
Concrete Patching & Repair for Polished Concrete	13,050	SF	1.00 \$	13,050.00	Cameron Concrete Polishing
Precast Terazzo Stair Treads	-	SF	125.00	Excluded	Excluded per 8/16 Estimate Review Meeting
Rubber Base					
RB01 - 4" Rubber Base, Tarkett, Rubber Straight Base, Roll Stock	400	LF	2.35 \$	940.00	Joplin Floor Designs
RB02 - 4" Rubber Base, Tarkett, Rubber Cove Base, Roll Stock	2,800	LF	2.35 \$	6,580.00	Joplin Floor Designs
Flooring Protection	27,900	SF	1.25 \$	34,875.00	
Alternate DEDUCT: Phase 1 - Temporary Work - Flooring	1	LS	(5,750.00) \$	See Alternate X	Joplin Floor Designs
09720000 Wall Coverings					
PX01 - Acoustical Wall Panels	1	LS	43,622.00 \$	43,622.00	Commerical Builders
PX02 - Acoustical Wall Panel	1	LS	35.00	INCLUDED	Commerical Builders
PX03 - Acoustical Wall Panel	1	LS	35.00	INCLUDED	Commerical Builders
PP01 - FRP, 4' above MOP Sink	1	LS	5,067.00 \$	5,067.00	Commerical Builders
Payment & Performance Bond	1.55%	%	48,689.00 \$	755.00	Commerical Builders
09911300 Painting - Exterior					
Paint EIFS, Exterior	4,215	SF	2.15 \$	9,063.00	N.E. Painting
09912300 Painting - Interior					
Interior Painting	72,105	SF	2.15 \$	155,026.00	N.E. Painting
Intumescent Painting	1	LS	4,200.00 \$	4,200.00	N.E. Painting
Paint Exposed Structure Ceilings/MEP, Dryfall Black	7,050	SF	1.50	INCLUDED	N.E. Painting
Wood Base Stain / Paint	1	LS	10,230.00 \$	10,230.00	N.E. Painting
High Performance Coatings	1	LS	1,700.00 \$	1,700.00	N.E. Painting
Paint Mock-ups - ALLOWANCE	5	EA	2,500.00 \$	12,500.00	ALLOWANCE
Misc. Painted Finishes - ALLOWANCE	30,000	GF	0.50 \$	15,000.00	ALLOWANCE
Paint Touch-up / Final Painting - ALLOWANCE	30,000	GF	0.50 \$	15,000.00	ALLOWANCE
Payment & Performance Bond	1	LS	17,790.00 \$	17,790.00	N.E. Painting
Alternate DEDUCT: Phase 1 - Temporary Work - Painting	1	LS	(8,130.00) \$	See Alternate X	N.E. Painting
TOTAL - DIV 9				\$ 1,709,792.00	
10 SPECIALTIES					
10140000 Interior Signage					
Code Required Signs (ADA, Fire, Address, etc)	1	LS	2,500.00 \$	2,500.00	Life Safety
Signage	1	LS	61,284.00 \$	61,284.00	Signarama
10200000 Interior Specialties					
Vuisual Display Units	1	LS	4,500.00 \$	4,500.00	DH Pace
Corner Guards	1	LS	3,700.00 \$	3,700.00	DH Pace
Toilet & Bathroom Accessories	1	LS	35,100.00 \$	35,100.00	DH Pace
Toilet Compartments	1	LS	45,000.00 \$	45,000.00	DH Pace
Bike Rack (Exterior)	1	LS	8,300.00 \$	8,300.00	DH Pace
Bike Storage (Interior)	1	LS	2,100.00 \$	2,100.00	DH Pace
Litter Receptacles	1	LS	7,200.00 \$	7,200.00	DH Pace
Fire Extinguisher & Cabinet	9	EA	375.00 \$	3,400.00	DH Pace
Knox Box	1	LS	500.00 \$	500.00	DH Pace
Alternate DEDUCT: Phase 1 - Temporary Work - Specialties	1	LS	(38,700.00) \$	See Alternate X	DH Pace
Commercial Builders:					
Install - Toilet Compartments	1	LS	3,689.00 \$	3,689.00	Commercial Builders
Install - Fire Extinguishers & Cabinets	1	LS	3,512.00 \$	3,512.00	Commercial Builders
Install - Misc Specialties	1	LS	3,500.00 \$	3,500.00	Commercial Builders
Payment & Performance Bond	1.55%	LS	7,201.00 \$	112.00	Commercial Builders
10560000 Stroage Assemblies					
Glass and Frame Storage - 172 (East)	17	LF	750.00	Excluded	
OFOI - Art Storage Racks 28"W x 16"D x 6"H	28	LF	186.00	Excluded	
Adjustable Shelving 77" x 84", Standards and Brackets	6	LF	250.00	Excluded	
OFOI - Artifact Shelf Storage 7' x 10'-6" x 11'-6"	4	EA	5,000.00	Excluded	Excluded per 8/16/24 Meeting. Will be OFOI
TOTAL - DIV 10				\$ 184,397.00	
11 EQUIPMENT					
11130000 Loading Dock Equipment					
Re-Install Existing Dock Lift	1	EA	1,560.00 \$	1,560.00	Brookline Doorworks
11240000 Maintenance Equipment					
Maintenance Equipment	-	LS	15,000.00 \$	-	Removed/Excluded, none shown in specs
11301300 Office Appliances					
OFCI - Dryer	2	EA	500.00 \$	1,000.00	
OFCI - Steamer	-	EA	500.00 \$	-	Excluded - NIC
OFCI - Washer	1	EA	750.00 \$	750.00	
11520000 Audio-Visual Equipment					
AV Equipment - Rough-in ONLY - ALLOWANCE	1	LS	35,000.00 \$	35,000.00	Multi-Craft
AV Equipment - Wire, Wire Pull, Terminate, Install	30,000	GF	- \$	-	Excluded
TOTAL - DIV 11				\$ 38,310.00	
12 FURNISHINGS					

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
12120000 Wall Decorations					
OFCI - 78" Art Hanging	1	EA	\$ 500.00	\$ 500.00	
12200000 Window Treatments					
Manual Roller Shades	1	LS	\$ 9,375.00	\$ 9,375.00	Benton Daylight Control System
Automatic Rolle Shades	1	LS	\$ 28,125.00	\$ 28,125.00	Benton Daylight Control System
Alternate DEDUCT: Phase 1 - Temporary Work - Window Coverings	1	LS	\$ (11,150.00)	See Alternate X	Benton Daylight Control System
12360000 Countertops					
Solid Surface Material Countertop (SS01, SS02, SS03)	1	LS	\$ 28,173.00	\$ 28,173.00	Parks Cabinets
Payment & Performance Bond	1.50%	%	\$ 28,173.00	\$ 423.00	Parks Cabinets
12500000 Furniture					
Furniture	-	SF	\$ -	\$ -	Excluded
F-5 - Task Chair, Sit-on-it, Sona 5723	38	EA	\$ -	\$ -	Excluded
F-4 - TEMP Chair, Coalesse, Montara 650	2	EA	\$ -	\$ -	Excluded
Desk - TEMP 2'-6" x 5'-6"	16	EA	\$ -	\$ -	Excluded
TOTAL - DIV 12				\$ 66,596.00	

13 SPECIAL CONSTRUCTION

13122305 Interior Water Features					
Fountains		EA	\$ -	\$ -	
13341900 Metal Building System					
Metal Building System		SF	\$ -	\$ -	
TOTAL - DIV 13				\$ -	

14 CONVEYING SYSTEMS

14200000 Elevators					
Elevators - Service		ST	\$ 65,000.00	\$ -	5/3/24 - Per discussion with BNIM, no work to existing elevator. WT removed cost to demo old and install new elevator.
Cab Finishes - Service -ALLOWANCE		LS	\$ 15,000.00	\$ -	
Construction use of elevator during construction		MO	\$ 10,000.00	\$ -	
Re-inspection/cleaning before turnover		LS	\$ 5,850.00	\$ -	
Cab finish protection ALLOWANCE during construction		MO	\$ 2,000.00	\$ -	
TOTAL - DIV 14				\$ -	

21 FIRE SUPPRESSION

21010000 Fire Suppression					
Design / Shop Drawings / Engineering	1	LS	\$ 40,000.00	\$ 40,000.00	Mainline
Fire Protection - Wet System	1	LS	\$ 308,000.00	\$ 308,000.00	Mainline
Fire Protection - Dry System	1	LS	\$ 44,000.00	\$ 44,000.00	Mainline
Fire Protection - Preaction System	1	LS	\$ 33,000.00	\$ 33,000.00	Mainline
Payment & Performance Bond	1	LS	\$ 4,000.00	\$ 4,000.00	Mainline
FDC Alternate Location	1	LS	\$ 25,000.00	\$ 25,000.00	ALLOWANCE
TOTAL - DIV 21				\$ 454,000.00	

22 PLUMBING

22010000 Plumbing					
Mobilization, Equipment, General Conditions	1	LS	\$ 306,018.00	\$ 306,018.00	SECO
Plumbing Demolition	1	LS	\$ 75,834.00	\$ 75,834.00	SECO
Temporary Reroutes	1	LS	\$ 15,000.00	\$ 15,000.00	SECO
22110000 Domestic Water Piping					
Domestic Water	1	LS	\$ 362,073.00	\$ 362,073.00	SECO
22130000 Sanitary Sewerage Piping					
Sanitary Sewer	1	LS	\$ 204,641.00	\$ 204,641.00	SECO
22140000 Stormwater Drainage Piping					
Storm Drainage	1	LS	\$ 251,435.00	\$ 251,435.00	SECO
22010000 Plumbing					
Plumbing Fixtures & Equipment	1	LS	\$ 190,394.00	\$ 190,394.00	SECO
Payment & Performance Bond	1	LS	\$ 13,904.00	\$ 13,904.00	SECO
Alternate DEDUCT: Phase 1 - Temporary Work - Plumbing	1	LS	\$ (74,419.00)	See Alternate X	SECO
TOTAL - DIV 22				\$ 1,419,299.00	

23 HVAC

23010000 Mechanical Demolition					
HVAC Demolition & Safe-off for demolition contractor	30,000	GF	\$ 6.95	\$ 208,513.00	SECO
Temporary Conditioning	1	LS	\$ 50,000.00	\$ 50,000.00	SECO
23070000 Mechanical Insulation					
Mechanical Insulation	1	LS	\$ 497,881.00	\$ 497,881.00	SECO
23210000 Hydronic Distribution					
Hydronic Piping Distribution System	1	LS	\$ 1,009,281.00	\$ 1,009,281.00	SECO
23310000 HVAC Ductwork					
HVAC / Ductwork	1	LS	\$ 624,744.00	\$ 624,744.00	SECO
Startup & Commissioning	1	LS	\$ 55,479.00	\$ 55,479.00	SECO
Test & Balance	1	LS	\$ 66,000.00	\$ 66,000.00	SECO
23310000 Air Outlets & Inlets					
Grills, Diffusers, Accessories	1	LS	\$ 291,993.00	\$ 291,993.00	SECO
2360000 Air-Source Water Chiller					
MAWHP-1 - Trane, MASA030, Chiller, 152,546 CFM, 191.2 TN Cooling	1	EA	\$ 850,000.00	Included Above	

BUILDING - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
2370000 Air Handling Equipment					
Mechanical Equipment	1	LS	\$ 2,377,430.00	\$ 2,377,430.00	SECO
23000000 Mechanical General Conditions / General Requirements					
HVAC General Conditions & Supervision	1	LS	\$ 696,751	\$ 696,751.00	SECO
HVAC Bond	1	LS	\$ 44,252	\$ 44,252.00	SECO
Alternate DEDUCT: Phase 1 - Temporary Work - Mechanical	1	LS	\$ (1,028,213)	See Alternate X	SECO
		\$			
TOTAL - DIV 23				\$ 5,922,324.00	
25 INTEGRATED AUTOMATION					
25050000 Integrated Automation Control					
BMS Controls	30,000	GF	\$ 16.46	\$ 493,663.00	SECO
TOTAL - DIV 25				\$ 493,663.00	
26 ELECTRICAL					
26010000 Electrical					
Mobilization, Equipment, General Conditions	1	LS	\$ 10,000.00	\$ 10,000.00	Multi-Craft
Temporary Electric	1	LS	\$ 50,000.00	\$ 50,000.00	Multi-Craft
Electrical Demolition	30,000	GF	\$ 2.78	Included	Multi-Craft
Electrical Distribution	1	LS	\$ 500,000.00	\$ 500,000.00	Multi-Craft
Electrical Equipment	1	LS	\$ 670,000.00	\$ 670,000.00	Multi-Craft
Branch Circuitry	30,000	GF	\$ 15.56	\$ 466,880.00	Multi-Craft
Lighting	1	LS	\$ 700,000.00	\$ 700,000.00	Multi-Craft
Lighting Controls	1	LS	\$ 93,000.00	\$ 93,000.00	Multi-Craft
Payment & Performance Bond	1	LS	\$ 28,000.00	\$ 28,000.00	Multi-Craft
Alternate DEDUCT: Phase 1 Temporary Work	1	LS	\$ (277,740.00)	See Alternate X	Multi-Craft
Electrical Gap Fill - Allowance	1	LS	\$ 25,000.00	\$ 25,000.00	ALLOWANCE
TOTAL - DIV 26				\$ 2,542,880.00	
27 COMMUNICATIONS					
27010000 Communications Systems					
Tele/Data Rough In	30,000	GF	\$ 2.00	\$ 60,000.00	Multi-Craft
TOTAL - DIV 27				\$ 60,000.00	
28 ELECTRONIC SAFETY & SECURITY					
28010000 Electronic Safety and Security					
Fire Alarm System Install/Renovation	30,000	LS	\$ 5.53	\$ 165,900.00	Multi-Craft
VESDA System - EXCLUDED	30,000	GF	\$ 2.50	EXCLUDED	Excluded per 8/16/24 Estimate Review Meeting
Security & Access Control - Rough-in Only	1	LS	\$ 35,000.00	\$ 35,000.00	Multi-Craft
TOTAL - DIV 28				\$ 200,900.00	
31 EARTHWORK					
31231600 Substructure Excavation					
Building Pad Subgrade	1,819	CY	\$ 67.25	\$ 122,296.00	JD Wallace
Excavation & Export	909	CY	\$ 36.15	\$ 32,870.00	JD Wallace
18" LVC for slab on grade at building addition	682	CY	\$ 30.00	Included	
6" Aggregate for slab on grade at building addition	227	CY	\$ 45.00	Included	
Earthwork Additional Import - ALLOWANCE	1,000	CY	\$ 35.00	\$ 35,000.00	ALLOWANCE
Payment & Performance Bond	1	LS	\$ 11,391.00	\$ 11,391.00	JD Wallace
Contaminated Soil/ Unforeseen Soils Conditions ALLOWANCE	-	TN	\$ -	\$ -	Excluded
3rd Party Testing - Excavation	-	LS	\$ -	\$ -	Excluded
31410000 Sheet piling and Shoring					
Existing foundation underpinning	12	EA	\$ -	\$ -	Excluded
TOTAL - DIV 31				\$ 201,557.00	
32 EXTERIOR IMPROVEMENTS					
32310000 Fences and Gates					
Decorative Metal Fence/Gate, Mech./Utility Court	35	LF	\$ 350.00	\$ 12,250.00	
TOTAL - DIV 32				\$ 12,250.00	
33 SITE UTILITIES					
33461300 Foundation Drainage					
Foundation Drain @ Perimeter		LF	\$ -	\$ -	
33461900 Underslab Drainage					
Underslab Drainage System		SF	\$ -	\$ -	
TOTAL - DIV 33				\$ -	
TOTAL BUILDING - PHASE 1				\$ 21,533,219	

Section 06: Site Cost Estimate Detail

SITEWORK - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
02411315 Selective Site Demolition					
Remove Asphalt Paving	1	EA	\$ 1,000.00	Included	
Site Demo & Clearing	1	LS	\$ 96,948.00	\$ 96,948.00	JD Wallace
10140005 Exterior Signage					
Site Signage		EA	\$	-	Facility Sign
10750000 Flagpoles					
Ground Set Flag Poles		EA	\$	-	
26562300 Area Lighting					
Site Lighting		SF	\$	-	
Site Lighting - Parking Lot		SF	\$	-	
02300000 Subsurface Investigation					
Utility Locating - Test pits / Potholing - Allowance	1	LS	\$ 10,000.00	\$ 10,000.00	ALLOWANCE
31200000 Earthwork					
Rough Grading	1	LS	\$ 120,980.00	\$ 120,980.00	JD Wallace
Final Grading	1	LS	\$ 42,865.00	\$ 42,865.00	JD Wallace
Rework grades for new storm retention/drainage	106	CY	\$ 50.00	Included	
Bulk Cut - South Sidwalk Extension at Creek	28	CY	\$ 50.00	Included	
Bulk Fill - South Sidwalk Extension at Creek	50	CY	\$ 50.00	Included	
Import Aggregate - Sidewalk base	11	CY	\$ 45.00	Included	
Bulk Fill - Existing North Delivery Entrance Drive	221	CY	\$ 35.00	Included	
Bulk Cut - New Delivery Entrance Drive/Utility Court	460	CY	\$ 35.00	Included	
Bulk Fill - New Delivery Entrance Drive/Utility Court	2,108	CY	\$ 35.00	Included	
Import Aggregate - Delivery Entrance Drive/Utility Court	1,054	CY	\$ 45.00	Included	
Rock Excavation and Removal - Mass Rock - ALLOWANCE	50	CY	\$ 125.00	\$ 6,250.00	ALLOWANCE
Rock Excavation and Removal - Trench Rock - ALLOWANCE	20	CY	\$ 250.00	\$ 5,000.00	ALLOWANCE
Unforeseen Conditions / Unsuitable Soils - ALLOWANCE	1,260	CY	\$ 50.00	\$ 63,000.00	ALLOWANCE
31250000 Erosion and Sedimentation Controls					
Erosion Control & SWPPP	1	LS	\$ 34,448.00	\$ 34,448.00	JD Wallace
Gutter socks	2	EA	\$ 500.00	Included	
Ditch Checks	4	EA	\$ 500.00	Included	
Construction Entrance - Fabric and Stone	2	EA	\$ 10,000.00	Included	
Construction Entrance - Temp Water & Labor	1	EA	\$ 5,000.00	Included	
Dust Control/Street Cleaning	6	MO	\$ 3,000.00	Included	
SEC Maintenance	1	LS	\$ 15,000.00	Included	
32100000 Roadway Pavement					
Asphalt Pavement - Light Duty (Parking Lots)	1	LS	\$ 24,979.00	\$ 24,979.00	Springfield Striping
Pavement Markings & Striping	1	LS	\$ 1,814.00	\$ 1,814.00	Springfield Striping
ADA Signage	1	LS	\$ 2,650.00	\$ 2,650.00	Springfield Striping
32100010 Pedestrian Pavement					
Sidewalk	540	SF	\$ 7.50	Included	KCI
32160000 Site Concrete					
Exterior Concrete	1	LS	\$ 203,394.00	\$ 203,394.00	KCI
CP-04 - CIP Concrete Paving, Type 2, Vehicular Rated 6" Thick	3,500	SF	\$ 15.00	Included	
CP-01 - Concrete Paving, Type 1 / Sidewalk	3,845	SF	\$ 12.00	Included	
Concrete Curb & Gutter - 6"	270	LF	\$ 28.00	Included	
2'x3'-8" Concrete Footing - 8" DIA for Bollards	4	CY	\$ 950.00	Included	Drawing C1.103
32320000 Retaining Walls					
Stone Masonry on Monument Sign Wall	655	SF	\$ -	\$ -	Originally in Phase 2, see phase 2 estimate
Site Concrete - Concrete Wall Base 02' x 02', Monument Sign	145	SF	\$ -	\$ -	Originally in Phase 2, see phase 2 estimate
Site Concrete - Concrete Wall, 01' x 04'-06", Monument Sign	320	SF	\$ -	\$ -	Originally in Phase 2, see phase 2 estimate
Concrete Continuous Footing for site walls, 3'x1'	75	SF	\$ -	\$ -	Originally in Phase 2, see phase 2 estimate
08" Width x 04'-9" High Concrete Wall	7	CY	\$ 950.00	Included	KCI
32310000 Fences and Gates					
Boardwalk/Sidewalk Guardrail					
Site Railing At Creek Overlooks - Metal rail with wood cap	285	LF	\$ 631.00	\$ 179,835.00	Sightline
32390000 Site Specialties					
SF-04 - Courtyard Bench	1	EA	\$ 1,500.00	\$ 1,500.00	
32800000 Irrigation					
Planting Drip Irrigation including power feed	1	LS	\$ 66,000.00	\$ 66,000.00	A-1 Walls & Landscaping
32900000 Landscaping					
Plantings & Wildflower Seed	1	LS	\$ 34,000.00	\$ 34,000.00	A-1 Walls & Landscaping

SITEWORK - PHASE 1

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
Black Trap Rock	25	TNS	\$ 200.00	\$ 5,000.00	A-1 Walls & Landscaping
Mexican Beach Pebbles	1	LS	\$ 750.00	\$ 750.00	A-1 Walls & Landscaping
Metal Edging	700	LF	\$ 10.00	\$ 7,000.00	A-1 Walls & Landscaping
Mulch	55	YDS	\$ 55.00	\$ 3,025.00	A-1 Walls & Landscaping
Topsoil	600	SY	\$ 35.00	\$ 21,000.00	A-1 Walls & Landscaping
Flagstone Rock	420	SF	\$ 30.00	\$ 12,600.00	A-1 Walls & Landscaping
Stone Benches	1	LS	\$ 6,000.00	\$ 6,000.00	A-1 Walls & Landscaping
Sod	3,900	SY	\$ 8.00	\$ 31,200.00	A-1 Walls & Landscaping
Landscaping Labor	1	LS	\$ 35,200.00	\$ 35,200.00	A-1 Walls & Landscaping
Payment & Performance Bond	1	LS	\$ 6,653.00	\$ 6,653.00	A-1 Walls & Landscaping
33300000 Sanitary Sewerage Utilities					
Sanitary Sewer - Tie Into Existing	1	EA	\$ 5,000.00	\$ 5,000.00	
33400000 Storm Drain Utilities					
Storm Utility Piping System	1	LS	\$ 299,252.00	\$ 299,252.00	JD Wallace
Foundation Drainage at Courtyard	1	LS	\$ 32,772.00	\$ 32,772.00	Shown on Architectural, Not Civil
Culvert Piping - 10" RCP, Downspout Tie-In	65	LF	\$ 150.00	Included	
Culvert Piping - 15" RCP, Delivery/Dock Area	275	LF	\$ 229.91	Included	
Stormwater Piping - Trench Drain, Delivery/Dock Area	18	LF	\$ 1,306.00	Included	
Tie Drain into RCP, Delivery/Dock Area	1	EA	\$ 2,500.00	Included	
Storm Sewer Piping - 15" RCP Courtyard Drain	72	LF	\$ 229.91	Included	
Stormwater 24" Nyoplast Inlet Structure	7	EA	\$ 8,271.00	Included	
Stormwater 15" Flared End Section w/ BFP	2	EA	\$ 2,500.00	Included	
Payment & Performance Bond	1	LS	\$ 11,391.00	\$ 11,391.00	JD Wallace

Section 07: Alternates

NOTE: Reference additional CN's for accepted allowances. CN's for the alternates accepted are listed below.

Accepted Alternates:

- CN-002** - Alternate #1 - BOH Clerestory
- CN-004** - Alternate #6 - R-Panels at Utility Court
- CN-005** - Alternate #9 - Rotating Exhibit Skylight
- CN-006** - Alternate #10 - Monument Sign
- CN-007** - Alternate #11 - Courtyard Planting

ALTERNATES & VALUE ENGINEERING

Item	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	ADD or DEDUCT to GMP	Initiation Date	Status	Accepted Date	Ball in Court	Due Date
A1.X	PH1 - Temporary Scope Breakdown				\$ (2,451,101.00)	Deduct Alternate	6/25/2024	Potential		Owner	
	Concrete	(1)	LS	\$ 14,930	\$ (14,930.00)	KCI					
	Masonry	(1)	LS	\$ 120,500	\$ (120,500.00)	Blevins					
	Steel	(1)	LS	\$ 25,177	\$ (25,177.00)	Carson-Mitchell					
	Ornamental Steel	(1)	LS	\$ 53,621	\$ (53,621.00)	Sightline					
	Millwork	(1)	LS	\$ 27,114	\$ (27,114.00)	Parks Cabinets					
	Waterproofing	(1)	LS	\$ 62,985	\$ (62,985.00)	Pro-Seal					
	EIFS	(1)	LS	\$ 34,590	\$ (34,590.00)	Oaks Brothers					
	Metal Wall Panels	(1)	LS	\$ 96,000	\$ (96,000.00)	Watkins					
	Doors, Frames, & Hardware	(1)	LS	\$ 14,890	\$ (14,890.00)	DH Pace					
	Glass and Glazing	(1)	LS	\$ 161,620	\$ (161,620.00)	IWR North America					
	Framing & Drywall	(1)	LS	\$ 120,272	\$ (120,272.00)	Commercial Builders					
	Painting	(1)	LS	\$ 8,130	\$ (8,130.00)	NE Painting					
	Flooring	(1)	LS	\$ 5,750	\$ (5,750.00)	Joplin Flooring					
	Miscellaneous Specialties	(1)	LS	\$ 38,700	\$ (38,700.00)	DH Pace					
	Window Treatment	(1)	LS	\$ 11,150	\$ (11,150.00)	Benton Daylight					
	Plumbing	(1)	LS	\$ 74,419	\$ (74,419.00)	SECO					
	Mechanical	(1)	LS	\$ 1,028,213	\$ (1,028,213.00)	SECO					
	Electrical	(1)	LS	\$ 277,740	\$ (277,740.00)	Multi-Craft					
	Asphalt Paving	(1)	LS	\$ 24,979	\$ (24,979.00)	Springfield Striping					
	SUBTOTAL - COST OF WORK				\$ (2,200,780.00)						
	SUBTOTAL - MARKUPS				\$ (250,321.00)						
A1.01	PH1 - BOH Clerestory				\$ 121,658.00	Add Alternate	7/23/2024	Accepted	12/11/2024	Owner	
	ADD - Steel	1	LS	\$ 27,747	\$ 27,747.00	Carson-Mitchell					
	ADD - Roofing	1	LS	\$ 2,500	\$ 19,035.00	Missouri Builders					
	ADD - Glass & Glazing	1	LS	\$ 33,290	\$ 33,290.00	IWR North America					
	ADD - Framing & Drywall	1	LS	\$ 29,159	\$ 29,159.00	Commercial Builders					
	SUBTOTAL - COST OF WORK				\$ 109,231.00						
	SUBTOTAL - MARKUPS				\$ 12,427.00						
A1.02	PH1 - Façade Panel MP01				\$ (50,121.00)	Deduct Alternate	7/23/2024	Accepted	12/11/2024	Owner	
	DEDUCT - Façade Panel	1	LS	\$ (45,000)	\$ (45,000.00)	Watkins					
	SUBTOTAL - COST OF WORK				\$ (45,000.00)						
	SUBTOTAL - MARKUPS				\$ (5,121.00)						
A1.03	PH1 - Signage				\$ 3,187.00	Add Alternate	7/23/2024	Potential		Owner	
	ADD - Signage AB0	3	EA	\$ 185	\$ 555.00	Signarama					
	ADD - Signage AB2	1	EA	\$ 185	\$ 185.00	Signarama					
	ADD - Signage AB10	1	EA	\$ 185	\$ 185.00	Signarama					
	ADD - Signage AB11	1	EA	\$ 185	\$ 185.00	Signarama					
	ADD - Signage AC1	2	EA	\$ 875	\$ 1,750.00	Signarama					
	SUBTOTAL - COST OF WORK				\$ 2,860.00						
	SUBTOTAL - MARKUPS				\$ 327.00						
A1.04	PH1 - Gallery Acoustical Ceiling Panels				\$ 17,563.00	Add Alternate	7/23/2024	Potential		Owner	
	ADD - Gallery Acoustical Ceiling Panels	1	LS	\$ 15,767	\$ 15,767.00	Commercial Builders					
	SUBTOTAL - COST OF WORK				\$ 15,767.00						
	SUBTOTAL - MARKUPS				\$ 1,796.00						
A1.05	PH1 - MEP/FP For Phase 1 (MEP ONLY)				\$ (1,537,380.00)	Deduct Alternate	7/23/2024	Potential		Owner	
	DEDUCT - Plumbing	(1)	LS	\$ 74,419	\$ (74,419.00)	See Alternate X					
	DEDUCT - Mechanical	(1)	LS	\$ 1,028,213	\$ (1,028,213.00)	See Alternate X					
	DEDUCT - Electrical	(1)	LS	\$ 277,740	\$ (277,740.00)	See Alternate X					
	SUBTOTAL - COST OF WORK				\$ (1,380,372.00)						
	SUBTOTAL - MARKUPS				\$ (157,008.00)						
A1.06	PH1 - Façade R-Panels at Utility Court				\$ (20,050.00)	Deduct Alternate	8/16/2024	Accepted	12/11/2024	Owner	
	DEDUCT - Alternate Panels at Utility Yard	1	LS	\$ (18,000)	\$ (18,000.00)	Watkins					
	SUBTOTAL - COST OF WORK				\$ (18,000.00)						
	SUBTOTAL - MARKUPS				\$ (2,050.00)						
A1.07	PH1 - Light Fixture				\$ (91,328.00)	Deduct Alternate	8/16/2024	Potential		Owner	

ALTERNATES & VALUE ENGINEERING

Item	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	ADD or DEDUCT to GMP	Initiation Date	Status	Accepted Date	Ball in Court	Due Date
	DEDUCT - Alternate Light Fixtures	1	LS	\$ (82,000)	\$ (82,000.00)	Multi-Craft					
	SUBTOTAL - COST OF WORK				\$ (82,000.00)						
	SUBTOTAL - MARKUPS				\$ (9,328.00)						
A1.08	PH1 - Remove Foundation Tie-Beams				\$ (15,944.00)	Deduct Alternate	8/16/2024	Rejected	12/11/2024	Owner	
	DEDUCT - Concrete - Remove Foundation Tie-Beams	(1)	LS	\$ 14,313	\$ (14,313.00)						
	SUBTOTAL - COST OF WORK				\$ (14,313.00)						
	SUBTOTAL - MARKUPS				\$ (1,631.00)						
A1.09	PH1 - Rotating Exhibit Skylight				\$ 159,689.00	Add Alternate	7/23/2024	Accepted	12/11/2024	Owner	
	ADD - Steel	1	LS	\$ 27,556	\$ 27,556.00	Carson-Mitchell					
	ADD - Roofing	1	LS	\$ 12,853	\$ 12,853.00	Missouri Builders					
	ADD - Glass & Glazing	1	LS	\$ 38,260	\$ 38,260.00	IWR North America					
	ADD - Framing & Drywall	1	LS	\$ 50,159	\$ 50,159.00	Commercial Builders					
	ADD - Horizontal Blackout Roller Shade	1	LS	\$ 14,550	\$ 14,550.00	Benton Daylight					
	SUBTOTAL - COST OF WORK				\$ 143,378.00						
	SUBTOTAL - MARKUPS				\$ 16,311.00						
A1.10	PH1 - Monument Sign				\$ (97,856.00)	Deduct Alternate	7/23/2024	Accepted	12/11/2024	Owner	
	DEDUCT - Concrete at Monument Sign	1	LS	\$ (21,359)	\$ (21,359.00)	KCI					
	DEDUCT - Masonry at Monument Sign	1	LS	\$ (59,500)	\$ (59,500.00)	Blevins Masonry					
	DEDUCT - Electric to Monument Sign	1	LS	\$ (2,000)	\$ (2,000.00)	Multi-Craft					
	DEDUCT - Plantings at Monument Sign	1	LS	\$ (5,000)	\$ (5,000.00)	A-1 Landscaping					
	SUBTOTAL - COST OF WORK				\$ (87,859.00)						
	SUBTOTAL - MARKUPS				\$ (9,997.00)						
A1.11	PH1 - Courtyard Planting				\$ (19,493.00)	Deduct Alternate	7/23/2024	Accepted	12/11/2024	Owner	
	DEDUCT - Courtyard Plantings	(1)	LS	\$ 17,500	\$ (17,500.00)	A-1 Landscaping					
	SUBTOTAL - COST OF WORK				\$ (17,500.00)						
	SUBTOTAL - MARKUPS				\$ (1,993.00)						
A1.12	PH1 - Per Month Cost Savings for Delayed Start / Phase 2 Overlap				\$ (110,164.00)	Deduct Alternate	7/23/2024	Potential		Owner	
	DEDUCT - Delay PH1 construction until Summer 2025 - I	(1)	MO	\$ 83,911	\$ (83,911.00)						
	DEDUCT - Reduced GR's per Month - ROM	(1)	MO	\$ 15,000	\$ (15,000.00)						
	SUBTOTAL - COST OF WORK				\$ (98,911.00)						
	SUBTOTAL - MARKUPS				\$ (11,253.00)						

Section 08: Notes, Qualifications & Exclusions

Springfield Art Museum - Notes, Qualifications and Exclusions

1/23/2025

1	Whiting-Turner Staffing - WT has included 17 months of staffing costs to manage Phase 1 of this project based on the current design, known project requirements and assumptions. Per the RFP response and contract agreements, staffing costs for the project will be \$83,911 per month for a term of 17-months for Phase 1. Should the construction schedule require additional months then the lump sum staffing costs of \$83,911/MO will apply. Within the budget for Phase 2, Whiting-Turner included additional staffing costs to complete construction of Phase 2. This is under the assumption that Phase 2 will be approved via an Owner Change Order by September 1, 2025. An additional 7 Months of staffing is included in the Phase 2 budget to complete Phase 2 work. Reference the construction schedule included herein dated 12/02/2024.
2	Phase 2 Estimate - Phase 2 is NOT included in the total GMP amount and is only included as a budget/estimate for reference at this time, pending final design documentation and trade partner pricing. The estimate for Phase 2 Construction is based on proceeding with Phase 2 construction in September 2025 per the CPM Schedule dated 12/02/2024 included herein. Should Phase 2 not be released for Design and Construction per this schedule there will be cost impacts to the current Phase 2 estimate. By starting Phase 2 construction per the schedule there are cost savings on General Conditions and General Requirements.
3	Estimate Documentation - This estimate is based on 100% CD Documents listed below, and developed by BNIM Architects: Phase 1: - 08/29/2024 - 100% CD's - 09/19/2024 - Addendum #1 - 10/10/2024 - Addendum #2 - 10/11/2024 - Addendum #3 Phase 2 (Budget only): - 10/18/2024 - Phase 2 50% CD's
4	Limit of Building Construction - Certain scopes and systems will require work in areas outside of the main construction areas for Phase 1. This could lead to added cost in a future estimate due to potential missed scope/cost in the GMP. Whiting-Turner used our best judgement of the known project scope and cost assumptions at this time. Whiting-Turner included an allowance of \$30,000 for additional demo that can be utilized for situations that require additional demo other than what is shown on the demolition drawings. We have also included an Allowance of \$50,000 for removal and patching of existing ceilings to remain in place in order to install the fire protection piping throughout the existing building (in non-renovated areas).
5	Phase 1 Temporary Work: GMP INCLUDES the alternate work shown on the drawings as temporary.
6	Special Inspections - 3rd party special inspections have not been included in this estimate. These will be contracted directly with the City of Springfield
8	Permit Review Impacts - This estimate does not include any costs associated with local jurisdiction comments and/or associated revisions due to permitting review comments.
9	Epidemics - The GMP Schedule and Price do not presently include any time or amounts for delays and/or impacts on the price of materials, equipment, or labor outside of Whiting-Turner's reasonable control, from epidemics such as the Coronavirus. Contractor shall be entitled to an equitable adjustment in time and money for costs that it incurs directly or indirectly that arise out of or relate to such events including, without limitation, labor, material and equipment price escalation, delays, delay in time, damages and acceleration costs, costs to re-procure, costs to change subcontractors and suppliers, escalation in the costs of manufactured equipment or goods, or other costs of any kind resulting from such events.

10	<u>Tariffs, Escalation, & Taxes</u> - The Price does include a rough order of magnitude for Escalation through 2025. This estimate <u>does not</u> include any amounts for changes in taxes, tariffs or other similar changes that are enacted after the date of this Quotation ("Changes"). Contractor shall be entitled to an equitable adjustment in time and money for costs that it incurs directly or indirectly that arise out of or relate to such Changes including, without limitation, additional escalation and/or delay damages, costs to reprocur, costs to change suppliers, costs of manufactured equipment or goods, or other costs of any kind resulting from the Changes.
11	<u>Jobsite Trailer:</u> A Whiting-Turner jobsite trailer is excluded. It is Whiting-Turner's intention to use interior building space for our jobsite offices, and meeting space.
12	<u>Overall Jobsite Utility Consumption:</u> Whiting-Turner included allowances for the cost of utility consumption during construction, for Water, Power and Internet only. Utility costs are calculated from historical costs provided by the City and forecasted through Construction. Utility Costs will be tracked closely against the allowance.
13	<u>Working Hours</u> - All scopes are based on normal working hours 7am to 3:30pm.
14	<u>Building Permit</u> - Whiting-Turner has excluded any costs for the general building permit to be provided by the owner including any addendums to the permits. All mechanical, electrical, plumbing, and fire sprinkler permits are included by the associated Trade Partner.
15	<u>Jobsite Web Camera</u> - Whiting-Turner included costs for a jobsite web camera.
16	<u>Offsite Storage for Art:</u> Whiting-Turner excludes any costs associated with handling or storing existing art for the museum. This includes handling, moving or otherwise touching the existing artwork, renting an offsite storage unit, or any other type of storage facility.
17	<u>Onsite Art Insurance:</u> Whiting-Turner excludes any additional insurance coverage for the art the will be stored at the Springfield Art Museum art storage vault for the duration of construction. This insurance coverage is expected to be covered by the Owner. Whiting-Turner's standard Builder's Risk Policy is provided for the building during the course of construction, and excludes coverage for the artwork.
18	<u>GMP Line Items:</u> The budget created for the GMP represents the Guaranteed Maximum Price of the project based on the drawings and specifications noted, and in no way constitutes a separate Guaranteed Maximum Price of each individual line item in the schedule of values. Whiting-Turner may reallocate costs within line items in the schedule of values so long as the total Guaranteed Maximum Price is not exceeded.
19	<u>Contingency:</u> The Guaranteed Maximum Price includes a contractors contingency that shall be used throughout construction for contractor related costs. The contingency shall be used at Whiting-Turner's discretion and shall not be used for design errors, design omissions, added scope, etc. Whiting-Turner may notify the owner when contingency is utilized, but approval for use of contingency shall not be required by the owner. Contingency will be closely tracked throughout construction and any unused contingency will be returned to the owner at the completion of the project.
20	<u>3D Model:</u> Costs for BIM Coordination are included for trade partners and Whiting-Turner. We have excluded costs for re-creating new 3D models, and our cost includes utilizing the design team's 3D models as the basis for coordination. This requires use of the design team's 3D models to assist with these efforts and does not transfer any design responsibility for using the design team's models for the BIM coordination efforts.
21	<u>Utility Costs:</u> Estimate includes an allowance for the utility costs to be paid for by Whiting-Turner during construction. These utility costs are an allowance developed from historical costs provided by the Springfield Art Museum.
22	<u>Creek Work</u> - Whiting-Turner excludes any work related to the creek. This included modifying the creek embankments, rip rap stone, drainage structures, existing bridges, existing railing, or anything else related to the Creek. Unless specifically shown on the drawings this work is excluded.
23	<u>Unforeseen Conditions</u> - Any cost associated to site and building unforeseen conditions are excluded.

24	Hazardous Materials - Any costs associated to site and building hazardous materials handling and removal are excluded. City of Springfield will contract with the abatement company and perform any abatement prior to construction starting. Any additional abatement identified will also be performed by the City of Springfield's abatement contractor.
25	Unsuitable Soils - Any cost associated to handling, and removal of site unsuitable soils are excluded. We have included an allowance of \$63,000 for Unsuitable Soils.
26	Rock Excavation - Any cost associated to rock excavation, breaking, trenching, and removal is excluded. We have included an allowance of \$6,250 for Mass rock excavation and \$5,000 for Trench Rock Excavation.
27	Site Utilities - Whiting-Turner has included cost for scope shown and interpreted from the drawings, which includes storm utility rework, and RCP for surface water drainage to the creek. Any other site utility work is excluded.
28	Unforeseen Building Utilities - Whiting-Turner has not been provided as-built drawings of the existing building and therefore does not know where the existing underground utilities are. Whiting-Turner will make every effort to find, identify, and work around any underground utilities, but Whiting-Turner <u>has not</u> included any costs associated with re-routing or reconnecting any utility that is found during demolition/excavation, or accidentally cut/broken during demolition/concrete activities.
29	Vibration or Settlement Monitoring - Whiting-Turner excludes any costs associated with the monitoring of building settlement or vibration.
30	Façade Limits - Exterior skin/façade demolition stops are areas shown on the drawings. Whiting-Turner has not included any additional costs for demolition or new finishes beyond what is currently shown on the drawings.
31	Furniture - All furniture is excluded, this is assumed to be Owner Furnished, Owner Installed unless noted on the drawings otherwise.
33	Drywall Level 5 Finish Whiting-Turner has EXCLUDED level 5 drywall finish
34	Fireproofing - Whiting-Turner has EXCLUDED any fireproofing of the building structure.
35	Fire Water Service Phase 1 & 2 - Current Building Fire Suppression incoming service water flow is assumed to be sufficient to support upgrades and building expansion additional loads. Any upgrades to incoming building fire water piping, fire pump, backflow preventer, etc. are excluded.
36	Telecommunication: Whiting-Turner only included the rough-in for the Telecom / Network items as shown on the drawings. The furnish and install of devices, wire pulls, network equipment, patch cables, startup and commissioning will be contracted directly with the City of Springfield and is EXCLUDED from the estimate
37	Existing Fire Protection at Vault: Current Estimate EXCLUDES fire protection removal and replacement at the existing art storage vault. The existing fire protection system has a dedicated service to the art storage vault.
38	Fire Department Connection: The drawings show a new Fire Department Connection (FDC) in the building. This location may be at a greater distance than allowed by code. Whiting-Turner has included an Allowance of \$25,000 to extend the FDC to a new location if required.

Section 09: Document Log

	Springfield Art Museum Document Log - Phase 1	AMRN - Phase 1 2024-07-12 50% CDs	AMRN - Phase 1 024-08-29 100% CDs	AMRN - Phase 1 2024-09-19 Addendum #1	AMRN - Phase 1 - 2024-10-09 Addendum #2	AMRN - Phase 1 - 2024-10-11 Addendum #3	AMRN - 100% CD - PBA - Current Set
Sheet/Spec	Title						
Project Drawings							
General							
G1.000	Cover Sheet & Index	X	X	X	X	X	X
G1.001	Project Information & Code Analysis - Phase 1	X	X	X	X	X	X
G1.002	Life Safety Plans - Phase 1	X	X	X	X	X	X
G1.003	Survey		X	X	X	X	X
Civil							
C1.00	Existing Features		X	X	X	X	X
C1.01	Demo Plan	X	X	X	X	X	X
C1.02	Site Plan	X	X	X	X	X	X
C1.03	Site Plan	X	X	X	X	X	X
C1.04	Grading Plan	X	X	X	X	X	X
C1.05	Grading Plan	X	X	X	X	X	X
C1.06	Storm Profiles		X	X	X	X	X
C1.07	Storm Details				X	X	X
C1.08	Temp Erosion Control Plan	X	X	X	X	X	X
C1.09	Temp Erosion Control Plan				X	X	X
C1.10	Fire Action Plan				X	X	X
Landscaping							
L1.100	Landscape Schedule & General Notes	X	X	X	X	X	X
L1.101	Site & Hardscape Plan	X	X	X	X	X	X
L1.110	Hardscapes Schedule & General Notes - Monument Sign				X	X	X
L1.111	Enlarged Monument Sign Plan				X	X	X
L1.300	Construction Details	X	X	X	X	X	X
L1.301	Construction Details		X	X	X	X	X
L1.310	Construction Details - Monument Sign				X	X	X
L1.500	Irrigation Plan		X	X	X	X	X
L1.501	Irrigation Plan		X	X	X	X	X
L1.502	Irrigation Plan		X	X	X	X	X
L1.503	Irrigation Plan		X	X	X	X	X
L1.504	Irrigation Plan		X	X	X	X	X
L1.600	Planting Schedule & General Notes	X	X	X	X	X	X
L1.601	Planting Plan	X	X	X	X	X	X
L1.610	Planting Schedule & General Notes - Monument Sign				X	X	X
L1.611	Enlarged - Planting Plan - Monument Sign				X	X	X
L1.700	Planting Details	X	X	X	X	X	X
Architectural							
AD1.100	Demolition Plans - Overall	X	X	X	X	X	X
AD1.103	Demolition Roof Plan	X	X	X	X	X	X
AD1.151	Demolition Reflected Ceiling Plan - Level 1 Overall	X	X	X	X	X	X
A1.001	ADA & Installation Standards	X	X	X	X	X	X
A1.002	ADA & Installation Standards	X	X	X	X	X	X
A1.010	Door Schedule, Door Types, Frame Profiles, Door Details - Phase 1	X	X	X	X	X	X
A1.030	Finish and Material Index - Phase 1	X	X	X	X	X	X
A1.031	Typ. Finish Details	X	X	X	X	X	X
A1.040	Partition Types, UL Assemblies and Data - Phase 1	X	X	X	X	X	X
A1.060	Renderings - Phase 1	X	X	X	X	X	X
A1.061	Renderings - Phase 1	X	X	X	X	X	X
A1.101	Overall Floor Plan - Level 1 - Phase 1	X	X	X	X	X	X
A1.101.1	Part Plan - Level 1 West - Phase 1	X	X	X	X	X	X
A1.101.2	Part Plan - Level 1 East - Phase 1	X	X	X	X	X	X
A1.102	Overall Floor Plan - Mezzanine West - Phase 1	X	X	X	X	X	X
A1.102.1	Part Plan - Mezzanine West - Phase 1	X	X	X	X	X	X
A1.102.2	Part Plan - Mezzanine East - Phase 1	X	X	X	X	X	X

A1.103	Overall Roof Plan - Phase 1	X	X	X	X	X	X
A1.110.1	Slab Plan Level 1 West - Phase 1		X	X	X	X	X
A1.110.2	Slab Plan Level 1 East		X	X	X	X	X
A1.151	Overall Reflected Ceiling Plan - Level 1 - Phase 1	X	X	X	X	X	X
A1.151.1	Ceiling Part Plan - Level 1 West - Phase 1	X	X	X	X	X	X
A1.151.2	Celing Part Plan - Level 1 East - Phase 1	X	X	X	X	X	X
A1.200	Exterior Elevations	X	X	X	X	X	X
A1.201	Exterior Elevations	X	X	X	X	X	X
A1.202	Exterior Elevations	X	X	X	X	X	X
A1.203	Exterior Elevations	X	X	X	X	X	X
A1.250	Building Sections	X	X	X	X	X	X
A1.251	Building Sections	X	X	X	X	X	X
A1.300	Exterior Wall Sections	X	X	X	X	X	X
A1.301	Exterior Wall Sections	X	X	X	X	X	X
A1.302	Exterior Wall Sections	X	X	X	X	X	X
A1.303	Exterior Wall Sections	X	X	X	X	X	X
A1.304	Exterior Wall Sections	X	X	X	X	X	X
A1.305	Exterior Wall Sections	X	X	X	X	X	X
A1.306	Exterior Wall Sections		X	X	X	X	X
A1.307	Exterior Wall Sections		X	X	X	X	X
A1.350	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.351	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.352	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.353	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.354	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.355	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.356	Exterior Section Details - Phase 1	X	X	X	X	X	X
A1.357	Exterior Section Details - Phase 2		X	X	X	X	X
A1.358	Exterior Section Details - Phase 3		X	X	X	X	X
A1.360	Exterior Plan Details - Phase 1	X	X	X	X	X	X
A1.361	Exterior Plan Details - Phase 1	X	X	X	X	X	X
A1.362	Exterior Plan Details - Phase 1	X	X	X	X	X	X
A1.363	Exterior Plan Details - Phase 1	X	X	X	X	X	X
A1.364	Exterior Plan Details - Phase 1	X	X	X	X	X	X
A1.365	Exterior Plan Details - Phase 1	X					
A1.366	Exterior Plan Details - Phase 1	X					
A1.367	Exterior Plan Details - Phase 1	X					
A1.401	Vertical Circulation - Stairs	X	X	X	X	X	X
A1.500	Interior Elevations - Pubilc Space	X	X	X	X	X	X
A1.501	Interior Elevations - Pubilc Space	X	X	X	X	X	X
A1.503	Interior Elevations + Enlarged Plans - Temporary Office Suite	X	X	X	X	X	X
A1.504	Interior Elevations - Existing + New Galleries	X	X	X	X	X	X
A1.505	Interior Elevations - Rotating Exhibits	X	X	X	X	X	X
A1.507	Interior Elevations + Enlarged Plans - Curatorial Spaces	X	X	X	X	X	X
A1.508	Interior Elevations - Curitorial Spaces	X	X	X	X	X	X
A1.509	Interior Elevations + Enlarged Floor Plans - BOH + Facilities	X	X	X	X	X	X
A1.514	Interior Elevations + Enlarged Plans - Study Room	X	X	X	X	X	X
A1.515	Interior Enlarged Plans - Temp Classroom	X	X	X	X	X	X
A1.516	Interior Elevations - Temp Classroom	X	X	X	X	X	X
A1.530	Restroom Enlarged Plans	X	X	X	X	X	X
A1.531	Interior Elevations + Enlarged Plans - Support Spaces	X	X	X	X	X	X
A1.550	Interior Details - Public Circulation		X	X	X	X	X
A1.551	Interior Details - Public Circulation	X	X	X	X	X	X
A1.552	Interior Details - Public Circulation	X	X	X	X	X	X
A1.553	Interior Details - Temporary Office Suite	X	X	X	X	X	X
A1.554	Interior Details - Existing Galleries	X	X	X	X	X	X
A1.555	Interior Details - Rotating Exhibts		X	X	X	X	X
A1.556	Interior Details - Existing Galleries		X	X	X	X	X
A1.557	Interior Details - BOH + Facilities	X	X	X	X	X	X
A1.564	Interior Details - Study Room	X	X	X	X	X	X

A1.570	Interior Details - Restrooms	X	X	X	X	X	X
A1.571	Interior Details - Temporary Classrooms		X	X	X	X	X
A1.601.1	Finish Floor Plan - Level 1 West	X	X	X	X	X	X
A1.601.2	Finish Floor Plan - Level 1 East	X	X	X	X	X	X
A1.602.1	Finish Floor Plan - Mezzanine West	X	X	X	X	X	X
A1.602.2	Finish Floor Plan - Mezzanine East	X	X	X	X	X	X
A1.800	Signage Graphics	X	X	X	X	X	X
A1.801	Signage Graphics	X	X	X	X	X	X
A1.802	Signage Graphics	X	X	X	X	X	X
A1.803	Signage Graphics	X	X	X	X	X	X
A1.804	Signage - Site Plan	X	X	X	X	X	X
A1.805	Signage Plan - Level 1 West	X	X	X	X	X	X
A1.806	Signage Plan - Level 1 East	X	X	X	X	X	X
A1.807	Signage Plan - Level 2	X	X	X	X	X	X
A1.808	Signage Plan - Level 2	X	X	X	X	X	X
Structural							
S0.00	Structural Cover	X	X	X	X	X	X
S0.01	General Notes	X	X	X	X	X	X
S0.02	General Notes	X	X	X	X	X	X
S0.03	Structural Symbols and Annotations	X	X	X	X	X	X
S0.04	Concrete Strength, Cover, and Bar Detailing	X	X	X	X	X	X
S0.10	Typical Foundation Details	X	X	X	X	X	X
S0.11	Typical Foundation Details	X	X	X	X	X	X
S0.20	Steel Plates and Angles Embedded in Concrete	X	X	X	X	X	X
S0.21	Anchors into Concrete and Misc Concrete Details	X					
S0.30	Typical Steel and Floor Framing Details	X	X	X	X	X	X
S0.31	Typical Steel and Floor Framing Details	X	X	X	X	X	X
S0.32	Typical Steel and Floor Framing Details	X	X	X	X	X	X
S0.40	Reinforced Concrete Masonry Details	X	X	X	X	X	X
S0.50	Common Sections and Elevations	X	X	X	X	X	X
S0.60	Common Foundation Details	X	X	X	X	X	X
S0.70	Common Framing Details	X	X	X	X	X	X
S0.71	Common Framing Details		X	X	X	X	X
S1.000	Structural Axonometric		X	X	X	X	X
S1.101	Overall Floor Plan - Level 1	X	X	X	X	X	X
S1.101.1	Enlarged Floor Plan - Level 1 West	X	X	X	X	X	X
S1.101.2	Enlarged Floor Plan - Level 1 East	X	X	X	X	X	X
S1.102	Overall Floor Plan - Level 2	X	X	X	X	X	X
S1.102.1	Enlarged Floor Plan - Level 2 West	X	X	X	X	X	X
S1.102.2	Enlarged Floor Plan - Level 2 East	X	X	X	X	X	X
S1.103	Overall Roof Plan	X	X	X	X	X	X
S1.103.1	Enlarged Roof Plan - West	X	X	X	X	X	X
S1.103.2	Enlarged Roof Plan - East	X	X	X	X	X	X
S1.250	Sections and Elevations	X	X	X	X	X	X
S1.300	Foundation Details	X	X	X	X	X	X
S1.301	Framing Details	X	X	X	X	X	X
SD1.101	Overall Demo Plan - Level 1	X	X	X	X	X	X
SD1.102	Overall Demo Plan - Level 1	X	X	X	X	X	X
Fire Protection							
F1.000	Fire Protection Coversheet	X	X	X	X	X	X
F1.201.1	Level 01 Plan - West - Fire Protection - Phase 1	X	X	X	X	X	X
F1.201.2	Level 01 Plan - East - Fire Protection - Phase 1	X	X	X	X	X	X
F1.202.1	Mezzanine Plan - West - Fire Protection - Phase 1	X	X	X	X	X	X
F1.202.2	Mezzanine Plan - East - Fire Protection - Phase 1	X	X	X	X	X	X
F1.400	Fire Protection Schedule & Details		X	X	X	X	X
FD1.201.1	Level 01 Demo Plans West		X	X	X	X	X
FD1.201.2	Level 01 Demo Plans East		X	X	X	X	X
Plumbing							
P1.000	Plumbing Coversheet	X	X	X	X	X	X
P1.201.1	Underfloor Plan - West - Plumbing - Phase 1	X	X	X	X	X	X

P1.201.2	Underfloor Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
P1.211.1	Level 01 Plan - West - Plumbing - Phase 1	X	X	X	X	X	X
P1.211.2	Level 01 Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
P1.212.1	Mezzanine Plan - West - Plumbing - Phase 1	X	X	X	X	X	X
P1.212.2	Mezzanine Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
P1.213.1	Roof Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
P1.213.2	Roof Plan - West - Plumbing - Phase 1	X	X	X	X	X	X
P1.400	Plumbing Details		X	X	X	X	X
P1.401	Plumbing Details		X	X	X	X	X
P1.500	Plumbing Riser Diagram		X	X	X	X	X
P1.510	Plumbing Control Diagram		X	X	X	X	X
P1.600	Plumbing Schedules	X	X	X	X	X	X
P1.801.1	Underfloor Plan - West - Plumbing - Deduct Alternate	X	X	X	X	X	X
P1.801.2	Underfloor Plan - East - Plumbing - Deduct Alternate	X	X	X	X	X	X
P1.811.1	Level 01 Plan - West - Plumbing - Deduct Alternate	X	X	X	X	X	X
P1.811.2	Level 01 Plan - East - Plumbing - Deduct Alternate	X	X	X	X	X	X
P1.812.1	Mezzanine Plan - West - Plumbing - Deduct Alternate	X					
P1.812.2	Mezzanine Plan - East - Plumbing - Deduct Alternate	X					
PD1.101.1	Underfloor Demo Plan - West Plumbing - Phase 1	X	X	X	X	X	X
PD1.101.2	Underfloor Demo Plan - East Plumbing - Phase 1	X	X	X	X	X	X
PD1.111.1	Level 01 Demolition Plan - West - Plumbing - Phase 1	X	X	X	X	X	X
PD1.111.2	Level 01 Demolition Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
PD.112.1	Mezzanine Demolition Plan - West - Plumbing - Phase 1	X	X	X	X	X	X
PD.112.2	Mezzanine Demolition Plan - East - Plumbing - Phase 1	X	X	X	X	X	X
Mechanical							
M1.000	Mechanical Coversheet	X	X	X	X	X	X
MD.101.1	Level 01 Demolition Plan - West - Piping - Phase 1	X	X	X	X	X	X
MD.101.2	Level 01 Demolition Plan - East - Piping - Phase 1	X	X	X	X	X	X
MD.102.1	Mezzanine Demolition Plan - West - Piping - Phase 1	X	X	X	X	X	X
MD.102.2	Mezzanine Demolition Plan - East - Piping - Phase 1	X	X	X	X	X	X
MD.111.1	Level 01 Demolition Plan - West - Ventilation - Phase 1	X	X	X	X	X	X
MD.111.2	Level 01 Demolition Plan - East - Ventilation - Phase 1	X	X	X	X	X	X
MD.112.1	Mezzanine Demolition Plan - West - Ventilation - Phase 1	X	X	X	X	X	X
MD.112.2	Mezzanine Demolition Plan - East - Ventilation - Phase 1	X	X	X	X	X	X
M1.201.1	Level 01 Plan - West - Piping - Phase 1	X	X	X	X	X	X
M1.201.2	Level 01 Plan - East - Piping - Phase 1	X	X	X	X	X	X
M1.202.1	Mezzanine Plan - West - Piping - Phase 1	X	X	X	X	X	X
M1.202.2	Mezzanine Plan - East - Piping - Phase 1	X	X	X	X	X	X
M1.211.1	Level 01 Plan - West - Ventilation - Phase 1	X	X	X	X	X	X
M1.211.2	Level 01 Plan - East - Ventilation - Phase 1	X	X	X	X	X	X
M1.212.1	Mezzanine Plan - West - Ventilation - Phase 1	X	X	X	X	X	X
M1.212.2	Mezzanine Plan - East - Ventilation - Phase 1	X	X	X	X	X	X
M1.213.1	Roof Plan - West - Ventilation - Phase 1		X	X	X	X	X
M1.213.2	Roof Plan - East - Ventilation - Phase 1		X	X	X	X	X
M1.400	HVAC Details	X	X	X	X	X	X
M1.401	HVAC Details	X	X	X	X	X	X
M1.500	HVAC Flow Diagrams	X				X	X
M1.501	HVAC Control Diagrams	X				X	X
M1.510	HVAC Plant Chilled Water Control Diagram						X
M1.513	HVAC Air Handling Unit Control Diagrams				X	X	X
M1.514	HVAC Control Diagrams				X	X	X
M1.600	HVAC Schedules	X	X	X	X	X	X
M1.601	HVAC Schedules	X	X	X	X	X	X
M1.602	HVAC Schedules						X
M1.801.1	Level 01 Plan - West - Piping - Deduct Alternate	X	X	X	X	X	X
M1.801.2	Level 01 Plan - East - Piping - Deduct Alternate	X	X	X	X	X	X
M1.810.1	Level 01 Plan - West - Ventilation - Deduct Alternate	X	X	X	X	X	X
M1.810.2	Level 01 Plan - East - Ventilation - Deduct Alternate	X	X	X	X	X	X
M1.813.1	Roof Plan - West - Ventilation - Deduct Alternate		X	X	X	X	X
M1.813.2	Roof Plan - East - Ventilation - Deduct Alternate		X	X	X	X	X

Electrical							
E1.000	Electrical Coversheet	X	X	X	X	X	X
E1.020	Electrical Site Plan - East - Phase 1	X	X	X	X	X	X
E1.101.1	Level 01 Demolition Plan - West - Lighting - Phase 1	X	X	X	X	X	X
E1.101.2	Level 01 Demolition Plan - East - Lighting - Phase 1	X	X	X	X	X	X
E1.102.1	Mezzanine Demolition Plan - West - Lighting - Phase 1	X	X	X	X	X	X
E1.102.2	Mezzanine Demolition Plan - East - Lighting - Phase 1	X	X	X	X	X	X
E1.111.1	Level 01 Demolition Plan - West - Power - Phase 1	X	X	X	X	X	X
E1.111.2	Level 01 Demolition Plan - East - Power - Phase 1	X	X	X	X	X	X
E1.112.1	Mezzanine Demolition Plan - West - Power - Phase 1	X	X	X	X	X	X
E1.112.2	Mezzanine Demolition Plan - East - Power - Phase 1	X	X	X	X	X	X
E1.121.1	Level 01 Demolition Plan - West - Systems - Phase 1	X	X	X	X	X	X
E1.121.2	Level 01 Demolition Plan - East - Systems - Phase 1	X	X	X	X	X	X
E1.122.1	Mezzanine Demolition Plan - West - Systems - Phase 1	X	X	X	X	X	X
E1.122.2	Mezzanine Demolition Plan - East - Systems - Phase 1	X	X	X	X	X	X
E1.201.1	Level 01 Plan - West - Lighting - Phase 1	X	X	X	X	X	X
E1.201.2	Level 01 Plan - East - Lighting - Phase 1	X	X	X	X	X	X
E1.202.1	Mezzanine Plan - West - Lighting - Phase 1	X	X	X	X	X	X
E1.202.2	Mezzanine Plan - East - Lighting - Phase 1	X	X	X	X	X	X
E1.211.1	Level 01 Plan - West - Power - Phase 1	X	X	X	X	X	X
E1.211.2	Level 01 Plan - East - Power - Phase 1	X	X	X	X	X	X
E1.212.1	Mezzanine Plan - West - Power - Phase 1	X	X	X	X	X	X
E1.212.2	Mezzanine Plan - East - Power - Phase 1	X	X	X	X	X	X
E1.221.1	Level 01 Plan - West - Systems - Phase 1	X	X	X	X	X	X
E1.221.2	Level 01 Plan - East - Systems - Phase 1	X	X	X	X	X	X
E1.222.1	Mezzanine Plan - West - Systems - Phase 1	X	X	X	X	X	X
E1.222.2	Mezzanine Plan - East - Systems - Phase 1	X	X	X	X	X	X
E1.410	Electrical Details	X	X	X	X	X	X
E1.411	Electrical Details	X	X	X	X	X	X
E1.500	Electrical Diagrams	X	X	X	X	X	X
E1.501	Electrical Diagrams	X	X	X	X	X	X
E1.520	Electrical Systems Diagram & Schedules	X	X	X	X	X	X
E1.600	Electrical Lighting Schedules	X	X	X	X	X	X
E1.700	Electrical Panel Schedules	X	X	X	X	X	X
E1.701	Electrical Panel Schedules	X	X	X	X	X	X
E1.801.1	Level 01 Plan - West - Lighting - Deduct Alternate	X	X	X	X	X	X
E1.801.2	Level 01 Plan - East - Lighting - Deduct Alternate	X	X	X	X	X	X
E1.811.1	Level 01 Plan - West - Power - Deduct Alternate	X	X	X	X	X	X
E1.811.2	Level 01 Plan - East - Power - Deduct Alternate	X	X	X	X	X	X
E1.812.1	Mezzanine Plan - West - Power - Deduct Alternate	X	X	X	X	X	X
E1.812.2	Mezzanine Plan - East - Power - Deduct Alternate	X	X	X	X	X	X
E1.821.1	Level 01 Plan - West - Systems - Deduct Alternate	X	X	X	X	X	X
E1.821.2	Level 01 Plan - East - Systems - Deduct Alternate	X	X	X	X	X	X
E1.822.1	Level 02 Plan - West - Systems - Deduct Alternate	X	X	X	X	X	X
Technology							
T1.000	Technology Coversheet	X	X	X	X	X	X
T1.101.1	Level 01 Demolition Plan - West - Technology - Phase 1	X	X	X	X	X	X
T1.101.2	Level 01 Demolition Plan - East - Technology - Phase 1	X	X	X	X	X	X
T1.102.2	Mezzanine Demolition Plan - East - Technology - Phase 1	X	X	X	X	X	X
T1.201.1	Level 01 Plan - West - Technology - Phase 1	X	X	X	X	X	X
T1.201.2	Level 01 Plan - East - Technology - Phase 1	X	X	X	X	X	X
T1.202.1	Mezzanine Plan - West - Technology - Phase 1		X	X	X	X	X
T1.202.2	Mezzanine Plan - East - Technology - Phase 1	X	X	X	X	X	X
T1.300	Technology Enlarged Plans	X	X	X	X	X	X
T1.400	Technology Details	X	X	X	X	X	X
T1.401	Technology Details	X	X	X	X	X	X
T1.500	Technology Diagrams	X	X	X	X	X	X
T1.600	Technology Schedules	X	X	X	X	X	X
T1.801.1	Level 01 Plan - West - Technology - Deduct Alternate	X	X	X	X	X	X
T1.801.2	Level 01 Plan - East - Technology - Deduct Alternate	X	X	X	X	X	X

Project Specifications							
Division 0							
00 00 00	Cover Phase 1	X	X	X	X	X	X
00 01 01	Title Page Phase 1	X	X	X	X	X	X
00 01 07	Seals		X	X	X	X	X
00 01 10	Table Of Contents - Phase 1	X			X	X	X
00 21 10	Procurement & Financial Assistance Requirements	X					
00 26 00	Procurement Substitution Procedures	X					
00 26 00.00	Substitution Request During The Bidding Negotiation Period	X					
00 31 19	Existing Condition Information	X	X	X	X	X	X
00 31 26	Existing Hazardous Material Information	X	X	X	X	X	X
00 31 32	Geotechnical Data	X	X	X	X	X	X
00 80 00	General Conditions For Building Projects	X					
00 87 00	Prevailing Wages	X					
Division 1 - General Requirements							
01 00 00	General Conditions For Building Projects				X	X	X
01 11 00	Summary	X			X	X	X
01 21 00	Allowances				X	X	X
01 22 00	Unit Prices				X	X	X
01 23 00	Alternates	X			X	X	X
01 25 00	Substitution Procedures	X			X	X	X
01 25 00.00	Substitution Request After Award of Contract	X					
01 26 00	Contract Modification Procedures				X	X	X
01 29 00	Payment Procedures				X	X	X
01 31 00	Project Management and Coordination				X	X	X
01 32 00	Construction Progress Documentation				X	X	X
01 33 00	Submittal Procedures				X	X	X
01 40 00	Quality Requirement				X	X	X
01 42 00	References				X	X	X
01 43 39	Mockups	X	X	X	X	X	X
01 45 29	Structural Testing and Inspections	X	X	X	X	X	X
01 50 00	Temporary Facilities and Controls				X	X	X
01 56 39	Temporary Tree & Plant Protection	X	X	X	X	X	X
01 60 00	Product Requirements				X	X	X
01 64 00	Owner - Furnished Products	X	X	X	X	X	X
01 73 00	Execution				X	X	X
01 74 19	Construction Waste Management & Disposal	X			X	X	X
01 77 00	Closeout Procedures				X	X	X
01 78 23	Operation and Maintenance Data				X	X	X
01 78 23	Project Record Documents				X	X	X
01 79 00	Demonstration Training				X	X	X
01 81 13	Sustainable Design Requirements	X					
01 81 13.13	Sustainable Design Requirements - LEED for New Construction				X	X	X
01 91 13	General Commissioning Requirements				X	X	X
Division 2 - Demolition							
02 41 19	Selective Structure Demolition	X	X	X	X	X	X
Division 3 - Concrete							
03 10 00	Concrete Forming and Accessories	X	X	X	X	X	X
03 20 00	Concrete Reinforcing	X	X	X	X	X	X
03 30 00	Cast-in-Place Concrete	X	X	X	X	X	X
03 35 10	Concrete Floor Finishing	X	X	X	X	X	X
Division 4 - Masonry							
04 20 00	Unit Masonry	X	X	X	X	X	X
04 43 13.13	Anchored Stone Masonry Veneer		X	X	X	X	X
Division 5 - Metals							
05 12 00	Structural Steel Framing	X	X	X	X	X	X
05 31 00	Steel Decking	X	X	X	X	X	X
05 40 00	Cold-Formed Metal Framing	X	X	X	X	X	X
05 50 00	Metal Fabrications	X	X	X	X	X	X
05 51 00	Metal Stairs	X	X	X	X	X	X
05 70 00	Decorative Metal	X	X	X	X	X	X
05 73 00	Decorative Metal Railings	X	X	X	X	X	X
Division 6 - Wood, Plastics, & Composites							

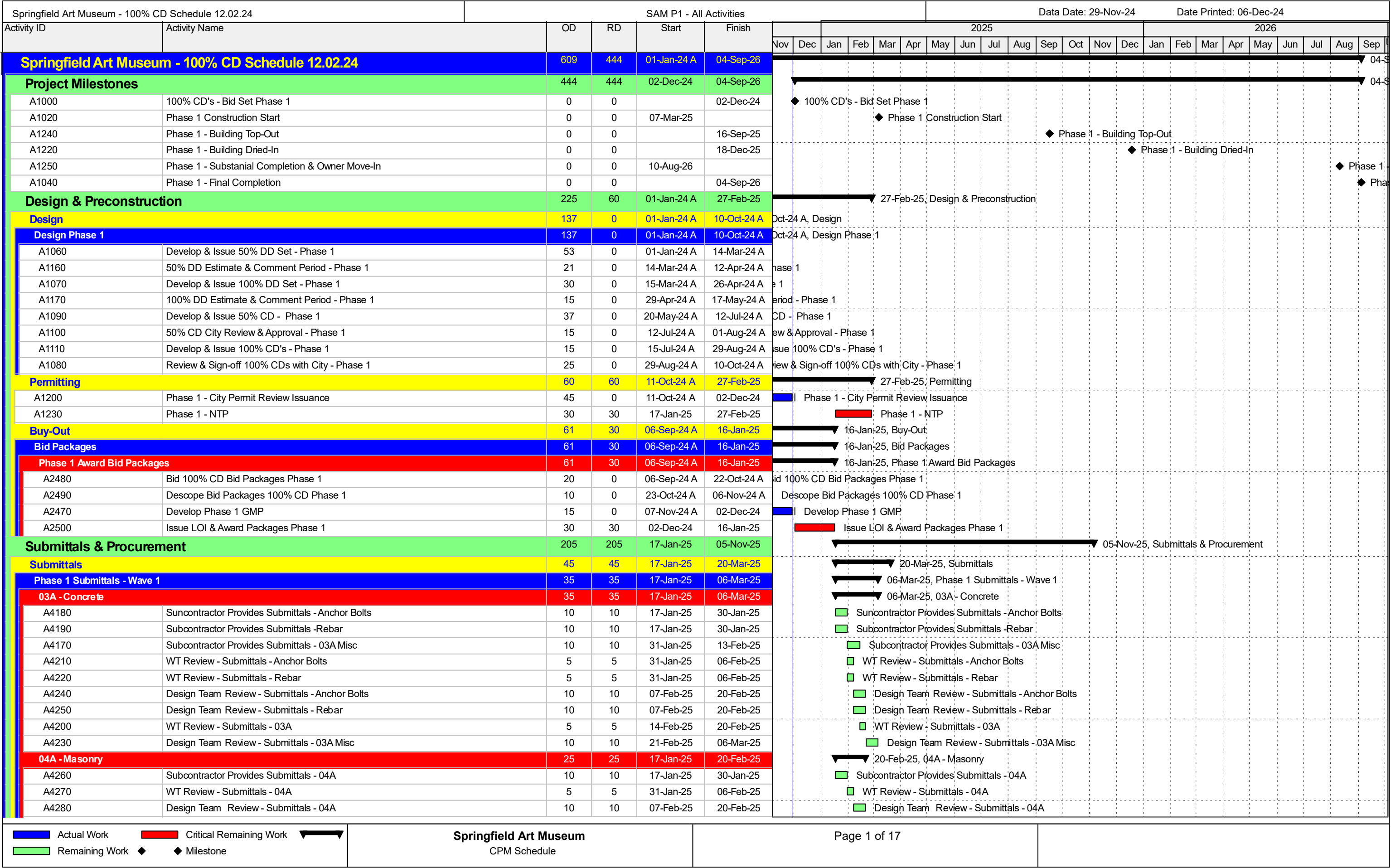
06 10 00	Rough Carpentry	X	X	X	X	X	X
06 16 00	Sheathing	X	X	X	X	X	X
06 40 23	Interior Architectural Woodwork	X	X	X	X	X	X
06 64 00	Plastic Paneling	X	X	X	X	X	X
Division 7 - Thermal & Moisture Protection							
07 01 50.19	Preparation For Reroofing	X	X	X	X	X	X
07 10 00	Waterproofing	X	X	X	X	X	X
07 21 00	Thermal Insulation	X	X	X	X	X	X
07 24 19	Water Drainage Exterior Insulation & Finish System		X	X	X	X	X
07 27 00	Air Barriers	X	X	X	X	X	X
07 40 13	Metal Panels		X	X	X	X	X
07 51 13	Built-up Asphalt Roofing	X	X	X	X	X	X
07 54 23	Thermoplastic Polyolefin (TPO) Roofing	X	X	X	X	X	X
07 62 00	Sheet Metal Flashing & Trim		X	X	X	X	X
07 71 00	Roof Specialties	X	X	X	X	X	X
07 72 00	Roof Accessories	X	X	X	X	X	X
07 84 13	Penetration Firestopping	X	X	X	X	X	X
07 84 43	Joint Firestopping	X	X	X	X	X	X
07 92 00	Joint Sealants	X	X	X	X	X	X
07 95 00	Expansion Control		X	X	X	X	X
Division 8 - Openings							
08 11 13	Hollow Metal Doors & Frames	X	X	X	X	X	X
08 12 14	Trimless Door Frame				X	X	X
08 14 16	Flush Wood Doors	X	X	X	X	X	X
08 17 00	Integrated Door Opening Assemblies		X	X	X	X	X
08 31 13	Access Doors & Frames	X	X	X	X	X	X
08 33 00	Overhead Doors & Grilles	X	X	X	X	X	X
08 44 00	Aluminum Framed Glazing Systems	X	X	X	X	X	X
08 71 00	Door Hardware		X	X	X	X	X
08 80 00	Glazing	X	X	X	X	X	X
08 83 00	Mirrors	X	X	X	X	X	X
08 90 00	Louvers & Vents	X	X	X	X	X	X
Division 9 - Finishes							
09 21 16	Gypsum Board Assemblies	X	X	X	X	X	X
09 26 13	Gypsum Veneer Plastering	X	X	X	X	X	X
09 30 00	Tiling	X	X	X	X	X	X
09 51 13	Acoustical Panel Ceilings	X	X	X	X	X	X
09 54 26	Suspended Wood Ceilings	X	X	X	X	X	X
09 65 00	Resilient Flooring	X	X	X	X	X	X
09 65 13	Resilient Base & Accessories	X	X	X	X	X	X
09 68 00	Carpeting	X	X	X	X	X	X
09 84 30	Sound-Absorbing Units	X	X	X	X	X	X
09 91 00	Painting	X	X	X	X	X	X
09 93 00	Staining & Transparent Finishing	X	X	X	X	X	X
Division 10 - Specialties							
10 11 00	Visual Display Units	X	X	X	X	X	X
10 14 00	Signage		X	X	X	X	X
10 21 13	Toilet Compartments	X	X	X	X	X	X
10 22 19	Demountable Partitions		X	X	X	X	X
10 26 00	Wall & Door Protection	X	X	X	X	X	X
10 28 00	Toilet, Bath, & Laundry Accessories		X	X	X	X	X
10 41 16	Emergency Access Key Box				X	X	X
10 44 00	Fire Protection Specialties	X	X	X	X	X	X
Division 11 - Equipment							
11 24 00	Maintenance Equipment		X	X	X	X	X
11 31 00	Residential Appliances	X			X	X	X
Division 12 - Furnishings							
12 24 13	Roller Window Shades	X	X	X	X	X	X
12 93 00	Site Furnishings		X	X	X	X	X
Division 21 - Fire Suppression							
21 05 00	Basic Fire Suppression Requirements	X	X	X	X	X	X
21 05 03	Through Penetration Firestopping	X	X	X	X	X	X
21 05 05	Fire Suppression Demolition For Remodeling	X	X	X	X	X	X

21 05 29	Fire Suppression Supports & Anchors	X	X	X	X	X	X
21 05 48	Fire Protection Vibration Isolation	X	X	X	X	X	X
21 05 53	Fire Suppression Identification	X	X	X	X	X	X
21 08 00	Commissioning Of Fire Suppression	X					
21 23 00	Fire Suppression Systems	X	X	X	X	X	X
Division 22 - Plumbing							
22 05 00	Basic Plumbing Requirements	X	X	X	X	X	X
22 05 03	Through Penetration Firestopping	X	X	X	X	X	X
22 05 05	Plumbing Demolition For Remodeling	X	X	X	X	X	X
22 05 13	Motors		X	X	X	X	X
22 05 16	Plumbing Expansion Compensation	X	X	X	X	X	X
22 05 29	Plumbing Supports & Anchors	X	X	X	X	X	X
22 05 48	Plumbing Vibration Isolation	X	X	X	X	X	X
22 05 53	Plumbing Identification	X	X	X	X	X	X
22 05 93	Plumbing Testing, Adjusting, & Balancing	X	X	X	X	X	X
22 07 16	Plumbing Equipment Insulation	X	X	X	X	X	X
22 07 19	Plumbing Piping Insulation		X	X	X	X	X
22 08 00	Commissioning Of Plumbing	X	X	X	X	X	X
22 09 00	Instrumentation	X	X	X	X	X	X
22 10 00	Plumbing Piping	X	X	X	X	X	X
22 10 30	Plumbing Specialties	X	X	X	X	X	X
22 11 23	Domestic Water Pumps	X	X	X	X	X	X
22 30 00	Plumbing Equipment	X	X	X	X	X	X
22 40 00	Plumbing Fixtures	X	X	X	X	X	X
Division 23 - HVAC							
23 05 00	Basic HVAC Requirements	X	X	X	X	X	X
23 05 03	Through Penetration Firestopping	X	X	X	X	X	X
23 05 05	HVAC Demolition for Remodeling		X	X	X	X	X
23 05 13	Motors	X	X	X	X	X	X
23 05 16	HVAC Expansion Compensation	X	X	X	X	X	X
23 05 29	HVAC Supports & Anchors	X	X	X	X	X	X
23 05 48	HVAC Vibration Isolation	X	X	X	X	X	X
23 05 53	HVAC Identification	X	X	X	X	X	X
23 05 93	Testing, Adjusting, & Balancing	X	X	X	X	X	X
23 07 13	Ductwork Insulation	X	X	X	X	X	X
23 07 16	HVAC Equipment Insulation	X	X	X	X	X	X
23 07 19	HVAC Piping Insulation	X	X	X	X	X	X
23 08 00	Comissioning of HVAC	X	X	X	X	X	X
23 09 00	Controls	X	X	X	X	X	X
23 09 05	Small Equipment Controls	X					
23 09 13	Instrumentation	X	X	X	X	X	X
23 21 00	Hydronic Piping	X	X	X	X	X	X
23 21 16	Hydronic Specialties	X	X	X	X	X	X
23 21 23	HVAC Pumps	X	X	X	X	X	X
23 21 24	Variable Speed Pumping System		X	X	X	X	X
23 22 00	Steam & Steam Condensate Piping	X					
23 22 18	Steam & Steam Condensate Specialties	X					
23 23 00	Refrigeration Piping & Specialties	X	X	X	X	X	X
23 25 00	Chemical (Water) Treatment	X	X	X	X	X	X
23 25 33	HVAC Water Filtration Equipment	X	X	X	X	X	X
23 31 00	Ductwork	X	X	X	X	X	X
23 33 00	Ductwork Accessories	X	X	X	X	X	X
23 34 13	Axial Fans		X	X	X	X	X
23 34 16	Centrifugal Fans	X	X	X	X	X	X
23 34 23	Power Ventilators	X	X	X	X	X	X
23 35 14	Dust Collection Systems						X
23 36 00	Air Terminal Units	X	X	X	X	X	X
23 37 00	Air Inlets & Outlets	X	X	X	X	X	X
23 40 00	Air Cleaning	X	X	X	X	X	X
23 52 13	Electric Boilers		X	X	X	X	X
23 52 16	Condensing Boilers	X					
23 52 33.14	High Efficiency Non-condensing Finned Water Tube Boilers	X					
23 57 00	Heat Exchangers	X	X	X	X	X	X

23 62 13	Air Cooled Condensing Units	X					
23 63 13	Air Cooled Refrigerant Condensers	X					
23 64 33	Modular Water Chillers	X					
23 64 33	Air Source Modular Mult-Pipe Chiller		X	X	X	X	X
23 70 01	Manufacturer Built HVAC Skid Systems		X	X	X	X	X
23 73 13	Indoors Modular Air Handling Units	X	X	X	X	X	X
23 73 23	Custom Air Handling Units	X					
23 73 23	Dessicant Dehumidification Outside Air Units		X	X	X	X	X
23 74 16.15	Packaged Rooftop Air Conditioning Units for Dedicated Outside Air	X					
23 81 13	Packaged Terminal Air Conditioning Units	X					
23 81 26	Split System Air Conditioning Units	X	X	X	X	X	X
23 81 46	Packaged Water Source Heat Pumps	X					
23 82 00	Terminal Heat Transfer Units	X	X	X	X	X	X
23 82 16	Air Coilers	X	X	X	X	X	X
23 83 00	Radiant Floor Heating Systems	X					
23 84 13	Humidifiers	X	X	X	X	X	X
Division 26 - Electrical							
26 05 00	Basic Electrical Requirements	X	X	X	X	X	X
26 05 03	Through Penetration Firestopping		X	X	X	X	X
26 05 05	Electrical Demolition for Remodeling	X	X	X	X	X	X
26 05 13	Wire & Cable	X	X	X	X	X	X
26 05 23	Manufactured Wiring Systems	X					
26 05 26	Grounding & Bonding	X	X	X	X	X	X
26 05 27	Supporting Devices	X	X	X	X	X	X
26 05 33	Conduit & Boxes	X	X	X	X	X	X
26 05 35	Surface Raceways		X	X	X	X	X
26 05 53	Electrical Identification	X	X	X	X	X	X
26 05 73	Power System Study	X	X	X	X	X	X
26 08 00	Comissioning of Electrical	X	X	X	X	X	X
26 09 13	Energy Metering & Management System	X	X	X	X	X	X
26 09 33	Lighting Control Systems	X	X	X	X	X	X
26 20 00	Service Entrance	X	X	X	X	X	X
26 24 13	Switchboards	X	X	X	X	X	X
26 24 16	Panelboards	X	X	X	X	X	X
26 27 16	Cabinets & Enclosures	X	X	X	X	X	X
26 27 26	Wiring Devices	X	X	X	X	X	X
26 28 13	Fuses		X	X	X	X	X
26 27 29	Electric Vehicle Charging Station	X					
26 28 16	Disconnect Switches	X	X	X	X	X	X
26 36 00	Transfer Switch	X	X	X	X	X	X
26 43 00	Surge Protection Devices	X	X	X	X	X	X
26 51 19	LED Lighting	X	X	X	X	X	X
26 52 15	Emergency Lighting Inverter	X	X	X	X	X	X
Division 27 - Communications							
27 05 00	Basic Communications Systems Requirements	X	X	X	X	X	X
27 05 03	Through Penetratin Firestopping		X	X	X	X	X
27 05 26	Communications Bonding	X	X	X	X	X	X
27 05 28	Interior Communications Pathways	X	X	X	X	X	X
27 05 43	Exterior Communications Pathways	X	X	X	X	X	X
27 05 53	Identification for Communication Systems	X	X	X	X	X	X
27 41 00	Professional Audio/Video System	X	X	X	X	X	X
Division 28 - Electronic Safety & Security							
28 31 00	Fire Alarm & Detection Systems	X	X	X	X	X	X
Division 31 - Earthwork							
31 00 00	Earthwork	X	X	X	X	X	X
31 10 00	Site Clearing	X	X	X	X	X	X
31 11 00	Clearing & Grubbing	X	X	X	X	X	X
31 23 33	Trenching & BackFilling	X	X	X	X	X	X
Division 32 - Exterior Improvements							
32 11 23	Aggregate Base Course for Paving	X	X	X	X	X	X
32 13 13	Concrete Paving	X	X	X	X	X	X
32 13 73	Concrete Joint Sealant	X	X	X	X	X	X
32 14 70	Stone Paving		X	X	X	X	X

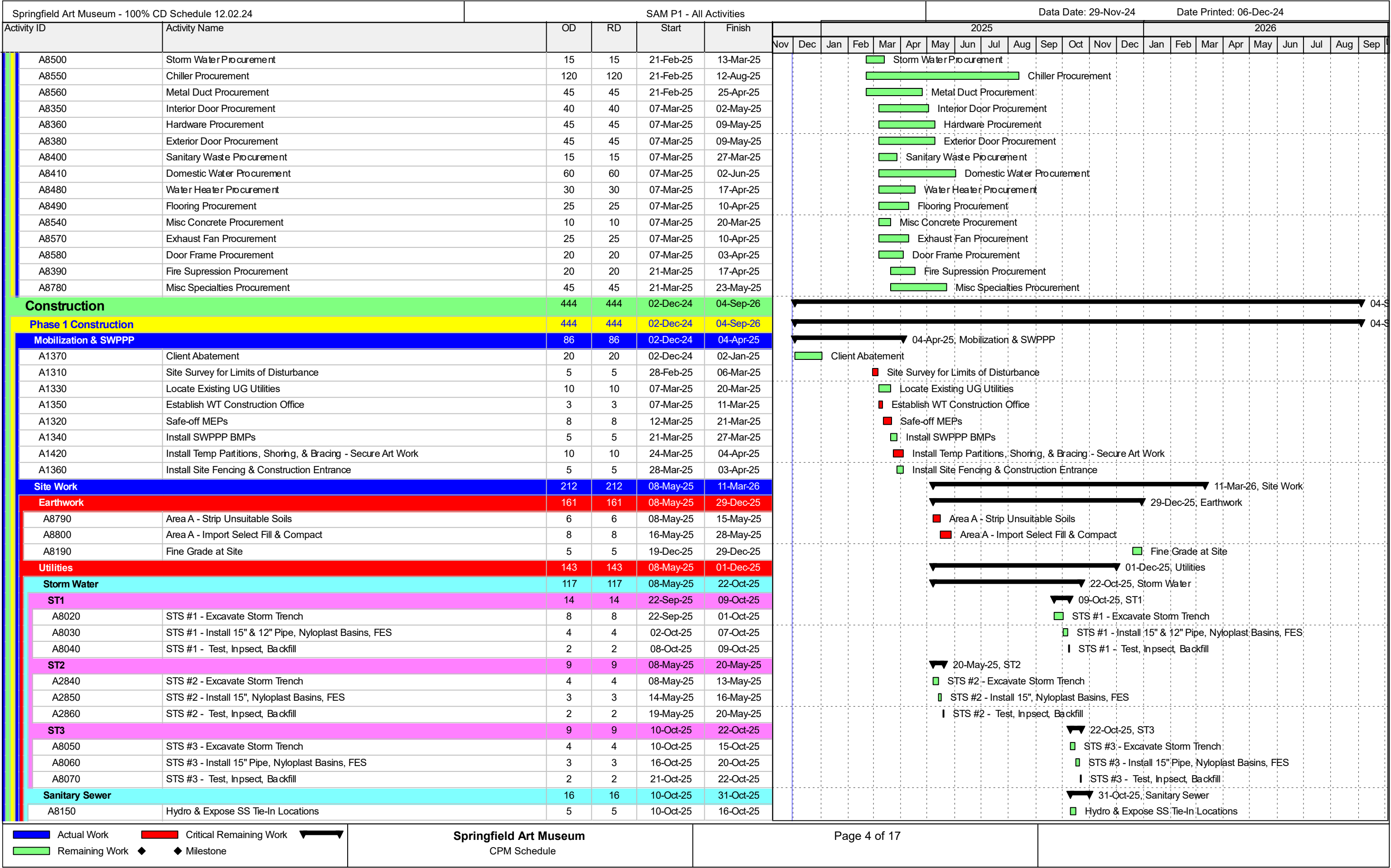
32 16 00	Sidewalks, Curb & Gutter	X	X	X	X	X	X
32 17 23	Pavement Markings	X	X	X	X	X	X
32 80 00	Landscaping Irrigation		X	X	X	X	X
32 91 13	Soil Preperation		X	X	X	X	X
32 92 00	Turf & Grass		X	X	X	X	X
32 93 00	Plants		X	X	X	X	X
Division 33 - Utilities							
33 42 00	Stormwater Conveyance	X	X	X	X	X	X
33 46 13	Foundation Drainage		X	X	X	X	X

Section 10: Construction Schedule



Springfield Art Museum - 100% CD Schedule 12.02.24			SAM P1 - All Activities				Data Date: 29-Nov-24												Date Printed: 06-Dec-24												
Activity ID	Activity Name	OD	RD	Start	Finish			2025												2026											
						Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep			
	05A - Structural Steel	25	25	17-Jan-25	20-Feb-25			20-Feb-25, 05A - Structural Steel																							
A4290	Subcontractor Provides Submittals - 05A	10	10	17-Jan-25	30-Jan-25			Subcontractor Provides Submittals - 05A																							
A4300	WT Review - Submittals - 05A	5	5	31-Jan-25	06-Feb-25			WT Review - Submittals - 05A																							
A4310	Design Team Review - Submittals - 05A	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals - 05A																							
	07A - Roofing	25	25	17-Jan-25	20-Feb-25			20-Feb-25, 07A - Roofing																							
A4320	Subcontractor Provide Submittals - 07A	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittals - 07A																							
A4330	WT Review - Submittals - 07A	5	5	31-Jan-25	06-Feb-25			WT Review - Submittals - 07A																							
A4340	Design Team Review - Submittals - 07A	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals - 07A																							
	08 - Storefront & Curtainwall	25	25	17-Jan-25	20-Feb-25			20-Feb-25, 08 - Storefront & Curtainwall																							
A4380	Subcontractor Provide Submittals - 08	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittals - 08																							
A4390	WT Review -Submittals - 08	5	5	31-Jan-25	06-Feb-25			WT Review -Submittals - 08																							
A4400	Design Team Review - Submittals -08	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals -08																							
	09A - Framing	25	25	17-Jan-25	20-Feb-25			20-Feb-25, 09A - Framing																							
A4410	Subcontractor Provide Submittal - 09A	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittal - 09A																							
A4420	WT Review - Submittals - 09A	5	5	31-Jan-25	06-Feb-25			WT Review - Submittals - 09A																							
A4430	Design Team Review - Submittals -09A	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals -09A																							
	23 - Mechanical	35	35	17-Jan-25	06-Mar-25			06-Mar-25, 23 - Mechanical																							
A4590	Subcontractor Provide Submittal - 23 Chillers	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittal - 23 Chillers																							
A4680	Subcontractor Provide Submittal - 23 AHU	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittal - 23 AHU																							
A4770	Subcontractor Provide Submittal - 23 Duct	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittal - 23 Duct																							
A4600	WT Review - Submittals - 23 Chillers	5	5	31-Jan-25	06-Feb-25			WT Review - Submittals - 23 Chillers																							
A4690	WT Review - Submittals - 23 AHU	5	5	31-Jan-25	06-Feb-25			WT Review - Submittals - 23 AHU																							
A4710	Subcontractor Provide Submittal - 23 EF's	10	10	31-Jan-25	13-Feb-25			Subcontractor Provide Submittal - 23 EF's																							
A4740	Subcontractor Provide Submittal - 23 Water Heater	10	10	31-Jan-25	13-Feb-25			Subcontractor Provide Submittal - 23 Water Heater																							
A4780	WT Review - Submittals - 23 Duct	5	5	31-Jan-25	06-Feb-25			WT Review - Submittals - 23 Duct																							
A4610	Design Team Review - Submittals - 23 Chillers	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals - 23 Chillers																							
A4700	Design Team Review - Submittals - 23 AHU	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals - 23 AHU																							
A4790	Design Team Review - Submittals - 23 Duct	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals - 23 Duct																							
A4720	WT Review - Submittals - 23 EFs	5	5	14-Feb-25	20-Feb-25			WT Review - Submittals - 23 EFs																							
A4750	WT Review - Submittals - 23 Water Heater	5	5	14-Feb-25	20-Feb-25			WT Review - Submittals - 23 Water Heater																							
A4730	Design Team Review - Submittals - 23 EFs	10	10	21-Feb-25	06-Mar-25			Design Team Review - Submittals - 23 EFs																							
A4760	Design Team Review - Submittals - 23 Water Heater	10	10	21-Feb-25	06-Mar-25			Design Team Review - Submittals - 23 Water Heater																							
	26 - Electrical	25	25	17-Jan-25	20-Feb-25			20-Feb-25, 26 - Electrical																							
A4620	Subcontractor Provide Submittal - 26 Switchgear	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittal - 26 Switchgear																							
A4800	Subcontractor Provide Submittal - 26 Panelboard	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittal - 26 Panelboard																							
A4830	Subcontractor Provide Submittal - 26 FA	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittal - 26 FA																							
A4860	Subcontractor Provide Submittal - 26 Lighting	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittal - 26 Lighting																							
A4630	WT Review - Submittals - 26 Switchgear	5	5	31-Jan-25	06-Feb-25			WT Review - Submittals - 26 Switchgear																							
A4810	WT Review - Submittals - 26 Panel Board	5	5	31-Jan-25	06-Feb-25			WT Review - Submittals - 26 Panel Board																							
A4840	WT Review - Submittals - 26 FA	5	5	31-Jan-25	06-Feb-25			WT Review - Submittals - 26 FA																							
A4870	WT Review - Submittals - 26 Lighting	5	5	31-Jan-25	06-Feb-25			WT Review - Submittals - 26 Lighting																							
A4640	Design Team Review - Submittals - 26 Switchgear	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals - 26 Switchgear																							
A4820	Design Team Review - Submittals - 26 Panelboard	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals - 26 Panelboard																							
A4850	Design Team Review - Submittals - 26 FA	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals - 26 FA																							
A4880	Design Team Review - Submittals - 26 Lighting	10	10	07-Feb-25	20-Feb-25			Design Team Review - Submittals - 26 Lighting																							
	33 - Utilities	25	25	17-Jan-25	20-Feb-25			20-Feb-25, 33 - Utilities																							
A8510	Subcontractor Provide Submittal - 33 Utilites	10	10	17-Jan-25	30-Jan-25			Subcontractor Provide Submittal - 33 Utilites																							
Actual Work Remaining Work Critical Remaining Work Milestone		Springfield Art Museum CPM Schedule				Page 2 of 17																									

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Springfield Art Museum - 100% CD Schedule 12.02.24				SAM P1 - All Activities				Data Date: 29-Nov-24										Date Printed: 06-Dec-24									
Activity ID		Activity Name		OD	RD	Start	Finish	Nov		Dec		2025								2026							
												Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
<																											

Springfield Art Museum - 100% CD Schedule 12.02.24			SAM P1 - All Activities				Data Date: 29-Nov-24												Date Printed: 06-Dec-24														
Activity ID	Activity Name	OD	RD	Start	Finish	2025												2026															
						Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep					
A2780	Remove UG MEPs	2	2	17-Jun-25	18-Jun-25																												
Area D		8	8	17-Jun-25	26-Jun-25																												
A2620	Demo Exterior Dock Walls	3	3	17-Jun-25	19-Jun-25																												
A2630	Demo Exterior Paving as Needed	5	5	20-Jun-25	26-Jun-25																												
Core & Shell		144	144	29-May-25	22-Dec-25																												
Foundations		24	24	29-May-25	01-Jul-25																												
Foundations Area A		24	24	29-May-25	01-Jul-25																												
A2640	Excavate Footings (C.L. Z-W)	5	5	29-May-25	04-Jun-25																												
A2650	Place Rebar & Set MEP Sleeves(C.L. Z-W)	2	2	05-Jun-25	06-Jun-25																												
A2670	Excavate Footings (C.L. W-U)	5	5	05-Jun-25	11-Jun-25																												
A2660	Inspect & Pour (C.L. Z-W)	1	1	09-Jun-25	09-Jun-25																												
A2690	Place Rebar & Set MEP Sleeves (C.L. W-U)	2	2	12-Jun-25	13-Jun-25																												
A2700	Excavate Footings (C.L. U-R.8)	5	5	12-Jun-25	18-Jun-25																												
A2680	Inspect & Pour (C.L. W-U)	1	1	16-Jun-25	16-Jun-25																												
A2710	Place Rebar & Set MEP Sleeves (C.L. U-R.8)	5	5	19-Jun-25	25-Jun-25																												
A2720	Inspect Rebar & Pour (C.L. U-R.8)	1	1	26-Jun-25	26-Jun-25																												
A2830	Form, Rebar, Inspect, Pour Pilasters	3	3	27-Jun-25	01-Jul-25																												
Foundations Area B		4	4	19-Jun-25	24-Jun-25																												
A2730	Excavate Footings	2	2	19-Jun-25	20-Jun-25																												
A2740	Place Rebar & MEP Sleeves	1	1	23-Jun-25	23-Jun-25																												
A2750	Inspect and Pour Footings/Drill Bolts	1	1	24-Jun-25	24-Jun-25																												
Foundations Area C		3	3	27-Jun-25	01-Jul-25																												
A2800	Excavate Footings	1	1	27-Jun-25	27-Jun-25																												
A2810	Place Rebar & MEP Sleeves	1	1	30-Jun-25	30-Jun-25																												
A2820	Inspect and Pour Footings	1	1	01-Jul-25	01-Jul-25																												
Concrete Slabs		54	54	25-Jun-25	10-Sep-25																												
Slabs Area A		41	41	15-Jul-25	10-Sep-25																												
A2930	Grade Pad (After MEPs)	2	2	15-Jul-25	16-Jul-25																												
A2940	Install Vapor Barrier and Rebar	3	3	17-Jul-25	21-Jul-25																												
A2950	Inspect and Pour SOG	2	2	22-Jul-25	23-Jul-25																												
A3030	SOG Cure	5	5	24-Jul-25	30-Jul-25																												
A3050	Install Wire Mesh at Mezzanine	2	2	28-Aug-25	29-Aug-25																												
A3060	Inspect & Pour Mezzanine	2	2	02-Sep-25	03-Sep-25																												
A3070	Mezzanine SOD Cure	5	5	04-Sep-25	10-Sep-25																												
Slabs Area B		12	12	25-Jun-25	11-Jul-25																												
A3110	Grade Pad	2	2	25-Jun-25	26-Jun-25																												
A3120	Install Vapor Barrier and Rebar	3	3	27-Jun-25	01-Jul-25																												
A3130	Inspect and Pour SOG	2	2	02-Jul-25	03-Jul-25																												
A3140	SOG Cure	5	5	07-Jul-25	11-Jul-25																												
Slabs Area C		15	15	02-Jul-25	23-Jul-25																												
A3150	4" Gravel Infill Slab	2	2	02-Jul-25	03-Jul-25																												
A3160	Install Vapor Barrier and Rebar	3	3	07-Jul-25	09-Jul-25																												
A3170	Inspect and Pour Infill Slab	2	2	10-Jul-25	11-Jul-25																												
A6510	Prep & Pour Topping Slab	3	3	14-Jul-25	16-Jul-25																												
A3180	SOG Cure	5	5	17-Jul-25	23-Jul-25																												
Structural Steel		36	36	31-Jul-25	19-Sep-25																												
Steel Area A		20	20	31-Jul-25	27-Aug-25																												

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Springfield Art Museum

CPM Schedule

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Springfield Art Museum - 100% CD Schedule 12.02.24			SAM P1 - All Activities				Data Date: 29-Nov-24												Date Printed: 06-Dec-24																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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A6910	WT Incomplete Work List	5	5	23-Feb-26	27-Feb-26																								WT Incomplete Work List		
Area B - Staff RR, Laundry, Security		32	32	08-Jan-26	20-Feb-26																								20-Feb-26, Area B - Staff RR, Laundry, Security		
A6930	Insulate & Hang Drywall	2	2	08-Jan-26	09-Jan-26																								Insulate & Hang Drywall		
A6940	Tape & Mud & Accoustical Sealant	3	3	12-Jan-26	14-Jan-26																								Tape & Mud & Accoustical Sealant		
A6950	Prime & Paint First Coat	2	2	15-Jan-26	16-Jan-26																								Prime & Paint First Coat		
A6960	Install ACT Grid	2	2	19-Jan-26	20-Jan-26																								Install ACT Grid		
A6970	Install Light Fixtures & Fire Alarm Devices	3	3	21-Jan-26	23-Jan-26																								Install Light Fixtures & Fire Alarm Devices		
A6980	Install Mechanical Diffusers	1	1	26-Jan-26	26-Jan-26																								Install Mechanical Diffusers		
A6990	Install Security Devices	4	4	27-Jan-26	30-Jan-26																								Install Security Devices		
A7000	Drop ACT	1	1	27-Jan-26	27-Jan-26																								Drop ACT		
A7010	Trim Out Elec Wall Devices	1	1	02-Feb-26	02-Feb-26																								Trim Out Elec Wall Devices		
A7110	Clean & Seal Floors	3	3	03-Feb-26	05-Feb-26																								Clean & Seal Floors		
A7070	Install Plubming Fixtures & Connections	1	1	06-Feb-26	06-Feb-26																								Install Plubming Fixtures & Connections		
A7020	Install Rubber Base	1	1	09-Feb-26	09-Feb-26																								Install Rubber Base		
A7090	Install RR Accessories - Mirrors, Paper Towels, Etc.	1	1	10-Feb-26	10-Feb-26																								Install RR Accessories - Mirrors, Paper Towels, Etc.		
A7030	Install Doors & Hardware	1	1	11-Feb-26	11-Feb-26																								Install Doors & Hardware		
A7040	Final Paint	1	1	12-Feb-26	12-Feb-26																								Final Paint		
A7050	Install Room Signage	1	1	13-Feb-26	13-Feb-26																								Install Room Signage		
A7060	WT Incomplete Work List	5	5	16-Feb-26	20-Feb-26																								WT Incomplete Work List		
Area B - Dock & Freight		75	75	20-Jan-26	05-May-26																								05-May-26, Area B - Dock & Freight		
A7170	Insulate & Hang Drywall	2	2	20-Jan-26	21-Jan-26																								Insulate & Hang Drywall		
A7180	Tape & Mud & Accoustical Sealant	3	3	22-Jan-26	26-Jan-26																								Tape & Mud & Accoustical Sealant		
A7190	Prime & Paint First Coat	2	2	27-Jan-26	28-Jan-26																								Prime & Paint First Coat		
A7120	Install Water Softner Skid, BFP, & Make Connections	3	3	29-Jan-26	02-Feb-26																								Install Water Softner Skid, BFP, & Make Connections		
A7140	HWS/R Connections to Exisiting AHUs	2	2	29-Jan-26	30-Jan-26																								HWS/R Connections to Existing AHUs		
A7150	Pull Wire & Terminate to Existing Equipment	2	2	02-Feb-26	03-Feb-26																								Pull Wire & Terminate to Existing Equipment		
A7130	Install Water Heater & Make Connections	2	2	03-Feb-26	04-Feb-26																								Install Water Heater & Make Connections		
A7200	Trim Out Elec Wall Devices	1	1	05-Feb-26	05-Feb-26																								Trim Out Elec Wall Devices		
A7160	Install O/H Door & Make Connections	5	5	06-Feb-26	12-Feb-26																								Install O/H Door & Make Connections		
A7210	Clean & Seal Floors	3	3	06-Feb-26	10-Feb-26																								Clean & Seal Floors		
A7220	Install Rubber Base	1	1	11-Feb-26	11-Feb-26																								Install Rubber Base		
A7230	Install Doors & Hardware	1	1	12-Feb-26	12-Feb-26																								Install Doors & Hardware		
A7240	Final Paint	1	1	13-Feb-26	13-Feb-26																								Final Paint		
A7250	Install Room Signage	1	1	13-Feb-26	13-Feb-26																								Install Room Signage		
A7260	WT Incomplete Work List	5	5	29-Apr-26	05-May-26																								WT Incomplete Work List		
Finishes Area C		62	62	30-Jan-26	28-Apr-26																								28-Apr-26, Finishes Area C		
Area C - Admin Suite		41	41	30-Jan-26	27-Mar-26																								27-Mar-26, Area C - Admin Suite		
A7270	Insulate & Hang Drywall	2	2	30-Jan-26	02-Feb-26																								Insulate & Hang Drywall		
A7420	Install Storefront Frames	4	4	03-Feb-26	06-Feb-26																								Install Storefront Frames		
A7340	Tape & Mud & Accoustical Sealant	3	3	09-Feb-26	11-Feb-26																								Tape & Mud & Accoustical Sealant		
A7350	Prime & Paint First Coat	2	2	12-Feb-26	13-Feb-26																								Prime & Paint First Coat		
A7360	Install ACT Grid	2	2	16-Feb-26	17-Feb-26																								Install ACT Grid		
A7370	Install Light Fixtures & Fire Alarm Devices	3	3	18-Feb-26	20-Feb-26																								Install Light Fixtures & Fire Alarm Devices		
A7380	Install Mechanical Diffusers	1	1	23-Feb-26	23-Feb-26																								Install Mechanical Diffusers		
A7390	Install Security Devices	2	2	24-Feb-26	25-Feb-26																								Install Security Devices		
A7400	Drop ACT	1	1	26-Feb-26	26-Feb-26																								Drop ACT		
A7430	Install Storefront Glazing	4	4	27-Feb-26	04-Mar-26																								Install Storefront Glazing		

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Springfield Art Museum

CPM Schedule

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Section 11: Bid Tabulation / Bid Comparison

Bid Package: 02A -Demolition
Date: 12/02/2024



Bid Comparison					
Description	WT GMP		Carson Mitchell	KCI	Spirtas
Building Demolition	\$	127,703	\$ 127,703	\$ 241,500	\$ 518,108
Selective Demolition	\$	530,522	\$ 530,522	\$ 426,738	\$ 900,000
Additional Demolition	\$	30,000	\$ 30,000	\$ 30,000	\$ 30,000
P&P bond	\$	5,596	\$ 5,596	\$ 5,595	\$ 14,324
Subtotal	\$	693,821	\$ 693,821	\$ 703,833	\$ 1,462,432
Cost Difference	\$	-	\$ -	\$ 10,012	\$ 768,611
% Difference		0%	0%	1%	111%

Notes, Exclusions & Qualifications



Bid Package: 03A - Concrete

Date: 12/02/2024

Bid Comparison			
Description	WT GMP	KCI	Carson Mitchell
Concrete Foundations	\$ 121,540	\$ 121,540	\$ 521,347
Concrete Slab on Grade / Slab on Deck	\$ 421,741	\$ 421,741	\$ 521,315
Concrete Reinforcement	\$ 120,046	\$ 120,046	\$ 155,785
Equipment Pads	\$ 19,630	\$ 19,630	\$ 15,000
Topping Slabs	\$ 19,340	\$ 19,340	\$ 22,908
Fine Grade / Bedding Course	\$ 66,047	\$ 66,047	\$ 67,759
Termite Treatment	\$ 11,826	\$ 11,826	\$ 3,629
Under Slab Vapor Barrier	\$ 40,005	\$ 40,005	\$ 9,353
Deep Foundation Waterstops	\$ 14,575	\$ 14,575	\$ 13,448
Anchor Bolt / Embed Install	\$ 41,252	\$ 41,252	\$ 16,963
Exterior Concrete	\$ 203,394	\$ 203,394	\$ 276,851
Drilled Piers	\$ 51,017	\$ 51,017	\$ 40,770
P&P Bond	\$ 8,525	\$ 8,525	\$ 13,987
Subtotal	\$ 1,138,938	\$ 1,138,938	\$ 1,679,115

Alternates, Allowances & Bid Leveling			
Polished Concrete	\$ -	Excluded	\$ (90,900)
Unit Pavers	\$ -	Excluded	\$ (12,000)
Winter Conditions	\$ 5,000	\$ 5,000	\$ 5,000
Additional Housekeeping Pads	\$ 7,500	\$ 7,500	\$ 7,500
Additional Depth Concrete Footing	\$ 5,600	\$ 5,600	\$ 5,600
Additional Concrete Grade Beams	\$ 21,000	\$ 21,000	\$ 21,000
Additional Steel (Rebar) Reinforcement	\$ 40,000	\$ 40,000	\$ 40,000
Subtotal	\$ 79,100	\$ 79,100	\$ (23,800)

Grand Total	\$ 1,218,038	\$ 1,218,038	\$ 1,655,315
Cost Difference	\$ -	\$ -	\$ 437,277
% Difference	0%	0%	36%

Required Alternates			
Alternate X - Deduct	\$ (14,930)	\$ (14,930)	\$ (14,930)
Alternate 1 - BOH Clerestory	\$ -	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ (14,313)	\$ (14,313)	\$ (30,931)
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -	\$ -
Alternate 10 - Monument Sign	\$ (21,359)	\$ (21,359)	\$ (33,139)
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -
Subtotal	\$ (50,602)	\$ (50,602)	\$ (79,000)

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids



Bid Package: 04A - Masonry

Date: 12/02/2024

Bid Comparison		
Description	WT GMP	Blevins
CMU Masonry	\$ 25,500	\$ 25,500
Brick Veneer Masonry	\$ 180,000	\$ 180,000
Reinforcement Materials	\$ 2,500	\$ 2,500
Flashing and Drainage System	\$ 14,500	\$ 14,500
Subtotal	\$ 222,500	\$ 222,500
Cost Difference	\$ -	\$ -
% Difference	0%	0%

Required Alternates		
Alternate X - Deduct	\$ (120,500)	\$ (120,500)
Alternate 1 - BOH Clerestory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -
Alternate 10 - Monument Sign	\$ (59,500)	\$ (59,500)
Alternate 11 - Courtyard Plantings	\$ -	\$ -
Subtotal	\$ (180,000)	\$ (180,000)

Notes, Exclusions & Qualifications

Bid Package: 05A - Steel

Date: 12/02/2024



Bid Comparison				
Description	WT GMP	Carson Mitchell	Doherty Steel	Kansas City Structural Steel
Structural Steel Framing	\$ 661,259	\$ 661,259	\$ 772,916	\$ 1,359,322
Metal Deck	\$ 96,365	\$ 96,365	\$ 224,963	Included
Anchor Bolts / Embeds	\$ 1,818	\$ 1,818	\$ 4,139	Included
Stairs & Railings	\$ 26,756	\$ 26,756	\$ 41,169	Included
Miscellaneous Steel Plates	\$ 2,737	\$ 2,737	\$ 3,050	Included
Utility Yard Screen Wall Steel Framing	\$ 32,014	\$ 32,014	\$ 51,986	Included
Engineered Shop Drawings	\$ 34,637	\$ 34,637	\$ 38,673	Included
P&P Bond	\$ 8,733	\$ 7,187	\$ 11,847	Included
Subtotal	\$ 864,319	\$ 862,773	\$ 1,148,743	\$ 1,359,322

Alternates, Allowances & Bid Leveling				
Lintels	Included	Included	Included	Included
Perforated Metal Door Assembly	Excluded	Excluded	Excluded	Excluded
Linear Bar Grille	\$ 84,390	\$ 84,390	\$ 84,390	\$ 84,390
Steel Plate Closure	\$ 17,643	\$ 17,643	\$ 17,643	\$ 17,643
Bollards (5) 6" STD Pipe	Included	Included	Included	Included
Miscellaneous Metals	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Subtotal	\$ 117,033	\$ 117,033	\$ 117,033	\$ 117,033

Grand Total	\$ 981,352	\$ 979,806	\$ 1,265,776	\$ 1,476,355
Cost Difference	\$ -	\$ (1,546)	\$ 284,424	\$ 495,003
% Difference	0%	0%	29%	50%

Required Alternates				
Alternate X - Deduct	\$ (25,177)	\$ (25,177)	\$ (119,267)	\$ (25,177)
Alternate 1 - BOH Clerstory	\$ 27,747	\$ 27,747	\$ (14,774)	\$ 68,075
Alternate 2 - Façade Panel MP01	\$ -	\$ -	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ 27,556	\$ 27,556	\$ 27,556	\$ 90,398
Alternate 10 - Mnument Sign	\$ -	\$ -	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 30,126	\$ 30,126	\$ (106,485)	\$ 133,296

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids



Bid Package: 05B - Ornamental Steel

Date: 12/02/2024

Bid Comparison		
Description	WT GMP	Sightline Commercial Solutions
Linear Bar Grille	Excluded	\$ 287,562
Boardwalk Guardrail	\$ 179,835	\$ 179,824
Perforated Metal Door Assembly	\$ 61,515	\$ 61,515
Custom Aluminum Fascia	\$ 93,898	\$ 93,898
Custom Aluminum Gutter & Rain Chain	\$ 19,411	\$ 18,411
Stainless Steel Wire Mesh	\$ 81,925	\$ 81,925
Steel Plate Closure	Excluded	\$ 47,680
Decorative Metal Fence/Gate, Mech./Utility Court	\$ 12,250	Excluded
P&P Bond	Excluded	\$ 11,563
Total	\$ 448,834	\$ 782,378
Cost Difference	\$ -	\$ 333,544
% Difference	0%	74%

Required Alternates		
Alternate X - Deduct	\$ (53,621)	\$ (53,621)
Alternate 1 - BOH Clerestory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -
Subtotal	\$ (53,621)	\$ (53,621)

Notes, Exclusions & Qualifications

Bid Package: 06A - Millwork

Date: 12/02/2024



Bid Comparison				
Description	WT GMP	Parks Cabinets	RCS Millwork	Cabinet Masters
Plastic Laminate Casework (PL01, PL02, PL03, PL04)	\$ 70,489	\$ 70,489.00	\$ 454,352	\$ 498,098
Solid Surface (SS01, SS02, SS03)	\$ 28,173	\$ 28,173	Included	\$ 6,351
Shelf Hooks (SH01)	\$ 400	\$ 400	\$ 400	\$ 400
Upholstered Built-In Bench	\$ 16,500	\$ 16,500	Included	\$ 6,028
Upholstered Built-In Bench	\$ 26,000	\$ 26,000	Included	\$ 6,028
Wood Wall Panels (WD01, WD02)	\$ 95,395	\$ 95,395	Included	\$ 18,679
Wall Mounted Easel	Included	Included	Included	Included
P&P Bond	\$ 4,635	\$ 4,635	\$ -	\$ 17,667
Subtotal	\$ 241,592	\$ 241,592	\$ 454,752	\$ 543,602
Cost Difference	\$ -	\$ -	\$ 213,160	\$ 302,010
% Difference	0%	0%	88%	125%

Required Alternates				
Alternate X - Deduct	\$ (27,114)	\$ (27,114)	\$ (27,114)	\$ (27,114)
Alternate 1 - BOH Clerestory	\$ -	\$ -		\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -		\$ -
Alternate 3 - Signage	\$ -	\$ -		\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -		\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -		\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -		\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -		\$ -
Alternate 10 - Monument Sign	\$ -	\$ -		\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -		\$ -
Subtotal	\$ (27,114)	\$ (27,114)	\$ (27,114)	\$ (27,114)

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids



Bid Package: 07A - Roofing

Date: 12/02/2024

Bid Comparison				
Description	WT GMP	Missouri Builders	Delta (Disqualified)	Watkins
Demo Existing Roof	\$ 48,934	\$ 48,934	\$ 83,500	\$ 275,000
TPO Membrane, Insulating, & Flashing	\$ 737,102	\$ 737,102	\$ 934,648	\$ 750,000
Built Up Roofing	\$ 37,802	\$ 37,802	\$ 50,000	\$ 85,000
Gutters& Downspouts	Included in 07C	Included in 07C	Included in 07C	Included in 07C
Roof Vapor Barrier	\$ 49,206	\$ 49,206	\$ 71,000	\$ 50,000
Roof Cover Boards	\$ 41,312	\$ 41,312	\$ 29,450	\$ 60,000
Roof Curb Detail	\$ 3,750	\$ 3,750	\$ 5,000	\$ 50,000
Temporary Roofing	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Warranty	\$ 3,600	\$ 3,600	\$ 4,500	\$ 6,850
P&P Bond	\$ 9,718	\$ 8,500	\$ 22,958	\$ 24,000
Total	\$ 981,424	\$ 980,206	\$ 1,251,056	\$ 1,350,850
Cost Difference	\$ -	\$ (1,218)	\$ 269,632	\$ 369,426
% Difference	0%	-0.12%	27.47%	37.64%

Required Alternates				
Alternate 1 - BOH Clerestory	\$ 2,500	\$ 19,035	\$ 18,000	\$ 2,500
Alternate 2 - Façade Panel MP01	\$ -	\$ -	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ 12,853	\$ 12,853	\$ 12,000	\$ 2,500
Alternate 10 - Monument Sign	\$ -	\$ -	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 15,353	\$ 31,888	\$ 30,000	\$ 5,000

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 07B - Waterproofing

Date: 12/02/2024



Bid Comparison			
Description	WT GMP	Pro-Seal Restoration	Atkins Weatherproofing
Fluid Applied Air Barrier	\$ 22,455	\$ 22,455	\$ 57,925
Fluid Applied Thermal Break (Tnemec)	\$ 11,500	\$ 11,500	\$ 8,200
Below Grade Waterproofing (Excludes Waterstops)	\$ 4,085	\$ 4,085	\$ 24,930
Mineral-Wool Board Insulation	\$ 26,860	\$ 26,860	\$ 26,860
Self-Adhering High Temperature Sheets	\$ 2,155	\$ 2,155	\$ 1,865
Exterior Expansion Joint Assemblies (Excludes Roof Expansion Joints)	\$ 22,110	\$ 22,110	\$ 4,330
Interior Expansion Joint Assemblies	Included	Included	\$ 3,730
Interior Slab-on-Grade Joint Sealants	\$ 4,180	\$ 4,180	\$ 6,545
P&P Bond	\$ 2,334	\$ 2,334	\$ 1,635
Subtotal	\$ 95,679	\$ 95,679	\$ 136,020

Alternates, Allowances & Bid Leveling			
Mineral-Wool Board Insulation (Exterior Wall Assemblies)	\$ 4,850	\$ 4,850	\$ 4,850
Below Grade Board Insulation	\$ 1,300	\$ 1,300	\$ 1,300
High Compression Molded-Sheet Drainage	\$ -	\$ -	\$ -
Joint Firestopping (All locations including MEP penetrations)	\$ -	\$ -	\$ -
Exterior Joint Sealants (Provide locations)	\$ 15,000	\$ 15,000	\$ 15,000
Misc. Joint Sealants (Scope Delineation)	\$ 10,500	\$ 10,500	\$ 1,450
Subtotal	\$ 31,650	\$ 31,650	\$ 22,600

Grand Total	\$ 127,329	\$ 127,329	\$ 158,620
Cost Difference	\$ -	\$ -	\$ 31,291
% Difference	0.00%	0.00%	24.57%

Required Alternates			
Alternate X - Deduct	\$ (62,985)	\$ (62,985)	\$ (71,615)
Alternate 1 - BOH Clerestory	\$ -	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -
Subtotal	\$ (62,985)	\$ (62,985)	\$ (71,615)

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 07C - Metal Wall Panels

Date: 12/02/2024



Bid Comparison					
Description	WT GMP	Watkins	Delta Roofing (Disqualified)	IWR North America	Missouri Builders
Metal Wall Panels (MP01)	\$ 380,000	\$ 380,000	\$ 245,982	\$ 365,630	\$ 267,882
Metal Wall Panels (MP02)	\$ 152,000	\$ 152,000	\$ 115,000	\$ 212,030	\$ 298,014
Metal Wall Panel Flashings & Trims	\$ 30,950	\$ 30,950	\$ 80,000	\$ 81,360	\$ 20,720
Thermally Broken Sub-Framing	\$ 61,000	\$ 61,000	\$ 66,000	\$ 132,820	\$ 149,893
Mineral Wool Board Insulation	\$ 23,000	\$ 23,000	\$ 74,000	\$ 86,470	\$ 114,743
P&P Bond	\$ 13,579	\$ 10,850	INCLUDED IN 07A	\$ 11,240	\$ 12,155
Subtotal	\$ 660,529	\$ 657,800	\$ 580,982	\$ 889,550	\$ 863,407

Alternates, Allowances & Bid Leveling					
Thermally Broken Sub-Framing (Delegated Design Required)	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 7,150
Metal Wall Panels - Flashings & Trim	\$ 96,000	\$ 96,000	\$ 80,000	Included	\$ 111,691
Metal Insect Screens	\$ 9,500	\$ 9,500	\$ 9,500	Included	\$ 2,500
Gutters & Downspouts / Trim / Anchors	\$ 31,000	\$ 31,000	\$ 31,000	\$ 31,000	\$ 31,000
Custom Aluminum Gutter & Rain Chain Install	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
Mockup	\$ 21,500	\$ 21,500	\$ 21,500	\$ 21,500	\$ 21,500
Subtotal	\$ 194,000	\$ 194,000	\$ 178,000	\$ 88,500	\$ 186,841

Grand Total	\$ 854,529	\$ 851,800	\$ 758,982	\$ 978,050	\$ 1,050,248
Cost Difference	\$ -	\$ (2,729)	\$ (95,547)	\$ 123,521	\$ 195,719
% Difference	0%	0%	-11%	14%	23%

Required Alternates					
Alternate X - Deduct	\$ (96,000)	\$ (96,000)	\$ (35,000)	\$ (80,560)	\$ (182,295)
Alternate 1 - BOH Clerstory	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ (45,000)	\$ (45,000)	\$ (180,000)	\$ (49,330)	\$ (151,579)
Alternate 3 - Signage	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ (18,000)	\$ (18,000)	\$ (7,000)	\$ (68,790)	\$ (18,000)
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -	\$ 6,000	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ (159,000)	\$ (159,000)	\$ (216,000)	\$ (198,680)	\$ (351,874)

Grand Total - with Alternates	\$ 695,529	\$ 692,800	\$ 542,982	\$ 779,370	\$ 698,374
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Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 07D - EIFS

Date: 12/02/2024



Bid Comparison		
Description	WT GMP	Oak Brothers
Exterior Insulation and Finish System (EIFS)	\$ 85,035	\$ 85,035
Mineral-Wool Board Insulation (EIFS Only Locations)	\$ 9,801	\$ 9,801
Flashings & Trims	\$ 3,754	\$ 3,754
Joint Sealants (EIFS Only Locations)	INCLUDED	INCLUDED
P&P Bond	\$ 985	\$ 985
Subtotal	\$ 99,575	\$ 99,575
Cost Difference	\$ -	\$ -
% Difference	0%	0%

Required Alternates		
Alternate X - Deduct	\$ (34,590)	\$ (34,590)
Alternate 1 - BOH Clerestory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -
Subtotal	\$ (34,590)	\$ (34,590)

Notes, Exclusions & Qualifications

EPS Insulation ILO Mineral Wool (EIFS Only)



Bid Package: 08A - Doors, Frames & Hardware

Date: 12/02/2024

Bid Comparison			
Description	WT GMP	DH Pace	Felix Thomson (Disqualified)
Supply - Hollow Metal Doors	\$ 56,368	\$ 56,368	\$ -
Supply - Hollow Metal Frames	\$ 28,126	\$ 28,126	\$ 53,475
Supply - Door Hardware	\$ 121,291	\$ 121,291	\$ 114,230
Supply - Flush Wood Doors	\$ 7,868	\$ 7,868	\$ -
Subtotal	\$ 213,653	\$ 213,653	\$ 53,472

Alternates, Allowances & Bid Leveling			
Supply - Aluminum Frames (At Interior Wood Doors)	\$ -	\$ -	\$ -
Supply - Perforated Sliding Door / & Hardware	Included in 05B	Excluded	Excluded
Supply - Aluminum/Storefront Hardware	\$ 11,960	\$ 11,960	\$ -
Supply - ADA Operators	\$ 5,094	\$ 5,094	\$ -
Supply - Gate Hardware	\$ 6,472	\$ 6,472	\$ -
Subtotal	\$ 23,526	\$ 23,526	\$ -

Grand Total	\$ 237,179	\$ 237,179	\$ 53,472
Cost Difference	\$ -	\$ -	\$ (183,707)
% Difference	0%	0%	-77%

Required Alternates			
Alternate X - Deduct	\$ -	\$ (14,890)	\$ -
Alternate 1 - BOH Clerestory	\$ -	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -
Subtotal	\$ -	\$ (14,890)	\$ -

Grand Total	\$ 237,179	\$ 222,289	\$ 53,472
Cost Difference	\$ -	\$ (14,890)	\$ (183,707)
% Difference	0%	-6%	-77%

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: - 08B - Overhead Doors
Date: 12/02/2024



Bid Comparison		
Description	WT GMP	Brookline Doorworks
Overhead Coiling Doors	\$ 19,021	\$ 19,021
P&P Bond	\$ 285	\$ 285
Subtotal	\$ 19,306	\$ 19,306

**Bid Package:** 08C - Glass and Glazing**Date:** 12/02/2024

Bid Comparison			
Description	WT GMP	AGP, Inc.	IWR North America
Exterior Storefront / Curtain Wall	\$ 617,320	\$ 617,320	\$ 587,540
Interior Storefront	Included	Included	Included
Demountable Glazing Partition	\$ 94,485	\$ 94,485	\$ 145,710
Aluminum Door Hardware	\$ 13,245	\$ 11,245	\$ 36,600
ADA Operators	\$ 2,000	\$ 2,000	\$ 2,000
Payment & Performance Bond	\$ 14,775	\$ 14,775	\$ 10,630
Subtotal	\$ 741,825	\$ 739,825	\$ 782,480

Alternates, Allowances & Bid Leveling			
Mockup	\$ 15,000	\$ 15,000	\$ 15,000
Door Lite Glazing	\$ 3,380	\$ 3,380	\$ -
Perforated Metal Door Assembly	Included in 05B	Excluded	Excluded
Subtotal	\$ 18,380	\$ 18,380	\$ 15,000

Grand Total	\$ 760,205	\$ 758,205	\$ 797,480
Cost Difference	\$ -	\$ (2,000)	\$ 37,275
% Difference	0.00%	-0.26%	4.90%

Required Alternates			
Alternate X - Deduct	\$ (97,735)	\$ (97,735)	\$ (161,620)
Alternate 1 - BOH Clerestory	\$ 70,175	\$ 70,175	\$ 33,290
Alternate 2 - Façade Panel MP01	\$ -	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ 90,775	\$ 90,775	\$ 38,260
Alternate 10 - Monument Sign	\$ -	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -
Subtotal	\$ 63,215	\$ 63,215	\$ (90,070)

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 09A - Framing & Drywall

Date: 12/02/2024



Bid Comparison			
Description	WT GMP	Commercial Builders	PCI
Interior CFM Framing	\$ 121,803	\$ 121,083	\$ 321,798
Exterior CFM Framing	\$ 85,400	\$ 85,400	\$ 510,738
Exterior Sheathing	\$ 172,114	\$ 172,114	\$ 105,886
Interior Drywall & Finish	\$ 349,618	\$ 349,618	\$ 999,655
In-Wall Strapping	\$ 63,900	\$ 63,670	\$ 373,799
Acoustical Sealants	\$ 12,600	\$ 12,506	\$ 56,600
Joint Firestopping	\$ 13,800	\$ 13,652	\$ 7,600
In-wall Batt Insulation (Includes mineral batt insulation)	\$ 73,140	\$ 73,140	\$ 74,990
Gypsum Board Ceilings (GB01, GB02, GB03)	\$ 75,223	\$ 75,223	\$ 142,631
Acoustical Ceilings (AC01, AC02, AC03)	\$ 81,897	\$ 81,897	\$ 85,005
Acoustical Wall Panels (PX01, PX02, PX03)	\$ 43,622	\$ 43,622	\$ 18,870
Linear Wood Ceilings (LC01, LC02)	\$ 494,687	\$ 494,687	\$ 611,196
Plastic Paneling (PP01)	\$ 5,067	\$ 5,067	\$ 1,164
Install Only - Doors / Frames / Hardware	\$ 36,584	\$ 36,584	\$ 54,615
Install Only - Toilet Accessories / Partitions	\$ 3,689	\$ 3,689	\$ 44,470
Install Only - Fire Extinguishers / Cabinets	\$ 3,512	\$ 3,512	\$ 1,382
Engineered Shop Drawings	\$ 5,500	\$ 5,500	\$ 15,000
P&P bond	\$ 26,825	\$ 26,207	\$ 35,000
Subtotal	\$ 1,668,981	\$ 1,667,171	\$ 3,460,399

Alternates, Allowances & Bid Leveling			
Roof Blocking	Included	Included	\$ 34,000
Rough Blocking	\$ 22,500	\$ 22,500	\$ 22,500
Plywood at IT Rooms	\$ 2,000	\$ 2,000	\$ 2,000
Existing Ceiling Patching for New Fire Protection	\$ 50,000	\$ 50,000	\$ 50,000
Exterior Mineral Wall Board (Exterior Wall Assemblies)	Included in 07C	Excluded	Excluded
Exterior Sub-Framing	Included in 07C	Excluded	Excluded
Interior Expansion Joint Assemblies	\$ 5,383	\$ 5,383	\$ 5,383
Wood Wall Panels (WD01, WD02)	Included in 06A	Excluded	Excluded
Trimless Door Frame - 118/4	\$ 300	\$ 300	\$ 300
Storage 154 Elevated Platform	\$ 3,357	\$ 3,357	\$ 3,357
Wood Base WD03 & WD04	\$ 30,608	\$ 30,607	\$ 30,607
Shelving Systems SY01 & SY02	\$ 37,019	\$ 37,019	\$ 37,019
Pegboard SP01	\$ 4,977	\$ 4,977	\$ 4,977
Install Specialties	\$ 3,500	\$ 3,500	\$ 3,500
Supply - Doors / Frames / Hardware	Included in 08A	Excluded	Excluded
Supply - Toilet Accessories / Partitions	Included in 08A	Excluded	Excluded
Supply - Fire Extinguishers / Cabinets	Included in 08A	Excluded	Excluded
Selective Interior Demolition	Included in 02A	Excluded	Excluded
Subtotal	\$ 159,644	\$ 159,643	\$ 193,643

Grand Total	\$ 1,828,625	\$ 1,826,814	\$ 3,654,042
Cost Difference	\$ -	\$ (1,811)	\$ 1,825,417
% Difference	0%	0%	100%

Required Alternates			
Alternate X - Deduct	\$ (120,272)	\$ (120,272)	\$ (217,298)
Alternate 1 - BOH Clerestory	\$ 29,159	\$ 29,159	\$ 48,422
Alternate 2 - Façade Panel MP01	\$ -	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ 15,767	\$ 15,767	\$ 18,821
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ 50,159	\$ 50,159	\$ 22,909
Alternate 10 - Monument Sign	\$ -	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -
Subtotal	\$ (25,187)	\$ (25,187)	\$ (127,146)

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 09B - Painting

Date: 12/02/2024



Bid Comparison		
Description	WT GMP	N.E. Painting
Interior Painting	\$ 155,026	\$ 154,770
Exterior Painting	\$ 9,063	\$ 7,000
High Performance Coating (PA07)	\$ 1,700	\$ 1,700
Intumescent Paint	\$ 4,200	\$ 4,200
Wood Base Paint / Stain	\$ 10,230	\$ 10,230
Payment & Performance Bond	\$ 17,790	\$ 17,790
Subtotal	\$ 198,009	\$ 195,690

Alternates, Allowances & Bid Leveling		
Paint Mock-Ups	\$ 12,500	\$ 12,500
Miscellaneous Painted Finishes	\$ 15,000	\$ 15,000
Paint Touchup / Final Painting	\$ 15,000	\$ 15,000
Subtotal	\$ 42,500	\$ 42,500

Grand Total	\$ 240,509	\$ 238,190
Cost Difference	\$ -	\$ (2,319)
% Difference	0%	-1%

Required Alternates		
Alternate X - Deduct	\$ (8,130)	\$ (8,130)
Alternate 1 - BOH Clerestory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -
Subtotal	\$ (8,130)	\$ (8,130)

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids



Bid Package: 09C - Flooring

Date: 12/02/2024

Bid Comparison			
Description	WT GMP	Joplin Floor Designs	Flooring Systems
Resilient Floor (RF01)	\$ 7,800	\$ 7,800	\$ 17,949
Resilient Base (RB01, RB02, RB03)	\$ 7,520	\$ 7,500	\$ 7,800
Transitions Strips (TS01, TS02, TS03, TS04, TS05)	\$ 1,700	\$ 1,700	\$ 400
Carpet (CA01, CA02, CA03)	\$ 21,900	\$ 21,900	\$ 13,336
Tiling (TL01, TL02, TL03)	\$ 59,100	\$ 59,100	\$ 69,365
P&P Bond	\$ 2,940	\$ 2,940	\$ 1,088
Subtotal	\$ 100,960	\$ 100,940	\$ 109,938

Alternates, Allowances & Bid Leveling			
Flooring Patching / Leveling (Where Applicable)	\$ -	\$ 1,250	\$ -
Fluid Applied Flooring (RF02)	\$ 26,160	\$ 26,160	\$ 26,160
Flooring Protection	\$ 34,875	\$ 34,875	\$ 34,875
Subtotal	\$ 61,035	\$ 62,285	\$ 61,035

Grand Total	\$ 161,995	\$ 163,225	\$ 170,973
Cost Difference	\$ -	\$ 1,230	\$ 8,978
% Difference	0%	1%	6%

Required Alternates			
Alternate X - Deduct	\$ (5,750)	\$ (5,750)	\$ (16,905)
Alternate 1 - BOH Clerestory	\$ -	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -
Subtotal	\$ (5,750)	\$ (5,750)	\$ (16,905)

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 09D - Polished Concrete

Date: 12/02/2024



Bid Comparison							
Description	WT GMP	Cameron Concrete Polishing	Amtech	Desco Coating	Midwest Floor Restoration	Pro Concrete	Centimark Roofing
Polished Concrete (CF02)	\$ 37,503	\$ 37,503	\$ 52,576	\$ 137,930	\$ 61,336	\$ 72,337	\$ 48,995
Sealed Concrete (CF01)	\$ 23,351	\$ 23,351	\$ 14,403	\$ 128,932	\$ 17,586	\$ 49,000	\$ -
Payment & Performance Bond	Excluded	\$ 1,522	\$ -	\$ 5,233	\$ 2,244	\$ 3,033	\$ 588
Subtotal	\$ 60,854	\$ 62,376	\$ 66,979	\$ 272,095	\$ 81,166	\$ 124,370	\$ 49,583

Alternates, Allowances & Bid Leveling							
Concrete Patching & Repair for Polished Concrete	\$ 13,050	\$ 13,050	\$ 13,050	\$ 13,050	\$ 13,050	\$ 13,050	\$ 13,050
Subtotal	\$ 13,050	\$ 13,050	\$ 13,050	\$ 13,050	\$ 13,050	\$ 13,050	\$ 13,050

Grand Total	\$ 73,904	\$ 75,426	\$ 80,029	\$ 285,145	\$ 94,216	\$ 137,420	\$ 49,583
Cost Difference	\$ -	\$ 1,522	\$ 6,125	\$ 211,241	\$ 20,312	\$ 63,516	
% Difference	0%	2%	8%	286%	27%	86%	

Required Alternates							
Alternate X - Deduct	\$ -	\$ -	\$ -	\$ -	\$ (10,606)	\$ (12,327)	
Alternate 1 - BOH Clerestory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Alternate 2 - Façade Panel MP01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Alternate 3 - Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Alternate 10 - Monument Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal	\$ -	\$ -			\$ (10,606)		

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 10A - Signage
Date: 12/02/2024



Bid Comparison		
Description	WT GMP	Signarama
Signage	\$ 61,284	\$ 61,284
Subtotal	\$ 61,284	\$ 61,284

Bid Package: 10B - Misc. Specialties**Date:** 12/02/2024

Bid Comparison		
Description	WT GMP	DH Pace
Supply - Toilet Compartments	\$ 45,000	\$ 45,000
Supply - Toilet and Bathroom Accessories	\$ 35,100	\$ 35,100
Supply - Fire Extinguishers & Cabinets	\$ 3,400	\$ 3,400
Supply - Bike Rack (Exterior)	\$ 8,300	\$ 8,300
Supply - Visual Display Units	\$ 4,500	\$ 4,500
Supply - Corner Guards	\$ 3,700	\$ 3,700
Supply - Knox Box	\$ 500	Included
Supply - Bike Storage (Interior)	\$ 2,100	\$ 2,100
Supply - Litter Receptacle	\$ 7,200	\$ 7,200
Supply - Courtyard Bench	\$ 1,500	\$ 1,500
Subtotal	\$ 111,300	\$ 110,800

Required Alternates		
Alternate X - Deduct	\$ (38,700)	\$ (38,700)
Alternate 1 - BOH Clerestory	\$ -	
Alternate 2 - Façade Panel MP01	\$ -	
Alternate 3 - Signage	\$ -	
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	
Alternate 6 - Façade R-Panels at Utility Court	\$ -	
Alternate 8 - Remove Foundation Tie Beams	\$ -	
Alternate 9 - Rotating Exhibit Skylight	\$ -	
Alternate 10 - Monument Sign	\$ -	
Alternate 11 - Courtyard Plantings	\$ -	
Subtotal	\$ (38,700)	\$ (38,700)

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 11A - Loading Dock Equipment
Date: 12/02/2024



Bid Comparison		
Description	WT GMP	Brookline
Loading Dock Equipment	\$ 1,560	\$ 1,560
Subtotal	\$ 1,560	\$ 1,560

Bid Package: 12A - Window Treatment

Date: 12/02/2024



Bid Comparison		
Description	WT GMP	Benton Daylight Control Systems
Manual Roller Shades	\$ 9,375	\$ 9,375
Automatic Roller Shades	\$ 28,125	\$ 28,125
Subtotal	\$ 37,500	\$ 37,500

Required Alternates		
Alternate X - Deduct	\$ (11,150)	\$ (11,150)
Alternate 1 - BOH Clerestory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ 14,550	\$ 14,550
Alternate 10 - Monument Sign	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -
Subtotal	\$ 3,400	\$ 3,400



Bid Package: 21A - Fire Protection

Date: 12/02/2024

Bid Comparison		
Description	WT GMP	Western States
Design / Shop Drawings / Engineering	\$ 40,000	\$ 40,000
Fire Protection - Wet System	\$ 308,000	\$ 308,000
Fire Protection - Dry System	\$ 44,000	\$ 44,000
Fire Protection - Preaction System	\$ 33,000	\$ 33,000
Payment & Performance Bond	\$ 4,000	\$ 4,000
Subtotal	\$ 429,000	\$ 429,000

Alternates, Allowances & Bid Leveling		
FDC Alternate Location	\$ 25,000	\$ 25,000
Subtotal	\$ 25,000	\$ 25,000

Grand Total	\$ 454,000	\$ 454,000
Cost Difference	\$ -	\$ -
% Difference	0%	0%

Required Alternates		
Alternate X - Deduct	\$ -	\$ -
Alternate 1 - BOH Clerestory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 5 - MEP/FP Scope Only Needed for Phase 1	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -
Subtotal	\$ -	\$ -

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids



Bid Package: 22A - Plumbing

Date: 12/02/2024

Bid Comparison		
Description	WT GMP	SECO
Mobilization / GC's / GR's / Miscellaneous	\$ 306,018	\$ 306,018
Demolition & Safe Off	\$ 75,834	\$ 75,834
Temporary Reroutes - \$15,000 Allowance	\$ 15,000	\$ 15,000
Storm Drainage	\$ 251,435	\$ 251,435
Sanitary Sewer, Waste, & Vent	\$ 204,641	\$ 204,641
Domestic Water	\$ 362,073	\$ 362,073
Plumbing Fixtures & Equipment	\$ 190,394	\$ 190,394
P&P Bond	\$ 13,904	\$ 13,904
Subtotal	\$ 1,419,299	\$ 1,419,299

Required Alternates		
Alternate X - Deduct	\$ -	\$ -
Alternate 1 - BOH Clerestory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 5 - MEP/FP Scope Only Needed for Phase 1	\$ (74,419)	\$ (74,419)
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -
Subtotal	\$ (74,419)	\$ (74,419)

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 23A - Mechanical

Date: 12/02/2024



Bid Comparison		
Description	WT GMP	SECO
Mobilization / GC's / GR's / Miscellaneous	\$ 696,751	\$ 696,751
Mechanical Demolition & Safe off	\$ 208,513	\$ 208,513
Temporary Conditioning	\$ 50,000	\$ 50,000
HVAC / Ductwork	\$ 624,744	\$ 624,744
Grills, Diffusers, Accessories	\$ 291,993	\$ 291,993
Mechanical Equipment	\$ 2,377,430	\$ 2,377,430
Hydronic Piping	\$ 1,009,281	\$ 1,009,281
Insulation	\$ 497,881	\$ 497,881
Startup / Commissioning	\$ 55,479	\$ 55,479
Test & Balance	\$ 66,000	\$ 66,000
BMS Controls	\$ 493,663	\$ 493,663
P&P Bond	\$ 44,252	\$ 44,252
Subtotal	\$ 6,415,987	\$ 6,415,987

Alternates, Allowances & Bid Leveling		
Alternate X - Deduct	\$ -	\$ -
Alternate 1 - BOH Clerestory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 5 - MEP/FP Scope Only Needed for Phase 1	\$ (1,028,213)	\$ (1,028,213)
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -
Subtotal	\$ (1,028,213)	\$ (1,028,213)

Phase 2 - Budget		
PH2 - GC's / GR's / Miscellaneous	\$ -	\$ 331,892
PH2 - Mechanical Demolition & Safe Off	\$ 3,752	\$ 3,752
PH2 - Temporary Conditioning (\$50,000 Allowance)	\$ 25,000	\$ 50,000
PH2 - HVAC Ductwork	\$ 1,003,346	\$ 1,114,881
PH2 - Grills, Diusers, Accessories, Etc.	\$ 43,730	\$ 43,730
PH2 - Mechanical Equipment	\$ 707,197	\$ 907,197
PH2 - Hydronic Piping	\$ 423,786	\$ 423,786
PH2 - Insulation	\$ 289,652	\$ 289,718
PH2 - Start-up / Commissioning	\$ -	\$ 10,000
PH2 - Test & Balance	\$ 36,480	\$ 52,500
PH2 - BMS Controls - Parts, Smarts, Programming, Wire-pulls, etc.	\$ 257,118	\$ 454,545
PH2 - Payment & Performance Bond	\$ -	\$ 25,424
Subtotal	\$ 2,790,061	\$ 3,707,425

Grand Total	\$ 8,177,835	\$ 9,095,199
Cost Difference	\$ -	\$ 917,364
% Difference	0%	11%

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 26A - Electrical

Date: 12/02/2024



Phase 1 - Bid Comparison						
Description	WT GMP	Multi Craft	Pro Electric	Arcstar	Meyer	A-1 Electric
Mobilization / GC's / GR's / Miscellaneous	\$ 10,000	\$ 10,000	\$ 52,628	\$ 162,380	\$ 40,000	\$ 383,700
Additional Temp Electric	\$ 50,000	\$ 50,000	\$ 67,542	\$ 50,000	\$ 50,000	\$ 50,000
Electrical Distribution	\$ 500,000	\$ 500,000	\$ 578,002	\$ 598,659	\$ 1,230,800	\$ 641,000
Electrical Equipment	\$ 670,000	\$ 670,000	\$ 676,744	Included	\$ 75,800	\$ 675,000
Electrical Branch Circuitry	\$ 466,880	\$ 466,880	\$ 515,344	\$ 1,495,388	\$ 572,700	\$ 274,000
Lighting	\$ 700,000	\$ 700,000	\$ 409,440	\$ 438,980	\$ 646,900	\$ 837,000
Lighting Controls	\$ 93,000	\$ 93,000	\$ 1	Included	\$ 120,000	\$ 50,000
Telecommunications Rough-in Only	\$ 60,000	\$ 60,000	\$ 65,000	\$ 53,311	\$ 48,300	\$ 117,000
Audio Visual Rough-in Only	\$ 35,000	\$ 35,000	\$ 6,960	\$ 4,012	\$ 7,500	\$ 5,000
Fire Alarm	\$ 165,900	\$ 166,000	\$ 170,000	\$ 88,966	\$ 150,500	\$ 276,000
Security & Access Control Rough-in Only	\$ 35,000	\$ 35,000	\$ 12,000	\$ 14,056	\$ 6,000	\$ 14,000
P&P Bond	\$ 28,000	\$ 28,000	\$ 38,637	\$ 27,103	\$ 28,000	\$ 33,300
Subtotal	\$ 2,813,780	\$ 2,813,880	\$ 2,592,298	\$ 2,932,856	\$ 2,976,500	\$ 3,356,000

Alternates, Allowances & Bid Leveling						
BIM	Included	Included	\$ 37,652	Included	Included	Included
Demo	Included	Included	\$ 32,872	Included	Included	Included
Electrical Connections	Included	Included	\$ 75,000	Included	Included	Included
Gen Docking Station	Included	Included	\$ 58,575	Included	Included	Included
Site	Included	Included	\$ 26,241	Included	Included	Included
Electrical Gap Fill	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Subtotal	\$ 25,000	\$ 25,000	\$ 255,340	\$ 25,000	\$ 25,000	\$ 25,000

Grand Total	\$ 2,838,780	\$ 2,838,880	\$ 2,847,638	\$ 2,957,856	\$ 3,001,500	\$ 3,381,000
Cost Difference		\$ 100	\$ 8,858	\$ 119,076	\$ 162,720	\$ 542,220
% Difference	0%	0%	0%	4%	6%	19%

Required Alternates						
Alternate 1 - BOH Clerestory	\$ -	\$ -	\$ -	\$ -	\$ 1,600	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 5 - MEP/FP Scope Only Needed for Phase 1	\$ (277,740)	\$ (277,740)	\$ (229,889)	\$ (276,710)	\$ (199,800)	\$ 215,000
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -	\$ -	\$ -	\$ 1,670	\$ -
Alternate 10 - Monument Sign	\$ (2,000)	\$ (2,000)	\$ (7,500)	\$ -	\$ (2,650)	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ (279,740)	\$ (279,740)	\$ (237,389)	\$ (276,710)	\$ (199,180)	\$ 215,000

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

**Bid Package:** 31A - Sitework & Utilities**Date:** 12/02/2024

Bid Comparison		
Description	WT GMP	JD Wallace
Site Demo & Clearing (Building Demolition by Others)	\$ 96,948	\$ 96,948
Erosion Control & SWPPP	\$ 34,448	\$ 34,448
Excavation & Export	\$ 32,870	\$ 32,865
Building Pad Subgrade	\$ 122,296	\$ 122,242
Rough Grading	\$ 120,980	\$ 120,980
Final Grading	\$ 42,865	\$ 42,865
Storm Utilities	\$ 299,252	\$ 299,252
P&P Bond	\$ 22,782	\$ 11,391
Subtotal	\$ 772,441	\$ 760,991

Alternates, Allowances & Bid Leveling		
Utility Locates / Hydro-Excavation	\$ 10,000	\$ 10,000
Rock Excavation - Mass Rock	\$ 6,250	\$ 6,250
Rock Excavation - Trench Rock	\$ 5,000	\$ 5,000
Unforeseen Conditions / Unsuitable Soils	\$ 63,000	\$ 63,000
Sanitary - Tie-in to Existing	\$ 5,000	\$ 5,000
Foundation Drainage at Courtyard	\$ 32,772	\$ 32,772
Earthwork - Additional Import	\$ 35,000	\$ 35,000
Subtotal	\$ 157,022	\$ 157,022

Grand Total	\$ 929,463	\$ 918,013
Cost Difference	\$ -	\$ (11,450)
% Difference	0%	-1%

Required Alternates		
Alternate X - Deduct	\$ -	\$ -
Alternate 1 - BOH Clerestory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -
Subtotal	\$ -	\$ -



Bid Package: 32A - Asphalt

Date: 12/02/2024

Bid Comparison		
Description	WT GMP	Springfield Striping & Sealing
Asphalt	\$ 24,979	\$ 24,979
Pavement Markings	\$ 1,814	\$ 1,814
ADA Signage at Parking Lot	\$ 2,650	\$ 2,650
Subtotal	\$ 29,443	\$ 29,443

Required Alternates		
Alternate X - Deduct	\$ -	\$ -
Alternate 1 - BOH Clerestory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -
Alternate 10 - Monument Sign	\$ -	\$ -
Alternate 11 - Courtyard Plantings	\$ -	\$ -
Subtotal	\$ -	\$ -

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids

Bid Package: 32E - Landscape

Date: 12/02/2024



Bid Comparison		
Description	WT GMP	A-1 Walls & Landscaping
Plantings & Wildflower Seeds	\$ 34,000.00	\$ 34,000.00
Black Trap Rock	\$ 5,000.00	\$ 5,000.00
Mexican Beach Pebels	\$ 750.00	\$ 750.00
Metal Edging	\$ 7,000.00	\$ 7,000.00
Mulch	\$ 3,025.00	\$ 3,025.00
Topsoil	\$ 21,000.00	\$ 21,000.00
Flagstoner Rock	\$ 12,600.00	\$ 12,600.00
Stone Benches	\$ 6,000.00	\$ 6,000.00
Sod	\$ 31,200.00	\$ 31,200.00
Labor	\$ 35,200.00	\$ 35,200.00
Irrigation	\$ 66,000.00	\$ 66,000.00
P&P Bond	\$ 6,653.00	\$ 6,653.00
Subtotal	\$ 228,428	\$ 228,428

Required Alternates		
Alternate X - Deduct	\$ -	\$ -
Alternate 1 - BOH Clerstory	\$ -	\$ -
Alternate 2 - Façade Panel MP01	\$ -	\$ -
Alternate 3 - Signage	\$ -	\$ -
Alternate 4 - Gallery Acoustical Ceiling Panels	\$ -	\$ -
Alternate 5 -	\$ -	\$ -
Alternate 6 - Façade R-Panels at Utility Court	\$ -	\$ -
Alternate 8 - Remove Foundation Tie Beams	\$ -	\$ -
Alternate 9 - Rotating Exhibit Skylight	\$ -	\$ -
Alternate 10 - Mnument Sign	\$ (5,000)	\$ (5,000)
Alternate 11 - Courtyard Plantings	\$ (17,500)	\$ (17,500)
Subtotal	\$ (22,500)	\$ (22,500)

Notes, Exclusions & Qualifications

Items Highlighted in Yellow are carry numbers/values from another bidder to Level the bids



EXPLANATION TO COUNCIL BILL 2025-033 (HORTON)

FILED: 01/23/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A special ordinance approving the plans and specifications for the Historic City Hall Rehabilitation project; accepting the guaranteed maximum price proposed by J.E. Dunn Construction Company in the amount of \$19,331,366 for said project; authorizing the City Manager, or designee, to enter into a contract with J.E. Dunn Construction Company for the purpose of constructing said project; and amending the Fiscal Year 2024-2025 budget in the amount of \$6,500,000.

PURPOSE: Authorizing the City Manager, or his designee, to execute the construction contract between the City of Springfield, Missouri and by J.E. Dunn Construction Company ("J.E. Dunn") to set the Guaranteed Maximum Price ("GMP") for construction of the Historic City Hall Rehabilitation Project at 830 North Boonville Avenue in the amount of \$19,331,366; and amending the Fiscal Year 2024-2025 budget of the Public Works Department in the amount of \$6,500,000.

BACKGROUND INFORMATION: Resolution 10687 declared the intent of the City of Springfield to utilize the Construction Manager at Risk ("CMAR") project delivery method for the Historic City Hall Rehabilitation Project.

The construction phase will include a variety of scopes of work to reach the following project goals:

- Accessibility for all users
- Second enclosed stair and elevator
- Modern code compliant mechanical, electrical, and plumbing systems
- Modern office spaces for various municipal departments and City Council
- Historic components addressed at a local, state, and federal level
- Building envelope improvements

J.E. Dunn solicited bids for various work packages for the Historic City Hall Rehabilitation Project by advertising in the Daily Events and Kansas City Star from October 16, 2024, through November 3, 2024. On November 14, 2024, J.E. Dunn opened individual bid packages and read publicly those packages receiving more than one bid. Bid packages receiving one or no bids were resolicited. J.E. Dunn received, opened, and read publicly all remaining bids on December 18, 2024. The Guaranteed Maximum Price Proposal ("Exhibit A") includes the following low bidders for the various work packages:

JE Dunn Pre-Construction Fee
CMAR - Pre-Construction Phase

Bid Amount
\$98,724

Work Package (low bidder)

Bid Amount

Final & Construction Clean (Turnkey Cleaner)	\$34,475
Selective & Building Demolition	\$460,441
Building & Site Concrete & Earthwork (Bulldog Demolition)	\$392,650
Masonry (Advanced Concrete)	\$214,945
Stone Restoration (Mid-Continental Restoration)	\$516,815
Struct Steel and Misc. Metal Furnish (Design Fabrication)	\$95,187
Structural Steel Erect (Phoenix Hill)	\$131,500
Metal Repair and Restoration (Mid-Continental Restoration)	\$61,000
Millwork and Finish Carpentry (AF Johnson)	\$574,481
Shingle Roofing & Sheet Metal (G&R Construction)	\$316,966
Dampproofing and Waterproofing (Atkins Waterproofing)	\$19,035
Memb Roofing, Mtl Panels & Soffits (G&R Construction)	\$193,951
Joint Sealants (Allowance)	\$25,000
General Trades (JE Dunn)	\$603,935
Glass & Glazing (AGP)	\$120,580
Wood Windows (Review)	\$909,964
Drywall & Ceilings (Performance Contracting)	\$1,691,773
Plaster Work (Evergreene/Oak Brothers)	\$804,133
Tile and Flooring Work (Flooring Systems Inc)	\$372,278
Painting & Wallcoverings (Elliott Painting)	\$431,464
Fireplaces (Allowance)	\$10,000
Signage (Pinnacle Sign)	\$12,612
Casework (AF Johnson & JE Dunn Value)	\$28,211
Window Treatments (CIC)	\$89,776
Elevators (Schindler)	\$161,902
Fire Protection (Aegis Fire Protection)	\$300,150
Plumbing & Site Utilities (Sharp Mechanical)	\$794,946
HVAC (Gold Mechanical)	\$2,999,442
Electrical & Fire Alarm (Meyer Electric)	\$1,817,258
Landscaping and Irrigation (Allowance)	\$7,500
Temporary Fence (Robinson Fence)	\$18,207
General Requirements (JE Dunn)	\$274,780
Work Package Subtotal	\$14,485,357

General Conditions & Fees

Bid Amount

CMAR - General Conditions (\$67,181 at 18.5 months)	\$1,242,846
Insurance (G/L)	\$229,992
GC Performance Bond	\$211,592
Sub Default Program Rate	\$248,391
Builder's Risk (includes \$50K deductible)	\$328,860

OCP	\$14,719
Construction Contingency (6%)	\$1,011,629
CM Fee	\$527,227
General Conditions & Fees Subtotal	\$3,815,256

<u>Alternate Bids</u>	<u>Bid Amount</u>
Perform Lower Priority Exterior Stone Restoration Work	\$323,351
Complete Replacement of Lower-Level Windows	\$47,683
Refinish Woodwork @ Council Chambers	\$25,118
New Wainscot @ New Lobby 101	\$61,748
Marble Surrounds @ New Elevator Doors	\$13,477
CH, HW, Glycol Pumps	\$41,624
New Wood Windows by Review ILO Pella	\$239,294
Replace Custom transoms at 1A, 1B, 1F, 1G, 3H	\$179,734
Alternate Bids Subtotal	\$932,029

JE Dunn GMP **\$19,331,366**

The previously approved project budget of \$16,519,000, which includes funding from Level Property Tax, City Bonds, ARPA, City Manager's Contingency and General Fund, has covered project expenses already incurred such as relocation of City Council, winterization, design fees, hazardous material testing and abatement, and other miscellaneous expenses.

Additional funding in the amount of \$6,720,930 needed to cover remaining construction costs for the Historic City Hall Rehabilitation Project is proposed to be budgeted from the following sources and as shown in attached budget adjustment ("Exhibit B"):

- \$6,500,000 of Fiscal Year 24 General Fund Carry Over.

Grant funding source proposed in a separate Council Bill:

- \$220,930 of the EECBG Grant for Window Replacement.

Supports City Council priorities:

- Quality of place
- Fiscal Sustainability and Accountability
- Economic Vitality



REMARKS: Public Works recommends award of the construction contract and approval of the budget adjustment to set the GMP for construction of the Historic City Hall Rehabilitation Project.

Submitted By: Eric Claussen, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 2/3/2025

Attachments:

1. City Hall GMP_ord
2. Historic City Hall Rehab GMP_ExhA
3. Historic City Hall Rehab BA_ExhB

One-rdg. _____
P. Hrngs. _____
Pgs. 17
Filed: 02-04-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-033

SPECIAL ORDINANCE _____

AN ORDINANCE

1 APPROVING the plans and specifications for the Historic City Hall Rehabilitation
2 project; accepting the guaranteed maximum price proposed by J.E.
3 Dunn Construction Company in the amount of \$19,331,366 for said
4 project; authorizing the City Manager, or designee, to enter into a
5 contract with J.E. Dunn Construction Company for the purpose of
6 constructing said project; and amending the Fiscal Year 2024-2025
7 budget in the amount of \$6,500,000.
8 _____
9

10 WHEREAS, Resolution 10687 declared the intent of the City of Springfield to
11 utilize the Construction Manager at Risk ("CMAR") project delivery method for the
12 Historic City Hall Rehabilitation Project ("Project"); and
13

14 WHEREAS, J.E. Dunn Construction Company ("J.E. Dunn") was selected as the
15 CMAR for the Project; and
16

17 WHEREAS, the Project was designed to accomplish several goals, including
18 improving accessibility, adding a second enclosed stair and elevator, adding modern
19 code-compliant mechanical, electrical, and plumbing systems, creating modern office
20 spaces for City Council and various municipal departments, incorporating historic
21 components, and improving the building envelope; and
22

23 WHEREAS, bids for various work packages for the Project were solicited by
24 advertisement in the *Daily Events* and *Kansas City Star* from October 16, 2024, through
25 November 3, 2024, and for those work packages receiving multiple bids, bids were
26 opened and read publicly by J.E. Dunn on November 14, 2024; and
27

28 WHEREAS, for work packages receiving one or no bids, J.E. Dunn solicited
29 additional bids which were opened and read publicly on December 18, 2024; and
30

31 WHEREAS, based on the plans, specifications, and bids received, J.E. Dunn
32 developed the guaranteed maximum price ("GMP") of \$19,331,366 for the Project, as
33 depicted in GMP Proposal attached hereto and incorporated herein as "Exhibit A"; and

34
35 WHEREAS, the GMP, if accepted, will be funded from several funding sources,
36 including previously budgeted funds from the Level Property Tax, special obligation
37 bonds, ARPA grant funds, City Manager's Contingency and General Fund; and
38

39 WHEREAS, to provide the additional \$6,720,930 necessary to cover remaining
40 construction costs, \$220,930 will be funded by federal Energy Efficiency and
41 Conservation Block Grant funds to be budgeted by a separate council bill, and
42 \$6,500,000 will be allocated from carryover funds from Fiscal Year 2024-2025 to be
43 budgeted by this Ordinance.
44

45 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
46 SPRINGFIELD, MISSOURI, as follows, that:
47

48 Section 1 – City Council hereby approves the plans and specifications for the
49 Historic City Hall Rehabilitation Project and accepts the guaranteed maximum price
50 ("GMP") of J.E. Dunn Construction Company for said Project at the not to exceed price
51 and sum of \$19,331,366.
52

53 Section 2 – The City Manager, or designee, is hereby authorized to enter into a
54 contract with J.E. Dunn Construction Company for such work in accordance with the
55 terms of the bid, the plans, the specifications, and "Exhibit A," provided such contract is
56 in a form approved by the City Attorney.
57

58 Section 3 – The budget of the Historic City Hall Rehabilitation Project for Fiscal
59 Year 2024-2025 is hereby amended in the accounts and in the amounts shown on
60 Budget Adjustment No. 47, a copy of which is attached hereto and incorporated herein
61 by reference as "Exhibit B."
62

63 Section 4 – City Council finds that the budget adjustment made above has been
64 recommended by the City Manager.
65

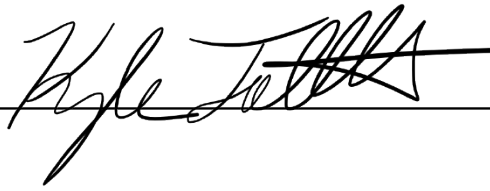
66 Section 5 – This Ordinance shall be in full force and effect from and after
67 passage.
68

69 Passed at meeting: _____
70

71 _____
72 Mayor
73

74 Attest: _____, City Clerk
75

76 Filed as Ordinance: _____
77

78 Approved as to form:  _____, Assistant City Attorney
79

80
81
82

Approved for Council action:

A handwritten signature in black ink, appearing to read "Collin Sykes", written over a horizontal line.

, Interim City Manager

EXHIBIT A



JE DUNN CONSTRUCTION

1001 LOCUST STREET

KANSAS CITY, MO 64106

TEL 816.474.8600 | FAX 816.391.2510

www.jedunn.com

January 22nd, 2025

Jennifer Swan
City of Springfield, Public Works
840 N. Boonville Ave. / P.O. Box 8368
Springfield, MO 65802

RE: Historic City Hall Renovation
JE Dunn Job No. 23031300
Partial / Component GMP Proposal

Dear Jennifer:

We are pleased to submit this GMP proposal in the amount of \$19,331,366.

The proposal's cost breakdown, Bid Alternates, Unit Prices, and proposed Subcontractors are as listed on the attached bid summary.

Clarifications and exclusions are listed on the following pages.

Please contact me at 417-353-4845 if you would like any further information or if we can be of further assistance.

Sincerely,

J.E. Dunn Construction Company

A handwritten signature in blue ink, appearing to read 'D. Atkisson', is written over a light blue horizontal line.

David Atkisson
Senior Project Manager

cc: Jim Coulter, JE Dunn
Chris Allen, JE Dunn
Erin Aldridge, JE Dunn
Terry Bogart, JE Dunn
David Slovikoski, JE Dunn

File: Contract & Agreements with Owner

CLARIFICATIONS:

General Clarifications / Qualifications:

1. This proposal is based on the drawings and specifications as follows:
 - a. Drawings and Project Manual dated 9/30/24
 - b. Addendum No. 01 dated 10/30/24
 - c. Addendum No. 02 dated 10/31/24
 - d. Addendum No. 03 dated 11/7/24
2. Proposal pricing based on initial trade partner bids is valid through December 27, 2024. We have requested that low/successful bidders hold their pricing until 2/28/25, with confirmations received from all trade partners.
3. Standard working hours will be Monday through Friday from 7:00 am - 3:30 pm. Overtime or premium time is not included in trade partner pricing.
4. General Conditions are included at a monthly rate of \$67,181 for a duration of 18.5 months, including 16 months of field supervision during the onsite construction phase. Schedule is based on anticipated City Council approval by 2/24/25, with signed GMP prior to 2/28 to allow for notice of award to trade partners by 2/28/25. Projected start date for mobilization activities is +/- 3/17/25, start of actual construction activities 3/31/25, and substantial completion 7/17/2026.
5. Preconstruction services for a total of 18 months is included in the amount of \$98,724.
6. Among other costs necessarily incurred by the Construction Manager in the performance of the Work, the following shall be included as reimbursable costs that are part of the Total Construction Costs: (1) Construction Manager's insurance coverage program including, but not limited to, General Liability Insurance and other insurance at the rate of One and Twenty-Five Hundredths percent (1.25%) of the Total Construction Costs for coverage of Construction Manager and enrolled subcontractors (as defined in the CIP Manual); (2) Construction Manager's Payment and Performance Bonds at the rate of One and Fifteen Hundredths percent (1.15%) of the Total Construction Costs; (3) Premiums for Builders' Risk insurance and deductibles incurred for Builders' Risk claims, if applicable; (4) Premiums for Owner's and Contractor's Protective Liability Insurance; and (5) Construction Manager's subcontractor default program at the rate of One and Thirty-Five Hundredths percent (1.35%) of the value of the subcontract and material agreements.
7. In the event there are changes in laws after the date of this proposal, including, without limitation changes in laws that affect taxes or tariffs, the Guaranteed Maximum Price, estimated Cost of the Work, Construction Manager's Fee, and the construction schedule for the Work shall be equitably adjusted for additional costs or delay resulting from the laws enacted or changed.
8. Accepted VE and Contractor-provided options include:
 - a. Delete metering section and associated components for the 1600-amp MSB Switchboard. Savings of <\$3,472> reflected in Base Bid value. Accepted.
 - b. Change 3/8" shadow mold at crown (both walls and ceilings) to simple tear-away. Savings of <\$12,960> included in Base Bid pricing. Note: Revised pricing pending to keep 3/8" shadow mold at joint between crown and wall but eliminate at joint between crown and ceiling. Cost impact will be adjusted within GMP via CM Contingency.

- c. Alternate HVAC controls with Trane ILO C&C Group. Potential cost savings of \$112,659. See Mechanical/HVAC section No. 23 below for additional details. Decision pending.
- d. Change Tower roof from modified bit overlay to new TPO (including tear-off of existing). An allowance of \$5,000 is included in current Base Bid pricing. Note: Per 1/16/24 OAC meeting, it is understood that the City's desire is to proceed with modified bit overlay per the drawings, allowing this \$5,000 allowance to be redirected within the GMP.
- e. New roof drain piping in lieu of lining existing. Design & pricing pending decision. See Section No. 22 below for additional information.
- f. Additional 19 LF of new wainscot in south entry Lobby to replace water damaged materials. \$15,625 is included in the Base Bid. Note: Per 1/21/25 OAC meeting, this additional scope may not be required, with potential cost savings to result.
- g. Replace bottom ¾" x 3" base trim at Rotunda (4 levels). \$11,537 included in Base Bid. Notes: Per 1/21/25 OAC meeting, this may or may not be required. Pending details for how floorcovering terminates at base. May be necessary for clean joint.
- h. Window treatment V/E option. TBD
- 9. Accepted Alternates include:
 - a. Alternate No. 01 – Perform Lower Priority Exterior Stone Restoration Work
 - b. Alternate No. 02 – Replacement of Complete Window Units & Misc. Repairs/Maintenance at South Rotunda Windows
 - c. Alternate No. 03 – Replacement of Complete Window Units at Lower Level
 - d. Alternate No. 04 – Refinish Woodwork at Council Chambers
 - e. Alternate No. 05 – New Wainscot in Lobby 101
 - f. Alternate No. 06 – Marble Surrounds at New Elevator Doors
 - g. Alternate No. 07 – CH, HW, Glycol Pumps
 - h. Alternate No. 09 – New Wood Windows by Re-View ILO Pella
 - i. Alternate No. 10 – Replace Custom Transoms at 1A, 1B, 1F, 1G, 3H by Re-View
- 10. Rejected Alternates:
 - a. Alternate No. 08 – Holiday Lighting

General Exclusions:

- 1. Building permit, plan review fees, and tech. fees.
- 2. Tap fees (by Owner).
- 3. Temporary or permanent utility consumption fees as needed for construction (electric, gas, water, etc.). It is assumed that existing utility services can be utilized to power/fuel temporary HVAC equipment. Setting/re-setting of meter(s) for temporary use by Owner.
- 4. Environmental study of any kind.
- 5. Hazardous material abatement.
- 6. Design reimbursables and fees.
- 7. Contract drawing and specification reproduction for Owner and Architect.
- 8. Labor to unload or install Owner furnished equipment except as required by the Contract Documents.
- 9. Special inspections and testing (i.e. soils, concrete, steel).
- 10. A geotechnical report has not been provided for this project. No unforeseen civil conditions have been included.
- 11. Repairs or improvements to existing parking lot and drive lanes and/or re-striping.
- 12. Commissioning and specialty consultants.

13. Communication systems.
14. Audio/Visual systems.
15. Security systems.
16. Owner project contingency.

Specific Clarifications / Qualifications / Exclusions:

1. Selective & Building Demolition
 - a. Existing walls and stair at NW corner of basement conflict with new foundations required for new steel columns. Additional demolition is anticipated (stair, walls, slab) that is not indicated in the demolition drawings. An allowance is included.
 - b. Demo of topping slab at 2nd floor in Rooms 225 & 226 is included. It is assumed that the structural slab underneath can receive new flooring with minor floor prep.
2. Building & Site Concrete & Earthwork
 - a. Excavation is considered to be classified, thus solid rock excavation is not included.
 - b. Removal and replacement of unsuitable soils is not included.
 - c. Excavation and underpinning at the new elevator pit are included as an allowance since existing/actual conditions are unknown.
 - d. Lightweight concrete may not be available in the small quantity required for this project. As such, it may be more cost-effective to use standard weight concrete and increase the steel/deck gauge to support it.
3. Stone Restoration
 - a. Repair work is included only as specifically noted in the drawings. If additional work is desired/required, work will be performed on a time and material and/or unit price basis.
4. Structural and Misc. Steel
 - a. Schindler Elevator requires two (2) hoist beams to install the new elevator, for which the cost is included. Drawings indicate a single beam.
 - b. AISC certification of steel fabricator (Design Fabrication) is not included.
5. Metal Repair & Restoration
 - a. GMP budget includes pricing from Mid-Continental Restoration.
 - b. Pricing has been requested of Pishny, but not yet received.
6. Millwork and Finish Carpentry
 - a. Existing interior wood trim at windows to remain in place or be removed and reinstalled as required, with new/additional wood trim where noted in the drawings.
 - b. Modification of existing wood pews is included in supplemental AF Johnson pricing.
 - c. Specifications call for Red Oak, which is what AF Johnson's initial bid was based on. Based on a post-bid site visit, AF Johnson believes most existing trim is Fir (cost premium), with some areas of Red Oak. Pricing reflects Fir at existing Fir and Red Oak at existing Red Oak.
 - d. Basement window trim is included with Fir in SE corner office, existing window trim to remain where applicable (west), and new simple stain-grade trim at NW & North areas.
7. Shingle Roofing, Slate Roofing, and Sheet Metals
 - a. The GMP budget is based on a combination bid from G&R Construction, with Watkins Roofing providing the sheet metal scope as part of G&R's bid proposal.
 - b. Trade partner pricing assumes existing decking is all in good condition. An allowance is included for minor decking repairs and/or replacement.

- c. Trade partner bids initially based on all existing copper to be salvaged and reinstalled, which is not realistic. Based on post-bid walk-through with bidders, pricing reflects an allowance for 100 LF of new copper at ridges/hips at \$14,100. Note: New copper will stand out (visibly) for extended period of time until new copper weathers and patinas.
 - d. Existing gutter joints to be inspected and sealed with sealant. No soldering, riveting, and/or replacement of existing gutter materials is included.
 - e. G&R Construction pricing reflects combo package discount of \$37,173 to provide all roofing & sheet metal scope (incl. TPO, asphalt shingles, ACM panels, & sheet metal).
 - f. An allowance is included to provide the new coating at back side of stone parapet on Tower. Both roofing and waterproofing trade partners have expressed reservations in performing this work, both suggesting the other trade perform it. Resolution TBD.
- 8. Damp-proofing and Waterproofing
 - a. Waterproofing of the existing basement wall is included to depth of exposure only (as required for new foundations at east vestibule and exterior stair/ramp).
- 9. Membrane Roofing and Metal Panels & Soffits
 - a. A combination bid from G&R Construction is currently included in the GMP pricing.
- 10. Joint Sealants
 - a. New caulking at existing Rotunda and Tower windows is included in the Base Bid painting bid package by Re-View.
- 11. Glass & Glazing
 - a. An allowance is included in the Base Bid for glass in wood storefronts SF-5, SF-9, SF-10 (not provided by Pella). These wood storefronts will be provided by Re-View with the acceptance of Bid Alternate No. 09.
- 12. Wood Windows
 - a. Project budget was based on replacing wood window sashes only (not full framed units).
 - b. Pella's scope (as described in Alternate 2) is included in the Base Bid budget as follows:
 - i. Full window replacement of bottom sashes only, with top transoms to remain at 1st floor.
 - ii. Full window replacement (sashes and frames) at 2nd floor.
 - iii. Full window replacement (sashes and frames) at 3rd floor.
 - iv. Pella is unable to provide wood/glass storefronts SF-5, SF-9, SF-10. GMP budget includes an allowance for others to provide.
 - v. Pella will not modify and/or repair existing windows at the Rotunda or Tower. Allowances are included for this work to be performed by others.
 - vi. Existing exterior wood trim and sills will remain and/or be salvaged and reinstalled where possible with Pella's scope.
 - vii. All new and/or existing wood trim will be painted by others (painter).
 - c. Alternate No. 9 – Window Replacement by Review ILO Pella
 - i. Full window replacement of bottom sashes only, with top transoms to remain at 1st floor.
 - ii. Full window replacement (sashes and frames) at 2nd floor.
 - iii. Full window replacement (sashes and frames) at 3rd floor.
 - iv. Wood/glass storefronts SF-5, SF-9, SF-10 included.
 - v. Existing exterior wood trim and sills will be replaced with all new wood trim/sills, where windows are being replaced.
 - vi. All exterior wood will be painted by Review.

13. Light Gauge Framing, Drywall & Ceilings

- a. See V/E item 8.b above regarding 3/8" shadow mold at drywall overlay.
- b. Skim coating of existing plaster walls is not included where drywall overlay occurs. It is anticipated that the 3/8" drywall will adequately span over irregularities without significant telegraphing through the drywall.

14. Plaster

- a. At hairline cracks in plaster walls, routing out and repairing cracks is not included. It is assumed that skim coating and prime/paint will adequately cover the hairline cracks. Should a mesh overlay be required to cover cracks, this would be additional scope/cost.
- b. At hairline cracks in plaster crown mold, routing out and repairing cracks is not included. It is expected that sanding/prime/paint will adequately cover the hairline cracks.
- c. Plaster repairs would occur at a "loss of plaster" (at decorative/ornate plaster).
- d. Major holes in existing plaster ceilings and walls to be repaired with gypsum patch, prior to drywall overlay (by drywall trade partner).
- e. Skim coating of existing crown mold is not included. While it is anticipated that many hairline cracks will disappear with sanding, priming, and painting, many cracks and existing imperfections in crown mold will remain visible.
- f. New plaster at existing columns in Lobby 101 is included (not specifically shown in drawings).

15. Tile and Flooring

- a. Black adhesive/underlayment that remains on some existing floors is assumed to not contain hazardous materials. JE Dunn understands Gerken has had this material tested and does not contain hazardous materials.
- b. Generally, new underlayment is not included for new flooring.

16. Painting and Wallcoverings

- a. Repairs or painting of existing vault doors scheduled to remain.
- b. An allowance to sand and prep existing crown mold is included, prior to priming and painting. Skim coating of crown mold is not included.

17. Fireplaces

- a. An allowance is included to repair existing fireplace finishes.

18. Signage

- a. Additional room signage included per email correspondence with Sapp Design 12/3 – 12/4/24.

19. Window Treatments

- a. Clarifying documents received from Sapp Design 12/31/24.
- b. Bidders have been asked to review & update pricing based on above.
- c. Low bidder may change with revised pricing.

20. Elevators

- a. An allowance is included to make existing elevator operational for construction use.
- b. An allowance is included to add a lockout/access control function to the existing elevator.
- c. A "cube" to provide wireless phone service to the elevator (new and/or existing) can be provided by Schindler, eliminating the requirement of a land line phone service. An initial purchase price, plus ongoing monthly cost for this service would be required.

21. Fire Protection

- a. Fire protection within existing floor cavity spaces or separation/division of existing floor cavity space(s) to eliminate fire protection requirements is not included. JE Dunn is not certain if this needs to be considered or not. Direction from Sapp/IMEG is needed.
- b. A nitrogen generator has been recommended by IMEG for the dry pipe system. This is included in the base bid budget.

22. Plumbing & Site Utilities

- a. Existing trenches in basement floor do not appear to be open to allow new piping within them (vaults only with no open trenches between vaults).
- b. An allowance is included in Sharp Mechanical's pricing to line existing roof drain piping. However, based on initial feedback from the City team (via Farr Better Plumbing) and post-bid site visits, there is concern that the condition of the existing piping is not good enough to be lined and/or that the various fittings and branches in the piping will not be conducive to lining, and will require pipe replacement instead. Should replacement be required, additional hazardous material abatement and selective demolition by Owner/Gerken would be required, along with additional wall repairs. An allowance is included for additional wall repairs. JE Dunn and Sharp Mechanical believe it is possible that the allowance currently included to line the piping could be sufficient to provide new piping, but actual cost will be dependent upon design/re-design TBD.
- c. An allowance is included to demo/remove existing surface-mounted sanitary sewer piping not shown to be removed.

23. Mechanical / HVAC

- a. Initial bidder feedback has provided potential cost-saving ideas including:
 - i. PVC flue in lieu of double-wall stainless steel. This option is not accepted per Sapp/IMEG recommendations and City staff direction.
 - ii. Potential change in controls providers could product cost savings, if acceptable.
 - 1. Change from original bid from Gold Mechanical which includes controls by C&C Group, major equipment by Trane, and FCUs by JCI.
 - 2. Change to option from Gold Mechanical which includes controls by Trane, major equipment by Trane, and FCUs by JCI.
 - a. Trane will provide factory-mounted controls on Trane equipment and field-mount controls on FCUs by JCI.
 - 3. Potential cost savings from Gold Mechanical vs. amount included in this GMP proposal = <\$112,659>
- b. See general exclusions regarding utility consumption for temporary & permanent HVAC systems.

24. Pre-Purchased Mechanical Equipment

- a. All mechanical equipment is included in the trade partner's bid (based on re-bid process and single GMP approach).

25. Electrical & Low Voltage

- a. Low bidder could be determined by whether Alternate No. 8, holiday lighting, is accepted or not.
- b. See general exclusions regarding utility consumption during construction.

- c. Meyer Electric takes exception to this maximum specification:
 - i. From Switchboard Specs: 48" L x 24" W x 92" H
 - ii. MSB Without Metering: 90" H x 66" W x 30" D
- 26. Pre-Purchased Electrical Equipment
 - a. All electrical gear/equipment is included in trade partner's bid (based on single GMP approach).
 - b. Transformer is Owner-furnished, Contractor installed.
- 27. Landscaping & Irrigation
 - a. An allowance to repair existing grass areas is included.
 - b. We are not aware of any existing irrigation systems that could be damaged by construction traffic.
- 28. Temporary Fence
 - a. Temporary chain link fence panels are included around the construction site per the Site Access Plan. Screening with custom graphics to be supplied by Owner.

Springfield Historic City Hall Renovation
Project Cost Summary
1/22/2025



Bid Pkg.	Description	Trade Partner Base Bid	Adjustments & Allowances	Total Amount	Trade Partner	Bid / Allowance Comment
100A	General Conditions and PreCon Services			\$ 1,341,570.00	JE Dunn	
124A	Final & Construction Clean	\$ 23,995.00	\$ 10,480.00	\$ 34,475.00	Turnkey Cleaner	Adjustments: Site & office clean + touch-up clean
02B	Selective & Building Demolition	\$ 394,641.00	\$ 65,800.00	\$ 460,441.00	Bulldog Demolition	Unforeseen/Misc. Demolition Allowance, Additional Basement Demo, Demo Existing Sanitary Sewer Pipe
03A	Building & Site Concrete & Earthwork	\$ 366,350.00	\$ 26,300.00	\$ 392,650.00	Advanced Concrete	Allowance includes SWPPP, Street Traffic Control, Sidewalk Replacement
04A	Masonry	\$ 214,945.00	\$ -	\$ 214,945.00	Bryant Edgeman Masonry	
04B	Stone Restoration	\$ 496,815.00	\$ 20,000.00	\$ 516,815.00	Mid-Continental Restoration	Additional Joint Repointing & Repairs Allowance
05A	Structural Steel And Misc Metal Furnish	\$ 94,433.00	\$ 754.00	\$ 95,187.00	Design Fabrication	Add for additional elevator hoist beam
05B	Structural Steel Erect	\$ 131,500.00	\$ -	\$ 131,500.00	Phoenix Hill	
05D	Metal Repair and Restoration	\$ 61,000.00	\$ -	\$ 61,000.00	Mid Continental	Potential for additional pricing from Pishny. TBD
06E	Millwork And Finish Carpentry	\$ 305,061.00	\$ 269,420.00	\$ 574,481.00	AF Johnson	Allowance includes Tower window trim, modify pews, Fir vs. Red Oak in certain locations, missing scope in AFJ original bid, basement window trim, general repairs & replacement.
07A	Shingle Roofing & Sheet Metals	\$ 308,966.00	\$ 10,000.00	\$ 318,966.00	G&R Construction	Allowance to replace existing decking
07B	Dampproofing And Waterproofing	\$ 11,300.00	\$ 7,735.00	\$ 19,035.00	Atkins Weatherproofing	Basement waterproofing below new east entrance
07E	Membrane Roofing & Metal Panels & Soffits	\$ 182,098.00	\$ 11,853.00	\$ 193,951.00	G&R Construction	Allowances for awning, exist. copper replacement, coating back side Tower parapet, temp dry-in, replace Tower roof with new TPO (vs. overlay mod. bit)
071.1	Joint Sealants	\$ -	\$ 25,000.00	\$ 25,000.00	Allowance	Misc. Joint Sealants Allowance
08C	Gen. Trades (DFH, Div. 10 Specialties, Rough Carp.)	\$ 563,900.00	\$ 40,035.00	\$ 603,935.00	JE Dunn	Allowance: Add for wood infills at Green Room & duct chase; dais platform reconfiguration; patch holes & trenches in floors, blocking/insul. @ Tower windows
08G	Glass And Glazing	\$ 117,400.00	\$ 3,180.00	\$ 120,580.00	AGP	Allowance includes glazing at wood storefronts
08H	Wood Windows	\$ 789,964.00	\$ 120,000.00	\$ 909,964.00	Pella Windows	Window Sill and Blocking Replacement and Repairs - Allowance & existing window re-caulking not by Pella
09A	Drywall & Ceilings	\$ 1,564,733.00	\$ 127,040.00	\$ 1,691,773.00	Performance Contracting	Allowance incl. patch/float of existing walls prior to lamination; patching, repairs, maint., cut roof opening, patch walls at roof drain piping
09B	Plaster Work	\$ 487,350.00	\$ 316,783.00	\$ 804,133.00	Evergreene/Oak Brothers	Allowance for additional plaster repairs, Green Room 317 Ceiling, crown/cornice substrate
09C	Tile and Flooring Work	\$ 325,450.00	\$ 46,828.00	\$ 372,278.00	Flooring Systems Inc	Allowance includes adhesive removal; floor prep/patch and adds for floor protection and 5% extra stock
09D	Painting & Wallcoverings	\$ 384,000.00	\$ 47,464.00	\$ 431,464.00	Elliott Painting	Allowance includes general painting, stain wood storefronts, plaster crown prep for paint, paint/caulk Tower & Rotunda windows (ext.) by Re-View
10E	Fireplaces		\$ 10,000.00	\$ 10,000.00	Allowance	
10G	Signage	\$ 4,281.00	\$ 8,331.00	\$ 12,612.00	Pinnacle Sign	Includes additional signage at bathrooms, mech/elec rooms, meeting rooms etc.
10K	Awnings & Canopies			0	-	In Roofing
10P	Storage Shelving			0	-	By Owner
11C	Food Service Equipment			0	-	By Owner
12A	Casework	\$ 28,211.00	\$ -	\$ 28,211.00	AF Johnson (JE Dunn Value)	AJ Johnson Combo
12C	Window Treatments	\$ 89,776.00	\$ -	\$ 89,776.00	CIC	Pending CIC & Patterson Re-Pricing per SDA clarif.
14A	Elevators	\$ 135,000.00	\$ 26,902.00	\$ 161,902.00	Schindler	Allowance includes temporary hoistway barricades & temporary elevator use
21A	Fire Protection	\$ 265,550.00	\$ 34,600.00	\$ 300,150.00	Aegis Fire Protection	Allowance includes add for dry pipe system.
22A	Plumbing & Site Utilities	\$ 792,546.00	\$ 2,400.00	\$ 794,946.00	Sharp Mechanical	Includes Nitrogen Generator per A/E recommendation
23A	HVAC	\$ 3,017,007.00	\$ (17,565.00)	\$ 2,999,442.00	Gold Mechanical	
26A	Electrical & Fire Alarm	\$ 1,797,430.00	\$ 19,828.00	\$ 1,817,258.00	Meyer Electric	C&C with Alt. Elect., Allow. for equipment procurement
32G	Landscaping And Irrigation	\$ 7,500.00	\$ -	\$ 7,500.00	Allowance	Temporary F/A & power for temp. HVAC, procurement
32H	Temporary Fence	\$ 18,207.00	\$ -	\$ 18,207.00	Robinson Fence	
33A	Site Utilities			0	-	In Plumbing
41C	General Requirements			\$ 274,780.00	JE Dunn	Examples: Cleanup, Dumpsters, Toilets, BIM, Equip., Video Owner Training
	Subtotal			15,826,927.00		
0.00%	Building Permit			0		
1.25%	Insurance (G/L)			229,992		
1.15%	GC Performance Bond			211,592		
1.35%	Sub Default Program Rate			248,391		
1.52%	Builder's Risk (incl. \$50k deductible)			328,860		
0.08%	OCP			14,719		
6.00%	Construction Contingency			1,011,629		
0.00%	Escalation			0		
0.00%	Design Contingency			0		
2.95%	Fee			527,227		
	Base Bid Total			18,399,337		

Alt. No.	Alternate Description	Total Amount	Notes	Accepted / Rejected Alternates
BID ALT-1	Perform Lower Priority Exterior Stone Restoration Work	323,351		Accepted
BID ALT-2	Replacement of Complete Window Units & Misc. Repairs/Maintenance @ South Rotunda Windows	N/A	Paint/Caulk Rot. & Tower in BB	In Alts 3, 9, 10. Rotunda In Base Bid
BID ALT-3	Replacement of Complete Window Units @ Lower Level Windows	47,683	Re-View	Accepted
BID ALT-4	Refinish Woodwork @ Council Chambers	25,118		Accepted
BID ALT-5	New Wainscot @ Lobby 101	61,748	Increase for Fir vs. Red Oak	Accepted
BID ALT-6	Marble Surrounds @ New Elevator Doors	13,477		Accepted
BID ALT-7	CH, HW, Glycol Pumps	41,624		Accepted
BID ALT-8	New Holiday Lighting	279,918	Rejected	Rejected
BID ALT-9	New Wood Windows by Review ILO Pella	239,294		Accepted
BID ALT-10	Replace Custom Transoms at 1A, 1B, 1F, 1G, 3H (With Review Alt. 9 Only)	179,734	Re-View	Accepted
	Total Alternates	1,211,947		Total Accepted Alternates 932,029
	Total Base Bid + All Alternates	19,611,284		Total Bid Bid + Accepted Alternates 19,331,366

Unit Price	Unit Price Description	Window Type	Manufacturer	Total Amount
1	Full window replacement cost for window type:	1A	Pella	5,869
2	Full window replacement cost for window type:	1B	Pella	5,889
3	Full window replacement cost for window type:	1C	Pella	7,589
4	Full window replacement cost for window type:	1D	Pella	6,300
5	Full window replacement cost for window type:	1E	Pella	9,923
6	Full window replacement cost for window type:	1F	Pella	5,889
7	Full window replacement cost for window type:	1G	Pella	5,889
8	Full window replacement cost for window type:	2A	Pella	7,000
9	Full window replacement cost for window type:	2B	Pella	7,000
10	Full window replacement cost for window type:	2C	Pella	7,000
11	Full window replacement cost for window type:	2D	Pella	2,307
12	Full window replacement cost for window type:	3A	Pella	5,980
13	Full window replacement cost for window type:	3B	Pella	5,904
14	Full window replacement cost for window type:	3C	Pella	5,844
15	Full window replacement cost for window type:	3D	Pella	4,457
16	Full window replacement cost for window type:	3E	Pella	5,980
17	Full window replacement cost for window type:	3F	Pella	5,904
18	Full window replacement cost for window type:	3G	Pella	4,127
19	Full window replacement cost for window type:	3H	Pella	8,081
20	Full window replacement cost for window type:	3J	Pella	5,919
21	Full window replacement cost for window type:	3K	Pella	5,904
22	Full window replacement cost for window type:	0A	Pella	1,707
23	Full window replacement cost for window type:	0B	Pella	5,481
	*Note: These prices are for Pella cost only, not considering exterior paint, interior trim, or interior wood finishing			
	*Note: Unit prices N/A if Re-View Alternates are accepted.			

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit B

Budget Adjustment
047

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						\$ -	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	20	73020	509110	100912	00000	6,500,000	PW-Historic City Hall Project
Net Expenditure Adjustment						\$ 6,500,000	

Fund Balance Appropriation:

Fund	Title	Amount
10110	General Fund	(6,500,000)

Explanation: To amend the FY2024-25 General Fund budget by appropriating FY24 carryover for one-time needs for Historic City Hall Rehabilitation project.

Requested By:

Dan Smith 2-04-2025
Department Head Date

Approved By:

DL Hill 2-04-2025
Director of Finance Date

City Manager Date

Authorization:

Council Bill No. 2025-033
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-034 (CARROLL)

FILED: 01/28/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2024-2025, by appropriating carryover funds from Fiscal Year 2023-2024 and increasing expenses in the amount of \$1,920,549.

PURPOSE: Amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2024-2025, by appropriating carryover funds from Fiscal Year 2023-2024 and increasing expenses in the amount of \$1,920,549.

BACKGROUND INFORMATION: The City has \$8,420,549 in carryover funds in the General Fund. These carryover funds are the result of actual revenue that exceeded the budget estimate and/or expenses that were lower than budget during the last fiscal year (Fiscal Year 2023-2024). The City wishes to amend the budget of the following departments providing additional one-time funds for the following activities that are one-time expenses in addition to the Historic City Hall Rehabilitation Project carryover budget adjustment totaling \$6.5 million in a companion council bill:

1. City Manager: City Manager severance package \$487,376
2. Planning: Commercial CID Funding \$50,000
3. Parks: McDaniel Park Pump Track Phase I \$106,325
4. Fire: Fire Station Alerting System \$166,848
5. Parks: Dickerson Park Zoo Boardwalk Replacement \$580,000
6. Planning: Historic Survey Update \$30,000
7. Planning: Restore SGF Down Payment Assistance \$500,000

Total carryover funds - \$8,420,549 (including the Historic City Hall Rehabilitation Project budget adjustment in a companion council bill)

Submitted By: David Holtmann, Director of Finance

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Interim City Manager 2/3/2025

Attachments:

1. Fiscal Year 2024-25 Budget Adjustment Carryover Funds
2. 051 FY24 Carryover for Various Projects

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: 02-04-25

Sponsored by: Carroll

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-034

SPECIAL ORDINANCE _____

AN ORDINANCE

AMENDING the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2024-2025, by appropriating carryover funds from Fiscal Year 2023-2024 and increasing expenses in the amount of \$1,920,549.

WHEREAS, there are \$8,420,549 in carryover funds remaining from the fiscal year 2023-2024 budget; and

WHEREAS, carryover funds occur when actual revenue exceeds the City's budget estimates or actual expenses are lower than the City's budget estimates; and

WHEREAS, City Council desires to amend the budget to provide one-time funding for certain activities from carryover funds; and

WHEREAS, the City wishes to amend the budget for Fiscal Year 2023-2024 to appropriate \$1,920,549 in carryover funds from Fiscal Year 2023-2024 and to provide for \$1,920,549 in costs expected to be incurred, as set forth in "Exhibit A," Budget Adjustment No. 051.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The budget of the City of Springfield, Missouri, for Fiscal Year 2024-2025, is hereby amended in the accounts and amounts shown on Budget Adjustment No. 051, which is attached hereto as "Exhibit A" and incorporated herein by reference.

Section 2 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

34 Attest: _____, City Clerk

35

36 Filed as Ordinance: _____

37

38 Approved as to form: Laura Vales Assistant City Attorney

40

41 Approved for Council action: Colin Sykes Interim City Manager

42

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
051

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
44040	16	80020	417010	000000	00000	\$ 580,000	PRK - Transfer to Parks Funds from General Fund
Net Revenue Adjustment						\$ 580,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	06	13010	500110	000000	00000	487,376	CM - City Manager severance package
10110	06	13010	504580	000000	00000	50,000	CM - Commercial Street CID funding
10110	10	15010	508170	000000	00000	166,848	FIRE - Fire Station Alerting System
10110	20	73020	509110	000000	00000	106,325	PW - McDaniel Park Pump Track Phase I
10110	09	14120	509910	000000	00000	580,000	FIN - Transfer to Parks Funds from General Fund
10110	17	62550	504580	000000	00000	30,000	PLN - Historic Survey Update
10110	17	62550	504580	000000	00000	500,000	PLN - Restore SGF Down Payment Assistance
44040	16	80020	508220	000000	10099	580,000	PRK - Dickerson Park Zoo Boardwalk Replacement
Net Expenditure Adjustment						\$ 2,500,549	

Fund Balance Appropriation:

Fund	Title	Amount
10110	General Fund	(1,920,549)

Explanation: To amend the FY2024-25 General Fund budget by appropriating FY24 carryover for one-time needs for various projects.

Requested By:

Approved By:

Authorization:

Department Head Date

Director of Finance Date

City Manager Date

Council Bill No. _____
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-035 (MCCLURE, HOSMER)

FILED: 01/30/2025

ORIGINATING DEPARTMENT: Police

TITLE: A general ordinance amending the Springfield City Code, Chapter 106, Traffic and Vehicles, Article II, Administration and Enforcement, Division 2, Violations and Procedures Upon Arrest, Section 106-101, Impoundment of Vehicles, for the purpose of authorizing the Police Department to impound vehicles based on missing, invalid, or expired license plates or registration tabs.

PURPOSE: To amend Springfield City Code to allow for the towing of vehicles displaying missing, invalid, or expired plates and registration tabs.

BACKGROUND INFORMATION: Motor vehicles operating within the City of Springfield with missing, invalid, or expired plates have become pervasive and a potential issue for other motorists. Those with missing, invalid, or expired plates often do not have valid insurance or other issues related to their motor vehicle. This places a burden on other motorists traveling in the city. City Code authorizes the Police Department to have a vehicle towed in certain situations, however does not address expired or missing license plates despite the fact that current license plates and registration tabs are required for all vehicles on the roadway. Allowing a City Code modification will enable officers to tow vehicles that are not legally allowed to operate on roadways due to missing, invalid, or expired license plates or registration tabs.

Submitted By: Eric Reece, Police Major

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Interim City Manager 2/3/2025

Attachments: 1. 610-101 Amendment Ord

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 02-04-25

Sponsored by: McClure, Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-035

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield City Code, Chapter 106, Traffic and Vehicles, Article II,
2 Administration and Enforcement, Division 2, Violations and Procedures
3 Upon Arrest, Section 106-101, Impoundment of Vehicles, for the purpose
4 of authorizing the Police Department to impound vehicles based on
5 missing, invalid, or expired license plates or registration tabs.
6
7

8 WHEREAS, motor vehicles with missing, invalid, or expired license plates and
9 registration tabs are a pervasive issue within the City of Springfield; and
10

11 WHEREAS, motor vehicles with missing, invalid, or expired license plates and
12 registration tabs are often delinquent in the payment of personal property taxes, which
13 deprives all entities supported by property taxes necessary revenue, including the City,
14 Greene County, School Districts, and the Library District; and
15

16 WHEREAS, failure of property owners to remain current on their personal
17 property taxes imposes an increased burden on all other tax payers; and
18

19 WHEREAS, motor vehicles with missing, invalid, or expired license plates and
20 registration tabs can be more difficult to identify in the event of motor vehicle crashes or
21 other incidents, creating an increased burden on law enforcement to identify vehicles
22 involved in crashes or criminal activity.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 (NOTE: Underlined language is to be added. Language to be removed is
28 stricken.)
29

30 Section 1 – The City Council hereby amends the Springfield City Code, Chapter
31 106, Traffic and Vehicles, Article II, Administration and Enforcement, Division 2,

Violations and Procedures Upon Arrest, Section 106-101, Impoundment of Vehicles, which section and subsections shall read as follows:

Sec. 106-101. - Impoundment of vehicles.

(a) The police department is hereby authorized to remove or have removed any vehicle from the streets or other public places by the official towing agent under the following conditions:

(1) When any vehicle is left unattended upon any bridge, viaduct or causeway or in any tunnel where such vehicle constitutes an obstruction to traffic.

(2) When a vehicle upon a highway is so disabled as to constitute an obstruction to traffic and the person in charge of the vehicle is, by reason of physical injury, incapacitated to such an extent as to be unable to provide for its custody or removal.

(3) When any vehicle is left unattended upon a street and is so parked illegally as to constitute a definite hazard or obstruction to the normal movement of traffic, when any vehicle is left continuously and unattended upon any street for a period of more than 48 hours, any time a vehicle is parked in a prohibited area that is so designated by signs or other official markings, and any time a vehicle shall be parked in a loading zone in violation of the provisions of this chapter.

(4) Whenever an operator of a vehicle is arrested or detained by a law enforcement officer, and such arrest or detention would leave such vehicle unattended.

(5) Whenever a motor vehicle is parked upon any property owned or operated by the city for the parking of motor vehicles for a longer period of time than is lawfully permitted for a vehicle to remain parked thereon, without regard to parking charges.

(6) Whenever a motor vehicle is found unattended upon any property owned or controlled by the city not devoted to the parking of motor vehicles.

(7) Whenever a vehicle cannot be legally operated on the roadway due to missing, invalid, or expired license plates or registration tabs as required by the laws of this state.

(b) Any such vehicle shall be impounded until claimed or disposed of as provided in chapter 118, article III, division 2.

Section 2 – Savings Clause. Nothing in this ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or causes of action occurred or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 3 – Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Council hereby declares that it would have adopted the ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 – This ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: LaSha, Assistant City Attorney

Approved for Council action: , Interim City Manager



EXPLANATION TO COUNCIL BILL 2025-036 (HOSMER)

FILED: 01/21/2025

ORIGINATING DEPARTMENT: Public Information and Civic Engagement

TITLE: A resolution accepting a donation of \$50,000 from the West Central Neighborhood Alliance to reimburse the City of Springfield for the 2024 Birthplace of Route 66 Festival expenses.

PURPOSE: Request for acceptance of \$50,000 from the West Central Neighborhood Alliance for reimbursement of 2024 Birthplace of Route 66 Festival expenses.

BACKGROUND INFORMATION: West Central Neighborhood Alliance applied for a 2024 Missouri Route 66 Centennial Commission special event sponsorship and was awarded the highest sponsorship amount: \$50,000. WCNA wishes to use the funds to reimburse the City for expenses that include producing and staging a kickoff concert with Dallas entertainers Emerald City Band, and other event expenses that include porta-potties, bicycle fencing and other safety measures.

More than 65,000 people visited Springfield Aug. 8-10 for the annual festival. The three-day event includes a kick-off concert, parade, three stages of entertainment, classic car show, talent show with winners advancing to America's Got Talent, motorcycle show, artists, authors and exhibits, children's events and more.

Submitted By: Cora Scott, Director of Public Information & Civic Engagement

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Interim City Manager 1/31/2025

Attachments: 1. Route 66 Reimbursement_res

One-rdg. X
P. Hrngs.
Pgs. 3
Filed: 02-04-24

Sponsored by: Hosmer

COUNCIL BILL 2025-036 RESOLUTION

A RESOLUTION

1 ACCEPTING a donation of \$50,000 from the West Central Neighborhood Alliance
2 to reimburse the City of Springfield for the 2024 Birthplace of Route
3 66 Festival expenses.
4 _____

6 WHEREAS, each year, the City hosts the Birthplace of Route 66 Festival; and

8 WHEREAS, the three-day festival included a kick-off concert, parade, three
9 stages of entertainment, classic car show, talent show with winners advancing to
10 America's Got Talent, motorcycle show, artists, authors and exhibits, children's events
11 and more; and

13 WHEREAS, more than 65,000 people visited Springfield August 8th-10th, 2024 for
14 the festival; and

16 WHEREAS, in 2024, the City incurred expenses related to the festival that
17 included producing and staging a kickoff concert with Dallas entertainers Emerald City
18 Band, and other event expenses that included porta-potties, bicycle fencing, and other
19 safety measures; and

21 WHEREAS, the West Central Neighborhood Alliance wishes to donate \$50,000
22 to reimburse the city for the festival expenses; and

24 WHEREAS, the City Council wishes to accept the donation from the West
25 Central Neighborhood Alliance.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD as follows, that:

30 Section 1 – The City Council hereby accepts a \$50,000 donation from the West
31 Central Neighborhood Alliance to reimburse the City of Springfield for the 2024
32 Birthplace of Route 66 Festival expenses.

34 Section 2 - This Resolution shall be in effect immediately upon adoption.

36 Passed at meeting: _____

37

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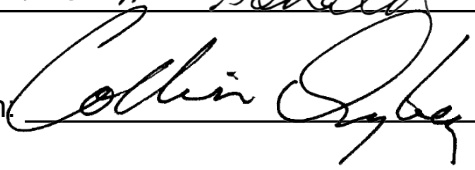
50

Mayor

Attest: _____, City Clerk

Filed as Resolution _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , Interim City Manager



EXPLANATION TO COUNCIL BILL 2025-018 (SIMPSON)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Spirit Filled Estates, generally located at 3114 East Sunset Street and 2658 South Hillsboro Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Spirit Filled Estates, generally located at 3114 East Sunset Street and 2658 South Hillsboro Avenue upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

A. An original Preliminary Plat of Spirit Filled Estates dated October 4th, 2024, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in Exhibit B, Attachment 3.

B. The Planning and Zoning Commission held a public hearing on December 19th, 2024, and approved the Preliminary Plat by a vote of 7 to 0, subject to the following conditions:

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.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

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 clearer. This dedication via plat retains the existing curvilinear road pattern, which is common in this part of town.



REMARKS: Staff recommends approval.

Submitted By: Andrew Menke, Senior Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. Preliminary Plat of Spirit Filled Estates - 3114 East Sunset Street and 2658 South Hillsboro Avenue
 2. PPlat Spirit Filled Estates_exhA
 3. PPlat Spirit Filled Estates_exhB

One-rdg. _____
P. Hrngs. _____
Pgs. 21
Filed: 01-21-25

Sponsored by: Simpson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-018

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 public streets and easements to the City of Springfield, Missouri, as
3 shown on the Preliminary Plat of Spirit Filled Estates, generally
4 located at 3114 East Sunset Street and 2658 South Hillsboro Avenue,
5 upon the applicant filing and recording a final plat that substantially
6 conforms to the preliminary plat; and authorizing the City Clerk to sign
7 the final plat upon compliance with all the terms of this Ordinance.
8
9

10 WHEREAS, an original Preliminary Plat of Spirit Filled Estates, dated October 4,
11 2024, is on file with the City's Department of Planning and Development; and
12

13 WHEREAS, the Planning and Zoning Commission of the City of Springfield,
14 Missouri, held a public hearing and conditionally approved the Preliminary Plat of Spirit
15 Filled Estates on December 19, 2024, by a vote of 7-0, a copy of the Record of
16 Proceedings from said public hearing being attached hereto and incorporated herein by
17 this reference as "Exhibit A."
18

19 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
20 SPRINGFIELD, MISSOURI, as follows, that:
21

22 Section 1 – City Council hereby authorizes the Director of Planning and
23 Development, on behalf of the City of Springfield, to accept the land, easements, and
24 improvements dedicated to the City, as shown on the Preliminary Plat of Spirit Filled
25 Estates, which is generally located at 3114 East Sunset Street and 2658 South
26 Hillsboro Avenue, as approved by the Planning and Zoning Commission. The original
27 Preliminary Plat of Spirit Filled Estates is on file in the Department of Planning and
28 Development ("Approved Preliminary Plat"), a reduced version of which is attached
29 hereto for general reference as "Exhibit B – Attachment 3." All of "Exhibit B," including
30 attachments, is incorporated herein by this reference.
31

32 Section 2 – The Director of Planning and Development shall be authorized to
33 accept the land, easements, and improvements dedicated to the City, as shown on said

plat, upon the applicant filing and recording a final plat in accordance with this Ordinance and the Subdivision Regulations of the City, which final plat shall substantially conform to the Approved Preliminary Plat, including those conditions described in "Exhibit B – Attachment 2," and 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. Said public improvements shall not be accepted until the occurrence of all conditions referenced herein and in "Exhibit B – Attachment 2."

Section 3 – The final plat shall not be recorded until: (1) the public improvements relating to the Approved Preliminary Plat have been constructed according to the specifications of the City of Springfield, Missouri, and are approved by the Director of Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in connection with the construction of said improvements have been paid to the City; or (2) in lieu of the construction of the improvements, that the Applicant has filed with the City Manager, according to the terms of the Subdivision Regulations of the City, the prescribed financial assurances in a form acceptable to the City to ensure the construction of the improvements and the payment to the City of all engineering fees, permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the construction of the improvements.

Section 4 – Upon compliance with all the requirements of this Ordinance, including the conditions described in "Exhibit B – Attachment 2," the City Clerk is hereby authorized to endorse City Council's approval upon the final plat pursuant to Section 445.030, RSMo., and such endorsement shall constitute the acceptance of the Public Improvements contained therein.

Section 5 – This Ordinance shall be in full force and effect from and after its passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Colin Sykes, Interim City Manager

EXHIBIT A
RECORD OF PROCEEDINGS
Planning and Zoning Commission – December 19, 2024

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.



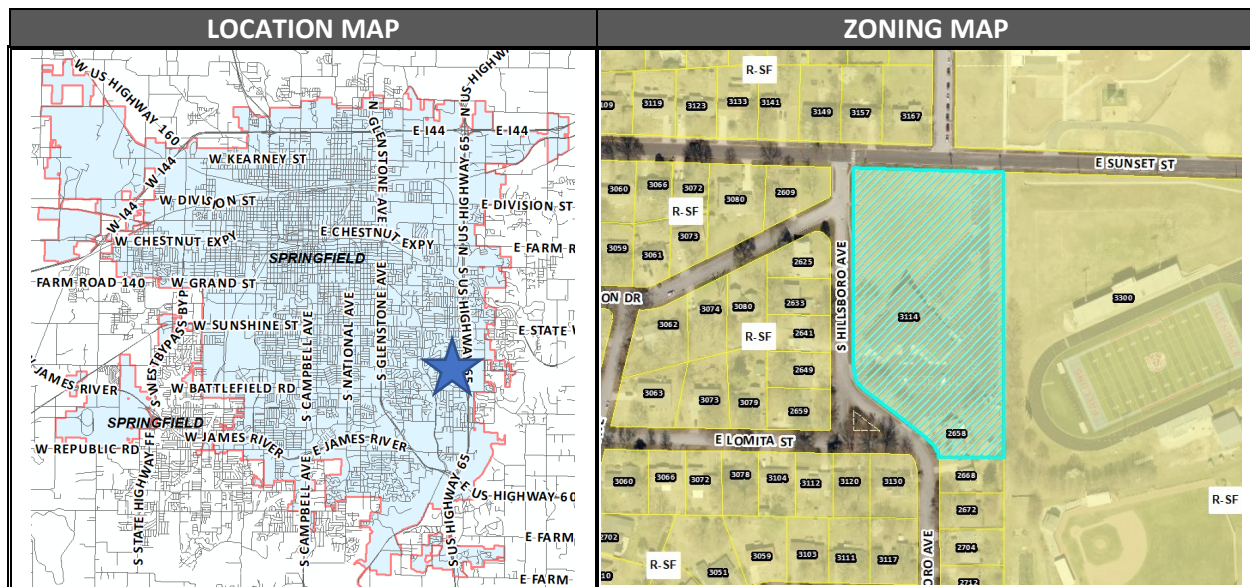
Bob Hosmer, AICP
Planning Manager

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.

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 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:

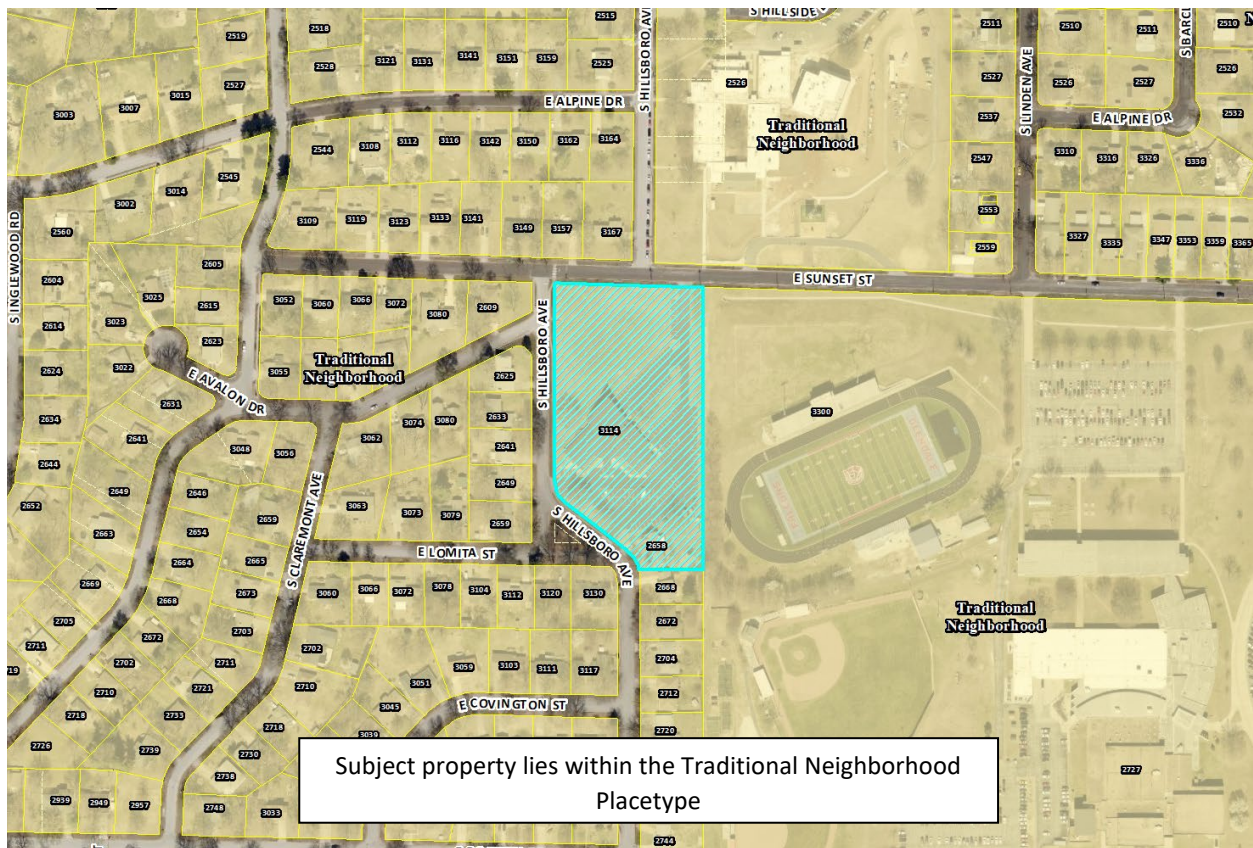
PLACETYPE: TRADITIONAL NEIGHBORHOOD

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	○	○	○	○	○	○	○	○	○	○	○	○	○	○

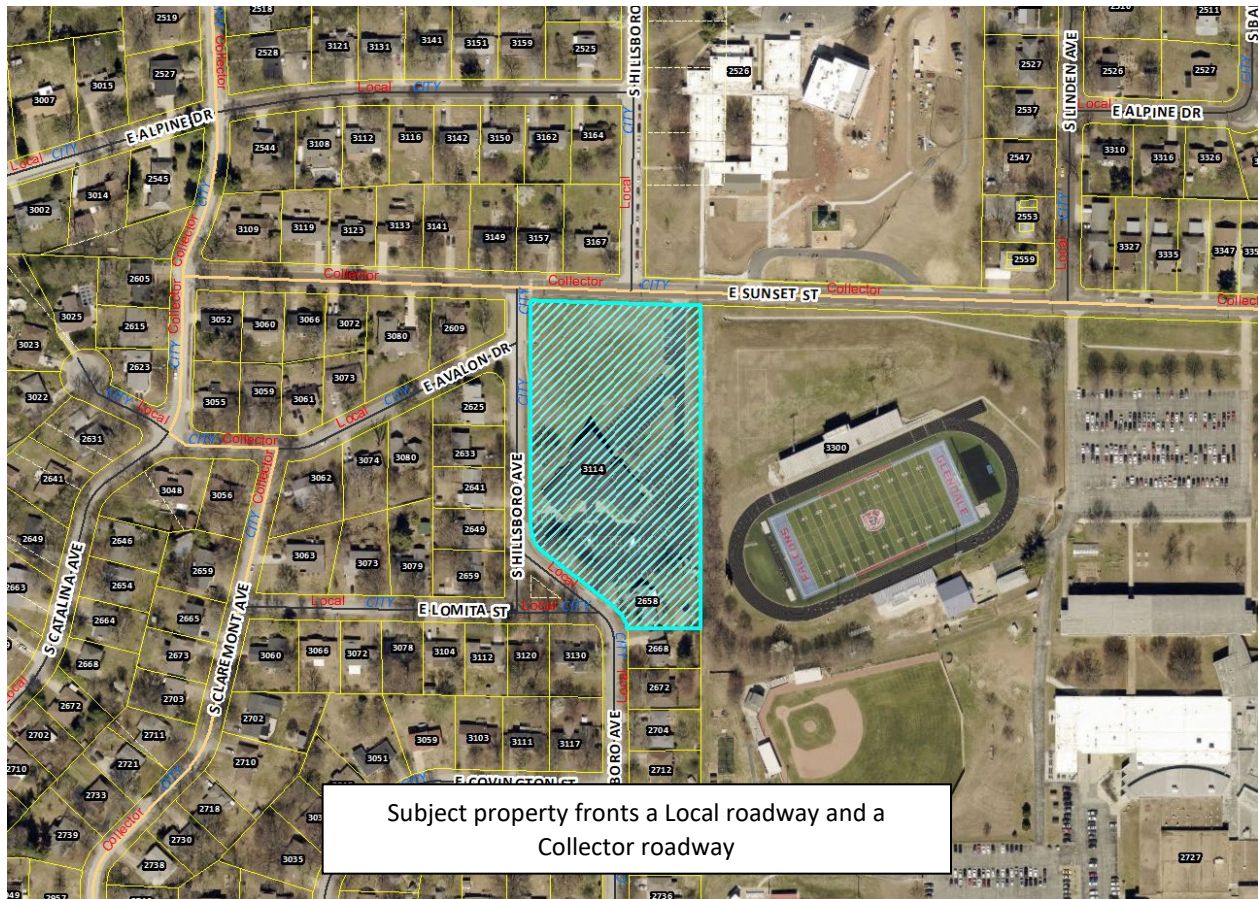
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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.

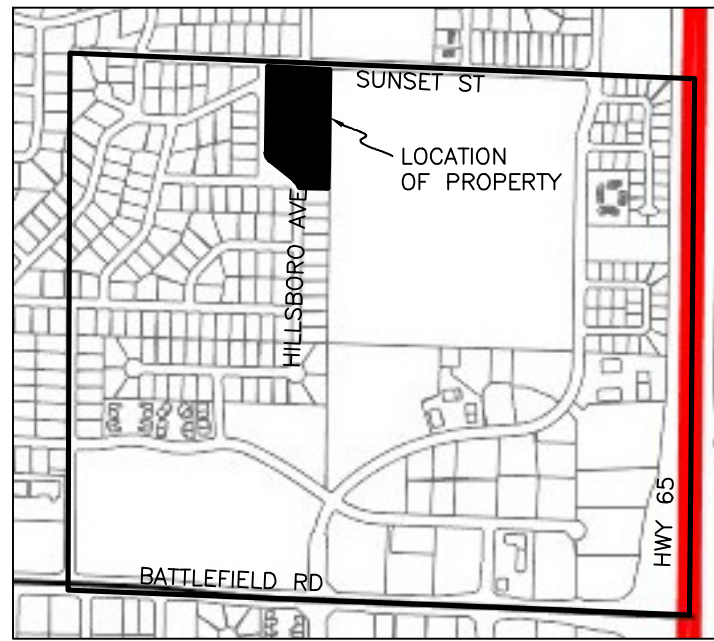
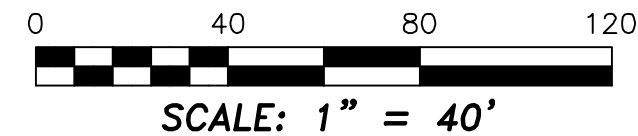
If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

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

SURVEY OF GLENDALE HIGH SCHOOL BY
PLS#2488 OF SCOTT CONSULTING
ENGINEERS DATED JUNE 09, 2000.

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

LOCATION SKETCH
NE¼ SEC 4, T28N, R21W
1"=1000'



- 1) PLAT SUBMITTAL: OCTOBER 04, 2024
- 2) TOTAL NUMBER OF LOTS: TWO (2)
- 3) TOTAL ACREAGE: 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-1
- 7) PROPOSED LAND USE: RESIDENTIAL
- 8) CLASS OF PROPERTY: URBAN
- 9) RECORD SOURCE 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. IT IS OUR INTENT 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.C.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 PLAIN END. STAKES TO BE SET WITHIN 90 DAYS AFTER THE DATE OF RECORDING THIS 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 BLOWN ROCK.
- 16) NO FENCES, 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.

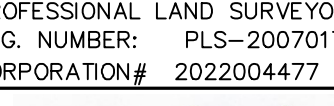
MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY REVIEW
AND SUPERVISION.

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) 852-1405 (417) 850-1171		LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING	PROFESSIONAL LAND SURVEYOR REG. NUMBER: PLS-2007017965 CORPORATION# 2022004477
		472 TRUIT ROAD OZARK, MISSOURI 65721	
CLIENT: THE EXPERIENCE CHURCH	JOB No.: 240637		
DESCRIPTION: SUBDIVISION SURVEY	DATE: 10-04-2024		
LOCATION: NE $\frac{1}{4}$, SEC. 4, T28N, R21W GREENE COUNTY, MO	SCALE: 1" = 40'		
ORDERED BY: RAYMOND EDDINGS	DWG. No.: 240637-1		



EXPLANATION TO COUNCIL BILL 2025-019 (MCGULL)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of North Glenstone Heights, generally located at 3627, 3697, and 3703 North Glenstone Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of North Glenstone Heights, generally located at 3627, 3697, & 3703 North Glenstone Avenue upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

A. An original Preliminary Plat of North Glenstone Heights dated December 4th, 2024, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in Exhibit B, Attachment 3.

B. The Planning and Zoning Commission held a public hearing on December 19th, 2024, and approved the Preliminary Plat by a vote of 7 to 0, subject to the following conditions:

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.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

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, 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.

REMARKS: Staff recommends approval.

Submitted By: Andrew Menke, Senior Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Preliminary Plat of North Glenstone Heights - 3627, 3697, and 3703 North Glenstone Avenue
2. PPlat North Glenstone Heights_exhA
3. PPlat North Glenstone Heights_exhB

One-rdg. _____
P. Hrngs. _____
Pgs. 21
Filed: 01-21-25

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-019

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 public streets and easements to the City of Springfield, Missouri, as
3 shown on the Preliminary Plat of North Glenstone Heights, generally
4 located at 3627, 3697, and 3703 North Glenstone Avenue, upon the
5 applicant filing and recording a final plat that substantially conforms to
6 the preliminary plat; and authorizing the City Clerk to sign the final plat
7 upon compliance with all the terms of this Ordinance.
8
9

10 WHEREAS, an original Preliminary Plat of North Glenstone Heights, dated
11 December 4, 2024, is on file with the City's Department of Planning and Development;
12 and
13

14 WHEREAS, the Planning and Zoning Commission of the City of Springfield,
15 Missouri, held a public hearing and conditionally approved the Preliminary Plat of North
16 Glenstone Heights on December 19, 2024, by a vote of 7-0, a copy of the Record of
17 Proceedings from said public hearing being attached hereto and incorporated herein by
18 this reference as "Exhibit A."
19

20 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
21 SPRINGFIELD, MISSOURI, as follows, that:
22

23 Section 1 – City Council hereby authorizes the Director of Planning and
24 Development, on behalf of the City of Springfield, to accept the land, easements, and
25 improvements dedicated to the City, as shown on the Preliminary Plat of North
26 Glenstone Heights, which is generally located at 3627, 3697, and 3703 North Glenstone
27 Avenue, as approved by the Planning and Zoning Commission. The original Preliminary
28 Plat of North Glenstone Heights is on file in the Department of Planning and
29 Development ("Approved Preliminary Plat"), a reduced version of which is attached
30 hereto for general reference as "Exhibit B – Attachment 3." All of "Exhibit B," including
31 attachments, is incorporated herein by this reference.
32

33 Section 2 – The Director of Planning and Development shall be authorized to

34 accept the land, easements, and improvements dedicated to the City, as shown on said
35 plat, upon the applicant filing and recording a final plat in accordance with this
36 Ordinance and the Subdivision Regulations of the City, which final plat shall
37 substantially conform to the Approved Preliminary Plat, including those conditions
38 described in "Exhibit B – Attachment 2," and upon the Director of Public Works certifying
39 to the Director of Planning and Development and the City Clerk that the public
40 improvements have been made in accordance with City standards and specifications.
41 Said public improvements shall not be accepted until the occurrence of all conditions
42 referenced herein and in "Exhibit B – Attachment 2."
43

44 Section 3 – The final plat shall not be recorded until: (1) the public improvements
45 relating to the Approved Preliminary Plat have been constructed according to the
46 specifications of the City of Springfield, Missouri, and are approved by the Director of
47 Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned
48 by or in connection with the construction of said improvements have been paid to the
49 City; or (2) in lieu of the construction of the improvements, that the Applicant has filed
50 with the City Manager, according to the terms of the Subdivision Regulations of the City,
51 the prescribed financial assurances in a form acceptable to the City to ensure the
52 construction of the improvements and the payment to the City of all engineering fees,
53 permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the
54 construction of the improvements.
55

56 Section 4 – Upon compliance with all the requirements of this Ordinance,
57 including the conditions described in "Exhibit B – Attachment 2," the City Clerk is hereby
58 authorized to endorse City Council's approval upon the final plat pursuant to Section
59 445.030, RSMo., and such endorsement shall constitute the acceptance of the Public
60 Improvements contained therein.
61

62 Section 5 – This Ordinance shall be in full force and effect from and after its
63 passage.
64

65 Passed at meeting: _____
66

67 _____
68 Mayor
69

70 Attest: _____, City Clerk
71

72 Filed as Ordinance: _____
73

74 Approved as to form: Laura Vales, Assistant City Attorney
75

76 Approved for Council action: Colin Sykes, Interim City Manager
77
78

EXHIBIT A
RECORD OF PROCEEDINGS
Planning and Zoning Commission – December 19, 2024

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.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', written over a horizontal line.

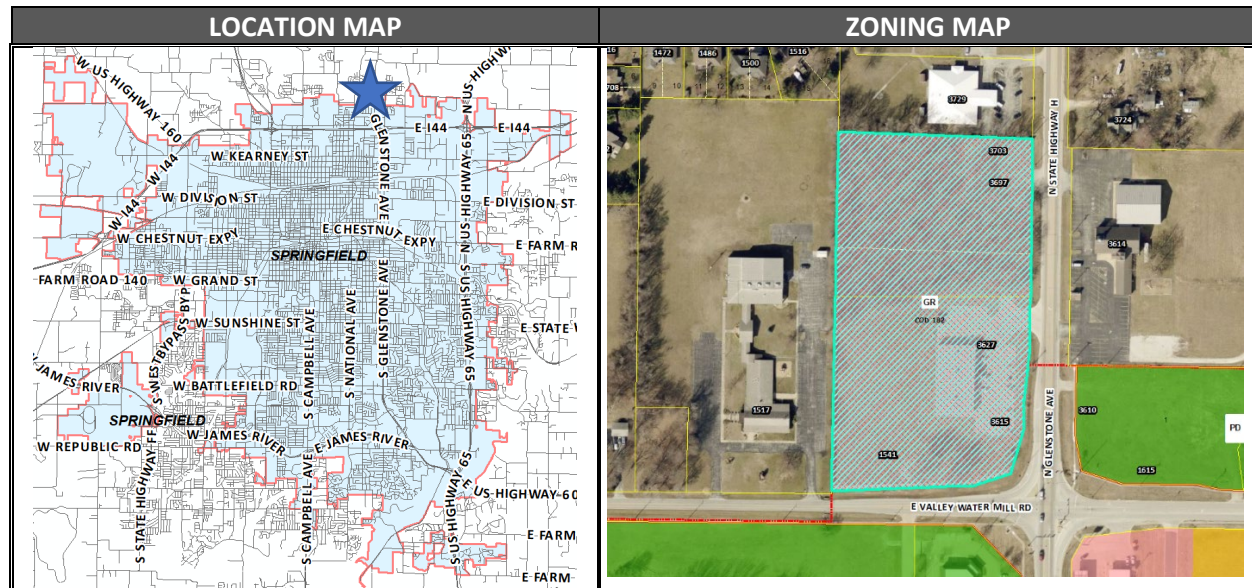
Bob Hosmer, AICP
Planning Manager

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*)

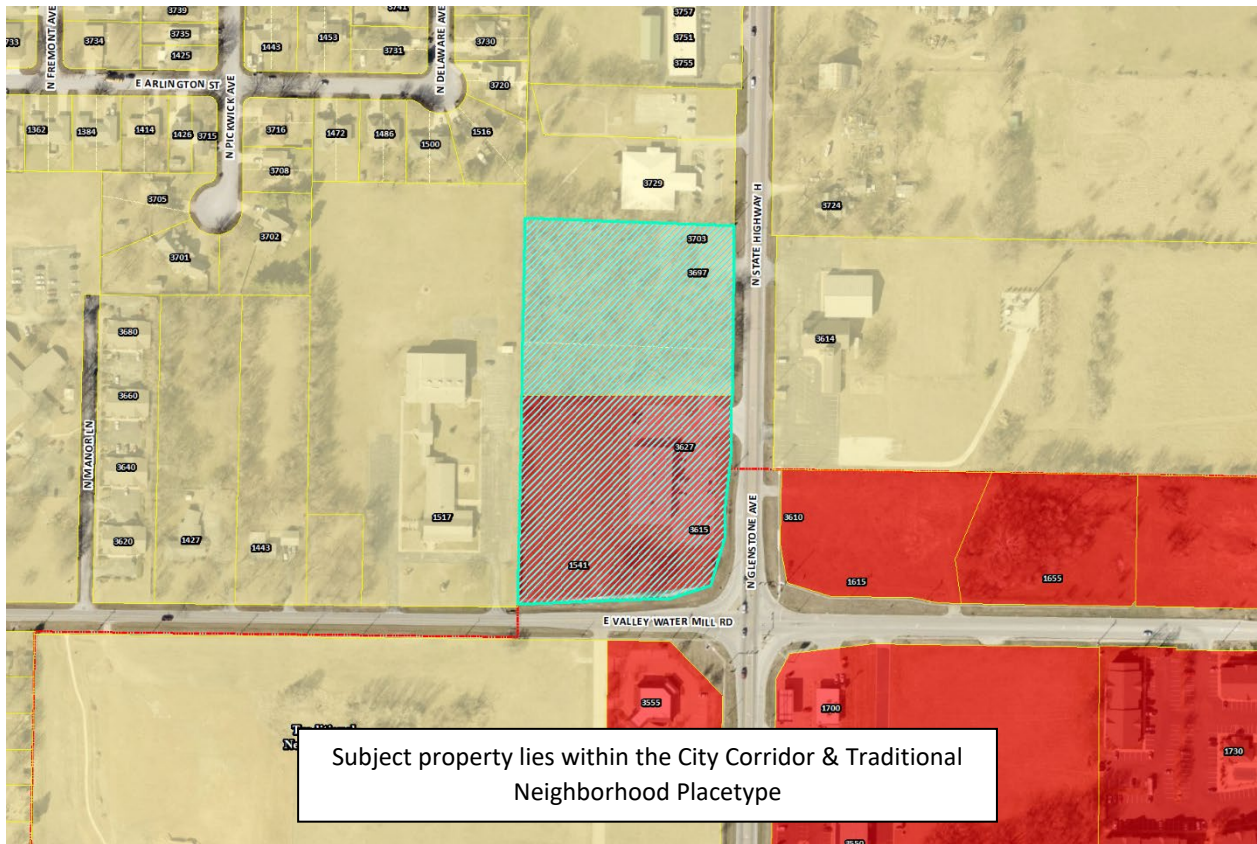
The proposed subdivision is located at the northwest corner of Valley Water Mill Road and Glenstone Avenue, a secondary arterial roadway and primary arterial roadway. The property's presence on these thoroughfares, as well as its proximity to commercial zoning and land uses,

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	Light Industry
Residential Neighborhood	●	○	◆	○	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	○	○	○	○	○	○	○	○	○	○
Downtown	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○

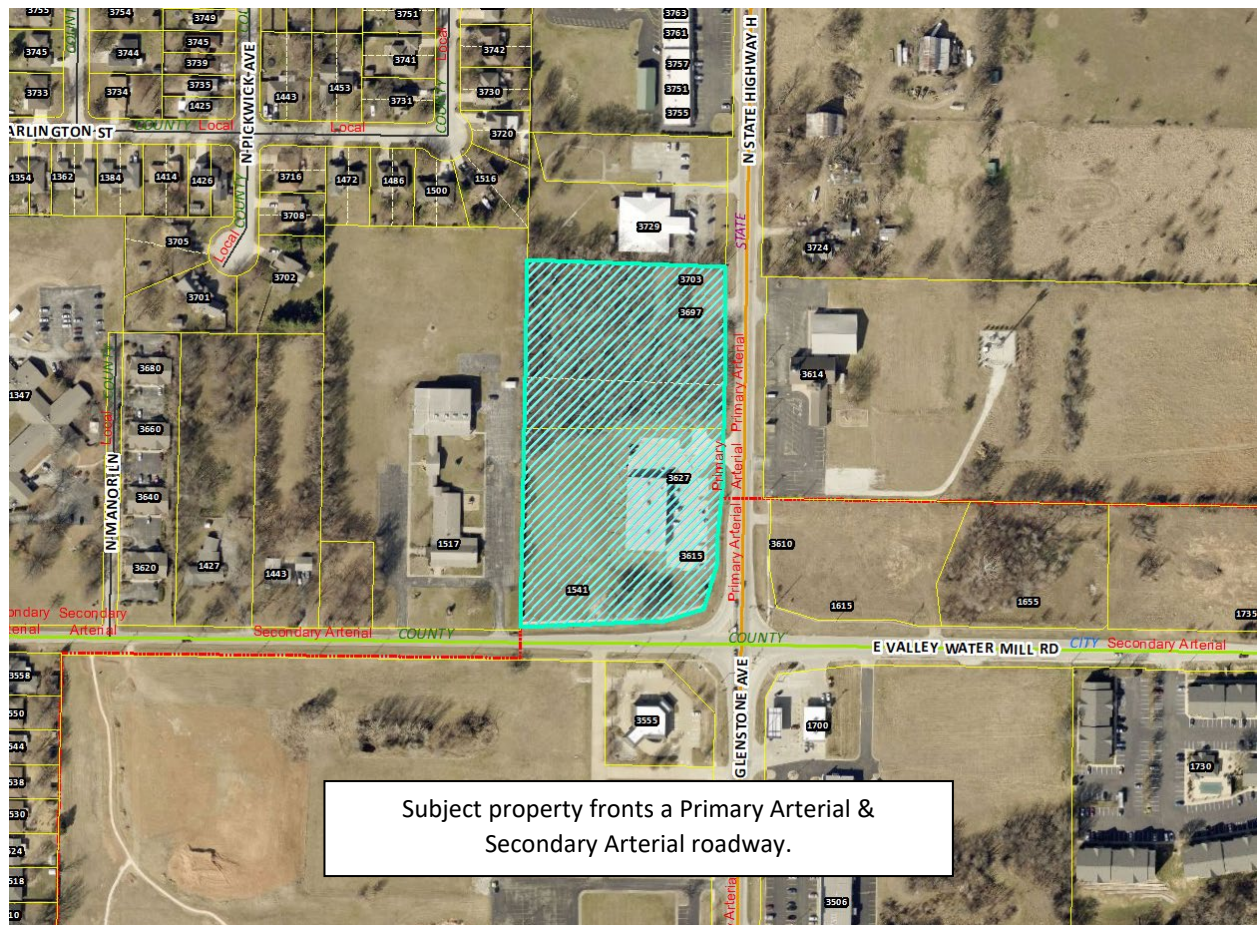
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	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:

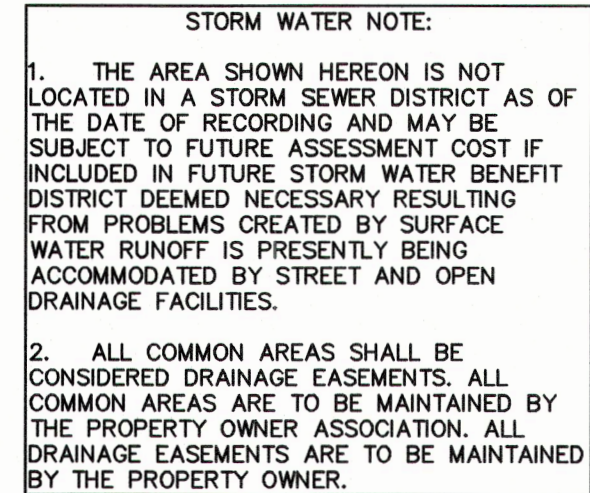
ATTACHMENT 2

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. The property is divided into 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 store. The plan shows the new property line for Lot #2, which is highlighted in blue, and the existing property line to be removed. Surrounding roads include 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 are labeled with owner names and parcel numbers: N/F KETCH CARES INC (2014/17777-14), N/F SEITZ, WIFE (2023/00639223), N/F FAITH LUTHERN CHURCH OF SFD (2242/1840), and N/F SOUTH VALLEY APARTMENTS LLC (202/00231821).

1. BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK.
2. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
3. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN ENGINEERING AND SURVEYING REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
4. THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
6. ZONING: GR - GENERAL RETAIL WITH CONDITIONAL OVERLAY DISTRICT #182. SETBACKS ARE TO BE DETERMINED BY THE ZONING AT THE TIME OF DEVELOPMENT.
7. THE ENTIRETY OF THIS PROPERTY LIES WITHIN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, MISSOURI & INCORPORATED AREAS, PANEL 219 OF 506, COMMUNITY PANEL NUMBER 29077C0219E, EFFECTIVE DATE DECEMBER 17, 2010.
8. SITE BENCHMARK: FOUND IRON ROD 5/8" WLS SCT 370 ON NORTHEAST CORNER OF TRACT 2, ON WEST RIGHT OF WAY LINE OF N. GLENSTONE AVE. ELEV. = 1278.60 (NAVD 88)
9. FIELDWORK WAS PERFORMED BY R.J.R JUNE, 2023.
10. ○ - DENOTES SET MONUMENT AS NOTED.
11. ○ - DENOTES FOUND MONUMENT AS NOTED.

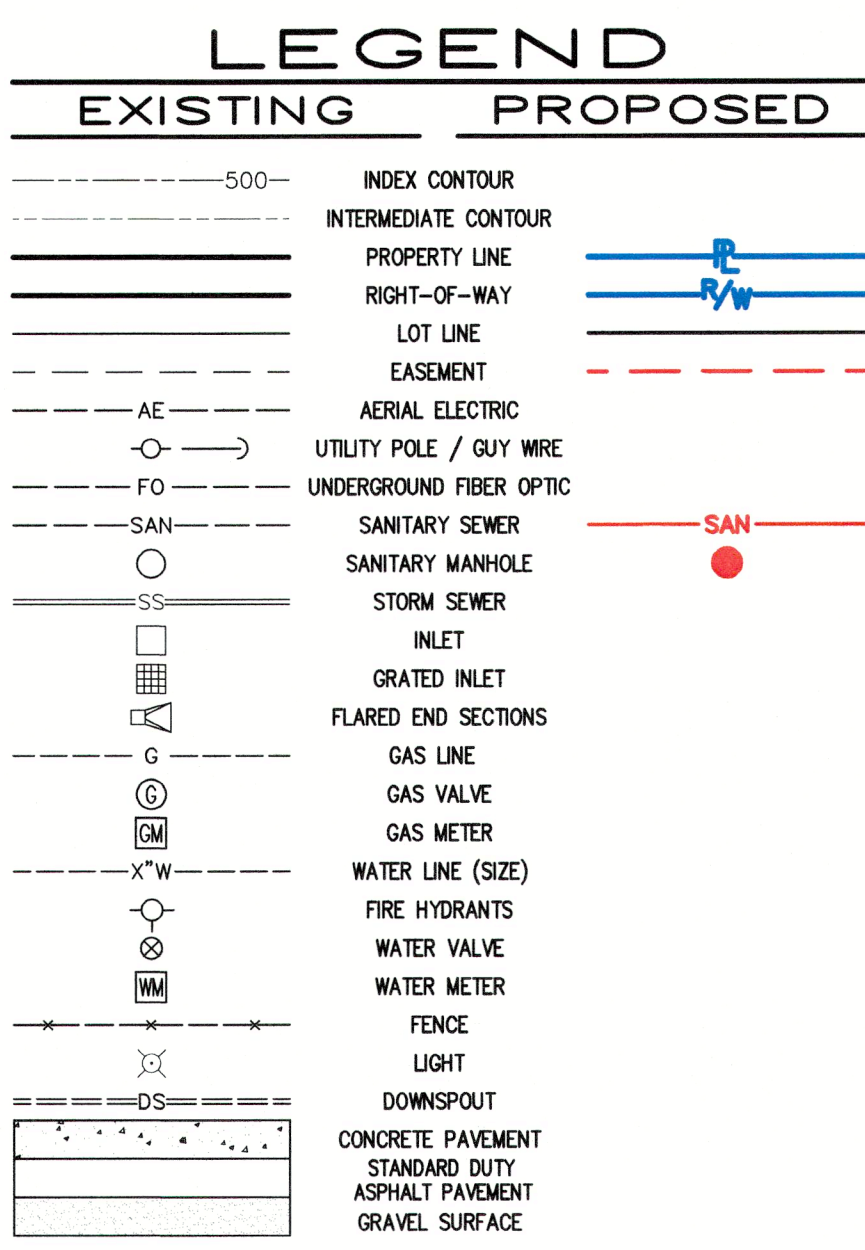
SUBJECT TO A PROPERTY BOUNDARY SURVEY ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

SITE IMPROVEMENTS
VALLEY WATER MILL ROAD
SPRINGFIELD, MISSOURI

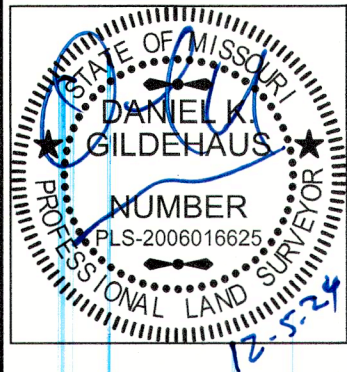
[illegible]

REL 1 OF 2

A TRACT OF LAND BEING PART OF LOT 5, OF THE NORTHEAST QUARTER OF
SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST OF THE 5TH P.M.,
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



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'



SITE IMPROVEMENTS
VALLEY WATER MILL ROAD
SPRINGFIELD, MISSOURI

PRELIMINARY PLAT		DIVN. BY:	DATE:	APPRO. BY:	DIVN. DT:	APPRO. DT:
		EDD	DEC. 4, 2024	TES		
		SCALE:				
		1" = 30'				
		TITLE NO.	SW23-546			
		CHG. NO.				

2 OF 2



EXPLANATION TO COUNCIL BILL 2025-020 (HARDINGER)

FILED: 01/29/2025

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A special ordinance authorizing the City Manager, or designee, to enter into a Sponsorship Agreement with Watershed Committee of the Ozarks, Inc for the purpose of continuing to support drinking water source protection and water quality activities.

PURPOSE: Authorizing the City Manager, or his designee, to enter into the Watershed Committee of the Ozarks Sponsorship Agreement for the purpose of continuing to support the drinking water source protection and water quality activities of the Watershed Committee of the Ozarks.

BACKGROUND INFORMATION: The Watershed Committee was established in 1984 through an agreement between the City of Springfield ("City"), City Utilities of Springfield ("CU"), and Greene County ("County"). Initially known as the Watershed Management Coordinating Committee, it later became the Watershed Committee of the Ozarks. Its primary goal is to support the protection of the watersheds that provide drinking water to the Springfield community. Additionally, the Watershed Committee assists the Sponsors in meeting federal Clean Water Act regulatory requirements through public education, outreach, and other related activities. Over the years, it has become a widely recognized example of successful interagency cooperation.

The Committee consists of six members, with one appointed representative from each of the City, CU, and the County and three at-large members. Funding for the Committee is shared among the three agencies, with CU providing 60 percent of the Committee's annual base budget and the City and County each contributing 20 percent.

The original 1984 agreement was updated in 2002 and 2018. The agreement attached as "Exhibit A" will replace the expiring 2018 agreement.

REMARKS: The attached agreement has been reviewed by staff and legal counsel for the City, CU and the County and is recommended for approval by the City Manager's office, Board of Public Utilities, and County Commission.

Submitted By: Carrie Lamb

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. Watershed Sponsorship Agreement_ord

2. 25-01-13 WCO Contract 2025_Exh A

One-rdg. _____
P. Hrngs. _____
Pgs. 10
Filed: 01-21-25

Sponsored by: Hardinger

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-020

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to enter into a Sponsorship
2 Agreement with Watershed Committee of the Ozarks, Inc for the
3 purpose of continuing to support drinking water source protection
4 and water quality activities.
5 _____
6

7 WHEREAS, the City of Springfield, City Utilities of Springfield, and Greene County
8 have sponsored the activities of the Watershed Committee of the Ozarks, Inc (hereafter
9 "WCO") since 1984; and
10

11 WHEREAS, the sponsored activities of WCO protect the community's drinking water
12 sources and provide public education and assistance to the Sponsors in meeting federal
13 Clean Water Act regulatory requirements through public education, outreach, and other
14 related activities; and
15

16 WHEREAS, the proposed Sponsorship Agreement continues that support and
17 replaces the expiring 2018 agreement.
18

19 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
20 SPRINGFIELD, MISSOURI, as follows, that:
21

22 Section 1 – The City Manager, or designee, is hereby authorized to enter into a
23 Sponsorship Agreement with Watershed Committee of the Ozarks, Inc for the purpose
24 of continuing to support drinking water source protection and water quality activities,
25 said Agreement to be substantially similar to the document attached hereto and
26 incorporated by reference as "Exhibit A", and to do those things necessary to carry out
27 the intent of the Agreement.
28

29 Section 2 – This Ordinance shall be in full force and effect from and after passage.
30

31 Passed at meeting: _____
32
33

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: John Millington, Deputy City Attorney

Approved for Council action: Collin Sykes, Interim City Manager

Exhibit A

WATERSHED COMMITTEE OF THE OZARKS SPONSORSHIP AGREEMENT

This Sponsorship Agreement, made and entered into this XXth day of January, 2025 by and between the City of Springfield, Missouri, a municipal corporation hereinafter referred to as the "City," Greene County, Missouri, hereinafter referred to as the "County," the Board of Public Utilities of the City of Springfield, Missouri, hereinafter referred to as "CU," these three aforementioned parties hereinafter collectively referred to as "Sponsors," and the Watershed Committee of the Ozarks, Incorporated, hereinafter referred to as "Corporation," is for the purpose of sponsoring the Corporation and its efforts.

WHEREAS, on August 22, 1984, an agreement was entered into between the Sponsors, establishing the Watershed Management Coordinating Committee as a citizens' advisory committee, with the Sponsors providing financial support; and

WHEREAS, thereafter, the City, County, and CU established a not-for-profit corporation under Chapter 355, R.S. Mo. 1986, the Watershed Committee of the Ozarks, Inc., hereinafter referred to as the "Corporation", to aid in the protection of the water and watersheds that are currently supplying the Springfield community with drinking water, as well as all other watersheds in Southwest Missouri that are recognized as potential long-term water sources for the Springfield community; and

WHEREAS, the Corporation further assists the Sponsors with federal Clean Water Act regulatory requirements including, but not limited to, providing public education and outreach activities; and

WHEREAS, the overall mission of the Watershed Committee of the Ozarks, Inc. is: "to sustain and improve the water resources of Springfield and Greene County through education and effective management of the region's watersheds"; and

WHEREAS, the Sponsors previously provided financial support of the Corporation in accordance with the original agreement, wherein CU provided 60 percent, and the City and the County each provide 20 percent of the Corporation's operating budget; and

WHEREAS, the Sponsors and Corporation desire to renew the Sponsorship Agreement, confirming and agreeing: 1) the "Corporation" encompasses the Watershed Committee of the Ozarks, Inc., along with any business unit and subsidiary duly approved by the Corporation's Board of Directors; and 2) the Corporation provides services to assist the Sponsors in meeting the requirements of federally mandated Clean Water Act, including but not limited to the National Pollution Discharge Elimination System (NPDES) permit requirements; and 3) the Corporation's annual operating budget will include its collective revenue and expenses projected for the following year, encompassing the Corporation and any board-approved business units and subsidiaries, which includes, but is not limited to, Fellows Lake LLC, Watershed Natives, and the Watershed Conservation Corps.

NOW, THEREFORE, for the consideration hereinafter expressed, it is agreed by and between the parties hereto as follows:

1. CORPORATION SERVICES. The Corporation shall have the following responsibilities and provide the following services to the Sponsors:
 - a. To foster protection of all current and future potential drinking water supplies of the Springfield community and more specifically, to advocate and provide public education and outreach for:
 - adequate amounts of high-quality drinking water for present and future populations,
 - maintaining those aspects of the water supply that lead to its current high quality, and improving those aspects which most threaten to degrade it, and
 - maintaining the proper balance between future development and the protection of the environment within those watersheds.
 - b. To promote the adoption of goals, objectives, policies, and regulations for watershed management by CU, local governments in the watershed areas, the Missouri Clean Water Commission, and other appropriate state and federal agencies, including the municipal separate storm sewer system permits.
 - c. To review major public and private projects within the municipal water supply watersheds, and to submit written comments and reports to the City, the County, and CU regarding the consistency of these projects with watershed management goals, objectives, and policies, as needed.
 - d. To educate the public about the importance of protecting public water supplies by 1) educating how individuals and businesses can do their part to protect the area's public water supplies, and 2) providing education and outreach that assists the City and the County in maintaining compliance with Federally required NPDES.
 - e. To recommend programs and activities to enhance the area's capacity to manage its watersheds.
 - f. To provide education and water quality management services through the Corporation, and its associated business units and subsidiaries approved by the Board of Directors, which includes, but is not limited to, Fellows Lake. LLC, Conservation Corps., and Watershed Natives.
2. ANNUAL REPORT. The Corporation shall provide an annual report, including a financial statement, to all Sponsors detailing the activities of the Corporation and each of its business units and subsidiaries for the calendar year.
3. FINANCIAL SUPPORT. Financial support for the Corporation shall be as follows:
 - CU 60%,

- City 20%
- County 20%.

The actual amount of funding provided by each sponsor in any given year will be set forth in the annual joint funding memorandum between Sponsors and Corporation.

4. **ANNUAL OPERATING BUDGET.** Corporation shall submit a proposed annual operating budget to the Sponsors each calendar year, for appropriation and approval, setting forth in general the services which the Corporation will provide for the Corporation's operating year and shall include all planned revenues and expenses necessary to maintain ongoing operations for the fiscal year, including a reserve fund.

The proposed annual operating budget shall be forwarded to the Sponsors in adequate time for Sponsors to meet their budget and fiscal year cycles. The Corporation's annual operating budget, and each Sponsor's share, shall be set forth in an annual joint funding memorandum by and between the Sponsors, which shall be signed by the Chief Executive Officer of each Sponsor and attached to this Agreement. The Chief Executive Officer of each Sponsor may sign the memorandum upon the approval of funds in the Sponsor's budget.

5. **PREVIOUS SPONSORSHIPS.** Upon signature by the parties, this Sponsorship Agreement replaces all previous agreements for sponsorship of the Corporation.
6. **CONFLICT OF INTEREST.** No salaried officer or employee of the City, and no member of City Council or the Board of Public Utilities shall have a financial interest, direct or indirect, in this Agreement that is in violation of Section 19.16 of the Springfield City Charter. A violation of this provision renders the Agreement void. Federal regulations and state law shall not be violated. No family members of, and no salaried officer or employee of the City, the County, or CU, and no member of City Council, County Commission, or Board of Public Utilities shall serve on the WCO board.
7. **RIGHT OF AUDIT.** Corporation's Books and Records. The Corporation shall keep accurate reports and other records showing in full detail the costs for services rendered. Any Sponsor may examine, at its own expense, at any time during regular business hours, such time and expense reports at Corporation's office, and the Corporation shall produce such records whenever reasonably required by any Sponsor.
8. **APPLICABLE LAWS.** Corporation shall comply with all laws of the United States of America, the State of Missouri, and the City of Springfield that are applicable to work performed by the Corporation, or its subsidiaries, under this Agreement.
9. **JURISDICTION.** This Agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this Agreement be adjudicated, venue shall be proper only in the Circuit Court of Greene County, Missouri.

10. NOTICES. All notices required or permitted hereunder and required to be in writing may be given by first class mail, addressed to City at 840 N Boonville, Springfield, Missouri, 65802; the Corporation at 2400 E. Valley Water Mill Rd., Springfield, Missouri, 65803; CU at 301 E. Central St. Springfield, Missouri, 65802; and the County at 940 N Boonville, Springfield, Missouri, 65802 and N. Austin Fax, Lowther Johnson Attorneys at Law, LLC, 901 E. St. Louis Street, 20th Flr., Springfield, MO 65806. The date of delivery of any notice shall be the date falling on the fifth (5th) full day after the day of its mailing.
11. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties respecting the matters herein set forth and can be amended only upon written agreement of all parties. This Agreement supersedes all prior agreements between the parties hereto about such matters. This Agreement may be executed in any number of counterparts, which together shall constitute the agreement of the parties.
12. DISCRIMINATION. The Corporation shall not, in the performance of this Agreement, discriminate on the grounds of or because of race, creed, color, national origin or ancestry, sex, religion, age, handicap, or political opinion or affiliation, against any employee of the Corporation or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.
13. AGENCY. Each party is responsible only for its own acts and omissions and those of its agents, employees, and officials in connection with this Agreement. The Corporation and its contractors and employees, including its subsidiary's contractors or employees, are not agents or employees of any other party or parties to this Agreement. The Corporation's Executive Director and other staff are not an employee of any Sponsor and are not entitled to any benefits available to an employee of any Sponsor.
14. DURATION and TERMINATION. This Agreement shall remain in full force and effect for one year from its effective date, with automatic, one-year extensions for five additional years, or until April 30, 2031, with the mutual assent of the parties and appropriation of funds. This Agreement shall automatically renew each year unless terminated for good cause with thirty (30) days written notice to the other parties, or for no cause or any cause with sixty (60) days written notice to the other parties. In the event that funds are not appropriated for purposes of this Agreement, the parties may terminate this Agreement immediately. If one party terminates this Agreement, the Agreement remains effective with respect to the other parties.
15. HOLD HARMLESS. Each Party bears all responsibility for its own employees' actions while in its employee and in the ordinary course and scope of their official duties. To the extent allowed or imposed by law, and without waiving any sovereign immunity rights and/or defenses for any Sponsor, each Party shall indemnify and hold the other Party harmless from and against any and all claims, demands, actions, losses, damages, liabilities, expenses, and costs including but not limited to attorney fees that relate to or result from (i) any material breach of this agreement, including but not limited to a breach of a Party's representations

contained herein; or (ii) any alleged violation by the Party of any applicable law or regulation. The Sponsors assume no liability by virtue of this Agreement and expressly reserve all rights, privileges, immunities, and defenses available in law or equity with respect to the alleged acts or omissions of any of their respective employees and officials.

16. Corporation shall procure and maintain insurance, throughout the course of this Sponsorship Agreement, that will adequately protect the actions of Corporation, and any claims brought against the Sponsors that relate to this Sponsorship Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the _____ day of _____, 2025.

GREENE COUNTY COMMISSION:

, Commissioner

, Commissioner

, Commissioner

ATTEST:

, County Clerk

APPROVED AS TO FORM:

N. Austin Fax, County Counselor

CITY OF SPRINGFIELD MISSOURI:

City Manager or Designee

APPROVED AS TO FORM:

City Attorney or Assistant City Attorney

CITY UTILITIES:

President-CEO

APPROVED AS TO FORM:

VP-Chief Legal Officer

WATERSHED COMMITTEE OF THE OZARKS, INC.

By: _____

Title: _____