



City of Springfield

Agenda

Administrative Review Committee

June 12, 2025

3:30 PM

Via Zoom/ Development Review
Conference Room 199
840 Boonville Avenue
Springfield, Mo 65802

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. June 5, 2025

3. HEARINGS.

3.1. ARC2025-00011
4423 S REED AVE ~ Reed Ave Cottages ~ ARC
Applicant: JARED DAVIS
Work Type: Land Development Code Unclear

4. JOIN ZOOM MEETING.

4.1. Meeting ID: 912 8621 5381
Passcode: 334931

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.

June 5, 2025
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

The Administrative Review Committee met in regular session in Development Review Conference Room #199 and/or via Zoom.

ARC2025-00010

3001 E CHERRY ST

Applicant: JARED DAVIS

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Steve Childers, Martin Gugel, and Dan Smith. Staff: Bob Hosmer, Chad Zickefoose, Laura Vales, Samantha Payne (zoom), Bob Hosmer, Grady Porter (zoom), and Justin Crighton

REPRESENTATIVE: Joel Thomas, Tim Brandt and Cameron Hole

PUBLIC:

Staff: Went over if this is considered as two lots, (one application). One lot has one owner and the second lot has the same one owner and an additional owner.

Joel: One lot has construction the other lot will be sewer and does not feel that this should be considered as new construction because it is an extension required by the City.

Staff: Went over the criteria for sidewalk and what is considered new construction - they all agree that both lots are considered new construction and will require sidewalk or fee-in-lieu of.

Section 36-321: Structure: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing, houses, buildings, barns, backstops for tennis courts, bridges, fences, pergolas, parking lots, gazebos, radio and television antennae, signs, solar collectors, microwave antennae including supporting towers, roads, ruins or remnants (including foundations), swimming pools, walkways, septic systems or any similar item.

Section 36-471 (b)(1): Commercial development.1.Sidewalks shall be constructed along public street frontage of all new construction and any redevelopment of a site with existing uses or structures involving site work including but not limited to parking lot changes or additions or landscaping that require a building permit.

Staff: Pipe is on private property, no easement. Redevelopment of pipe is considered new construction and requires a sidewalk.

ARC ACTION:

Steve motioned to approve fee-in-lieu of. Martin seconded. 0/3 DENIED

Steve motioned to approve the June 5, 2025 minutes. Dan seconded. 3/0 **Approved**

Result: Denied