



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

June 12, 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. May 8, 2025
- 3. COMMUNICATIONS.**
 - 3.1. May 2025 Planning and Zoning / City Council Actions
- 4. CONSENT ITEMS.**
- 5. UNFINISHED BUSINESS.**
- 6. PUBLIC HEARINGS.**
 - 6.1. Z-4-2025 COD 269
6217 South Southwood Avenue (Applicant: Tea Properties MO I LLC)
 - 6.2. Z-6-2025 COD 270
6470 South Farm Road 160 (Applicant: Tea Properties MO II LLC)
 - 6.3. Z-5-2025
6323 South Hartley Avenue (Applicant: Tea Properties MO I LLC)

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.

- 6.4. Z-7-2025
3023 East Riverbluff Boulevard (Applicant: Tea Properties MO II LLC)
- 6.5. Z-8-2025
3053 East Riverbluff Boulevard (Applicant: Tea Properties MO I LLC)
- 6.6. Z-9-2025
1414 West Elfindale Street and 1405 West Sunshine Street (Applicant: Guaranty Bank and NAP Legacy Real Estate LLC)

ADMINISTRATIVE ACTION: SUBDIVISIONS

- 6.7. Preliminary Plat of West Talmage Addition
2655 North Grant Avenue and 739 West Talmage Street (Applicant: Baptist Temple of Springfield)

7. OTHER BUSINESS.

- 7.1. Short-Term Rental Type 2 Appeal
1629 South Sieger Drive (Applicant: Yuriy Grishchuk)
- 7.2. Section 36-368 Publication and Posting of Notices Amendment
Citywide (Applicant: City of Springfield)
- 7.3. Initiate Section 36-459 Special Regulations for Retail Liquor Sales
Citywide (Applicant: City of Springfield)
- 7.4. Major Thoroughfare Plan Amendment
3200 blk North Vernon Road (Applicant: City of Springfield)
- 7.5. 2025-2030 Capital Improvements Program (CIP)
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

May 8, 2025

6:30pm

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

ROLL CALL.

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

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

APPROVAL OF MINUTES.

The minutes of April 10, 2025 were approved.

COMMUNICATIONS.

City Council summary for April 2025 and possible 2nd meeting on May 22, 2025.

CONSENT ITEMS.

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

Relinquishment of Easement 958
3299 North Vernon Road
Applicant: Hulston Investments, Inc

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

Relinquishment of Easement 959
3299 North Vernon Road
Applicant: Hulston Investments, Inc

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 948, Relinquishment of Easement 957, Relinquishment of Easement 958, and Relinquishment of Easement 959); Commissioner Pauly seconded the motion. They **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, and Commissioner Lebeck. Nays: None. Absent: Commissioner Colony. Abstain: None.

UNFINISHED BUSINESS.

Preliminary Plat of Hidden Gem Estates
6116 South Farm Road 175

Applicant: TAG Property Development, LLC

Mr. Chris Hoeman, Assistant City Attorney noted that under City Code Section 36-468, City Council has authority to approve any gates over private roads in addition to the normal dedication of streets and rights-of-way and that the council will consider following the approval of the Preliminary Plat. He also noted the 3 gates that would need specific recommendations for clarity.

Mr. Menke stated that this is a request to provide a recommendation on the acceptance of the right of way, easements, and gate for a preliminary plat. Planning & Zoning Commission approved the Preliminary Plat on March 13, 2025, City Council reviewed for the acceptance of streets, easements, and gates on April 7 & 21, 2025 and then City Council remanded recommendation of acceptance back to Planning & Zoning Commission since new information was introduced. City Council asked the applicant to discuss with the relevant party their concerns and find a solution.

Mr. Doennig opened the public hearing.

Mr. Lyndel Link, 1391 S. Shirley, representing the developer and here to answer any questions.

Mr. Knuckles noted that the staff report seemed confusing, and Mr. Link noted that the attorney for the applicant is here and able to answer any questions.

Mr. Scott asked about the programming of the entry control and asked what will be used for the gates and Mr. Link noted that he has nothing to do with programming the entry.

Mr. Hunton asked about the old entry from the east and was told that it was steep and not a road.

Mr. Patrick Platter, 2144 E. Republic Road, represents the property owners and went over what they are proposing, the gate on Ruby Court would be open 12 major holidays throughout the year and the gates would be programmed to automatically open and close. He noted that the family has not been able to come to an agreement and has had difficulty getting in touch with them.

Mr. Scott noted that he does not believe the 12 major holidays qualifies as reasonable access and Mr. Platter noted that he has not had the opportunity to speak with the family about his proposal.

Mr. Lebeck asked the city attorney about what is considered reasonable access, Mr. Hoeman noted that there is no definition in statute or in case law.

Mr. Dwayne Doran, 5147 W. Skyler Drive, noted that they have had problems with vandalism and have tried to communicate with the developer/attorney, but have not been successful.

Mr. Lee Doran, 872 E. Stonecrest, stated that he goes to the family cemetery monthly and that his family maintains it and it is not abandoned, giving examples of past experiences.

Commission members had general discussion about the vandalism, ingress/egress, maintenance, fencing, lot size, etc., and that the Department of Natural Resources has been contacted.

Commission members also asked the developer and the family if they can meet and negotiate this evening to get to a settlement.

Mr. Doennig closed the public hearing.

COMMISSION ACTION: #1

Planning and Zoning Commissioner Lebeck moved to postpone/move to 7.3 on the agenda Preliminary Plat of Hidden Gem Estates; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, and Commissioner Lebeck. Nays: None. Absent: Commissioner Colony. Abstain: None.

Mr. Patrick Platter and Mr. Dwayne Doran came back to the podium as they noted that they had reached an agreement regarding the cemetery:

1. Access on Ruby Court shall be available on the 12 major holidays.
2. Access from Southwood on the eastside shall be year-round.
3. There shall be a fenced pathway to the cemetery from Southwood access.
4. There shall be a fence surrounding the cemetery and a sign replacing the old one (the black chain link fence has been ordered, and the sign has been delivered).
5. The contractor for the developer shall use its best efforts to minimize the slope of the terrain for the path on the eastside of the cemetery for access from Southwood.
6. Copies of cemetery records shall be sent to Ms. Herman.
7. During construction the path from the east shall remain open and the street access (Ruby Court) will not be open.

COMMISSION ACTION: #2

Planning and Zoning Commissioner Scott moved to approve with conditions (see above) Preliminary Plat of Hidden Gem Estates; Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, and Commissioner Lebeck. Nays: None. Absent: Commissioner Colony. Abstain: None.

PUBLIC HEARINGS.

COMMISSION ACTION: (combine presentation for Planned Development 391 and Preliminary Plat of Hulston Subdivision)

Planning and Zoning Commissioner Knuckles moved to combine presentations for Planned Development 391 and Preliminary Plat of Hulston Subdivision; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, and Commissioner Lebeck. Nays: None. Absent: Commissioner Colony. Abstain: None.

Planned Development 391

3299, 3373 & 3449 North Vernon Road (Farm Road 159)

Applicant: Hulston Investments, Inc., & Laura Hawkins-Morris, et al

Mr. Sparlin stated that this is a request to rezone approximately 104 acres of property and to subdivide approximately 64.19 acres of property into two (2) lots to facilitate the development of the site.

Mr. Scott asked about for verification on area E and it was noted that they are expected to be single family, but with a minimum lot size.

Mr. Lebeck asked why a Planned Development versus other zoning districts, and it was noted that they are using a Planned Development because of its uniqueness and convenience.

Mr. Knuckles noted his concerns of the intense layout with the 104-acre development.

Mr. Scott asked about density, i.e., units per acre and what are the exceptions made to make this typical and it was stated that there is a variety of housing types.

Mr. Hosmer noted that the developer is trying to align the Planned Development to with the new code as it would not work under the current code.

Mr. Lebeck asked about the smaller lots and was told that with the new code lots can be smaller.

Mr. Doennig opened the public hearing.

Mr. Derrick Estell, 1550 E. Republic Road representing the applicant noting that they are wanting to satisfy as many parts of the comprehensive plan as possible and that growth in city has made it harder to find larger tracts of land for development. He also noted that there will be major thoroughfare plan amendment to follow and at the neighborhood meeting one of the concerns was about cut-through traffic from the development and so some changes were made as a result.

Mr. Knuckles asked if this was to be a phased project and answered that it could potentially.

Mr. Scott asked if any improvements were to be made to the connection to Smith or Summit due to increase traffic and was told that there are plans for improvement based on the traffic impact study.

Ms. Stephanie Stenger, 5051 S. National Avenue stated that they had the neighborhood meeting and believes that most of their concerns were taken care of. She also noted that she does not believe rental housing brings in more crime as noted from some of their concerns and gave out examples of diversity.

Commission members went over examples of first-time buyers and renters.

Ms. Barbara Bentkowski, 964 E. Redbud Lane stating that she believes this development is too dense and won't attract any kind of permanent or long-term tenant and voiced her concerns regarding the increased traffic flow (1000 vehicles per day) and storm water runoff.

Mr. Scott asked where Ms. Bentkowski got her traffic information, and she replied that 500 units with two cars per unit makes it a rough estimate of 1000 vehicles per day.

Mr. Lebeck stated that he appreciates her concerns regarding the density and asked if this is about a 20% increase. Staff confirmed about 9.6 increase per acre from 8 which is about 20%.

Mr. Wayne Dering, 908 E. Snider Street stated that this development does not fit with the area and that the density is too intense and voiced his concerns over the increase in traffic. He also stated that he had not received notification about this development and staff noted that neighborhood notices and commission meeting notices were sent out to people living within 500' and 185' of the development.

Mr. Phillip Watts, 923 E. Camorene Street went over his opposition to the development gave out examples of increased density and spoke about the inclusion of apartment units in the proposal. He noted that the

comprehensive plan highlights strategic family multi-family development that would be better at those locations rather than this site. He went over his concerns for each area that was earlier presented by Mr. Sparlin.

Ms. Kim Armel, 814 E. Smith Street noted her concerns for traffic control and density and believes it may ruin the area where she currently lives.

Mr. Doennig closed the public hearing.

Mr. Pauly voiced his comments – “When we look at the development within the city of Springfield, this particular development as it was brought forward to us is a very interesting way to take a look at things. It does address a lot of the needs that we do have in the city of Springfield, but I do have to agree that this is too much, too fast, in the wrong place. I think with the idea of backing down from this a little bit is a way to look at it. I'm also concerned when we see a request like this come forward, where you've got a developer who's doing a very large grab at one time with the idea of asking for everything that they can get up front. And I always go back to the whole idea, and we've all heard it before, the idea of eating an elephant. Are they trying to eat the entire elephant in one bite or are they trying to take smaller bites? The way that I would approach this would be to take smaller bites. That is my comment for this evening.”

Ms. Ridge voice her comments – “Whenever the question comes up of rezoning land for a multi-family or apartments complex, the complex comments are always made that apartments or people who live in rental housing tend to be criminals or tend to be somehow undesirable. I always resent that because I feel like all of us have probably lived in an apartment or rented property at some point in our lives, no matter where we live now. So, I always kind of think, you know, I lived in a in apartments for several years and I never did go out and burglarize any anyone's house. But secondly, I don't have any problem with the concept of the planned development as such, but I feel that it's probably a decent enough plan but in the wrong place. I had not driven. I'd driven out on North on National before, but until this week I had not driven N on Vernon Street, and I was pleasantly surprised because the area to the left as I was driving north with some of the most beautiful land, I've seen in quite a long time. And often in this on this Commission, we don't talk about the aesthetic qualities of things. We talked about whether they meet all the little requirements from A-Z, but we don't say what they're going to do for our visual environment. And in this case, I think that it would not matter what an attractive development it may ultimately be if it were approved, I don't think it would contribute to would visually enhance that area or our community in general. So, I did want to make that comment about the aesthetic qualities of it.”

Mr. Knuckles voiced his comments – “As I stated before, I feel like it's a lot for this area. It's in my interpretation of what we're trying to get to in Springfield. It it's almost like a small community up in the semi-rural area and if it were in the area in closer to town, I think it would fit better. But I think it's just too dense and too much for this particular case and that's the only comments that I have.”

Mr. Scott voiced his comments – “I'll be bold enough to take an opposite stand from my colleagues. Yes, it's not a perfect plan. There are no perfect plans. I'm an architect. I can assure you there are no perfect plans. No laughing from the engineer to my left, please. But this is clearly compliant with the goals of the comprehensive plan. And the way I look at this is similar to way I measured against say the success of Chesterfield Village was built essentially in a rural area and now has become a very successful community with in itself that has commercial space. It has churches that were formerly movie theaters, has apartments, has townhomes, has single family, so very successful and sought after neighborhood. And I think that is what's trying to be created here. I understand the fact that change is difficult, so I have no problem with those who speak against it. I just see another vision as a as a person whose job is it to vision projects years in advance. I think this could be a wonderful asset for that end of the city. These people probably won't know the difference, but you will know. I used to live at on North Pickwick, just a few blocks from this area. It was a delightful area for me to live for a few years during high school, but that doesn't mean it has to stay that way. So, I believe this plan can work and I will be supporting it in part based on the fact that testimony that came via the ear of Mr. Hosmer from Michael

and you know an easy calculation if this were strictly strength single family as many have testified as a preference. The density that is being proposed is only a 22.5% increase with the judged against the entire development. It is not the extreme, you know, pack it in the bag density was testified to, but the difference between the 9.8 that Mister Hosmer put into testimony and the single-family zoning which allows 8 units per acre. That's a 22.5% increase for this development. So, I don't see the dire straits of density that are favored folks in the audience are saying that be the conclusion of my comments and I will be supporting it."

Mr. Hunton voiced his comments – "I went ahead and did some math on my own and just to add to your point, Mr. Scott, I, I think I think the 22% was actually a little low if, if the math is right based on the proposal from there, if we break it down and then put however many units per acre do that for each of the areas. I was coming out with 878 units total for 104 acres. Suffice to say I'm coming out to about 16% versus a make 104 acres 6000 square feet each. So, I would question that 22 might actually be higher than the point you just made, making your point slightly better you."

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Planned Development 391; Commissioner Scott seconded the motion. It **Failed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Hunton, and Commissioner Lebeck. Nays: Commissioner Ridge, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Absent: Commissioner Colony. Abstain: None.

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

Please see minutes from Planned Development 391 (presentations were combined).

COMMISSION ACTION:

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

OTHER BUSINESS.

Short-Term Rental Type 2 Appeal
3205 South Pinehurst Avenue
Applicant: Gloria Fuller

Mr. Hosmer stated that this is a request for an appeal to grant a Short-Term Rental Type 2 permit pursuant to Section 36-473 of the Zoning Ordinance in a R-SF, Single- Family Residential District.

Mr. Scott asked if there is enough of a track record on Type 2 rentals to know what the typical resident/renter might be. Mr. Hosmer noted that there are a lot of different people that may stay 3 or 4 nights, but the platform is like a hotel.

Mr. Knuckles as if these are limited Airbnb type of operations and Mr. noted that it would be Airbnb, VRBO, and other platforms.

Mr. Doennig opened the public hearing.

Ms. Gloria Fuller, 838 E. Deerfield Street (handed out information on the STR and her other properties to the Commission members). Gave out examples of her high standards for renters, noting a welcome letter and house rules that need to be followed and stated that she has other short-term rental properties.

Mr. Lebeck asked about how many guests she is allowing, and she stated that it has 3-bedrooms, so about 6 guests.

Mr. Hunton asked about stocking the property and stated that is why she only books for 3 nights or more due to the cleaning fees, etc., and this helps prevent college students from having a party house.

Mr. Tom Connor, 3211 S. Pinehurst voiced his concern for the STR property behind him stating that it licensed as a Type 1 but is a Type 2 and they have noise problems and believes that homeowner does not vet her rentals.

Commission members asked about the possible disagreement on the classification of the problem STR (not Gloria's) and about enforcement. Mr. Hosmer noted that complaints have been filed and will see if they are in violation and if not in compliance as a STR 1, they may be shutdown.

Ms. Susan Smith, 3221 S. Pinehurst stated that her concerns are with the STR 1 backing up to her backyard and she will see the owner on occasion, but she does not live there. She also rents out to people who bring their dogs and sometimes they are very aggressive, and this rental property seems to have a lot of party's that go on all night long with loud music.

Ms. Bridget Rasmussen, 3218 S. Danbury stated that the problems started about 5 years ago when the STR 1 was opened and since then the problems have gotten worse. She gave examples of what problems/difficulties have occurred and what they have done to help prevents some of them, i.e., security lights, etc.

Mr. Doennig closed the public hearing.

Mr. Lebeck voiced his comments – "I think it's unfair today to punish Gloria and her economic interest because we have clearly a bad apple that needs some strong investigation, needs better due diligence by the city to investigate this because we have a crowd of people here telling us this is going on. Do your due diligence and it sounds like maybe we need to do a better job. We need to do better there. So, because they have dogs, because they have rotating guests in that property, it has soured these fine citizens belief and desire for this type of a property in their neighborhood. But that's not Gloria's fault. That's not her issue. Doing a little bit of due diligence into her other properties, the one on the Niagara River in Buffalo, the wonderful beach house she has in Mexico, and also her other property in Springfield. I would not hesitate to have my family stay at any of these properties, having used Airbnb. So, I'm going to support this. I hope the citizens realize it has nothing to do. It has everything. Everything that you brought to our attention is not for this body. This is an enforcement action that the city simply needs to do better on. Simple as that."

Mr. Pauly voiced his comments – "I'll back up with Commissioner Lebeck had said as well that the city itself needs to do a much better job of enforcement on this, and I think that's very obvious with what we've heard this evening. It is unfortunate that an individual who does want to come in and do the right thing is painted with this brush, and we need to make sure that that is taken care of in order that we take care of the citizens of Springfield. So as Commissioner Lebeck had said, it's not our responsibility to do that. But I'm asking, I'm pleading for the city to go ahead and do the right things."

Mr. Knuckles voiced his comments – "And I guess adding to that, I would, it would really be nice to see that happen, Bob. I don't know what it takes if you've got to make some phone calls or what, but."

Mr. Hosmer noted that he will be in contact with Building Development Services to look at the STR 1.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Short-Term Rental Type 2 Appeal located at 3205 South Pinehurst Avenue; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, and Commissioner Lebeck. Nays: None. Absent: Commissioner Colony. Abstain: None.

Initiate Section 36-368 Publication and Posting of Notices Amendment
Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request from staff to review a text amendment of the public notices by state statutes. He noted that we previously only paid \$75.00 (flat fee) for advertisement but now want to bring into alignment with state statute and reduce the overall cost of advertising per application.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Initiate Section 36-368 Publication and Posting of Notices Amendment; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, and Commissioner Lebeck. Nays: None. Absent: Commissioner Colony. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 05/01/2025 **To:** 05/31/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Relinquishment of Easement 948 3536 E SUNSHINE ST 1955 S BEDFORD AVE	5/8/2025 Approved		
PPlat of Hidden Gem Estates 6116 S HARTLEY AVE	5/8/2025 Approved		
PPlat of Hulston Subdivision 3373 N VERNON RD	5/8/2025 Approved		
Planned Development 391 3299 N VERNON RD 3373 N VERNON RD 3449 N VERNON RD	5/8/2025 Denied		
Relinquishment of Easement 959 3299 N VERNON RD	5/8/2025 Approved		
Relinquishment of Easement 958 3299 N VERNON RD	5/8/2025 Approved		
Relinquishment of Easement 957 3299 N VERNON RD	5/8/2025 Approved		
Relinquishment of Easement 955 400 W DIVISION ST 1475 N CAMPBELL AVE	4/10/2025 Approved	5/5/2025 Complete	5/19/2025 Approved
Conditional Use Permit 480 504 E NORTON RD	4/10/2025 Approved	5/5/2025 Complete	5/19/2025 Approved
Conditional Use Permit 481 1525 N CAMPBELL AVE	4/10/2025 Approved	5/5/2025 Complete	5/19/2025 Approved
A-4-2025 3830 E DIVISION ST		5/5/2025 Complete	5/19/2025 Approved
Redevelopment Plan for the Pinnacle on the Park Re 525 S CAMPBELL AVE	4/10/2025 Approved	5/5/2025 Complete	5/19/2025 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	5/5/2025 Complete	5/19/2025 Approved
A-5-2025 3358 N MULROY RD 5242 E FARM ROAD 104		5/19/2025 Complete	



Case Number:	Z-4-2025 with Conditional Overlay District No. 269
Location:	6217 S. Southwood Avenue
Total Acres:	47 acres
Applicant:	Tea Properties MO I, LLC
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	May 20, 2025
Planning and Zoning Commission:	June 12, 2025
City Council:	July 14, 2025
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-4-2025 with Conditional Overlay District No. 269 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).

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DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed in 2001, and the western portion was later rezoned to Planned Development No. 258 in 2003 while the eastern portion was rezoned to GI with COD 36 like the Orthopedic Hospital property in 2010.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GI
Use Limitations	(a) No landfill activities shall occur within 1,000 feet of a residential district. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (d) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Maximum Structure Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum Open Space	Not less than 20 percent

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are supported by small commercial sales and service business, and a mix of community-orientated amenities. Student housing is also a common component. In the case of universities or colleges, along with mixed housing types located along the fringes and transitional areas, providing housing near major employers is important. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype. Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher density housing developments where appropriate, to increase activity within the center. Planning for Institutional and Employment Center placetype focuses on infrastructure and corridor improvements to facilitate traffic flow, multimodal connectivity, and streetscaping improvements, needed to enhance the character and connectivity of key corridors. As these centers of activity receive high volumes of visitors and commuters into the City, it is essential that the quality of development and visual appeal of the corridors remain attractive and representative of the City's desired image.

Primary Land Uses:

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

Supporting Land Uses:

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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

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

DEVELOPMENT REVIEW STAFF REPORT

- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.
- The pedestrian environment is enhanced with expanded sidewalks and pedestrian infrastructure, such as benches, pedestrian-scaled lighting, and street trees.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

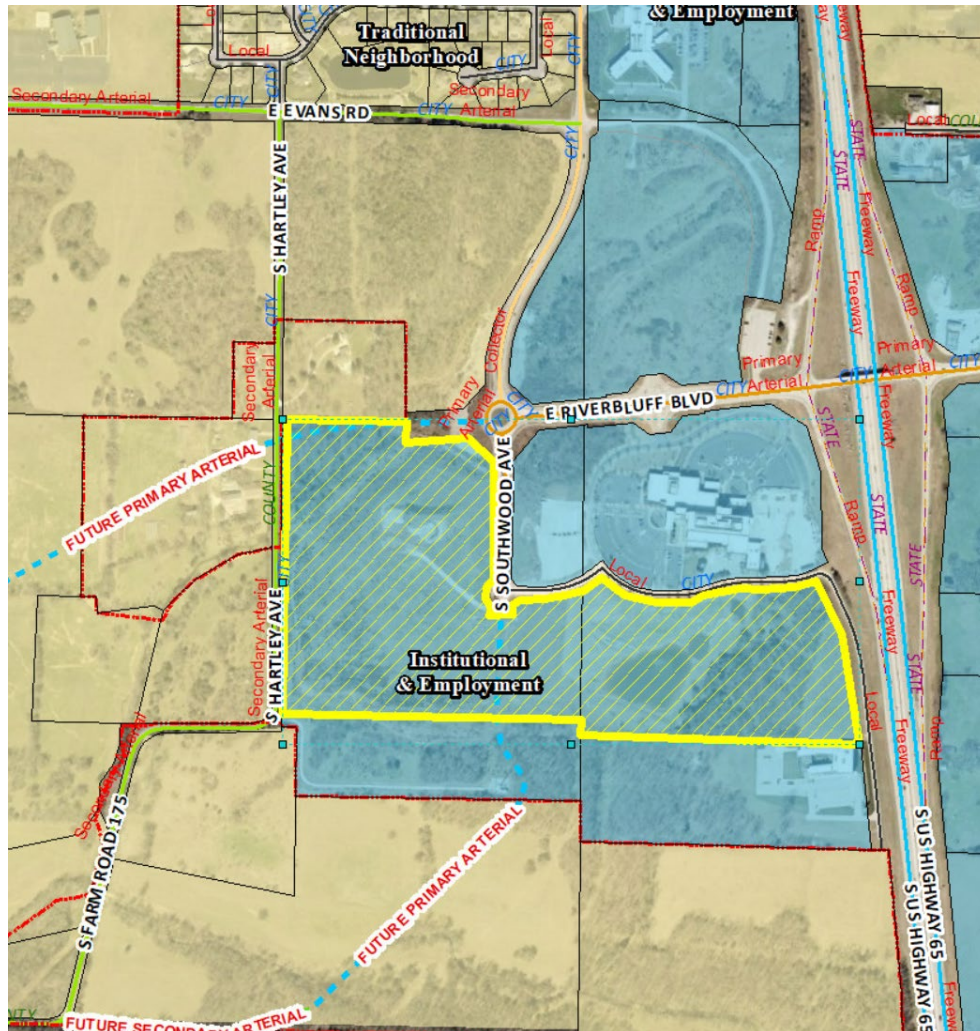
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- Character is enhanced by gateway features, landscaping, and branding elements, particularly within university, health care campuses, and innovation districts, to identify entry into campus areas.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Lighting, signage, landscaping, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting with a high degree of transparency using clear glass windows and doors to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.

TRANSITIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



DEVELOPMENT REVIEW STAFF REPORT

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, Healthcare & Institutional Facilities	Personal Services, 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		○	○	○	○	○	○	○	○	○	○	○	○	○	○

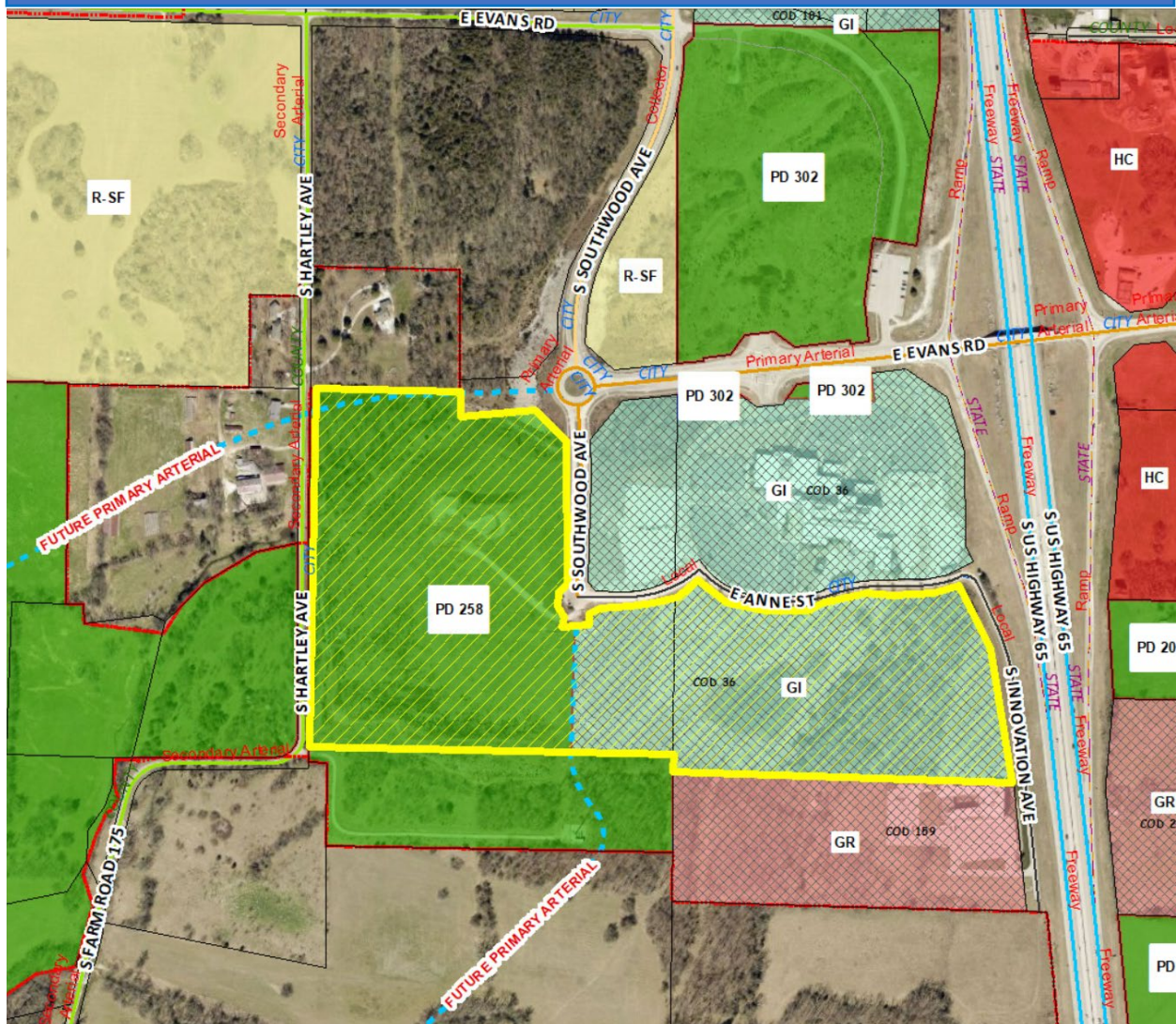
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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

MAJOR THOROUGHFARE MAP:

DEVELOPMENT REVIEW STAFF REPORT



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF and GI	PD and GR COD 189	GI and U.S. 65	County R-1 & PD
LAND USE	Single-family and hospital	Dental clinic and PD	Vacant/undeveloped	Single-family and vacant land
PLACETYPES	Traditional Neighborhood and Institutional & Employment	Institutional & Employment	Institutional & Employment	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with proposed rezoning. The tract west of FR 175 does not currently have access to CU water, but it could be extended as part of a future development, per CU's extension policy. All other tracts have access to CU electric & water.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the rezoning however we have the following comments regarding this site when it develops:

1. This property is subject to a \$0.0075 per sq. ft. trunkline connection fee. This fee is based on the area of property connecting or if the property is subdivided. These fees are typically added to the engineering and inspection fees if installing new public improvements, or to the sewer impact permit fee, whichever comes first.

FIRE DEPARTMENT:

No comments.

MODOT COMMENTS:

No apparent impact to MoDOT R/W at this time.

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	S. Southwood Avenue	Primary Arterial	City	50	40	NA	No	Yes	Yes
Street 2	E. Riverbluff Boulevard	Primary Arterial	City	50	60	NA	No	Yes	No
Street 3	E. Anne Street	Local	City	25	25	NA	No	Yes	Yes
Street 4	S. Innovation Avenue	Local	City	25	25	NA	No	Yes	No
Street 5	S. Hartley Avenue	Secondary Arterial	City/County	35	20	NA	No	Yes	No

DEVELOPMENT REVIEW STAFF REPORT

Street 6	Future Southwood Avenue	Primary Arterial	City	50	0	NA	No	Yes	No
Street 7	Future Riverbluff Boulevard	Primary Arterial	City	50	0	NA	No	Yes	No

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.

- No direct access will be allowed to Southwood Avenue and Riverbluff Boulevard.

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 Impact Study (TIS) 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 improvements required for the development must be constructed or escrowed prior to approval of any building permit or plat.

- Both mapped future primary arterials, Southwood Avenue and Riverbluff Boulevard, shall be constructed, at a minimum, to current City of Springfield standards for a collector street with sidewalks and open ditches.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu of Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
6217 S Southwood Ave	Farmer Branch	No	No	Yes	No	No

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. Future Development on site requires Detention for Flood Control. 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.

a. Downstream properties are within Greene and Christian County. The Farmers Branch stream has only partial floodway on the tributary from this property.

WATER QUALITY REQUIREMENTS

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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

1. A Category D Small Tributary stream is located on the Property. A Stream Buffer area is required to be dedicated in a Stream Buffer Easement or on a Subdivision Plat. The stream buffer is minimum 60 feet wide with 30 feet wide buffer from top-of-bank on both sides.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 47 acres generally located at 6217 South Southwood Avenue from Planned Development No. 258 and GI, Government and Institutional District w/ COD No. 36 to GI, Government and Institutional Use District and establishing Conditional Overlay District No. 269. The applicant, Mercy, is rezoning for future development of the subject property.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Institutional and Employment Center placetype. This 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.
3. This application is consistent with the recommended placetype which lists government, healthcare, and institutional facilities as a primary use.
4. The subject property is located near one of Springfield's major intersections of Riverbluff Boulevard and U.S. Highway 65, classified as a primary arterial and freeway, respectively.
5. The proposed COD requires a traffic study at the time of development and identifies the requirements for the future arterials through the property. This will replace the existing Planned Development 258 which allows GR, O-1 and R-LD District uses with improvements for east-west arterial. The GI with COD 36 requires a developer's agreement for the

DEVELOPMENT REVIEW STAFF REPORT

construction of Riverbluff Blvd. to Southwood Ave. prior to development. This requirement has been satisfied.

6. The GI 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. It is not intended to classify all lands owned by government into this district, but only those uses that are comparatively intensive or which require substantial buildings.
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 changing conditions in the area affected that make the proposed rezoning necessary. Development of property within the vicinity has been occurring including an orthopedic hospital.
9. The range of uses in the proposed GI district is compatible with the uses permitted on other property in the immediate vicinity. The property to the north, south and west is zoned GI and is owned by Mercy.
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.

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.

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.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 269

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. Off-site improvements related directly to the intensity of development shall be required at the time of development and the dedication of the future ROW for mapped streets (future primary arterial, Southwood Avenue, and Riverbluff Boulevard). These streets shall be constructed at the time of development, at a minimum, to current City of Springfield standards for a collector street with sidewalks and open ditches. To determine the additional off-site improvements needed for the intensity of development, a traffic impact study (TIS) that is in a format acceptable to the City shall be submitted at the time of development. Development shall be approved only after the TIS is approved by the City Traffic Engineer, and only after the off-site improvements are incorporated into the approved site plan, public improvement plan, and/or other permits (as applicable). These off-site improvements shall be constructed at no cost to the City and in accordance with the requirements in Section 36-250 and applicable section of the Public Works Design Standards. All public improvements must be constructed and approved, or funds escrowed for such improvements, prior to the issuance of any building permits.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Planned Development 258 to Government and Institutional Use
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 05/20/2025 from 4:00 PM to 6:30 PM
3. Meeting Location: River Bluff Fellowship - 2655 E Farm Rd 188, Ozark, MO 65721
4. Number of invitations that were sent: 34
5. How the mailing list was generated: City of Springfield
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 the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

- I spoke with Stephen Cox at 5920 S Belgravia Ave.
- I informed him that there were not development plans at this time and that we are rezoning the property now to set Mercy up for success when they do have a plan.
- He was concerned about traffic once development happens. He wants Evan's Rd widened and I said I would let the City/County know that.
- He really enjoys having Mercy as a neighbor to his east.
- Developer is addressing the traffic concern by providing a traffic study at the time of development.

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

None

I, Ricky Haase (print name), attest that the neighborhood meeting was held on 05/20/2025 (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."

Ricky L Haase

Signature of person completing affidavit

Ricky Haase

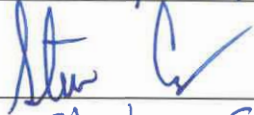
Printed name of person completing affidavit

Neighborhood Meeting

Mercy Property Rezoning

May 20, 2025

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Ricky Haase	550 E St Louis St	417-890-8802
	5920 S. Belgravia Ave.	417-689-2684
Stephen Cox	5920 S Belgravia Ave	

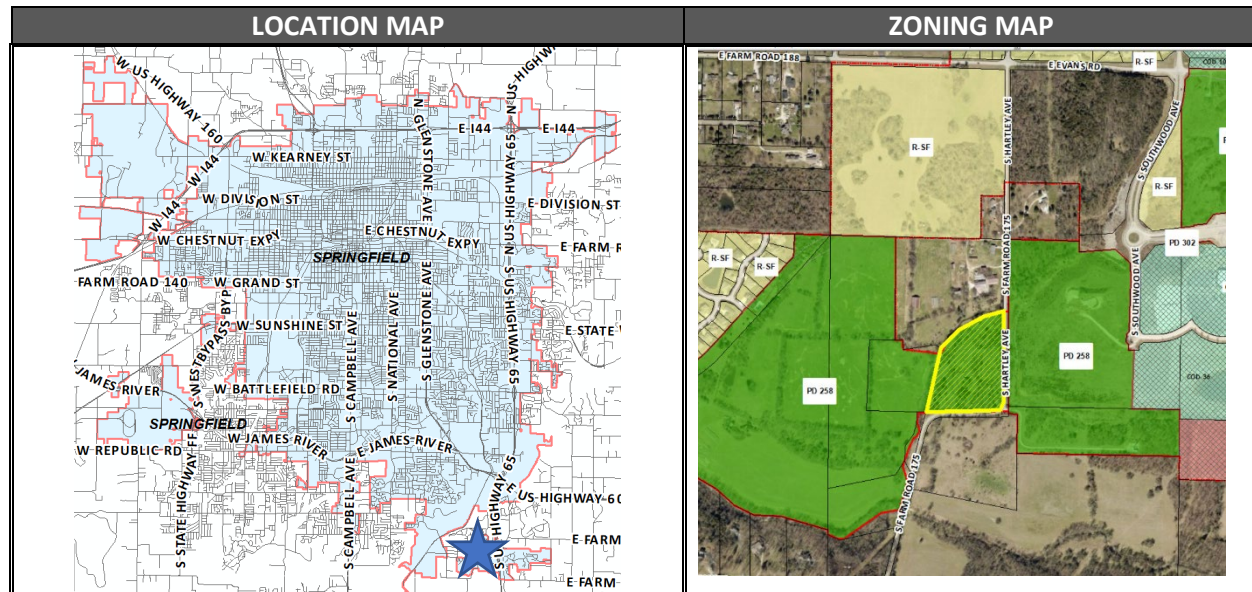
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-5-2025
Location:	6323 S. Hartley Avenue
Total Acres:	7 acres
Applicant:	Tea Properties MO II, LLC
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	May 20, 2025
Planning and Zoning Commission:	June 12, 2025
City Council:	July 14, 2025
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-5-2025 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

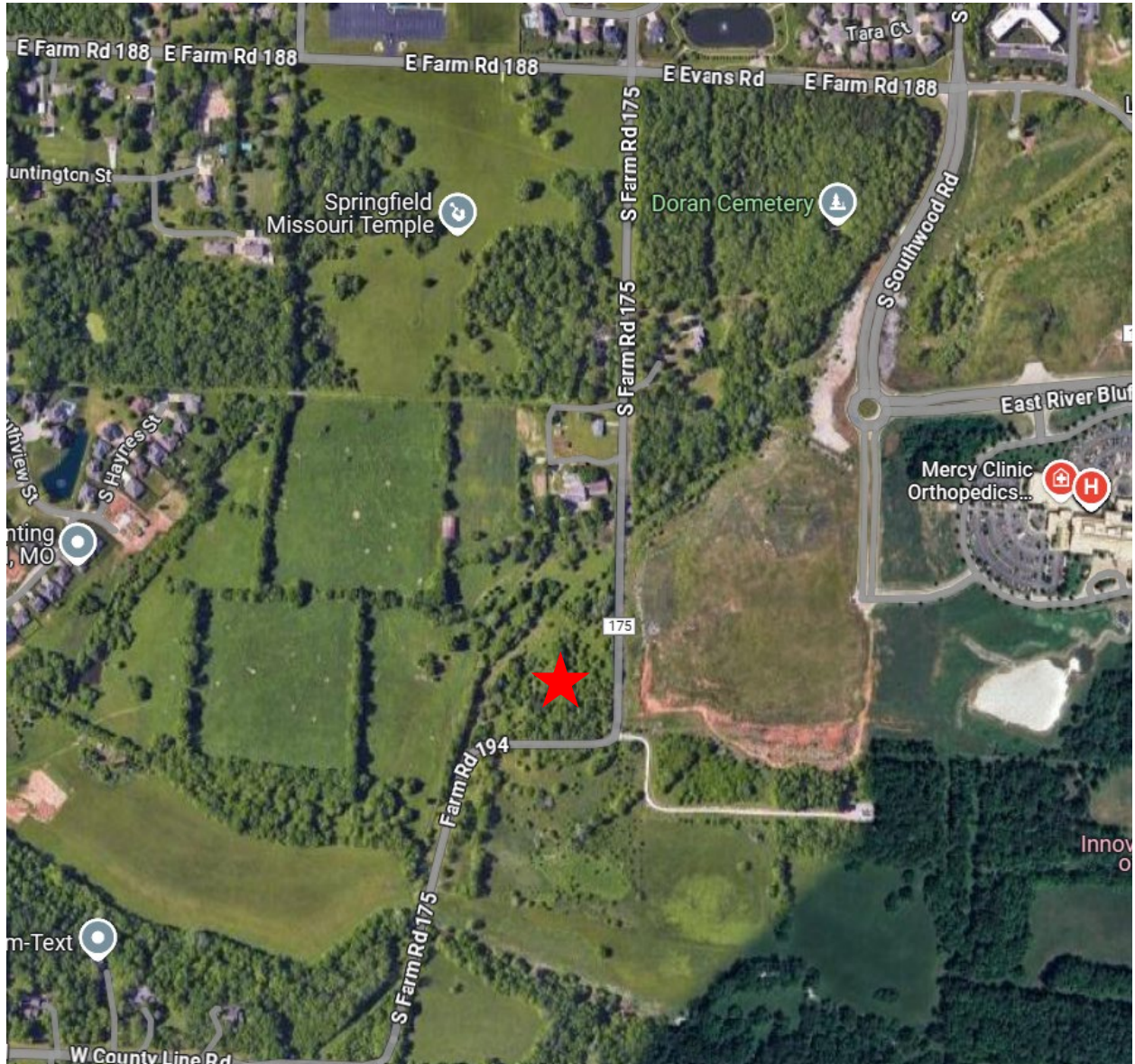
PROJECT SUMMARY:

Request to rezone approximately 7 acres generally located at 6323 South Hartley Avenue (Farm Road 175) from Planned Development No. 258 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 annexed in 2001 and rezoned to Planned Development No. 258 in 2003.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GI
Use Limitations	(a) No landfill activities shall occur within 1,000 feet of a residential district. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (d) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Maximum Structure Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum Open Space	Not less than 20 percent

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject properties as the Traditional neighborhood placetype; however, this is considered a transition area that is better suited as an Institutional & Employment placetype (see Staff Analysis and Recommendations).

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.
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URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

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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.

PLACETYPE ASSIGNMENTS AND TRANSITIONS

DEVELOPMENT REVIEW STAFF REPORT

Assignments

Placetype designations are based on a variety of factors but largely represent desired future land use patterns. Placetype assignments also reflect existing development patterns, take into consideration historical value, as well as the impact and relationship to the built and natural environment. The following conditions and land characteristics should be considered when changes or amendments are proposed to and within a placetype.

Primary use - The predominate historical use and development pattern of a geographic area that exists within the built and natural environment.

Proximity – The location with respect to significant landmarks and geographic places

Edges and boundaries – Natural boundaries and geographic edges, including major roadways, railways, waterways, parks, and geographical land features.

Roadway classifications – Functional use and type of roadways on the edges or at crossroads

Regulatory – Existing zoning, permitted and conditional uses, historic designations, and redevelopment plans.

Forecasts – Anticipated major land use shifts, changes in use, or trends.

Other Considerations –

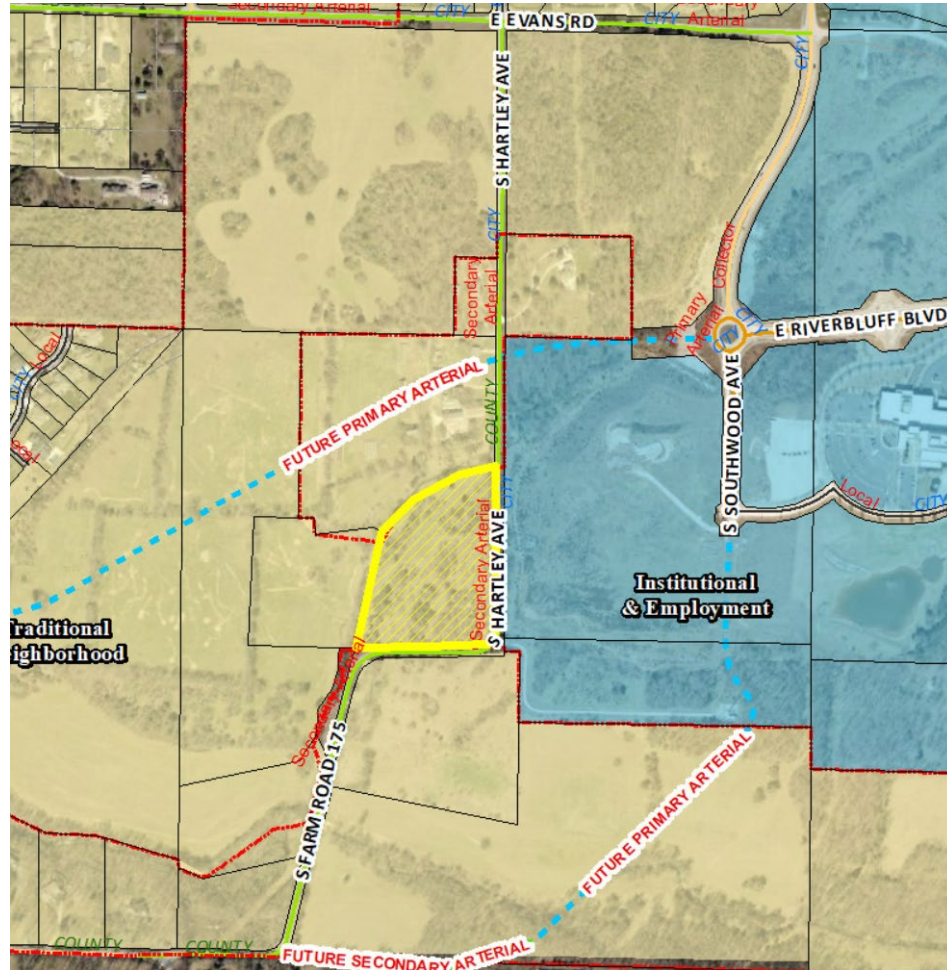
- Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
- Greater focus on integrating diverse uses at the edges and areas of transition.
- Community expectations
- More walkable, livable integrated neighborhoods and districts
- Documented increases in nuisances, code violations, disinvestment, and other related trends
- More diversity in housing types, affordability, and availability
- Increased beautification, aesthetics, and identity
- Greater focus on preservation, adaptation, and reuse of existing homes and structures

Transitions

In every city, dissimilar land uses converge at some point. Transitioning within, between, and along the edges is one of the most critical elements to align as Placetypes are implemented, changed, or amended. Typically, a one-to-two-block transition zone on either side of both placetype boundaries would be a practical zone to complete the transition from one placetype to another.

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	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	◇	○	○	○	○	○	○	○	○
Downtown	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○

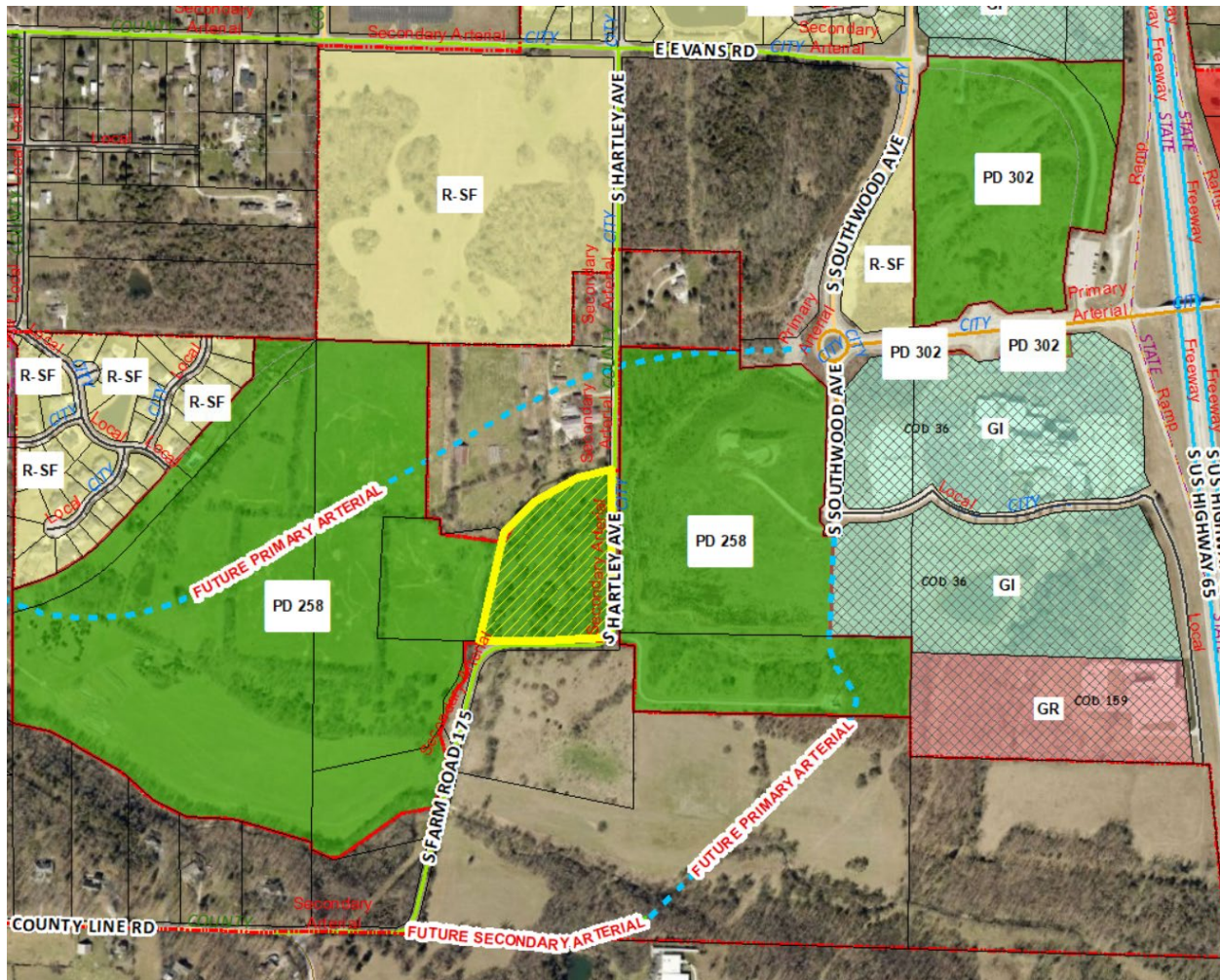
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	County R-1	County A-1	PD 258	PD 258
LAND USE	Single-family	Vacant/undeveloped	Vacant/undeveloped	Single-family and vacant land
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Institutional & Employment	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with proposed rezoning. The tract west of FR 175 does not currently have access to CU water, but it could be extended as part of a future development, per CU's extension policy. All other tracts have access to CU electric & water.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the rezoning however we have the following comments regarding this site when it develops:

1. This property is subject to a \$0.0075 per sq. ft. trunkline connection fee. This fee is based on the area of property connecting or if the property is subdivided. These fees are typically added to the engineering and inspection fees if installing new public improvements, or to the sewer impact permit fee, whichever comes first.

FIRE DEPARTMENT:

No comments.

MODOT COMMENTS:

No apparent impact to MoDOT R/W at this time.

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	S. Hartley Avenue	Secondary Arterial	City	35	20	NA	No	Yes	No
Street 2	S. Farm Road 175	Secondary Arterial	County	35	20	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 are no bus stops near the property.

DEVELOPMENT REVIEW STAFF REPORT

IMPROVEMENTS - No improvements are required for this rezoning. A Traffic Impact Study (TIS) may 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.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu of Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
6217 S Southwood Ave	Farmer Branch	No	No	Yes	No	No

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. Future Development on site requires Detention for Flood Control. 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.
 - a. Downstream properties are within Greene and Christian County. The Farmers Branch stream has only partial floodway on the tributary from this property.

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

1. A Category D Small Tributary stream is located on the Property. A Stream Buffer area is required to be dedicated in a Stream Buffer Easement or on a Subdivision Plat. The stream buffer is minimum 60 feet wide with 30 feet wide buffer from top-of-bank on both sides.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 7 acres generally located at 6323 South Hartley Avenue (Farm Road 175) from Planned Development No. 258 to GI, Government and Institutional Use District. The applicant, Mercy, is rezoning for future development of the subject property.
2. Staff has determined that there are factors that would lend these properties to the Institutional & Employment placetype. The existing zoning of the property allows for general retail, office and multi-family uses as part of Planned Development 258. This property is on the edge of the Traditional Neighborhood placetype adjacent to Hartley Avenue (Farm Road 175) which is classified as secondary arterial roadway which will intersect the east-west arterial on the City's Major Thoroughfare Plan. The intersection of Hartley Avenue (Farm Road 175) would be considered a major intersection once built. The other Mercy properties across Hartley Avenue (Farm Road 175) are designated as Institutional & Employment Placetypes with existing zoning that serve the Mercy hospital and medical clinics and offices in the area.
3. The subject property is also located near one of Springfield's major intersections of Riverbluff Boulevard (primary arterial) and U.S. Highway 65 (freeway) and the intersection of Riverbluff and Southwood which are classified as a primary arterial's.
4. Being within a transition area and meeting transition criteria as described above, the *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Institutional and Employment Center placetype. This 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.
5. This application is consistent with the recommended placetype which lists government, healthcare, and institutional facilities as a primary use.
6. The existing Planned Development 258 which allows O-1 and R-LD District uses with improvements for the east-west arterial (Riverbluff Boulevard); however, because the east-west arterial has been mapped, we know that it won't go through this property.
7. The GI 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. It is not intended to classify all lands owned by government into this district, but only those uses that are comparatively intensive or which require substantial buildings.
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 REVIEW STAFF REPORT

9. There are few changing conditions in the area affected that make the proposed rezoning necessary. Development of property within the vicinity has been occurring including an orthopedic hospital.
10. The range of uses in the proposed GI district is compatible with the uses permitted on other property in the immediate vicinity. The property to the east is zoned GI and is owned by Mercy.
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 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.
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.

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.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Planned Development 258 to Government and Institutional Use
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 05/20/2025 from 4:00 PM to 6:30 PM
3. Meeting Location: River Bluff Fellowship - 2655 E Farm Rd 188, Ozark, MO 65721
4. Number of invitations that were sent: 5
5. How the mailing list was generated: City of Springfield
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 the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

- I spoke with Stephen Cox at 5920 S Belgravia Ave.
- I informed him that there were not development plans at this time and that we are rezoning the property now to set Mercy up for success when they do have a plan.
- He was concerned about traffic once development happens. He wants Evan's Rd widened and I said I would let the City/County know that.
- He really enjoys having Mercy as a neighbor to his east.
- Developer is addressing the traffic concern by providing a traffic study at the time of development.

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

None

I, Ricky Haase (print name), attest that the neighborhood meeting was held on 05/20/2025 (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."

Ricky L Haase

Signature of person completing affidavit

Ricky Haase

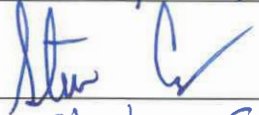
Printed name of person completing affidavit

Neighborhood Meeting

Mercy Property Rezoning

May 20, 2025

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Ricky Haase	550 E St Louis St	417-890-8802
	5920 S. Belgravia Ave.	417-689-2684
Stephen Cox	5920 S Belgravia Ave	

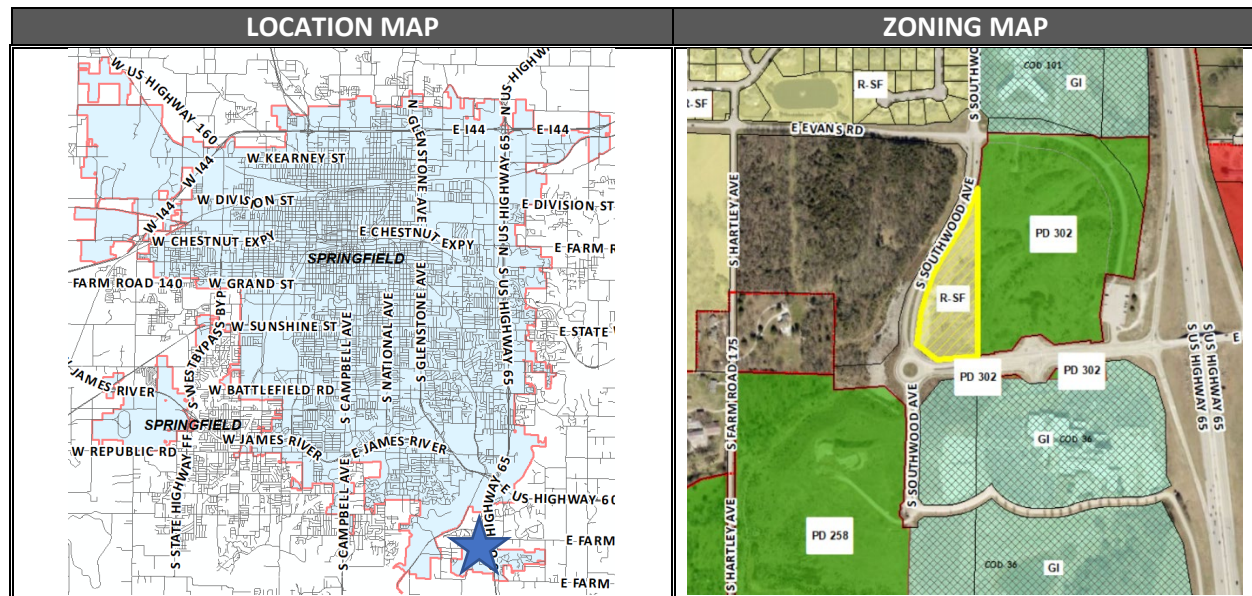
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-7-2025
Location:	3023 E. Riverbluff Blvd.
Total Acres:	4 acres
Applicant:	Tea Properties MO II, LLC
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	May 20, 2025
Planning and Zoning Commission:	June 12, 2025
City Council:	July 14, 2025
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-7-2025 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

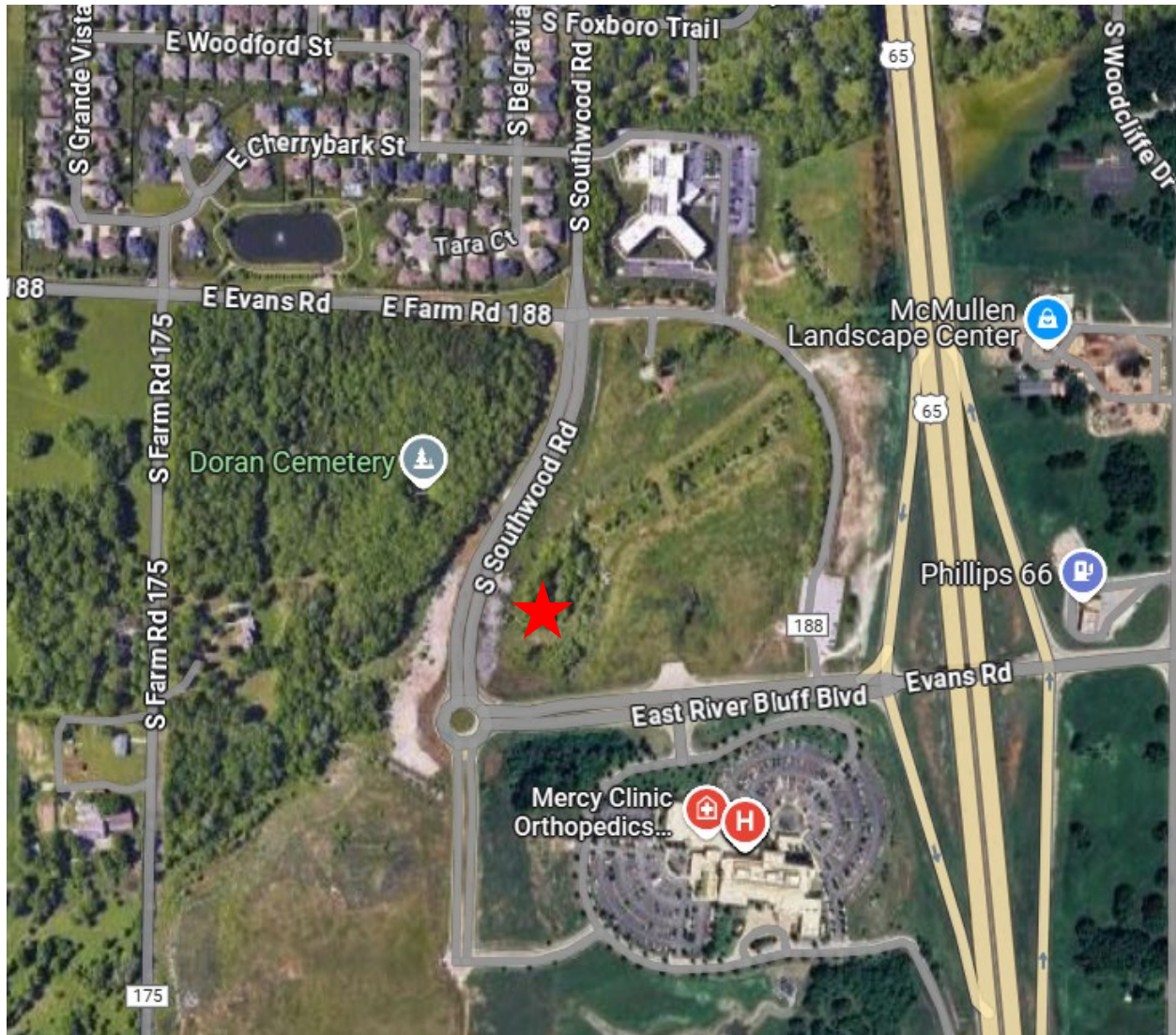
PROJECT SUMMARY:

Request to rezone approximately 4 acres generally located at 3023 East Riverbluff Blvd. from R-SF, Single-Family Residential 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 annexed and rezoned to R-SF in 2015.

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

COMPATIBILITY WITH COMPREHENSIVE PLAN:

DEVELOPMENT REVIEW STAFF REPORT

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.
- 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.
- The pedestrian environment is enhanced with expanded sidewalks and pedestrian infrastructure, such as benches, pedestrian-scaled lighting, and street trees.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

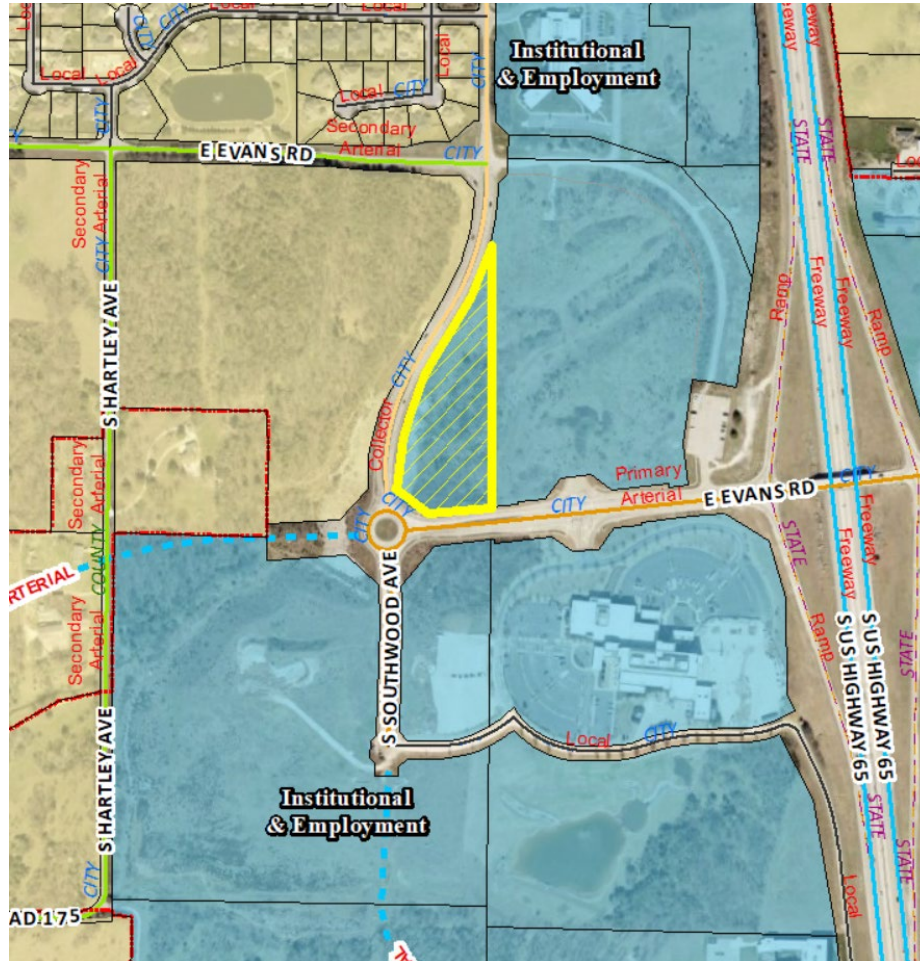
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- Character is enhanced by gateway features, landscaping, and branding elements, particularly within university, health care campuses, and innovation districts, to identify entry into campus areas.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Lighting, signage, landscaping, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting with a high degree of transparency using clear glass windows and doors to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.

TRANSITIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single Family Detached	Single Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	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

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with proposed rezoning. The tract west of FR 175 does not currently have access to CU water, but it could be extended as part of a future development, per CU's extension policy. All other tracts have access to CU electric & water.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the rezoning however we have the following comments regarding this site when it develops:

1. This property is subject to a \$0.0075 per sq. ft. trunkline connection fee. This fee is based on the area of property connecting or if the property is subdivided. These fees are typically added to the engineering and inspection fees if installing new public improvements, or to the sewer impact permit fee, whichever comes first.

FIRE DEPARTMENT:

No comments.

MODOT COMMENTS:

No apparent impact to MoDOT R/W at this time.

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	S. Southwood Avenue	Collector	City	30	40	NA	No	Yes	Yes
Street 2	E. Riverbluff Boulevard	Primary Arterial	City	50	60	NA	No	Yes	Yes

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

- No direct access will be allowed to Riverbluff Boulevard.
- One (1) access will be allowed to Southwood Avenue directly across from the existing median opening.

DEVELOPMENT REVIEW STAFF REPORT

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 Impact Study (TIS) may 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.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu for Flood Control	Fee in Lieu for Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
6217 S Southwood Ave	Farmer Branch	No	No	Yes	No	No

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. Future Development on site requires Detention for Flood Control. 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.
 - a. Downstream properties are within Greene and Christian County. The Farmers Branch stream has only partial floodway on the tributary from this property.

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

DEVELOPMENT REVIEW STAFF REPORT

NATURAL CHANNEL & STREAM BUFFERS

1. A Category D Small Tributary stream is located on the Property. A Stream Buffer area is required to be dedicated in a Stream Buffer Easement or on a Subdivision Plat. The stream buffer is minimum 60 feet wide with 30 feet wide buffer from top-of-bank on both sides.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to approximately 4 acres generally located at 3023 East Riverbluff Blvd. from R-SF, Single-Family Residential District to GI, Government and Institutional Use District. The applicant, Mercy, is rezoning for future development of the subject property.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Institutional and Employment Center placetype. This 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.
3. This application is consistent with the recommended placetype which lists government, healthcare, and institutional facilities as a primary use.
4. The subject property is also located near one of Springfield's major intersections of Riverbluff Boulevard (primary arterial) and U.S. Highway 65 (freeway) and the intersection of Riverbluff and Southwood which are classified as a primary arterial's.
5. The GI 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. It is not intended to classify all lands owned by government into this district, but only those uses that are comparatively intensive or which require substantial buildings.
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. Development of property within the vicinity has been occurring including an orthopedic hospital.
8. The range of uses in the proposed GI district is compatible with the uses permitted on other property in the immediate vicinity. The property to the south is zoned GI and is owned by Mercy.
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 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:

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.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Residential Single Family to Government and Institutional Use
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 05/20/2025 from 4:00 PM to 6:30 PM
3. Meeting Location: River Bluff Fellowship - 2655 E Farm Rd 188, Ozark, MO 65721
4. Number of invitations that were sent: 9
5. How the mailing list was generated: City of Springfield
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 the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

- I spoke with Stephen Cox at 5920 S Belgravia Ave.
- I informed him that there were not development plans at this time and that we are rezoning the property now to set Mercy up for success when they do have a plan.
- He was concerned about traffic once development happens. He wants Evan's Rd widened and I said I would let the City/County know that.
- He really enjoys having Mercy as a neighbor to his east.
- Developer is addressing the traffic concern by providing a traffic study at the time of development.

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

None

I, Ricky Haase (print name), attest that the neighborhood meeting was held on 05/20/2025 (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."

Ricky L Haase

Signature of person completing affidavit

Ricky Haase

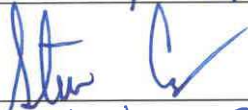
Printed name of person completing affidavit

Neighborhood Meeting

Mercy Property Rezoning

May 20, 2025

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Ricky Haase	550 E St Louis St	417-890-8802
 Stephen Cox	5920 S. Belgravia Ave. 5920 S Belgravia Ave	417-689-2684

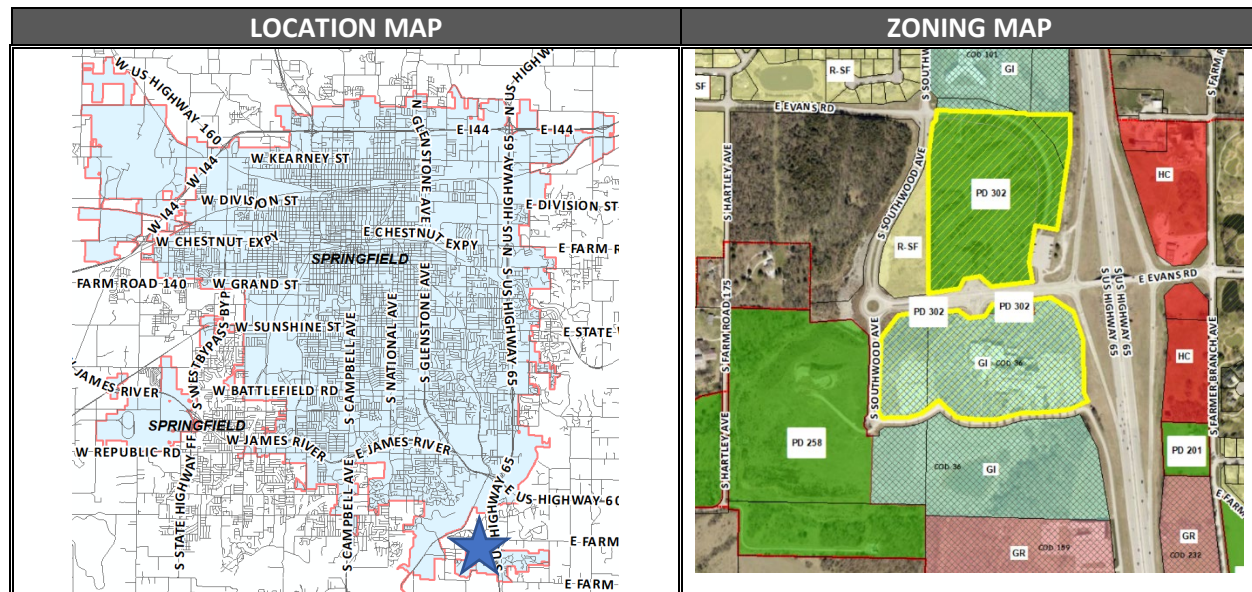
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-8-2025
Location:	3020, 3050 & 3053 E. Riverbluff Blvd.
Total Acres:	42 acres
Applicant:	Tea Properties MO I, LLC and Mercy Health Springfield Communities
Existing Land Use:	Mercy Orthopedic Hospital and undeveloped land
Neighborhood Meeting:	May 20, 2025
Planning and Zoning Commission:	June 12, 2025
City Council:	July 14, 2025
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-8-2025 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

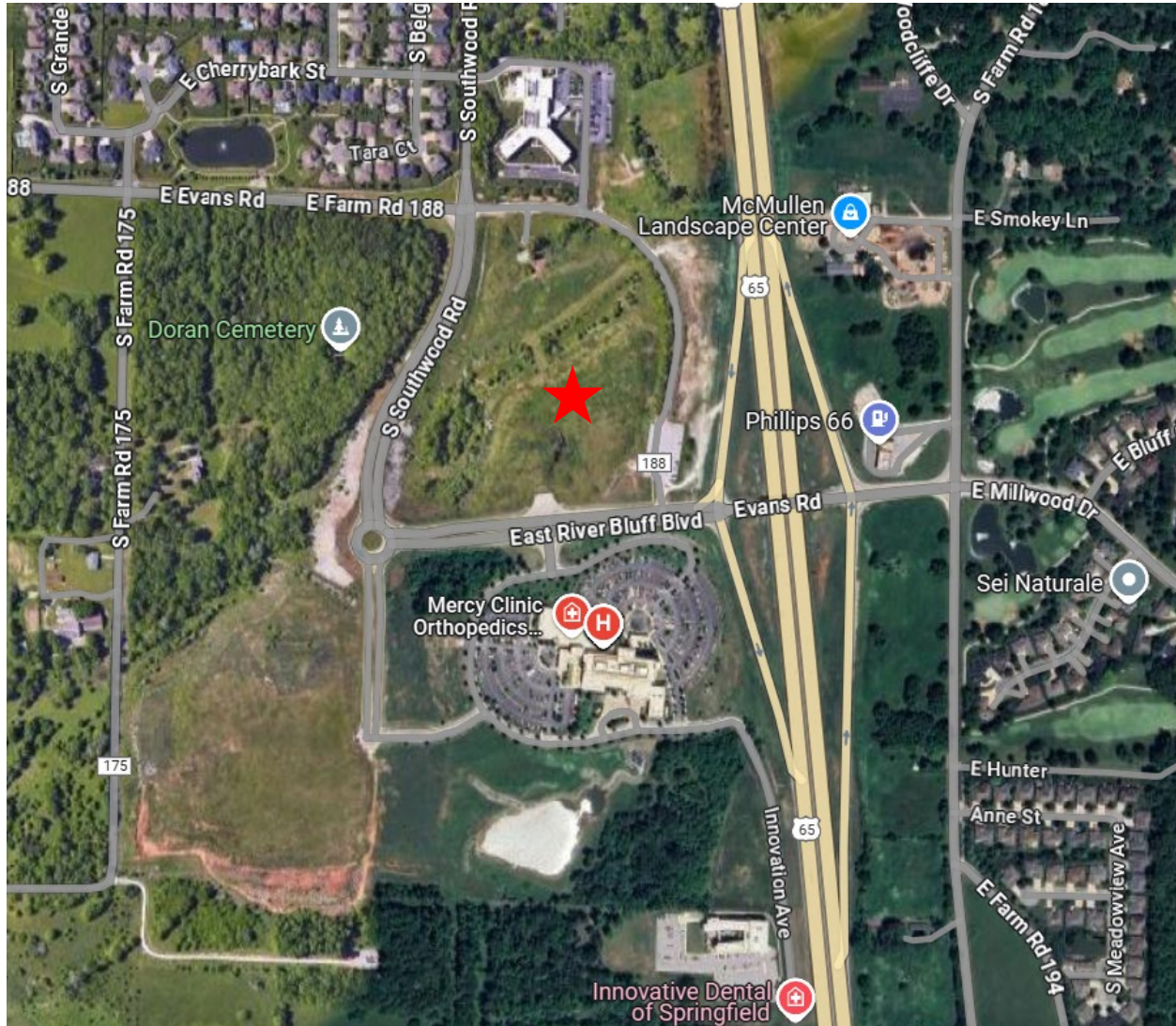
PROJECT SUMMARY:

Request to rezone approximately 42 acres generally located at 3020, 3050 & 3053 East Riverbluff Blvd. from Planned Development No. 302 and GI, Government and Institutional Use District with COD No. 36 to GI, Government and Institutional Use District.



DEVELOPMENT REVIEW STAFF REPORT

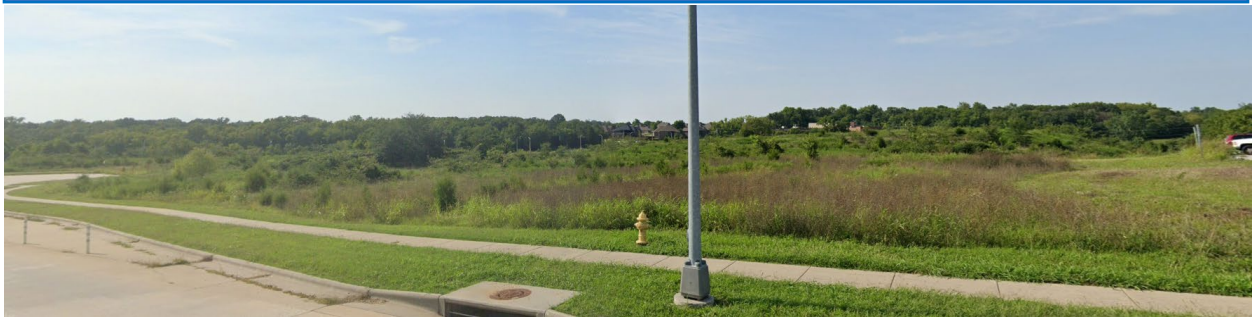
GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The subject property north of Riverbluff Blvd. and a small sliver south was annexed and rezoned to PD 302 in 2006. The subject property south of Riverbluff Blvd. was rezoned to GI with COD No. 36 in 2010.

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.

DEVELOPMENT REVIEW STAFF REPORT

	(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

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

DEVELOPMENT REVIEW STAFF REPORT

- 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.
- 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.

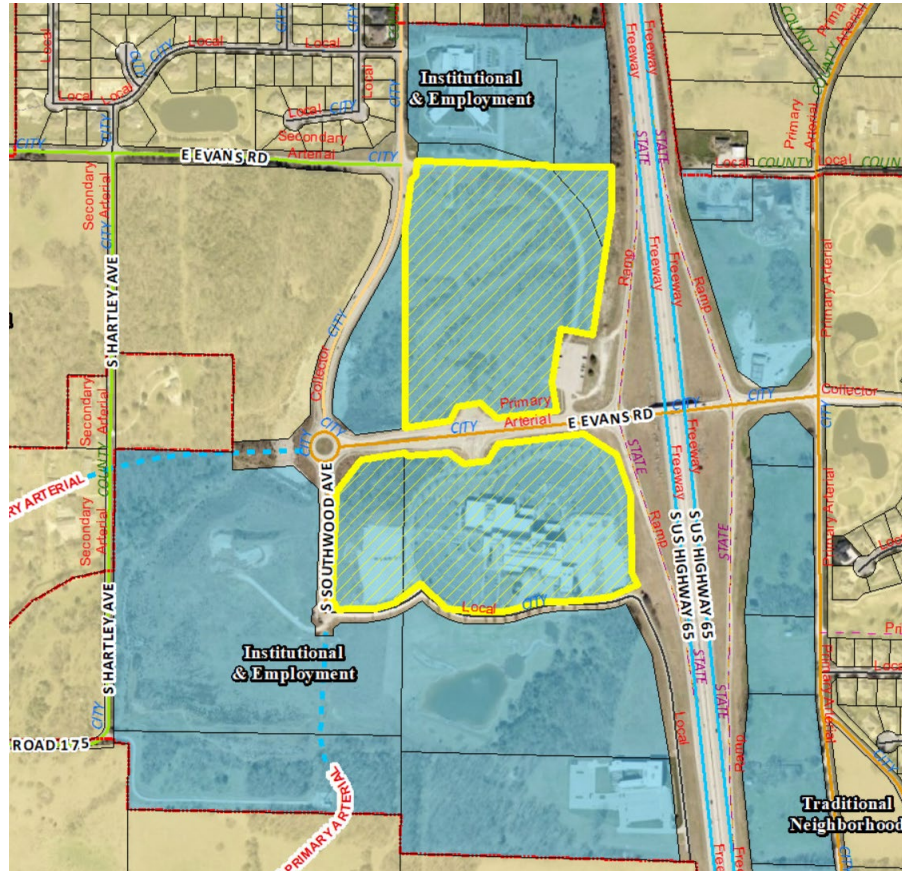
DEVELOPMENT REVIEW STAFF REPORT

TRANSITIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single Family Detached	Single Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major Retail & Wholesale	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal 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	GI COD 101	GI COD 36	HC, U.S. 65	R-SF and PD
LAND USE	Medical Clinic	Vacant/undeveloped	Commercial uses	Single-family and vacant land
PLACETYPES	Institutional & Employment	Institutional & Employment	Institutional & Employment	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with proposed rezoning. The tract west of FR 175 does not currently have access to CU water, but it could be extended as part of a future development, per CU's extension policy. All other tracts have access to CU electric & water.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the rezoning however we have the following comments regarding this site when it develops:

1. This property is subject to a \$0.0075 per sq. ft. trunkline connection fee. This fee is based on the area of property connecting or if the property is subdivided. These fees are typically added to the engineering and inspection fees if installing new public improvements, or to the sewer impact permit fee, whichever comes first.

FIRE DEPARTMENT:

No comments.

MODOT COMMENTS:

No apparent impact to MoDOT R/W at this time.

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	S. Southwood Avenue	Collector	City	30	40	NA	No	Yes	Yes
Street 2	E. Riverbluff Boulevard	Primary Arterial	City	50	60	NA	No	Yes	Yes

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

- No direct access will be allowed to Southwood Avenue and MoDOT Right of Way (commuter parking lot).

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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 Impact Study (TIS) may 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.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu for Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
6217 S Southwood Ave	Farmer Branch	No	No	Yes	No	No

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. Future Development on site requires Detention for Flood Control. 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.
 - a. Downstream properties are within Greene and Christian County. The Farmers Branch stream has only partial floodway on the tributary from this property.

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

DEVELOPMENT REVIEW STAFF REPORT

NATURAL CHANNEL & STREAM BUFFERS

1. A Category D Small Tributary stream is located on the Property. A Stream Buffer area is required to be dedicated in a Stream Buffer Easement or on a Subdivision Plat. The stream buffer is minimum 60 feet wide with 30 feet wide buffer from top-of-bank on both sides.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 42 acres generally located at 3020, 3050 & 3053 East Riverbluff Blvd. from Planned Development No. 302 and GI, Government and Institutional Use District with COD No. 36 to GI, Government and Institutional Use District. The applicant, Mercy, is rezoning for future development of the subject property.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Institutional and Employment Center placetype. This 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.
3. This application is consistent with the recommended placetype which lists government, healthcare, and institutional facilities as a primary use.
4. The subject property is located at one of Springfield's major intersections of Riverbluff Boulevard and U.S. Highway 65, which are classified as a primary arterial and freeway, respectively.
5. The proposed COD requires a traffic study at the time of development. This will replace the existing Planned Development 302 which allows GR, O-1 and R-LD District uses with roadway improvements and GI with COD 36 which requires a developer's agreement for the construction of Riverbluff Blvd. to Southwood Ave. prior to development which has been satisfied.
6. The GI 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. It is not intended to classify all lands owned by government into this district, but only those uses that are comparatively intensive or which require substantial buildings.
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. Development of property within the vicinity has been occurring including an orthopedic hospital.

DEVELOPMENT REVIEW STAFF REPORT

9. The range of uses in the proposed GI district is compatible with the uses permitted on other property in the immediate vicinity. The property to the north and south is zoned GI and is owned by Mercy.
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.

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.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Planned Development 302 to Government and Institutional Use
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 05/20/2025 from 4:00 PM to 6:30 PM
3. Meeting Location: River Bluff Fellowship - 2655 E Farm Rd 188, Ozark, MO 65721
4. Number of invitations that were sent: 23
5. How the mailing list was generated: City of Springfield
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 the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

- I spoke with Stephen Cox at 5920 S Belgravia Ave.
- I informed him that there were not development plans at this time and that we are rezoning the property now to set Mercy up for success when they do have a plan.
- He was concerned about traffic once development happens. He wants Evan's Rd widened and I said I would let the City/County know that.
- He really enjoys having Mercy as a neighbor to his east.
- Developer is addressing the traffic concern by providing a traffic study at the time of development.

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

None

I, Ricky Haase (print name), attest that the neighborhood meeting was held on 05/20/2025 (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."

Ricky L Haase

Signature of person completing affidavit

Ricky Haase

Printed name of person completing affidavit

Neighborhood Meeting

Mercy Property Rezoning

May 20, 2025

4:00 p.m. – 6:30 p.m.

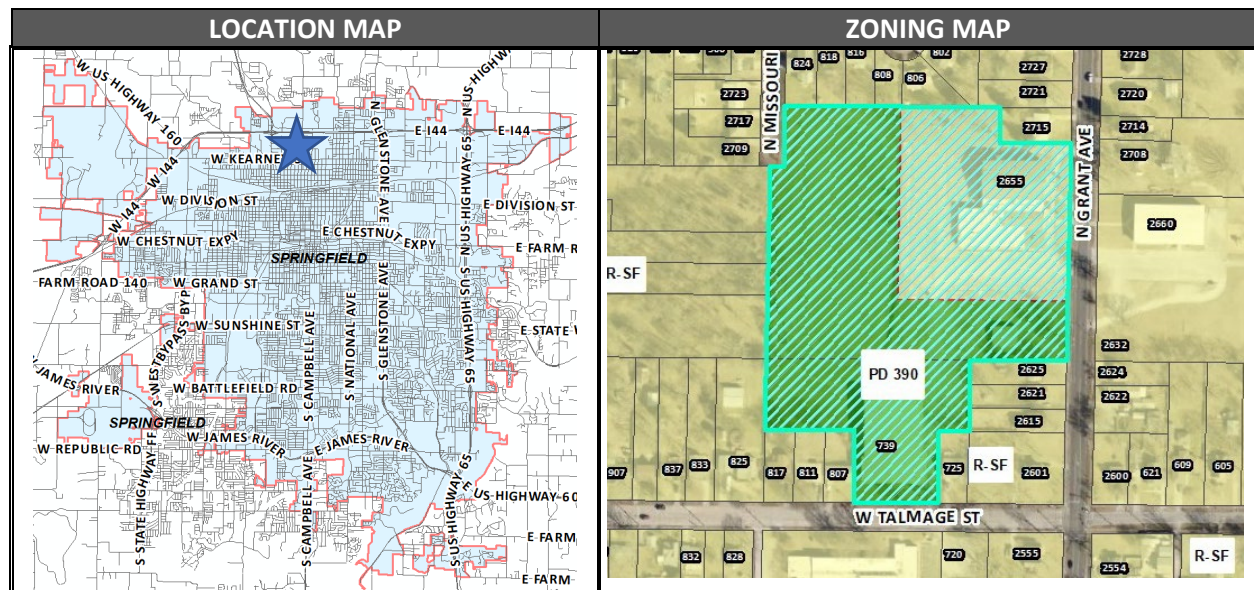
Name	Address	Phone
Ricky Haase	550 E St Louis St	417-890-8802
Stephen Cox	5920 S. Belgravia Ave. 5920 S Belgravia Ave	417-689-2684

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of West Talmage Addition
Location:	2655 North Grant Avenue & 739 West Talmage Street
Total Acres:	9.37 acres
Applicant:	Baptist Temple of Springfield
Existing Land Use:	Church, Gymnasium, & Undeveloped Property
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	June 12, 2025
City Council:	July 14, 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 West Talmage Addition 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 9.37 acres of property generally located at 2655 North Grant Avenue and 739 West Talmage Street into one (1) lot and thirty-two (32) condominium units to facilitate the development of the site.

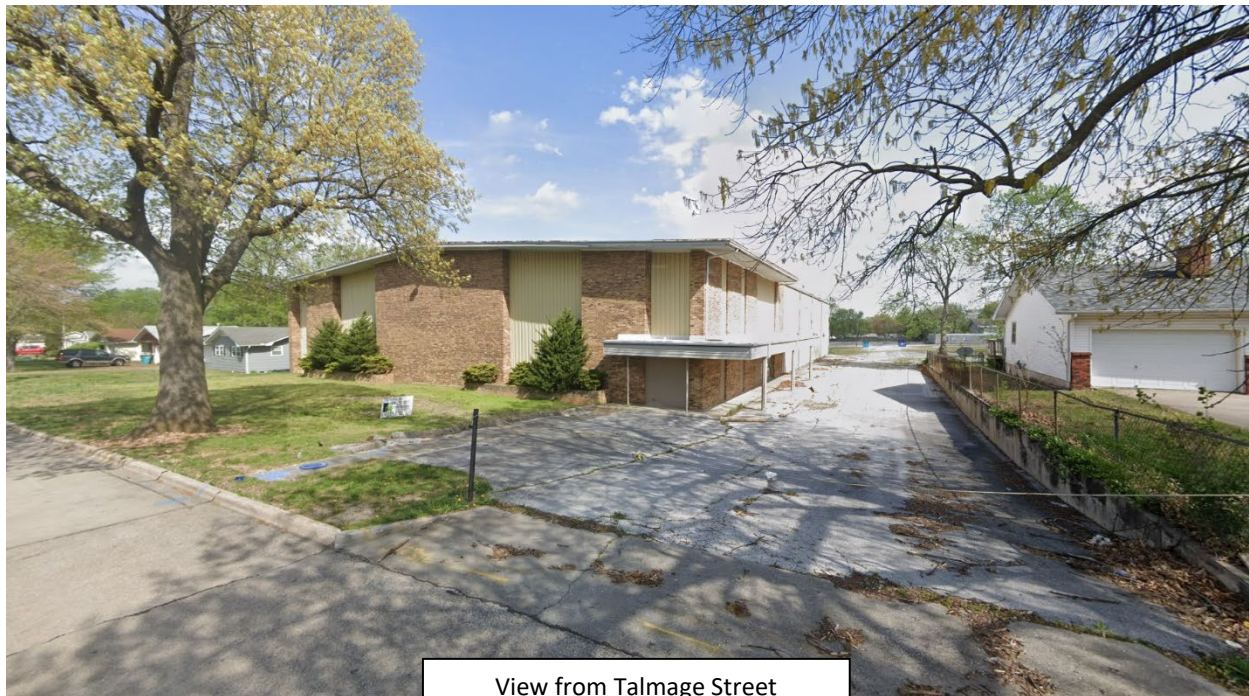


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:

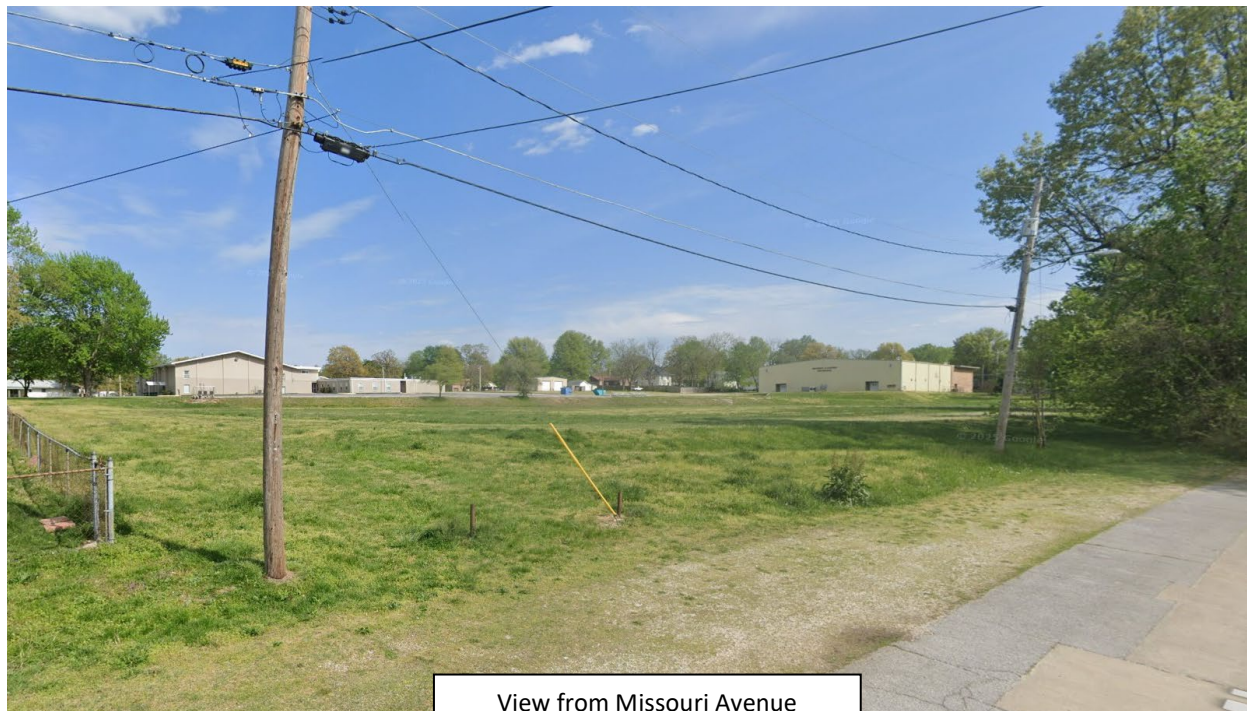


View from Talmage Street

DEVELOPMENT REVIEW STAFF REPORT



View from Grant Avenue
(Northeast corner of site)



View from Missouri Avenue
(Northwest corner of site)

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The south 170 feet of the subject property was annexed into the city in 1926. The remainder of the property was annexed in 1950. In 1995, the property was certified as a tract of record. The same year, at the time of the citywide remapping, the property was rezoned to R-SF, Single-Family Residential. A portion of the property that corresponds to the boundaries of the proposed common area and condominium units was rezoned to Planned Development No. 390.

PLANNING AND ZONING COMMISSION AUTHORITY:

Action Type: Administrative.

A subdivision is the legal process to divide a surveyed tract of land into lots for the purposes of sale of the property. Platting is the process of mapping those lots and is considered part of the subdivision process. Subdivision is an administrative action. An administrative action is ministerial and non-discretionary. In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the minimum requirements set forth in the subdivision statutes and the subdivision regulations in the Land Development Code. If the plat meets these standards, approval is required.

Relevant Authority

Revised Statutes of Missouri

Sections 89.400 through 89.470

City Charter

Sec. 11.7. – Legal status of master plan.

- (1) *Master plan to provide general guidelines.* The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) *Regulations to generally conform to master plan.* All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.

DEVELOPMENT REVIEW STAFF REPORT

(3) *Master plan to guide public improvements.* The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:

- (a) All proposals to construct or extend public streets.
- (b) All proposals to improve land as a park.
- (c) All proposals to lay out or improve other public ways, grounds or spaces.
- (d) All proposals to construct public buildings and structures.
- (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
- (f) All proposals to acquire real property for public purposes.

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

City of Springfield Land Development Code

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

DEVELOPMENT REVIEW STAFF REPORT

- (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.
- (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.

DEVELOPMENT REVIEW STAFF REPORT

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

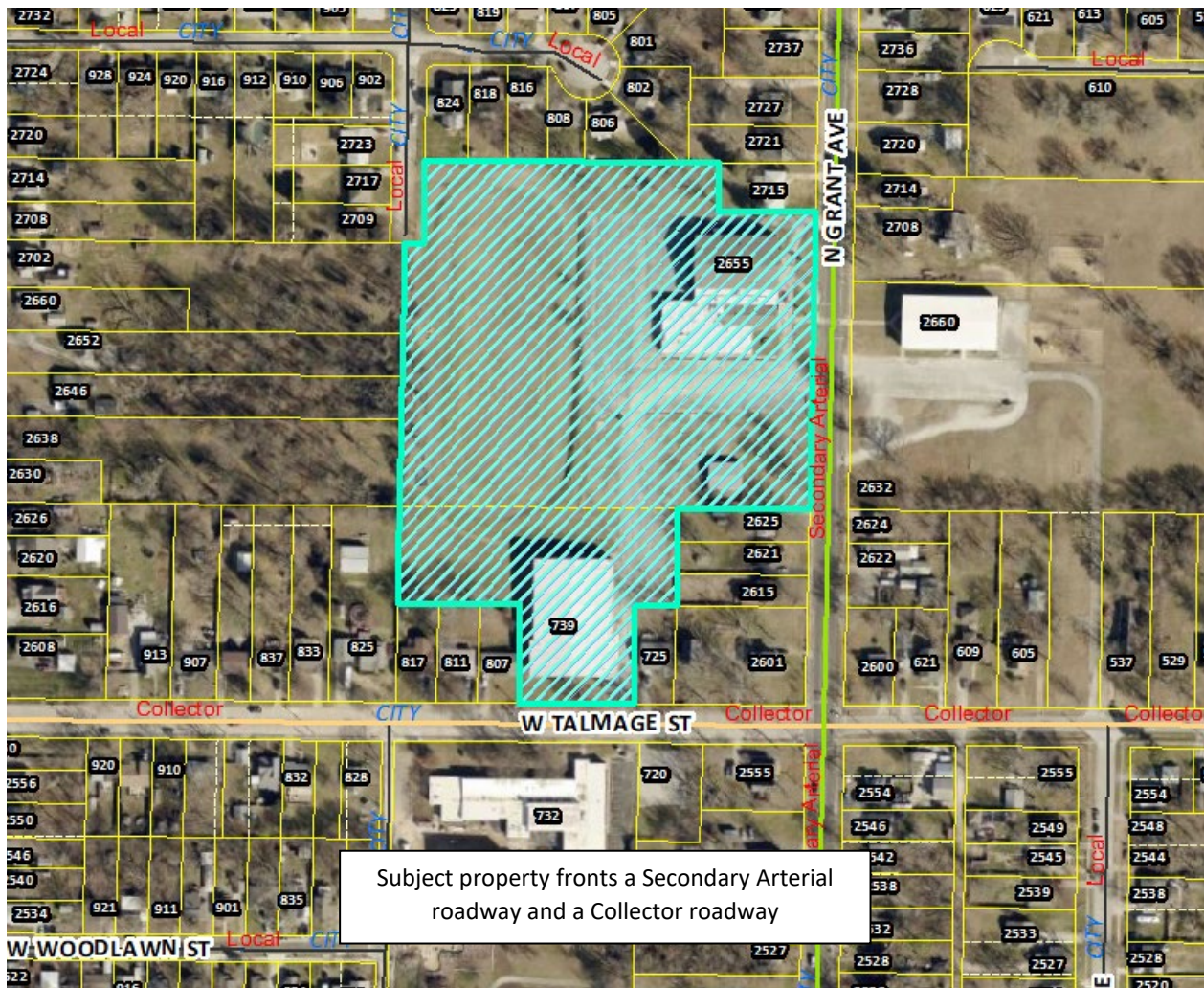
ZONING ORDINANCE REQUIREMENTS:

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	N Grant Avenue – Secondary Arterial W Talmage Street – Collector N Missouri Avenue – Local
Sidewalks	Sidewalk is required along the frontage of all adjacent streets. Sidewalk currently exists along Grant Avenue.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 30 percent.

CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT 390
Minimum lot dimension requirements	Lot Area: 6,000 square feet Lot Width: 50 feet Lot Depth: 80 feet
Maximum structure height	Two floors or thirty-five (35) feet in height
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	N Grant Avenue – Secondary Arterial W Talmage Street – Collector N Missouri Avenue – Local
Sidewalks	Sidewalk is required along the frontage of all adjacent streets. Sidewalk currently exists along Grant Avenue. 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.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 30 percent.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 9.37 acres into one (1) lot and thirty-two (32) condominium units in a subdivision named "West Talmage Addition".
2. The portion of the property zoned R-SF, Single-Family Residential District, where the church is located, is to be a traditional subdivision lot. The remainder of the existing parcel is zoned Planned Development District 390 and will be designated as thirty-two (32) condominium units, surrounded by common area.
3. The condominium units will be constructed within the building envelopes designated in this Preliminary Plat. Once constructed, an Administrative Condominium Plat will be submitted to reduce the boundaries of the building envelopes to the location of the exterior walls of the single-family detached structures.
4. An Administrative Final Plat will be submitted to plat Lot 1 of this Preliminary Plat.
5. Per Planned Development 390, vehicular access to Talmage Street is prohibited. Access to Grant Avenue is only allowed after the access to the north, on 2655 North Grant Avenue, is closed.
6. Per Planned Development 390, access to Missouri Avenue will be for emergency purposes only. Access will be gated and locked with a Knox padlock for Fire Department access.
7. All lots meet the minimum requirements of the City's subdivision regulations, the R-SF, Single-Family Residential District, and Planned Development District 390.
8. 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.
9. The Land Development Code requires that each lot have adequate public facilities including but not limited to water, sanitary sewer, electricity, gas, open space, storm drainage, access to the public transportation system, and that any existing natural features such as floodplains, stream buffers and sinkholes have been identified on the preliminary plat.
10. 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**.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

1. The proposed subdivision meets all applicable requirements of the City of Springfield's *Land Development Code* for subdivisions and is compatible with the zoning requirements of the R-SF Single-Family Residential District and Planned Development District 390.
2. Staff recommends approval as submitted in the staff report.

PLANNING AND ZONING COMMISSION OPTIONS:

In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the requirements set forth in the subdivision statutes and the Land Development Code. If the plat meets these minimum standards, approval is required.

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 and state for the record which requirement or requirements of the *Land Development Code* the preliminary plat fails to meet.

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:

Revised submittal is acceptable to CU for the prelim plat. CU can provide electric/gas/water to the development, per our extension policy. CU will need utility easements at least 30' wide which can overlay or partially overlay the drive/access easement. These can be added on the final plat, along with an appropriate dedication statement. CU Engineering will determine final routing of CU facilities and necessary easement dimensions. It is unlikely the water main will be designed to be under the drive. We can begin design when we receive construction plans/cad file.

3. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

Approved.

4. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

All required public improvements must be built OR escrowed prior to approval of the final plat or issuance of building permits. For more information on escrowing the public improvements, please contact Andrew Flippin (417-864-1946; aflippin@springfieldmo.gov).

5. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved.

6. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Critical Issues:

1. The property is not in an approved sewer district and will require special connection agreements before sewer permits could be issued or public improvement plans to define a sewer district. Extending public sewer would place the property in a sewer district and would relieve the requirement for special connection agreements. Need to add general notes to specify if the sanitary sewer will be public or private. As far as I know we've never issued a special connection agreement to a condominium development; this may require issuing multiple specials, one for each condo property when obtaining building and sewer permits. Label the sewer as either public or private.

2. If making the sewer public, public sewer improvement plans will need to be designed, submitted and constructed to city standards. The public improvements must be approved, filed and constructed or escrowed before any building permits or plats can be issued according to city code section 98-12(b)(c) Private Construction of Public Improvements and section 98-14. - Assurance for completion

DEVELOPMENT REVIEW STAFF REPORT

of Public Improvements.

7. FIRE DEPARTMENT:

Approved.

8. PARKS & GREENWAYS:

Approved.

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

Approved.

10. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

	Drainage Basin	Fee in Lieu of Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
2655 N Grant Ave / 739 W Talmage St	Pea Ridge Creek	No	No	No	Yes	No

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. No Fee in Lieu of Detention for Flood Control application is supported. PW Stormwater is aware of flooding downstream to properties along Broadway Ave. and Woodridge St.
 - a. The developer agreed in PD390 to design the Detention beyond city design standards and ensuring the runoff is returned to sheet flow before exiting the property. The improvements made on 2655 N Grant Ave at time of development are being designed to not increase the flooding on downstream residences.

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.

DEVELOPMENT REVIEW STAFF REPORT

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

11. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

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.

	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

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

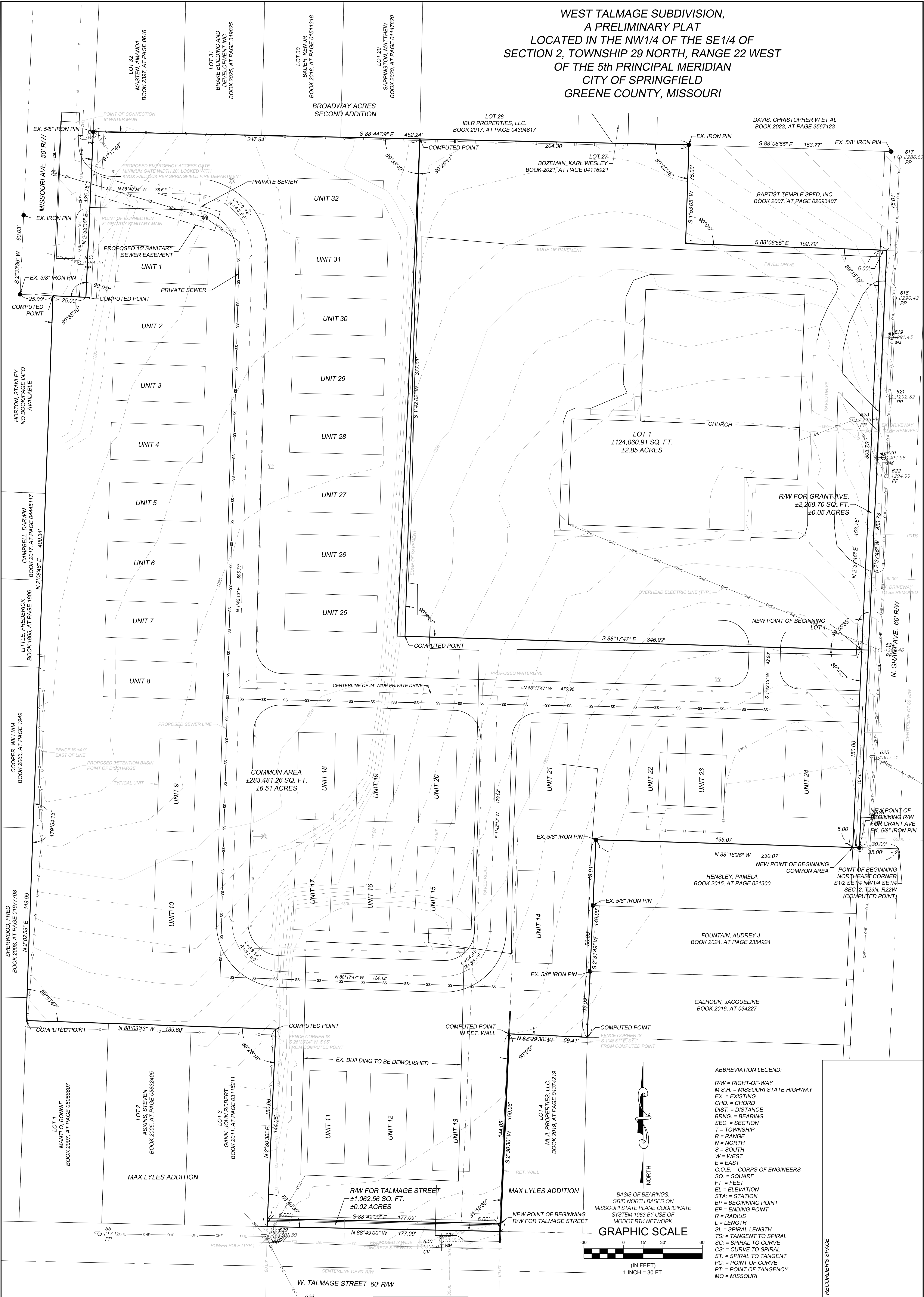
ATTACHMENT 2

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 denied by the Commission and the applicant requests appeal to City Council for their consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

WEST TALMAGE SUBDIVISION,
A PRELIMINARY PLAT
LOCATED IN THE NW1/4 OF THE SE1/4 OF
SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST
OF THE 5th PRINCIPAL MERIDIAN
CITY OF SPRINGFIELD
GREENE COUNTY, MISSOURI



SURVEYOR'S CERTIFICATION: KNOWN ALL MEN BY THESE PRESENTS: THAT I, JACK E. HOUSEMAN P.L.S. 2005019222 DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE, AND THAT THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY RSMO SECTION 448.2-109 FOR CONDOMINIUM PLATS. DATE OF PREPARATION: 4/22/2025		PREPARED FOR: MIKE STALZER PROJECT #: 7489 DRAWING #: 7489 PRE CONDO 1 DATE: 3/10/2025 REVISION DATE: 3/27/2025 DRAWN BY: J. HOUSEMAN CHECKED BY: J. HOUSEMAN SHEET: 1 OF 2 SCALE: 1" = 30' MO COA #2022043688		MONUMENT LEGEND: ○ SET 1/2" IRON PIN ● EX. 1/2" IRON PIN □ EX. STONE △ EX. C.O.E. MONUMENT ▲ EX. R/W MONUMENT ▽ EX. ALUMINUM MONUMENT		101 STATE DRIVE, SUITE 200 HOLLISTER, MO 65672 PHONE: 417-544-1147	
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DESCRIPTION: (LOT 1):

A TRACT OF LAND BEING SITUATED IN PART OF THE NW1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 2; THENCE N 88°18'26" W, ALONG THE NORTH LINE OF SAID S1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4, A DISTANCE OF 30.00 FEET, TO AN EXISTING 5/8" IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF N. GRANT AVENUE; THENCE CONTINUING N 88°18'26" W, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE N 2°37'46" E, LEAVING SAID NORTH LINE, A DISTANCE OF 150.00 FEET, TO THE NEW POINT OF BEGINNING; THENCE N 88°17'47" W, A DISTANCE OF 346.92 FEET; THENCE N 1°42'02" E, A DISTANCE OF 377.61 FEET; THENCE S 88°44'09" E, A DISTANCE OF 204.30 FEET, TO AN EXISTING IRON PIN; THENCE S 1°53'05" W, A DISTANCE OF 75.00 FEET; THENCE S 88°00'55" E, A DISTANCE OF 147.78 FEET; THENCE S 2°37'46" W, A DISTANCE OF 303.75 FEET, TO THE NEW POINT OF BEGINNING, SAID TRACT CONTAINING 2.79 ACRES OF LAND, MORE OR LESS.

DESCRIPTION: (COMMON AREA):

A TRACT OF LAND BEING SITUATED IN PART OF THE NW1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 2; THENCE N 88°18'26" W, ALONG THE NORTH LINE OF SAID S1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4, A DISTANCE OF 30.00 FEET, TO AN EXISTING 5/8" IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF N. GRANT AVENUE; THENCE CONTINUING N 88°18'26" W, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET, TO THE NEW POINT OF BEGINNING; THENCE CONTINUING N 88°18'26" W, A DISTANCE OF 195.07 FEET, TO AN EXISTING 5/8" IRON PIN; THENCE S 2°31'49" W, LEAVING SAID NORTH LINE, A DISTANCE OF 149.99 FEET; THENCE N 87°29'30" W, A DISTANCE OF 59.41 FEET; THENCE S 2°30'30" W, A DISTANCE OF 144.05 FEET; THENCE N 88°49'00" W, A DISTANCE OF 177.09 FEET; THENCE N 2°30'30" E, A DISTANCE OF 144.05 FEET; THENCE N 88°03'13" W, A DISTANCE OF 189.60 FEET; THENCE N 2°02'59" E, A DISTANCE OF 149.99 FEET; THENCE N 2°08'46" E, A DISTANCE OF 400.34 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI AVENUE; THENCE S 87°26'24" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI AVENUE; THENCE N 2°33'36" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 125.75 FEET, TO AN EXISTING 5/8" IRON PIN; THENCE S 88°44'09" E, A DISTANCE OF 247.94 FEET; THENCE S 1°42'02" W, A DISTANCE OF 377.61 FEET; THENCE S 88°11'47" E, A DISTANCE OF 346.92 FEET; THENCE S 2°37'46" W, A DISTANCE OF 150.00 FEET, TO THE NEW POINT OF BEGINNING, SAID TRACT CONTAINING 6.51 ACRES OF LAND, MORE OR LESS.

DESCRIPTION: (R/W FOR TALMAGE STREET):

A TRACT OF LAND BEING SITUATED IN PART OF THE NW1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 2; THENCE N 88°18'26" W, ALONG THE NORTH LINE OF SAID S1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4, A DISTANCE OF 230.07 FEET, TO AN EXISTING 5/8" IRON PIN; THENCE S 2°31'49" W, LEAVING SAID NORTH LINE, A DISTANCE OF 149.99 FEET; THENCE N 87°29'30" W, A DISTANCE OF 59.41 FEET; THENCE S 2°30'30" W, A DISTANCE OF 144.05 FEET TO THE NEW POINT OF BEGINNING; THENCE CONTINUING S 2°30'30" W, A DISTANCE OF 6.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TALMAGE STREET; THENCE N 88°49'00" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 177.09 FEET; THENCE N 2°30'30" E, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET; THENCE S 88°49'00" E, A DISTANCE OF 177.09 FEET, TO THE NEW POINT OF BEGINNING, SAID TRACT CONTAINING 1,062.56 SQ. FT. (0.02 ACRE) OF LAND, MORE OR LESS.

DESCRIPTION: (R/W FOR GRANT AVE.):

A TRACT OF LAND BEING SITUATED IN PART OF THE NW1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 2; THENCE N 88°18'26" W, ALONG THE NORTH LINE OF SAID S1/2 OF THE SE1/4 OF THE NW1/4 OF THE SE1/4, A DISTANCE OF 30.00 FEET, TO AN EXISTING 5/8" IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF N. GRANT AVENUE, FOR A NEW POINT OF BEGINNING; THENCE CONTINUING N 88°18'26" W, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET; THENCE N 2°37'46" E, LEAVING SAID NORTH LINE, A DISTANCE OF 453.75 FEET; THENCE S 88°00'55" E, A DISTANCE OF 5.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE S 2°37'46" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 453.73 FEET, TO THE NEW POINT OF BEGINNING, SAID TRACT CONTAINING 2,268.70 SQ. FT. (0.05 ACRE) OF LAND, MORE OR LESS.

ALL OF THE ABOVE BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS OF RECORD, IF ANY.

SURVEYOR:

JACK E. HOUSEMAN P.L.S. 2005019222
HOUSEMAN LAND SURVEY, LLC
101 STATE DRIVE, SUITE 200
HOLLISTER, MO 65672

DEVELOPER:

MICHAEL STALZER, PE
MO REG. PROF. ENGINEER No.: 26709
5216 S. FARM ROAD 137
SPRINGFIELD, MO 65810

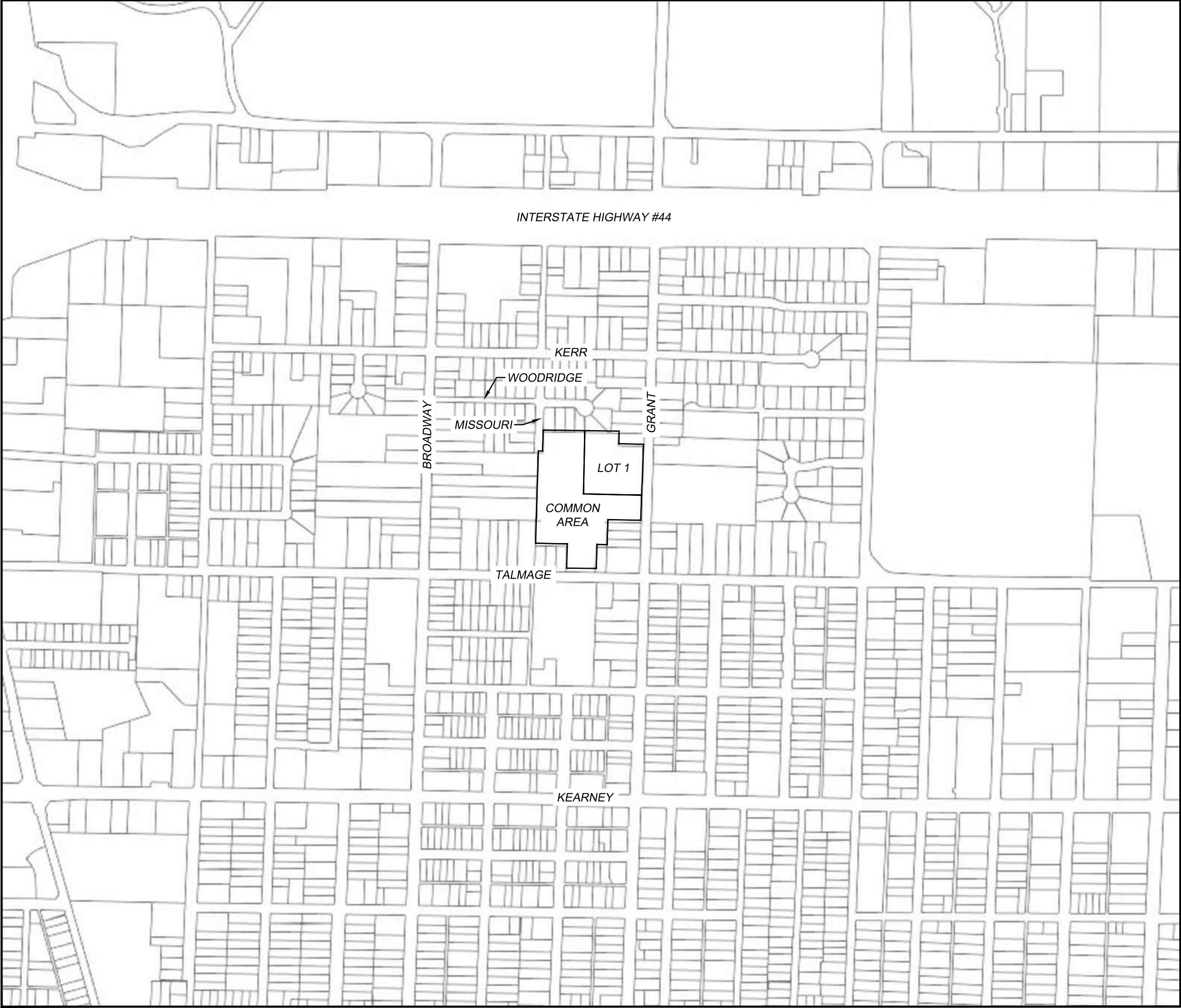
OWNER:

BAPTIST TEMPLE OF SPRINGFIELD
2655 N GRANT AVE
SPRINGFIELD, MO 65810

PLAT NOTES:

1. THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DO TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.
2. ALL COMMON AREAS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
3. THE UNITS AS SHOWN HEREON ARE CONDOMINIUM UNITS.
4. ALL COMMON AREA AND COMMON ELEMENT AMENITIES WILL BE MAINTAINED BY THE CONDOMINIUM OWNERS ASSOCIATION.
5. THE CURRENT ZONING OF LOT 1 IS R-SF, SINGLE FAMILY RESIDENTIAL AND THE CURRENT ZONING OF THE COMMON AREA AND UNITS 1-32 ARE PLANNED DEVELOPMENT DISTRICT #390.
6. THE BUILDING SETBACKS FOR LOT 1 ARE DETERMINED BY THE ZONING DISTRICT AT THE TIME OF DEVELOPMENT.

WEST TALMAGE SUBDIVISION,
A PRELIMINARY PLAT
LOCATED IN THE NW1/4 OF THE SE1/4 OF
SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST
OF THE 5th PRINCIPAL MERIDIAN
CITY OF SPRINGFIELD
GREENE COUNTY, MISSOURI



VICINITY MAP SCALE 1" = 500'

SURVEYOR'S CERTIFICATION:

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, JACK E. HOUSEMAN P.L.S. 2005019222 DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE, AND THAT THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY RSMO SECTION 448.2-109 FOR CONDOMINIUM PLATS.

DATE OF PREPARATION: 4/22/2025



JACK E. HOUSEMAN P.L.S. 2005019222
PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. DISREGARD ALL INFORMATION UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

PREPARED FOR:

MIKE STALZER

PROJECT #: 7489
DRAWING #: 7489 PRE CONDO 1
DATE: 3/10/2025
REVISION DATE: 5/5/2025
DRAWN BY: J. HOUSEMAN
CHECKED BY: J. HOUSEMAN
SHEET: 2 OF 2
SCALE: 1" = N/A
MO COA #2022043688

MONUMENT LEGEND:

- - SET 1/2" IRON PIN
- - EX. 1/2" IRON PIN
- - EX. STONE
- ▲ - EX. C.O.E. MONUMENT
- ▲ - EX. R/W MONUMENT
- ▽ - EX. ALUMINUM MONUMENT

RECORDERS SPACE

 **Houseman
Land Survey**
Missouri • Arkansas
101 STATE DRIVE, SUITE 200
HOLLISTER, MO 65672
PHONE: 417-544-1147

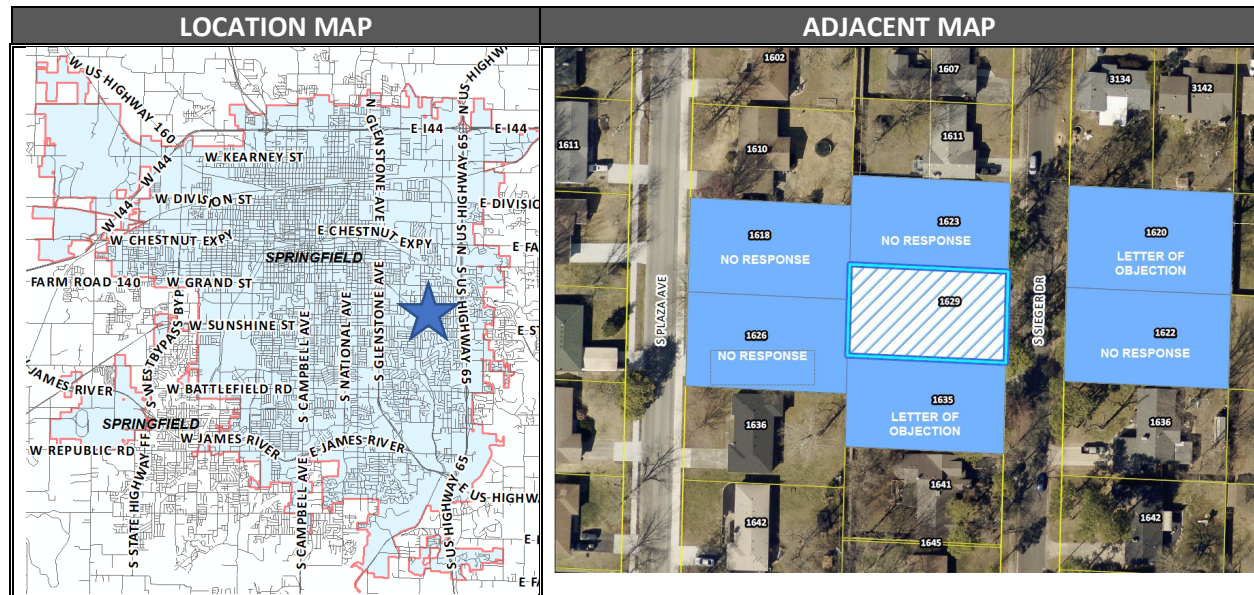
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Short-term rental type 2 appeal
Location:	1629 S Sieger
Applicant:	Yuri Grishchuk
Zoning District:	Single-Family Residential R-SF
Neighborhood Meeting:	April 3, 2025
Planning and Zoning Commission:	June 12, 2025
Public Notification:	Mail
Staff:	Tyler Hession, Assistant Planner
Proposed motion:	I move to recommend approval of short-term rental type 2 appeal at 1629 S Sieger 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).

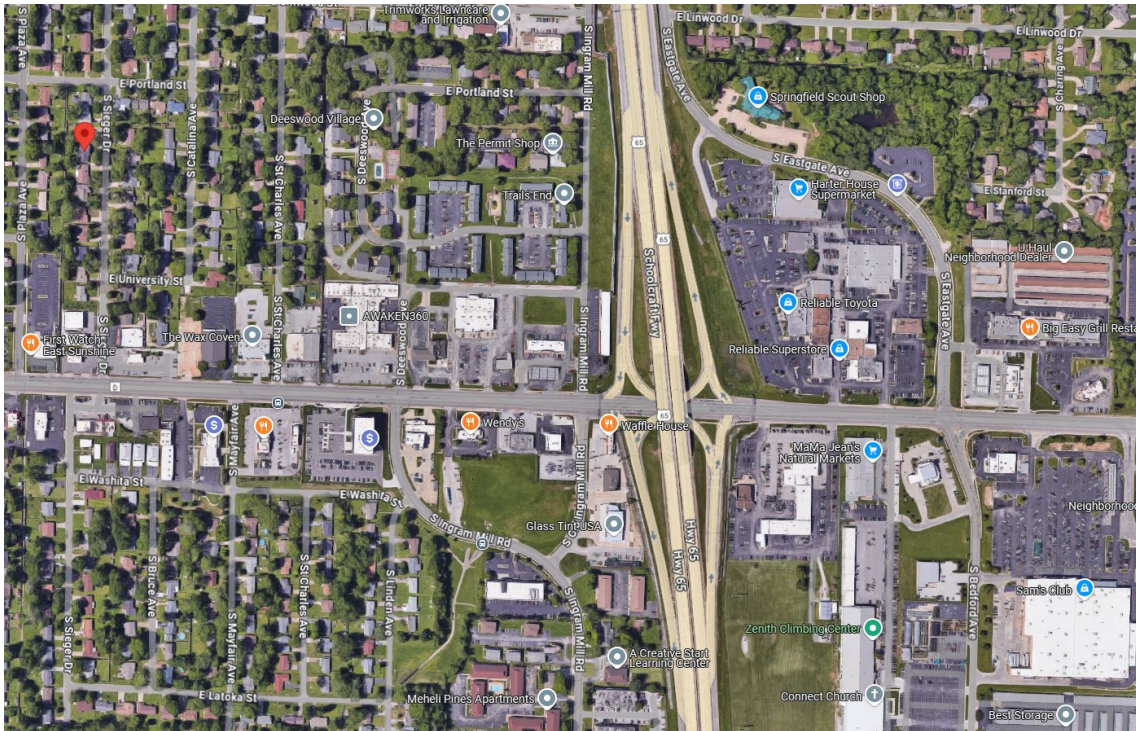
PROJECT SUMMARY:

Appeal to grant a short-term rental type 2 permit for the property generally located 1629 S Sieger, pursuant to Section 36-473 of the Zoning Ordinance in a R-SF, Single-Family Residential District.



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. 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.

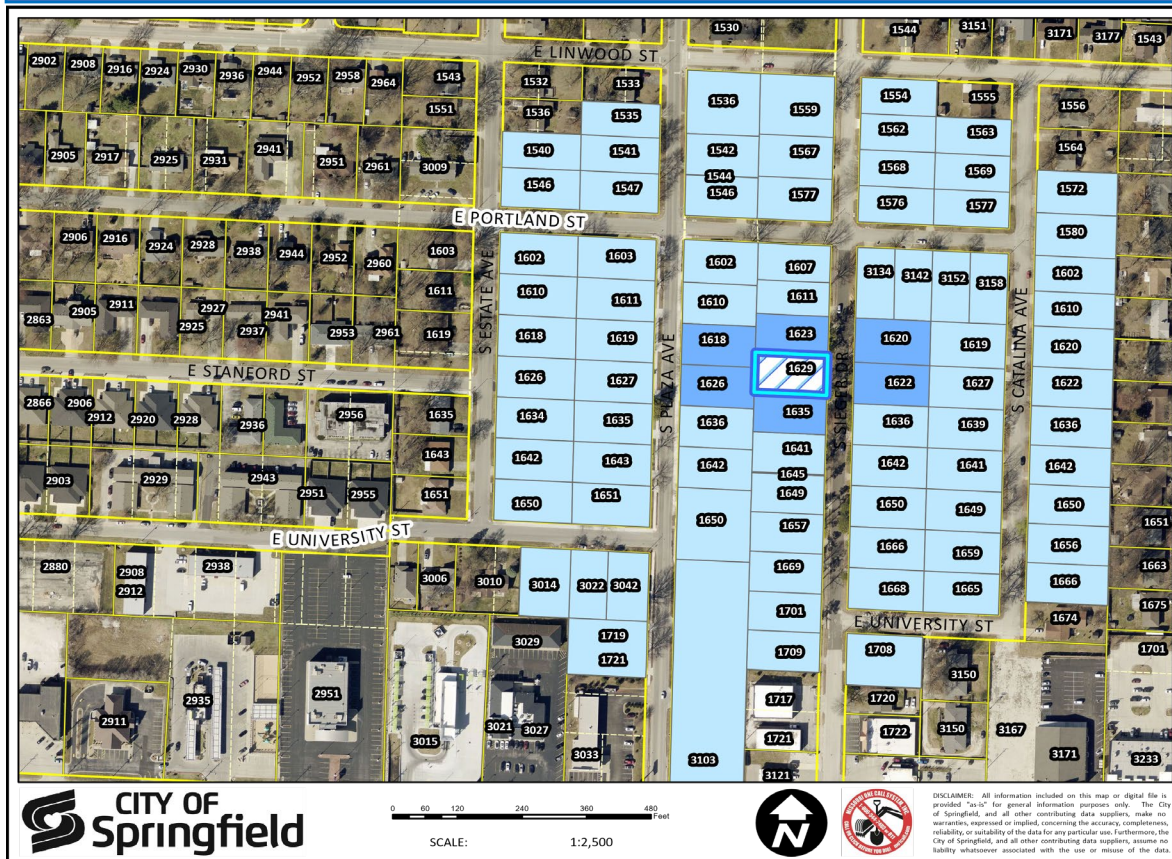
For non-operator-occupied residence, legal accessory apartment or historic carriage house.

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.

DEVELOPMENT REVIEW STAFF REPORT



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.

DEVELOPMENT REVIEW STAFF REPORT

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.

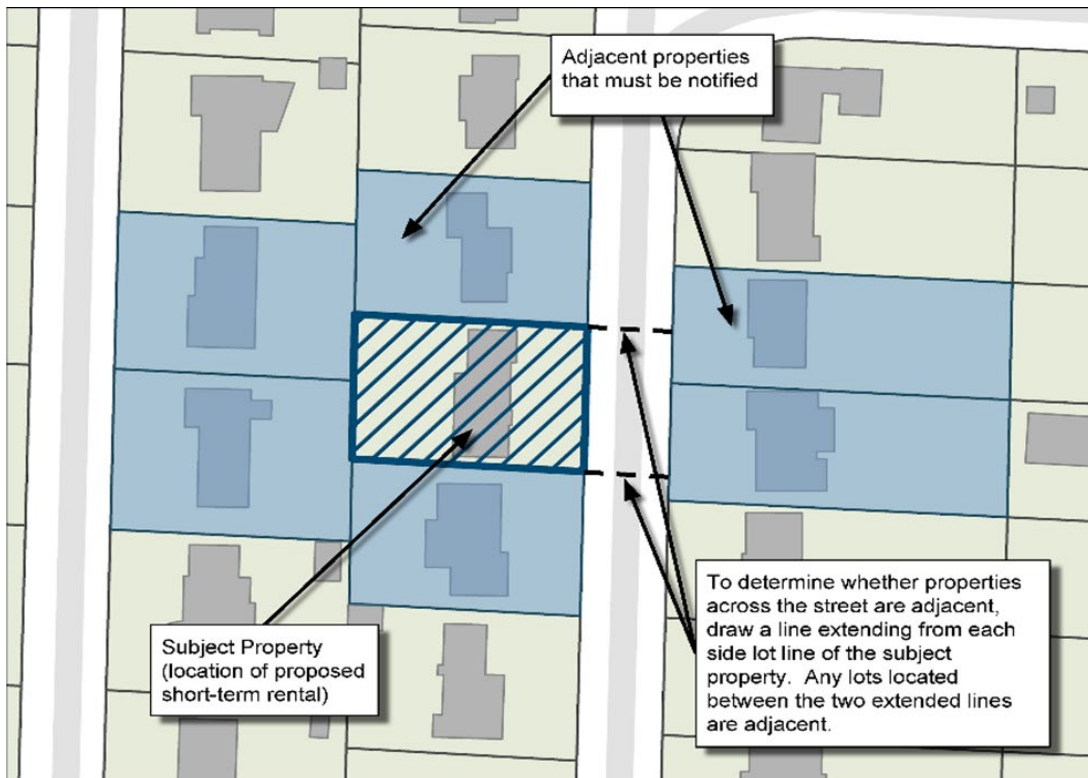
- a) Description and details of proposed Short-Term Rental operation and any other proposed changes.
- b) Meeting date, time and location.
- c) Number of invitations that were sent.
- d) Number of neighbors in attendance with an attached sign-in sheet.
- e) List of issues raised, any verbal comments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

DEVELOPMENT REVIEW STAFF REPORT

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.

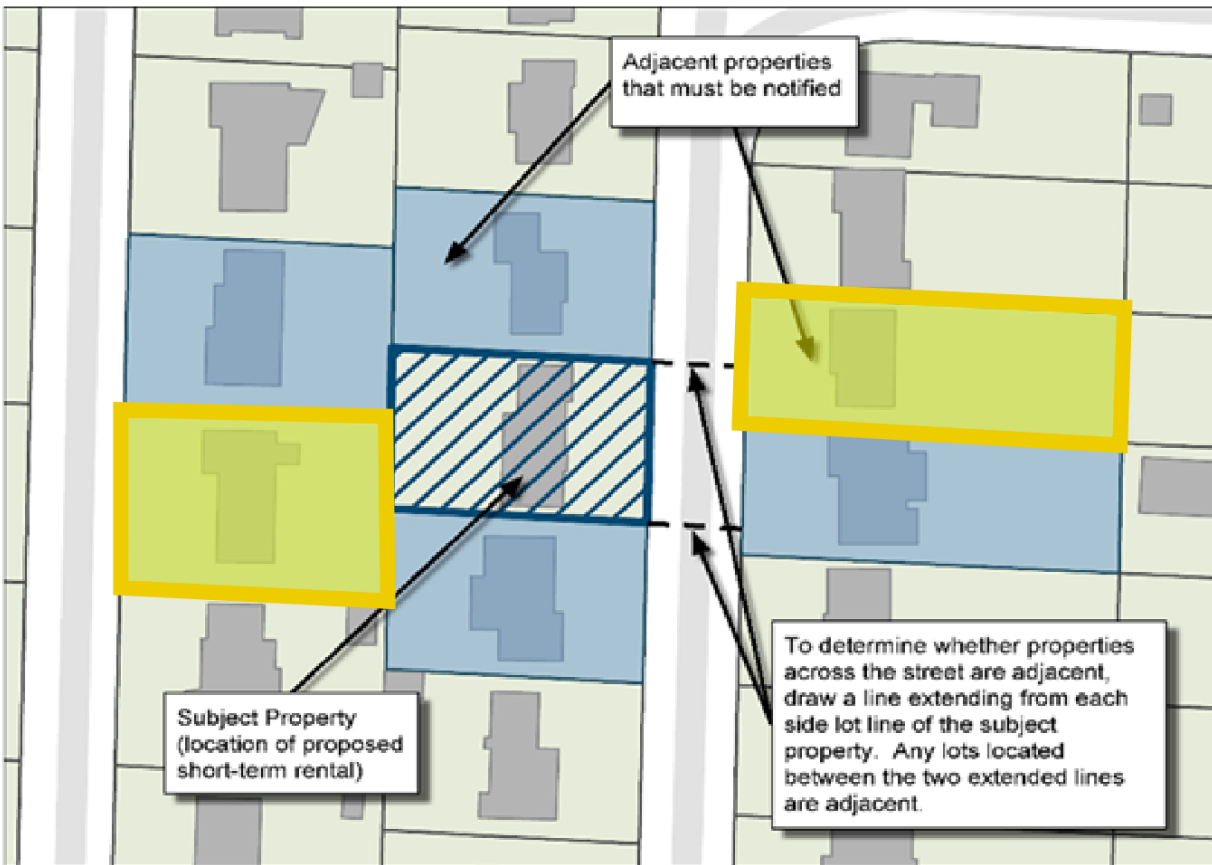
7. Section 36-473(2)(c)8 of the Zoning Ordinance states the following:

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.”



DEVELOPMENT REVIEW STAFF REPORT

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

DEVELOPMENT REVIEW STAFF REPORT

ZONING AND ADJACENT MAP:



DEPARTMENT COMMENTS:

DEPARTMENT OF FINANCE BUSINESS LICENSES DIVISION:

Existing STR or not: Not a currently existing STR, however they were in operation prior to the application.

Paid hotel motel taxes: None

No violations

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS:

1. The property owner applied on March 6, 2025, for a short-term rental (STR) type 2 permit to establish a short-term rental type 2 at 1629 South Sieger Drive 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 currently an existing short-term rental type 2 however, the operator did state that they were in operation prior to the application. Staff therefore has no knowledge of any hotel and motel tax being paid after July 2023.
4. The applicant has notified the property owners and occupants within 500 feet of the property and held a neighborhood meeting on April 3, 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 June 12th, 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.

DEVELOPMENT REVIEW STAFF REPORT

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: 1629 South Sieger Drive, Springfield MO 65804

PROPERTY OWNER'S INFORMATION:

Name of current property owner: Yuriy Grishchuk

If corporation: Corporate Official: _____

Mailing Address: 7476 E Farm Road 170 Rogersville MO

Zip Code: 65742 Phone: 417-425-9245

E-mail: dispatch.yuriy@gmail.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. 2528.

Total beds rented out? 5.

Maximum number of occupants allowed on property? 10.

Total number of off-street parking provided on-site? 6.

- ☒ 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

Thank you for your time and consideration regarding this appeal.

Allowing this property to become a Short-Term Rental would benefit not only my family and I, but also the city of Springfield. This property has undergone both indoor and outdoor renovations, has beautiful curb appeal, and can accommodate a large group or family. Upon reviewing the short-term rental properties that are available in Springfield, MO on Airbnb, less than 6% of them have five or more bedrooms, thus limiting Springfield's ability to welcome families who wish to visit the area and support our local businesses.

I have been made aware of the concerns the neighbors voiced and I would like to address these concerns with you. Allowing this property to become a Short-Term Rental would not devalue the nearby properties, but would rather raise it as we continue to enhance the condition of the house and property. For example, we have already made arrangements to have the lawn maintained on a weekly basis and hired a landscaper to improve the appearance of the yard and add to the property's curb appeal.

Regarding parking, there is a two car garage with four spots in the driveway available that would be off the street and without interference of the sidewalk. This property will be minimum of two night stay. While it is a shorter turnover, this will not be on a daily basis and properties are never at a 100% booking rate.

Of the two adjacent neighbors that attended the meeting, both were in overwhelming support of the property being an Airbnb. One of them in particular stated they prefer to have a Short-Term Rental as the prior home owners unfortunately had multiple children who created disturbances outdoors for the neighbors.

Finally, for the last year and a half, I rented this property to a company that used the house as a rental for traveling nurses and Airbnb and we received no complaints from the neighbors regarding noise, disturbances, parking, nor safety.

Thank you again for your time and consideration; I look forward to discussing this further with you in person.

ATTACHMENT 2**AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY**

1. Request to establish a Short-Term Rental Type 2.
2. Meeting Date & Time: April 3rd, 2025 - 4:30
3. Meeting Location: 1629 South Sieger Drive, Springfield, Mo
4. Number of invitations that were sent: 80+ ? ~~at~~ prepared all envelopes.
5. Number of neighbors in attendance (attach a sign-in sheet): 6
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.)

lawn care - hired a company to take care of the yard.

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

I, Yuriy Grishchuk (print name), attest that the neighborhood meeting was held on
04/03/25 (month/date/year), in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Yuriy Grishchuk

Printed name of person completing affidavit

Daphne McCormick

1649 S. Sieger 65804

NO Kim Stacey — 417-4630266
CONCERNS 1576 S. Sieger 65804

Bill & Paulette Gosnell

No Concerns

417-860-3659

20 CONCERNS Susan Selph 417 860 2015

JEFF DEAN 1623 S. Sieger

(417) 838-0930



Ms. Sabrina M. Paschall
1620 S Sieger Dr.
Springfield, MO 65804



SPRINGFIELD MO 65804



Dept. of Planning + Development
% Development Review
City of Springfield
840 Boonville Ave
Springfield MO 65802

042680-20899

042680-20899

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: **1629 S Sieger Avenue**

PROPERTY OWNER(S):

Sabrina Marie Paschall

PRINT NAME

and

PRINT NAME

OWNER ADDRESS:

1620 S SIEGER DR

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:

Sabrina M. Paschall

Signature of Owner:

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

this is a quiet, older
neighborhood and I'm uncomfortable with
frequent comings + goings of unfamiliar
people or a business that an "AIRNB" generates.
Short Term Rental or a 1-2 Nite Stay is concerning
326-25 Sabrina Paschall

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: **1629 S Sieger Avenue**

PROPERTY OWNER(S):

Chris Loch

PRINT NAME

and

Amanda Locke

PRINT NAME

OWNER ADDRESS: 1635 S SIEGER DR
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:

[Signature]

Signature of Owner:

[Signature]

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

* See Attached Letter

Chris & Amanda Lock
1635 S. Sieger Ave.
Springfield, MO 65804
morealtorchris@gmail.com
417-773-2075

4-1-25

Department of Planning & Development c/o Development Review
City of Springfield
840 Boonville Ave.
Springfield, MO 65802

Subject: Objection to Short-Term Rental Type-2 Application

Dear Sir/Madam,

I am writing to formally object to the Short-Term Rental Type-2 application (Application for Yuriy Grishchuk) that has been received for a property located at 1629 S. Sieger Dr. Springfield, MO 65804, which is adjacent to my property at 1635 S. Sieger Dr. Springfield, MO 65804.

I understand that the purpose of this application is to permit the property to be used as a short-term rental for periods of not more than 30 days, and I acknowledge the desire for property owners to exercise their right to rent out their properties. However, I have several concerns regarding the potential impact of this short-term rental on the residential character and quality of life in our neighborhood.

1. **Increased Noise and Disturbances:** One of my primary concerns is the potential for noise and disturbances due to the transient nature of short-term renters. The area is primarily residential, and introducing short-term rental guests who are unfamiliar with the community may lead to noise during late hours, parties, and other disruptions. These disturbances would negatively affect the peace and tranquility that the residents in this area currently enjoy.
2. **Traffic and Parking Issues:** Another concern is the potential increase in traffic and parking problems. With guests coming and going frequently, there may be insufficient parking available for both residents and renters, particularly if the property does not have designated parking spaces. The resulting congestion could create safety hazards, as well as inconvenience for residents.
3. **Impact on Property Values:** The presence of short-term rentals in residential neighborhoods may also affect the value of surrounding properties. Many potential homebuyers may be deterred from purchasing homes in areas where short-term rentals are in operation due to concerns about noise, security, and the overall character of the neighborhood. In a majority of cases, the existence of a short-term rental, Airbnb, or VRBO property significantly reduces the property value as well as the buyer pool of willing and able buyers.

4. **Security Concerns:** With transient occupants, there may also be a heightened risk of criminal activity or safety concerns in the neighborhood. Unlike long-term residents, short-term renters may not have a vested interest in maintaining the safety and security of the community, which could increase the likelihood of disturbances or unlawful behavior.
5. **Lack of Local Oversight and Control:** I am also concerned about the ability of the local authorities to effectively monitor and enforce regulations on short-term rentals. Without sufficient oversight, there is the potential for violations of zoning laws, noise ordinances, and other community guidelines, which could be detrimental to the neighborhood as a whole. Unfortunately, our local authorities are not equipped to effectively mitigate problems that arise such as this in a manner that is able to deter or prevent them from my past experience.

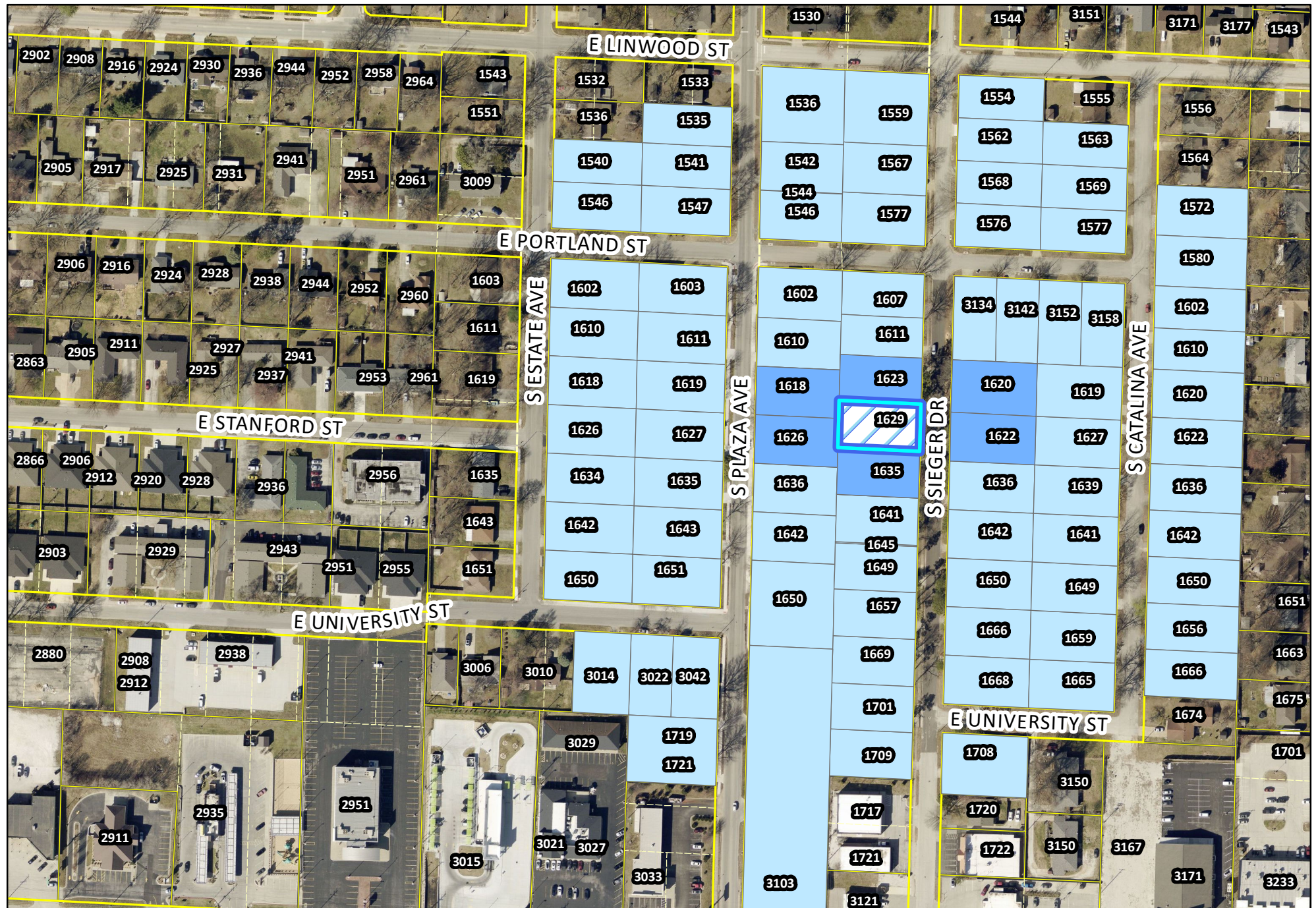
Given these concerns, I respectfully request that the Planning and Zoning Department reconsider approving this Short-Term Rental Type-2 application. I believe it is in the best interest of the community to preserve the residential nature of the area and prevent any negative impacts that might arise from the introduction of a short-term rental in such close proximity to my property.

Thank you for your attention to this matter. I would greatly appreciate the opportunity to discuss this objection further during the upcoming public hearing or any other forum where my concerns may be considered.

Sincerely,

A handwritten signature in black ink, appearing to be 'Chris & Amanda Lock', written in a cursive style.

Chris & Amanda Lock



From: Linda Nichols <nicholslinda@yahoo.com>
Sent: Tuesday, April 8, 2025 12:02 PM
To: Corey Stinson
Cc: zoning@springfieldmo.gov
Subject: Re: STR Neighborhood Meeting

I own property at 1357 S Sieger.
Sent from my iPad

On Apr 8, 2025, at 11:30 AM, Stinson, Corey
<corey.stinson@springfieldmo.gov> wrote:

Thank You Linda,

Your emailed will be filed with the short term rental application for 1629 S Sieger. Can you provide your address in relation to the property? This will help us identify you as within the 500' radius or as an immediately adjacent neighbor.

Thank You!

COREY STINSON
Associate City Planner
Department of Planning and Development
840 N Boonville Avenue
Springfield, MO 65802
417-864-1612

<Outlook-d1.png>

From: Linda Nichols <nicholslinda@yahoo.com>
Sent: Saturday, April 5, 2025 4:54 PM
To: Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>
Subject: STR Neighborhood Meeting

Short Term Rental Location - 1629 S Sieger Drive, Springfield, MO 65804

The short term rental owner will be motivated to keep their property nice. Generally, people who rent short term have a higher income and are not there to party. The downside is that there might be more traffic with people in and out. I am okay with the property being a short term rental.

Moondance Investments LLC

Linda Nichols, Managing Member
33554 Cool Water Road
Gravois Mills, MO 65037
417-766-6113
Sent from my iPad

- 500 ft Radius
- 1629 S Sieger
- STR Type 1
- STR Type 3

Type 2 Rental Status*

- Approved
- Pending

*Status as of: 5/29/2025



0 0.02 0.04 0.08 Miles

S ESTATE AVE

E PORTLAND ST

E STANFORD ST

E UNIVERSITY ST

E LINWOOD ST

S PLAZA AVE

S SIEGER DR

S CATALINA AVE

S PLAZA AVE

S SIEGER DR

S SAINT CHARLES AVE

S IDEESWOOD AVE

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: May 29, 2025

TO: Planning and Zoning Commission

FROM: Bob Hosmer, Planning Manager

SUBJECT: Initiate Amendments for the Publications of Retail Liquor License

Staff is requesting that Planning and Zoning Commission initiate amendments to the Zoning Ordinance Section 36-459 (3) (4) and (6) Special regulations for retail liquor sales. The proposed amendment would strike the highlighted in red sections below to remove the requirement to publish of notices in the newspaper for liquor license.

Sec. 36-459. Special regulations for retail liquor sales.

- (1) *Applicability. No license shall be issued for the sale of intoxicating liquor at retail in any form notwithstanding that the proposed establishment is within the zone appropriate therefore under this article nor shall any such use be conducted in any zone of the city unless the following procedures shall be followed.*
- (2) *Location with regard to R-SF, R-TH, R-MHC, or PD districts. Whenever any application shall be received by the city for the establishment of a place for the sale of intoxicating liquor at retail in any form, it shall be determined by the officer charged with the responsibility of issuing such licenses whether or not the proposed establishment is located within 200 feet of any property zoned R-SF, R-TH, R-MHC or designated for single-family or two-family residential use in a PD district under this article. In the event there shall be no such property within 200 feet from the proposed location and the application shall otherwise be appropriate and authorized by the laws of the city, then the license may be issued.*
- (3) *Application fee. If the proposed establishment is within 200 feet of property zoned R-SF, R-TH, R-MHC, or designated for single-family or two-family residential use in a PD district, then the person charged with the responsibility of accepting applications for such establishments on behalf of the city shall require to be filed therewith a fee of \$107.00 plus the actual costs of publication and other legal notices required by law for the processing of said application, which fee is in addition to the license fee required by ordinances of the city. The additional fee shall be for the costs of processing the application and providing the necessary notifications described herein.*
- (4) *Public notice. Thereupon, the applicant shall cause to be posted in four places in the vicinity of the property which is so zoned R-SF, R-TH, R-MHC or designated for single-family or two-family residential use in a PD district, and which is within 200 feet of the proposed establishment a notice setting forth the proposed application and advising that persons within said 200 feet owning or occupying property zoned R-SF, R-TH, R-MHC or designated for single-family or two-family residential use in a PD district, shall have the right within 21 days from the date that the notice shall first be posted in which to protest the granting of a license for the establishment and the use of the land therefore, including instructions for filing said protest. In addition, said notice shall be mailed to all persons within said 200 feet owning or occupying property zoned R-SF, R-TH, R-MHC or*

designated for single-family or two-family residential use in a PD district, said mailing to occur by first-class mail no later than three days prior to the posting described herein. Deposit in the United States mail, with postage prepaid, shall constitute proof of compliance with the mailing notice requirement. ~~In addition, said notice shall be advertised in an official newspaper or a newspaper of general circulation in the City of Springfield, Missouri, said notice to be given for at least five straight consecutive issues and the time to protest shall commence with the date of the first said publication and shall terminate on the twenty-first day thereafter.~~

- (5) *Protest requirements. If within the 21 days aforesaid there shall be filed with the officer of the city charged with receiving applications for liquor licenses a protest to granting the license for the proposed establishment signed by at least 50 percent of the owners and/or occupants of the land so zoned R-SF, R-TH, R-MHC or designated for single-family or two-family residential use in a PD district, and located within 200 feet of the proposed establishment, then the application shall be forwarded to city council for its resolution in favor or against said application. If, however, no such protest shall be filed within 21 days or if the same shall be insufficient, thereupon the license may issue, all other requirements of the law of the City of Springfield having been met and complied with.*

For the purpose of this section, only one signature per land parcel, whether property owner or occupant, shall be counted in determining whether the 50-percent threshold for protest has been satisfied. In the event of conflict between the owner and occupant, the owner shall prevail. In the event that an occupant files a protest, but the owner does not, the owner shall be notified of said protest. The notice shall be mailed by first-class mail no later than three days after the deadline to file a protest. Deposit in the United States mail, with postage prepaid, shall constitute proof of compliance with this notice requirement. The owner shall have seven days from the date of mailing to file with the officer of the city charged with receiving applications for liquor licenses a withdrawal of the occupant's protest.

The official of the City of Springfield charged with the responsibility of accepting applications for licenses for the sale of intoxicating liquor at retail shall have the authority from time to time to prepare forms to implement this section including protest forms, application forms, and forms for notice, forms for proof of ownership and/or occupancy, and other appropriate requirements. Forms of protest shall in any event be acknowledged by some person other than a protesting owner or occupant located within the 200 feet area acknowledging the signatures of the persons contained thereon to be the free act and deed of the persons so signing. In determining those persons entitled to be counted in such protest, only those persons who are owners or occupants of the land of record on the date that the application shall have been filed shall be entitled to protest.

Notwithstanding the provisions of this section, the director of finance may issue a license for the same location to any purchaser of a retail liquor establishment which was duly licensed at the time of the purchase providing the purchaser makes proper application and is qualified and eligible to hold a license and providing that the provisions of section 10-36 [of the] Springfield City Code shall have been complied with; nor shall the provisions of this section prohibit the reissuance of licenses for previously existing duly licensed establishments.

- (6) *Exemption from notice. The applicant shall be exempted from the notice ~~and publication~~ requirements herein, and only those requirements, if 100 percent of all owners and occupants of residential property as set forth herein, file a notarized waiver of protest setting forth the case or license number, address of establishment, and indicating they have no opposition to the proposed use, and the license may issue providing the applicant has complied with all other applicable requirements.*

The change is being requested to bring the local requirements into alignment with Missouri State Statutes, and to reduce the overall cost of advertising per application. Previously required advertisements were published for a flat fee. That option is no longer available and the remaining eligible publishers charge by the word or the line of text.

If approved, staff will prepare and draft changes to the Zoning Ordinance and schedule a public hearing for, July 17, 2025, Planning and Zoning Commission followed by first reading before City Council on July 28 and a second reading on August 11.

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

JUNE 12, 2025

July 14, 2025

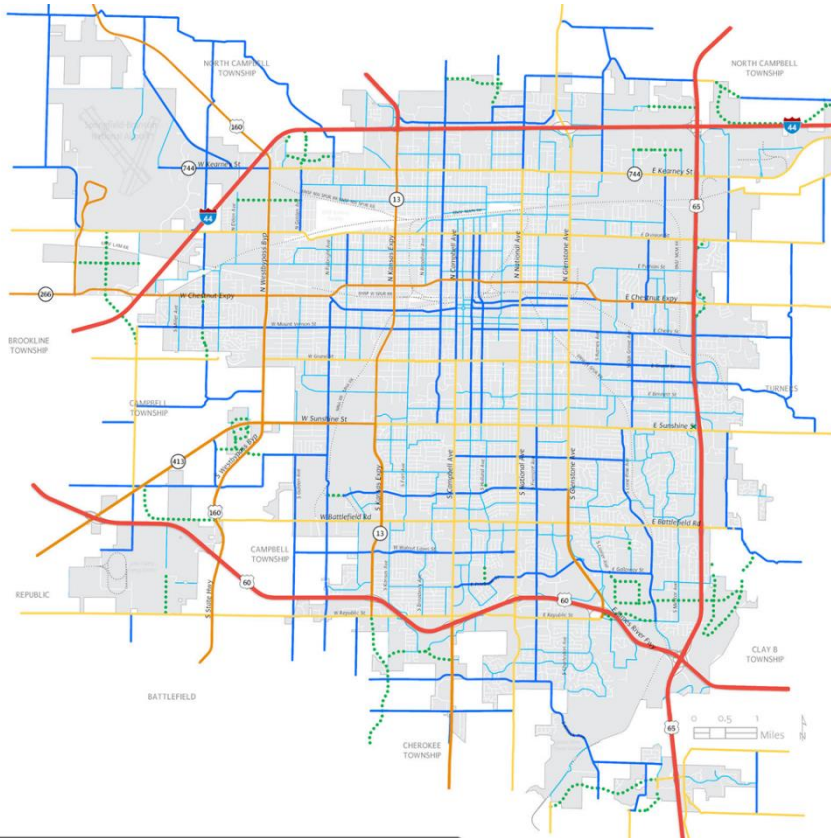
CASE: Major Thoroughfare Plan Amendment

LOCATION: From North Farm Road 159 near Camrone St extending west Farm Road 151.

STAFF: Scott Bachman, AICP, 864-1997
[Choose an item.](#)

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



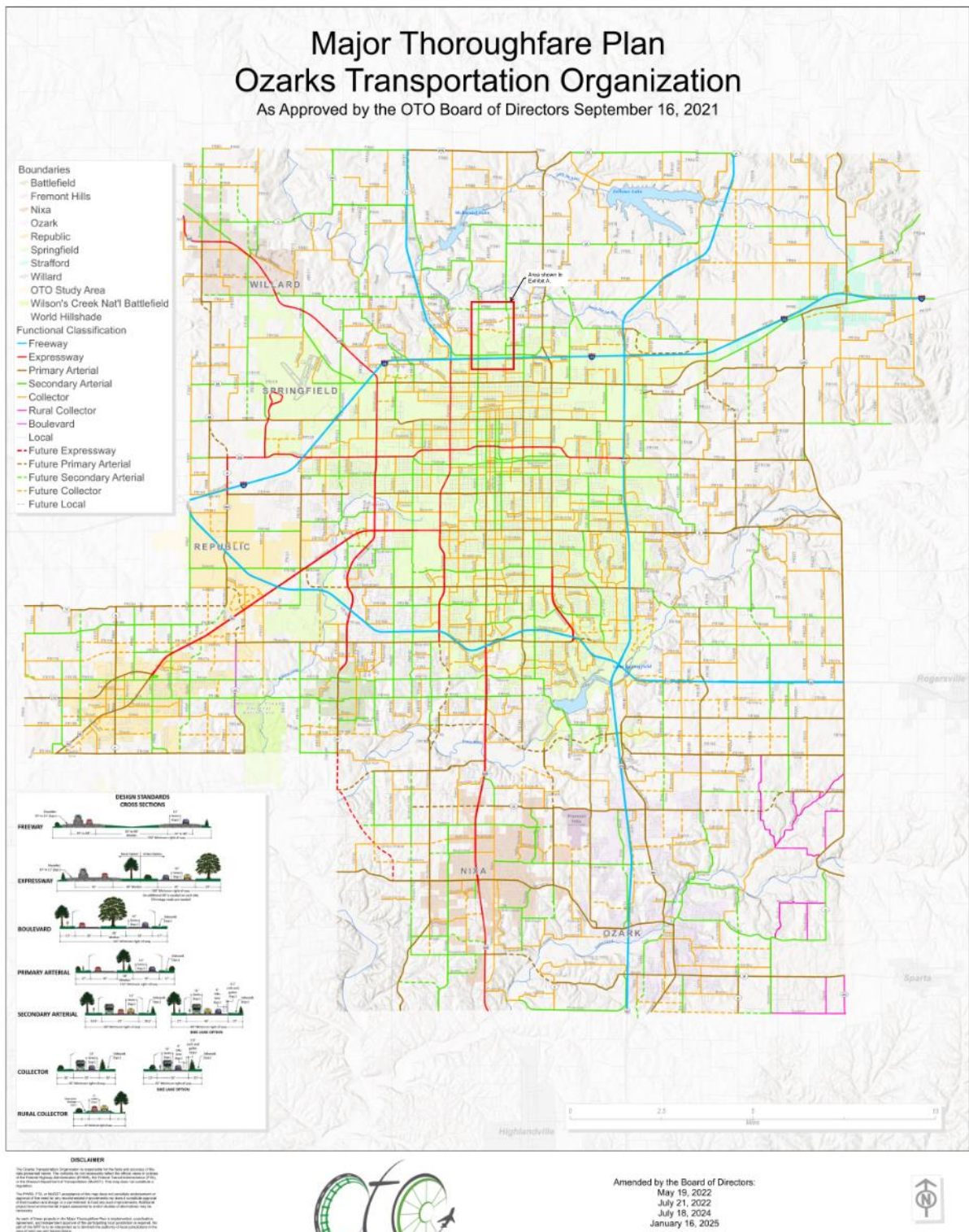
SUMMARY OF REQUEST:

To amend the Major Thoroughfare Plan exhibit on page 104 of the Springfield, Missouri, Forward SGF Comprehensive Plan to (1) remove a future collector from North Farm Road 159 near Camorene St.to West Farm Road 151.

FINDINGS FOR STAFF RECOMMENDATIONS:

1. The Springfield, Missouri, Forward SGF Comprehensive Plan was adopted by City Council on November 14, 2022. Chapter 9, Transportation & Mobility, describes the Major Thoroughfare Plan on page 102 and depicts the major thoroughfares within the city on page 104.
2. The Major Thoroughfare Plan ("Exhibit A"), as maintained by Ozarks Transportation Organization (OTO) in coordination with member jurisdictions, represents future roadway functions in the region. It provides an overall framework for making decisions on thoroughfare improvements and extensions, identifies approximate locations of future major transportation corridors, and serves as a general guide for securing street rights-of-ways. Future roads are shown in general locations, and the actual locations may vary.
3. The Planning and Zoning Commission and City Council have the authority to amend the Major Thoroughfare Plan per Section 11.6. in the City Charter.
4. Staff has determined that the future east and west collector planned to be located generally between Farm Road 151 and Farm Road 159 and depicted on ("Exhibit A") is not necessary. A second proposed east-west collector is planned less than a quarter mile to the north and would carry the same traffic as the collector in question; and therefore, should be removed from the Major Thoroughfare Plan.
5. The applicant identified the topographic challenges of the site that would make constructing this connection infeasible.
6. The OTO board voted to approve amending the Major Thoroughfare Plan to remove the subject collector.

TRANSPORTATION PLAN:



CITY OF
Springfield

COMPREHENSIVE PLAN RECOMENDATIONS:

The Major Thoroughfare Plan should be reviewed at least every five years with amendments adopted by OTO (the designated Metropolitan Planning Organization for the Springfield urbanized area) and the City of Springfield (and other OTO member jurisdictions, as applicable) based on the degree to which the existing and future streets are projected to provide mobility to through traffic and access to adjacent land (page 102).

PLANNING AND ZONING COMMISSION AUTHORITY:

Section 11.2. Planning and zoning commission—Powers and duties.

The city planning and zoning commission shall have the power and shall be required to:

- (1) Prepare and recommend to the city council a master plan, and amendments thereto, for the physical development of the City, as defined in this Article.
- (2) Prepare and recommend regulations pertaining to subdivision and development of land to the city council.
- (3) Review and approve subdivisions and development of land in accordance with the authority and procedures established by the city council.
- (4) Prepare for the city council an official map of the City and make recommendations with respect to proposed changes in such map.
- (5) Review and make recommendations with respect to proposed changes in the zoning ordinance and zoning map.
- (6) Hold public hearings on requests for rezoning, amendments to the zoning ordinance, amendments to the comprehensive plan, and such other planning and zoning matters as may be required by law or the provisions of this Charter. Rules with respect to the conduct of public hearings shall be adopted by the commission.
- (7) Review and recommend proposed capital improvements which in the opinion of the commission are necessary or desirable to be constructed.
- (8) Promote public interest in and understanding of the comprehensive plan and of zoning and planning.
- (9) Perform such other investigations and studies as may be referred to it by the city council or the city manager and make recommendations thereto.
- (10) Meet not less than once each month and keep a public record of its resolutions, findings and determinations.

Section 11.6. Adoption of master plan.

The commission may adopt the master plan as a whole by a single resolution or may by successive resolutions adopt successive parts of the plan, said parts corresponding to major geographical sections of the city or to functional divisions of the subject matter of the plan, and may adopt any amendment or extension thereof or addition thereto. The adoption of the plan, or any such part, amendment, extension or addition shall be by resolution carried by the affirmative vote of not less than a majority of the commission, but before the adoption of the plan or any such part or any modification, extension or addition, the commission shall hold at least one public hearing on the proposed action. An attested copy of the plan or part thereof shall be certified to the council. Neither the master plan, nor any element of the plan, shall have the legal effect set out in Section 11.7 of this chapter unless the plan, or the element of the plan in question, shall have been approved by the city council.

Section 11.7. Legal status of master plan.

- (1) *Master plan to provide general guidelines.* The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) *Regulations to generally conform to master plan.* All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) *Master plan to guide public improvements.* The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:

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- (a) All proposals to construct or extend public streets.
- (b) All proposals to improve land as a park.
- (c) All proposals to lay out or improve other public ways, grounds or spaces.
- (d) All proposals to construct public buildings and structures.
- (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
- (f) All proposals to acquire real property for public purposes.

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

STAFF COMMENTS:

1. The Springfield, Missouri, Forward SGF Comprehensive Plan was adopted by City Council on November 14, 2022. Chapter 9, Transportation & Mobility, describes the Major Thoroughfare Plan on page 102 and depicts the major thoroughfares within the city on page 104.
2. The Major Thoroughfare Plan ("Exhibit A"), as maintained by Ozarks Transportation Organization (OTO) in coordination with member jurisdictions, represents future roadway functions in the region. It provides an overall framework for making decisions on thoroughfare improvements and extensions, identifies approximate locations of future major transportation corridors, and serves as a general guide for securing street rights-of-ways. Future roads are shown in general locations, and the actual locations may vary.

NEIGHBORHOOD MEETING:

A neighborhood meeting is not required for a MTP amendment.

PUBLIC NOTIFICATIONS:

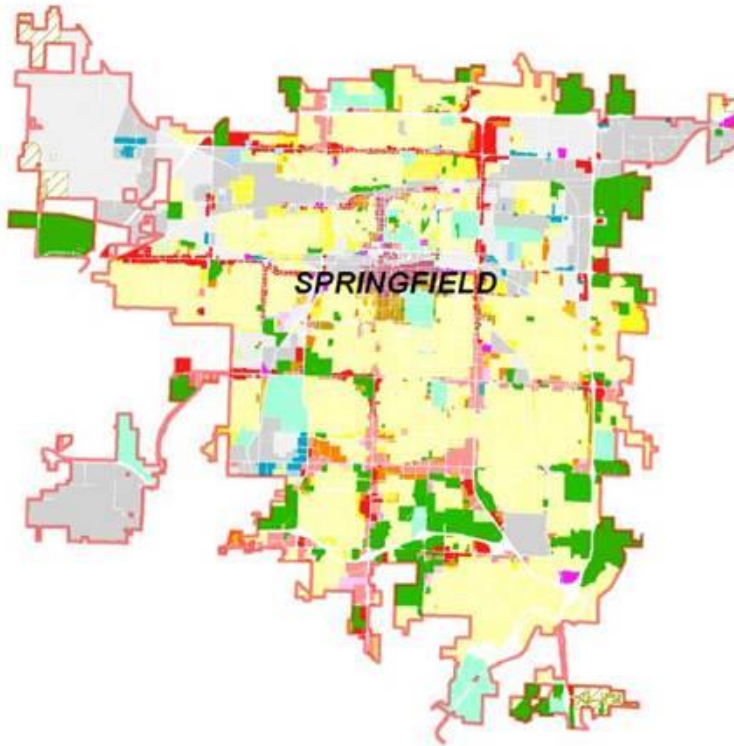
The public notice was advertised in the Daily Events at least 15 days prior to the public hearing.

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PLANNING AND ZONING COMMISSION PUBLIC HEARING: JUNE 12, 2025

CITY COUNCIL PUBLIC HEARING: JULY 14, 2025



CASE:

202 Capital Improvements Program

STAFF:

Justin Crighton 864-1695

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Recommend approval of the 2025 Capital Improvements Program

BACKGROUND

Each year the Planning and Development Department coordinates the development of the Capital Improvements Program (CIP) with all City departments charged with managing capital improvement projects and programs.

The types of projects included in the CIP range from the construction of new streets, storm water, and sanitary sewer infrastructure to improvements and new public facilities for the airport, police, fire, and all city parks.

The CIP is developed to provide guidance in preparation of the City's annual budget and outlines the City's strategy for identifying, prioritizing, scheduling and funding all capital improvement projects and programs for the next 6 years.

The CIP is brought before the Planning and Zoning Commission to *"Review and recommend proposed capital improvements which in the opinion of the commission are necessary or desirable to be constructed."* Section 11.2 (7) Springfield City Charter.

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ANALYSIS

From a planning standpoint, the CIP serves as a link between the City's Comprehensive Plan and the construction of public improvements. Many of the projects and programs included in the CIP have been committed to, when the 1/4 Cent Capital Improvement and 1/8 Cent Transportation Sales Taxes were renewed in April and November of 2019, as well as the Level Property Tax approved in November 2017.

The attached report (Exhibit A) illustrates the magnitude of the need and the activity that is generated across the community. The CIP helps staff coordinate those needs and balance them against the community's expectations.

The 2025 CIP includes 154 projects or programs recommended for funding in 2025, with a total potential cost of \$279,181,317. The CIP identifies 130 projects or programs that are recommended to be undertaken between the years 2026 to 2030. The CIP also documents CIP Projects completed in 2024, which includes 19 projects totaling \$87,349,677.

In addition to the full CIP report and 6-year Plan, a 5-page handout (Exhibit B) is attached highlighting the purpose and key points outlined in the CIP and some of the significant projects planned for 2025, organized by council zone.
