



## City of Springfield

### Agenda

#### Administrative Review Committee

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July 10, 2025

3:30 PM

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

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**1. ROLL CALL.**

**2. MINUTES FROM LAST MEETING.**

2.1. June 26, 2025

**3. HEARINGS.**

3.1. ARC2025-00015

Springfield Underground, 3400-4000 block of East Division Street, 1600 to 2200 block of North Le Compte Road

~ Phase 1 Final Plat of Skylight ~ ARC

Applicant: CRAWFORD, MURPHY & TILLY, INC.

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 26, 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.

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**ARC2025-00008**

1707 W CHESTNUT EXPY

**Applicant:** JARED DAVIS

**Work Type:** 04.Planned Development - Final Development Plan (Administrative)

**ATTENDANCE:** Travis Campbell, Justin Crighton, and Dan Smith. Staff: Michael Sparlin, Chad Zickefoose, Laura Vales, and Samantha Payne.

**REPRESENTATIVE:** Dylan Gideon, Dan Shannon

**PUBLIC:**

Staff: Went over the request noting that it is moving in the right direction, but some details are still missing.

Justin: Stating that these conditions still need to be submitted: Lighting plan, landscape plan, and maximum parking count.

Chad: Also stated that the Planned Development language should also include that a sidewalk is required along Chestnut Express and wants to be noted as well.

Justin: We can approve the FDP with conditions, but will need to be included and staff will be looking for that information.

**ARC ACTION:**

Justin motioned to approve the Final Development Plan with the following conditions (lighting plans, landscaping plans, maximum parking count and required sidewalk along Chestnut Expressway) to be included. Travis seconded. 3/0 Approved/w Conditions

**Result:** Approved

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**ARC2025-00012**

2249 E SUNSHINE ST

**Applicant:** TMG CONSTRUCTION MANAGEMENT INC

**Work Type:** Fee-in-lieu of sidewalk

**ATTENDANCE:** Travis Campbell, Justin Crighton, and Dan Smith. Staff: Michael Sparlin, Chad Zickefoose, Laura Vales, and Samantha Payne.

**REPRESENTATIVE:** Justin Riethbaum and Chase Nelson

**PUBLIC:**

Staff: Went over the request, noting that the sidewalk was triggered to site work. MoDot is active along Sunshine Street and Enterprise is collector and requires sidewalks on both sides.

Justin R: They are starting the remodel on July 7th and will need to remove trees.

**ARC ACTION:**

Dan motioned to approve fee-in-lieu of. Justin seconded. 3/0 Approved

**Result:** Approved

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**ARC2025-00013**

1700 N BROADWAY AVE

**Applicant:** JARED DAVIS

**Work Type:** 04.Planned Development - Final Development Plan (Administrative)

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**ATTENDANCE:** Travis Campbell, Justin Crighton, and Dan Smith. Staff: Michael Sparlin, Chad Zickefoose, Laura Vales, and Samantha Payne.

**REPRESENTATIVE:** Dylan Gideon

**PUBLIC:**

Staff: Went over the request and noted that the FDP has met all the conditions.

Chad: Asking about the duplexes (shown blank on site plan) and asked if a phase approach.

Dylan: Owner is not sure on the duplexes and will remain grass until it has been decided (stormwater has been installed above ground on the south duplex area).

Michael: The PD showed three duplexes and not shown on this FDP and is allowed to go as a phased approach.

**ARC ACTION:**

Travis motioned to approve Final Development Plan. Justin seconded. 3/0 Approved

Justin motioned to approve the June 12, 2025 minutes. Dan seconded. 3/0 Approved

**Result:** Approved

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**ARC2025-00014**

5400 E BUCEES BLVD

**Applicant:** ARRIN TIEBEN

**Work Type:** Fee-in-lieu of sidewalk

**ATTENDANCE:** Travis Campbell, Justin Crighton, and Dan Smith. Staff: Michael Sparlin, Chad Zickefoose, Laura Vales, and Samantha Payne.

**REPRESENTATIVE:** Arrin Tiebla

**PUBLIC:**

Staff: Went over the request.

Aarin: Requesting reduction/waiver as well as a fee-in-lieu of. Noted the existing side road has limited Right-of-Way and believes the sidewalk will never be utilized. Noted that when the road is improved at a later date it would be reasonable at that time.

Chad: Site is being developed and has open ditches, so fee-in-lieu-of would be reasonable.

Dan: Fee is set by City Council and ARC has no authority to reduce costs and the fee is based on a study required every 2 years and there is no code to reduce the fee.

Aarin: Stated that the fee would be approximately \$113,000, but has quotes for less (approximately \$87,000) and would put in the sidewalk when the road is improved.

**ARC ACTION:**

Dan motioned to approve fee-in-lieu of. Travis seconded. 3/0 Approved

**Result:** Approved