



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Bill Knuckles
Helen Gunther
Betty Ridge

Bruce Colony
Eric Pauly
Christopher Lebeck
Layne Hunton

May 8, 2025

6:30 PM

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

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. April 10, 2025

3. COMMUNICATIONS.

3.1. April 2025 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

4.1. Relinquishment of Easement 948
3536 East Sunshine Street and 1955 South Bedford Avenue (Applicant: Connect 417 Properties, LLC)

4.2. Relinquishment of Easement 957
3299 North Vernon Road (Applicant: Hulston Investments, Inc.)

4.3. Relinquishment of Easement 958
3299 North Vernon Road (Applicant: Hulston Investments, Inc.)

4.4. Relinquishment of Easement 959
3299 North Vernon Road (Applicant: Hulston Investments, Inc.)

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

5. UNFINISHED BUSINESS.

ADMINISTRATIVE ACTION: SUBDIVISIONS

- 5.1. Preliminary Plat of Hidden Gem Estates
6116 South Farm Road 175 (Applicant: TAG Property Development, LLC)

6. PUBLIC HEARINGS.

- 6.1. Planned Development 391
3299, 3373 & 3449 North Vernon Road (Farm Road 159) (Applicant: Hulston Investments, Inc., & Laura Hawkins-Morris, et al)

ADMINISTRATIVE ACTION: SUBDIVISIONS

- 6.2. Preliminary Plat of Hulston Subdivision
3373 & 3449 North Vernon Road (Applicant: Hulston Investments, Inc.)

7. OTHER BUSINESS.

- 7.1. Short-Term Rental Type 2 Appeal
3205 South Pinehurst Avenue (Applicant: Gloria Fuller)
- 7.2. Initiate Section 36-368 Publication and Posting of Notices Amendment
Citywide (Applicant: City of Springfield)

8. ADJOURN.

**City of Springfield
Minutes
Planning and Zoning Commission**

Dan Scott, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Randall Doennig, Chair

Bruce Colony
Eric Pauly
Bill Knuckles
Layne Hunton

April 10, 2025

6:30pm

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

ROLL CALL.

Present: Commissioner Scott, Commissioner Layne, Commissioner Colony, Commissioner Pauly, Commissioner Ridge, Commissioner Gunther, and Commissioner Knuckles. Absent: Commissioner Doennig and Commissioner Lebeck

Staff in attendance: Justin Crighton, Planning and Development Assistant Director, Bob Hosmer, Planning Manager, Michael Sparlin, Senior Planner, and Laura Vales, Assistant City Attorney.

APPROVAL OF MINUTES.

The minutes of March 13, 2025 were approved.

COMMUNICATIONS.

City Council summary for March 2025 and statement regarding the APA Conference in Denver Colorado.

CONSENT ITEMS.

Relinquishment of Easement 955
400 West Division Street and 1475 North Campbell Avenue
Applicant: Springfield Public Schools

Relinquishment of Easement 956
910 West Division Street
Applicant: David Rensch

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 955 and Relinquishment of Easement 956); Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig and Commissioner Lebeck. Abstain: None.

UNFINISHED BUSINESS. None

PUBLIC HEARINGS.

Conditional Use Permit 480

504 East Norton Road

Applicant: Good Samaritan Boys Ranch Foundation

Mr. Sparlin stated that this is a request to permit a transitional service shelter as a Conditional Use Permit within a R-MD, Medium-density multifamily residential district and expand operations to property located at 504 E. Norton Road.

Mr. Scott opened the public hearing.

Ms. Ashley White, 504 E. Norton Road with Kinetic Design and here to answer any questions.

Mr. Scott closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Conditional Use Permit 480; Commissioner Gunther seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig and Commissioner Lebeck. Abstain: None.

Conditional Use Permit 481

1525 North Campbell Avenue

Applicant: General Council of the Assemblies of God

Mr. Sparlin stated that this is a request to permit warehousing and storage facilities within a CC, Center City District.

Mr. Scott opened the public hearing.

Mr. Will Hoey, 550 St. Louis Street and here to answer any questions.

Mr. Scott closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Conditional Use Permit 481; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig and Commissioner Lebeck. Abstain: None.

OTHER BUSINESS.

Redevelopment Plan for the Pinnacle on the Park Redevelopment Area
525 South Campbell Avenue

Applicant: Pinnacle on the Park, LP

Mr. Schaefer states that this is in partnership the Housing Authority, Knight Harmony Communities, Inc., and proposes to improve the apartments and transition them from public housing to Section 8 as part of HUD's Rental Demonstration Assistance (RAD) program.

Mr. Colony asked what the Commission's purview for this redevelopment plan was.

Mr. Schaefer noted that the Commission needs to find that it meets the Comprehensive Plan.

Mr. Colony asked about the ownership structure and Mr. Schaefer noted that it is a sophisticated ownership structure.

Mr. Pauly asked about the occupancy of the building and Mr. Schaefer stated that he does not know at this time, but the representatives are available.

Mr. Scott opened the public hearing.

Ms. Katie Anderson, 1103 Roanoke and here on behalf of the Housing Authority noting that this is phase two of their strategic redevelopment plan, and the tenants will be temporarily relocated and will have the right to return. She noted that the project has lots of community support and centers around seniors, but it is considered a family property.

Mr. Pauly asked about the residents being moved temporarily and Ms. Anderson noted they will have the option to return to the residence.

Commission members expressed their appreciation of the project.

Mr. John Oke-Thomas, 1972 East Chestnut Expressway stating that they were the architects also for the first phase (Keystone) project and enjoys these types of developments.

Mr. Scott closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Redevelopment Plan for the Pinnacle on the Park Redevelopment Area; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig and Commissioner Lebeck. Abstain: None.

Redevelopment Plan for the Hampton-Florence Redevelopment Plan

East side of the 300 blk South Hampton Avenue, west side of the 300 blk South Florence Avenue, and the south side of the 1100 blk E McDaniel Street.

Applicant: Soflo, LLC

Mr. Schaefer states that this is a request for redevelopment plan to facilitate phased construction of a proposed low-density multi-family residential development.

Mr. Colony asked if the developers plan to acquire does not go through and how will this impact the property owner. Mr. Schaefer stated that if the developer cannot acquire the properties, then the project will stall.

Mr. Pauly noted that the illustrations show three story buildings and also questioned about the bulk plane, not two and asked about the difference. Mr. Schaefer stated that they are multi-level duplexes and are three stories tall, and Mr. Hosmer stated that the redevelopment area is zoned R-HD, High Density Multifamily Residential District and will not trigger the bulk plane requirements.

Further discussion on the bulk-plane and how many stories the duplexes have and if any improvements to the alleyway. Mr. Schaefer noted that the alleyway will require improvements adding that the city does not have an alley maintenance plan. Mr. Colony believes that this is an issue and (alley maintenance) should be addressed.

Mr. Knuckles asked about the presentation being presented and Mr. Schaefer noted that the developer initiated the demolition and was needed to complete the project.

Mr. Pauly asked about the tax abatement and Mr. Schaefer explained how tax abatements will work for this redevelopment.

Mr. Scott opened the public hearing.

Ms. Dixie Decker, 1122 E. Walnut with Roza Homes and here to answer any questions.

Mr. Colony asked about plans for the alleyway and the improvements required. Ms. Decker stated that they are improving the alley and will be upgrading it to concrete

Mr. Pauly asked if Roza Homes was under the umbrella organization of Soflo and Hampton Suites and Ms. Decker noted that they will be managing them with the tenants.

Mr. Scott closed the public meeting.

Mr. Pauly stated that he has some reservations regarding the tax abatements and believes that are given away too freely and this may end up putting the city into a bad position and would like this information to be passed on to the City Council and will not be supporting.

Mr. Scott stated that this does not remove any funding from the city and removes blighted property and important that Chapter 99 and 353 tax credits are spread around and without proper incentives we risk development to built around Springfield and not within.

Mr. Colony commented that he believes this tax abatement incentive location is where it should be and likes this kind of redevelopment to occur.

Mr. Knuckles noted that this tax abatement incentive in the area is the place that needs to be used, and the improvements will increase the tax base and will be voting for it.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Redevelopment Plan for the Hampton-Florence Redevelopment Plan; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Ridge, Commissioner Colony, Commissioner Hunton, Commissioner Gunther, and Commissioner Knuckles. Nays: Commissioner Pauly. Absent: Commissioner Doennig and Commissioner Lebeck. Abstain: None.

Changes to the Rules of Procedure for Planning and Zoning Commission Order of Business Agenda
Citywide

Applicant: City of Springfield

Mr. Bob Hosmer stated that this is a proposal to modify the Rules of Procedure. This will have an administrative action for the preliminary plat that it must meet the minimum requirements set forth, i.e., subdivision statutes, subdivision regulations, and zoning district.

Mr. Scott asked for clarification if the intent is to have another subsection on the agenda to show what are public hearings and what are administrative actions.

Mr. Hosmer that it is correct and went over the administrative sub-actions.

Mr. Scott opened the public hearing.

No speakers.

Mr. Scott closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Initiate Changes to the Rules of Procedure for Planning and Zoning Commission Order of Business Agenda; Commissioner Pauly seconded the motion It **Passed** with the following vote: Ayes: Commissioner Scott, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig and Commissioner Lebeck. Abstain: Commissioner Colony.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 04/01/2025 **To:** 04/30/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Relinquishment of Easement 955 400 W DIVISION ST 1475 N CAMPBELL AVE	4/10/2025 Approved		
Conditional Use Permit 480 504 E NORTON RD	4/10/2025 Approved		
Relinquishment of Easement 956 1910 W DIVISION ST	4/10/2025 Approved		
Conditional Use Permit 481 1525 N CAMPBELL AVE	4/10/2025 Approved		
Changes to the Rules of Procedure for Planning and	4/10/2025 Approved		
Redevelopment Plan for the Pinnacle on the Park Re 525 S CAMPBELL AVE	4/10/2025 Approved		
Redevelopment Plan for the Hampton-Florence Redeve East side of the 300 blk South Hampton Avenue, west side of the 300 blk South Florence Avenue, and the south side of the 1100 blk E McDaniel Street	4/10/2025 Approved		
Relinquishment of Easement 951 417 W LYNN ST	3/13/2025 Approved	4/7/2025 Complete	4/21/2025 Approved
Relinquishment of Easement 952 400 W DIVISION ST	3/13/2025 Approved	4/7/2025 Complete	4/21/2025 Approved
Z-2-2025 6116 S HARTLEY AVE	3/13/2025 Approved	4/7/2025 Complete	4/21/2025 Approved
PPlat of Hidden Gem Estates 6116 S HARTLEY AVE	3/13/2025 Approved	4/7/2025 Complete	4/21/2025 Remand
Z-3-2025 COD 268 1320 E DIVISION ST 1324 E DIVISION ST 1328 E DIVISION ST	3/13/2025 Approved	4/7/2025 Complete	4/21/2025 Approved

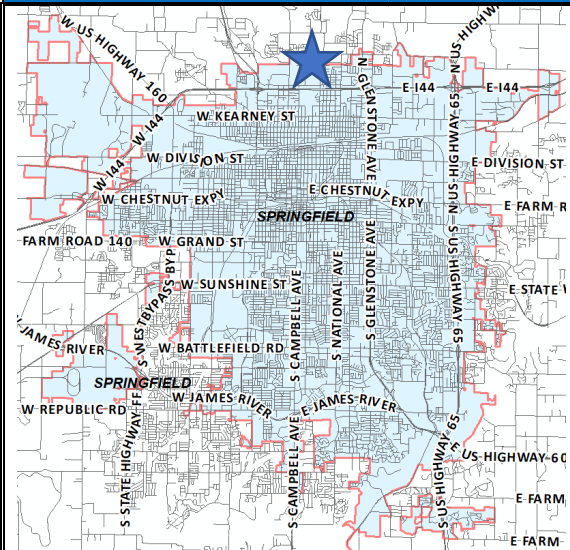
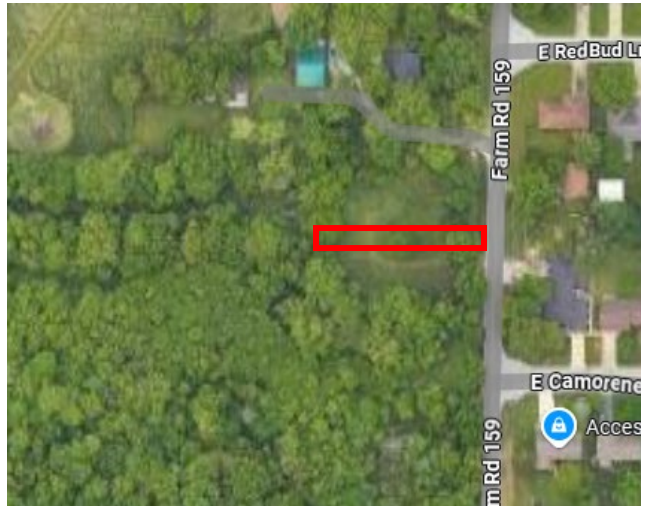
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 957
Location:	3299 North Vernon Road
Total Acres:	.03 acres
Applicant:	Hulston Investments Inc.
Existing Land Use:	Undeveloped Land
Planning and Zoning Commission:	May 8, 2025
City Council:	N/A
Staff:	Tyler Hession, Assistant City Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

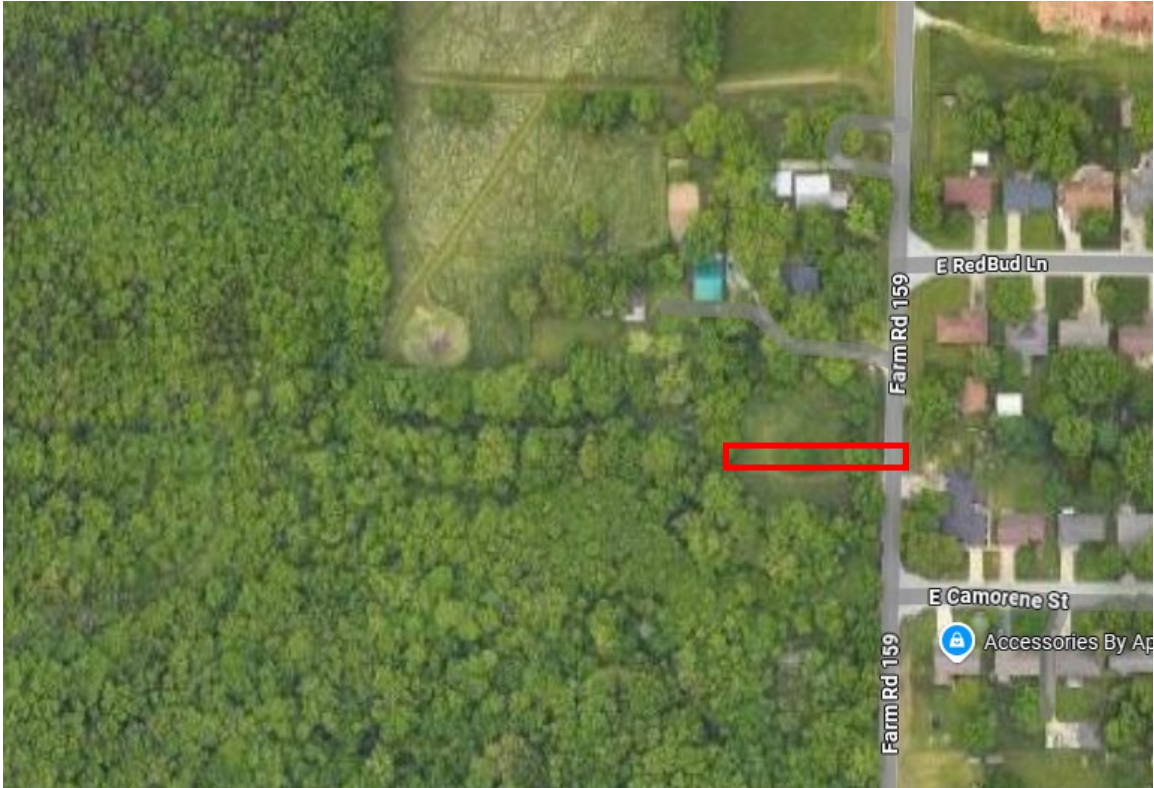
PROJECT SUMMARY:

The applicant, David Hulston Investments Inc., is requesting to relinquish an ingress/egress easement that is no longer needed.

LOCATION MAP	EASEMENT SITE
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

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

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

DEPARTMENT COMMENTS:

1. PUBLIC WORKS – TRAFFIC:

No issues with relinquishing the easement.

STAFF ANALYSIS AND RECOMMENDATION:

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

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

REQUIREMENTS FOR APPROVAL:

TABLE A

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

LEGAL DESCRIPTION:

INGRESS-EGRESS VACATION

A VACATION OF AN INGRESS-EGRESS EASEMENT RECORDED IN BOOK 2303, PAGE 1946 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE, SAID EASEMENT LYING IN LOT 4 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 4 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND ON THE WEST RIGHT-OF-WAY OF VERNON AVENUE THENCE ALONG SAID RIGHT-OF-WAY NORTH 01°53'40" EAST, 362.42 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°37'54" WEST, 130.00 FEET; THENCE NORTH 01°53'40" EAST, 10.00 FEET TO A POINT ON THE SOUTH LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 2303, PAGE 1946 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE SOUTH 89°37'54" EAST, 130.00 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY OF VERNON AVENUE; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY SOUTH 01°53'40", 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,300 SQUARE FEET (0.03 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT "B"

SECTION 1

TWP. 29N, RNG. 22W

GREENE CO., MISSOURI



BASIS OF BEARING

MISSOURI STATE PLANE

NAD 83 CENTRAL ZONE



NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES

H. SCALE: 1" = 50'



KENT R. PETERSON - LAND SURVEYOR
MO# 2659

EASEMENT AREA

1,300 SQUARE FEET

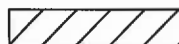
0.03 ACRES

LEGEND

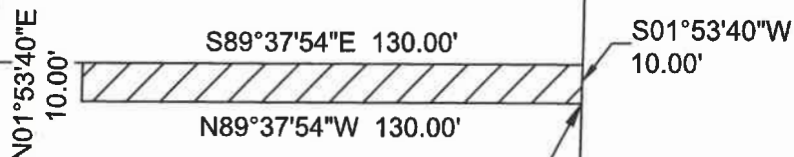
● FOUND MONUMENT AS NOTED

--- SECTION LINE

— R/W — RIGHT-OF-WAY LINE

 EASEMENT AREA

SOUTHEAST CORNER OF
SOUTHWEST QUARTER OF LOT 4 OF
NORTHEAST FRACTIONAL QUARTER
SECTION 1 TWP. 29N, RNG. 22W
POINT OF COMMENCEMENT



N01°53'40"E 362.42'

INGRESS/EGRESS EASEMENT
BOOK 1255 PAGE 112

DATE	REVISION	#	TOTH ASSOCIATES		DATE: 03/05/25	PROJECT: HULSTON INVESTMENTS, INC.
03/31/25	ISSUED FOR REFERENCE	0	1550 E. REPUBLIC ROAD SPRINGFIELD, MO 65804 Ph: 417-888-0645 Fax: 417-888-0657 www.tothassociates.com		MC	LOCATION: 159 N FARM ROAD SPRINGFIELD, MO 65803
			CERTIFICATE OF AUTHORITY: MOW LS-2011008797		KRP	CLIENT: HULSTON INVESTMENTS, INC. P.O. BOX 10226 KANSAS CITY, MO 64171
			Planning & Zoning Commission Page 4 of 5		KRP	
					TITLE: RELINQUISH EASEMENT	SHT NO: 6 OF 6
					HULSTON INVESTMENTS INC.	

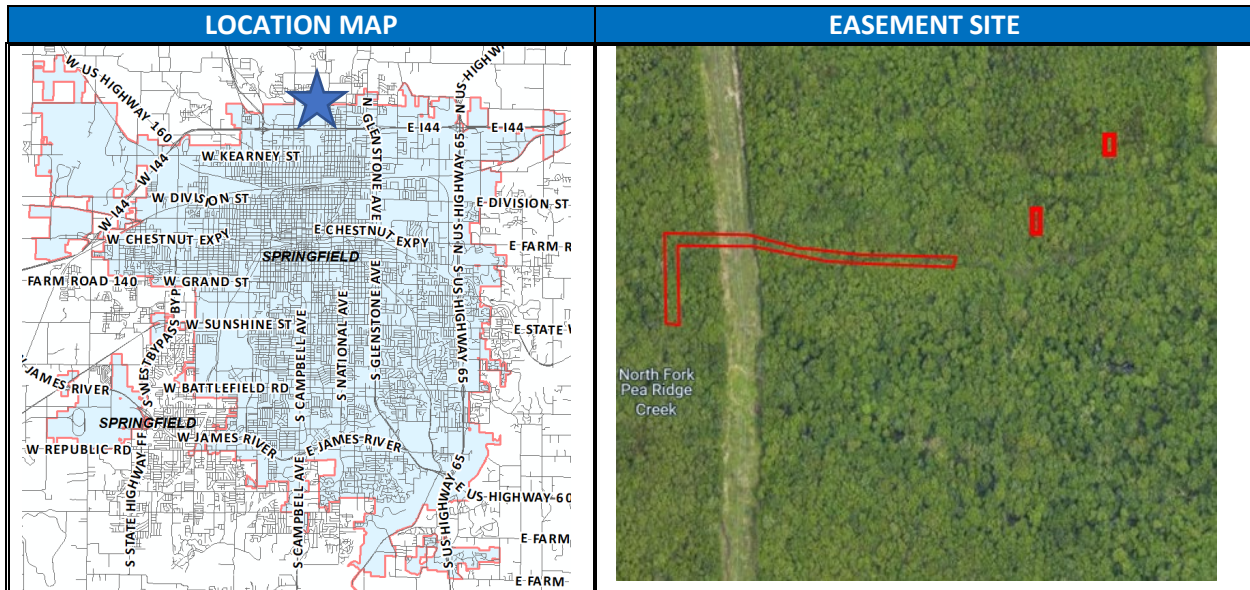
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 958
Location:	3299 North Vernon Road
Total Acres:	.24 acres
Applicant:	Hulston Investments Inc.
Existing Land Use:	Undeveloped Land
Planning and Zoning Commission:	May 8, 2025
City Council:	N/A
Staff:	Tyler Hession, Assistant City Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Hulston Investments Inc, is requesting to relinquish sanitary sewer easements that are no longer needed.

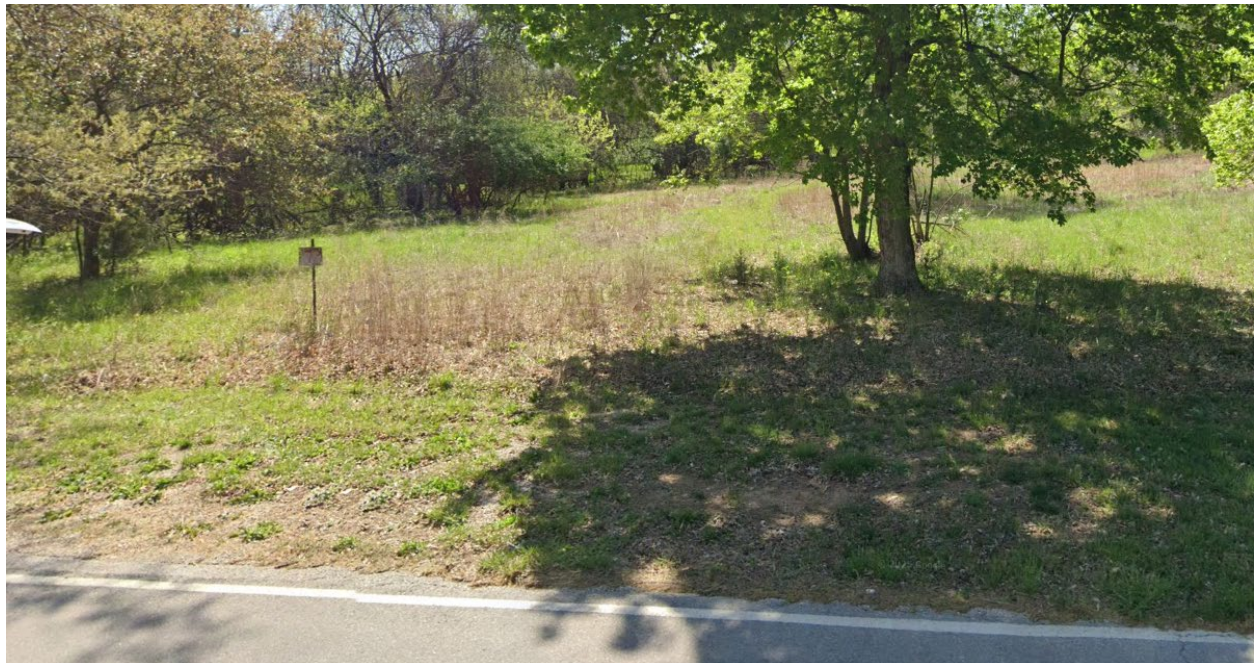


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

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

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

DEPARTMENT COMMENTS:

1. ENVIRONMENTAL SERVICES – CLEAN WATER SERVICES:

There is no public sewer in these proposed relinquishments. They must have been for a proposed project circa 2007. No reason to keep them.

STAFF ANALYSIS AND RECOMMENDATION:

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

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

REQUIREMENTS FOR APPROVAL:

TABLE A

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

LEGAL DESCRIPTION:

LINE "A" VACATION

A VACATION OF A SANITARY SEWER EASEMENT RECORDED IN BOOK 2007, PAGE 023185-07 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE, SAID EASEMENT LYING IN LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, THENCE ALONG THE SOUTH LINE OF SAID LOT 4 NORTH 89°21'48" WEST, 640.18 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°38'14" EAST, 133.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°40'38" WEST, 164.51 FEET; THENCE NORTH 82°44'12" WEST, 396.74 FEET; THENCE NORTH 87°52'20" WEST, 234.24 FEET; THENCE SOUTH 00°40'25" EAST, 184.92 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE ALONG SAID SOUTH LINE NORTH 89°21'46" WEST, 10.00 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°40'25" WEST, 195.19 FEET; THENCE SOUTH 87°52'20" EAST, 245.19 FEET; THENCE SOUTH 82°44'11" EAST, 391.02 FEET; THENCE NORTH 01°52'58" WEST, 6.13 FEET; THENCE NORTH 88°08'10" EAST, 10.00 FEET; THENCE SOUTH 01°51'50" EAST, 7.19 FEET; THENCE SOUTH 89°40'38" EAST, 159.45 FEET; THENCE SOUTH 00°38'14" WEST, 9.99 FEET TO THE POINT OF BEGINNING, CONTAINING 9,971 SQUARE FEET (0.23 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

DEVELOPMENT REVIEW STAFF REPORT**LINE "C" VACATION**

A VACATION OF A SANITARY SEWER EASEMENT RECORDED IN BOOK 2007, PAGE 023185-07 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE, SAID EASEMENT LYING IN LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

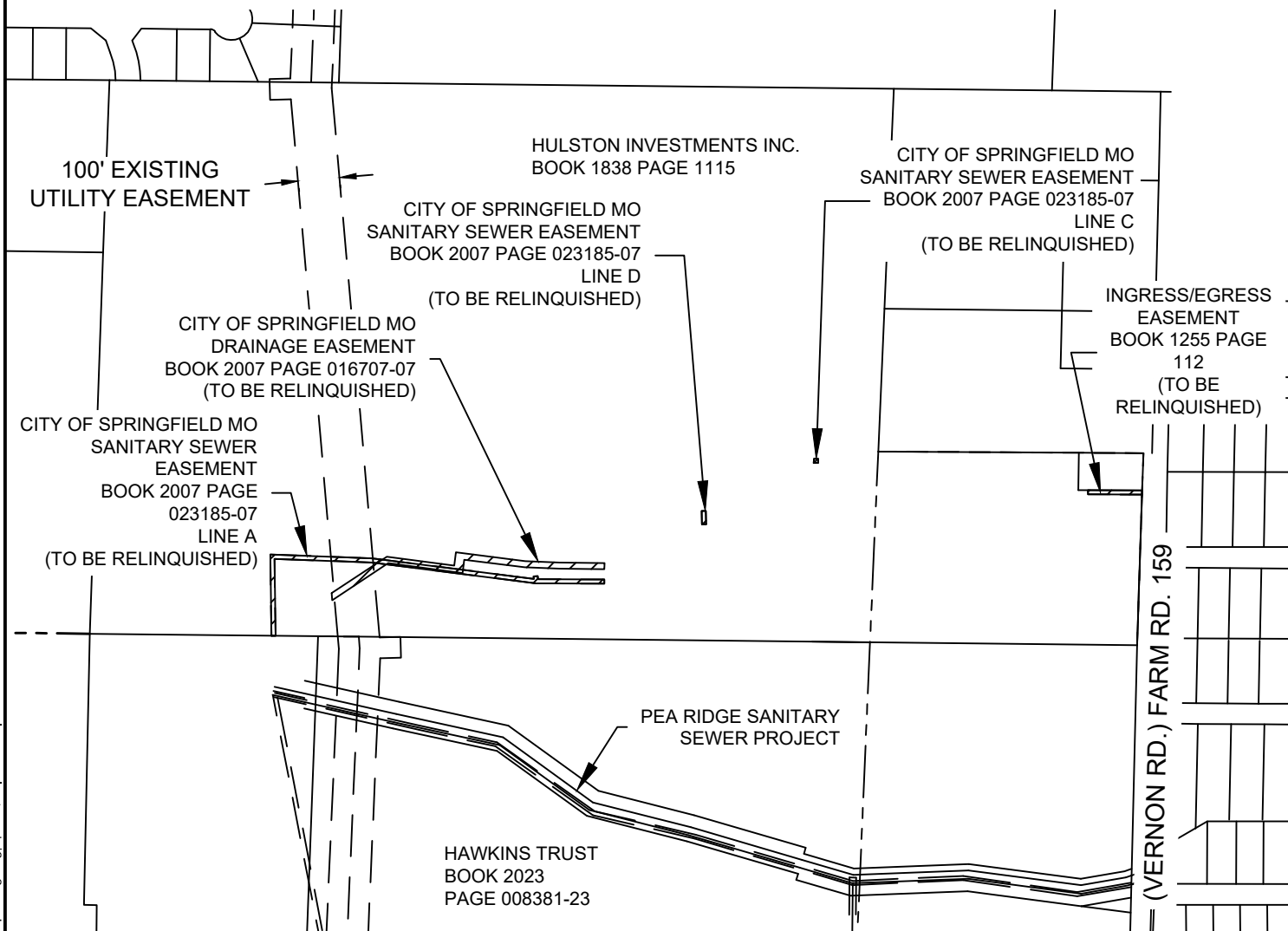
COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, THENCE ALONG THE SOUTH LINE OF SAID LOT 4 NORTH 89°21'48" WEST, 139.40 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 01°55'38" EAST, 430.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°15'16" WEST, 10.07 FEET; THENCE NORTH 01°55'38" EAST, 10.54 FEET; THENCE SOUTH 88°37'34" EAST, 10.00 FEET; THENCE SOUTH 01°55'38" WEST, 9.47 FEET TO THE POINT OF BEGINNING, CONTAINING 100 SQUARE FEET (0.002 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

LINE "D" VACATION

A VACATION OF A SANITARY SEWER EASEMENT RECORDED IN BOOK 2007, PAGE 023185-07 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE, SAID EASEMENT LYING IN LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, THENCE ALONG THE SOUTH LINE OF SAID LOT 4 NORTH 89°21'48" WEST, 388.85 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 01°03'30" WEST, 279.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°21'46" WEST, 10.00 FEET; THENCE NORTH 01°03'30" WEST, 31.86 FEET; THENCE NORTH 88°56'30" EAST, 10.00 FEET; THENCE SOUTH 01°03'30" EAST, 32.16 FEET TO THE POINT OF BEGINNING, CONTAINING 320 SQUARE FEET (0.007 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT "B"
SECTION 1
TWP. 29N, RNG. 22W
GREENE CO., MISSOURI

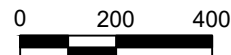


LEGEND

- FOUND MONUMENT AS NOTED
- SECTION LINE
- R/W — RIGHT-OF-WAY LINE
- ▨ EASEMENT AREA



BASIS OF BEARING
MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE



NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 400'

DATE	REVISION	#	 1550 E. REPUBLIC ROAD SPRINGFIELD, MO 65804 Ph: 417-888-0645 Fax: 417-888-0657 www.tothassociates.com CERTIFICATE OF AUTHORITY: Planning & Zoning Commission Page 6 of 9 © 2025 Toth and Associates, Inc.			PROJECT:
04/22/25	ISSUED FOR REFERENCE	0				HULSTON INVESTMENTS, INC.
						LOCATION: 159 N FARM ROAD SPRINGFIELD, MO 65803
						CLIENT: HULSTON INVESTMENTS, INC. P.O. BOX 10226 KANSAS CITY, MO 64171
						TITLE: RELINQUISH EASEMENT LOCATION MAP
						SHT NO: 1 OF 1

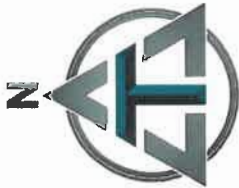
WORKING

EXHIBIT "B"

SECTION 1

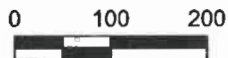
TWP. 29N, RNG. 22W

GREENE CO., MISSOURI



BASIS OF BEARING

MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE

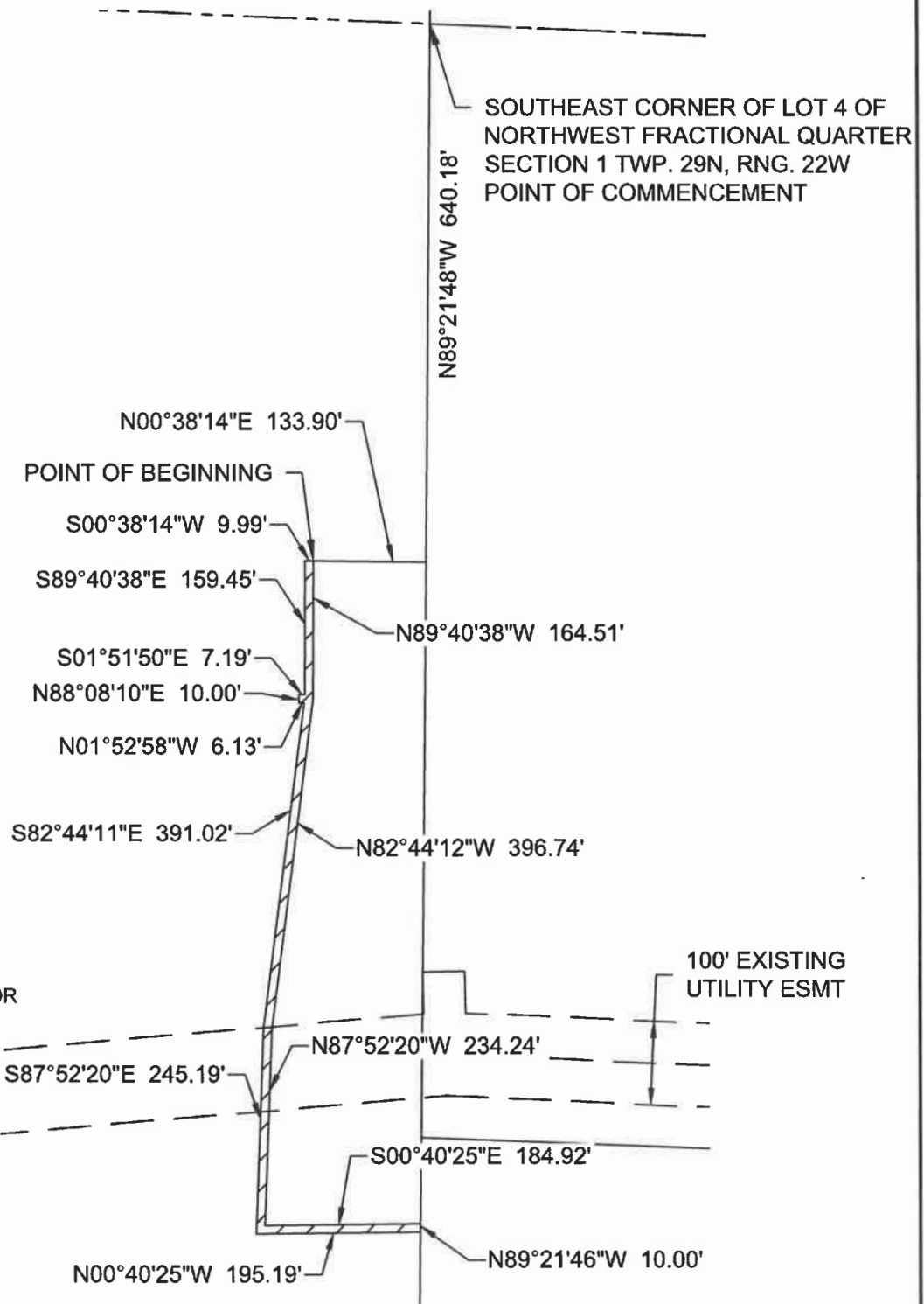


NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 200'



KENT R. PETERSON - LAND SURVEYOR
MO# 2659

CITY OF SPRINGFIELD MO
SANITARY SEWER EASEMENT
BOOK 2007 PAGE 023185-07
LINE A



LEGEND

● FOUND MONUMENT AS NOTED

--- SECTION LINE

— R/W — RIGHT-OF-WAY LINE

▨ EASEMENT AREA

EASEMENT AREA
9,971 SQUARE FEET
0.23 ACRES

DATE	REVISION	#
03/31/25	ISSUED FOR REFERENCE	0

TOTH & ASSOCIATES

1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com

CERTIFICATE OF AUTHORITY:
MOR LS-2011006797
Professional Land Surveyor

DATE: 03/05/25	PROJECT: HULSTON INVESTMENTS, INC.
LOCATION: 159 N FARM ROAD SPRINGFIELD, MO 65803	CLIENT: HULSTON INVESTMENTS, INC.
TITLE: RELINQUISH EASEMENT	P.O. BOX 10226
	KANSAS CITY, MO 64171
	SHT NO: 4 OF 6

j:\projects\112 stenger homes\001 hawkins mill\survey data\drawings\seasement_relinquishing.dwg Mar. 31, 25 9:18 AM jmcraabree

EXHIBIT "B"

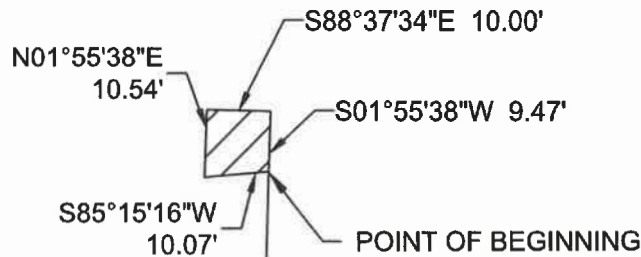
SECTION 1

TWP. 29N, RNG. 22W

GREENE CO., MISSOURI



KENT R. PETERSON - LAND SURVEYOR
MO# 2659



CITY OF SPRINGFIELD MO
SANITARY SEWER EASEMENT
BOOK 2007 PAGE 023185-07
LINE C

SOUTHEAST CORNER OF LOT 4 OF
NORTHWEST FRACTIONAL QUARTER
SECTION 1 TWP. 29N, RNG. 22W
POINT OF COMMENCEMENT

N89°21'48\"/>



LEGEND

- FOUND MONUMENT AS NOTED
- SECTION LINE
- R/W — RIGHT-OF-WAY LINE
- EASEMENT AREA

EASEMENT AREA
100 SQUARE FEET
0.002 ACRES

BASIS OF BEARING
MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE

0 15 30

NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 30'

DATE	REVISION	#	 1550 E. REPUBLIC ROAD SPRINGFIELD, MO 65804 Ph: 417-888-0645 Fax: 417-888-0657 www.tothassociates.com CERTIFICATE OF AUTHORITY: MOW LS-2011008797 MISSOURI BOARD OF LAND SURVEYORS	DATE:	PROJECT:	SHEET NO:
03/31/25	ISSUED FOR REFERENCE	0		MC	HULSTON INVESTMENTS, INC.	
				ORD BY:	LOCATION: 159 N FARM ROAD SPRINGFIELD, MO 65803	
				KRP		
				APPRO BY:	CLIENT: HULSTON INVESTMENTS, INC.	
				KRP	P.O. BOX 10226	
				DATE: 03/05/25	KANSAS CITY, MO 64171	
				TITLE: RELINQUISH EASEMENT		
					HULSTON INVESTMENTS INC.	2 OF 6

EXHIBIT "B"

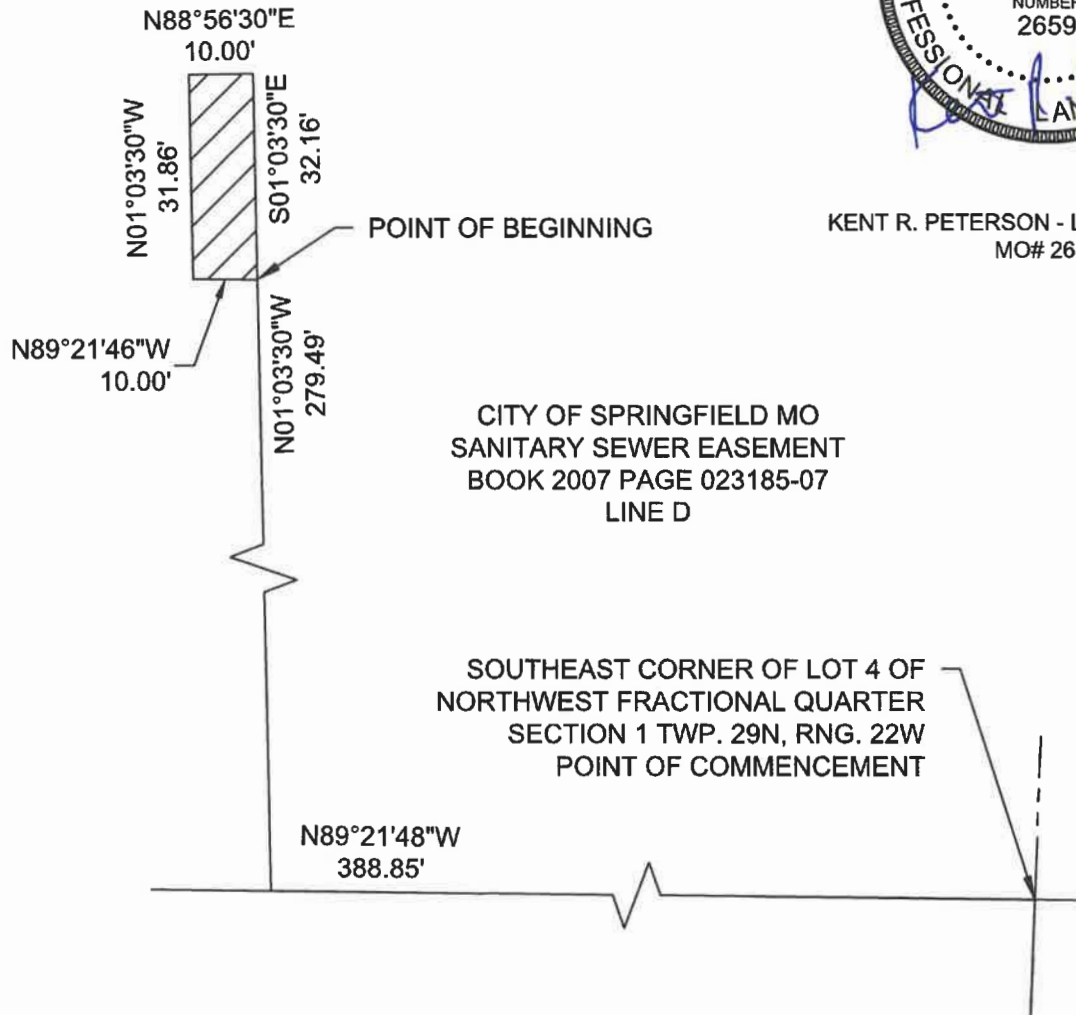
SECTION 1

TWP. 29N, RNG. 22W

GREENE CO., MISSOURI



KENT R. PETERSON - LAND SURVEYOR
MO# 2659

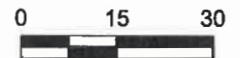


CITY OF SPRINGFIELD MO
SANITARY SEWER EASEMENT
BOOK 2007 PAGE 023185-07
LINE D

SOUTHEAST CORNER OF LOT 4 OF
NORTHWEST FRACTIONAL QUARTER
SECTION 1 TWP. 29N, RNG. 22W
POINT OF COMMENCEMENT



BASIS OF BEARING
MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE



NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 30'

LEGEND

- FOUND MONUMENT AS NOTED
- SECTION LINE
- RW — RIGHT-OF-WAY LINE
- EASEMENT AREA

EASEMENT AREA
320 SQUARE FEET
0.007 ACRES

DATE	REVISION	#
03/31/25	ISSUED FOR REFERENCE	0

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
CERTIFICATE OF AUTHORITY:
MO# LS-251008797
© 2025 Toth & Associates, Inc.

MC	PROJECT:	HULSTON INVESTMENTS, INC.
ORD BY:	LOCATION:	159 N FARM ROAD SPRINGFIELD, MO 65803
KRP	CLIENT:	HULSTON INVESTMENTS, INC. P.O. BOX 10226 KANSAS CITY, MO 64171
APPRO BY:	TITLE:	RELINQUISH EASEMENT HULSTON INVESTMENTS INC.
KRP		
DATE:		SHT NO:
03/05/25		3 OF 6

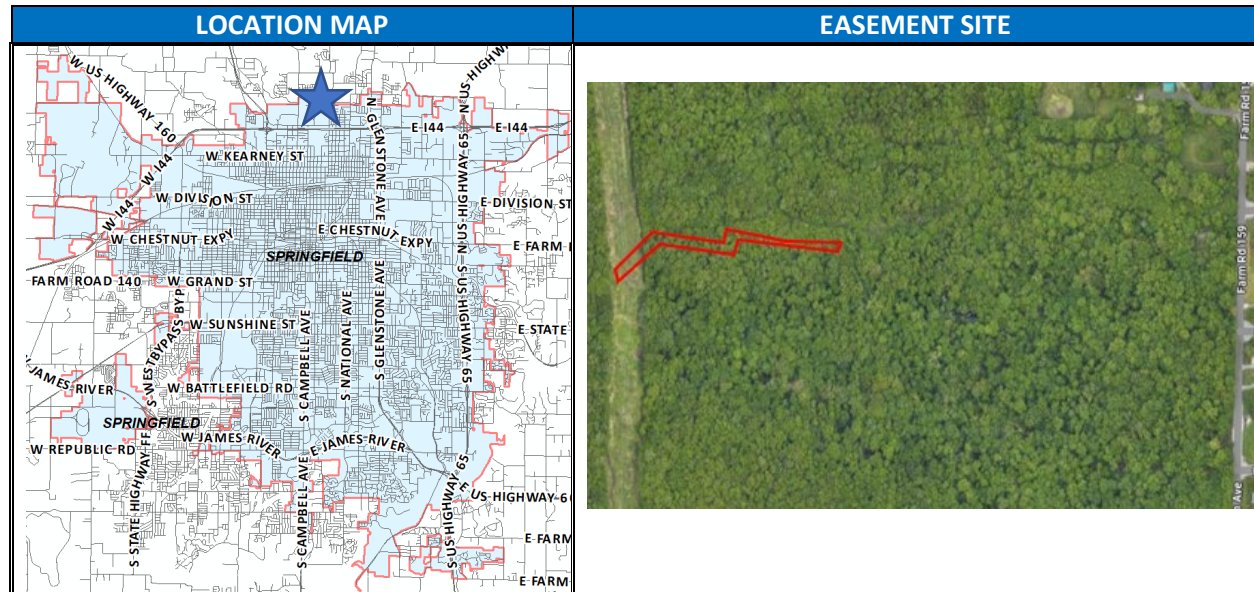
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 959
Location:	3299 North Vernon Road
Total Acres:	.25 acres
Applicant:	Hulston Investments Inc.
Existing Land Use:	Undeveloped Land
Planning and Zoning Commission:	May 8, 2025
City Council:	N/A
Staff:	Tyler Hession, Assistant City Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Hulston Investments Inc., is requesting to relinquish a drainage easement that is no longer needed.

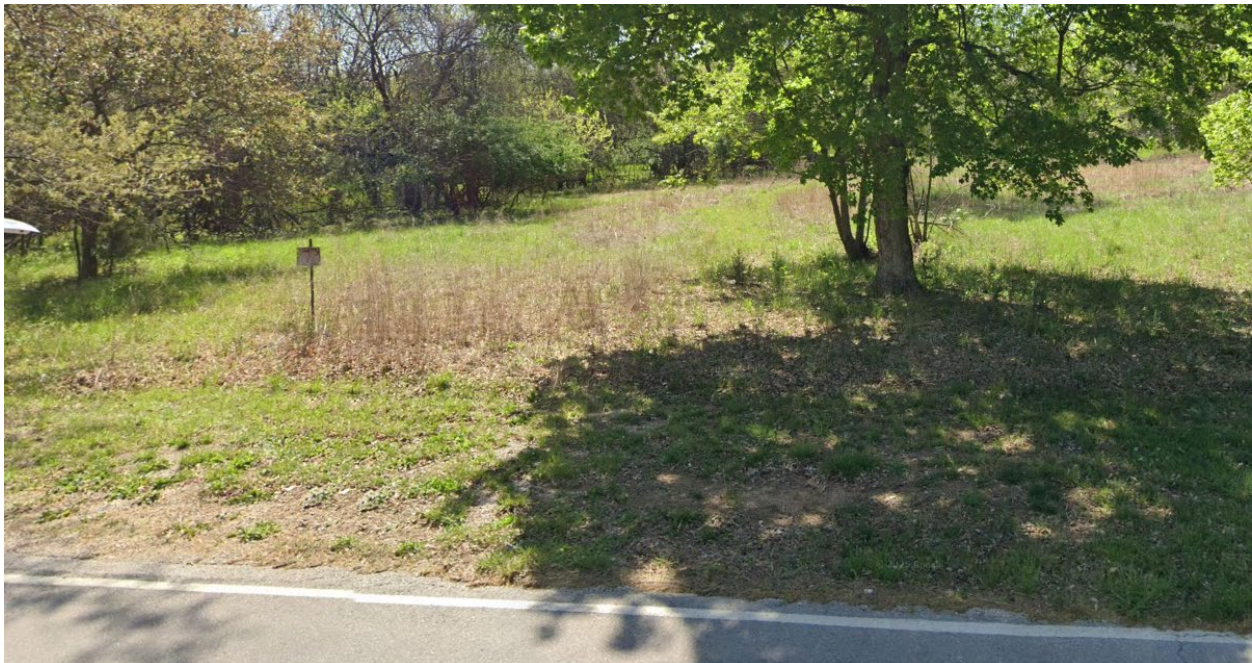


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

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

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

DEPARTMENT COMMENTS:

1. PUBLIC WORKS – STORM WATER:

No issues.

STAFF ANALYSIS AND RECOMMENDATION:

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

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

REQUIREMENTS FOR APPROVAL:

TABLE A

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

LEGAL DESCRIPTION:

DRAINAGE EASEMENT VACATION

A VACATION OF A DRAINAGE EASEMENT RECORDED IN BOOK 2007, PAGE 016707-07 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE, SAID EASEMENT LYING IN LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, THENCE ALONG THE SOUTH LINE OF SAID LOT 4 NORTH 89°21'48" WEST, 640.17 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°38'14" EAST, 168.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°21'26" WEST, 108.47 FEET; THENCE NORTH 87°38'49" WEST, 82.94 FEET; THENCE NORTH 82°46'03" WEST, 146.51 FEET; THENCE SOUTH 07°37'20" WEST, 32.55 FEET; THENCE NORTH 82°22'40" WEST, 179.93 FEET; THENCE SOUTH 56°35'31" WEST, 161.29 FEET; THENCE NORTH 05°07'22" WEST, 17.03 FEET; THENCE NORTH 56°35'31" EAST, 158.83 FEET; THENCE SOUTH 82°22'40" EAST, 163.55 FEET; THENCE NORTH 07°37'20" EAST, 32.40 FEET; THENCE SOUTH 82°46'03" EAST, 167.77 FEET; THENCE SOUTH 87°38'49" EAST, 82.08 FEET; THENCE SOUTH 89°21'26" EAST, 108.25 FEET; THENCE SOUTH 00°38'14" WEST, 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,908 SQUARE FEET (0.25 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT "B"

SECTION 1

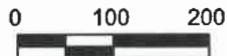
TWP. 29N, RNG. 22W

GREENE CO., MISSOURI



BASIS OF BEARING

MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE



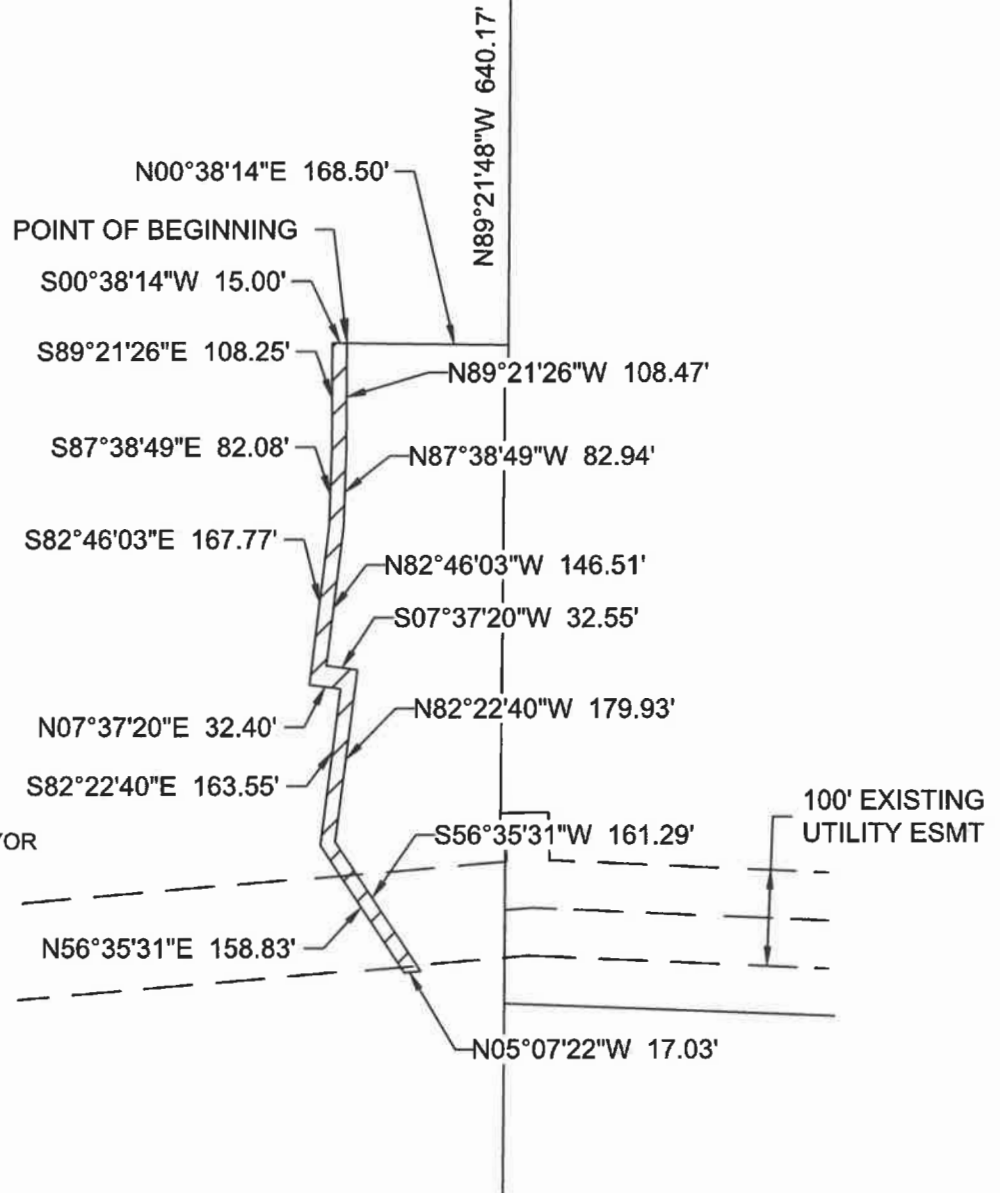
NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 200'



KENT R. PETERSON - LAND SURVEYOR
MO# 2659

CITY OF SPRINGFIELD MO
DRAINAGE EASEMENT
BOOK 2007 PAGE 016707-07

SOUTHEAST CORNER OF LOT 4 OF
NORTHWEST FRACTIONAL QUARTER
SECTION 1 TWP. 29N, RNG. 22W
POINT OF COMMENCEMENT



LEGEND

● FOUND MONUMENT AS NOTED

--- SECTION LINE

—R/W— RIGHT-OF-WAY LINE

▨ EASEMENT AREA

EASEMENT AREA
10,908 SQUARE FEET
0.25 ACRES

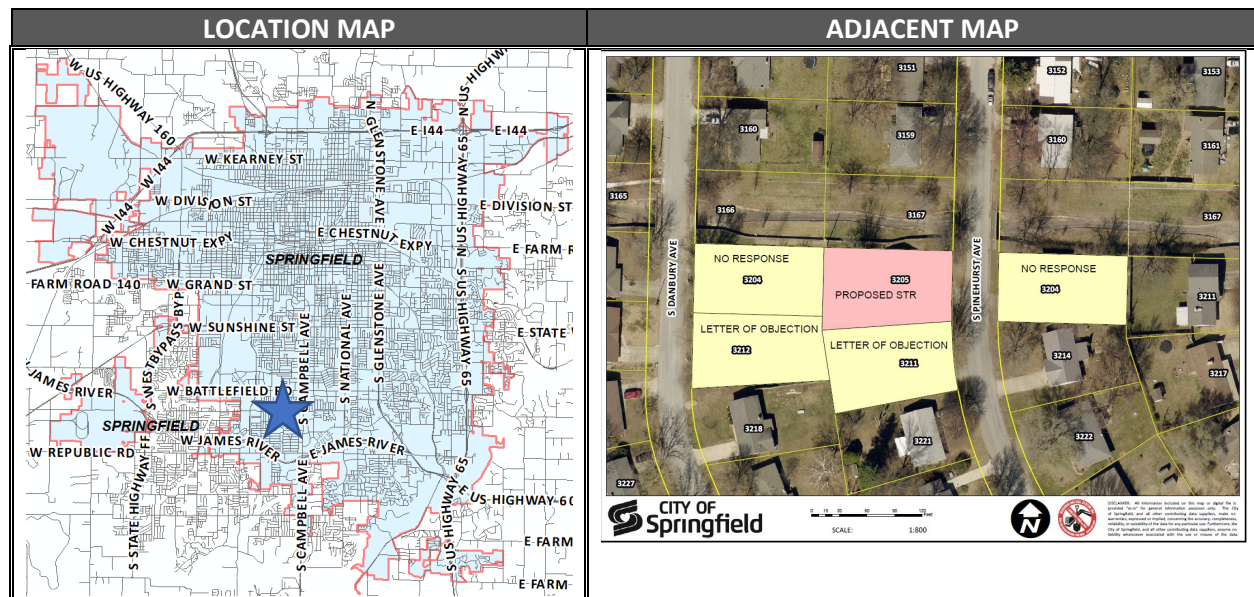
DATE	REVISION	#	TO TH ASSOCIATES	MC	PROJECT:
03/31/25	ISSUED FOR REFERENCE	0	1550 E. REPUBLIC ROAD SPRINGFIELD, MO 65804 Ph: 417-888-0645 Fax: 417-888-0657 www.tothassociates.com	KRP	HULSTON INVESTMENTS, INC.
			CERTIFICATE OF AUTHORITY: MOP 15-2011006797	KRP	LOCATION: 159 N FARM ROAD SPRINGFIELD, MO 65803
			Planning & Zoning Commission Page 5 of 5	KRP	CLIENT: HULSTON INVESTMENTS, INC.
				DATE: 03/05/25	P.O. BOX 10226 KANSAS CITY, MO 64171
				FILE:	RELINQUISH EASEMENT
					SHT NO: 5 OF 6

PROJECT INFORMATION

Case Number:	Short-Term Rental Type 2 Appeal
Location:	3205 South Pinehurst Avenue
Applicant:	Gloria Fuller
Zoning District:	Single-Family Residential R-SF
Neighborhood Meeting:	February 25, 2025
Planning and Zoning Commission:	May 8, 2025
Public Notification:	Mail
Staff:	Tyler Hession, Assistant Planner
Proposed motion:	I move to recommend approval of Short-Term Rental Type 2 appeal at 3205 South Pinehurst Avenue as set forth in 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:

Appeal to grant a Short-Term Rental Type 2 permit for the property generally located at 3205 South Pinehurst Avenue, pursuant to Section 36-473 of the Zoning Ordinance in a R-SF, Single-Family Residential District.



GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-373. – Short-Term Rentals

8. If at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the planning and zoning commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the planning and zoning commission shall be final for the purposes of Chapter 536, RSMo.
9. If the applicant submits a complete meeting summary and less than two (2) or less than thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be approved, provided that all other requirements have been satisfied.

ZONING ORDINANCE REQUIREMENTS:

Short-Term Rental Type 2

Allowed in the R-SF or R-TH districts.

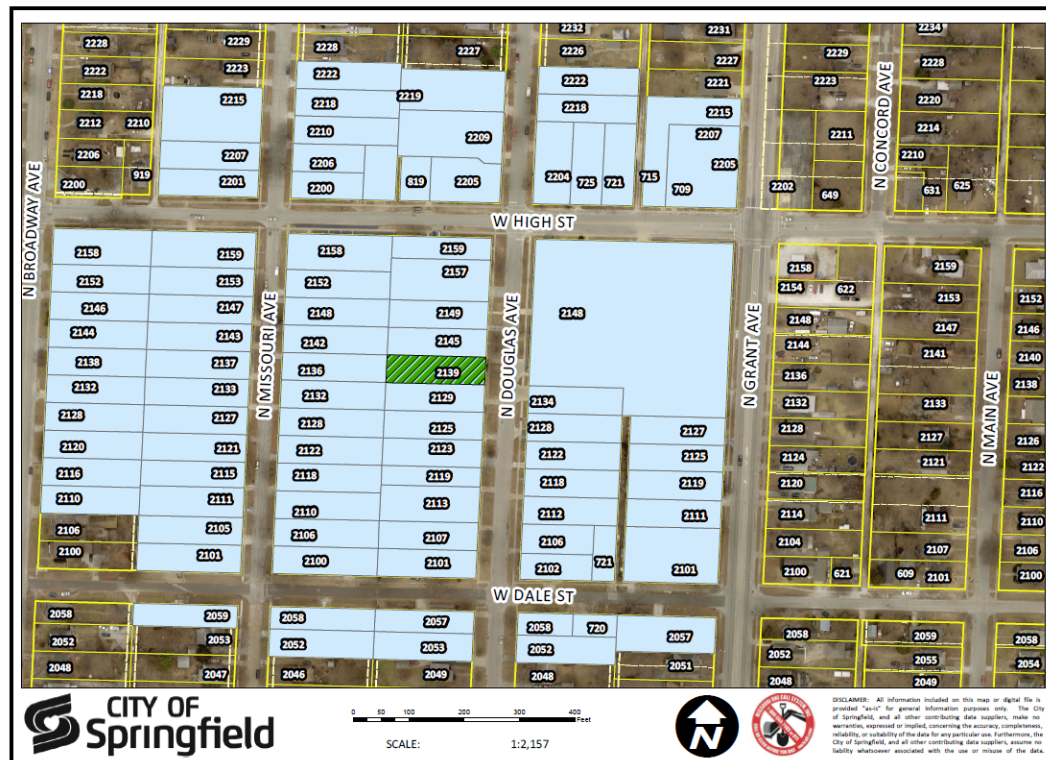
For non-operator-occupied residence, legal accessory apartment or historic carriage house.

No limitation on the number of days that it can be rented; however, all Type 2's will require a Short-Term Rental Type 2 permit.

Density Limitations: No STR Type 2 shall be located within 500 feet of another STR Type 2. This is a radial measurement of 500 feet from one STR Type 2 to another as measured by the shortest distance between the two property lines. This is not subject to appeal.

The permit requires a neighborhood meeting with property owners within 500 feet of the STR Type 2 and if the property owners within 500 have 10 days from the date of the neighborhood meeting to submit a letter objecting to the short-term rental.

500'



If at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection no more than ten (10) days after the neighborhood meeting, the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the Planning and Zoning Commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the Planning and Zoning Commission shall be final for the purposes of Chapter 536, RSMo.

Application Fees: \$382 (Planning fee), \$30 (BDS inspection fee) and business licensing fee, which starts at \$25.

Must obtain and continually maintain a service agent business license and certificate of occupancy. If an annual business license is not continually obtained, the owner/business risks losing the ability to operate due to the density restrictions for a Type 2.

Licensing fees are based on gross receipts and typically range from \$25 per year (\$0-\$10,000 in annual gross receipts) to \$105 per year (\$200,000 in annual gross receipts). Businesses that collect more than \$200,000 in annual gross receipts are charged an additional 25 cents per \$1,000. New applicants will be asked to estimate their gross receipts for the upcoming year. The figures can be adjusted accordingly when the business renews the following year.

Process

For all Short-Term Rental Type 2 uses, applicant(s) shall hold a neighborhood meeting and invite the neighborhood surrounding their property along with any registered neighborhood organizations.

1. Notice of the meeting shall be sent by first-class mail, postage paid, at least ten (10) days prior to the meeting, to at least one (1) record owner of each real property and occupants within five hundred (500) feet of the development proposal, as shown on the records of the County Assessor, and to the president or other association officer(s) of any neighborhood association(s) as on file with the Director of Planning and Development.

2. It is recommended the meeting be held early enough to provide time for the applicant to consider any neighborhood input, allow any changes to be evaluated by staff, and to resolve any issues if possible.

3. The mailing shall be performed by the Planning and Development Department; however, the letters and envelopes themselves must be prepared, and postage placed on same by the applicant. The neighborhood letters shall be submitted to the Planning and Development Department for mailing. A file copy of the letter shall be provided to the Planning and Development Department. The notice letter shall contain the following at a minimum or any additional information as required by the Director of Planning and Development:

- a) Description and details of proposed Short-Term Rental operation and any other proposed changes.
- b) Meeting date, time, and location.
- c) Property owner and/or operator's contact information.
- d) Development Review Notice, Comment Cards, and adjacent letter of objection.

4. The meeting shall be held on the property involved in the application or in the immediate vicinity. The meeting shall be scheduled from 4:00 to 6:30 p.m.

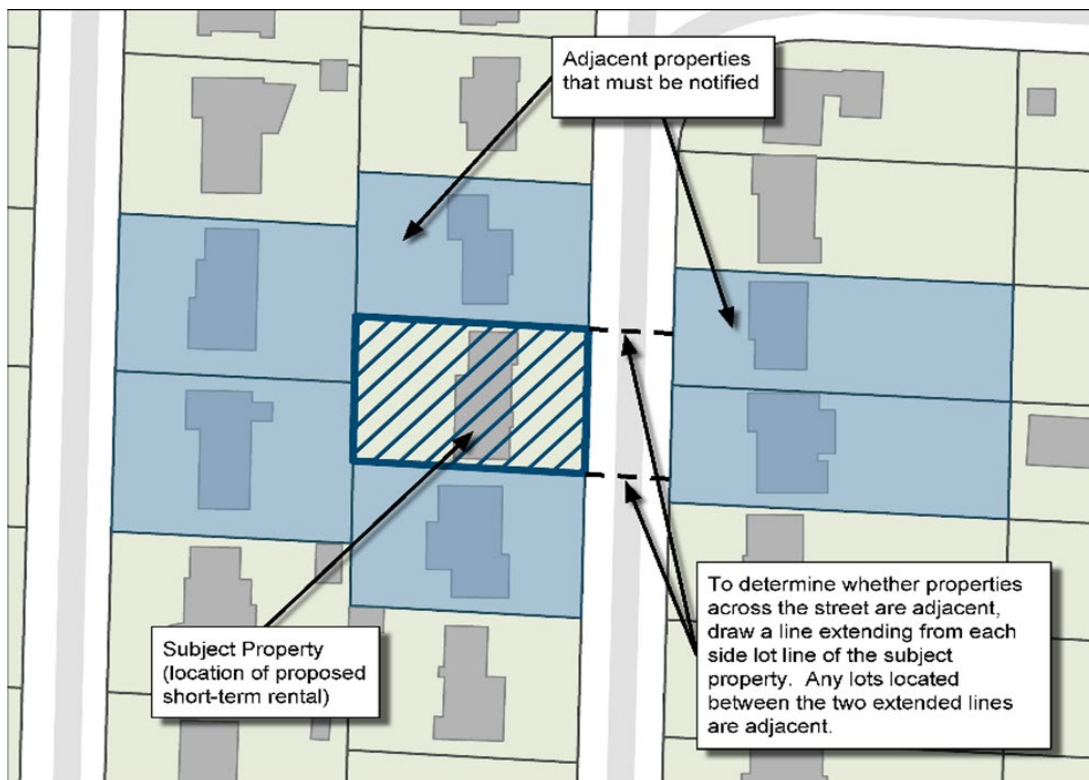
5. Following the neighborhood meeting and within ten (10) days of the neighborhood meeting, the applicant shall submit a summary of the meeting to the Planning and Development Department using the following format as set forth below.

- a) Description and details of proposed Short-Term Rental operation and any other proposed changes.
- b) Meeting date, time and location.
- c) Number of invitations that were sent.
- d) Number of neighbors in attendance with an attached sign-in sheet.
- e) List of issues raised, any verbal comments and how applicant plans to respond.
- f) Additional information, such as comment cards, letters from neighbors, shall be attached to the summary.

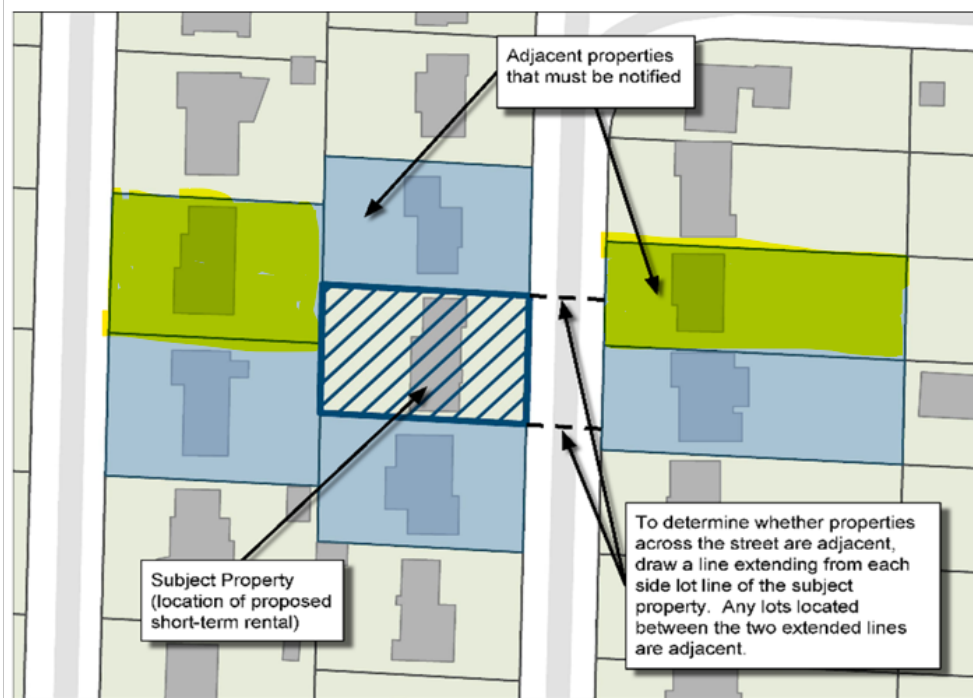
6. If the applicant does not submit the information listed above within ten (10) days of the neighborhood meeting, the application shall be considered incomplete, and the applicant will be required to conduct a new meeting.

7. Section 36-473(2)(c)8 of the Zoning Ordinance states the following:

A Short-Term Rental Type 2 application requires, “If at least two (2) or at least 30 percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street submit a letter of objection the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the Planning and Zoning Commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the Planning and Zoning Commission shall be final for the purposes of Chapter 536, RSMo. If the applicant submits a complete meeting summary and less than two (2) or less than thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be approved, provided that all other requirements have been satisfied.”

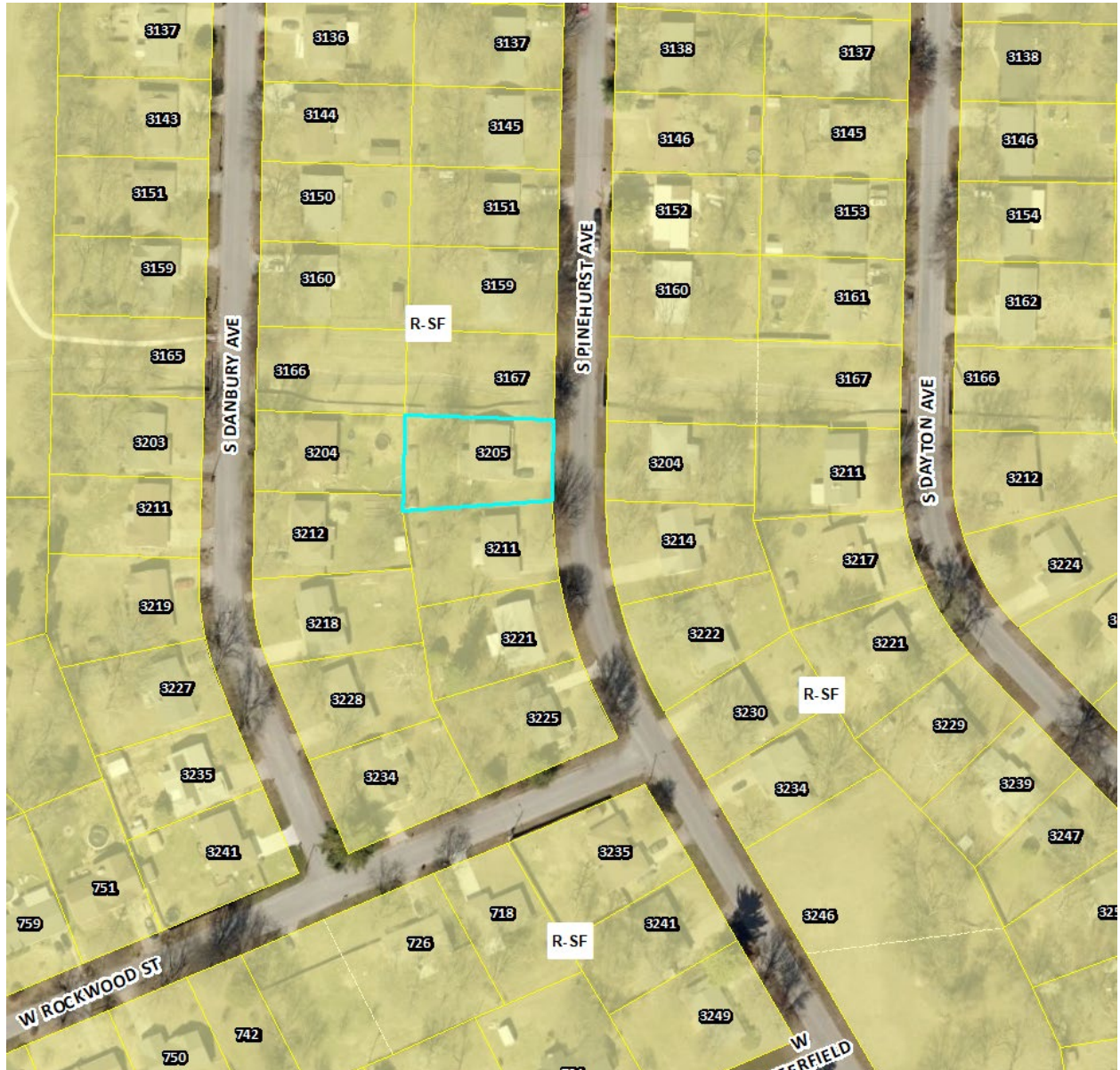


This scenario: Six adjacent property owners, two (highlighted in yellow) sign letters of objection, this represents 33% of the property owners as well as two letters of objection.



Adjacent Properties	Percent of 2 adjacent property owners	At least 30% or more of adjacent property owners	Required Adjacent letters of objection, whichever is greater
10	2=20%	3=30%	3
9	2=22%	2.7=30%	3
8	2=25%	2.4=30%	3
7	2=28%	2.1=30%	3
6	2=33%	1.8=30%	2
5	2=40%	1.5=30%	2
4	2=50%	1.2=30%	2
3	2=66%	0.9=30%	2
2	2=100%	0.6=30%	2

ZONING AND ADJACENT MAP:



DEPARTMENT COMMENTS:

DEPARTMENT OF FINANCE BUSINESS LICENSES DIVISION:

Existing STR or not: Not a currently existing STR

Paid hotel motel taxes: N/A

No violations

STAFF ANALYSIS:

1. The property owner has applied for a Short-Term Rental (STR) Type 2 permit to establish a Short-Term Rental Type 2 at 3205 South Pinehurst Avenue per Section 36-473 of the Zoning Ordinance.
2. Per the Zoning Ordinance short-term rental type 2's are not allowed to be located within five hundred (500) feet of another short-term rental type 2, as measured by the shortest distance between the two closest property lines. The applicant's property meets the density requirement.
3. This property is not an existing Short-Term Rental Type 2 and therefore no hotel and motel tax has been paid, which was passed July 2023.
4. The applicant has notified the property owners and occupants within 500 feet of the property and held a neighborhood meeting on February 25th, 2025. The Neighborhood Meeting Summary was submitted within the 10-day requirement and can be found in Attachment 2.
5. Letters of Objection sent to immediately adjacent property owners can be found in Attachment 3.
6. Comment cards sent to all property owners and tenants within 500 feet can be found in Attachment 4.
7. The applicant has received letters of objection from at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street.
8. The Zoning Ordinance allows applicant to file an appeal to the planning and zoning commission for a resolution to approve the application if denied by property owners (Attachment 1).
9. Adjacent property owners of the proposed Short-Term Rental Type 2 establishment have been notified by regular mail of the May 8th, 2025, Planning and Zoning Commission meeting.
10. If approved, all other requirements of the Short-Term Rental requirements of Section 36-473 of the Zoning Ordinance must be met.

PLANNING AND ZONING OPTIONS:

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

1. Recommend against the appeal.
2. Recommend approval of the appeal.

ATTACHMENT 1
NOTICE OF DENIAL AND APPLICANTS APPEAL LETTER

ATTACHMENT 2
NEIGHBORHOOD MEETING SUMMARY AND SIGN-IN SHEET

ATTACHMENT 3
ADJACENT MAP AND LETTERS OF OBJECTION

ATTACHMENT 4
500' MAP AND COMMENTS CARDS

ATTACHMENT 5
RADIAL MAP OF STRS



Short-Term Rental Type 2 Appeal Application

eCity INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 FOR SUBMITTING THIS APPLICATION

1. Fill out the Short-Term Rental Appeal Form and upload as an attachment to your account in eCity.
2. Planning staff will review the appeal and assign a date for your appeal to Planning and Zoning.

Case No.	
Date Filed	
Received By	
Receipt No.	

This appeal is designed to help the Planning and Zoning Commission better understand the operator's compliance with city regulations. Make sure to submit everything that is required for a complete appeal application. Incomplete applications will be rejected and returned to the applicant. Complete the questionnaire to avoid a delay in your appeal being processed.

Short-Term Rental Type 2 Property Address: 3205 S. Pinchurst Ave Spfd, mo 65807

PROPERTY OWNER'S INFORMATION:

Name of current property owner: Gloria Fuller

If corporation: Corporate Official: _____

Mailing Address: 838 E. Deerfield St Spfd, mo 65807

Zip Code: 65807 Phone: 417-894-0292

E-mail: gckno@yahoo.com

OPERATOR'S INFORMATION (if different):

Name: _____

Mailing Address: _____

Zip Code: _____ Phone: _____

E-mail: _____

SHORT-TERM RENTAL TYPE 2

- ☐ Has this property already been operating as a Short-Term Rental Type 2? **Check box if yes.**
- ☒ Does the property owner have any other existing Short-Term Rentals (Type 1, 2 or 3) in the City of Springfield?
Check box if yes and provide addresses in comment area.
- ☒ If operating an existing Short-Term Rental Type 1, 2 or 3, have all properties paid hotel/motel taxes since July 2023?
(or since the first month of operation if this occurred after July 2023).
Check box if yes and provide information in comment area.
- ☐ If operating an existing Short-Term Rental 1, 2 or 3, have there been any complaints from adjacent property owners? **Check box if yes and provide complaints in comment area.**

SITE DESCRIPTION

Total square footage of the Short-Term Rental. 1,248 sqft.

Total beds rented out? 4 (whole house)

Maximum number of occupants allowed on property? 6

Total number of off-street parking provided on-site? None

- ☒ Are the parking spaces paved? Check box if yes.
- ☐ Will there be parking in front of the residential structure? Check box if yes.
- ☐ Are there any parking restrictions for on-street parking (i.e., no parking signs in front of property and along both sides of the street)? Check box if yes.
- ☐ Does the property reside in a Neighborhood Parking District? Check box if yes.
- ☐ Does property have access to an alley? Check box if yes.
- ☒ Is there a garage for parking? Check box if yes.
- ☐ Will cars be parking in the driveway? Check box if yes.
- ☒ Is there enough room for cars to park without blocking the sidewalk? Check box if yes.
- ☐ Have there been any renovations on the property that would have required any electrical, plumbing and/or building permits? Check box if yes.

REASON FOR APPEAL/COMMENTS/COMPLAINTS RECEIVED/RESPONSE TO LETTERS

218 W Lindberg Spfd, MO 65807

Dear Springfield Commissioners,

03/11/2025

I would like to appeal the decision to deny the STR Type 2 license at 3205 S Pinehurst Ave. Springfield, MO 65807.

I feel like the decision is not based on real average facts, but just in comments of bad experiences on single events that have happened to some people, people that are renting their houses without using the STR platforms, that do not care about their houses, etc. and not considering the facts that the STR platforms have high standards of the rentals houses that they accept into the platforms, constat monitor by comments from tenants/guest and hosts and also a very strict control of the people that join the platforms, removing their access in case of miss-behaviors, multiple complaints or poor evaluations from hosts, with this said, the people that needs/use these kind of traveling rentals are sure to be in their best behaviors, following all the rules and regulations of the platform and of the place that they are staying at.

Thank you very much and I hope you consider accepting this license

Gloria Fuller

ATTACHMENT 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

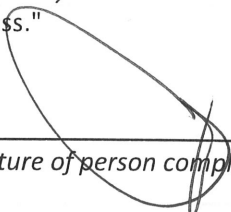
1. Request to establish a Short-Term Rental Type 2.
2. Meeting Date & Time: 02/25/2025 at 4pm
3. Meeting Location: 3205 S. Rochester Ave
4. Number of invitations that were sent: 99
5. Number of neighbors in attendance (attach a sign-in sheet): 5
6. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the owner/operator must explain why the issues cannot be resolved.)

- They were concern about parties & loud music
- Big barking dogs
- People camping in back yard

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

- I explain that my listing will state No Parties are allow in the house
- That the fence is 4ft tall and that there are welcome responsible pet owners only
- that people will usually not paid to stay in a house to camp outside and there is a limit of people allow staying in the listing

I, Gloria Fuller (print name), attest that the neighborhood meeting was held on 02/25/2025 (month/date/year), in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Gloria Fuller

Printed name of person completing affidavit

NEIGHBORHOOD MEETING LIST

- 5 people + 1 people looking for a city official

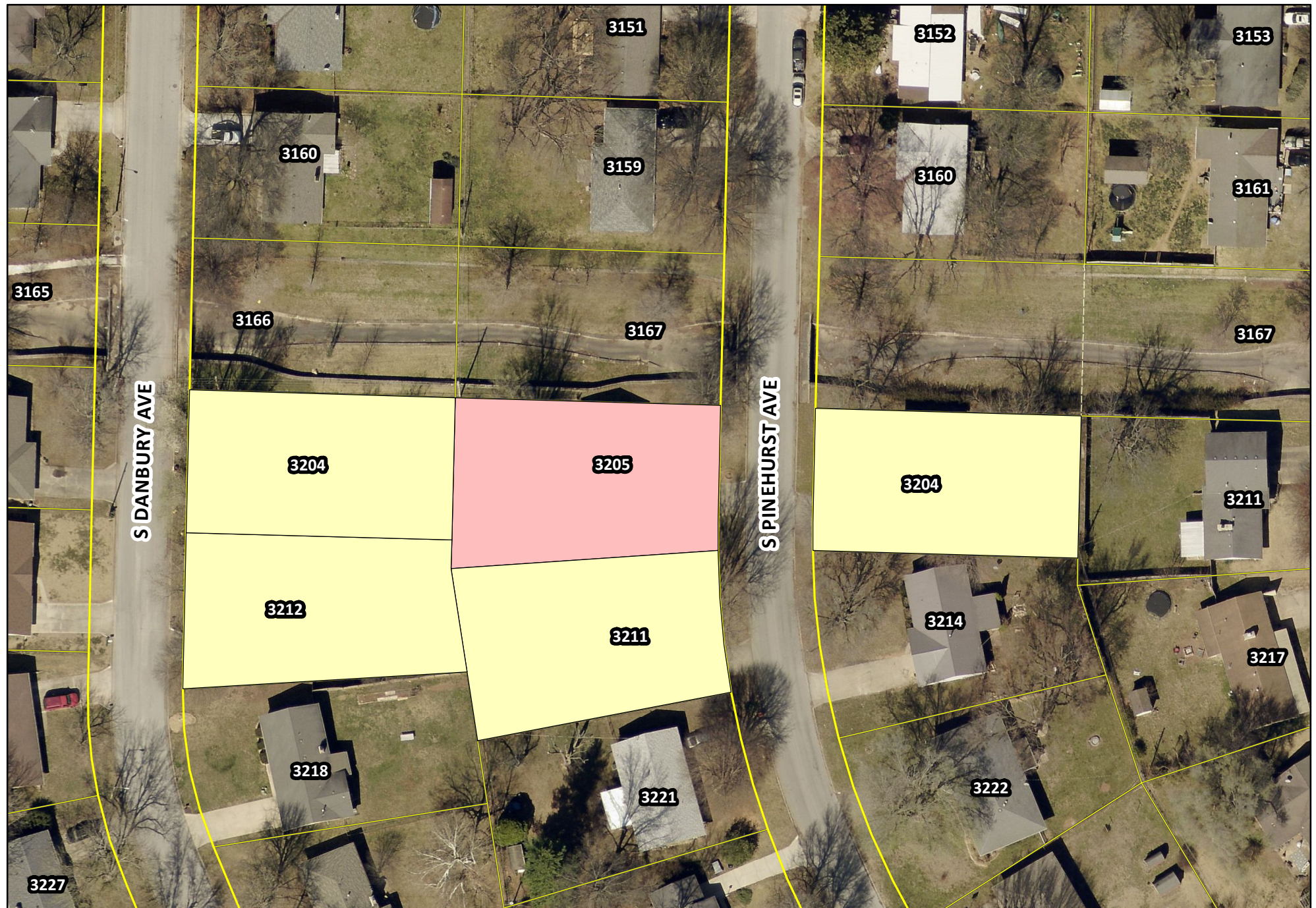
- Yvonne Crouch

- Tom Connor

- Susy Smith

- Nancy Hall

- Brittany Davis



SHORT-TERM RENTAL TYPE 2 LETTER OF OBJECTION TO THE
PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI

City of Springfield, Missouri
Department of Planning and Development
840 Boonville Avenue
Springfield, Missouri 65802

SHORT-TERM RENTAL TYPE 2 ADDRESS: **3205 S PINEHURST AVE**

PROPERTY OWNER(S):

Tom L. Connor

PRINT NAME

and

PRINT NAME

OWNER ADDRESS: 3211 S PINEHURST AVE
PROPERTY ADJACENT TO PROPOSED STR

The undersigned hereby states that they are the verified owner(s) of property at the above-referenced address. The undersigned hereby states that they are opposed to the Short-Term Rental Type 2 located at the above-referenced address.

Signature of Owner: Tom L. Connor

Signature of Owner: _____

Reason for Objection (optional, in case of appeal):

Because we have had another one of these in the neighborhood for about 3 years now next to my back yard and the inhabitants are often people who play loud music at night and often have dogs that make a lot of noise. In other words, they are often people who don't care and are irresponsible,

SHORT-TERM RENTAL TYPE 2 LETTER OF OBJECTION TO THE
PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI

City of Springfield, Missouri
Department of Planning and Development
840 Boonville Avenue
Springfield, Missouri 65802

SHORT-TERM RENTAL TYPE 2 ADDRESS: **3205 S PINEHURST AVE**

PROPERTY OWNER(S):

MICHAEL C. DUTZ (417) 773-6208
PRINT NAME

and

LINDA R. RYAN
PRINT NAME

OWNER ADDRESS: 3212 S DANBURY AVE
PROPERTY ADJACENT TO PROPOSED STR

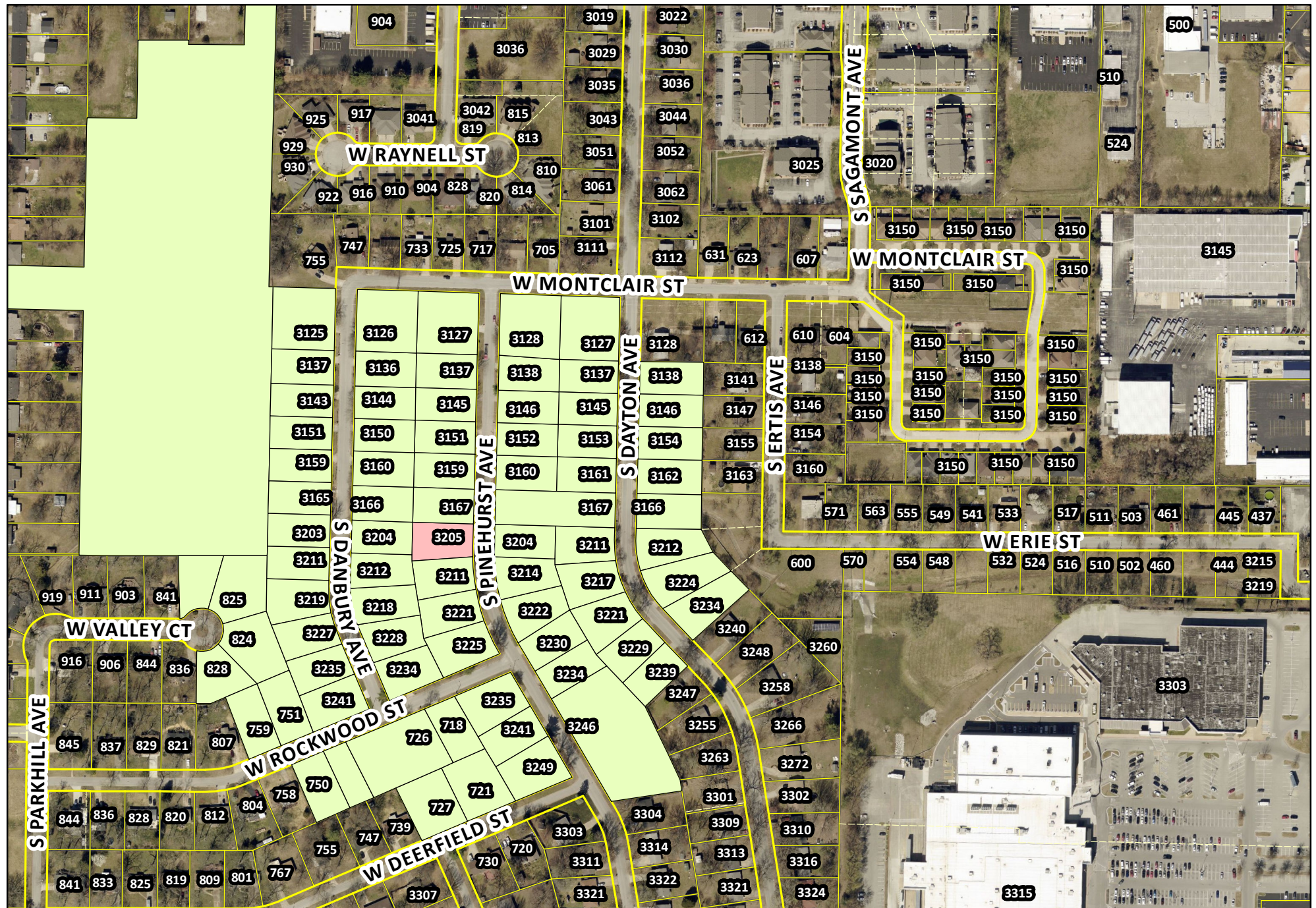
The undersigned hereby states that they are the verified owner(s) of property at the above-referenced address. The undersigned hereby states that they are opposed to the Short-Term Rental Type 2 located at the above-referenced address.

Signature of Owner: Michael C. Dutze

Signature of Owner: Linda R. Ryan

Reason for Objection (optional, in case of appeal):

WE ALREADY HAVE ONE SHORT TERM RENTAL IN OUR NEIGHBORHOOD
AT 3228 S. DANBURY, AND THE NEIGHBORS RIGHT NEXT DOOR HAVE HAD NEGATIVE
EXPERIENCES WITH THE PROPERTY OWNERS & RENTERS. IN ADDITION, THE FLOOD
CANAL RIGHT NEXT TO THE HOUSE IN QUESTION IS A KNOWN SHORT CUT FOR
SCHOOL AGE CHILDREN THROUGHOUT THE YEAR, AND HAVING STRANGERS
COMING AND GOING IN OUR NEIGHBORHOOD WE HONESTLY THINK IS NOT
SAFE OR ADVISABLE FOR THEIR SAFETY.





Outlook

Short term rental 3205 S Pinehurst

From James <jwrasmussen4@gmail.com>

Date Tue 2/25/2025 6:02 PM

To zoning@springfieldmo.gov <zoning@springfieldmo.gov>

I'm James rasmussen I live at 3218 S Danbury Ave, Springfield, MO with my spouse Bridget Rasmussen

We don't want 3205 S PINEHURST to become another short term rental.

We do not want another short term rental. We already have an illegal one next door at 3228 s Danbury ave springfield, MO

Please don't allow another short term rental to be allowed in this neighborhood.

The property at 3228 is under a type 1, yet she doesn't live in that dwelling and rents out to usually 4 to 6 people at a time sometimes more. The first time years ago, was a college party of at least 50 people. There were people urinating in the backyard and vomiting in the front yard. We have had to call the police multiple times for this house. Over this last summer and fall, we had renters in that house attempting to break into our cars, and well as a different family over the summer playing extremely loud music and threatening to assault us. We called the police again. This fall we installed cameras with siren, costing us \$750 dollars because my wife feared for her safety.

I understand the city wants the tax revenue but it's not right at the expensive of the neighbors.

COMMENT CARD/NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a Short-Term Rental Type 2 in your neighborhood. City Council requires owners/operators of Short-Term Rental Type 2's to hold a neighborhood meeting to invite the property owners within 500 feet of the property and to invite the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the owner/operator to negotiate with the neighborhood in order to resolve any issues.

If the owner/operator submits an application for a notification by mail to the property owners within

Bob Hosmer —

posted and

Short-Term Rental Type 2 Process:

1. Application
2. Neighborhood Meeting (500 feet notification)
3. Neighborhood Meeting Summary and Signature
4. Fifty-five percent Adjacent Owner Consent
5. If appealed, submit request to Planning and Zoning Commission for review and decision.

Please note I had to write out my first attempt at making comments re: STR. I discussed the meeting with a few more neighbors and decided this type of rental will not be a positive outcome for our neighborhood. Yvonne Crouch

view

City staff is available to meet with you or your neighbor to discuss the Short-Term Rental Type 2 and answer questions at 417-864-1

discuss the Short-Term

You can provide comments on the "Comment Card" by filling out the card and returning it to the City of Springfield, Missouri. Please include your name, address and telephone number as well as the address of the property in your neighborhood.

.gov. Please include your name, address and telephone number as well as the address of the property in your neighborhood.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65802

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	2/26/2025	Telephone No.	417.766.1043 cell #
YOUR NAME:	Timothy H. & Yvonne Crouch		
YOUR ADDRESS:	3222 S. Pinchurst Ave. Springfield, MO. 65807		
STR ADDRESS:	3205 S. Pinchurst Ave. " " "		

COMMENTS:

After meeting with Gloria Fuller on Tues. 2/25 we are not in favor of the property becoming Short Term Rental or a long term rental. Will this renters be screened carefully? We really would like the property to be sold, and not to be a short or long term rental property.

Over the years more and more of the homes in neighborhoods are bought and turned into rentals. Sad to say the rental properties east and west of our home have been leased to families that don't seem to care about keeping the yards or properties looking the best. At times they own more than one dog that will bark all hours of the day or night and we can't enjoy our back yard or sit on the back porch. We hope Gloria Fuller will use her property wisely and keep her neighbors in mind. Thank you, Timothy H. & Yvonne Crouch

BTW - a home on the block to the west of the one which is Strawberry is some type of ST-Rental & is now quite a problem for our neighbors. Please think about this issue when creating for the future.



Outlook

Short term rental properties

From Susan Smith <susancsmith357@gmail.com>**Date** Wed 2/26/2025 3:51 PM**To** zoning@springfieldmo.gov <zoning@springfieldmo.gov>

This is the first time you received an email from this sender (susancsmith357@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Attention: Bob Hosmer

2/26/2025

Susan Smith

3221 S Pinehurst Ave

Springfield, Mo 65807

I attended last night's neighborhood meeting regarding Gloria Fuller's request to use her property at 3205 S Pinehurst Ave as a short term rental. I wish her no ill will, however as I already have a short term rental property that backs up to my backyard and it has been a living nightmare for the entire 5 years I've lived here—I'm very much against having another short term rental this close to my home. I appreciate the opportunity to put in my two cent's worth in this matter. Apparently no one had that option with the other short term rental in the neighborhood. Sincerely, Susan Smith

- 500 ft Radius
- 3205 S Pinehurst
- STR Type 1
- STR Type 3
- Type 2 Rental Status*
- Approved
- Pending

*Status as of: 3/21/2025



0 0.03 0.05 0.1 Miles

ATTACHMENT 5

DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.