City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair	Bruce Colony
Bill Knuckles	Eric Pauly
Helen Gunther	Christopher Lebeck
Betty Ridge	Layne Hunton

July 17, 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. June 12, 2025

3. COMMUNICATIONS.

3.1. June 2025 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

4.1. Relinquishment of Easement 961
2705 East Diamond Street (Applicant: New Prime, Inc.)

5. UNFINISHED BUSINESS.

6. PUBLIC HEARINGS.

6.1. Z-10-2025 COD 273
2961 East Republic Road and 4152 South Middleton Avenue (Applicant: Windmill Holdings, LLC)

6.2. Z-11-2025 COD 271
2701 & 2747 East Sunshine Street and 2662, 2702, 2710 & 2740 East Stanford Street (Applicant: Schweitzer Church)

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.

6.3. Z-12-2025
2800 North Kansas Expressway (Applicant: Khan Family Properties, LLC)

6.4. Z-13-2025 COD 272
1100 East Kearney Street, 1101 East Turner Street, 2306 North Howard Avenue and 2303 & 2307 North Taylor Avenue (Applicant: Elevate Lives)

6.5. Planned Development 392
3830 East Division Street (Applicant: East Division Development, LLC et al)

6.6. Conditional Use Permit 482
1212 North Broadway Avenue (Applicant: MC Thompson Holdings, LLC)

6.7. Vacation 842
2961 East Republic Road (Applicant: Windmill Holding, LLC)

ADMINISTRATIVE ACTION: SUBDIVISIONS

6.8. Preliminary Plat of Terragreen Condominiums Phase VI
2305 South Blackman Road (Applicant: 2305 Blackman Road Bldg A, LLC, Blackman Road Properties, LLC, ERCO Real Estate Company, LLC, and H2D2-TGD, LLC)

7. OTHER BUSINESS.

7.1. Subdivision Variance 358
2701 & 2747 East Sunshine Street (Applicant: Schweitzer Church)

7.2. Master Sign Plan Mercy Springfield South Campus
3020, 3023 & 3050 East Riverbluff Boulevard, 3026 East Evans Road and 6217 South Southwood Avenue (Applicant: Mercy Health and Tea Properites MO II, LLC)

7.3. Amendments to the Publication / Posting Retail Liquor Sales
Citywide (Applicant: City of Springfield)

8. ADJOURN.

City of Springfield
Minutes
Planning and Zoning Commission

Dan Scott, Vice Chair	Randall Doennig, Chair	Bruce Colony
Helen Gunther		Eric Pauly
Christopher Lebeck		Bill Knuckles
Betty Ridge		Layne Hunton

June 12, 2025	**6:30pm**	**Regional Police-Fire Training Center** **2620 West Battlefield Road** **Room 101, 102, and 103**

ROLL CALL.
Present: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Knuckles. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck.

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

APPROVAL OF MINUTES.
The minutes of May 8, 2025 were approved.

COMMUNICATIONS.
City Council summary for May 2025 is included in your packet and we will be scheduling a special Planning and Zoning meeting on August 12, 2025, and combining items 6.1 through 6.5 presentations but with separate votes.

CONSENT ITEMS. None

UNFINISHED BUSINESS. None

PUBLIC HEARINGS.

COMMISSION ACTION: (combine presentation for Z-4-2025 COD 269, Z-5-2025, Z-6-2025 COD 270, Z-7-2025, and Z-8-2025 but with five separate votes)
Planning and Zoning Commissioner Knuckles moved to combine presentations for Z-4-2025 COD 269, Z-5-2025, Z-6-2025 COD 270, Z-7-2025, and Z-8-2025; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-4-2025 COD 269
6217 South Southwood Avenue
Applicant: Tea Properties MO I LLC

Mr. Sparlin states that this is a request to rezone approximately 47 acres 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.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis stated that he is representing Mercy Hospital, and they decided to rezone their properties in the area to get them cleaned up for long term use before the remapping is completed and they have no intention of ever selling these properties.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Planning and Zoning Commissioner Knuckles moved to approve Z-4-2025 COD 269; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-5-2025
6323 South Hartley Avenue
Applicant: Tea Properties MO I LLC

Mr. Sparlin states that this is a request to rezone approximately 7 acres from Planned Development No. 258 to GI, Government and Institutional Use District.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis stated that he is representing Mercy Hospital, and they decided to rezone their properties in the area to get them cleaned up for long term use before the remapping is completed and they have no intention of ever selling these properties.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Planning and Zoning Commissioner Scott moved to approve Z-5-2025; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-6-2025 COD 270
6470 South Farm Road 160
Applicant: Tea Properties MO II LLC

Mr. Sparlin states that this is a request to rezone to rezone approximately 10 acres from Planned Development No. 258 to GI, Government and Institutional Use District and establishing Conditional Overlay District No. 270.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis stated that he is representing Mercy Hospital, and they decided to rezone their properties in the area to get them cleaned up for long term use before the remapping is completed and they have no intention of ever selling these properties.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Planning and Zoning Commissioner Scotts moved to approve Z-6-2025 COD 270; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-7-2025
3023 East Riverbluff Boulevard
Applicant: Tea Properties MO II LLC

Mr. Sparlin states that this is a request to rezone approximately 4 acres from R-SF, Single-Family Residential District to GI, Government and Institutional Use District.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis stated that he is representing Mercy Hospital, and they decided to rezone their properties in the area to get them cleaned up for long term use before the remapping is completed and they have no intention of ever selling these properties.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Planning and Zoning Commissioner Scott moved to approve Z-7-2025; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-8-2025
3020, 3050 & 3053 East Riverbluff Boulevard
Applicant: Tea Properties MO I LLC

Mr. Sparlin states that this is a request to rezone approximately 42 acres from Planned Development No. 302 and GI, Government and Institutional Use District with COD No. 36 to GI, Government and Institutional Use District.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis stated that he is representing Mercy Hospital, and they decided to rezone their properties in the area to get them cleaned up for long term use before the remapping is completed and they have no intention of ever selling these properties.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Planning and Zoning Commissioner Pauly moved to approve Z-8-2025; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Z-9-2025
1414 West Elfindale Street and 1405 West Sunshine Street
Applicant: Guaranty Bank and NAP Legacy Real Estate, LLC

Mr. Sparlin states that this is a request to rezone approximately 2.1 acres PD, Planned Development 319, PD 46, and PD 46 amendment 2 to GR, General Retail District.

Mr. Doennig opened the public hearing.

Mr. Shawn Barry, 1550 E. Republic Road from Toth and Associates and representing the applicant and they are looking to expand the Child Advocacy Center and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Planning and Zoning Commissioner Knuckles moved to approve Z-9-2025; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Preliminary Plat of West Talmage Addition
2655 North Grant Avenue and 739 West Talmage Street
Applicant: Baptist Temple of Springfield

Mr. Menke states that this is a request to approve a preliminary plat for 1 lot and 32 condominium units.

Mr. Scott asked about who will be responsible for the maintenance and care of the grounds prior to completion of construction and if the city reviews covenants to make sure they are covered. Mr. Menke noted that the property owner would be responsible at that point in the process, and that staff reviews the covenants with the submitted final plat.

Mr. Colony asked if the stormwater concerns were taken care of and Mr. Menke replied that stormwater has reviewed and approved it, noting that the applicant is designing a detention basin beyond what the city considered standard.

Mr. Doennig opened the public hearing.

Mr. Tim Stalzer, 1580 Center Road and here to answer any questions.

Mr. John Gann, 807 W. Talmage stated that he is against condominiums.

Mr. Doennig closed the public hearing.

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

Short-Term Rental Type 2 Appeal
1629 South Sieger Drive
Applicant: Yuriy Grishchuk

Mr. Hosmer states that this is 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. Pauly asked how long this property was operating prior to requesting a license, Mr. Hosmer noted that the owner can answer that question.

Mr. Knuckles asked when did Short-Term Rentals take affect and Mr. Hosmer noted an ordinance passed in 2019 and another new ordinance passed last year (November) alerting all the platforms, i.e., Airbnb, VRBO, and Expedia, etc., to be taken off the sites unless they are operating legally.

Mr. Doennig opened the public hearing.

Mr. Yuriy Grishchuk, owner of the property and had been renting it out as a long-term rental who had actually rented it out as a short-term rental through his company. I received the letter stating to cease and desist, so I contacted the city and applied and if it is approved, we will only rent a minimum of two days.

Mr. Pauly asked if this was his first Short-Term Rental and was told that it was.

Mr. Scott asked if the property has been renovated based on the picture in the staff report and Mr. Grishchuk noted that it has had extensive work done, paint, landscaping, etc.

Mr. Jeff Dean, 1623 S. Sieger Drive and can vouch that the property looks better now versus before and that he had done a good job renovating the property. He stated that he lives next door and has no objections to this request.

Mr. Scott noted that the two complainants did not show for the public hearing.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Planning and Zoning Commissioner Knuckles moved to approve Short-Term Rental Type 2 Appeal (1629 South Sieger Drive); Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Section 36-368 Publication and Posting of Notices Amendment
Citywide
Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend "Section 36-368 Publication and Posting of Notices" to remove the requirement to include a legal, metes and bounds property description on rezoning published notice of public hearings.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

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

Initiate Section 36-459 Special Regulations for Retail Liquor Sales
Citywide
Applicant: City of Springfield

Mr. Hosmer stated that this is a request to initiate amendments to the Zoning Ordinance Section 36-459 (3) (4) and (6) Special regulations for retail liquor sales.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

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

Major Thoroughfare Plan Amendment
Citywide
Applicant: City of Springfield

Mr. Crighton stated that this is a 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 Street to West Farm Road 151.

Mr. Doennig opened the public hearing.

Mr. Sawn Barry, 1550 E. Republic Road with Toth and Associates here on behalf of the developer for the Hawkins Mill development noting that the Comprehensive Plan identifies that the subject corridor does not make sense in the location and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Planning and Zoning Commissioner Knuckles moved to approve Major Thoroughfare Plan Amendment; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, and Commissioner Knuckles. Nays: Commissioner Gunther. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

2025-2030 Capital Improvements Program (CIP)
Citywide
Applicant: City of Springfield

Mr. Crighton stated that this is a consideration for the Capital Improvement Program (CIP) and is essentially the biggest investments that the city makes with public money noting anything that costs over $100,000 as a useful life of six years, it's significant and permanent, i.e., streets, parks, stormwater facilities, etc., can also be used to pay for programs. Sidewalks that need maintenance here and there, they can be bundled together and essentially paid for out of it and considered a capital improvement.

Mr. Pauly wanted to thank Mr. Crighton for the presentation and information presented.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Planning and Zoning Commissioner Knuckles moved to approve 2025-2030 Capital Improvements Program (CIP); Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, and Commissioner Knuckles. Nays: Commissioner Gunther. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

Overview of the Denver Colorado APA Conference

Mr. Crighton when over the highlights of the APA Conference and Mr. Scott also noted his views/thoughts of the conference.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 06/01/2025 **To:** 06/30/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
PPlat of West Talmage Subdivision 2655 N GRANT AVE 739 W TALMAGE ST	6/12/2025 Approved		
Major Thoroughfare Plan Amendment (Hawkins Mill) 3200 blk N. Vernon Road	6/12/2025 Approved		
Z-4-2025 COD 269 6217 S SOUTHWOOD AVE	6/12/2025 Approved		
Z-5-2025 6323 S HARTLEY AVE	6/12/2025 Approved		
Z-6-2025 COD 270 6470 S FARM ROAD 175	6/12/2025 Approved		
Z-7-2025 3023 E RIVERBLUFF BLVD	6/12/2025 Approved		
Z-8-2025 3053 E RIVERBLUFF BLVD 3020 E RIVERBLUFF BLVD 3050 E RIVERBLUFF BLVD	6/12/2025		
Z-9-2025 1414 W ELFINDALE ST 1405 W SUNSHINE ST	6/12/2025 Approved		
Amendments to the Publication and Posting Notices	6/12/2025 Approved		
2025 Capital Improvements Program	6/12/2025 Approved		
Neighborhood Compatibilty Amendments Citywide	3/23/2023 Approved	6/5/2025 NA	6/5/2025 NA
Lease Agreement 1 405 W OLIVE ST 304 N CAMPBELL AVE 355 W OLIVE ST 220 W WATER ST	9/7/2023 Approved	6/5/2025 NA	6/5/2025 NA
PPlat of Hidden Gem Estates 6116 S HARTLEY AVE	5/8/2025 Approved	6/9/2025 Complete	6/23/2025 Amended
PPlat of Hulston Subdivision 3373 N VERNON RD	5/8/2025 Approved	6/9/2025 Complete	6/23/2025 Approved

PNZ City Council Results

Meeting Dates From: 06/01/2025 **To:** 06/30/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Planned Development 391 3299 N VERNON RD 3373 N VERNON RD 3449 N VERNON RD	5/8/2025 Denied	6/9/2025 Complete	6/23/2025 Approved
Amendments to the Publication and Posting Notices	6/12/2025 Approved	6/23/2025 Complete	

DEVELOPMENT REVIEW STAFF REPORT

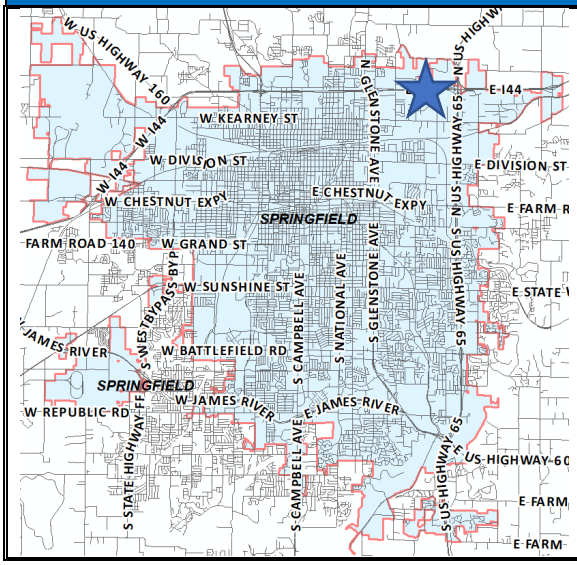
PROJECT INFORMATION

Case Number:	Relinquishment of Easement 961
Location:	2705 East Diamond Street
Total Acres:	3.0 acres
Applicant:	New Prime, Inc.
Existing Land Use:	Undeveloped
Planning and Zoning Commission:	July 17, 2025
City Council:	N/A
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 961 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, New Prime, Inc., is requesting to relinquish a drainage easement to facilitate the development of the property. No replacement easements are to be dedicated.

LOCATION MAP



EASEMENT SITE

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

GOOGLE MAPS STREET VIEW:

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

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

(a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
  (1) No one has objected to the relinquishment of the easement.
  (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
  (3) The retention of the easement no longer serves any useful public purpose.

(b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

1. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

   PIP 2024PW0050 is completed to replace the existing basin with new EDD Basin and Storm Sewer. Drainage Easement can be relinquished.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a drainage easement to facilitate the development of the property.

2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.

3. No one has objected to this request to date.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).

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

REQUIREMENTS FOR APPROVAL:

TABLE A

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

LEGAL DESCRIPTION:

Easement #1 – Drainage Easement Bk 2012 Page 28639-12 Partial Relinquishment

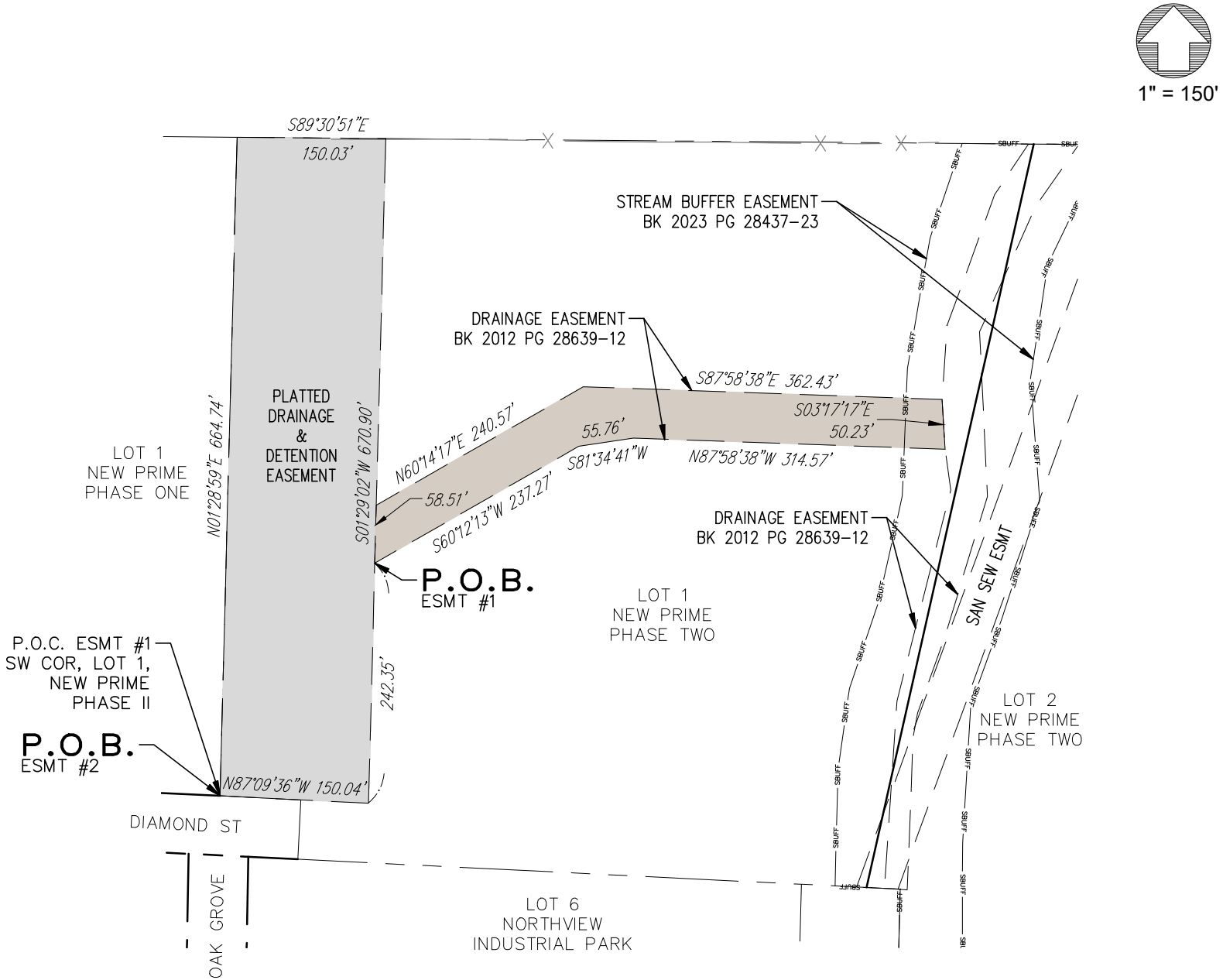
All that part of an existing drainage easement as shown in Book 2012 Page 28639-12 of the Greene County Deed Records being more particularly described as follows: Commencing at the Southwest corner of Lot One of New Prime Phase II, as shown in Plat Book "AAA" at Page 432 of the Greene County Deed Records, thence, South 87°09'36" East, along and with a portion of the South line of said Lot One and the Easterly extension thereof, a distance of 150.04 feet to the Southeast corner of a platted Drainage and Detention Easement shown on said plat; thence, North 01°29'02" East, along and with the East line of said easement, a distance of 242.35 feet to the intersection of said East line with the South line of an existing drainage easement recorded in Book 2012 at Page 28639-12 of the Greene County Deed Records and the POINT OF BEGINNING; thence, along and with the boundary of the East/West segment of said easement the following six (6) courses:

North 01°29'02" East, a distance of 58.51 feet; thence, North 60°14'17" East, a distance of 240.57 feet; thence, South 87°58'38" East, a distance of 362.43 feet to an angle point in said easement; thence, South 03°17'17" East, along the North/South line of said easement, a distance of 50.23 feet to the South line of the East/West segment of said easement; thence, North 87°58'38" West, a distance of 314.57 feet; thence, South 81°34'41" West, a distance of 55.76 feet; thence, South 60°12'13" West, a distance of 237.27 feet

to the East line of the aforementioned platted drainage and detention easement and the POINT OF BEGINNING, containing 30,498 square feet, more or less and being intended to vacate the East/West segment of that drainage easement recorded in Book 2012 Page 28639-12 lying in Lot One of New Prime Phase II.

Easement #2 – Platted Drainage & Detention Easement-New Prime Phase II

All of the existing platted drainage and detention easement as shown on the plat of New Prime Phase II as recorded in Plat Book "AAA" at Page 432 of the Greene County Deed Records and being more particularly described as follows: BEGINNING at the Southwest corner of Lot One of said New Prime Phase II; thence, North 01°29'59" East, along and with the West line of said Lot One, a distance of 664.74 feet to the Northwest corner of said Lot One; thence, South 89°30'51" East, along and with the North line of said Lot One, also being the South right-of-way line of Interstate 44, a distance of 150.03 feet to the Northeast corner of said platted easement; thence, South 01°29'02" West, along and with the East line of said platted easement, a distance of 670.90 feet to the Southeast corner of said easement; thence, North 87°09'36" West, along and with the South line of said easement, a distance of 150.04 feet to the POINT OF BEGINNING, containing 100,175 square feet, more or less and being intended to vacate the platted drainage and detention easement on the West side of Lot One of New Prime Phase II as shown on the recorded plat thereof.



NOTE:
THIS DRAWING HAS BEEN PREPARED ONLY AS AN EXHIBIT TO ILLUSTRATE NEW EASEMENTS TO BE DEDICATED BY RECORDED INSTRUMENTS AND IS NOT TO BE CONSTRUED TO REPRESENT A PROPERTY BOUNDARY SURVEY.

DATE: 06/02/2025

PROJECT NO.: 204

DRAINAGE & DETENTION EASEMENT RELINQUISHMENTS NEW PRIME PHASE II

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz

"Engineering with Integrity"

LEE ENGINEERING & ASSOCIATES LLC.

Z:\204 - Prime Boundary\dwg\Easements\204 - Pedigree Drain Esmt Relinquishment.dwg

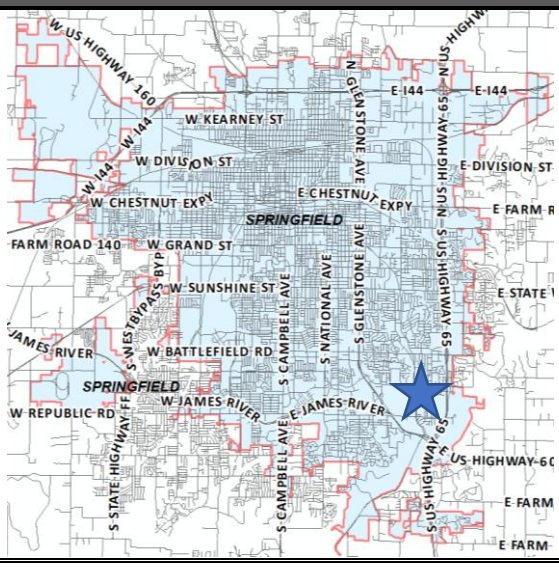
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-10-2025 with Conditional Overlay District No. 273
Location:	2961 East Republic Road and 4152 South Middleton Avenue
Total Acres:	0.45 acres
Applicant:	Windmill Holdings LLC
Existing Land Use:	Church
Neighborhood Meeting:	June 9, 2025
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 2025
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-10-2025 with Conditional Overlay District No. 273 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

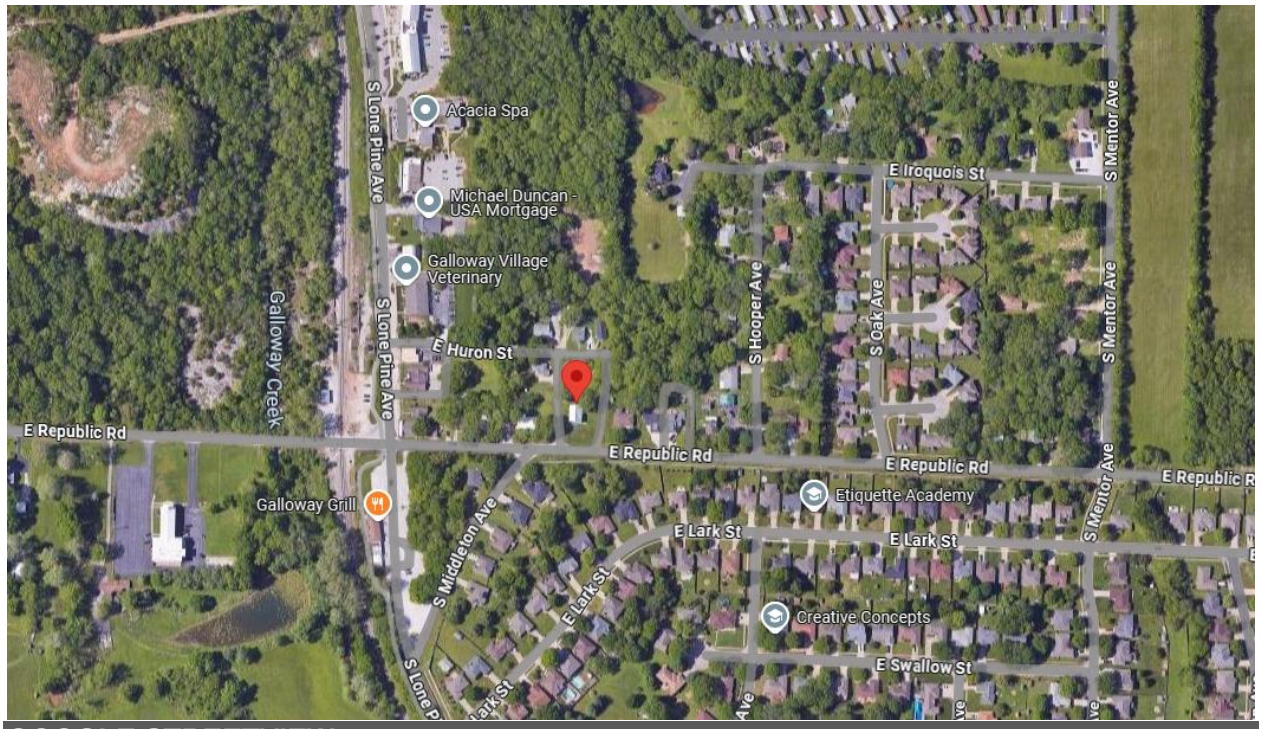
PROJECT SUMMARY:

Request to rezone approximately 0.45 acres generally located at 2961 East Republic Road and 4152 South Middleton Avenue from R-SF, Single-family Residential District to LB, Limited Business District with Conditional Overlay District No. 273.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned R-SF in the 1995 city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR LB
Use Limitations	(a) 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:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Mixed-Use placetype.

Areas within the Mixed Use placetype function as activity centers that provide a mix of residential, shopping, services, office, entertainment, and dining options. These centers can also host small to moderate sized manufacturing, maker spaces, artisan shops, galleries, and music venues that contribute to innovation or themed entertainment districts. Depending on the existing character of the area and the vision identified, mixed use areas, districts, corridors, and developments can take on a very prescriptive or wide range of uses as well as design requirements.

The Mixed Use placetype is intended to accommodate existing districts and facilitate the creation of new districts and subareas. This placetype should be reserved for areas in Springfield that contain a diverse range of uses that would not fit into the other, more focused placetypes. These places can include vertically stacked or horizontally laid out mixed-use buildings, like Historic Commercial Street, or they can take the form of larger-scale mixed use developments, like Chesterfield Village or Galloway Village. Besides mixed-use buildings, this placetype can also include a mixture of primary and supporting uses on separate parcels.

The Mixed Use placetype can include small concentrations of neighborhood-serving businesses, along former streetcar routes. These areas can feature adaptive reuse of non-residential and residential buildings, like those located at the intersection of Cherry and Pickwick in the Rountree Neighborhood. Mixed Use placetypes also include evolving and planned districts or light manufacturing, warehousing, and artisan districts, like the Moon City Creative District or the Trafficway subarea.

Planning for Mixed Use placetypes should include the development of strategic plans to facilitate adoption of contextual regulations to support and implement an identified district or neighborhood vision. Planning should incorporate infrastructure improvements that prioritize the pedestrian and promote an integration of public spaces into private development and increase connectivity with adjoining neighborhoods, activity centers, or institutional and employment centers. Neighborhood planning efforts should identify incompatible uses that do not contribute positively to the adjoining neighborhood, such as industrial, storage, or auto-oriented commercial businesses.

LAND USES PRIMARY USES
- Multi-family
- Office, hospitality, retail sales and service
- Maker, artisan, and innovation spaces
- Entertainment

SUPPORTING USES
- Parks, greenways, and open space
- Government, healthcare, and institutional facilities
- Universities, colleges, and vocational schools

• Public and private schools and places of worship
• Low-intensity urban agriculture • Sports complexes and recreational facilities
• Single-family detached
• Single-family attached

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE
• Transit service is prioritized with bus stops enhanced with shelters and live timetables.
• Pedestrian-friendly infrastructure is provided, like wide sidewalks, pedestrian-scaled lighting, waste receptacles, street trees, landscaping, and benches.
• Pedestrian and bicycle infrastructure, and micro-mobility are integrated.
• Best management practices for stormwater management are required in redevelopment projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
• Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
• Quality of place and identity is enhanced by preserving and planting trees and other landscaping. Green infrastructure help to calm traffic and double as streetscape elements.
• As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
• Road diets and streetscape improvements are made to better establish a “pedestrian-friendly” environment.
• Parking is located behind buildings or on-street and arranged to maximize shared parking between multiple uses.

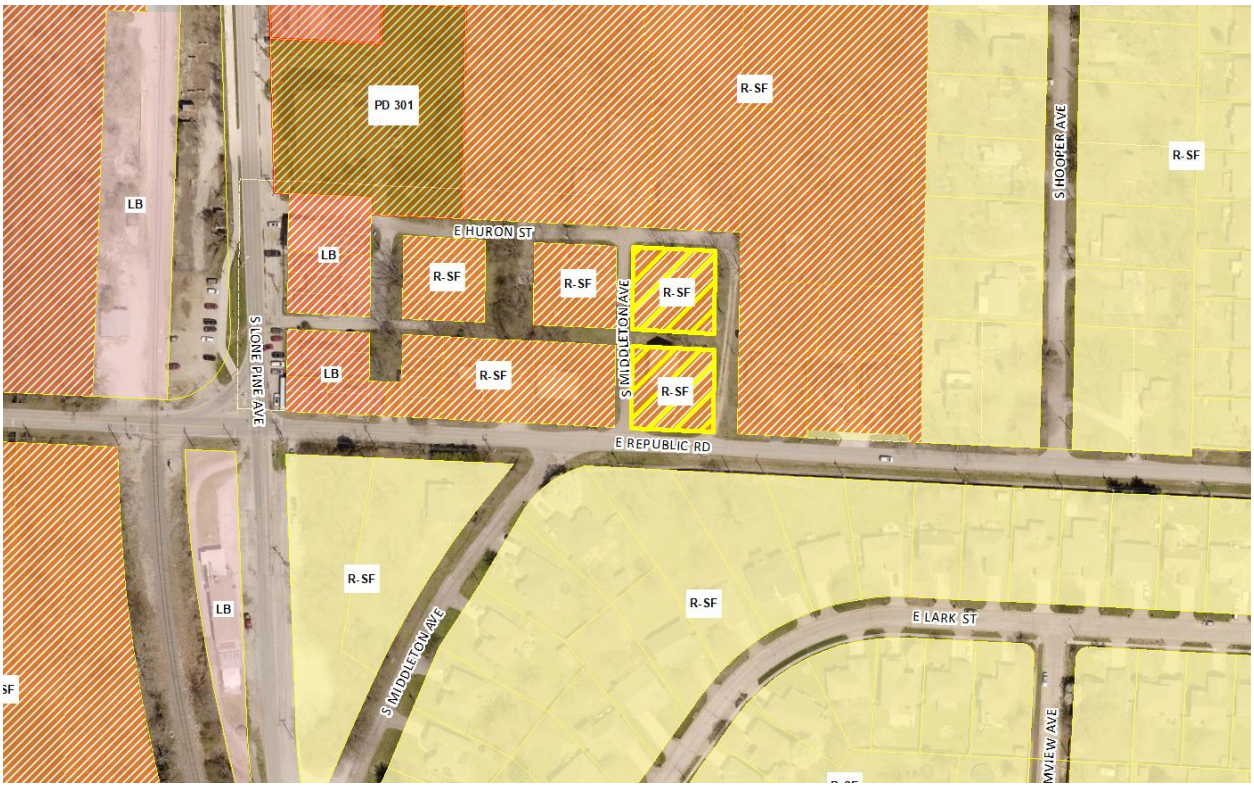
URBAN DESIGN - BUILDING AND SITE TYPOLOGY
• A mix of building types are present, including adaptive re-use of residential structures, with preference for preserving architecture and neighborhood fabric.
• Building heights are limited to three to four stories, or reduced to complement adjacent lower density residential patterns.
• Buildings are located at or close to the front property line with context-sensitive designs that emphasize the pedestrian and public realm.
• Lighting, landscaping, signage, mail, and delivery accommodations are incorporated into the site design.
• Sense of place is enhanced through streetscaping elements, like benches, pedestrian-scaled lighting, public art, and outdoor seating.
• Local art and cultural elements are incorporated into the streetscape to create a unique center representative of the surrounding residential neighborhood.

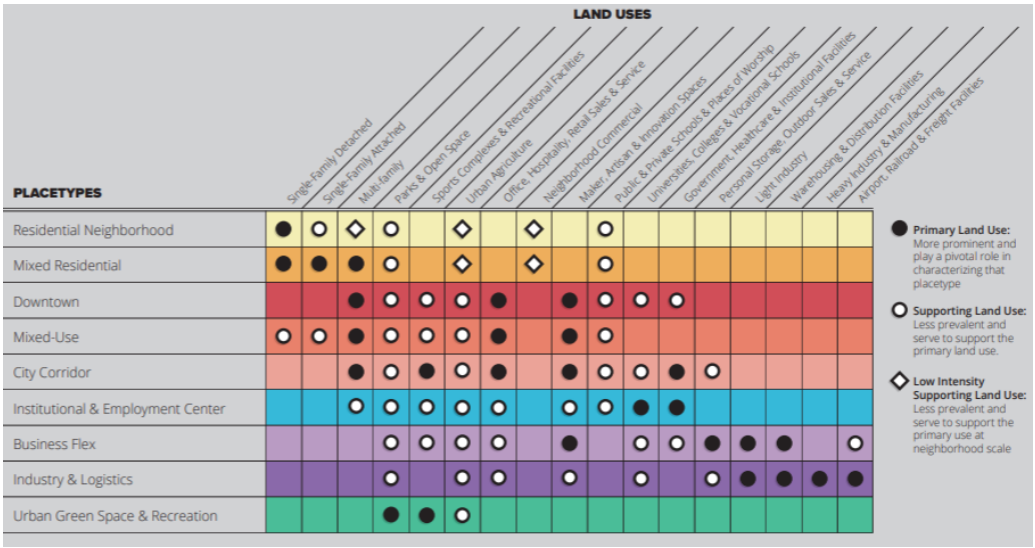
TRANSITIONS
• Locations appropriate for mixed use centers are identified through strategic planning process with clearly defined boundaries.
• Multifamily and single-family attached residential are integrated to buffer mixed use neighborhood nodes from surrounding lower intensity residential areas.
• Screening and buffering are provided between commercial uses and lower-density residential development.

• Strong connections to local universities, innovation districts, and neighborhoods are established through branding and connectivity.

DEVELOPMENT REVIEW STAFF REPORT

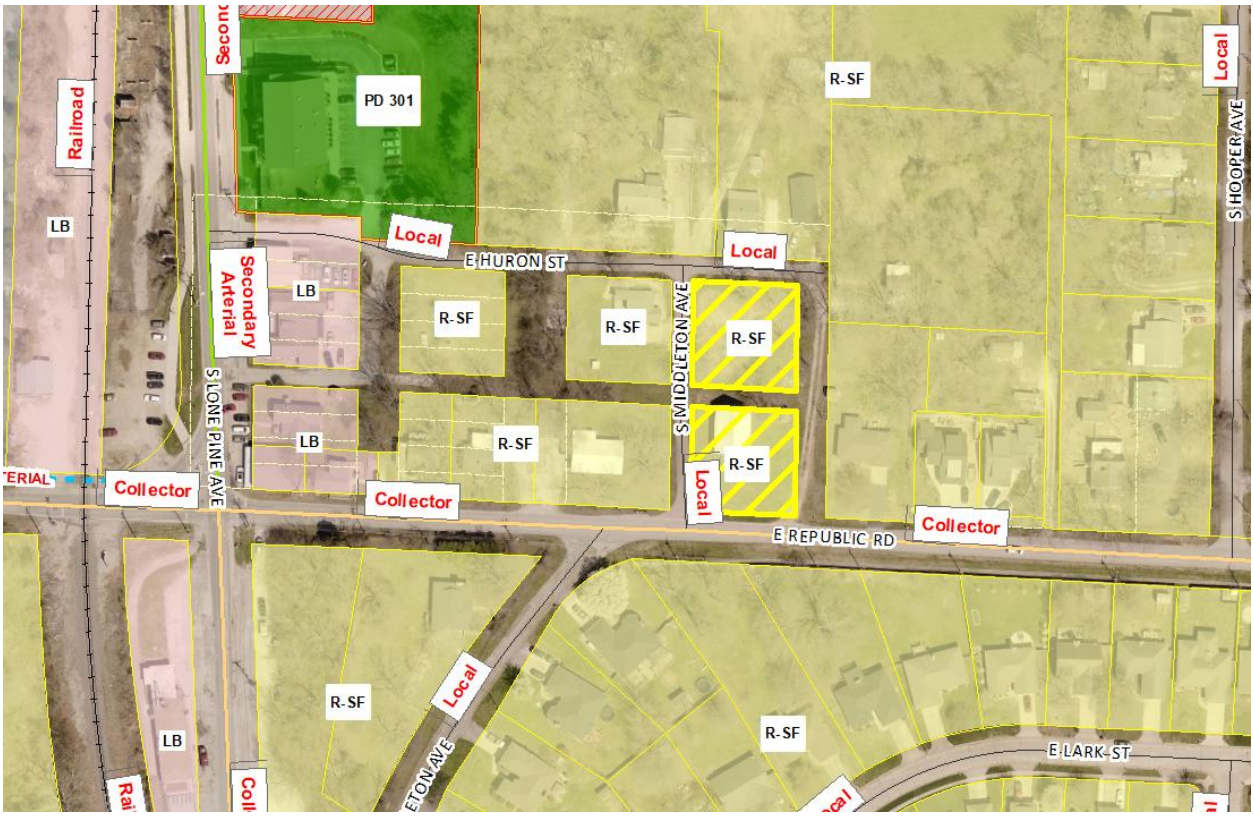
FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family residential	Single-family residential	Single-family residential	Single-family residential
PLACETYPES	Mixed-use	Traditional Neighborhood	Mixed-use	Mixed-use

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S Middleton Ave	Local	City	25	10	NA	No	Yes	No
Street 2	E Huron St	Local	City	25	15	NA	No	Yes	No
Street 3	E Republic Rd	Collector	City	30	25	1350	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.

IMPROVEMENTS - No improvements are required for this rezoning. A Traffic Impact Study (TIS) is not required for rezoning.

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
2961 E Republic Rd	Galloway Creek	Dependent on STM Report	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. A Stormwater Report detailing the drainage from future improvements with civil site plans would be required before a fee in lieu of detention for flood control could be approved.

WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN
N/A

NATURAL CHANNEL & STREAM BUFFERS
N/A

SINKHOLES & KARST FEATURES
N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.45 acres generally located at 2961 East Republic Road and 4152 South Middleton Avenue from R-SF, Single-family Residential District to LB, Limited Business District with Conditional Overlay District No. 273. The applicant intends to utilize the existing building for a small event venue.

2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Mixed-use placetype. Areas within the Mixed Use placetype function as activity centers that provide a mix of residential, shopping, services, office, entertainment, and dining options. These centers can also host small to moderate sized manufacturing, maker spaces, artisan shops, galleries, and music venues that contribute to innovation or themed entertainment districts. Depending on the existing character of the area and the vision identified, mixed use areas, districts, corridors, and developments can take on a very prescriptive or wide range of uses as well as design requirements.

3. This application is consistent with the Mixed-use recommendation to provide a mix of building types, including adaptive re-use of residential structures, with preference for preserving architecture and neighborhood fabric.

4. The proposed COD preserves the existing building.

5. The Mixed-use placetype lists entertainment as a primary land use.

6. The LB district is intended for uses that provide convenience goods or personal services primarily to people residing in adjacent residential areas. It also includes selected retail and service uses that are similar in land use intensity and physical impact to the neighborhood sales and service uses permitted in this district. This district is designed to accommodate compact, freestanding commercial centers or to function as a transition between more intense commercial uses and residential neighborhoods.

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. Minor development of property within the vicinity has been occurring.

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

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 Mixed-use 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.

ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 273

The requirements of Section 36-420 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The existing building at 2961 East Republic Road shall be preserved as an adaptive use. A single expansion of the structure not to exceed 1,000 square feet will be approved, provided such expansion meets all applicable sections of the Code. In the event that the principal structure on the property is damaged or destroyed, the structure can be replaced with a similarly sized structure.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF - Single Family Residential *(existing zoning)* to LB - Limited Business *(proposed zoning)*
2. Meeting Date & Time: June 9th 2025 4-6:30pm
3. Meeting Location: Galloway Mercantile - 4144 S Lone Pine Ave. Springfield MO 65804
4. Number of invitations that were sent: 106
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 4
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).

   The owner of the property directly east expressed concern about a change in zoning to the site and the impact it would have on his property. - Development will adhere to any and all screening and buffer yard requirements.
   One attendee voiced concern about adequate parking - off street parking will be added on site.
   Several attendees voiced concern about preserving the historic nature of the building - Attendees were informed that the owner intends to renovate the existing building.

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

   No written comments were recieved.

I, Sawyer Posten *(print name)*, attest that the neighborhood meeting was held on 06/09/2025 *(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."

Sawyer Posten
Signature of person completing affidavit

Sawyer Posten
Printed name of person completing affidavit

GALLOWAY CHAPEL NEIGHBORHOOD MTG - June 9, 2025

SIGN-IN SHEET

CJW

	Name	Address or Company	Phone	E-mail
1	Brock Fick	3001 E Republic Rd	314-779-9673	brockfick@yahoo.com
2	Sung Jung	3009 E Lark St	417 886-1041	—
3	Jacque Thummel	2907 E. Lark St	417-459-0729	Jsisco.Thummel@gmail.com
4	Tamra McNabb	3012 E Lark St	4175360884	Tmcnabb602@gmail.
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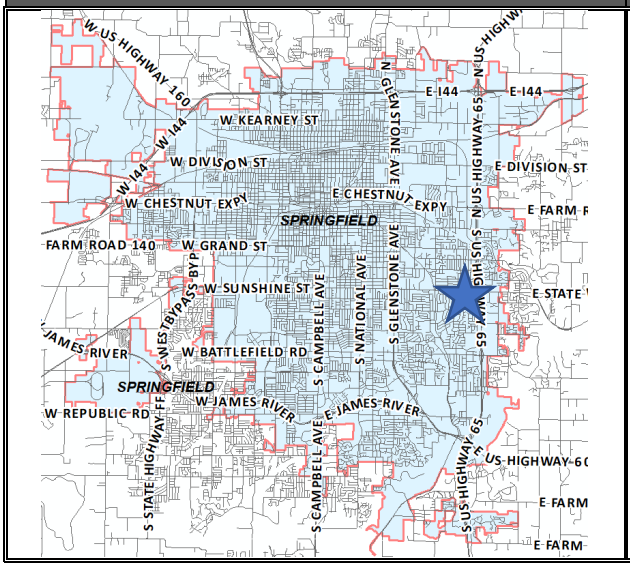
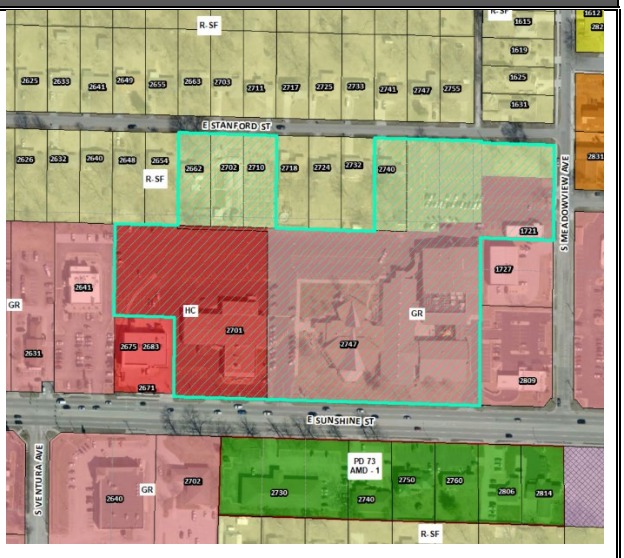
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-11-2025 with Conditional Overlay District No. 271
Location:	2701 & 2747 E. Sunshine Street and 2662, 2702, 2710 & 2740 E. Stanford Street
Total Acres:	10 acres
Applicant:	Schweitzer Church, Inc.
Existing Land Use:	Church, parking and existing single-family houses
Neighborhood Meeting:	June 26, 2025
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 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-11-2025 with Conditional Overlay District No. 271 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 10 acres of property generally located at 2456 East Sunshine Street from R-SF, Single-Family Residential District, GR, General Retail District and HC, Highway Commercial District to GR, General Retail District with Conditional Overlay District No. 271.

LOCATION MAP	ZONING MAP
	

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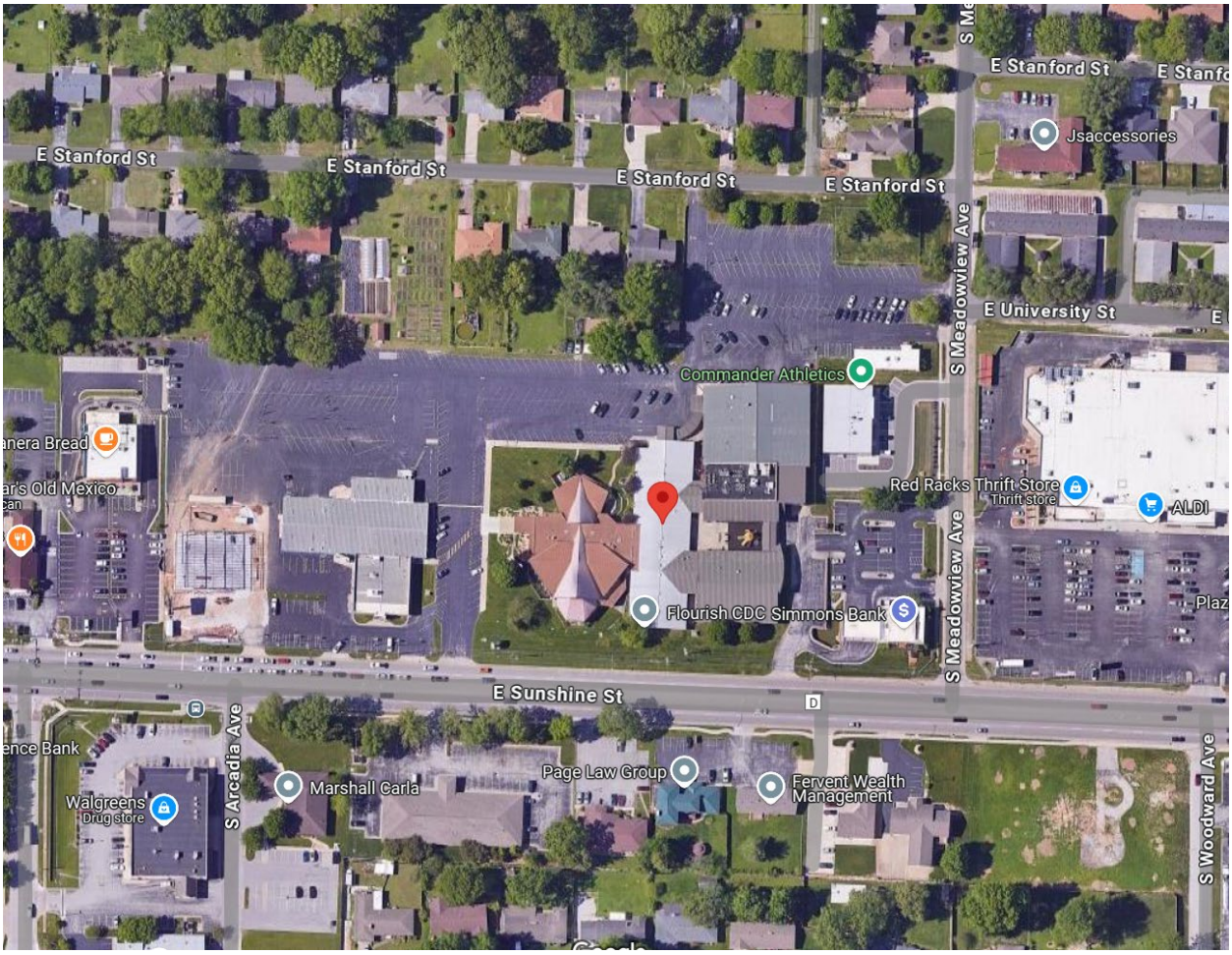


GOOGLE STREETVIEW:

CITY OF Springfield

DEVELOPMENT REVIEW STAFF REPORT

CITY OF Springfield

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject properties have been zoned as is since the 1995 city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezonings. 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 GR DISTRICT
Use Limitations	(a) All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses as provided in subsection 36-421(2), permitted uses, as follows: 1. If any portion of the premises abuts any residential zoning district, the outdoor activities may be permitted, provided they meet the provisions of, and a conditional use permit is issued pursuant to Section 36-363, conditional use permits, of this article. A building permit(s) showing compliance with all applicable codes and ordinances may be

	required as determined by the director of building development services. 2. If the premises abuts only nonresidential zoning districts, the outdoor activities may be permitted. A conditional use permit will not be required. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. (b) No outdoor storage except as provided in subsection 36-421(2), permitted uses, and subsection 36-421(3), conditional uses. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d) No use shall emit an odor that creates a nuisance as determined by Springfield City Code. (e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22). (f) Streets through an adjacent residential area shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.
Minimum Lot Size	Not applicable to the GR, General Retail District
Maximum Height	Not applicable to the GR, General Retail District
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.
Minimum Yard Requirements	Front yards – 25 feet when fronting on a street classified as collector or higher, or as required by Section 36-453, Supplemental open space, and yard regulations. 15 feet when fronting a street classified as local, or as required by Section 36-453. The front yard setback may be reduced below the minimum required above if a Conditional Use Permit is approved in accordance with Section 36-363, Conditional use permits, or if a preliminary plat is approved in accordance with the City's subdivision regulations. Side yards – None, except as required by Section 36-453 and the bufferyard requirements contained in Section 36-482, Landscaping and bufferyards. Rear yards – None, except as required by the bufferyard requirements contained in Section 36-482.
Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and

	bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan, meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved. (b) A landscape plan, meeting the requirements of Sections 36-482 and 36-483, Off-street parking and loading design standards, shall be submitted, and approved. (c) Off-street parking and vehicular use areas shall be screened from all residential uses, in accordance with Section 36-480, Screening and fencing. (d) Refuse storage areas shall be screened from view in accordance with Section 36-480. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards. (g) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Future development must comply with the interior and perimeter landscaping requirements, as applicable to a future site plan, per subsections 36-482 (9) (a) and (b), unless the property owner opts to utilize the point system described in subsection 36-482 (10) instead.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype and a northern portion within the Traditional Neighborhood placetype; however, this is considered a transition area that can also be a City Corridor placetype with the appropriate buffering (see Staff Analysis and Recommendations).

The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors

provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

Primary Land Uses:

- Office, hospitality, retail sales and service
- Multi-family
- Sports complexes and recreation facilities
- Maker, artisan, and innovation spaces

Supporting Land Uses:

- Public and private schools and places of worship
- Parks, greenways, and open space
- Urban agriculture
- Universities, colleges, and vocational schools
- Personal and outdoor storage

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.

- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

TRANSITIONS:

- Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential placetypes.
- Higher density residential development should be integrated along existing commercial corridors in need of reinvestment, transitioning aging commercial properties to new uses and focusing future commercial development at high activity nodes.
- Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

PLACETYPE ASSIGNMENTS AND TRANSITIONS

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 environmental. 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 –

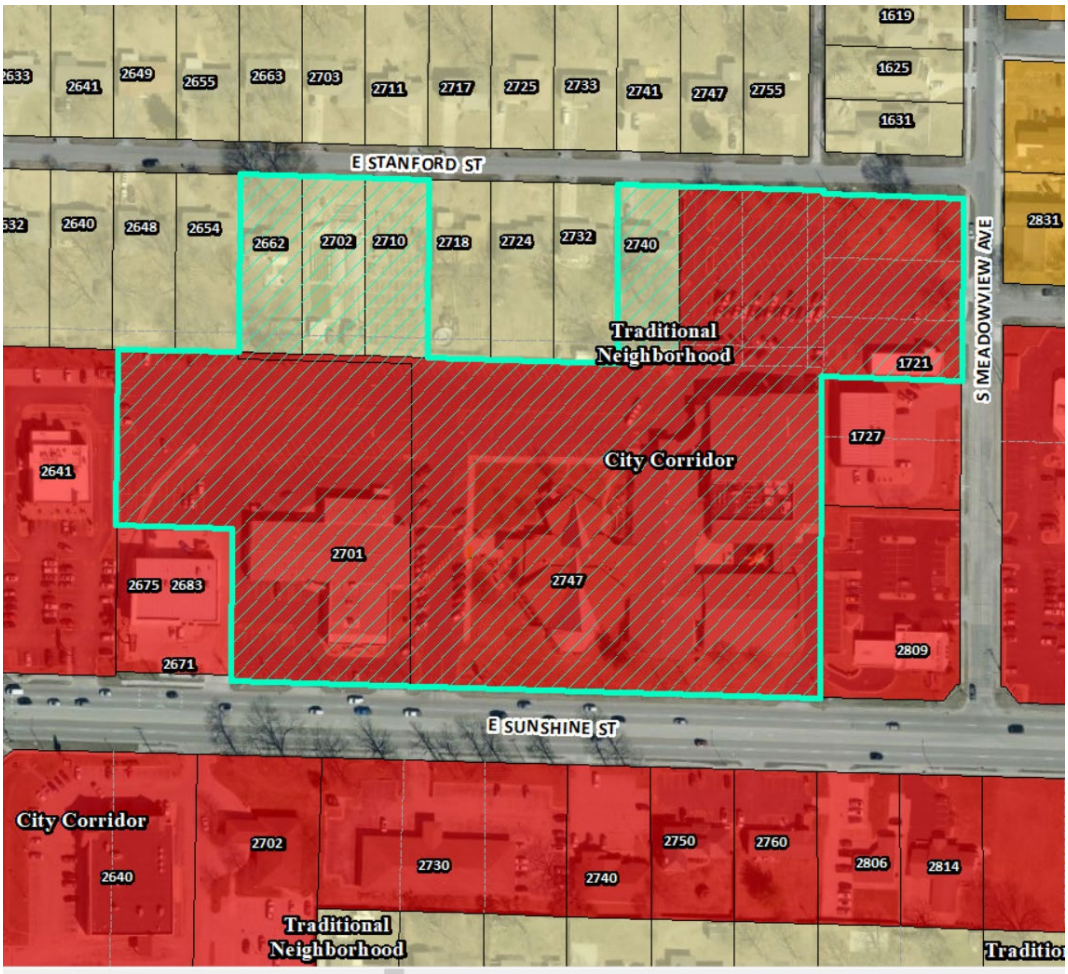
Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
Greater focus on integrating diverse uses at the edges and areas of transition.
Community expectations
More walkable, livable integrated neighborhoods and districts
Documented increases in nuisances, 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

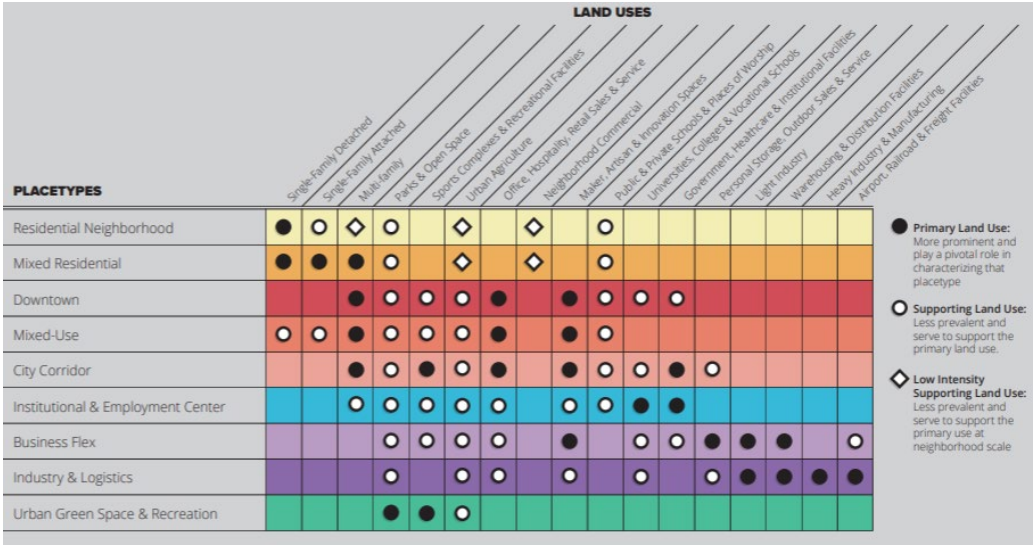
Transitions

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

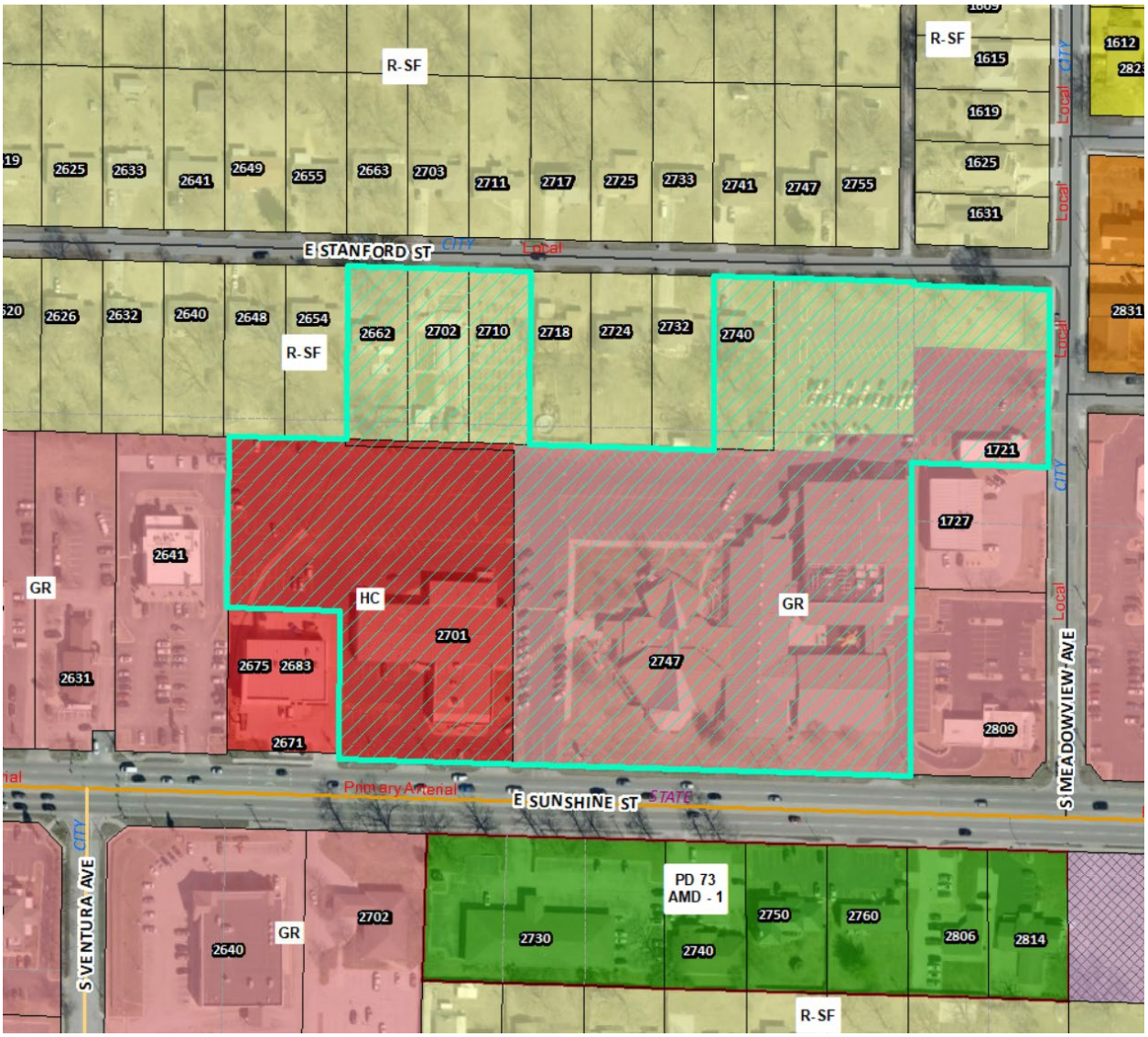
FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	PD 73	GR	GR & HC
LAND USE	Residential	Office uses	Bank	Restaurant & Retail sales
PLACETYPES	Traditional Neighborhood	City Corridor	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with proposed re-zoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning.

FIRE DEPARTMENT:

No comments.

MODOT COMMENTS:

No issues with proposed rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E Sunshine St	Primary Arterial	City	50	45	30,000	No	Yes	No
Street 2	S Meadowview Ave	Local	City	25	25	1,800	No	Yes	Yes
Street 3	E Stanford St	Local	City	25	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. The nearest bus stop is on the south side of Sunshine just to the west of the property.

IMPROVEMENTS No improvements are required for this rezoning. A traffic study is not required for this rezoning

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu for Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway

2747 E Sunshine St	Galloway Creek	No, Existing Impervious	No	No	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. Existing site is primarily impervious area with parking and building. Several previous Fee in Lieu of Detention Applications have been approved for the site. No further fee in lieu of detention applications can be accepted. The site is draining to MODOT Right-of-way and is draining through adjacent property infrastructure.
a. Site expansion will require flood control to prevent flooding or surcharging of existing infrastructure.
b. MODOT prevents increased stormwater flow to the street right-of-way. Site stormwater needs captured and routed to the storm sewer.

WATER QUALITY REQUIREMENTS
1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN
N/A

NATURAL CHANNEL & STREAM BUFFERS
N/A

SINKHOLES & KARST FEATURES
N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 10 acres of property generally located at 2456 East Sunshine Street from R-SF, Single-Family Residential District, GR, General Retail District and HC, Highway Commercial District to GR, General Retail District with Conditional Overlay District No. 271. The applicant intends to provide additional off-street parking for the existing church uses.

2. Staff has determined that there are factors that would lend these properties to the City Corridor placetype. This property is on the edge of the Traditional Neighborhood placetype adjacent to City Corridor which is adjacent to Sunshine Street which is a primary arterial roadway. The property is commonly owned by Schweitzer Church who has owned some of these properties since 1995. The Schweitzer properties along Sunshine Street are in the City Corridor placetype as well as other adjacent properties along Sunshine Street. The applicant is providing bufferyards adjacent to the R-SF properties and is only allowing lower impact uses.

3. This application is consistent with the step-down approach between City Corridor and the Traditional Neighborhood placetypes. The COD limits the uses of the property along Stanford that are compatible between the two placetypes.

4. The COD prohibits many of the GR uses for only the R-SF properties being rezoned. They will only allow for church and accessory off-street parking, community gardens, public and private parks and playgrounds and general office uses.

5. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.

6. There are few changing conditions in the area affected that make the proposed rezoning necessary. Redevelopment of property within the vicinity has been occurring.

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

8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.

9. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.

10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.

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

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 271

The requirements of Section 36-421 of the Springfield Zoning Ordinance shall be modified herein for development within this district – specifically Lots 9, 10, 11, 15, 16 and 17 Block C of Oakwood Park Addition including the adjacent 20-24 m/l feet of reserve area and Forest Hills Subdivision Lot 10 – to include the following:

1. All permitted and conditional uses are prohibited except for
    i. Church and accessory uses including off-street parking
    ii. General office uses
    iii. Community gardens
    iv. Public and private parks and playgrounds

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF, HC, & GR *(existing zoning)* to GR *(proposed zoning)*
2. Meeting Date & Time: 06/25/2025 3:58PM - 6:42PM
3. Meeting Location: PANERA BREAD, 2641 E SUNSHINE STREET, SPRINGFIELD, MO 65804
4. Number of invitations that were sent: 179 MAILED INVITATIONS ADDRESSES
5. How the mailing list was generated: PROPERTY OWNERS WITHIN 500' OF SCHWEITZER CHURCH PROPERTY
6. Number of neighbors in attendance (attach a sign-in sheet): 9 NEIGHBORS, SEE ATTACHED SIGN-IN SHEET
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

SEE THE ATTACHED VERBAL COMMENTS & RESPONSE.

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

NEIGHBORS WHO ATTENDED THE MEETING WERE RECOMENDED TO FILL OUT THEIR COMMENT CARDS, ATTACHED TO THE REZONING NOTICE LETTER, AND SUBMIT TO THE CITY. NO WRITTEN COMMENTS WERE RECEIVED AT THE 06/25/2025 COMMUNITY MEETING.

I, CHRIS BALL *(print name)*, attest that the neighborhood meeting was held on 06/25/2025 *(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."

Signature of person completing affidavit

CHRIS BALL

Printed name of person completing affidavit

SIGN IN SHEET - REZONING

Project:	Schweitzer Church	**Date:**	06/25/2025
Facilitator:	Ball Architects	**Place:**	Panera Bread Company, 2641 E Sunshine St, Springfield, MO 65804

First Name	Last Name	Phone	E-Mail
Nancy Bruschears		417-988-9056	Nancybruschears@att.net
Louisa Norcross		417-840-5620	JLNorcross@MCHSI.com
Chris Myers		417-496-1327	Chrism3205@yhoo.com
Alyson Beller		417-459-0744	abellar@hotmail.com

First Name	Last Name	Phone	E-Mail
James	Brown	417-840-9300	fishjim b@ sbcglobal.net
Charles	Stroup	417 209 5178	
Betty	Johnson	417 343 8725	bettjohnson5@gmail.com.
Mark	McKnelly	417 429 8294	Markmcknelly@gmail.com
Tracy Ross Brown / Donna Hall		417-569-8842	tracy.ross417@gmail.com Drive!

SIGN IN SHEET - REZONING

Project:	Schweitzer Church	**Date:**	06/25/2025
Facilitator:	Ball Architects	**Place:**	Panera Bread Company, 2641 E Sunshine St, Springfield, MO 65804

First Name	Last Name	Phone	E-Mail
James	Brown	417-840-9300	fishjimb@sbcglobal.net
Charles	Stroup	417-709-5178	
Betty	Johnson	417-343-8725	Bettjohnson5@gmail.com
Mark	McKnelly	417-429-8294	markmcknelly@gmail.com
Tracy Ross Brown/ Donna Hall		417-569-8842	Tracy.ross417@gmail.com
Nancy	Breshears	417-988-9056	nancybreshears@alt.net
Louise	Norcross	417-840-5620	jlnorcross@mchsi.com
Chris	Myers	417-496-1327	Chrism3205@yahoo.com
Alyson	Bellar	417-459-0744	abellar@hotmail.com

REZONING COMMUNITY MEETING NOTES

Project:	Schweitzer Church	**Date:**	06/25/2025
Facilitator:	Ball Architects	**Place:**	Panera Bread Company, 2641 E Sunshine St, Springfield, MO 65804

Comment	Response
Negative effects on **Residential Property Value**	F1 and S3 buffer yards are designed per ZO – and we agree to add berms or 48" wood fencing on the S3 buffer to block any headlights from residential property across the street. Rezoning the R property to GR with the Conditional Overlay moves the buffers to the area between the parking and the residential.
Current & Future effects of **traffic on Stanford Street.** Neighbors cited the abuse of Speed limit (people driving up to 60 mph), thru-traffic, and reckless driving on Stanford. There were also comments made citing Drivers using current Stanford driveways to cut through Schweitzer Church property to avoid traffic on E. Sunshine Street. Neighbors would like to see Speed bumps be installed on Stanford Street.	We are considering installing automated gates on the 2 Stanford Drives – and using those drives on Sunday mornings, and possibly Wednesday evenings. Keeping gates closed would require the use of Sunshine or Meadowview Ave. entrances. We would install signage on church property to remind exiting church visitors to be aware of the speed limit and encourage slow and safe driving due to the presence of children. We have no bearing on speed bumps but encouraged them to meet with their SPD PAR Officer and ask for more enforcement.
Drainage issue coming from Stanford Street. Currently, the City has underground piping going through Schweitzer's Residential property that can be overrun during large rain events. This underground pipe is then daylighted & directs water across the current parking lot. Where it daylights can causing flooding in neighbors' yards to the extent that they can't use portions of their yard due. They had also mentioned that replacement of this drainage was slated to be repaired by the city in their long-range plans 3 years ago.	Our plans will have a significant impact on drainage. We are providing significant water quality and additional detention on site beyond what is currently in place. In addition, we would be open to working with the city to replace and/or repair the current drainage piping before the new parking lot is installed.
Poor management of Church Property. Poor management of current Fences & people throwing trash & needles into neighbor's backyards. Issues at night with the use of the parking lot are causing noise issues.	The current wooden fences do not belong to the church – they are the residential property owners. Gating access to Stanford should reduce the usage of the parking lot for thru traffic, and the Church would agree to maintain the fences and landscaping required in the buffer yards. In addition, the Church is exploring the use of private security patrols or other methods to prevent unauthorized use of the parking lot. They have signed a letter-of-enforcement with SPD to assist in trespassing issues.
5 Neighbors that back-up to the church want **access to their backyards** to maintain their property & access their backyard garages. They also cited that the church purposely parks in front of their current backyard gates. They mentioned that there used to be an alleyway named "University Street" that allowed them access to their backyards.	If the city would agree to a variance or allow us to remove hedges/plantings in the F1 Buffer, this would provide access to the gates into the 5 backyards of the individuals who requested it.
In favor of keeping Driveway on the East of Schweitzer property, accessing E. Sunshine Street	All attendees were asked if they had any objection to the easternmost drive from the church to Sunshine remaining open – many were customers of the bank, and all stated they had no objection to the drive remaining.

From: Aly Be
To: Zoning@springfieldmo.gov
Subject: Schweitzer Church rezoning lots
Date: Wednesday, July 2, 2025 9:13:54 PM

Caution: The sender name (Aly Be) is different from their email address (albqpmz32@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity by calling a trusted contact at the organization before replying or taking further action. If you require any assistance, please contact the Helpdesk.

Secured by Check Point

07-02-2025
Alyson Bellar----2711 E. Stanford St, Springfield MO, 65804, 417/459/0744
Project Address---2747 E. Sunshine Street

To whom it may concern:
I live on Stanford St (Stanford) behind Schweitzer Church (the church), and would like to voice my objections to the proposed rezoning of the residential lots on Stanford that the church would like to rezone to GR-general retail. As presented in the public neighborhood meeting, the church would like to rezone the R-SF lots to GR in order to expand their parking lots. This would not be an improvement in the neighborhood for several reasons and detrimental for many.

The proposed plans place a driveway midway down Stanford, diverting traffic from a primary arterial street (Sunshine) to a residential connector street (Stanford) that is about 21 feet wide. The street already receives ample traffic and will have trouble absorbing increased amounts. Many families enjoy walking their animals, walking with their children, and riding bicycles in the neighborhood. There are no sidewalks on our street, making increased traffic a danger to the neighborhood residents.

DIVISION 3. - DRIVEWAYS AND DRIVEWAY APPROACHES

Sec. 98-118. - Nonresidential driveway approaches.
(6) Minimum width. The minimum width for a two-way driveway approach shall be 26 feet. The minimum width of a one-way driveway approach shall be 14 feet.

So if the church created a two way approach, it would be a minimum of at least 5 feet more in width than our small street. Is it logical to have a driveway with a larger capacity for traffic than the residential street it feeds on/off of?

A gate was proposed at the neighborhood meeting, however on further consideration it must be asked:

—If there were to be a gate, who would enforce use of the driveway only on Sundays? Wouldn't the church also want to utilize "their" gate on holidays, Wednesdays, and special occasions? This would negatively impact the neighborhood use of Stanford Street.

Light pollution for the neighborhood was also not addressed in the presentation. Currently, the very large parking lot the church enjoys has many lights and this light does illuminate the

neighborhood and can be very noticeable. Increased parking lots closer to the residents on the South side of Stanford will increased the amount of light illuminating not only their properties, but the properties of the North side of Stanford.

According to Sec. 36-484. - Lighting standards.

A site lighting plan for uses requiring site plan review shall be submitted.

None of this was addressed at the neighborhood meeting.

Increased storm water runoff is also a concern due to increased paving of area to the current residential lots. There was talk of increased drainage, but the plan was not available at the neighborhood meeting.

There are 27 different uses as defined in the city code for the current residential lots the church owns. If rezoned that would increase to 44 different uses, and yes they say it wouldonly be for "worship, offices, and parking", but in the future should the property change hands would this not mean those lots could be used for any of those 44 uses? And even with the current plans its for parking lots, not to improve or benefit the immediate surrounding neighborhood. Regardless of secular or religious entities wanting to rezone residential lots, it should not be for their accessory use (ie. comfort/convenience) at the detriment of an entire residential street.

Please give strong consideration to the these concerns/objections to the rezoning along Stanford Street.

Thank you,

Alyson Bellar

Could you please inform me of the meeting at which this proposal will be presented at the planning and zoning commision public hearing?

From: Chris Ball
To: albqpmz32@gmail.com
Cc: Dave Bodeen; Neal, Daniel; Colette Freeman
Subject: RE: Schweitzer Church rezoning lots
Date: Thursday, July 3, 2025 3:35:57 PM

Please see clarification comments below in red...

J. Christopher Ball AIA NCARB
Principal Architect/President
cball@jbapc.com
PLEASE NOTE OUR NEW ADDRESS
Ball Architects PC
650 N. Boonville Ave., Suite 200, Springfield, MO 65806
p. 417.866.1904 c. 417.299.3450 www.jbapc.com
This e-mail (including any attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521. It is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly prohibited. Please reply to the sender that you have received this message in error, and then delete it
Please consider the environment before printing this e-mail.

From: Neal, Daniel <dneal@springfieldmo.gov>
Sent: Thursday, July 3, 2025 12:27 PM
To: Chris Ball <cball@jbapc.com>; Dave Bodeen <bodeen@pinnacledc.com>
Subject: FW: Schweitzer Church rezoning lots

FYI

From: Aly Be <albqpmz32@gmail.com>
Sent: Wednesday, July 2, 2025 9:13 PM
To: Zoning@springfieldmo.gov
Subject: Schweitzer Church rezoning lots

07-02-2025
Alyson Bellar----2711 E. Stanford St, Springfield MO, 65804, 417/459/0744
Project Address---2747 E. Sunshine Street

To whom it may concern:
I live on Stanford St (Stanford) behind Schweitzer Church (the church), and would like to voice my objections to the proposed rezoning of the residential lots on Stanford that the church would like to rezone to GR-general retail. As presented in the public neighborhood meeting, the church would like to rezone the R-SF lots to GR in order to expand their parking lots. The church is not obligated to rezone the lots to provide parking in them. By rezoning to GR the more intense buffer will move out between the parking and the adjacent residences – without a rezone the more intense buffers will reside internally between he GR and R zoned property in the middle of the church property. This would not be an improvement in the neighborhood for several reasons and detrimental for many.

The proposed plans place a driveway midway down Stanford, diverting traffic from a primary arterial street (Sunshine) to a residential connector street (Stanford) that is about 21 feet wide. The street already receives ample traffic and will have trouble absorbing increased amounts. Many families enjoy walking their animals, walking with their children, and riding bicycles in the neighborhood. There are no sidewalks on our street, making increased traffic a danger to the neighborhood residents. The church will be adding sidewalks all

along the church owned property that adjoins Stanford.

DIVISION 3. - DRIVEWAYS AND DRIVEWAY APPROACHES

Sec. 98-118. - Nonresidential driveway approaches.
(6) Minimum width. The minimum width for a two-way driveway approach shall be 26 feet. The minimum width of a one-way driveway approach shall be 14 feet.

So if the church created a two way approach, it would be a minimum of at least 5 feet more in width than our small street. Is it logical to have a driveway with a larger capacity for traffic than the residential street it feeds on/off of?

A gate was proposed at the neighborhood meeting, however on further consideration it must be asked:

—If there were to be a gate, who would enforce use of the driveway only on Sundays? Wouldn't the church also want to utilize "their" gate on holidays, Wednesdays, and special occasions? This would negatively impact the neighborhood use of Stanford Street.

Light pollution for the neighborhood was also not addressed in the presentation. Currently, the very large parking lot the church enjoys has many lights and this light does illuminate the neighborhood and can be very noticeable. Increased parking lots closer to the residents on the South side of Stanford will increased the amount of light illuminating not only their properties, but the properties of the North side of Stanford. No one asked about light pollution – but all the church parking lot lighting is being replaced with lighting that meets or exceeds all City standards for light pollution – this will be submitted with the construction documents for permitting.

According to Sec. 36-484. - Lighting standards.
A site lighting plan for uses requiring site plan review shall be submitted.
None of this was addressed at the neighborhood meeting.

Increased storm water runoff is also a concern due to increased paving of area to the current residential lots. There was talk of increased drainage, but the plan was not available at the neighborhood meeting. The stormwater plan cannot be finalized until the decision of zoning has been addressed as that will affect where we have available. That will also be submitted with the construction documents for permitting.

There are 27 different uses as defined in the city code for the current residential lots the church owns. If rezoned that would increase to 44 different uses, and yes they say it wouldonly be for "worship, offices, and parking", but in the future should the property change hands would this not mean those lots could be used for any of those 44 uses? The property would be rezoned to GR, but with a conditional overlay that restricts the use to church use only – any entity other than a church would be required to go thru the rezoning process to remove that overlay – the same procedure we are going thru. And even with the current plans its for parking lots, not to improve or benefit the immediate surrounding neighborhood. Regardless of secular or religious entities wanting to rezone residential lots, it should not be for their accessory use (ie. comfort/convenience) at the detriment of an entire residential street.
Please give strong consideration to the these concerns/objections to the rezoning along Stanford Street.
Thank you,
Alyson Bellar

Could you please inform me of the meeting at which this proposal will be presented at the planning and zoning commision public hearing?
These items will be discussed at the Planning and Zoning Commission Hearing on July 17, the City Council Meeting on August 11, and then again at the City Council hearing on August 25,

assuming no delays or tables.

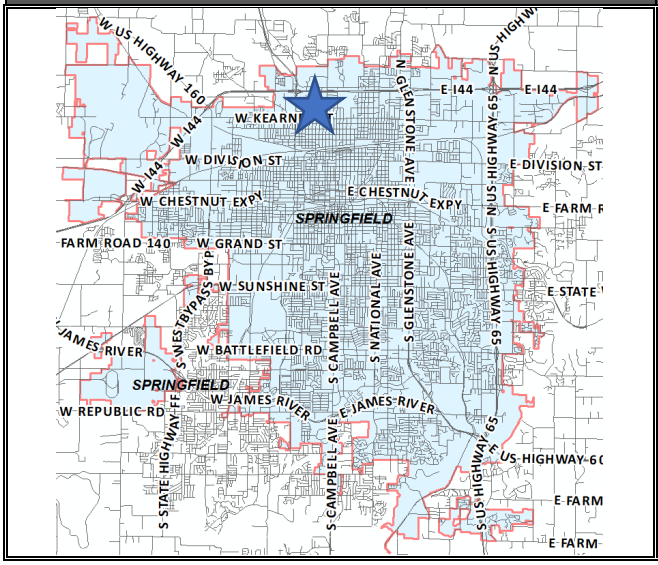
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-12-2025
Location:	2800 N. Kansas Expressway
Total Acres:	1.22 acres
Applicant:	Khan Family Properties, LLC
Existing Land Use:	Vacant retail establishment
Neighborhood Meeting:	June 26, 2025
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 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-31-2025 (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 1.22 acres generally located on a portion of 2800 North Kansas Expressway from a GR, General Retail District to a HC, Highway Commercial District.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

GOOGLE STREETVIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned GR in the 1995 city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HC DISTRICT
Use Limitations	(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors. (b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district. (c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface. (d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

	(f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Minimum Lot Size	Not applicable to the HC District
Maximum Height	None.
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
Minimum Yard Requirements	1. *Front yard:* a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space, and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations. 2. *Side yards:* None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection (8). 3. *Rear yards:* None, except as required by the bufferyard requirements in subsection (8).
Minimum Open Space	Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved. (b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved. (c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing. (d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing. (f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-484, lighting standards. (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.

Buffering and Landscaping	Whenever any development in an HC district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype.

The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

Primary Land Uses:

- Office, hospitality, retail sales and service
- Multi-family
- Sports complexes and recreation facilities
- Maker, artisan, and innovation spaces

Supporting Land Uses:

- Public and private schools and places of worship
- Parks, greenways, and open space
- Urban agriculture
- Universities, colleges, and vocational schools
- Personal and outdoor storage

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.

- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

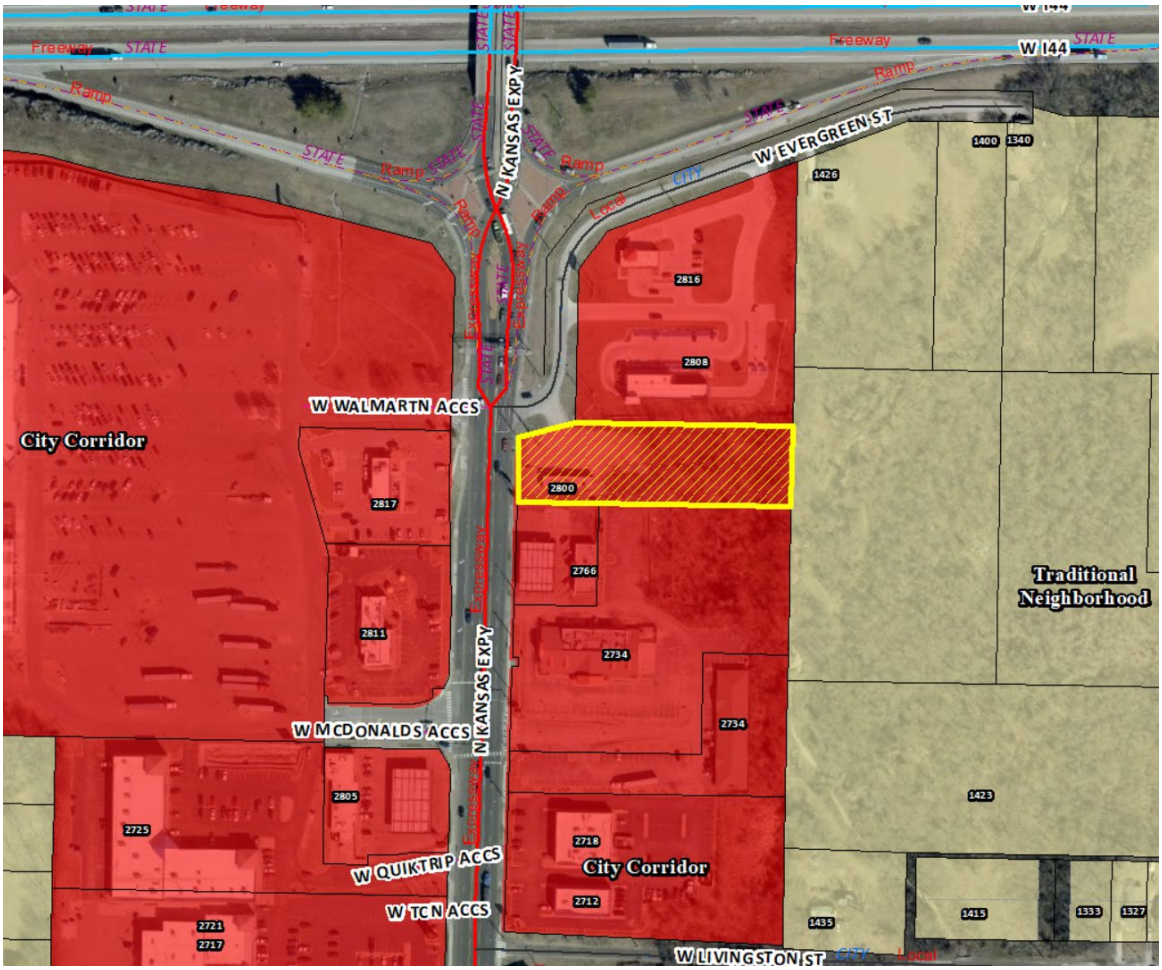
- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

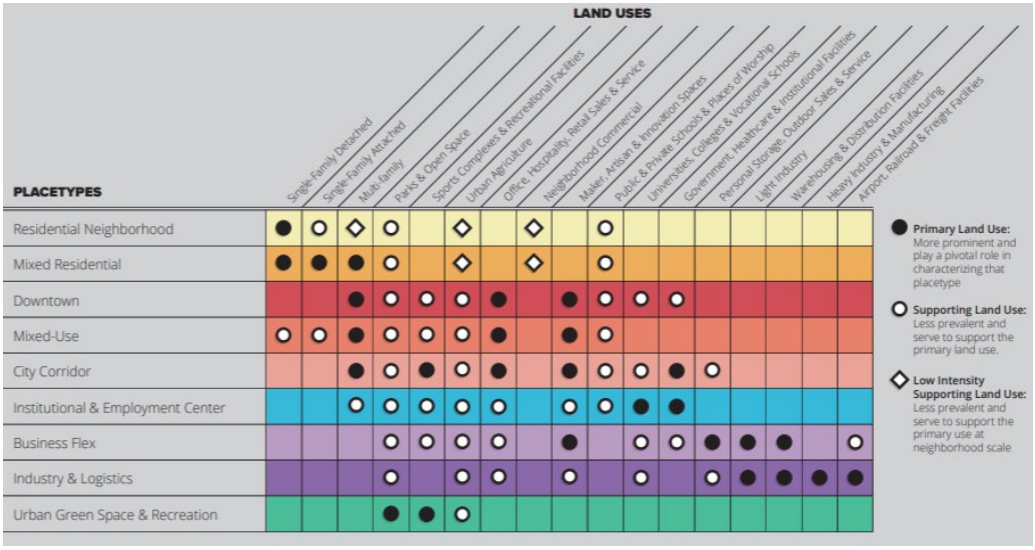
TRANSITIONS:

- Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential Placetypes.
- Higher density residential development should be integrated along existing commercial corridors in need of reinvestment, transitioning aging commercial properties to new uses and focusing future commercial development at high activity nodes.
- Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

DEVELOPMENT REVIEW STAFF REPORT

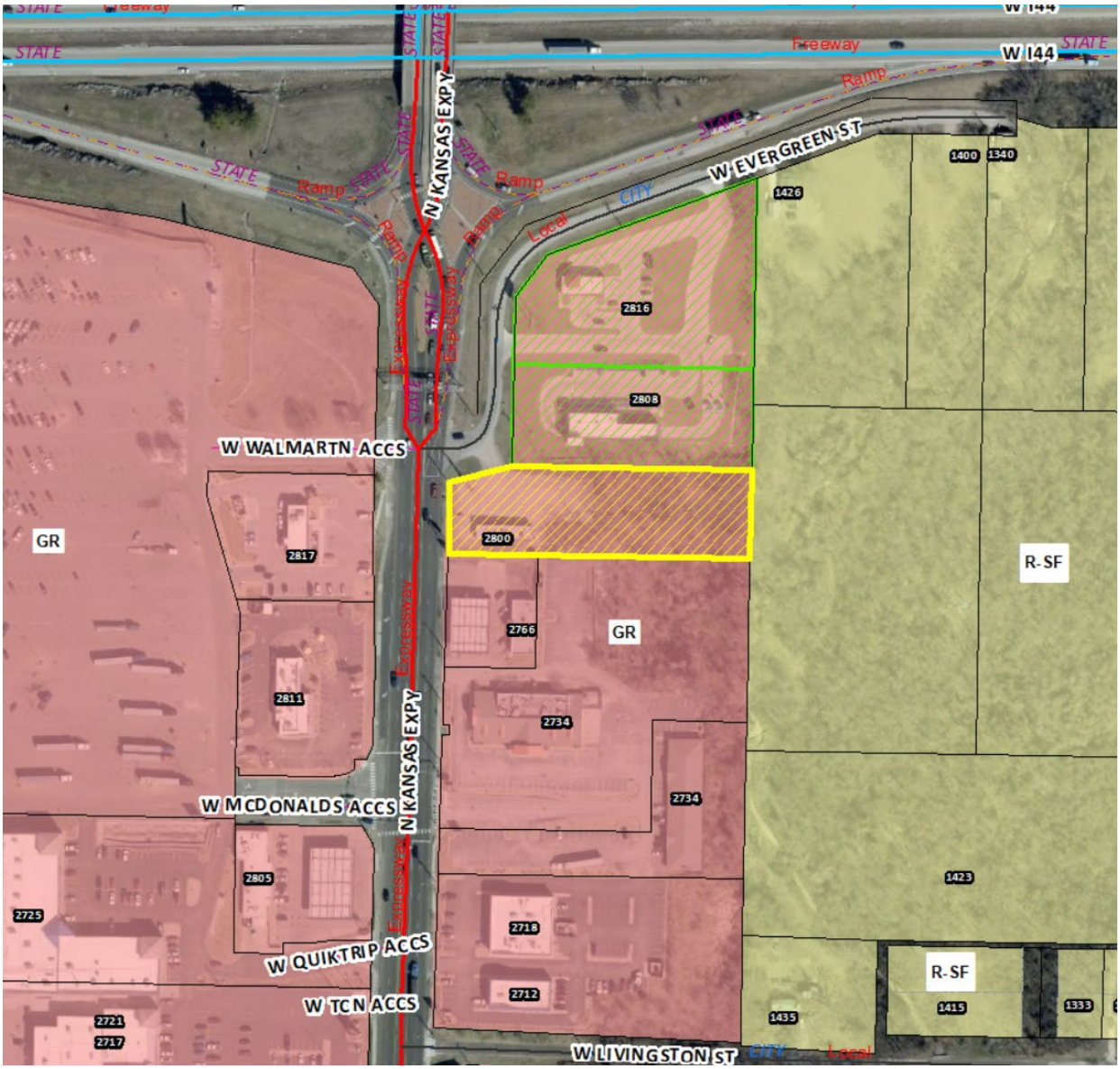
FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	GR	R-SF	GR
LAND USE	Car wash and service station	Fueling station	Vacant/undeveloped	Retail establishment
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed re-zoning. The property has access to CU 3-phase electric, gas & water.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the rezoning. Tract has access to public sewer.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	N. Kansas Expy.	Expressway	MoDOT	65	45	30,000	No	Yes	No
Street 2	W. Evergreen St.	Local	MoDOT	30	45	NA	No	Yes	No

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

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There is one (1) bus stop on the west side of Kansas Expy. near this property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu of for Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
2800 N Kansas Expy	Pea Ridge Creek	Dependent on Stormwater Analysis	No	No	No	Yes

DEVELOPMENT REVIEW STAFF REPORT

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. Flood Control is required for any expansion. A downstream stormwater analysis is required before any approval of a fee in lieu of detention application. The Pea Ridge Creek Floodway is present on the adjacent property and the flood plain extends to 2800 N Kansas Expy lot.

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

1. Pea Ridge Creek floodplain extends onto the property from the east. The 2025 FEMA Maps has decreased the floodplain and floodway of the Pea Ridge Creek in this area.

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1.22 acres generally located on a portion of 2800 North Kansas Expressway from a GR, General Retail District to a HC, Highway Commercial District. The applicant is proposing automotive sales which is a retail sales use group.

2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype.

3. The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers.

4. The range of uses in the proposed HC district is compatible with the uses permitted on other property in the immediate vicinity. The properties to the north and south have existing auto-oriented businesses.

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

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

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

8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.

9. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. The proposed rezoning does not require a traffic study.

10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.

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

12. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).

13. The applicant held a neighborhood meeting on June 26, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).

14. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

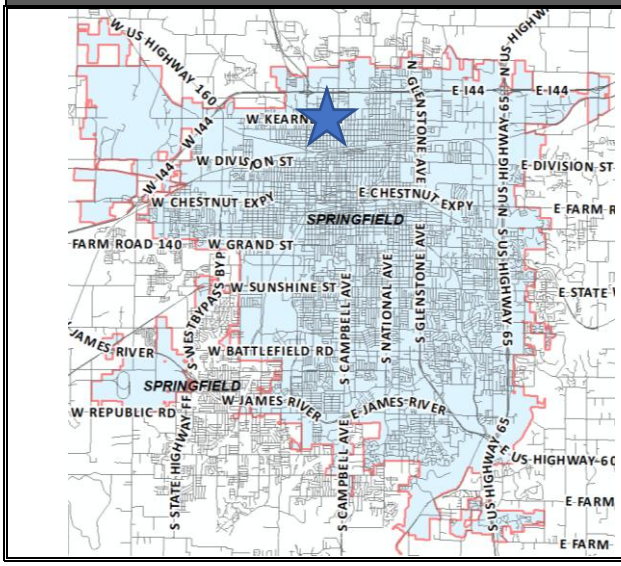
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

Case Number:	Z-13-2025 with Conditional Overlay District No. 272
Location:	1100 East Kearney Street, 1101 East Turner Street, 2303 & 2307 North Taylor Avenue, 2306 North Howard Avenue
Total Acres:	3.83 acres
Applicant:	Elevate Lives
Existing Land Use:	Vacant school and undeveloped land
Neighborhood Meeting:	June 25, 2025
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 2025
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-13-2025 with Conditional Overlay District No. 272 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 3.83 acres generally located at 1100 East Kearney Street, 1101 East Turner Street, 2303 & 2307 North Taylor Avenue, 2306 North Howard Avenue from R-TH, Residential Townhouse District and HC, Highway Commercial District to R-MD, Medium Density Multifamily Residential District and HC, Highway Commercial District with Conditional Overlay District 272.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

GOOGLE STREETVIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned HC and R-TH in the 1995 city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-MD
Minimum Yard Requirements	Front yard: Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space, and yard regulations.
Maximum Height	Thirty-five feet plus one additional foot for each additional two feet of setback provided on each side of the structure up to 75 feet. Above 75 feet, no additional setback is required.
Minimum Open Space	Not less than 20 percent.
Buffering and Landscaping	A Type C bufferyard is required adjacent to property zoned R-SF.

CODE ITEM	REQUIREMENTS FOR HC DISTRICT
Use Limitations	(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors. (b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district. (c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface. (d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Minimum Lot Size	Not applicable to the HC District
Maximum Height	None.
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
Minimum Yard Requirements	1. *Front yard:* a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space, and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations. 2. *Side yards:* None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection (8). 3. *Rear yards:* None, except as required by the bufferyard requirements in subsection (8).
Minimum Open Space	Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.

Buffering and Landscaping	Whenever any development in an HC district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the north portion of the subject property as the City Corridor placetype.

The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

Primary Land Uses:

- Office, hospitality, retail sales and service
- Multi-family
- Sports complexes and recreation facilities
- Maker, artisan, and innovation spaces

Supporting Land Uses:

- Public and private schools and places of worship
- Parks, greenways, and open space
- Urban agriculture
- Universities, colleges, and vocational schools
- Personal and outdoor storage

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.

- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

TRANSITIONS:

- Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential Placetypes.
- Higher density residential development should be integrated along existing commercial corridors in need of reinvestment, transitioning aging commercial properties to new uses and focusing future commercial development at high activity nodes.
- Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

The *Comprehensive Plan's Land Use & Development* chapter identifies the south portion of the subject property as the Center City neighborhood placetype.

Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities. Due to their compact form and proximity to urban centers, these neighborhoods are places where residents should reasonably be able to walk, bike, or ride transit to meet some of their educational, employment, shopping, and recreational needs. Center City Neighborhoods are also integrated with key cultural and institutional uses, such as schools and places of worship that serve surrounding residents. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing. The creation of neighborhood-scale commercial should focus on the incorporation of context sensitive designs and low intensity uses to ensure integration into the surrounding area. These low intensity uses could include dining, personal services, office, and essential goods. These nodes could be located along historic streetcar routes or higher classification roadways on the edges of the neighborhood. Priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents.

PRIMARY USES

1. Single-family detached

SUPPORTING USES

1. Single-family attached
2. Low-intensity multifamily
3. Low-intensity, neighborhood commercial
4. Parks, greenways, and open space
5. Public and private schools and places of worship
6. Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

1. Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
2. Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.

3. Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
4. Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
5. Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
6. As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
7. Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

1. The main entrances of new residential developments are oriented towards the primary street.
2. Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
3. When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
4. Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
5. New and infill buildings maintain the proportions and architectural features common in the existing block.
6. When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Center City Neighborhood Urban design characteristics unique to Center City Neighborhood character area include:

1. Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
2. Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
3. While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
4. Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.
5. Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.
6. Properties and neighborhoods eligible for local historic designation are continually identified and preserved.

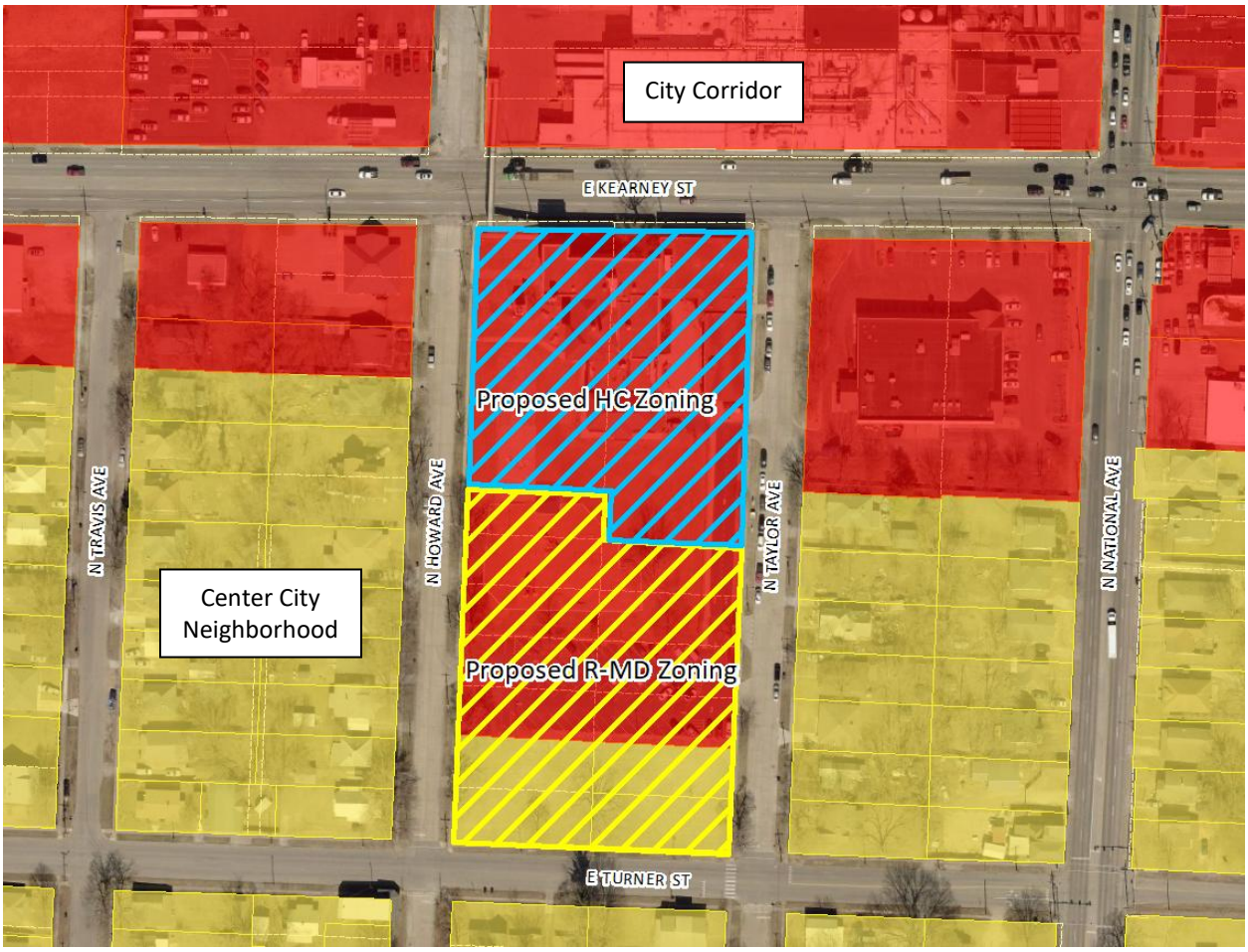
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
8. Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.
9. Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

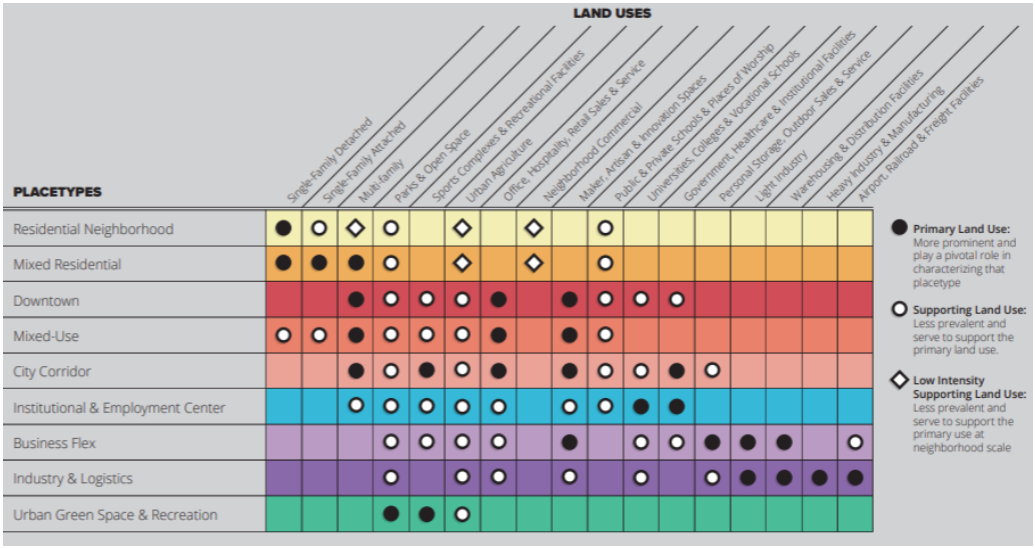
Transitions:

1. A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
2. Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
3. The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	LI	R-TH	HC, PD 195, R-TH	HC, R-TH
LAND USE	Milk processing plant	Single-family residential	Retail use and Single-family residential	Office use and Single-family residential
PLACETYPES	City Corridor	Center City neighborhood	City corridor, center city neighborhood	City corridor, center city neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues. Tract has access to public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E. Kearney Street	Primary Arterial	City	50	40	NA	Yes	Yes	Yes
Street 2	N. Howard Avenue	Local	City	30	30	NA	Yes	Yes	Yes
Street 3	N. Taylor Avenue	Local	City	30	30	NA	Yes	Yes	Yes
Street 4	E. Turner Street	Local	City	30	30	NA	Yes	Yes	Yes

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

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There is one (1) bus stop on Kearney Avenue near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu of Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
1100 E Kearney St	Pea Ridge Creek	No	No	No	No	No

DEVELOPMENT REVIEW STAFF REPORT

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS
1. The combined site(s) drains to N Howard Ave ad E Kearney St. Detention for Flood Control is required at time of development. No Fee in lieu of detention would be allowed due E Kearney St is MODOT ROW. No increase to the street or storm sewer is allowed. Each site can have a separate SCM or a combined regional SCM can be designed through a Public Improvement.

WATER QUALITY REQUIREMENTS
1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN
N/A

NATURAL CHANNEL & STREAM BUFFERS
N/A

SINKHOLES & KARST FEATURES
N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 3.83 acres generally located at 1100 East Kearney Street, 1101 East Turner Street, 2303 & 2307 North Taylor Avenue, 2306 North Howard Avenue from R-TH, Residential Townhouse District and HC, Highway Commercial District to R-MD, Medium Density Multifamily Residential District and HC, Highway Commercial District with Conditional Overlay District 272.

2. The applicant intends to develop a 2-acre multi-family development on the south portion of the subject property. The north portion of the subject property, approximately 1.83 acres in size, has a vacant school which the applicant does not have immediate plans currently.

3. The *Comprehensive Plan's Land Use & Development* chapter identifies the north portion of the subject property as the City Corridor placetype. The *Comprehensive Plan's Land Use & Development* chapter identifies the south portion of the subject property as the Center City neighborhood placetype.

4. The HC zoning is consistent with the City Corridor placetype. The expansion of the HC zoning will allow the existing former school building to redevelop with its own parking lot and open space that the HC district requires.

5. The COD prohibits uses that are more intense and could potentially have negative impacts of the surrounding properties.

6. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) dwelling units per acre. The applicant is requesting a maximum of twenty-one (21) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the Revised Multi-Family Development Location and Design Guidelines. That assessment resulted in a density of 21 to 24 dwelling units per acre. Further analysis of the proposed development under the Revised Multi-Family Development Location and Design Guidelines is attached (Attachment 2). The development must be in substantial conformance to the attached site plan (Attachment 5).

7. This application is consistent with the *Comprehensive Plan's Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of "missing middle" housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield's existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.

8. Missing middle housing types provide opportunities for the city to increase the diversity of its housing stock through moderate increases in density, while maintaining the neighborhood character Springfield residents cherish. They range from low density duplexes to mid density multiplexes and triplexes, which can be integrated into the City's housing mix by using single-family lots to accommodate two to three units in a context-sensitive manner.

9. The *Plan* recommends a "stepped down" approach to be used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways.

10. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.

11. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.

12. The range of uses in the proposed HC and R-MD district is compatible with the uses permitted on other property in the immediate vicinity.

13. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.

14. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.

15. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.

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

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor and Center City Neighborhood placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 272

The requirements of Section 36-383 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The maximum density shall be limited to twenty-two (22) dwelling units per acre.

2. The development of the subject property shall be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan (Attachment 4).

The requirements of Section 36-422 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The following uses shall be prohibited from the HC, Highway Commercial District:
    a. Ambulance services.
    b. Bus stations.
    c. Cemeteries.
    d. Household resource recovery collection centers
    e. Manufactured housing (mobile home) and trailer sales, leasing and service.
    f. Medical or comprehensive marijuana cultivation facility or microbusiness marijuana wholesale facility.
    g. Medical, comprehensive or microbusiness marijuana dispensary facility.
    h. Medical or comprehensive marijuana-infused products manufacturing type 2 post-extraction facility.
    i. Public or private vehicle and boat storage garages, yards or lots.
    j. Self-service storage facilities.
    k. Taxi dispatch yards and offices.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2

MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE ASSESSMENT

ZONING CASE Z-13-2025 & CONDITIONAL OVERLAY DISTRICT NO. 272

The applicant is requesting approval of two, 21-unit multi-family apartments on 2 acres of property. According to the Multi-Family Location and Design Guideline Assessment Matrix, the proposed development has attained 12 points. This density increase would allow for 21-24 dwelling units per acre.

Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (1/3 points)
One point was given for land use accessibility. There is neighborhood retail mixture within 1/4 mile.

B. Connectivity Analysis (4/5 points)
Four out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit, sidewalks, and roadways.

C. Road Network Evaluation (1/2 points)
One point was given for the road network evaluation.

D. Design Guidelines (6/6 points)
A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height. Pedestrian-scale lighting shall be provided within the development. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.

2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall follow the attached site plan and elevations.

3. Building Orientation and Interior Landscaping – All building orientations will address adjacent streets to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping

islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.

4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows; entrances; arcades; arbors; awnings (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations.

5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance with the attached site plan.

6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities in accordance with the attached site plan; however, a minimum of 20% usable open space is required.

7. Amenity Calculation – The development includes a playground as amenities for the residents.

8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

DENSITY: The initial assessment criteria resulted in a total of 12 points for a maximum density of 21 to 24 dwelling units per acre. The applicant has requested a density of 22 dwelling units per acre.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: HC and R-TH *(existing zoning)* to HC and R-MD *(proposed zoning)*
2. Meeting Date & Time: June 25, 2025 4:00pm to 6:30pm
3. Meeting Location: 1100 E. Kearney Street
4. Number of invitations that were sent: approximately 215 (going by memory)
5. How the mailing list was generated: by city staff
6. Number of neighbors in attendance (attach a sign-in sheet): 13 in attendance (6 were neighbors)
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

   We spoke to all neighbors in attendance, and each person expressed support for the project and was glad to see that someone was helping to make an improvement to the neighborhood.

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

   None were received.

I, Billy Kimmons (*print name)*, attest that the neighborhood meeting was held on June 25, 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."

Signature of person completing affidavit

Billy Kimmons

Printed name of person completing affidavit

ATTENDANCE LOG

PROJECT	PROJECT #	MEETING DATE	MEETING PURPOSE
Elevate Lives Rezoning: 1100 E. Kearney, 2306 N. Howard, 2307 N. Taylor	25-106	June 25, 2025	NEIGHBORHOOD MEETING

NAME	ORGANIZATION	TYPE OF CONTRACTOR	PHONE	EMAIL
BILLY KIMMONS	HOOD-RICH ARCH.	ARCHITECT	417 862 4483	bkimmons@hoodrichard
Russell Gossett	Elevate Lives		719 491 1535	Russg@elevatelives
Joey Womack	Elevate Lives		719-313-6744	joeyw@elevatelives.org
Kelsey Evans	Living Adventure		417-413-4246	kelsey@livingadventu
Jeremy Hahn	Living Adventure		"	"
Sarah Tinajero	Robberson Associates		417-319-7653	Sarahtinajero@k
Becky Volz	NAC - WHNA		417-880-4210	rsvolz5@gmail.com
Tim Knapp	Living area		417-522-3126	
Wesrin				
Dave Choate	Private		417-880-5809	dchoate2k@
CARL HERD	VOTER		417-234-7109	5bcglobal.net
Phyllis Evans	resident		417-693-4035	vmbroomrider@gmail
Rianna Peterson	resident			

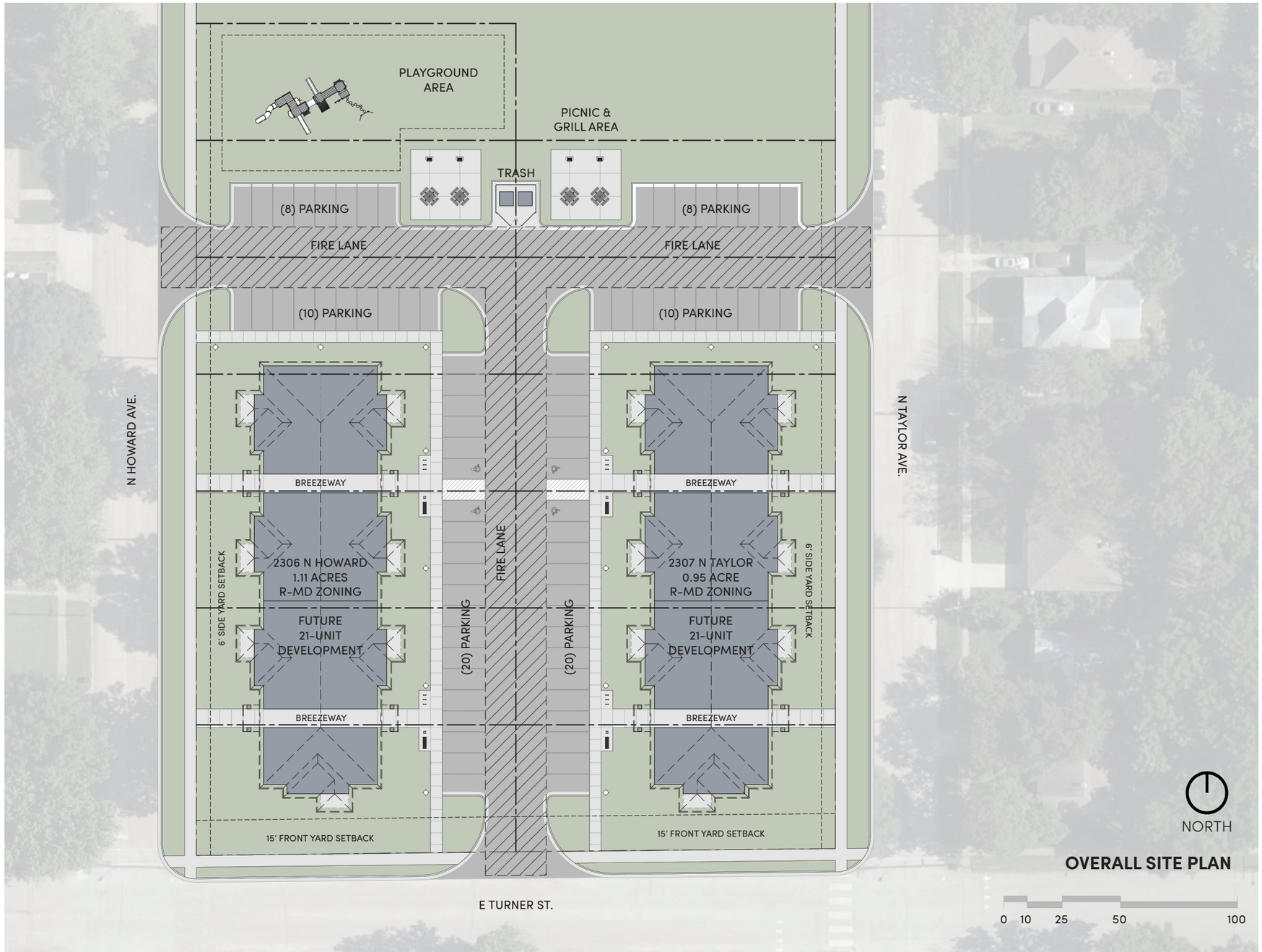
SITE INFORMATION

2307 N TAYLOR AVE	=	0.95 ACRE
2306 N HOWARD AVE	=	1.11 ACRES
R-MD ZONING	=	(28) UNITS / ACRE ALLOWED
APARTMENT UNIT COUNT	=	(42) UNITS OVER (2) BUILDINGS
UNIT MIX	=	100% - 3BR/2BA
BUILDING HEIGHT	=	3-STORY
UNIT SQUARE FOOTAGE	=	1,220 SF x (21)
BUILDING SQUARE FOOTAGE	=	25,620 SF x (2)
TOTAL SF	=	51,240 SF
PARKING CALCULATION	=	(84) INITIAL REQUIRED (-8) 10% BIKE REDUCTION (76) PROVIDED

SITE AMENITIES

PLAYGROUND AREA	=	(1) PLAY APPARATUS
PICNIC & GRILL AREAS	=	(2) AREAS (2-4) GRILLS & TABLES
BIKE RACKS	=	(4) BIKE RACK LOCATIONS
PARK BENCHES	=	(4) BENCH LOCATIONS
PEDESTRIAN LIGHTING	=	(14) LIGHT POLES (15' MAX)
TRASH RECEPTACLES	=	(4) TRASH RECEPTACLES
TRASH ENCLOSURE	=	(1) TRASH ENCLOSURE

SIDEWALK CONNECTIVITY



OVERALL SITE PLAN

ELEVATE LIVES *"Homes with a Purpose - Pathway out of Poverty"*

NEW APARTMENT DEVELOPMENT - SPRINGFIELD, MISSOURI

CONCEPTUAL SITE PLAN - 06.09.2025

SOUTH ELEVATION

EXTERIOR MATERIAL PALETTE

ARCHITECTURAL
ASPHALT SHINGLES

VERTICAL BOARD
& BATTEN SIDING

HORIZONTAL
LAP SIDING

BRICK VENEER
WAINSCOT

TIMBER
FRAME ACCENTS

EAST ELEVATION

0 5 10 25 50

ELEVATE LIVES *"Homes with a Purpose - Pathway out of Poverty"*

NEW APARTMENT DEVELOPMENT - SPRINGFIELD, MISSOURI

CONCEPTUAL EXTERIOR ELEVATIONS - 06.09.2025

NORTH ELEVATION

EXTERIOR MATERIAL PALETTE

ARCHITECTURAL
ASPHALT SHINGLES

VERTICAL BOARD
& BATTEN SIDING

HORIZONTAL
LAP SIDING

BRICK VENEER
WAINSCOT

TIMBER
FRAME ACCENTS

WEST ELEVATION

0 5 10 25 50

ELEVATE LIVES *"Homes with a Purpose - Pathway out of Poverty"*

NEW APARTMENT DEVELOPMENT - SPRINGFIELD, MISSOURI

CONCEPTUAL EXTERIOR ELEVATIONS - 06.09.2025

hood-rich architecture

ELEVATE LIVES *"Homes with a Purpose - Pathway out of Poverty"*

NEW APARTMENT DEVELOPMENT - SPRINGFIELD, MISSOURI

CONCEPTUAL EXTERIOR ELEVATIONS - 06.09.2025

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NEW APARTMENT DEVELOPMENT - SPRINGFIELD, MISSOURI

CONCEPTUAL EXTERIOR ELEVATIONS - 06.09.2025

hood-rich architecture

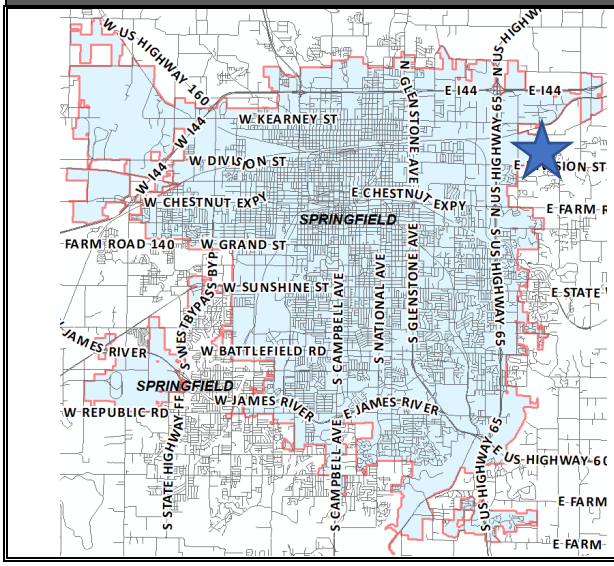
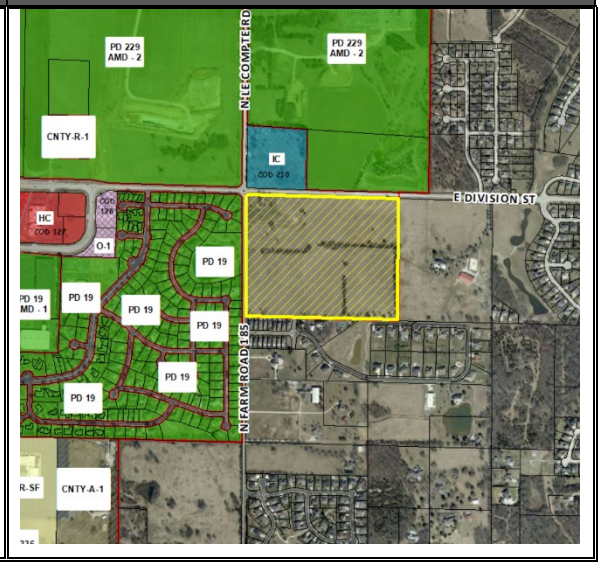
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 392
Location:	3830 E. Division Street
Total Acres:	48 acres
Applicant:	East Division Development, LLC Etal
Existing Land Use:	Agricultural/Undeveloped land
Neighborhood Meeting:	June 26, 2025
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 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 Planned Development No. 392 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

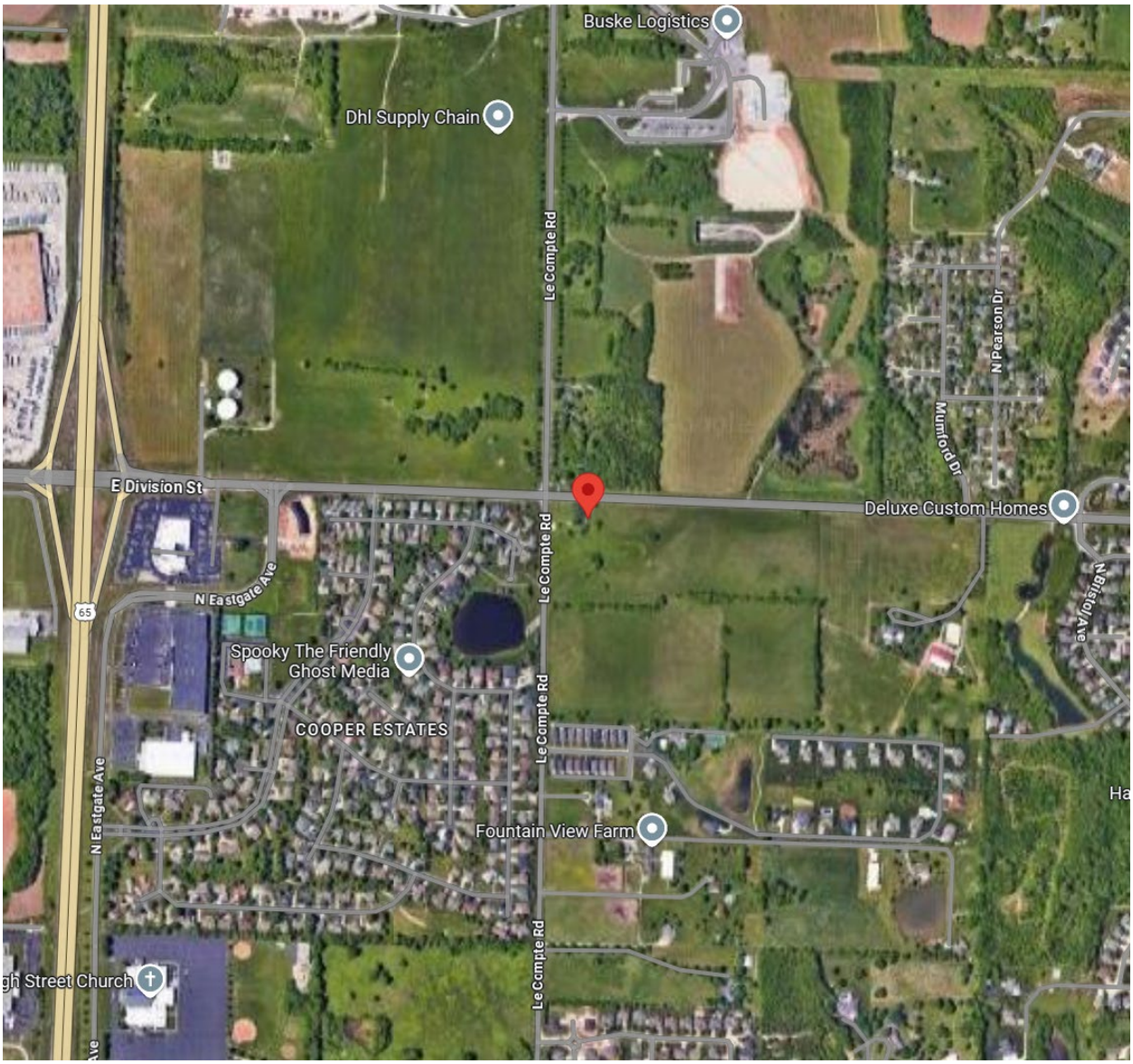
PROJECT SUMMARY:

Request to rezone approximately 48 acres of property generally located at 3830 East Division Street from County A-1, Agriculture District to Planned Development No. 392.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was recently annexed in 2025 and has the existing zoning of County A-1, Agriculture District.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PD 392
Minimum Yard Requirements	See Exhibit 1.
Maximum Structure Height	See Exhibit 1
Minimum Open Space	See Exhibit 1
Buffering and Landscaping	See Exhibit 1

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional Neighborhoods placetype. Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a

variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
- Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Traditional Neighborhood, Urban design characteristics unique to Traditional Neighborhood character area include:

- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

Transitions:

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

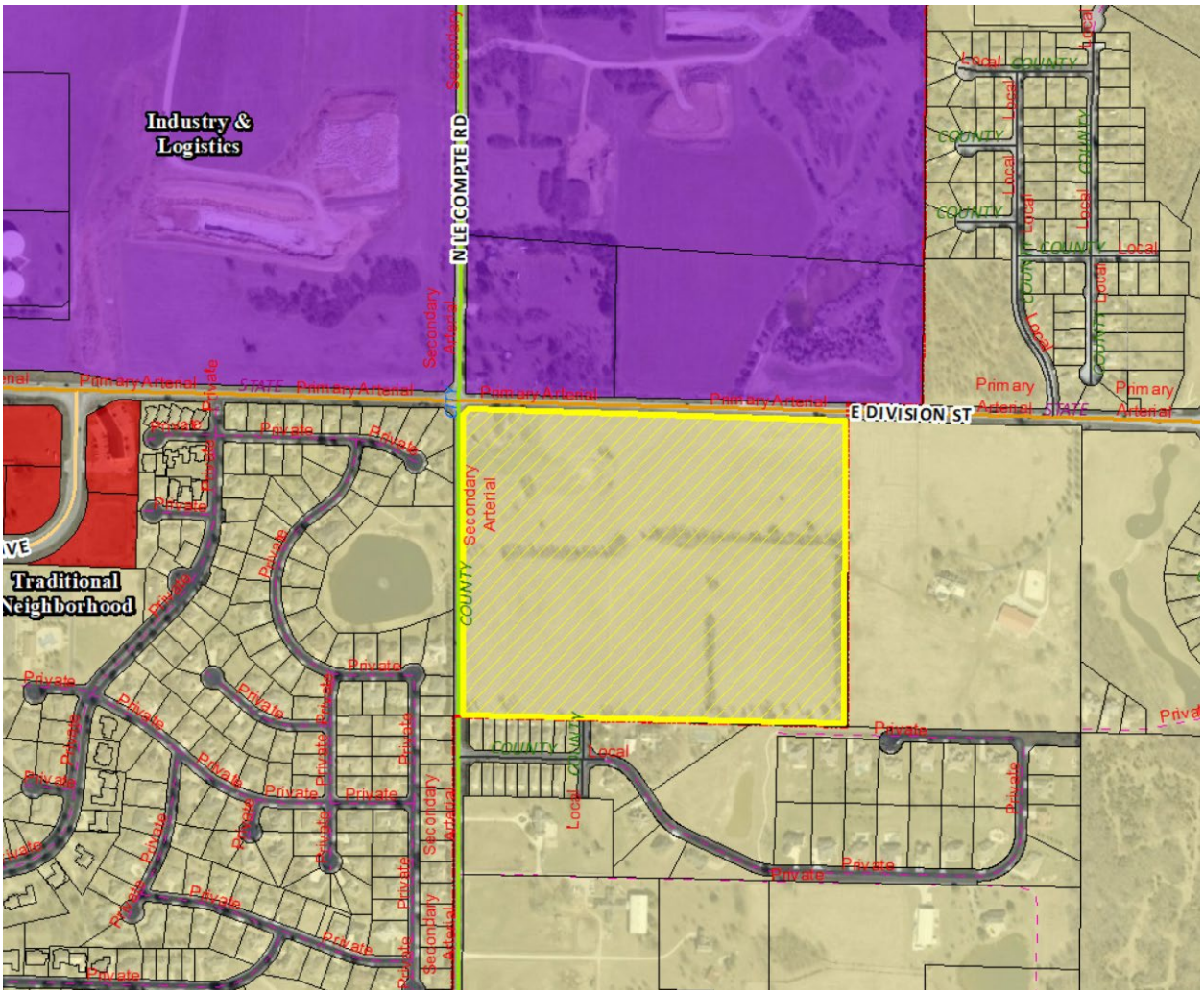
  The *Comprehensive Plan’s Housing & Neighborhoods Chapter 7* encourages creative housing solutions in Section 2.2 to add housing diversity and support downsizing

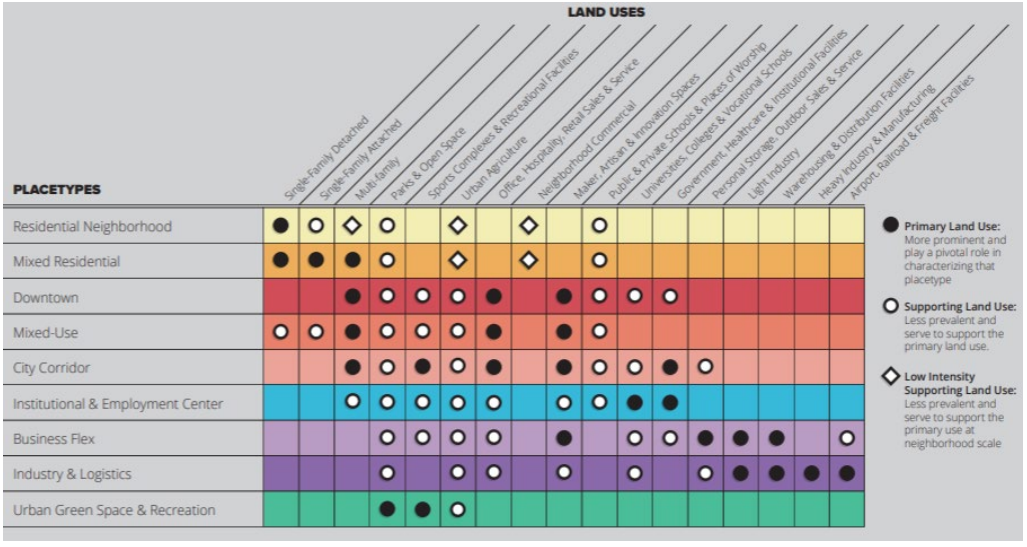
households, young professionals and aging-in-place. Creative housing types can play an effective role in increasing housing diversity in a community and providing smaller scale, more affordable housing options. Examples of creative housing types include missing middle housing types, tiny homes, pocket neighborhoods, and accessory dwelling units (ADUs). The city should ensure the Land Development Code allows for such housing types in the Residential Neighborhood placetypes, where they can be targeted for infill development.

The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages the development of strategically located higher density residential development and promotes policies to create attainable, market rate housing in Section 2.3. Springfield currently has a shortage of housing units that are attainable at the lowest income levels. This shortage disproportionally impacts renter-occupied housing, as identified in the *Forward SGF Issues and Opportunities Report*. Providing quality, attainable housing for lower-income families and people in poverty was also a frequent concern expressed by the community during public engagement. By encouraging higher density residential development, the city can provide for a greater range of unit types, sizes, and price points within future development. In addition to helping address lower-income housing needs, smaller-scale housing units are often desirable for young professionals and new families looking to make a start in Springfield. They can also be attractive to empty nesters and senior citizens hoping to "age in place" and remain in Springfield for the long term.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 229, 2nd AM & IC COD 210	County PAD	County A-1	PD 19
LAND USE	Underground storage and undeveloped land	Single-family homes	Single-family home & agricultural uses	Single-family homes
PLACETYPES	Industry & Logistics	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

REVIEWING DEPARTMENTS COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues generally with proposed re-zoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with the PD but we do have the following critical issues for site development;
1. Public sewer needs to be extended to each lot which will require public improvement plans designed and constructed to city specs. Submit public improvement plans for review. Engineering and inspection fees of 5.35% of the approved contract amount must be paid prior to filing the plans.
2. There is also a $0.0147 per square foot trunkline connection fee to drain into the Pierson Creek sewer basin. This is based on the area of the subdivision. This will be added to the engineering and inspection fees required to file the plans.
3. The public improvements must be approved and constructed or escrowed before any building permits or plats can be approved according to city code section 98-12(b)(c) Private Construction of Public Improvements and section 98-14. - Assurance for completion of Public Improvements.
4. Show the proposed peak and average flow rates for the entire development on any subsequent submittals.

FIRE DEPARTMENT:

All development shall comply with the 2018 International Fire Code (IFC).

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	Division St.	Primary Arterial	MoDOT	50	35	13,723	No	Yes	No
Street 2	Le Compte Rd.	Secondary Arterial	City	35	20	3,073	No	Yes	No

ACCESS - All new and existing driveway approaches shall comply with the accepted Traffic Impact Study, requirements of the planned development, and current City of Springfield standards for the street classification.

- Division Street: Access P1 is a full access and will require an eastbound right turn lane per Traffic Study. Access P2 will only allow right in right out and will also require an eastbound right turn lane.
- Le Compte Road: Access P3 will serve as a full access driveway, providing ingress and egress to the development.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are no bus stops near the property.

IMPROVEMENTS - A Traffic Impact Analysis (TIA) has been completed and accepted by the City. The improvements required based on the TIA are required to be submitted on Public Improvement Plans (PIP) and the improvements constructed, or funds escrowed prior to approval of a building permit. Required improvements include:

- An eastbound right-turn lane is warranted at Access P1 & Division St.
- An eastbound right-turn lane is warranted at Access P2 & Division St.

All public improvements shall be designed and constructed per City of Springfield Public Works Design Standards for Public Improvements.

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
3830 E Division St	Pierson Creek	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. Detention for Flood Control Volume is required for the development. The site drains to MODOT right-of-way on E Division St.

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. The Pierson Creek stream is present on the west side of the property and originates from the road culvert that drains the Cooper Estates Wetpond. The Cooper Estates and site drainage is greater than 40 acres and the stream is present to the existing farm pond.
a. Stream buffer area will be dedicated on the preliminary and final plat.

SINKHOLES & KARST FEATURES
N/A

MODOT COMMENTS:

MoDOT has reviewed and approved the TIA that was submitted by the applicant.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 48 acres of property generally located at 3830 East Division Street from County A-1, Agriculture District to Planned Development No. 392. The applicant is proposing a mixed residential development with single-family detached, single-family semi-detached and multi-family townhomes and apartments.

2. The *Comprehensive Plan's Land Use & Development* chapter identifies this area within the Traditional Neighborhood placetype.

3. This application is consistent with the Traditional Neighborhood placetype which lists primary uses as single-family attached, single-family detached and multi-family dwellings as a primary use.

4. This application is consistent with the Housing and Neighborhoods chapter of the Comprehensive Plan and aligns with Goal 2, Diversify Housing Choices.

5. This application is intended to allow a variety of housing options. The southern and eastern perimeter contains single-family detached uses and multi-family uses on the interior of the site. The maximum proposed gross density is 11 dwelling units per acre for the entire Planned Development area. Maximum residential densities as follows:

    a. Single Family = 2.9 units per acre
    b. Duplex = 10.8 units per acre
    c. Villas = 5.9 units per acre
    d. Townhomes = 7.5 units per acre
    e. Apartments = 15.5 units per acre

6. The submitted application includes representative elevations of the multi-family buildings that illustrate the proposed design requirements. Refer to Exhibit 2 showing conceptual exterior elevation for apartment and townhomes.

7. The applicant states that the overall design intent of this development is to promote various housing types within a new community consisting of single-family homes, villas, townhomes, duplexes and apartments. Large community exterior/interior amenity spaces are provided for the entire development connected with sidewalks. These are not intended to show the final exterior elevations rather to show the general size, massing and materials of the buildings.

8. The applicant is also proposing landscaping standards that address buffering for adjacent properties and street trees within the development as recommended by the Comprehensive Plan (Exhibit 2) as follows:

    a. Streetscape requirements – To provide a pedestrian oriented streetscape, street trees have been added to one side of each street between the street curb and the public sidewalk. Given that this is often in conflict with a utility corridor, a 10' utility easement will abut and parallel the r/w on private property. A minimum of

one canopy tree shall be planted between the back of curb and public sidewalk in the area provided for each 75 feet of linear right-of-way frontage. The spacing between trees can vary to accommodate driveways, utility crossings, crosswalks, and building facades. All public streets within the develop shall adhere to these requirements.

9. If approved, the applicant will need to subdivide the property following the established major subdivision process.

10. A Traffic Impact Analysis (TIA) has been completed and accepted by the City. The improvements required based on the TIA are required to be submitted to the City on Public Improvement Plans (PIP) and the improvements constructed, or funds escrowed prior to approval of a building permit. Required improvements include:

    a. An eastbound right-turn lane is warranted at Access P1 & Division St.
    b. An eastbound right-turn lane is warranted at Access P2 & Division St.

11. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this. The utility easements will be dedicated on the final plat.

12. The subject property has access to public sewer. Gravity public sewer will need to be provided for all new lots in accordance with city standards. This will require public improvement plans which will need to be constructed or escrowed before any plats could be approved.

13. There are few changing conditions in the area affected that make the proposed rezoning necessary. The Springfield Underground property to the north amended the PD to allow for multi-family residential uses to the north of the subject property. The property at the northeast corner of Division Street and Le Compte Road was recently rezoned to IC with a COD to allow for future commercial, office and manufacturing uses. Le Compte Road north of Division Street is being widened and Eastgate north of Division Street is being extended and connected into Le Compte Road further north of Division Street.

14. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD to the north allows for multi-family residential. The intersection of Division and Eastgate has existing commercial and residential uses.

15. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned. Easements for utilities will be provided on the preliminary and final plat.

16. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. With the proposed PD improvements, Traffic supports the request.

17. Approval of 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.

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

19. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).

20. The applicant held a neighborhood meeting on June 26, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).

21. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

1. Recommend against the proposed change in the zoning district classification
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

Planned Development No. 392
Exhibit 1 Narrative

1. **Application**
    a. Building or other permits may not be issued for development permitted by this planned development, nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit. All requirements of the Springfield Zoning Ordinance shall apply unless modified by the requirements and standards that follow.
2. **Intent**
    a. The intent of the Planned Development district is to encourage more creative and imaginative design than generally is possible under conventional zoning regulations. In addition, a development plan should be designed to ensure that the following general goals are achieved.
        i. The proposed development shall be of such design that it will promote achievement of the stated purposes of the Springfield Comprehensive Plan.
        ii. The development will efficiently utilize the available land, and will protect and preserve to the extent possible, natural features of the land such as trees, streams and topographic features.
        iii. The development shall provide for harmonious and coherent site and building design that creates a sense of place.
        iv. The quality, scale and relationship between land use, structures and site design are of vital importance in creating a healthy and livable community.
3. **Uses Permitted**
    a. Single Family
    b. Duplex
    c. Villas
    d. Townhomes
    e. Apartments
    f. Leasing offices
    g. Amenities

4. **Use Limitations**
    a. All uses shall operate in accordance with the noise standards contained in as permitted by the *Springfield Zoning Ordinance* in effect at the time of development.
    b. No use shall emit an odor that creates a nuisance as determined by Springfield City Code.

5. **Intensity of Development (Density)**
    a. Development shall adhere to the following standards.
        i. The current developable area is 48.16 acres which includes all future public right of way to be dedicated.
        ii. The proposed number of residential units is 530.
        iii. The maximum allowable overall density is 11 units per acre.
            1. Single Family = 2.9 units per acre
            2. Duplex = 10.8 units per acre
            3. Villas = 5.9 units per acre
            4. Townhomes = 7.5 units per acre
            5. Apartments = 15.5 units per acre

6. **Bulk, Area, Setbacks, and Height Requirements**
    a. Development shall adhere to the following standards.
        i. Single Family
            1. Minimum lot area.

a. 10,000 square feet
2. Minimum lot width.
a. 80 feet
3. Minimum lot depth.
a. 125 feet
4. Minimum Setbacks
a. Front: 20 feet
b. Back: 25 feet
c. Side: 5 feet
d. Side yard: 15 feet
5. Maximum structure heights: 2 stories excluding basement

ii. Duplex
1. Minimum lot area.
a. 7,500 square feet
2. Minimum lot width.
a. 75 feet
3. Minimum lot depth.
a. 100 feet
4. Minimum Setbacks
a. Front: 15 feet
b. Back: 20 feet
c. Side: 5 feet
d. Side yard: 15 feet
5. Maximum structure heights: 2 stories excluding basement

iii. Villas
1. Minimum lot area.
a. 7,000 square feet
2. Minimum lot width.
a. 50 feet
3. Minimum lot depth.
a. 100 feet
4. Minimum Setbacks
a. Front: 10 feet
b. Back: 20 feet
c. Side: 5 feet
d. Side yard: 10 feet
5. Maximum structure heights: 2 stories excluding basement

iv. Townhomes
1. Minimum lot area.
a. 3,000 square feet per unit
2. Minimum lot width.
a. 25 feet per unit.
3. Minimum lot depth.
a. 100 feet.
4. Minimum Setbacks
a. Front: 5 feet
b. Back: 20 feet
c. Side: 5 feet
d. Side yard: 15 feet
5. Maximum structure heights: 2 stories excluding basement

v. Apartments
1. Minimum Setbacks
a. Front: 15 feet
b. Back: 15 feet
c. Side: 15 feet
d. Side yard: 15 feet

2. Maximum structure heights
    a. 4 stories excluding basement

vi. All setbacks are measured to the building foundation and not the roof overhang.

vii. Accessory structures such as dumpsters are not required to meet setback requirements.

7. Design Requirements

a. Building Design Requirements: The overall design intent of this development is to promote various housing types within a new living community consisting of Single-Family Homes, Villas, Townhomes, Duplexes and Apartments. Large community exterior/interior amenity spaces are provided for the entire development connected with pedestrian sidewalks. Refer to attachment showing conceptual exterior elevation for Apartment and Townhomes. These are not intended to show the final exterior elevations rather to show the general size, massing and materials of the buildings.

i. Building Facades: All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design. Two or more of the following design elements shall be incorporated for each fifty (50) horizontal feet of a building façade:

1. Changes in color, texture or material.
2. Projections, recesses and reveals expressing structural bays, entrances, or other aspects of the architecture.
3. Groupings of windows or fenestration.

ii. Building Materials and Colors: Variations of brick, stone, cement siding and wood trim (as generally shown on attachments) to provide a residential feel to the development.

1. Prohibited Materials:
    a. Metal shall not be used as a primary exterior surface material. It may be used as a trim material covering no more than ten (10) percent of the façade.
    b. Vinyl Siding shall not be used. Cementitious siding is allowed.
    c. Fluorescent colors are prohibited.

b. Parking Requirements

i. Parking as permitted by the *Springfield Zoning Ordinance* in effect at the time of development.

ii. Single family, duplexes, villas, and townhomes – Each unit shall have 1 garage space and 1 additional parking space in the driveway.

c. Alley Design Requirements

i. 15’ width (minimum)

d. Retaining Walls

i. Outcropping Stone – This wall type can be used for walls of any height.

ii. Brutus Wall Block – Walls less than 30 inches in height or walls stemming from the building.
iii. Split Face Block – Walls less than 30 inches in height or walls stemming from the building.

8. Open Space, Landscaping, and Screening

a. Open Space Requirements
   i. Minimum open space = 20%.
   ii. Maximum impervious area = 80%

b. Landscaping. The landscaping and screening provisions are intended to improve the physical appearance of the district, to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.
   i. Landscaping standards.
      1. Tree species, sizes and spacing shall be approved consistent with the City of Springfield's Arboricultural Design Guidelines on file with the Planning and Development Director or as permitted by the *Springfield Zoning Ordinance* in effect at the time of development.
      2. Tree preservation. Preservation of each healthy existing tree of an approved species that is at least four and one-half (4-1/2) inches caliper shall count as two (2) trees toward fulfillment of the tree requirements of this District.
      3. Maintenance of required landscaping. Upon installation or preservation of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required materials that do not remain healthy shall be replaced consistent with this article.
   ii. Bufferyards - Required bufferyards on a lot or tract shall be installed when the lot or tract is developed.
      1. Required bufferyard between wet detention and parking
         a. Provide a solid evergreen hedge along the edge of parking. The hedge shall achieve a minimum height of 3’ at the first two years of installation and shall continue to achieve this height thereafter. Canopy trees shall be spaced at 50-foot intervals, and one understory tree shall be placed midway between each two

Canopy trees. Offset the hedge and tree trunks from the back of curb (or parking blocks) to allow for bumper overhang.

2. Required bufferyard along eastern property line
    a. For each 100 linear feet of apartment use abutting the existing single-family property to the east, provide 1 canopy tree, 2 understory trees, 2 evergreen trees, and 10 shrubs. The minimum depth of the bufferyard is 15'. If the bufferyard depth is 20' or greater the plant quantities can be reduced by 20%.

iii. Streetscape requirements – To provide a pedestrian oriented streetscape, street trees have been added to one side of each street between the street curb and the public sidewalk. Given that this is often in conflict with a utility corridor, a 10' utility easement will abut and parallel the r/w on private property. A minimum of one canopy tree shall be planted between the back of curb and public sidewalk in the area provided for each 75 feet of linear right-of-way frontage. The spacing between trees can vary to accommodate driveways, utility crossings, crosswalks, and building facades. All public streets within the development shall adhere to these requirements.

iv. Parking lot and vehicular use area landscaping requirements

1. Perimeter Landscaping. Perimeter landscaping shall be provided where a parking lot or vehicular use area is within 50 feet of a public right-of-way, excluding alleys, and there is not an intervening building. Perimeter landscaping areas shall be protected from vehicular encroachment or overhang through appropriate wheel stops or curbs.

    The perimeter landscape treatment shall consist of the following:
    a. A landscape area located within 30 feet of the adjacent street right-of-way containing at least ten square feet of open space for each one foot of street frontage. The landscape area shall be arranged to create a strip at least five feet wide directly adjacent to the street right-of way and to accommodate the required plantings. If a utility easement is in the same corridor, required trees may be placed just outside of the easement. Preference shall be given to massing landscape areas at access drives to the site. The perimeter landscape area shall not be counted towards the required interior landscaping area for the parking or vehicular use area.
    b. The plantings within the perimeter landscape area shall consist of at least one canopy tree, one understory, ornamental, or evergreen tree and four shrubs per 100 linear feet of street frontage.
    c. The landscape area located directly adjacent to the street right-of-way may be reduced to less than five feet in width but not less than two feet in width when at least 12 square feet of open space for each one foot of street frontage is provided. At least 75 percent of the required landscape area shall be located within 30 feet of the adjacent street right-of-way. The remaining 25 percent of the required open space shall be provided elsewhere on the site. In addition to the landscaping required above, four shrubs shall be planted on the site with preference given to locations within or adjacent to the parking area.
    d. Necessary accessways from the public right-of-way shall be permitted through all such landscaping. All accessways shall comply with the Springfield City Code at the time of development.

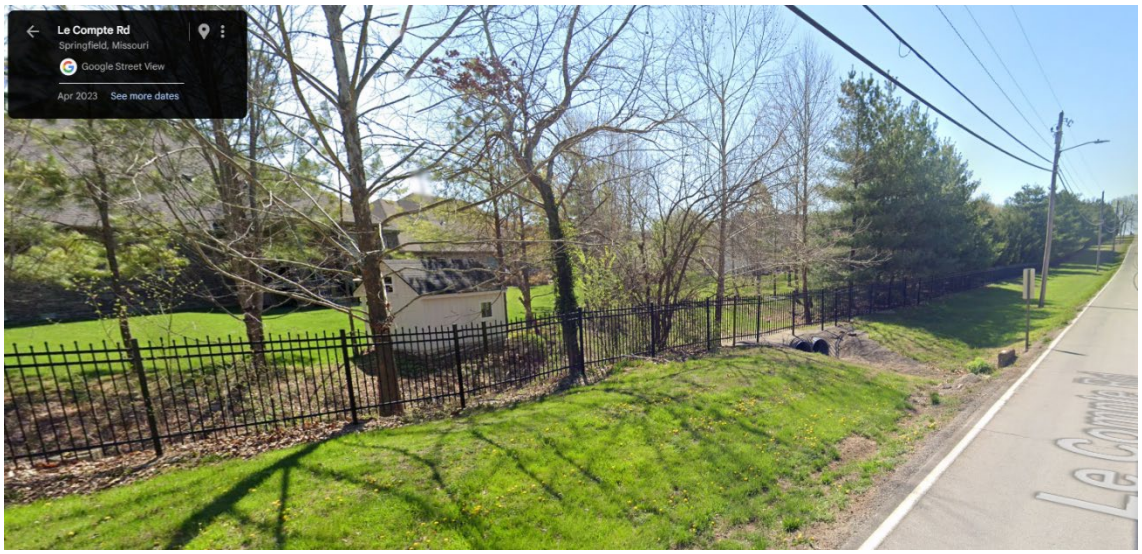
2. Interior Landscaping.
    a. A landscaped area must abut paved areas on at least two sides or more than 50 percent of the landscaped area perimeter to qualify as an interior landscape area.
    b. Interior landscape areas shall be protected from vehicular encroachment or overhang through appropriate wheel stops or curbs.
    c. Interior landscaping shall be provided in general conformance with the attached Preliminary Development Plan attached.

c. Screening and fencing.
    i. *Location and height of required screening.* The following shall be required in addition to any bufferyard required, unless a screening structure is provided as a part of the bufferyard design.
        1. *Refuse storage areas.* For all uses other than single-family, two-family and townhouse dwellings, refuse storage areas visible from the property line shall be visually screened by a solid fence or wall, not less than the height of the refuse storage containers, on all sides except the side used for refuse pick-up service. Such side shall not be required to be screened
        2. *Household resource recovery collection centers.* Unless inside a building, collection containers and any equipment for household resource recovery collection centers shall be visually screened by a solid fence or wall six feet high on all sides except the side used for drop-off of resources. Such side shall not be required to be screened. The collection containers and equipment shall be arranged so that they are screened from residential districts and public rights-of-way. Signs, advertising the collection center and materials collected, may be placed on the fence or wall in addition to any freestanding signs on the property.
        3. *Mechanical and electrical equipment.* Mechanical and electrical equipment, such as air conditioning units, shall be screened from public view as space allows.
            a. Screening of mechanical and electrical equipment for single-family detached and duplex dwellings meets the screening requirements of this section if the equipment is located behind the front building line of the main structure. Equipment may not be able to be screened along the street frontages as this equipment will likely be in a utility easement.
            b. Mechanical or electrical equipment for other residential and nonresidential uses shall be visually screened from all residential districts, when the equipment is located within 200 feet of a residential district, and public rights-of-way by a wall, fence or landscaping not less than the height of the mechanical or electrical equipment. Screening is required whether the equipment is located on the ground or on the roof of a structure. For this article, mechanical and electrical equipment includes equipment that provides service to building, such as air conditioning units and does not include industrial processing equipment, such as conveyors and dust collectors.
        4. *Maintenance and other equipment.* Unless stored in an enclosed building, maintenance and other equipment shall be visually screened from adjoining property and public rights-of-way if required by the zoning district in which the property is located.
    ii. *Screening standards.* Any of the following types of screening will satisfy the requirements of subsection.

1. *Screening alternate A.* Screening alternate A shall consist of a solid masonry or concrete wall.
2. *Screening alternate B.* Screening alternate B shall consist of a landscaped earthen berm. Side slopes of berms shall have a minimum of two feet of horizontal distance for each one foot of height. Berms shall contain such drainage provisions as may be required by the ordinances of the city.
3. *Screening alternate C.* Screening alternate C shall consist of a solid wood fence.
4. *Screen alternative D.* Screening alternative D shall consist of an evergreen hedge at least two-thirds the minimum height required at the time of planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen which shall be at least the minimum height required within two years after time of planting.

iii. *Fencing Along Division Street.* Fencing shall be like the fencing seen below (Ameristar Montage or approved equal) along the single-family residential area. Fencing in all other areas along Division Street are not required but may be installed. If installed, the fence must also match the Ameristar Montage style. Wood fencing is not allowed in any locations.

iv. *Fencing Along Le Compte Road.* Fencing shall be like the fencing seen below (Ameristar Montage or approved equal). Wood fencing is not allowed in any locations.



v. *Maintenance.* The owner of the property shall be responsible for maintaining, in a neat and orderly manner at all times, all required screening materials. Plant materials which die shall be replaced with healthy plant material of similar variety and meeting the size requirement of this section

vi. *Buffer areas.* Whenever landscaping and bufferyards of this P.D. requires the installation of a buffer area, the screening required by this section should be construed to be an additional requirement.

9. Exterior Lighting

a. The requirements and standards of the Springfield Zoning Ordinance, in effect at the time of the time of development shall apply.

10. Access to Public Thoroughfares

a. Access to the public street system, as shown on the attached exhibits, shall be governed by the existing standards as permitted by the City of *Springfield* in effect at the time of development for the applicable street classification.

b. Internal public roadways are proposed as Local Residential classification and shall have a dedicated 50 foot right of way. Division is classified as a Primary Arterial and Le Compte is classified as a Secondary Arterial.
c. Internal and external site triangles will be provided in accordance with City of Springfield design standards:

RIGHT-OF-WAY TRIANGLE REQUIREMENTS

Intersection of / With	Expressway	Primary Arterial	Secondary Arterial	Collector		Non-Residential Local	Residential Local	Marginal Access
Expressway	A	A	A	B		B	B	B
Primary Arterial	A	A	A	B		B	C	C
Secondary Arterial	A	A	B	B		C	D	D
Collector	B	B	B	C		C	D	D
Non-Res. Local	B	B	C	C		C	D	E
Residential	B	C	D	D		D	E	E
Marginal Access	B	C	D	D		E	E	E

KEY:
A – 100' X 100' ROW triangle w/separate right turn lanes
B – 30' X 30' ROW triangle w/50' corner radii
C – 10' X 10' ROW triangle w/30' corner radii (or 15' ROW radius)
D – 10' X 10' ROW triangle w/20' corner radii (or 15' ROW radius)
E – No ROW triangle w/15' corner radii

11. Signs

a. The requirements and standards of the Springfield Zoning Ordinance, in effect at the time of development, shall apply.

12. Required Improvements

a. 1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:
    i. construct the required improvements; or
    ii. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.

b. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
    i. the required improvements are completed prior to occupancy of the structures; or
    ii. the Director of Public Works has determined that:
        1. any incomplete required improvements have little or no effect on the occupancy of the facility; or
        2. conditions beyond the control of the contractor, i.e., strikes, weather, etc., have delayed the completion of the improvements.
    iii. If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public

Works that the required improvements will be completed as required by this ordinance within a reasonable time.

c. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
    i. Street improvements as defined in the approved traffic study.
    ii. Sanitary sewer facilities required to provide public sanitary service to each parcel.
    iii. Storm water regional management facilities as shown in the attached exhibits.

d. Improvement Standards.
    i. Improvements shall conform to the following standards.
    ii. All new utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

13. Maintenance of Common Areas and Facilities

a. The maintenance of common areas, all amenities, and stormwater facilities (ponds, basins, and stream corridor) within the Planned Development shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

14. Phasing

a. Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

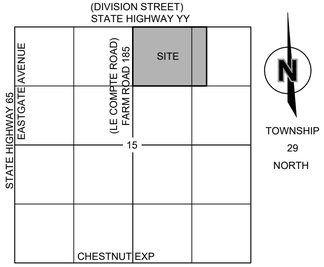
    i. The development is anticipated to be completed in 3 phases. The first phase is anticipated to be completed within 2 years of zoning approval, at the latest.

15. Final Development Plan

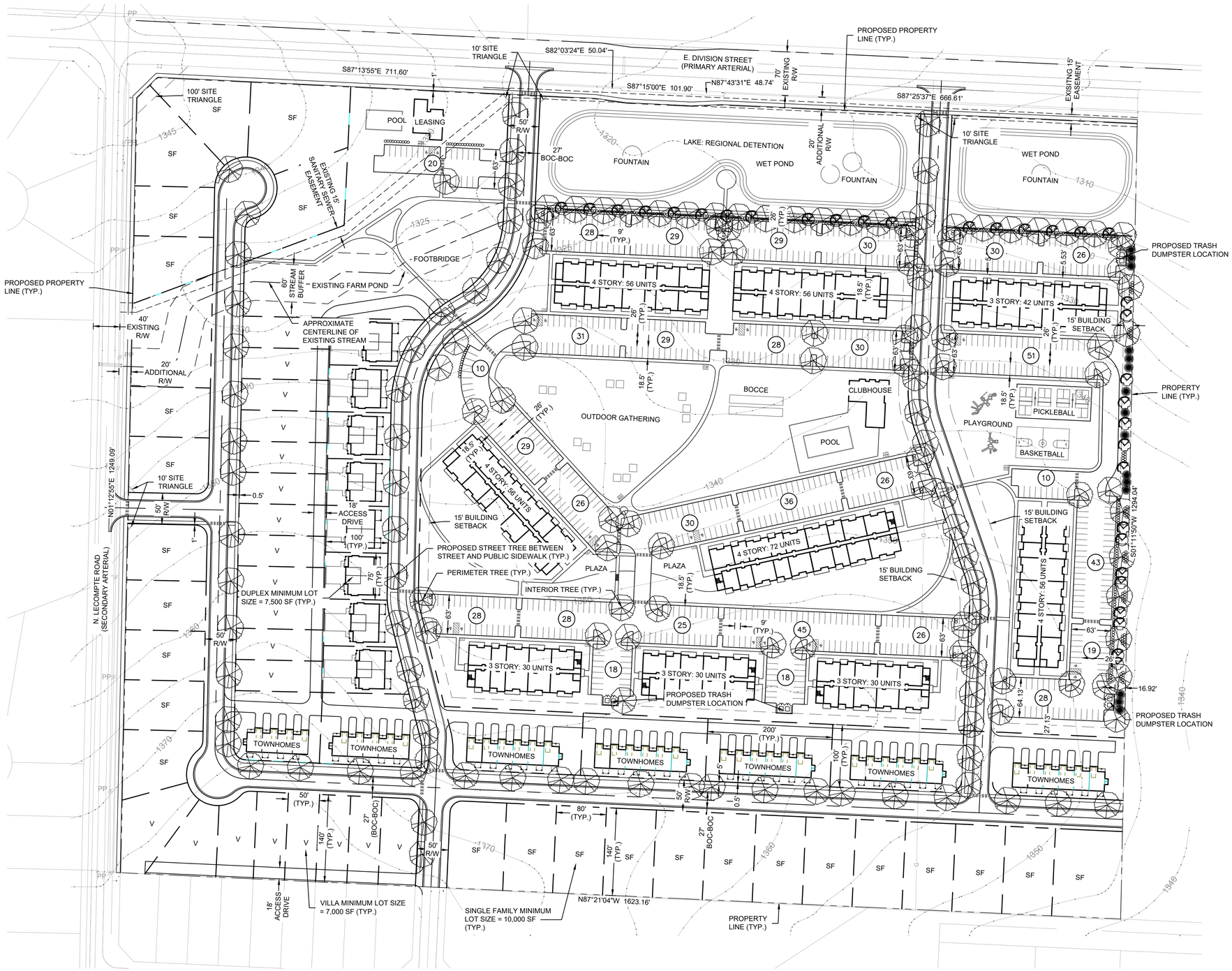
a. A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Administrative Review Committee and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development plan. Final development plans designating the location of uses shall be submitted to the Administrative Review Committee, either as a whole or in phases.

    1. The intent of Exhibit 2 is to illustrate the general improvements. The site plan is subject to change but will maintain conformance with the stipulations mentioned above. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by Subsection 36-405 (9) (c) of the Springfield Zoning Ordinance.

2. The final development plan shall be submitted for Pre-Development Review and then submitted to the Administrative Review Committee for review. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan per section 36-405 (9) (c). Such authority shall not, however, be construed to permit:
    A. Any uses within the District other than those specifically prescribed by the ordinance.
    B. Any increase in the intensity of use permitted within the district.



LOCATION SKETCH
SCALE 1" = 2000'



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINES
- LOT LINES
- ROAD CENTERLINE
- EASEMENT LINES
- SETBACK LINES

MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com

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FAX 417.890.8805
Olsson - Landscape Architecture
Missouri COA #2005000285

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

PLANNED DEVELOPMENT EXHIBIT
SITE PLAN

NAPREDAK BUILDERS, LLC
3830 E. DIVISION STREET

SPRINGFIELD, MISSOURI

2025

drawn by: RPJ
designed by: JKE
project no.: 025-01404
date: 06.09.2025

SHEET
1 of XX

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DATE: Jun 05, 2025 10:39am USER: tdrake

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hdesigngroup

apartments
townhome
duplex
single-family lot
villa lots

June 3rd, 2025

division & le compte development

master plan

townhome elevation example

apartment elevation example

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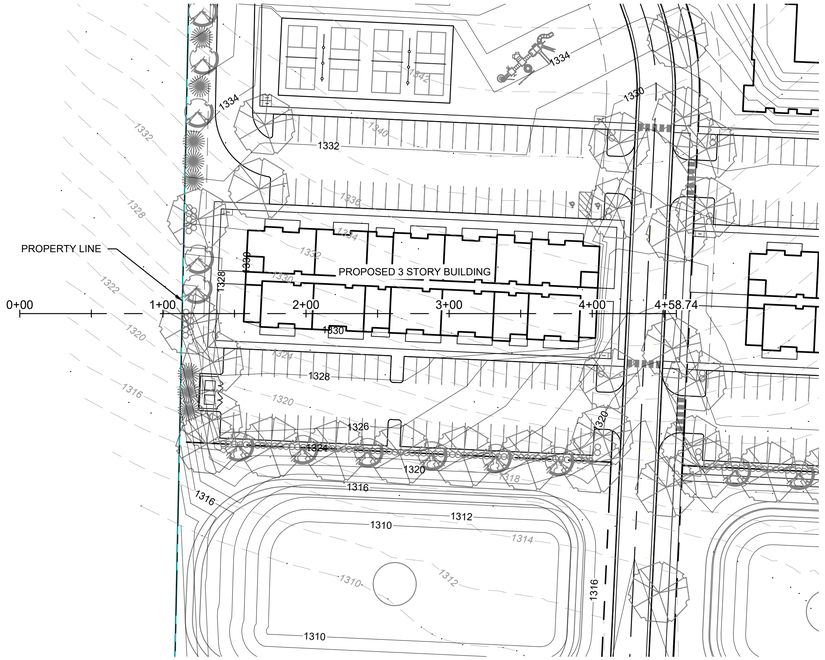
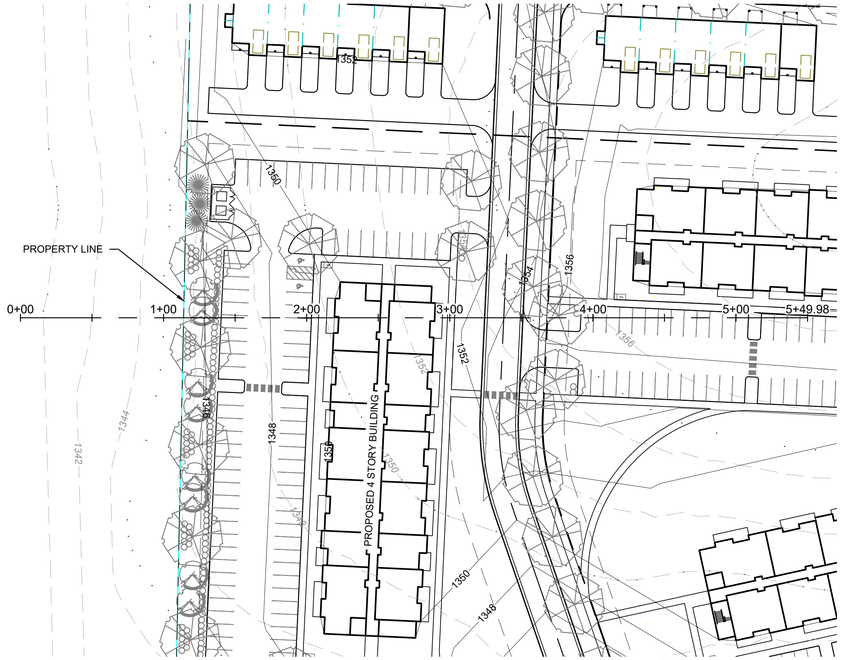
hdesigngroup

May 29, 2025

division & le compte development

elevations





LEGEND

PROPERTY LINE

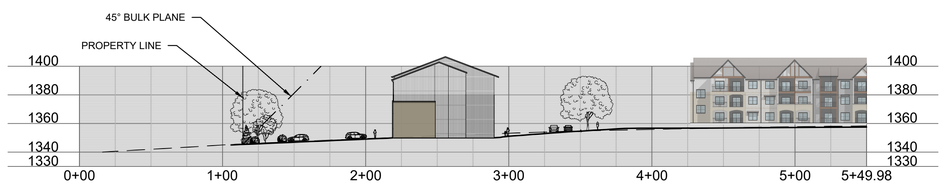
EASEMENT LINE

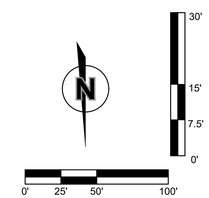
1300 EXISTING CONTOUR

1300 FINISH GRADE CONTOUR

SITE SECTION #1
STA: 0+0.00 - 4+58.74

SITE SECTION #2
STA: 0+0.00 - 5+49.98





MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com

olsson

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Springfield, MO 65806

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TEL 417.890.8802
FAX 417.890.8805

Olsson - Landscape Architecture
Missouri COA #2005000285

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

PLANNED DEVELOPMENT EXHIBIT
PRELIMINARY SITE SECTIONS PLAN

NAPREDAK BUILDERS, LLC
3830 E. DIVISION STREET

SPRINGFIELD, MISSOURI

2025

drawn by: RPJ
designed by: JKE
project no.: 025-01404
date: 06.09.2025

SHEET
2 of XX

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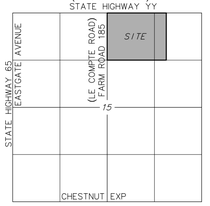
SURVEY FOR NAPREDAK BUILDERS, LLC

A PART OF THE NORHTEAST QUARTER OF SECTION 15, TOWNSHIP 29 NORTH, RANGE 21 WEST

GREENE COUNTY, MISSOURI

3830 E DIVISION STREET, SPRINGFIELD, MO



LOCATION SKETCH

SCALE 1" = 2000'

0 50' 100' 200'

SCALE 1" = 100'

BASIS OF BEARINGS

GRID NORTH MISSOURI COORDINATE SYSTEM OF 1983 CENTRAL ZONE

CONTOUR INTERVAL 5'

SITE BENCHMARK

Elevation Benchmarks: GR09AZ
Intersection: Lecompte @ Division
Location: SW Quadrant
Set By: DNR
Northing: 507,002.41
Easting: 1,431,912.62
Elevation (feet): 1,348.55

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 01°11'50" W	34.39'
L-2	N 45°43'33" E	63.16'
L-3	S 82°03'24" E	50.04'
L-4	S 87°15'00" E	101.90'
L-5	N 87°43'31" E	48.74'

POINT OF COMMENCING
NW COR. NW 1/4 NE 1/4
SEC. 15, T 29 N, R 21 W

SPRINGFIELD UNDERGROUND INC

WHITE SHIRTS LLC
BOOK 2022 PAGE 031500-22

SPRINGFIELD UNDERGROUND INC
BOOK 2602 PAGE 0022

STATE HIGHWAY YY

(DIVISION STREET)

16" WATER LINE

6" GAS LINE

NORTH LINE NE 1/4 SEC. 15

S 87°17'03" E 1640.54'

EXISTING RIGHT OF WAY LINE

FUTURE DEDICATED RIGHT OF WAY

S 87°13'55" E 711.60'

S 87°25'37" E 666.61'

GR-09 AZ

POINT OF BEGINNING

CROMWELL LANE

COOPER ESTATES SEVENTH ADDITION
PLAT BOOK MM PAGE 61

PENCHURCH LANE

(LE COMPTE ROAD)
FARM ROAD 185

EASTGATE AVENUE RIGHT OF WAY

FUTURE DEDICATED RIGHT OF WAY

N 01°12'55" E 1249.09'

S 01°11'50" W 1294.04'

EXISTING POND

FAYE LYNNETTE JENKINS TRUST
BOOK 2010 PAGE 001057-10

48.16 ACRES

FUTURE DEDICATED RIGHT OF WAY 1.37 ACRES
NET AREA 46.79 ACRES

PHILLIP M STOCKER, TRUST
BOOK 2008 PAGE 010422-08

CONNECTION FEE TO PIERSON CREEK PH 1 TRUNK SEWER $0.0147 PER SQUARE FOOT.

COOPER ESTATES TENTH ADDITION
PLAT BOOK NN PAGE 69

COOPER ESTATES EIGHTH ADDITION
PLAT BOOK PP PAGE 17

NEWCASTLE AVENUE

FENCHURCH LANE

KENSINGTON DRIVE

BRISTOL PARK SUBDIVISION
PLAT BOOK AAA PAGE 56

BROOKDALE TERRACE
(PUBLIC ROAD)

DAWYERS ROAD
(PUBLIC ROAD)

BROOKDALE TERRACE
(PRIVATE ROAD)

HIGH RIDGE DRIVE
(PRIVATE ROAD)

COMMON AREA

N 87°21'04" W 1623.16'

DEED LEGAL DESCRIPTION

BOOK 2010 PAGE 001057-10

ALL OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4), AND THE WEST TEN (10) ACRES OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) ALL IN SECTION FIFTEEN (15), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-ONE (21) WEST IN GREENE COUNTY, MISSOURI, AND CONTAINING FIFTY (50) ACRES, MORE OR LESS AND EXCEPT ANY PART USED FOR PUBLIC ROADWAYS.

SURVEY PROPERTY DESCRIPTION

A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 29 NORTH, RANGE 21 WEST, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE SOUTH 87°17'03" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1640.54 FEET; THENCE SOUTH 01°11'50" WEST, 34.39 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY "YY"; THENCE CONTINUING SOUTH 01°11'50" WEST, 1294.04 FEET TO THE NORTH LINE OF BRISTOL PARK SUBDIVISION RECORDED IN PLAT BOOK AAA PAGE 56, GREENE COUNTY RECORDER'S OFFICE; THENCE NORTH 87°21'04" WEST ALONG THE NORTH LINE OF SAID BRISTOL PARK SUBDIVISION, 1623.16 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FARM ROAD 185; THENCE NORTH 01°12'55" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1249.09 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY "YY"; THENCE NORTH 45°43'33" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 63.16 FEET; THENCE SOUTH 87°13'55" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 711.60 FEET; THENCE SOUTH 82°03'24" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 50.04 FEET; THENCE SOUTH 87°15'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 101.90 FEET; THENCE NORTH 87°43'31" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 48.74 FEET; THENCE SOUTH 87°25'37" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 666.61 FEET TO THE POINT OF BEGINNING, AND CONTAINING 48.16 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

LEGEND

S/E	SANITARY SEWER EASEMENT
1350	EXISTING CONTOURS
	PROPERTY LINE
OHE OHE	OVERHEAD ELECTRIC
SAN SAN	EXISTING SANITARY SEWER LINE
W W W	EXISTING WATER LINE
G G G	EXISTING GAS LINE
C C C	UNDERGROUND CABLE
MH	SANITARY SEWER MANHOLE
PP	POWER POLE
FH	FIRE HYDRANT
CB	CABLE BOX

REFERENCE RESEARCH

SURVEY BY HOOD RICH
DONALD L. RICH LS 1215
DATED 1-11-1988
DOC NAME Y2311377

SURVEY BY WILSON SURVEYING
RICK WILSON PLS 1970
DATED 12-23-1997
SURVEY RECORD
BOOK 5490 PAGE 623

FINAL PLATS
BRISTOL PARK SUB
PLAT BOOK AAA PAGE 56
COOPER ESTATES SEVENTH ADD
PLAT BOOK MM PAGE 61
COOPER ESTATES TENTH ADD
PLAT BOOK NN PAGE 69
COOPER ESTATES EIGHTH ADD
PLAT BOOK PP PAGE 17

STATE HIGHWAY YY
MO-DOT RIGHT OF WAY PLANS

WARRANTY DEEDS
BOOK 2010 PAGE 001057-10
BOOK 2008 PAGE 010422-08

DECLARATION:

Global Precision Surveying, LLC. hereby declares to NAPREDAK BUILDERS, LLC *The information contained hereon is based on an actual survey of the land described above, which was performed to the best of company knowledge and belief in accordance with the minimum standards for property boundary surveys as promulgated for the state of Missouri by the Board of Architects, Professional Engineers and Land Surveyors; and the Missouri Department of Natural Resources; and based on information provided by the lender. Monuments and pins shown as set were placed under my personal supervision. Physical evidence of improvements as shown is from information obtained by visual inspection of the premises. Easements shown are those written, provided, or discovered and may not be all inclusive. Apparent ownerships as shown are those based on information provided by others and do not represent an opinion as to title. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. No attempt has been made as part of this survey to obtain or show data concerning existence, size depth, condition, capacity, or location of any underground utility. For information regarding these utilities please contact the appropriate agencies. No attempt has been made as a part of this boundary survey to obtain or show data concerning the existence of or the location of floodways and sinkholes. Existing fences are located at the corners of the property and may not be on the property line between the corners. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.*

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP # 29077 C 0352 E DATED 12-17-2010

Lawrence E. Jansen 5-31-23

LAWRENCE E. JANSEN PLS 2385 DATE

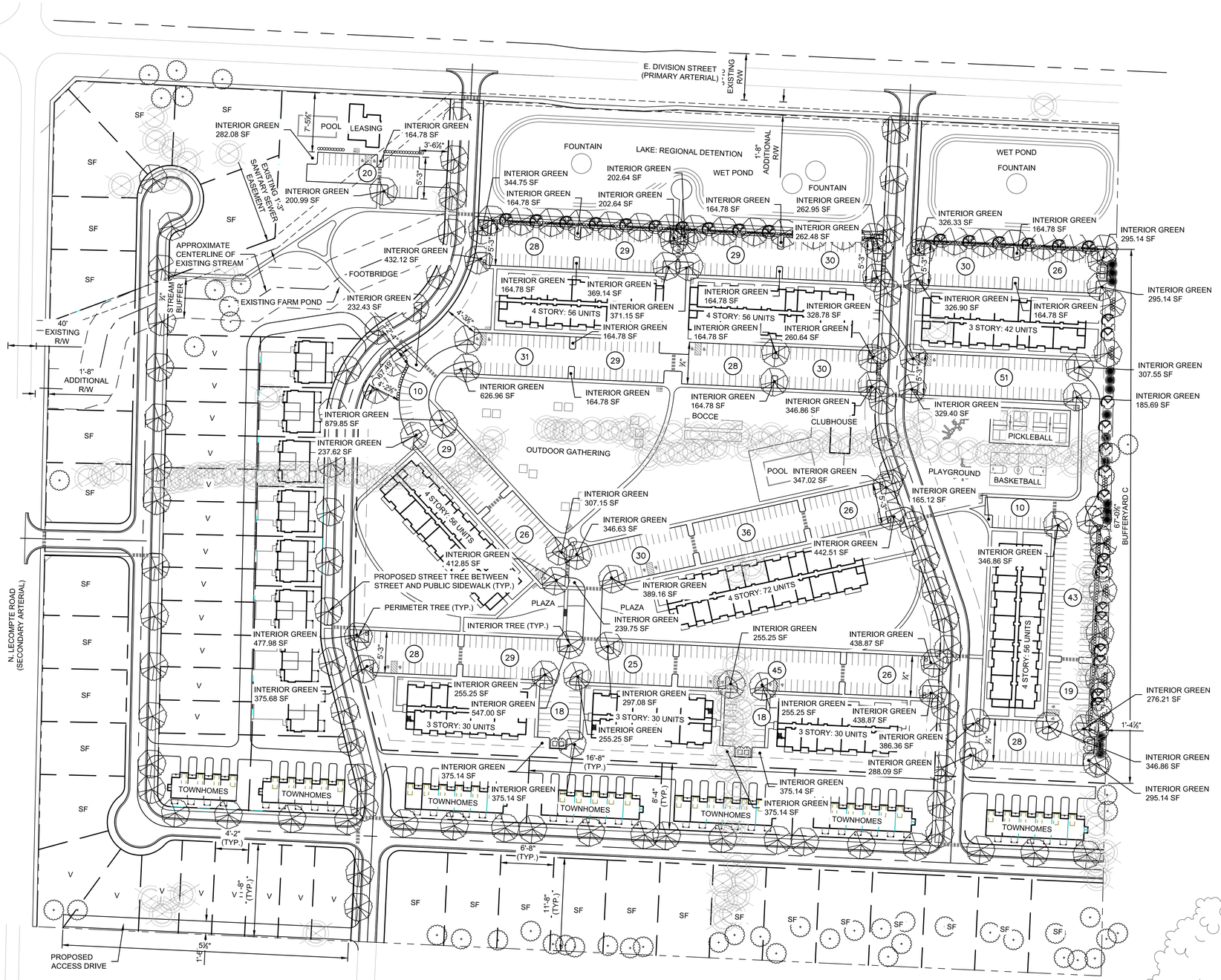
CLASS "URBAN" SURVEY

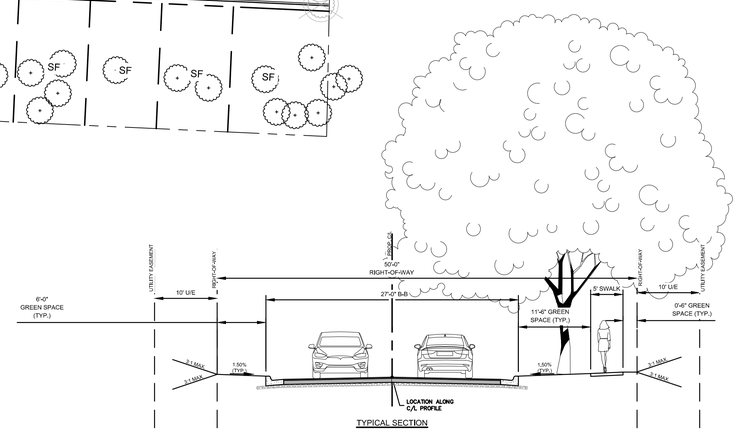
EIP ● -- EXISTING IRON PIN
SIP ○ -- SET IRON PIN
--X--X-- FENCELINE
P - PLAT DISTANCE
M - MEASURED DISTANCE
D- DEED DISTANCE

Job No.: 2305-001
Date: 5-31-2023
Location: SPRINGFIELD, MO
3830 E DIVISION STREET

STATE OF MISSOURI
LAWRENCE EUGENE JANSEN
NUMBER LS-2385
REGISTERED LAND SURVEYOR
5-31-23

GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE (417) 883-0300 FAX (417) 883-0335
CERTIFICATE OF AUTHORITY
NUMBER LS-2010000563





LANDSCAPE LEGEND

- EXISTING TREES TO BE REMOVED. ALL OTHER EXISTING TREES TO BE PRESERVED. (SEE EXISTING TREE REMOVAL TABLE ON SITE CALCULATION SHEET)
- NEW SHADE TREE
- NEW UNDERSTORY TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- EXISTING TREE TO REMAIN

LEGEND

- SF — SINGLE FAMILY LOT
- V — VILLA LOT
- (X) — PARKING COUNT

NOTE: IF ADDITIONAL EXISTING TREES ARE REMOVED AS A RESULT OF CONSTRUCTION (FOR EXAMPLE, DUE TO UTILITY LINE INSTALLATION), THEN THEY WILL BE REPLACED 1 FOR 1.

olsson

550 East St. Louis Street
Springfield, MO 65806

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TEL 417.890.8802
FAX 417.890.8805

Olsson - Landscape Architecture
Missouri COA #2005000285

REV. NO.	DATE	DESCRIPTION	BY
		REVISIONS	

PLANNED DEVELOPMENT EXHIBIT
LANDSCAPE PLAN

NAPREDAK BUILDERS, LLC
3830 E. DIVISION STREET

SPRINGFIELD, MISSOURI

2025

N

0' 40' 80' 160'
SCALE IN FEET

drawn by: RPJ
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SHEET
4 of XX

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DATE: Jun 05, 2025 10:39am USER: tdrake

LANDSCAPE CALCULATIONS:

Property is Zoned A-1 Agriculture (Greene County), rezoning to PD (mixed residential) and annexing into Springfield MO
Adjacent Property Zoning
North - IC with COD 210, and PD 229 AMD-2
East - GR (Greene County))
South - R-SF (varying density)
West - PD 19 - Cooper Estates single family subdivision

Apartment, Clubhouse and Leasing Office Areas
Impervious Area = 536,132.77 SF
Pervious Area = 588,587.57 SF
Total Lot Area = 1,124,720.28 SF
Total Open Space Required = 20%
Total Open Space Provided = 52.33%

PERIMETER LANDSCAPING

Northern Boundary - Adjacent to E. Division Street. No buffer requirement. No parking lot within 50' of the right-of-way, therefore, no screening requirement.

However, plantings are proposed in the PD to screen the northernmost apartment parking lots from the street. This includes canopy trees spaced at 50' with understory trees between them and a solid evergreen hedge paralleling the curb (with separation between the curb and hedge to accommodate bumper overhang).

Eastern Boundary - No street frontage. Adjacent property is A-1 Agriculture (with a single family use). Bufferyard C is proposed.
803 LF of eastern boundary
Per 100 LF of Bufferyard C (15' depth) landscape, provide 1 canopy tree, 2 understory or ornamental, 2 evergreen tree, and 4 shrubs
For 20' minimum depth quantities are reduced to 80% of the required total. Therefore:
Perimeter Landscape Required = 8 canopy trees, and 15 understory or ornamental, 15 evergreen tree, and 72 shrubs
Perimeter Landscape Provided = 8 canopy trees, and 15 understory or ornamental, 15 evergreen tree, and 72 shrubs

Plus Headlight Screening

Southern Boundary - No street frontage. Adjacent property is single family residential and proposed use is single family residential, no buffer requirements.

Western Boundary - Adjacent to N. LeCompte Road. No buffer requirement No parking lot within 50' of the right-of-way, therefore, no screening requirement.

Parking Lots within the site within 50' of New Street Right-of-way - Street frontage requires the following perimeter.
There is typically 63 LF of parking lot frontage for each location.
Required = 10 SF of perimeter green per each LF of Street Frontage
Required = 10 x (63 LF less 27' driveway) = 360 SF of perimeter green
Provided = 360 SF of perimeter green
Per 100 LF of perimeter landscape, provide 1 canopy tree, 1 understory or ornamental or evergreen tree, and 4 shrubs
Perimeter Landscape Required = 1 canopy tree, and 1 understory or ornamental or evergreen tree, and 4 shrubs
Perimeter Landscape Provided = 2 canopy trees, and 4 shrubs.

Streetscape Trees - To soften the site views and provide pedestrian scale, street trees are proposed for the PD at a minimum spacing of one street tree per LF of new right-of-way internal to the development. This excludes the E. Division Street and N. LeCompte Road right-of-ways.

INTERNAL LANDSCAPING

Leasing Office
5% of vehicular use area
Vehicular Use Area = 9,006 SF x 5% = 450 SF required parking island(s)
Interior Trees required = 1 canopy tree OR two understory trees per 30 parking spaces (or 12,000 SF) - 20 parking spaces (or 9,006 SF) = 1 trees required
Interior Island SF and Trees provided = 648 SF parking island(s) and 1 canopy tree

Apartments & Clubhouse
5% of vehicular use area
Vehicular Use Area = 262,936.91 SF x 5% = 13,146.85 SF required parking island(s)
Interior Trees required = 1 canopy tree OR two understory trees per 30 parking spaces (or 12,000 SF) - 787 parking spaces (or 262.937 SF) = 26 trees required
Interior Island SF and Trees provided =19,322.90 SF parking island(s) and 32 canopy tree

Public R.O.W. Tree Replacement
Each removed R.O.W. tree will be replaced at a rate of 1:1 with a tree of 2" caliper at installation.

1 existing right-of-way tree removed (refer to table on this sheet)
Required: 1 replacement R.O.W. trees
Provided: 1 replacement R.O.W. trees (within the new internal street R.O.W.)

Private Site Tree Replacement
A tree 6" or greater in diameter must be preserved or replaced with a tree of at least 2" in diameter - for a maximum total of 7 trees per acre. Trees meeting the landscape requirements in the zoning ordinance may be counted toward this requirement.

140 existing site trees removed (refer to table on this sheet)
Required: 140 replacement trees
Provided: 140 replacement trees (many are proposed within the new street R.O.W.)

Headlight Screening
Parking does not face directly into Residential property.
NO additional screening required.

Bike Parking
2 Bike spaces can be substituted for each required automobile space.
Therefore, up to 78 (maximum) automobile spaces can be removed.

Provided: 32 Bike racks; allowing for 64 bikes

PROPOSED ZONING:

PLANNED DEVELOPMENT

UNIT TABULATION:

MULTI FAMILY:

1 BEDROOM UNITS	150 UNITS
2 BEDROOM UNITS	246 UNITS
3 BEDROOM UNITS	32 UNITS
SUBTOTAL	428 UNITS

RESIDENTIAL LOTS	QTY	
10,000 S.F. SINGLE FAMILY LOTS	26	26 UNITS
7,000 S.F. VILLA LOTS	20	20 UNITS
7,500 S.F. DUPLEX LOTS	8	16 UNITS
TOWNHOMES	7	40 UNITS
SUBTOTAL		102 UNITS

530 TOTAL UNITS ON 48.16 ACRES = 11 DU PER ACRE

MAX BUILDING HEIGHT: 4-STORY BUILDING

LOT SIZES & SETBACKS

SINGLE FAMILY
MINIMUM LOT AREA = 10,000 SQUARE FEET
MINIMUM LOT WIDTH = 80 FEET
MINIMUM LOT DEPTH = 125 FEET
MINIMUM SETBACKS
FRONT: 20 FEET
BACK: 25 FEET
SIDE: 5 FEET
SIDE YARD: 15 FEET
MAXIMUM STRUCTURE HEIGHTS: 2 STORIES EXCLUDING BASEMENT

DUPLEX
MINIMUM LOT AREA = 7,500 SQUARE FEET
MINIMUM LOT WIDTH = 75 FEET
MINIMUM LOT DEPTH = 100 FEET
MINIMUM SETBACKS
FRONT: 15 FEET
BACK: 20 FEET
SIDE: 5 FEET
SIDE YARD: 15 FEET
MAXIMUM STRUCTURE HEIGHTS: 2 STORIES EXCLUDING BASEMENT

VILLA
MINIMUM LOT AREA = 7,000 SQUARE FEET
MINIMUM LOT WIDTH = 50 FEET
MINIMUM LOT DEPTH = 100 FEET
MINIMUM SETBACKS
FRONT: 10 FEET
BACK: 20 FEET
SIDE: 5 FEET
SIDE YARD: 10 FEET
MAXIMUM STRUCTURE HEIGHTS: 2 STORIES EXCLUDING BASEMENT

TOWNHOME
MINIMUM LOT AREA = 20,000 SQUARE FEET
MINIMUM LOT WIDTH = 200 FEET
MINIMUM LOT DEPTH = 100 FEET
MINIMUM SETBACKS
FRONT: 5 FEET
BACK: 20 FEET
SIDE: 5 FEET
SIDE YARD: 15 FEET
MAXIMUM STRUCTURE HEIGHTS: 2 STORIES EXCLUDING BASEMENT

APARTMENT
MINIMUM SETBACKS
FRONT: 5 FEET
BACK: 15 FEET
SIDE: 15 FEET
SIDE YARD: 15 FEET
MAXIMUM STRUCTURE HEIGHTS: 4 STORIES EXCLUDING BASEMENT

APARTMENT PARKING CALCULATIONS:

RESIDENTIAL PARKING
(150) 1 BED @ 1.5/ = 225
(278) 2 AND 3 BED @ 2/ = 556
GROSS PARKING REQUIRED BY CITY = 781
STANDARD MULTIFAMILY PARKING CODE

PARKING ADJUSTMENTS

UNIT COUNT >50 (1/10 UNITS OVER 50)
(781-50) / 10 = -73 MAX.

BIKE REDUCTION = 10% = -78 MAX.
(78 BIKE RACKS WITH 2 BIKES EACH)

NET RESIDENTIAL REQUIRED BY CITY = 630 MIN.
STANDARD MULTIFAMILY PARKING CODE

TOTAL PARKING SPACES PROVIDED = 787 (INCLUDING 18 ADA)
TOTAL BIKE RACKS PROVIDED = 30 BIKE RACKS (2 BIKES ON EACH)

THE LEASING OFFICE FOR THE RESIDENTIAL PROPERTIES HAS 20 PARKING SPACES AND 2 BIKE RACKS (2 BIKES ON EACH)

OPEN SPACE/GREEN AREA:

APARTMENT, CLUBHOUSE AND LEASING OFFICE
TOTAL AREA = 1,124,720 SF
OPEN SPACE REQUIRED = 20% MIN.
OPEN SPACE PROVIDED = 588,587.51 SF (52.33%)

TOWNHOMES
TOTAL LOT SIZE = 100' X 200' (20,000 SF)
OPEN SPACE REQUIRED = 20% MIN.
OPEN SPACE PROVIDED = 8,590 SF (42%)

DUPLEXES
TOTAL LOT SIZE = 75' X 100' (7,500 SF)
OPEN SPACE REQUIRED = 30% MIN.
OPEN SPACE PROVIDED = 3,300 SF (44%)

VILLAS
TOTAL LOT SIZE = 70' X 100' (7,000 SF)
OPEN SPACE REQUIRED = 30% MIN.

SINGLE FAMILY
TOTAL LOT SIZE = 80' X 125' (10,000 SF)
OPEN SPACE REQUIRED = 30% MIN.

EXISTING SITE TREE REMOVAL TABLE	
SIZE	**NUMBER REMOVED**
6" AND GREATER	140
196 EXISTING TREES ONSITE	
140 EXISTING TREES REMOVED	
56 EXISTING TREES REMAIN	

EXISTING R.O.W. TREE REMOVAL TABLE	
SIZE	**NUMBER REMOVED**
6" AND GREATER	1
4 EXISTING TREES IN R.O.W.	
1 EXISTING TREES REMOVED	
3 EXISTING TREES TO REMAIN	

ENGINEER:

OLSSON
RICKY HAASE
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
TELE: (417) 890-8802
FAX: (417) 890-8805

SURVEYOR:

GLOBAL PRECISION SURVEYING, LLC.
P.O. BOX 790
REPUBLIC, MO 65738
TELE: (417) 883-0300

OWNER/DEVELOPER:

NAPREDAK BUILDERS, LLC.
ATTN: JOSH BRYAN
300 S. JOHN Q. HAMMONS PKWY., SUITE 501
SPRINGFIELD, MO. 65806
TELE: (417) 838-8464

SITE AREA:

TOTAL SITE AREA = 48.16± AC. OR
2,097,793.47± S.F.

BENCHMARKS:

ELEVATION BENCHMARK: GR09AZ
INTERSECTION: LECOMPTE @ DIVISION
LOCATION: SW QUADRANT
SET BY: DNR
ELEVATION=1348.55

PRESENT ZONING:

CURRENT PROPERTY:
A1 - AGRICULTURAL (GREENE COUNTY)

ADJACENT PROPERTY ZONING:

NORTH - IC WITH COD 210, AND PD 229 AMD-2
EAST - GR (GREENE COUNTY)
SOUTH - R-SF (VARYING DENSITY)
WEST - PD 19-COOPER ESTATES SINGLE FAMILY SUBDIVISION

UTILITY COMPANIES:

WATER/ELECTRIC/GAS
CITY UTILITIES OF SPRINGFIELD
2665 S. BLACKMAN ROAD
SPRINGFIELD, MO 65809
CONTACT: DEVELOPER SERVICES
PH: (417) 831-8888
EMAIL: Developer_Services@cityutilities.net

SANITARY
CITY OF SPRINGFIELD -
ENVIRONMENTAL SERVICES
840 BOONVILLE AVENUE
SPRINGFIELD, MO 65802
CONTACT: MATT TAYLOR
PH: (417) 864-1934
EMAIL: mtaylor@springfieldmo.gov

STORM SEWER
CITY OF SPRINGFIELD -
STORMWATER SERVICES DEPT.
840 BOONVILLE AVENUE
SPRINGFIELD, MO 65802
CONTACT: JOSEPH CODICHINI
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SPRINGNET
301 E. CENTRAL STREET
SPRINGFIELD, MO 65802
CONTACT: BETHANY FORRESTER, P.E.
PH: (417) 831-8529
EMAIL: bforrester@springnet.net

EXAMPLE PLANT LIST (SPECIES MAY BE MODIFIED DURING FINAL DESIGN)

Qty	Abbrev.	Scientific Name	Common Name	Size	Notes
Canopy Trees					
XX	TH	Gleditsia triacanthos v. inermis 'SKYLINE'	Thornless Honeylocust	2" Caliper	Canopy
XX	BG	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2" Caliper	Canopy
XX	SO	Quercus coccinea	Scarlet Oak	2" Caliper	Canopy
XX	WO	Quercus nigra	Water Oak	2" Caliper	Canopy
XX	PE	Ulmus americana 'Princeton'	Princeton Elm	2" Caliper	Canopy
XX	YW	Cladrastis kentukea	Yellow wood	2" Caliper	Canopy
Evergreen Trees					
XX	IA	Ilex x attenuata	Foster Holly	5' Ht. min.	Evergreen
XX	JC	Juniperus chinensis 'Keteleen'	Keteleen Juniper	5' Ht. min.	Evergreen
XX	PS	Pinus strobus	Eastern White Pine	5' Ht. min.	Evergreen
Understory Trees					
XX	RB	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Caliper	Understory
XX	EH	Ostrya virginiana	Eastern Hophornbeam/Ironwood	2" Caliper	Understory
XX	SB	Amelachier arborea	Serviceberry	2" Caliper	Understory
XX	FT	Chionanthus virginicus	White Fringe Tree	2" Caliper	Understory
Shrubs					
xx	IH	Illex glabra	Inkberry Holly	5 Gallon	18" min. installed height after pruning (immediately following installation)
xx	WH	Illex verticilliata	Winterberry Holly	5 Gallon	18" min. installed height after pruning (immediately following installation)
xx	NB	Physicarpus opulifolius	Ninebark	5 Gallon	18" min. installed height after pruning (immediately following installation)
xx	FS	Rhus aromatica	Fragrant Sumac	5 Gallon	18" min. installed height after pruning (immediately following installation)
xx	VS	Itea virginica	Virginia Sweetspire	5 Gallon	18" min. installed height after pruning (immediately following installation)
Perennials					
xx	EA	Echinacea angustifolia	Purple Coneflower	1 Gallon	
xx	HS	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gallon	
xx	RH	Rudbeckia hirta	Black Eyed Susan	1 Gallon	

olsson
550 East St. Louis Street
Springfield, MO 65806
olsson.com
TEL 417.890.8802
FAX 417.890.8805
Olsson - Landscape Architecture
Missouri COA #2005000285

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

PLANNED DEVELOPMENT EXHIBIT
SITE CALCULATIONS

NAPREDAK BUILDERS, LLC
3830 E. DIVISION STREET

SPRINGFIELD, MISSOURI

2025

drawn by: RPJ
designed by: JKE
project no.: 025-01404
date: 06.09.2025

SHEET
5 of XX

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DATE: Jun 06, 2025 7:43am USER: jearnhart

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF *(existing zoning)* to Planned Development *(proposed zoning)*
2. Meeting Date & Time: June 26, 2025 from 4:00-6:30 pm
3. Meeting Location: Greenstay Hotel and Suites 222 N Ingram Mill Ave, Springfield, MO
4. Number of invitations that were sent: 100
5. How the mailing list was generated: City of Springfield Generated List
6. Number of neighbors in attendance (attach a sign-in sheet): 89
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

   See attached document.

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

   See attached document.

I, Ricky Haase *(print name)*, attest that the neighborhood meeting was held on June 26, 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 G Haase
Signature of person completing affidavit

Ricky Haase
Printed name of person completing affidavit

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
June 26, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Jessica Ingram	4038 E. High Ridge Dr Springfield MO 65802	417 569-8166
Jo & Bob Sherbo	3824 E Brookdale Springfield Mo 65802	417 839 7365
Gayla Floyd	1305 N Fenchurch La Spfd MO 65802	417-818-1118
Michelle Holder	1210 N. New Castle	417-770-4177
Carla Jones	3941 E Windsmore Dr	636-229-2871
Will Potter	3941 E. Windsmore P	417-813-3156
Connie Kaiser	3893 E Windsmore	914-720-6247
Erica Gaynor	3965 E Windsmore	417-766-2208
Tim Cluney	1651 N. Bristol Ave.	417-379-9131
Barb Rurak	4035 Brookdale Terr	503-593-4167
Robert + Mary Luke	1306 N Fenchurch Ln	417-848-8528
Janae Jacobs	3905 E Broodale Terr.	417-773-6202

550 St Louis Street / Springfield, MO 65806
O 417.890.8802 / olsson.com

OVER

Pama Bernie Brunner	1155 N. Cheshire Ct.	417-887-5681
Lucian + Patty Mace	1326 N Lennox Ct	380 225890,
Debbie Hawks	1327 N Lennox Ct	417-234-2847
Dennis + Barbara Brozowski	3836 E. Brookdale Ter	417-319-5048
Joyce Snyder	1229 N New Castle Ave	417-849-0359
Jack Howard	1150 N. Cheshire Ct 65803	417-859-7586
Linda Howard	1150 N. Cheshire Ct.	417-818-6666
Linda Hills	1227 N. Yarberry Ct.	417-840-4002

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
June 26, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Phil Jones	1405 N. ARISTOC	309-360-4248
RALPH & BEVERLY TUTER	3840 E. BROOKDALE Dr.	417 332 5854
O.T. & Sharon Brewer	3649 E. Cromwell	417-234-7264
BOB HONG	1122 N. NEW CASTLE	815-685-5420
Kathy Christy	4313 E. KENTBROOK DR.	417.224.2826
Marilyn Dennis	3701 E. Cromwell Lane	417-866-7121
Doug + Jan Block	3505 E Cooper Blvd	417-224-4569
Hubert Morris	3627 E. Sheffield Way	417-818-9031
David Rosenbluth	4459 E Kentbrook	972 834-3634
Ben Shantz	2144 E Republic RD	417-888-1006
Michelle Jacobs	3905 E Brookdale Terrace	417-861-6308

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
June 26, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Donald Melton	3924 E Windsmore Dr	417-830-3918
Nancy Hudson	1360 N. Cooper Blvd	417-863-6061
Ken Albin	4441 E Sherwood St.	417-840-8915
KEITH ABERCROMBIE	1236 NEWCASTLE AV.	417-838-0258
Betty Carroll	3739 E. Cromwell Ln	417 849-4556
David & JoAnn Childers	3811 E. Brookdale Ter.	417-839-5405
Gina & Mark Stillwell	3660 E. Sheffield Way	417-862-7962
Doug & Linda Bayer	3738 E. Cromwell Ln	4178603169
Tim & Leslie Kilgore	1164 N CHESIRE CT	417-880-9227
Sean & Christine Lashmet	1412 N. Cooper Blvd	417-827-6125
Bob & Barbara Schneider	3827 E. Brookdale Terr.	417-343-8554
Brock Jacobs	3905 E Brookdale Terrace	417-773-6481

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Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
June 26, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Ernest & Tracy Curry	851 N. Summercreek Ct Springfield 65802	417-766-0828
Kim & PAT CAREER	1302 N. Fenchurch Ln	417-849-3030
Michael R. Smith	1465 N. Bristol Ave	417-988-4792
MARK NELSON	4404 E. KENTBROOK DR	417-236-4940
David Lawson	719 N. Fairbrooke	417 693-0515
PATE WALKER	3718 E Kimberly Ln	417-866-3688
Jean Grabeel	1241 N Cooper Blvd	417-459-5344
Dale Fagerlund	3638 E Cromwell CT.	417-848-3786
Randy Norwelk	3660 Cromwell	417-664 2879
Jennifer Feller	3819 E Brookdale Ter	605 927 3862
Steve & Noriko Makoski	4225 Bristol Ln.	417-576-0125

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning

June 26, 2025

4:00 p.m. – 6:30 p.m.

LORI Scott 1413 N. Fenchurch Ln Spfld. MO 65802 573 719-4318

Name	Address	Phone
Andy & Jayerman Bamath	771 N. Summercreek Dr.	860-8057
PAT & CAROL BARR	1165 N NEWCASTLE	417-849-1499
Mike & Heather Ulmer	784 N. Fallbrooke Ter	417-399-7300
Maksim & Yelena Popov	3538 E Cooper Blvd	405-326-2731
Norma Goddard	3833 E Brookdale Dr	417-234-0078
Dennis & Brenda Owens	4056 E High Ridge LN.	417-326-9220
Todd Chambers	1393 N. Bristol Ave.	417-889-4444
Lydia & Chris Regier	791 N. Fallbrooke Ter	417-328-8832
Mark Axford	1170 N Scarlet Way	843 566-4105
MIKE & KAREN BOATRIGHT	3823 E. Brookdale Terr	417 840-1346
Allen + Michelle Jacobs	3905 E Brookdale Ter	417-861-6307

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MEETING NOTES

Neighborhood Rezoning Meeting

Project Name:	3830 E Division Street Proposed Development
Project Location:	Springfield, MO
Client:	City of Springfield
Project Manager:	Ricky Haase
Date:	06/26/2025

1) List of verbal comments and how we plan to address any issues:

a) **How many units are going in?**

1) 530 units in total.

2) We answered how many 1, 2, and 3 bedroom apartments there were.

b) **Are those sticks and nails? (What will they be made of)**

1) There is brick, stone, etc. That is all listed in the planned development.

c) **Why are we putting so many people in such a little space?**

1) To provide a mixed/diverse housing type. Not everyone wants a single family home.

d) **Who is paying for public improvements? Is the City contributing?**

1) This project is entirely privately funded. All required design, construction, public improvements, etc are paid for by private funding.

2) The current Le Compte/Division active project has private and public dollars involved.

e) **A lady talked to planning and zoning on September 4th. Property used to be zoned for agricultural purposes. Noted that nobody knew about the switch from agriculture to R-SF nor annexation.**

1) The city doesn't have an agricultural zoning so when the annex happens, it automatically is zoned to R-SF. There was a public notice sent out about the change and annexation. We were not required to do mailers and post signs for this.

f) **Are there hard numbers about how many cars are going to be added or kids added to schools? How many cars are going to be on the road? Can it be handled?**

1) MoDOT owns and operates roads, traffic study has been done, MoDOT is currently reviewing.

2) Please ask the City Council the question about the schools. This project is phases over 5+ years so the impact would not be immediate. School districts have time to plan for this.

g) **What are the results of the traffic study? What is the volume of traffic?**

1) We do not have the traffic study approved yet, but the study includes current traffic volumes, current traffic plus development, and it looks at future growth.

h) **Is there an impact on the schools? Can they handle the extra people? How would children get to school?**

1) That would be a question for the city council. The school districts are made aware of these projects and have time to plan around them.

i) **How many parking spots are planned out?**

1) We provided the number of parking spots, garages, parking in driveways, etc.

j) **Is this R3 zoning?**

1) That would only be if we did the whole development was apartments. We are proposing a planned development.

k) **How much are you charging for rent? What is the price of apartments?**

1) They are on the higher end. APPROXIMATELY $1,300-$1,500 per month for a 1-bedroom apartments. All other units go up for there.

2) The homes will be APPROXIMATELY $400,000-$600,000.

l) **Comprehensive plan of Springfield talks about single family residence only, not apartments. Have we had conversations with the city about a variance other than the comprehensive plan?**

1) That's what this is, we are asking for a higher density to rezone the property.

m) **Nicer living gets destroyed, what is keeping this from getting run down?**

1) Long term residency, developer owns and is keeping rentals, everything is in an HOA, HOA dues are used to upkeep the facilities.

n) **Is there anything built that is a good example of growth?**

1) The Lakes at Wild Horse are very similar for single family. Stone Creek Falls (Republic MO) is the same developer and would be a good example of apartments.

o) **Who is the developer, are they local?**

1) Napredak Builders and Canyon View Capital

p) **Are there provisions for the sinkhole?**

1) Yes, leaving it as greenspace

q) **Have you considered the other development further south of this one?**

1) That is a MoDOT question on what their roadway networks plans for. Our traffic study accounts for our development only.

r) **Is Le Compte Rd going to have a signalized turning area?**

1) There is a turn lane going in on Division and Le Compte at our entrances but the traffic study does not currently recommend a traffic signal at Division and Le Compte.

s) **What happens at the south entry of the property? We had been told it was an emergency exit only.**

1) Connects to road that is stubbed. We have no issue with making it an emergency exit, but the city told us it needs to be an open public street.

t) **When we look at traffic, we must look at the bigger picture, not just the added development. It is all dependent on each other.**

1) MoDOT is doing exactly that. They are looking at the entire area with anticipated uses.

u) **Is Le Compte not being widened?**

1) Yes, it is being widened the entire length between Kearney and Division.

v) **Who at the city is okay with this much traffic in one area?**

1) We have coordinated with Public Works and MoDOT.

w) **What are the target dates?**

1) Breaking ground 1st of next year, at the earliest. 3 phases, finished in 3-5 years, at the quickest.

2) We are still developing the 3 different phases and how it will split up. Generally, will develop from North to South. We would mass grade the entire site initially.

x) **To the east there is a horse farm being sold. If that changes, another development would be there, only further adding to congestion that is already overwhelming.**

1) MoDOT is aware of the area developing.

y) **Is there any intent for this developer to purchase the farm to the east?**

1) No. It was previously talked about.

z) **On the very south side, what type of fencing is going to be between the developments. We want a 6-foot fence.**

1) As of right now, there is no fence being added but we add that.

2) There is a fence along the western edge per coordination with Cooper Estates HOA.

aa) **Neighbor to the south thought there was an access easement on our development.**

1) We said we would review the title work and adjust as needed at time of development.

bb) **We asked "What would everyone like to see?"**

1) It does not fit, figure out a different plan.

2) Neighbors claimed they would be supportive of all single family. We explained that would not work for the project financially due to the cost of land. Also, the Comprehensive Plan states that we need more diverse housing. The missing middle housing is the issue we're trying to address.

cc) **Is the HOA going to allow rentals? What is the quality of the individuals?**

1) There are no short-term rentals. All tenants get background checks and are screened.

dd) **How will this growth impact stormwater?**

1) All the stormwater is going to Division, as it does now. The volume and flow rate will be the same after the development as it is in the current condition as a field.

ee) **All the people are going to have to take their kids to school, adding to traffic.**

1) The idea is that this is the same trip as people heading to work as well.

ff) **Is there any way to know what is on top of the rent and how much HOA fees are?**

1) I do not have the answer to that.

gg) **What happens to the value of current properties?**

1) I do not have the answer to that.

hh) **If this was only single-family residence, how many units would there be?**

1) We don't have the answer to that as we did not create a layout for single family only.

ii) **Would the developer be willing to sell?**

1) I can put you in contact with them if you'd like to negotiate.

jj) **Is this already annexed?**

1) Yes.

kk) **Are those city and commission meetings open to the public?**

1) Yes, each person gets 3 minutes to speak at each.

ll) **What is the size of the development?**

1) Approximately 48 acres.

mm) **Will there be a stoplight at Division and Le Compte?**

1) Not currently, but that is a MoDOT decision

nn) **Are you going to open the road to go into the villas to the south during construction?**

1) This area would not happen until the final phase of construction which is, at the earliest, in 5 years.

oo) **What would be the impact on crime rates? Is there security?**

1) We will have maintenance staff but no security officer.

pp) **What police and fire departments covers this development?**

1) Springfield Police Department

2) We are waiting for a response from the fire department.

qq) **What type of buffer is between the villas and Bristol Park?**

1) By code, we are not required to have buffering, but we are open to adding a fence.

rr) **Does the city put fire gates on public roads? What are fire gates?**

1) It is a Knox box, the fire department can open the gate so the fire can go through, but traffic cannot.

ss) **Who at the city is in charge of this? Can we have names?**

1) All contact information will be available in the Planning and Zoning and City Council packet that is released a few days ahead of the meeting.

J Keith Abercrombie
1236 N New Castle Avenue
Springfield MO 65802

keithabercrombie329@gmail.com

June 23, 2025

City of Springfield
Dept of Planning and Development
P.O. Box 8368
Springfield, Missouri 65801-8368

Ref: Planned Development 392
3830 E Division St

Dear Members of the Board,

We have lived in Cooper Estates for 27 years with our residence backing up to FR185 (LeCompte Road). During this time, we have enjoyed the country view and relatively quite road that runs behind our house. We are certainly not against "growth" and have always anticipated housing developments to spring up east of us. However, the proposed development on the parcel referenced can only be seen as totally unacceptable!

This area is adjacent, and surrounded by, nice single-family homes all of which will suffer dramatic loss of property value should the development be allowed to continue as proposed! Cooper Estates consists on 90 acres and has 242 homes while this development is proposing almost 500 residents on a mere 46 acres! Almost 700 parking spaces! Undoubtably the development will be a congested mess of unsightly apartment buildings and the traffic congestion caused by the volume of vehicles will be unbearable.

THIS DEVELOPMENT CAN NOT BE APPROVED AS PLANNED! Surely the Planning and Development Board cannot be so insensitive to the negative influence on property values and the traffic nightmare caused by such a development...all in the pursuit of a larger tax base. You can be sure that a large number of residents of our neighborhood as well as neighborhoods like Bristol Estates, Wildhorse, Hickory Ridge as well as Supreme Estates are opposed to this development as proposed!

Sincerely yours,

Keith Abercrombie

Keith Abercrombie

417-838-0258

Eric Anderson
4396 E Kentbrook Dr
Springfield, MO 65802

July 2nd, 2025

City of Springfield
Dept of Planning and Development

RE: Planned Development 392 located at 3830 E Division St.

I am writing **against** the above-mentioned project that is on the July 17th, 2025 Planning and Zoning meeting for the following reasons.

First, on November 11, 2022, the City adopted a Comprehensive Plan that included a Growth and Annexation Plan starting on page 56. On page 58 of that report, the City's plan for this piece of land, and the land around it, is to be zoned as *"Residential Neighborhood: Traditional. Post- war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes."*

The current design for the Planned Development does not conform to this definition of a Residential Neighborhood: Traditional, that the City said it wants in this location. The planned PD would be putting 530 units on just over 48 acres. That is just over 11 units per acre. The Springfield R-SF only allows for 7 units per acre. Additionally, of those 530 units, 428 units are multi family units. That means over 80% of the units will not fit the definition of *Residential Neighborhood: Traditional.*

Second, the infrastructure is not sufficient with the current traffic. I understand there are plans to improve the intersection of Le Compte and Division but those improvements would only make things adequate for current traffic needs. If you assume 1.5 cars per unit, this would add 795 additional cars (1,590 trips per day) to this already congested road/intersection.

Third, the impact to Hickory Hills K-8 school enrollment. The current enrollment is just over 800 students. This development would add over 900 doors to this school. If you assume one third of the of the units have one child that is kindergarten through 8th grade, this would increase enrollment 37.5%.

In closing, I would like to include part of the City's own Comprehensive Plan as part of my objection letter. On page 57 of the Comprehensive Plan, under the Managed Growth section, it discusses Prioritizing Positive Potential, Plan Infrastructure Investments, Balance Infrastructure Maintenance, among other things. This Planned Development does not include any of those considerations and in fact goes against many of those items to be considered for development. I would fully support this development going forward if it were developed as single family, or something that is similar in nature; 428 apartment units is not similar in nature.

Sincerely,

Eric Anderson

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A PROFESSIONAL CORPORATION

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CHRISTIAAN D. HORTON [1]
JAY PRESTON
ANDREW T. PEEBLES [2]
DAVID K. OLIVE, LL.M., TAXATION
SHAWN P. BATTAGLER
JAMES E. MEADOWS

SENIOR COUNSEL
FRANK C. CARNAHAN, LL.M., TAXATION
ANDREW K. BENNETT
DOUGLAS R. NICKELL
JOHN E. PRICE

OF COUNSEL
COURTNEY L. FLETCHER [3]
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ASSOCIATES
NADIA D. MOLLOY
BRETT A. HODGES
JUSTIN B. CANTWELL, LL.M., TAXATION [4]

RETIRED
C. BRADFORD CANTWELL
WILLIAM E. EVANS

CLIFFORD S. BROWN (1942-2021)
JOHN M. CARNAHAN JR (1915-1998)

July 8, 2025

VIA EMAIL AND CERTIFIED MAIL

abennett@carnahanevans.com

PRIVILEGED & CONFIDENTIAL

dneal@springfieldmo.gov
City of Springfield
Department of Planning and Development
Attn: Daniel Neal
840 N. Booneville Ave #1
Springfield, MO 65802

RE: Planned Development 392
3830 E. Division St.

Dear Mr. Neal:

I am submitting these concerns on behalf of Windsmore Homeowners Association. For the reasons stated hereunder. Our Homeowners Association is requesting that the Department of Planning and Development take one of the following actions with respect to Planned Development 392:

1. Reject the planned development;
2. Significantly reduce the density of this project; or
3. Table further consideration of this development until the residents in the area surrounding the proposed development can be provided with, and analyze, any MODOT opinions and analysis and consult with Springfield Public Schools regarding the effect of this development on affected schools.

TRAFFIC ON LECOMPTE ROAD (FARM ROAD 185)

Although the residents of Windsmore Subdivision have concerns about the effect of this development on Division Street and LeCompte Road intersection, the primary traffic concern of most residents pertains to the anticipated increase of traffic on LeCompte Road. The plan calls

1 ALSO ADMITTED IN OKLAHOMA AND ARKANSAS
2 ALSO ADMITTED IN ARKANSAS
A FULL SERVICE BUSINESS AND ESTATE PLANNING LAW FIRM
2805 S. Ingram Mill Road | Springfield, Missouri 65804
417.447.4400 | F 417.447.4401 | info@CarnahanEvans.com | CarnahanEvans.com
3 ALSO ADMITTED IN KANSAS
4 ALSO ADMITTED IN TEXAS, CALIFORNIA, AND ARIZONA

for two areas of ingress and egress on Division Street, but only one of those will allow a left hand turn onto Division Street going west. Traffic turning west onto Division Street, can then turn south onto LeCompte Road. Additionally, although the representative from Olsson suggested at the neighborhood meeting that there would be one exit directly from the subdivision onto LeCompte Road, there would actually be two entrances and exits, with one funneling traffic through the one street neighborhood of Bristol Park. This development will absolutely ruin that subdivision.

As you know, LeCompte Road is a narrow, hilly two-lane road between Chestnut Expressway and Division Street. The additional traffic from approximately 530 residential units at the corner of Division Street and LeCompte Road will create a significant safety issue on LeCompte Road. The intersection of LeCompte Road and Chestnut Expressway is already dangerous. Adding this much additional traffic will create even more safety issues.

Please do not take any further action on this Planned Development, until the residents of Windsmore Subdivision can evaluate the MODOT study.

SCHOOL OVERCROWDING

It is my understanding that Hickory Hills School is already crowded, adding 530 or so additional residential units would create even more of a burden on that school.

IMPACT OF DENSITY ON SURROUNDING

This many large apartment buildings is an astounding increase in density for this location. To change this location from what has been agricultural zoning to a Planned Development, is an unreasonable change in the character of the area. The change in density will adversely affect the value of those homes within Windsmore Subdivision which back up to LeCompte Road (although frankly, the decrease in the value of those homes may not compare to the loss in the value to the homes in Bristol Park).

Over the last few years, appropriate single-family developments have been approved along LeCompte Road, and at the south end of LeCompte Road. We can understand why the City might approve a minor increase in density at the corner of LeCompte Road and Division, however, this 530 unit proposal is not a reasonable increase in density.

If the Department of Planning and Development is not inclined to reject this proposal, I respectfully request that it at least be tabled to give Windsmore residents an opportunity to attend a more accessible neighborhood meeting. The neighborhood meeting which was held on June 26, 2024 at Greenstay, took place in a room which would not permit all of the interested people to enter the room. The moderator said that this was the only place within the authorized area where the meeting could take place. However, I am aware that Cooper Estates has a clubhouse, which could accommodate at least 200 people. It would be beneficial to all involved to have another

meeting after neighbors in this area have had an opportunity to review the MODOT study.

Thank you for your consideration. I would be glad to discuss this matter with you or anyone in your department.

Sincerely,

Andrew K. Bennett

AKB:kcg
18911-001/1346421

June 25, 2025

City of Springfield
Dept. of Planning and Zoning
P.O. Box 8368
Springfield, MO 65801-8368

RE: Project 3830 E. Division East of Cooper Estates

FACT I. We have lived on the NE side of Springfield since 1980 and there is no other apartment complex like this proposal is size and scope.

Fact 2. The entire area is almost single family homes within subdivisions.

Fact 3. Traffic - Division is only a two lane road and cannot handle the additional traffic from the proposed project.

Fact 4. Springfield underground is adding more warehousing and a strip center creating more traffic.

Fact 5. The train tracks on Division west of US 65 for E & W traffic causes massive backups when trains are passing.

Fact 6. Someone from Planning and Zoning needs to come out and drive around to see the situation for themselves.

Please do not allow this development to change our landscape forever.

Regards,

Pam and Bernie Burrier
1155 N. Chesire Ct.
Cooper Estates

From:	Beth Carroll
To:	Zoning@springfieldmo.gov
Cc:	wjfarley@gmail.com
Subject:	Proposed Development at 3830 E Division Street
Date:	Friday, June 20, 2025 10:16:20 AM

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

Secured by Check Point

To Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, MO 65801

I am writing in response to a notice I received regarding a neighborhood meeting on June 26 about a proposed development at 3830 E Division Street. My name is Beth Wannenmacher Carroll, and I live at 3739 E Cromwell Lane in the Cooper Estates neighborhood. My house is located along the fence, close to the corner of Division and LeCompte. Any development will directly impact me, but I understand that land development is inevitable. However, it should be the right development for the city and for all those who already enjoy living in this area. It is important that developers consider the negative impact their current extensive development plan will have on the neighbors on all sides.

It is already difficult to exit the back gate of Cooper Estates or navigate the Division/LeCompte intersection during peak times. With the proposed Springfield Underground development traffic, and hundreds more vehicles with this development, I do not see how it will be manageable.

The current mixed development plan that includes a multi-family apartment complex will directly affect property values, overburden roadways that are already congested, create road and traffic hazards, and will inevitably lead to overly crowded classrooms at Hickory Hills elementary and junior high schools.

Please weigh all of these considerations carefully before approving the current plan.

Thank you for the opportunity to comment.

Beth W Carroll
417-849-4556

From: Gayla Flyod
To: Zoning@springfieldmo.gov
Subject: 3830 E Division Street
Date: Thursday, June 19, 2025 8:08:52 AM

Please before allowing more housing developments out east Division Street the city / MODOT needs to look at Division and LaCompte road first.
There is no left turn lane or signal light and with all the cars and semi truck traffic it's not a safe intersection. It has a hard time now carry the
Traffic we have out here with out 500 hundred plus new homes. Living out east division and trying to get out of our neighborhood can be very difficult at times. All we ask is please address that intersection first then look at more housing development. Its for safety of all out East Division. Thank you,

RE: Strong Opposition to Proposed Development at Division & Le Compte

June 20th, 2025

Dear Planning & Zoning Commission / City Council Members / Commissioners,

I am writing as a concerned resident of Windsmore, located near the site of the proposed residential development at the southeast corner of Division Street and Le Compte Road. I **strongly oppose** this development in its current form and urge the Planning & Zoning Commission to ***DENY*** its approval due to the serious and lasting consequences it may pose to our community.

The scale and density of the proposal—550 residential units, including over 400 apartments—are fundamentally incompatible with the existing character of our neighborhood and raise significant concerns in the following areas:

1. Traffic and Safety
This project would substantially increase traffic along Division Street and Le Compte Road, neither of which is designed to accommodate such a volume. Multiple planned entrances and exits only heighten the risk of congestion, accidents, and delayed emergency response times. A full, publicly reviewed traffic impact study is necessary before any approval is granted.

2. Infrastructure and Public Services
Hundreds of new households would place considerable strain on water, sewer, waste management, and other city services. It remains unclear whether the current infrastructure can support such expansion without significant upgrades, costs that may ultimately fall on taxpayers.

3. School Overcrowding
Local schools are already operating near or at full capacity. The additional student population generated by this development—particularly from the high number of apartment units—will further strain educational resources, enlarge class sizes, and compromise educational quality.

4. Neighborhood Character and Property Values
The introduction of high-density apartment buildings is out of alignment with the low-density, single-family character of the surrounding community. Such a shift risks permanently altering the neighborhood's identity, reducing privacy, and lowering surrounding property values.

5. Environmental and Drainage Concerns
The removal of green space and increase in impervious surfaces will exacerbate stormwater runoff, potentially leading to long-term drainage and flooding problems for nearby residents, issues that are often underestimated and difficult to reverse.

6. Transparency and Accountability
This proposal comes from an out-of-state developer (East Division Development, LLC, based in California). This raises concerns about long-term accountability, responsiveness to community issues, and ongoing property maintenance. The developer has no stake in our schools, our infrastructure, or the long-term well-being of this community.

This development, as currently presented, is not in the best interest of our community.

Sincerely,

Jason Gaynor
3965 E Windsmore Drive
Springfield, MO 65802
Jason.gaynor@lpl.com 417-766-2210

July 2, 2025

City of Springfield

Dept of Planning and Development

PO Box 8368

Springfield MO 65801-8368

Re: Planned Development 392 located at 3830 E Division St

To Whom It May Concern:

I am writing to express my concerns about the planned development 392 located at 3830 E Division Street. My home is located at 1360 N Cooper Boulevard in Cooper Estates. I am concerned about the total number of units proposed (530) for the approximately 48 acres. That is an extreme number of units in an area that has very few rental units. I understand that the City is striving to have mixed developments, but I feel if this number of units is built, Hickory Hills School will be overcrowded, and the Springfield Fire Department and Springfield Police Department will be stretched even thinner than they are now (since they do not even currently have the number of employees they need for the existing city limits). It is not wise to create a large number of units without having the infrastructure to handle it in place beforehand.

I understand that the developer may want to rent all the units, so that does not help citizens buy their first home.

Please do not approve the plans as they were presented to the neighborhood meeting on June 26. I am not opposed to the property being developed, I just believe the current plans will cause more problems than they will solve.

Sincerely,

Nancy Hudson

Nancy Hudson

1360 N Cooper Blvd

Springfield MO 65802

Phil Jones
1405 N. Bristol Ave.
Springfield, MO. 65802

July 5, 2025

City of Springfield
Dept. of Planning and Development]
P.O. Box 8368
Springfield, Mo 65801-8368

Reference: Planned Development 392 located at 3830 E. Division St.

Dear Springfield Planning and Development,

I just spent over an hour on the internet trying to understand the specific guidelines for zoning requirements related to new housing projects. After attempting to understand this information from The Top 10 Initiatives, in the Forward SGF Comprehensive Plan, I gave up. The detailed information and graphs are written in such small print I could not understand them, even after using a magnifying glass. It appears more effort was spent trying to convince the public about the need/value of such a plan, than trying to define **HOW** the plan is to be accomplished. It would seem it is not too much to ask for all of that verbiage to be distilled into the major expectations.

I then reread a couple of the News Leader's articles recently written by Marta Mieze. She seems to have made an effort to define the **major HOWs** that define the standards/expectations of the City for new housing developments. I have listed here the major ones she mentioned in the articles:

1. Provide **missing middle housing** that **falls between** single family homes and multi-level apartment complexes.
2. The City will be identifying places that are a **good fit** for this development.
3. **Focus** will be **largely** on duplexes, townhouses and multi-unit homes **limited to 4 units**.
4. The housing types will **match the character** of the neighborhood
5. Housing types are to create **confidence** in the neighbors and encourage reinvestment.

When I compare these 5 guidelines to the Planned Development 392 at 3830 E. Division Street it appears this Proposal **violates all 5 of these guidelines**. The question has to be raised "How can the City of Springfield justify this proposal when it violates the SGF Forward Plan guidelines"?

Further analysis of the Proposal indicates some concerning facts:

Of the 530 units there are **428 rental apartments**

These **9 apartment buildings are 3 and 4 stories high**, containing 36 floors.

There are **787** paved parking spaces.

The housing density is **11,** which is **4 times the density of the adjoining subdivision**.

It is **7 times the density of the next-closest major subdivision.**

The car traffic from this subdivision could easily be 750 cars. Huge overload for Division.

Continued on page 2

Please notice I am **not** complaining about the number of **single family, duplex, villa, townhouses**.
I understand and support the need in our City for more of these housing units.
The **cluster** of 9 apartments in this small area is absolutely unique and inappropriate
The apartments result in a major change to the **Character** of the surrounding homes.
These homes in the current subdivisions represent major investments for the owners.
These owners chose the homes because of the unique, quiet, and low density environments.
The proposed apartments certainly **damage** the Character of our neighborhoods.
I **am suggesting** that this Proposal**, in present design**, needs to be **relocated** to the right area.

With a new Mayor and a new City Manager beginning July 7th, I am hoping there will be **more** attention to neighborhood Character and **less** priority on yielding to developer desires. The Forward SGF Plan can and should be a better balance of determining **HOW** the Plan is accomplished. Mr. Cameron claims he is "pro-process" and I am hoping he will lead the efforts to implement the Plan in a way that improves the bureaucratic process. **Much could be gained** for **both** the City and the citizens if the "HOWs" considered the existing neighborhoods and the supporting facilities. **Unless this is done** the initial developments, (if they are like the current Proposal) will (quoting Ms. Mieze's article) be extremely unfortunate and lead to a lot of strife, unhappiness and problems for everyone.

In summary, several conclusions can be made **if** the City approves this Proposal:

1. They will **continue to ignore** neighborhood input before Proposals are designed.
2. They do not care about the property values and preserving the **character** of neighborhoods.
3. They ignore the positive values of the guidelines defining WHAT implementation is done.
4. They have decided It is not an important priority to focus on **redevelopment** and **infilling** of **existing** corridors and **supporting local businesses** that are already in place.
5. They endorse **extreme** "high density housing". Reasonable "high density" is acceptable;
6. They put more priority on **developer** "wants" vs those of the impacted neighborhoods.
7. They will "flex" the Plan's guidelines to match what **they** want to be done.
8. They have **a strange definition** of "affordable housing". We were told that the cheapest housing in this Proposal will be a 1 bedroom apartment for $1350/month + HOA fees.
9. They endorse **the opposite** of "Revitalization" of the surrounding housing.
10. They are not concerned about spending public money providing **additional** schooling, fire protection, security, road widening and traffic control.
11. They are **encouraging investors** to spend $Millions on a plot of land, proceed to design a development without neighborhood input, and then "**force feed**" approval of the Proposal.

Bottom Line: The City is running the risk of approving a Proposal that does not fit **this** location.
There must be **other locations** that are more appropriate and have better **existing infrastructure**.
The **redesign** of the Proposal by **eliminating** the apartments and **adding** more of the same types of **other** housing in the Proposal would be a more acceptable fit for this location.
The City needs a "**Showcase**" to promote additional development without neighborhood animosity.
The City needs to show more good faith effort. Would the Commissioners and City Council members be willing to live near this Proposal? if not, then why are they expecting us to be happy about this Proposal?

Phil Jones

From:	Connie Keiser
To:	Neal, Daniel; zonin@springfieldmo.gov; jeffschrag@springfieldmo.gov; Connie Keiser
Subject:	Rezoning & Proposed Olsson Development of property @ East Division & LaCompte Road at July 17, 2025 meeting
Date:	Wednesday, July 9, 2025 11:14:21 AM

This email is to formally state my objection and concerns regarding the Olsson planned development and rezoning of the property located at East Division and LaCompte Road.

Upon receipt of this email, please forward it to all members of the Planning and Zoning Council as well as including it in the packet of information being prepared for the above July 17, 2025 meeting.

I am the owner of 3893 East Windsmore Drive, located in Windsmore Addition, off LeCompte Road. This development consists of 55 single residences on 30 acres with one entrance onto LeCompte Road. There are no townhouses or apartments in this development.

I am concerned about what appears to be the City's lack of attention and concern to major issues/concerns regarding this development and its effect on the surrounding communities; Bristol Park, Wild Horses, Cooper Estates, Windsmore and others.

These concerns became apparent at the developer's "neighborhood meeting" on June 26, 2025.

Several concerned residents tried to attend, however the room was too small to hold all who were there, which resulted in several people in the hallway unable to hear the presentation or ask guestions.

No handouts were available for distribution; there were 4 easels at the front of the room which were difficult to see.

Ricky Haase, PE. representing the developer Olsson, responded to several of the attendees questions with the comment "...that will be answered in the packet of information available @ the Planning and Zoning meeting on the 17th".

That was the same response given when several asked about obtaining the information displayed on the 4 easels.

That is "way too late" as several attendees remarked.

MAJOR ISSUES

DENSITY

- Site is 48 acres

- 530 new doors consisting of
  - 12 single residences with garages
  - 14 townhouses with garages
  - Apartment buildings

- 5 four story buildings
- 7 three story buildings

● 630 parking spaces

● The single residences and townhouses (with their garage spaces adds an additional 52 spaces; not counting vehicles parked in driveways.)

● A possible total of 682 vehicles if all spaces are occupied.

● For comparison the nearby Menards parking lot has +/- 400 parking spaces.

● Planned amenities; pool, paddle racket courts, basketball courts

INFRASTRUCTURE (roads, utilities etc)

● There was no discussion of the effects/or the plans regarding City Utilities, internet carriers, First Responders, City of Springfield road/street maintenance and additional costs etc. for this development.

If this proposed development is approved what is the additional cost to the City of Springfield's annual/ongoing budget for the additional first responders; Fire, Police, EMT, the additional street maintenance workers and their salaries, benefits and stations and additional vehicles?

TRAFFIC

● I was advised by two Planning and Zoning employees on June 27, 2025, the MODOT study/report for this development had not yet been completed/released as of that date.

At the very minimum this study/report would need to be completed, reviewed and discussed internally regarding its recommendations and proposed plans in order to address issues that come with this additional traffic prior to Planning and Zoning approval of this development let alone before recommending it to the City Council.

Was this report completed and distributed? If so when and to whom?

● This development has 3 planned entrances; 2 on Division of which one is a one-way, ie no left turn to Division allowed and one on LeCompte Road just north of the Bristol Park community.

● LeCompte Road is a narrow 2 lane paved County Road which was never intended to bear the amount of traffic resulting from the Hickory Hills addition, the Menards complex, Costco and the additional commercial developments.

Let alone the issue of the increasing frequency of 18 wheelers now utilizing the road making deliveries to the commercial businesses.

Let alone the additional new traffic as a result of the new entrances being built for Springfield Underground on Division and LeCompte Road.

SPRINGFIELD PUBLIC SCHOOLS

● Hickory Hills Elementary is already in an overcrowded situation.

● This proposed development is within the 1.1 miles quidelines of the "no busing available".

● There are no existing sidewalks to the school and no plans for new sidewalks to be constructed along Division.

● That means "private transportation" for the school children in this proposed development, a minimum of twice a day plus additional traffic re after school activities and special events.

ACTION REQUESTED

I am asking that this proposed rezoning and proposed development be denied and sent back to "the drawing board" to address these issues.

I am asking for common sense to prevail and have a single question:

If this affected you personally, ie your residence, your family and friends, your children's school, your commute to work, would you want this to go forward as currently proposed?

Thank you for your time, attention to this matter.

From: Irv Miller
To: Zoning@springfieldmo.gov
Subject: Zoning of property at corner of Le Compte road and Division
Date: Wednesday, July 2, 2025 11:59:16 AM

I'm very concerned about rezoning this property
There is inadequate and limited access for so many multifamily units to be built there!
Also, surrounding area is single family homes
And this high density development will adversely effect the surrounding property owners.

Also, I'm not sure how this will affect Hickory Hills school!
With the potential increase in children with such a high a density of families moving into apartments in the proposed development!

Thank you for considering my concerns

Respectfully
Irv Miller
743 n Fallbrooke Terr
Springfield MO 65802

Sent from my iPhone

From: Connie Keiser
To: Neal, Daniel
Subject: Re: Rezoning & Proposed Olsson Development of property @ East Division & LaCompte Road at July 17, 2025 meeting
Date: Friday, July 11, 2025 8:36:08 AM

Here are pictures taken Friday morning July 11, 2025 about 8:15 am, just South of the Windsmore Estates entrance.

This is a clear example of one of the many traffic issues with LaCompte Road.

And these are work trucks NOT 18 wheelers.

Please add this to the report being prepared for the upcoming July 17, 2025 meeting.

RE: Strong Opposition to Proposed Development at Division & Le Compte

June 20th, 2025

Dear Planning & Zoning Commission / City Council Members / Commissioners,

I am writing as a concerned resident of Windsmore, located near the site of the proposed residential development at the southeast corner of Division Street and Le Compte Road. I **strongly oppose** this development in its current form and urge the Planning & Zoning Commission to ***DENY*** its approval due to the serious and lasting consequences it may pose to our community. I WAS NOT INITIALLY OPPOSED TO THIS PROJECT UNTIL I SAW THE CHEAPLY DESIGNED AND POORLY PLANNED COMMUNITY.

The scale and density of the proposal—550 residential units, including over 400 apartments—are fundamentally incompatible with the existing character of our neighborhood and raise significant concerns in the following areas:

1. Traffic and Safety
This project would substantially increase traffic along Division Street and Le Compte Road, neither of which is designed to accommodate such a volume. Multiple planned entrances and exits only heighten the risk of congestion, accidents, and delayed emergency response times. A full, publicly reviewed traffic impact study is necessary before any approval is granted.

2. Infrastructure and Public Services
Hundreds of new households would place considerable strain on water, sewer, waste management, and other city services. It remains unclear whether the current infrastructure can support such expansion without significant upgrades, costs that may ultimately fall on taxpayers.

3. School Overcrowding
Local schools are already operating near or at full capacity. The additional student population generated by this development—particularly from the high number of apartment units—will further strain educational resources, enlarge class sizes, and compromise educational quality.

4. Neighborhood Character and Property Values
The introduction of high-density apartment buildings is out of alignment with the low-density, single-family character of the surrounding community. Such a shift risks permanently altering the neighborhood's identity, reducing privacy, and lowering surrounding property values. **Shouldn't Springfield strive to preserve opportunities for upscale housing that are not diminished by high-density rental developments? New projects should be held to a standard that elevates the quality of our community, not lowers it. The house next door to the acreage is currently listed for 2.7 million dollars!**

5. Environmental and Drainage Concerns
The removal of green space and increase in impervious surfaces will exacerbate stormwater runoff, potentially leading to long-term drainage and flooding problems for nearby residents, issues that are often underestimated and difficult to reverse.

6. Transparency and Accountability
This proposal comes from an out-of-state developer (East Division Development, LLC, based in California). This raises concerns about long-term accountability, responsiveness to community issues, and ongoing property maintenance. The developer has no stake in our schools, our infrastructure, or the long-term well-being of this community.

This development, as currently presented, is not in the best interest of our community.

Sincerely,

Tyler Padgitt
826 N Fallbrooke Terrace
Springfield, MO 65802

Elizabeth V. Parker
3989 E. Windsmore Drive
Springfield, MO. 65802
Cell: 816-812-4699
elizabethparker.notary@aol.com

June 21, 2025

City of Springfield
Dept of Planning and Development
P.O. Box 8368
Springfield, MO 65801-8368

RE: **Proposed Development at Division & Le Compte**

Dear Sir/Madam –

I am writing today to **discourage** you from approving and implementing the current proposed development at Division and Le Compte in east Springfield. I drive this intersection daily and it is already NOT SAFE. Traffic to and from Strafford on Division, as well as trucks to and from the underground on Le Compte, have already made this specific stretch of Springfield roads hazardous. Adding high density housing at this intersection will undoubtedly lead to further **DANGEROUS ROAD CONDITIONS**.

We must invest in road infrastructure in this area before allowing residential development. Our Farm Roads, Le Compte being a simple gully-sided farm road, cannot handle the stress of the proposed additional thousands of drivers daily. We MUST have curbs, sidewalks, turning lanes, traffic lights, and proper water runoff management in place before we simply invite over a thousand new residents to this corner of Springfield.

I come from the Kansas City area and I witnessed Lee's Summit, Missouri, FAIL to plan for growth by building huge subdivisions on farm roads creating traffic havoc. Conversely, I also witnessed Leawood, Kansas, PERFECTLY plan for growth by putting in all city infrastructure prior to approving the building of subdivisions. Your jobs are to PLAN for growth and prevent our city from catching up after growth has been approved. I strongly suggest you emulate the city planning our neighbors adopted in south Leawood, Kansas, rather than Lee's Summit, Missouri! I would be happy to take you on a driving tour if it would help open your eyes to both the right and the wrong way to grow a city.

Thank you for keeping our roads safe and managing our growth BEFORE it becomes treacherous.

Most sincerely,

Elizabeth V. Parker

June 23, 2025

City of Springfield
Dept of Planning & Development
PO Box 8368
Springfield, MO 65801-8368

Board members:

As a resident of Cooper Estates I am writing to express my opinion on the proposed development to the East of Cooper Estates. The proposed development plans approximately 550 units on 47 acres. That is a much higher density than near by residential neighborhoods. That would increase traffic and traffic noise on area streets. Division, Le Compte and Eastgate are two lane streets in this area. Recent developments have already increased traffic and traffic noise in this area. This tends to create congestion, delays, and increased chance of traffic accidents. The city of Springfield needs to do more to protect people's investment in their homes. The development should not be allowed with the planned density. Any development should be compatible with nearby residential neighborhoods.

Michael Richerson
1045 N Newcastle Ave
Springfield, MO 65802

From: ROBERT SCHNEIDER
To: Zoning@springfieldmo.gov
Subject: Re: 3830 E Division (plan 392)
Date: Saturday, June 28, 2025 12:30:56 PM

This is the first time you received an email from this sender (schneiders1959@sbcglobal.net). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

After attending the recent meeting with the rep from Olsson, we have several concerns for the plans presented.

We object to the plan of the entire area to be marketed as rental properties.

This will have an extreme effect on properties in our adjoining area.

The plan to use Danvers as an exit will cut through the middle of our subdivision with up to 500 cars daily.

The addition of that many apartments will also increase noise, crime and vandalism.

We hope the city planners will consider our concerns and make the the correct decision regarding this issue.

Robert Schneider
3827 E. Brookdale Terrace
417-343-8554
Sent from AT&T Yahoo Mail on Android

7/3/2025

Dear Sir,

I oppose the development of the property for Planned developement at 392 located at 3830 E. Division St.
It would lower our property value.
Traffic would be a big problem.
Crime would increase and people rented usually don't take care of your property.
Besides the noise it would create.
Please put villa's, duplexes and townhouses that are maxium two story.
Please take this in consideration.
Thank you!
Laurene Zimmer
Home owner in Cooper Estates

J Keith Abercrombie
1236 N New Castle Avenue
Springfield MO 65802

keithabercrombie329@gmail.com

June 23, 2025

City of Springfield
Dept of Planning and Development
P.O. Box 8368
Springfield, Missouri 65801-8368

Ref: Planned Development 392
3830 E Division St

Dear Members of the Board,

We have lived in Cooper Estates for 27 years with our residence backing up to FR185 (LeCompte Road). During this time, we have enjoyed the country view and relatively quite road that runs behind our house. We are certainly not against "growth" and have always anticipated housing developments to spring up east of us. However, the proposed development on the parcel referenced can only be seen as totally unacceptable!

This area is adjacent, and surrounded by, nice single-family homes all of which will suffer dramatic loss of property value should the development be allowed to continue as proposed! Cooper Estates consists on 90 acres and has 242 homes while this development is proposing over 500 residential addresses on a mere 46 acres! Almost 750 parking spaces! Undoubtably the development will be a congested mess of unsightly apartment buildings and the traffic congestion caused by the volume of vehicles will be unbearable.

THIS DEVELOPMENT CAN NOT BE APPROVED AS PLANNED! Surely the Planning and Development Board cannot be so insensitive to the negative influence on property values and the traffic nightmare caused by such a development...all in the pursuit of a larger tax base. You can be sure that a large number of residents of our neighborhood as well as neighborhoods like Bristol Estates, Wildhorse, Hickory Ridge as well as Supreme Estates are opposed to this development as proposed!

Sincerely yours,

Keith Abercrombie

Keith Abercrombie

417-838-0258

July 13, 2025

Springfield MO

Planning & Zoning Commission/City Council

I am writing regarding Planned Development 392 located at 3830 E Division Street, Springfield, MO. These are the following Issues.

Traffic: This area is highly congested already with large trucks coming from the Underground, Associated Groceries, and area businesses who can no longer use I-44 due to rode construction. During the year, the area is even more congested with vehicular traffic and school buses. With no light installed at the intersection the traffic situation is deadly. (We have had two bicycle deaths just in the last two years in this area as well) Adding 500+ apartment dwellers to this already congested area is not necessary.

School Overcrowding: Hickory Hills School is already full. Between apartment dwellers and homes planned in this development, the school is not capable of handling additional students. Many teachers could be forced to give up their classroom to teach on a cart going from one classroom to another. This is unfair to the educators and school administrators as well as the students involved in those subjects.

Zoning: This area is zoned as Single Family. Why not keep the current zoning instead of developing a community that is so dense in population? The surrounding neighborhoods would be more inclined towards single home development of the property. There would be less traffic and overcrowding in the eastern half of the city.

City Protection: When investigating Fire Protection, there are no stations located east of Highway 65. With increasing numbers of people, structures, and rodes incapable of handling large numbers, our fire protection for existing homeowners is at risk. The nearest Police Department is 3.5 to 7.9 miles away from the east location. This also places potential response time problems for the City Police.

Construction: This planned development will also take 3-5 years to complete. The neighborhoods around the Underground development have already endured a year's worth of blasting for Eastgate road expansion. As neighbors, we have been very tolerant of development. We are "done" with the mud on Division, the traffic congestion, the water runoff, and the constant sound of heavy equipment.

Please do what is best for the neighborhood surrounding the above property! Allow only single house development!

Carol Barr

1165 N New Castle Ave

Springfield MO 65802

July 13, 2025

Springfield MO

Planning & Zoning Commission/City Council

I am writing regarding Planned Development 392 located at 3830 E Division Street, Springfield, MO. These are the following Issues.

Traffic: This area is highly congested already with large trucks coming from the Underground, Associated Groceries, and area businesses who can no longer use I-44 due to rode construction. During the year, the area is even more congested with vehicular traffic and school buses. With no light installed at the intersection the traffic situation is deadly. (We have had two bicycle deaths just in the last two years in this area as well) Adding 500+ apartment dwellers to this already congested area is not necessary.

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Please do what is best for the neighborhood surrounding the above property! Allow only single house development!

Carol Barr

1165 N New Castle Ave

Springfield MO 65802

1338 N Fenchurch Lane
Springfield, MO 65802
July 10, 2025

City of Springfield
Department of Planning and Development
P.O. Box 8368
Springfield, MO 65801-8368

RE: Planned Development 392 (3830 East Division Street)

To whom it may concern:

I have resided on Fenchurch Lane in Cooper Estates for 34 years. During this time, I've observed a lot of changes to the area as growth and development swallowed up farmland and green space. Although I was not always happy to see these changes, I never spoke out against responsible development and never wrote a letter in opposition to responsible development. The difference here is Planned Development 392 is currently far from responsible.

The City of Springfield quietly annexed the land and is now considering high density usage that will negatively impact the quality of life for existing property owners, for the East side of Springfield and for the wildlife that still calls this area home. Crime, traffic, water runoff, noise and light pollution are all concerns that cannot be reasonably remedied with this high of density. This is far more than neighbors simply crying out, "*Not in my back yard*." I, for one, welcome family homes on the 48 acres being considered for 428 apartments and other units. Cooper Estates has a number of small garden homes, duplexes and even a triplex mixed in amongst our single-family homes. The Springfield Planning and Zoning Commission worked with Cooper Estates in the past to provide for a bit more density and affordability in our community.

I call upon the current commissioners to have the courage and wisdom to promote responsible growth by opposing Planned Development 392 and sending the developer back to the drawing board to more effectively manage density on these 48 acres.

Respectfully,

Robert Butler

PJD

Ruth Donadio
3627 East Kensington Drive
Springfield, MO 65802

To whom it may concern:

I am a resident of Cooper Estates and have been briefed on the possibility of an apartment biding and other building properties being erected near my present subdivision. To get to the point outright...I am totally against this project for many obvious reasons.

The traffic pattern would jeopardize the safety of pedestrians, drivers of cars and motor cycle plus the convenience of our coming in and out of the area, especially on Division. I moved here because Cooper Estates was a quiet neighbor and safety and security were premiums.

There are so many negatives about your architectural plans I can't begin to list them.

It is enough to say that we at Cooper Estates OPPOSE this project, oppose everything about it and will do all we can to stop its progression.

For our safety, the safety of our school children, the ambiance of ourwbeautiful community and the comfort and love that we have for our personal properties that we have worked so long for and are now finally ready to enjoy retirement livingm Bottom line, we strongly advise you to scrap this building project..

Thank you kindly for your cooperation.

Sincerely,

Ruth Donadio

Ruth Donadio

July 14, 2025

City of Springfield
Dept. of Planning and Development
Attn. Daniel Neal, Senior Planner
PO Box 8368
Springfield, MO 65801-8386

Via email: *dneal@springfieldmo.gov*

Re: Planned Development No. 392
3830 East Division

Dear Mr. Neal,

My name is Joe Farley and I am president of the Cooper Estate Property Owners Association. Our Association represents a development of 240 homes and over 400 individuals residing in Springfield, Missouri at Cooper Estates. I am writing to you concerning the proposed development located directly east of Cooper Estates, at the corner of Division Street and LeCompte Avenue. For the reasons that follow, this correspondence is a request that the Planning and Zoning Commission table Planned Development No. 392, which is currently scheduled for hearing on July 17.

Section 36-368 of the Springfield Municipal Code requires that applicants for zoning map classification changes, planned developments, vacations of public rights-of-way, and conditional use permits host a neighborhood meeting at least 21 days prior to the Planning and Zoning Commission public hearing. The Notice must be mailed to at least one record owner of each real property within 500 feet of the development proposal. The meeting must be held on the property involved in the application or in the immediate vicinity, and scheduled from 4:00-6:30 p.m.

It appears that the mailing and location requirements for the neighborhood meeting were met by the applicant. We assume that Building Development Services confirmed the appropriate mailings. Despite knowing that 100 notices were sent to owners of property within 500 feet of the proposed development, which includes property owned by the Cooper Estates Property Owners Association, the applicant held a neighborhood meeting at the Greenstay Hotel located near the corner of Chestnut Expressway and Highway 65. The room in which the neighborhood meeting was

conducted was wholly inadequate for participation by the owners to whom notices were sent, including, but not limited to, the Cooper Estates Property Owners Association.

The meeting room at the Greenstay Hotel was not much larger than a standard hotel room. Interested property owners, including property owners in Cooper Estates, were unable to attend the meeting. Those persons, including myself, were forced to stand in the hallway where very little, if anything of what the developer said could be heard. For the significant number of persons unable to enter the room, there was no way to sign in, give written comments, or ask any questions. Dozens of property owners were unable to participate in any way. To say that there was a neighborhood meeting as required by City Code, would be a stretch. And it most certainly in no way met the spirit of the City Code. Such conduct should not be rewarded by the City or Planning and Zoning Commission by allowing the applicant to report having a meeting under such circumstances. On behalf of the Cooper Estates Property Owners Association, I thus respectfully request that the Planning and Zoning Commission table Planned Development No. 392 until an appropriate neighborhood meeting has taken place.

In addition to concerns about how the meeting was conducted, two key issues were raised by the few property owners able to participate, and neither was adequately responded to by the applicant. First, the proposed development includes 530 residential units. At a minimum, it can easily be presumed that this means there will be at least 530 vehicles at the property, and in all likelihood, closer to, if not over 1,000. Assuming that each vehicle made only one trip each day in and out of the proposed development, the development will add somewhere between 1,000 and 2,000 trips daily though the already congested streets.

Anyone who has been at the intersection of Division and 65, or Division and LeCompte during any peak traffic time knows exactly how backed up traffic already is at these congested intersections. Property owners thus question the applicant's representative about how a two-lane Division Street and a two-lane LeCompte Avenue could accommodate such increased traffic. The response given was, "traffic isn't our issue. That is a MoDOT concern." Attendees were also told that a traffic study was already accepted by the City.

To the extent this is the applicant's answer to legitimate questions about traffic congestion in an already-congested area, with a proposed development of over 500 new residential units, the application should not be heard until the applicant has adequately addressed and provided a report to the adjacent property owners, including our Association, about the estimated traffic flow in and out of the new proposed development and its impact on the immediately-adjacent streets from which traffic from the development must enter and exit. Again, on behalf of the Cooper Estates Property Owners Association, I respectfully request that the Planning and Zoning Commission table this application until such traffic analysis has been provided to our Association and other neighboring property owners so that it can be reviewed and our legitimate concerns answered.

At the neighborhood meeting, property owners also inquired about the sink hole located at the northwest corner of the proposed development directly diagonal from the intersection of Division Street and LeCompte Avenue. On the plans distributed for review and apparently accompanying the application, this sink hole is labeled "existing farm pond". As those of us who have lived in the area for some time know, this is not a pond. It is a sink hole. In fact, several years ago, the sink

hole, which extends below LeCompte Avenue, partially collapsed, and LeCompte Avenue had to be repaired before its use could resume.

Property owners thus questioned the developer's representative about the location of villa lofts and single-family lots that appear from the plans to be located directly adjacent to, if not partially on top of, this sink hole. They also raised questions about what impact the development and likely increased water flow through the sink hole would have on the sink hole. No response was provided by the applicant regarding these issues. And it does not appear to us that any materials submitted to the City for review acknowledge this area as a sink hole. As with the request for information related to traffic, we respectfully the Planning and Zoning Commission table Planned Development No. 392 until the applicant submits information and reports from qualified engineers or topographers regarding the existence of this sink hole and impact of this proposed development as laid out on it. The traffic concerns only exacerbate the necessity of this information considering the past history of damage to LeCompte Avenue from this sink hole.

While the Cooper Estates Property Owners Association and its members are skeptical of the proposed planned development, the Association and its members are aware of the unavoidability of development and change. That said, the City should not reward a developer for conducting a neighborhood meeting in a location so small that many people to whom notices were mailed could not enter the room, provide proof they were there, or give any feedback. Likewise, we feel strongly that the Department of Building Development Services and the Planning and Zoning Commission should not reward an applicant by allowing the application to proceed when legitimate questions about traffic and the sink hole located on the property have not been answered at all, let alone adequately answered.

We appreciate the Department and the Commission's review of this correspondence. We respectfully request that the July 17 meeting be tabled until such time a real neighborhood meeting has taken place and until such time as the applicant has meaningfully answered at least the two issues raised at the neighborhood meeting and in this correspondence.

If you need any additional information from the Association, please contact me, and I will do my best to provide it.

Sincerely,

Joe Farley

Joe Farley, President
Cooper Estates Property Owners Association

Cc: City Council members via email:
Heather Hardinger (heather.hardinger@springfieldmo.gov)
Craig Hosmer (chosmer@springfieldmo.gov)
Callie Carroll (callie.carroll@springfieldmo.gov)

Derek Lee (derek.lee@springfieldmo.gov)
Monica Horton (monica.horton@springfieldmo.gov)
Abe McGull (amcgull@springfieldmo.gov)
Brandon Jenson (brandon.jenson@springfieldmo.gov)
Bruce Adib-Yazdi (bruce.adib-yazdi@springfieldmo.gov)
Jeff Schrag, Mayor (jeff.schrag@springfieldmo.gov)

July 9, 2025

Rae C. Henry
1125 N. Chelmsworth Lane
Springfield, MO 65802
raeclundenberg@gmail.com

City of Springfield
Dept of Planning and Development
P.O. Box 8368
Springfield, MO
65801-8368

Re: Planned Development 392 located at 3830 E Division

This letter is about the Planned Development 392 located at 3830 E Division – which I am not in favor of. It would be helpful for the City Council to be more transparent about the zoning and notifying communities so we understand what is being planned. Of course, not divulging information makes it seem that something is suspicious, which is more of a concern for residents – who can we trust? This is our home and we want to enjoy the area and neighborhood. The construction for the Underground, alone, has been something to deal with, explosions, noise, additional debris and TRAFFIC and an eyesore for the area. Hopefully, the field will be restored to the lovely bucolic field it was.

Please see the key issues that are of concern:

1. **Look and Feel**

Having such a large apartment complex as you drive out on division would change the character of the area as well as lower the surrounding SF neighborhoods property values.

Can the infrastructure handle it? What about
- schools
-Fire department
- Police

2. **Traffic on Division – which now is awful and heavy trying to get out on the Division exit from Cooper Estates. This development will make it much worse.**

530 units, conservatively would mean 750 cars or more, going in and out every day, most of which will try to turn left and merge in with traffic. They did say a traffic study was done and turned into MODOT. I visited MODOT with a wildhorse representative this week to see what more we could learn. Division is being widened by about 14 feet at least to the first entrance into the apartment complex and it will also be an entrance into Andy's Custard headquarters being built across the street. There will be extra right turn lanes added, so cars turning right have an extra lane. No real help for cars turning left. MODOT itself doesn't have a long range plan for YY. He said as development happens localized changes will be made to accommodate and make sure it meets standards. It will also create more traffic on the farm roads to Chestnut, Le Comp and FR193 by the school. That remains to be seen.

3. **Water Run off**

- They plan 3 retention ponds to capture the run off water. They plan to have water in the middle of them with fountains. It's unclear what this will really look like. Since it needs to capture the equivalent of 10 inches of rain in run off water, they can't be full. So I'm envisioning deep depressions filled with a small amount of algae filled water with a fountain. Maybe I'm thinking worse case, but since this is what you will see driving by what it looks like is pretty important.

4. **Density**

-This is a very dense development with 9 tall apartment buildings. We all recognize the need for more affordable housing, we would much prefer no apartments and more SF, Villas, Duplex, and townhomes that are maximum 2 story. This would limit the density and add greenspace which will have a positive impact on traffic and water run off. Crime in the area will certainly increase with the large apartments and this large number of people living so close together. They mentioned this developer (they didn't say who the money is behind this. We believe it is a private equity company from California who is hiding behind a local contracting company) may want to rent everything including the villas and single family houses. So it really doesn't do anything to help starting families buy their first property

5. **Construction**

-The build out will take 3-5 years with ground breaking in Jan 2026. They will grade the whole site initially, but do the build out in numerous phases. So it will be a construction site for 5 years.

All in all, while we agree that affordable housing is in issue in Springfield, it should be addressed intelligently and looked at how it affects the surrounding areas and what can be supported intelligently – not just for revenues. We want to be heard and listened to. It helps to put yourself in our shoes to understand how we feel.

Thanks for your attention to this matter.

Sincerely,

Rae C Henry

Rae C. Henry

Planned Development 392

To whom it may concern:

I have received information regarding the apartment complex/rental property proposed to be built on the corner of East Division and LeCompte Road. I anticipated that there would be home construction on that property. However, I am deeply distressed with the proposal for multiple dwelling housing.

My concerns include the increased volume of students attending Hickory Hills school. Due to a more transient population that is typical of renters, I see a concern for the police and fire departments being able to handle the anticipated incidents for emergency services.

At Cooper Estates, we already have experienced difficulties entering Division Street from the resident gate located there. I have not heard satisfactory answers as to how to handle the increase in traffic other than "we'll cross that bridge when we get to it". I doubt that the current modifications being made in the road situation will not address the increase in traffic.

We just experienced record rainfall. The water that runs from Cooper Estates across LeCompte Rd. and into the current field does not concern me, but when water levels go high enough, the flood waters will revert to their natural course. In addition, there will be more paved and hard surfaces that will not allow water absorption into the ground.

It is my understanding from a recent City Council meeting that there is a surplus of rental apartments and a greater need for single-dwelling homes. I would love to see some single dwelling homes in that development (exclusively).

Respectfully,

Catherine Kershaw

Catherine Kershaw

1304 N. Fenchurch Lane

Springfield, MO 65802

July 10, 2025

City of Springfield
Dept of Planning and Development
P.O. Box 8368
Springfield, MO
65801-8368

Re: Planned Development 392 located at 3830 E Division St.

I'm writing this letter to express my opinion regarding this proposed planned development. I am strongly opposed to this development based upon the following:

- The additional traffic on Division will be very problematic. The road is already very busy and with an additional 500 plus units it will become a real nightmare. Traffic studies were mentioned, but I don't believe the final numbers have been reported. Therefore, I think it would be prudent to wait before approving a planned development on this already extremely busy thoroughfare. It will also put more traffic on LeCompte and Chestnut Expressway.
- This is a very dense development which does not fit in with the existing development. Single family residences would be very much preferred to the proposed 9 four story apartment complexes with additional duplexes and townhouses. This development would dramatically change the look and feel of the area and would most definitely lower the surrounding area's property values. I would like to see the city maintain this zoning as R-1.
- Quality of proposed construction.
- The impact on Hickory Hills School. Does the school have the capacity to handle the increased number of kids this planned development would generate?

I have other issues that I would be happy to share as well. Thanking you in advance for your support/consideration regarding the issues surrounding this proposed development.

Sincerely,

Leslie Kilpatrick

Leslie Kilpatrick

July 10, 2025

City of Springfield
Dept of Planning and Development
P.O. Box 8368
Springfield, MO
65801-8368

Re: Planned Development 392 located at 3830 E Division St.

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- The impact on Hickory Hills School. Does the school have the capacity to handle the increased number of kids this planned development would generate?

I have other issues that I would be happy to share as well. Thanking you in advance for your support/consideration regarding the issues surrounding this proposed development.

Sincerely,

Tim Kilpatrick

Tim Kilpatrick

July 10, 2025

Re: Planned Development 392

To: City of Springfield, Department of Planning and Development

We understand that the planned development 392 located at 3830 E. Division St. is a large apartment complex. We are an area of residential homes with subdivisions, and we understand the housing crisis, but we don't need a four story apartment complex so close to these nice subdivisions. This decreases our home values and increases traffic in our area. I don't know if you have been on East Division, but you should take a drive down the street especially during rush hour in the morning and in the evening. We can barely cross the road NOW and especially NOT with a large apartment complex going in our neighborhood.

Can the infrastructure support a large apartment complex like this? I have four grandsons that attend Hickory Hills and they are crowded now. What will an apartment complex of 530 units do to our school? We understand that Division Street is being widened by 14 feet which will help the residents that are living here now.

Please take into consideration the impact it will have on the residential homes in this area?

God Bless you in this matter,

Mark and Melody Mikkelsen

Mark + Melody Mikkelsen

Dear Sirs,

I'm writing to express my opposition to the proposed re-zoning of the 48 acres from traditional single-family to a multi-family planned development at 3830 E Division St, referenced as Planned Development 392.

As a resident of the Hickory Valley neighborhood, located just 0.3 miles from the proposed site, I have significant concerns about the high density of the development. The inclusion of nine apartment buildings, most of which are four stories tall, does not comply with the ForwardSGF plan, which envisioned this area for traditional single-family homes. The proposed development would alter the suburban country nature of this area, which is characterized by numerous traditional single-family home neighborhoods as well as large acreage lots.

I understand the need for more affordable entry-level housing in our community; however, I do not believe that a large rental development meets this need. Instead, I propose that the zoning remains as is, preserving the area for traditional single-family homes. If multi-family development must occur, I suggest including more villas and townhomes rather than apartments, which would increase the availability of smaller starter homes in the city and address many of the concerns I list below.

The proposed development includes 530 units, with 428 being apartments. During the neighborhood meeting, the architect mentioned that the developer is considering renting all or the majority of these 98 non-apartment units. This approach does not provide adequate buying opportunities for entry-level homebuyers within our community.

There are more suitable locations for apartments within the city, particularly in the corridor improvement areas outlined in the ForwardSGF plan. These areas would benefit from such developments and contribute to city revitalization efforts, unlike the proposed site, which lacks nearby amenities.

A development of this density will inevitably lead to a significant increase in traffic. We expect 750 to 1000 cars entering and leaving the facility daily, which will exacerbate traffic congestion along Division, already a busy road. This increase will impact the established neighborhoods

east and south of the development. We expect the increased traffic not only to impact division but also the roads going south to Chestnut.

This proposed rental development will bring a large increase of residents to the north east side of town, inevitably increasing crime. Resources for schools, police and fire department should be carefully considered.

Additionally, YY is a narrow road with no bike lanes or sidewalks, and there is no planned sidewalk leading from the proposed development to Hickory Hills School. This poses a safety hazard for children walking or biking to school.

The proposal includes three large retention ponds along Division to manage runoff water from the 48 acres of concrete and parking lots. These ponds are intended to handle up to 10 inches of rain, and therefore, will normally be mostly empty and potentially unsightly, which concerns me about their aesthetic impact on the area.

In summary, I believe this proposed development will negatively impact property values in the existing surrounding traditional single-family neighborhoods, increase traffic and crime, fail to provide affordable housing for first-time buyers, and disrupt the suburban country atmosphere of this single family neighborhood area. There are better locations for apartment developments that align with the ForwardSGF plan and enhance density near corridor transformation areas.

I respectfully urge you to reject this re-zoning request.

Thank you for your consideration.

Best regards,

David Rosenbluth

4459 E Kentbrook Dr.

Springfield, MO 65802

Vladimir & Lana Samarskiy

1520 N Edgemont Circle
Springfield, MO 65802
503-317-2823
lsamarskiy@yahoo.com

July 9, 2025

City of Springfield
Department of Planning and Development
PO Box 8368
Springfield, MO 65801-8368

RE: Planned Development 392 located at 3830 E Division St

Dear Department of Planning & Development,

As current residents of The Lakes of Wildhorse we are very concerned regarding the above mention planned development on E Division St. This is a very dense development with 9 tall apartment buildings. While we all recognize the need for more affordable housing, we would much rather prefer no apartments and more SF, Villas, Duplex, and townhomes that are maximum 2 story. This would limit the density and add green space which will have a positive impact on traffic and water run off. Crime in the area will certainly increase with the large apartments and this large number of people living so close together. The nearby school, Hickory Hills, is already at capacity and will not be able to handle more students, especially this large number from this development. Are there plans to build a new school that will be able to handle the new students? This is a great spot to keep the surrounding area the same by building single family homes instead of a planned development. Thank you for your consideration.

Sincerely,

Vladimir & Lana Samarskiy

July 7, 2025

City of Springfield
Department of Planning and Development
PO. Box 8368
Springfield, MO 65801-8368\

RE: Planned Development 392 (location-3830 E Division St, Springfield, MO.

To Whom It My Concern:

I have several concerns as to the development that is planned at the above location. This area is composed, primarily, of single family residential subdivision properties with above average property values.. Four story apartments do not conform to the area, and could seriously affect present property values.

A rental complex of this size and density (530 units) would pose a tremendous burden on traffic count along Division St. (Hwy YY); as well as increase traffic on Farm Rd., 193, Farm Rd.185/ Le Compte Rd (South of Division to Mill St) and Eastgate Ave., from Division St., south to Chestnut Expressway (Mill St.). Per MODOT there will be no help for traffic turning left (West toward Hwy "65".) out of this Planned Development, as to extra lanes.

Does this area have sufficient school capacity, fire protection, and police coverage to handle the additional 530 units of housing?

I respectfully request this development not be approved and or at the very least changes to the plan as to type and density of properties.

Sincerely,

Joyce Snyder

Joyce Snyder

RE: Strong Opposition to Proposed Development at Division & Le Compte

July 14, 2025

Dear Planning & Zoning Commission / City Council Members / Commissioners,

I am writing as a concerned resident of Windsmore, located near the site of the proposed residential development at the southeast corner of Division Street and Le Compte Road. I **strongly oppose** this development in its current form and urge the Planning & Zoning Commission to ***DENY*** its approval due to the serious and lasting consequences it may pose to our community.

The scale and density of the proposal—550 residential units, including over 400 apartments—are fundamentally incompatible with the existing character of our neighborhood and raise significant concerns in the following areas:

1. Traffic and Safety
This project would substantially increase traffic along Division Street and Le Compte Road, neither of which is designed to accommodate such a volume. Multiple planned entrances and exits only heighten the risk of congestion, accidents, and delayed emergency response times. A full, publicly reviewed traffic impact study is necessary before any approval is granted.

2. Infrastructure and Public Services
Hundreds of new households would place considerable strain on water, sewer, waste management, and other city services. It remains unclear whether the current infrastructure can support such expansion without significant upgrades, costs that may ultimately fall on taxpayers.

3. School Overcrowding
Local schools are already operating near or at full capacity. The additional student population generated by this development—particularly from the high number of apartment units—will further strain educational resources, enlarge class sizes, and compromise educational quality.

4. Neighborhood Character and Property Values
The introduction of high-density apartment buildings is out of alignment with the low-density, single-family character of the surrounding community. Such a shift risks permanently altering the neighborhood's identity, reducing privacy, and lowering surrounding property values.

5. Environmental and Drainage Concerns
The removal of green space and increase in impervious surfaces will exacerbate stormwater runoff, potentially leading to long-term drainage and flooding problems for nearby residents, issues that are often underestimated and difficult to reverse.

6. Transparency and Accountability
This proposal comes from an out-of-state developer (East Division Development, LLC, based in California). This raises concerns about long-term accountability, responsiveness to community issues, and ongoing property maintenance. The developer has no stake in our schools, our infrastructure, or the long-term well-being of this community.

This development, as currently presented, is not in the best interest of our community.

Sincerely,

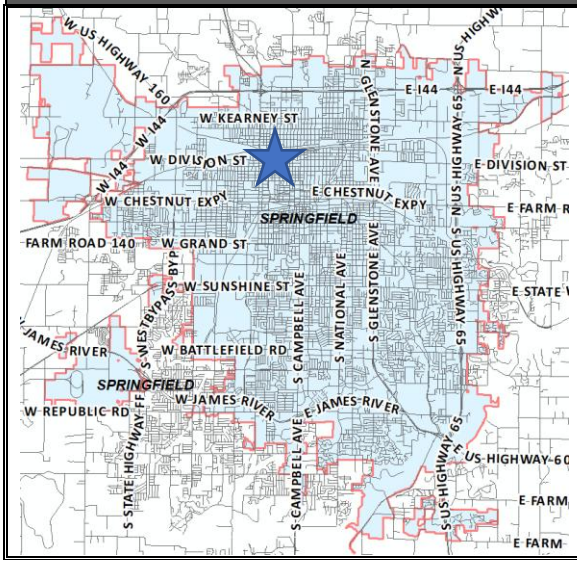
Tony Tang
804 N Summercreek Ct.
Springfield, MO 65802
Ttang417@gmail.com

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 482
Location:	1212 North Broadway Avenue
Total Acres:	0.20 acres
Applicant:	Czrina Moreno
Existing Land Use:	Vacant commercial building
Neighborhood Meeting:	May 22, 2025
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 2025
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner, (417) 864-1091
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to adopt the staff's responses in Attachment 2 of the staff report as the findings of fact and recommend approval of CUP 482 subject to the conditions listed in Attachment 1 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

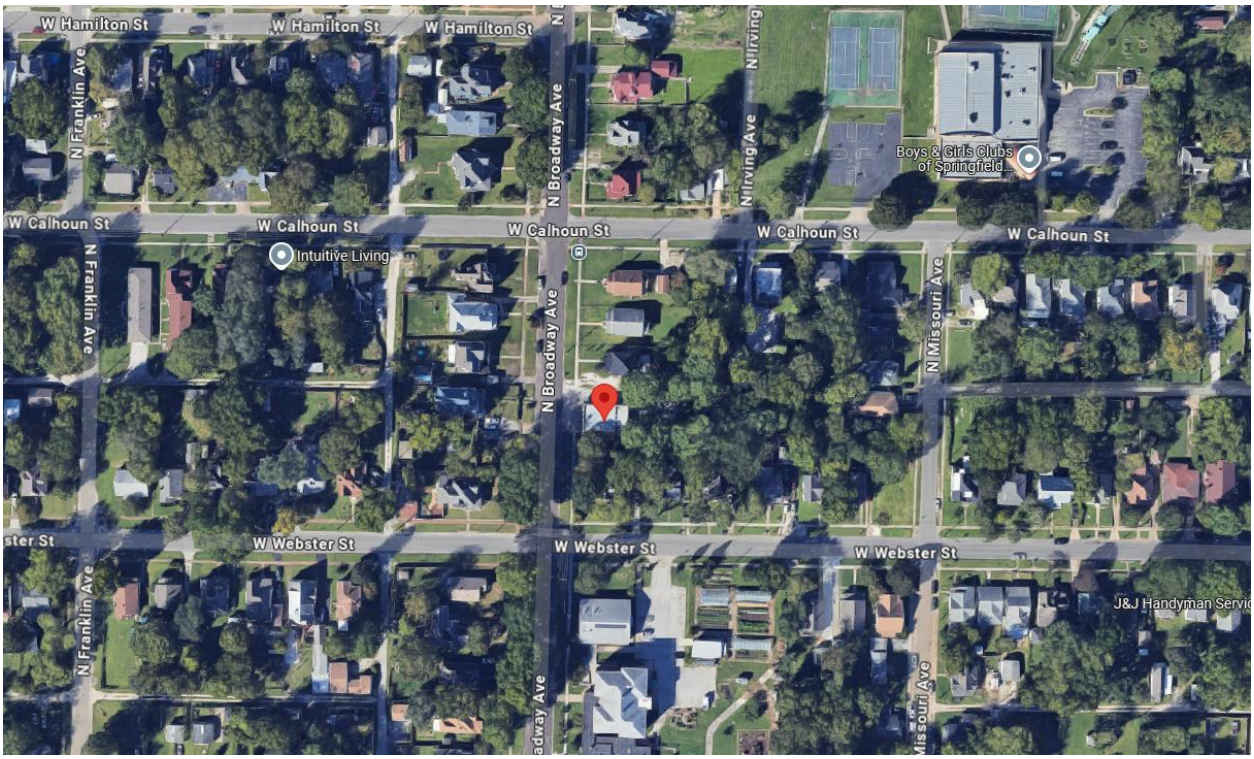
PROJECT SUMMARY:

Request to allow a daycare care center as an adaptive use of a nonresidential structure in a R-SF district generally located at 1212 North Broadway Avenue.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The property was rezoned to R-SF in 1995 by the city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-363. – Conditional Use Permit

(1) *Purpose.* The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety, and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

(8) *Period of validity.*

(a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18 months period:

1. A building permit is obtained, and the erection or alteration of a structure is started; or
2. An occupancy permit is obtained, and the conditional use is commenced.

The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.

(b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Center City neighborhood placetype. Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities. Due to their compact form and proximity to urban centers, these neighborhoods are places where residents should reasonably be able to walk, bike, or ride transit to meet some of their educational, employment, shopping, and recreational needs. Center City Neighborhoods are also integrated with key cultural and institutional uses, such as schools and places of worship that serve surrounding residents. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing. The creation of neighborhood-scale commercial should focus on the incorporation of context sensitive designs and low intensity uses to ensure integration into the surrounding area. These low intensity uses could include dining, personal services, office, and essential goods. These nodes could be located along historic streetcar routes or higher classification roadways on the edges of the neighborhood. Priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents.

PRIMARY USES

1. Single-family detached

SUPPORTING USES

1. Single-family attached
2. Low-intensity multifamily
3. Low-intensity, neighborhood commercial
4. Parks, greenways, and open space
5. Public and private schools and places of worship
6. Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

1. Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.

2. Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
3. Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
4. Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
5. Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
6. As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
7. Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

1. The main entrances of new residential developments are oriented towards the primary street.
2. Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
3. When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
4. Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
5. New and infill buildings maintain the proportions and architectural features common in the existing block.
6. When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Center City Neighborhood Urban design characteristics unique to Center City Neighborhood character area include:

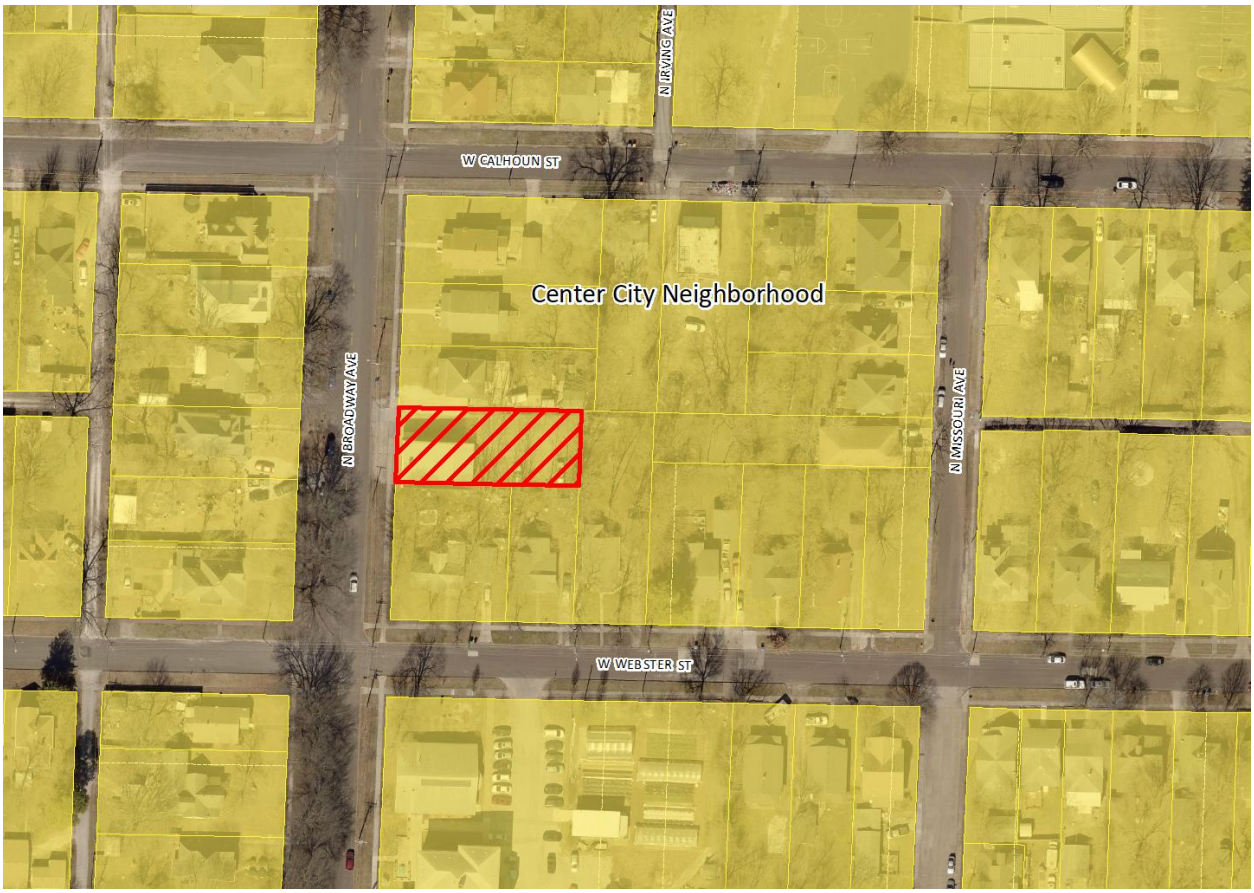
1. Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
2. Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
3. While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
4. Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.
5. Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.

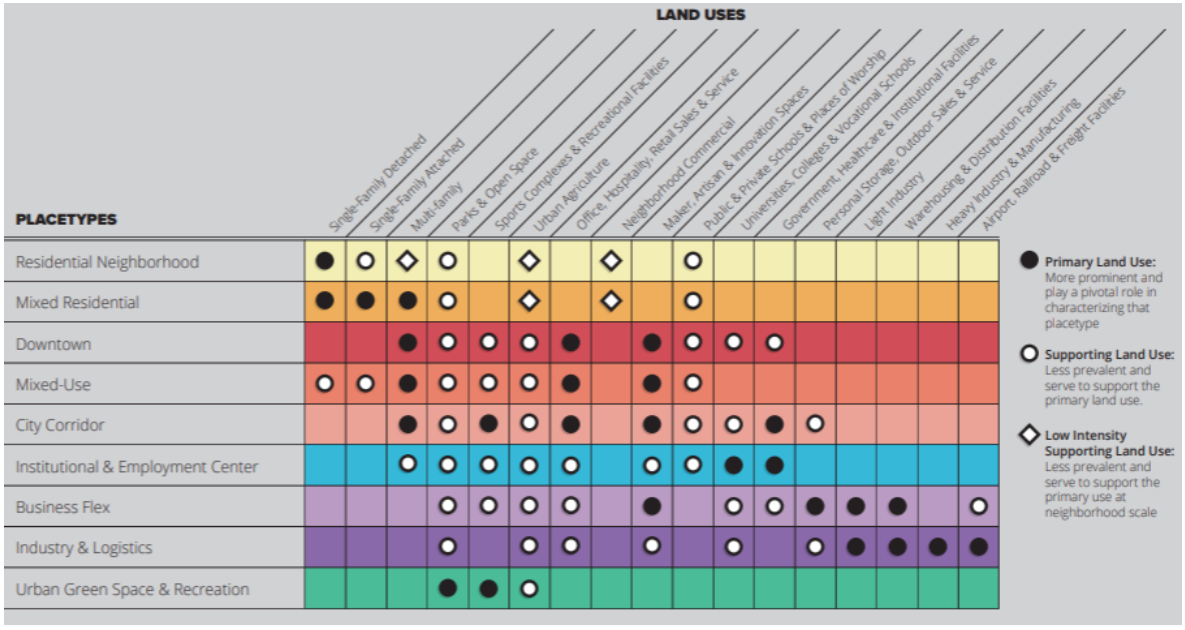
6. Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
8. Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.
9. Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

Transitions:

1. A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
2. Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
3. The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family residential	Single-family residential	Single-family residential	Single-family residential
PLACETYPES	Center City neighborhood	Center City neighborhood	Center City neighborhood	Center City neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed CUP.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the CUP.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

No issues for stormwater.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	N. Broadway Avenue	Collector	City	30	36	NA	Yes	Yes	Yes

ACCESS - All access to the development 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 two (2) bus stops on Broadway Avenue near the property.

IMPROVEMENTS - No improvements are required for this conditional use permit. A traffic study is not required for this conditional use permit. The existing asphalt parking lot within the public ROW must be completely removed and restored with grass, and curb and gutter.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant has requested this Conditional Use Permit for operation of a daycare center as an adaptive use of a nonresidential structure in a R-SF district. The applicant intends to use the vacant commercial building as a day care center.

A site plan has been provided (Attachment 4) depicting the development of the site. The day center will utilize the existing commercial building without the need to expand the building. The existing asphalt parking lot within the public right-of-way must be completely removed and restored with grass, and curb and gutter.

3. The center city neighborhood placetype encourages the preservation and adaptive reuse of neighborhood schools and surplus buildings. This application is consistent with this recommendation.

4. Staff has determined that the requested rezoning and Conditional Use Permit are in general alignment with the objectives and intent of the *Comprehensive Plan's* Center City neighborhood Placetype.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Center City neighborhood and based on the development's compliance with the standards of approval below (Attachment 2).

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following recommendations in connection with each proposed conditional use:

1. Recommend against the proposed conditional use,
2. Recommend approval of the proposed conditional use, or
3. Recommend approval of the proposed conditional use together with recommendations which, in the judgment of the Planning and Zoning Commission, will protect adjacent property and ensure that the proposed conditional use is consistent with the purpose and intent of this article.

ATTACHMENT 1
CONDITIONAL USE PERMIT NO. 482

1. The day care center shall comply with all the standards listed in Attachment 2.

2. The day care center be permitted in substantial conformance with Attachment 3.

3. All other standards of the Zoning Ordinance and other applicable Ordinances shall be adhered to.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2
STANDARDS FOR CONDITIONAL USE PERMIT NO. 482

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
1. The proposed conditional use will be consistent with the adopted policies in the Springfield *Comprehensive Plan.*	The conditional use will not change the existing site and will only change the function of the existing building.	The Comprehensive Plan encourages the preservation and use of neighborhood buildings. Additionally, this application will allow for a neighborhood servicing use within a vacant building.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	The conditional use will not change the existing site and will only change the function of the existing building.	Public Works – Traffic has reviewed the proposed conditional use and has determined that it will not adversely affect the safety of the using the facility or passing by.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	There is an existing fire hydrant at the corner of Webster and Broadway withing 150 feet of the existing building.	The Fire Department has reviewed the proposed conditional use and has not noted any concerns regarding fire safety and fire control measures.
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	There will not be an increase in impervious area or surface runoff.	Public Works – Stormwater has reviewed the proposed conditional use and has no issues with the proposed conditional use.
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	The conditional use will not change the existing site and will only change the function of the existing building.	Staff does not have any concerns pertaining to the anticipated noise levels associated with the proposed day care center.

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	The conditional use will not change the existing site and will only change the function of the existing building.	All future stationary lighting will be required to be meet the requirements and limitations of Section 36-484, Exterior lighting.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	The conditional use will not change the existing site and will only change the function of the existing building.	City staff does not have any concerns regarding future signage. Signage will be required to meet city code.
8. Such signs will not have an adverse effect on any adjacent properties.	The conditional use will not change the existing site and will only change the function of the existing building.	All future signage must comply with the requirements and limitations of Section 36-454, Signs.
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	The conditional use will not change the existing site and will only change the function of the existing building.	As noted by Public Works – Traffic, there are no concerns at this time regarding the proposal's impact on traffic in the area; however, Traffic has noted that existing asphalt parking lot within the public right-of-way must be completely removed and restored with grass, and curb and gutter.

CITY OF Springfield

DEVELOPMENT REVIEW STAFF REPORT

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare.	The conditional use will not change the existing site and will only change the function of the existing building.	Staff does not anticipate that the proposed development will adversely impact or be incompatible with the surrounding property. A 6-foot solid fence is located around the property's perimeter.
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.	The conditional use will not change the existing site and will only change the function of the existing building.	The standards of the Zoning Ordinance adequately address these issues. This application is consistent with the purpose of the adaptive use of nonresidential structures that could otherwise be a blight on the neighborhood if left vacant and are not maintained.

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	The conditional use will not change the existing site and will only change the function of the existing building.	It is not expected that the proposed development will negatively affect any significant natural topography or physical features.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	The conditional use will not change the existing site and will only change the function of the existing building.	The applicant's response adequately addresses this condition.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	The conditional use will not change the existing site and will only change the function of the existing building.	The proposed use complies with applicable regulations regarding lot size, bulk regulations, use limitations and performance standards.
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	The proposed use will provide a childcare facility in an area of town that will be well served by that use.	The applicant's response adequately addresses this condition.

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.	The existing parking lot will provide adequate parking for the proposed day care use as required by Sec. 36-455.	The development will be subject to these standards of the Zoning Ordinance.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	Access roads, entrances and exit drives are not changing as a result of the conditional use.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it will not create these hazards.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	The vehicular circulation elements are not changing as a result of this conditional use. The existing vehicular circulation elements and pedestrian paths will remain.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it will not create these hazards with the traffic access controls that are required with this Conditional Use.
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	The conditional use will not change the existing site and will only change the function of the existing building.	No known interference with any public rights of way or easements are known

DEVELOPMENT REVIEW STAFF REPORT

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	The conditional use will not change the existing site or building and will only change the function of the existing building.	The development is required to adhere to all standards of the Zoning Ordinance and other applicable ordinances.
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	The conditional use will not change the existing site and will only change the function of the existing building.	This property is already served with public infrastructure and services.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Operation of a Daycare Facility
2. Meeting Date & Time: 05/22/2025
3. Meeting Location: 1212 N Broadway Ave, Springfield, MO
4. Number of invitations that were sent: 190
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 5
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

Concerns of what will be allowed to happen with the facility if it is rezoned and the daycare closes. Explained that the residential zoning will remain and the conditional use permit will only allow for the daycare facility.

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

I, Amber Broyles (*print name)*, attest that the neighborhood meeting was held on 05/22/2025 (*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."

Amber Broyles
Signature of person completing affidavit

Amber Broyles
Printed name of person completing affidavit

Sign-In Sheet		
Name	Phone	Email
Dale Amarell	417-350-4552	
Mark Faegre	417-830-5043	
Donna Culbertson	417-209-2506	dcculbertson@gmail.com
Jan Bradley	417-864-5391	
Mike Bradley	417-864-5391	

1 SITE EXHIBIT
C1 SCALE: 1" = 10'

1"=10'
10' 0 5' 10'

N

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1212 N. BROADWAY CONDITIONAL USE PERMIT

1212 N. BROADWAY AVE
SPRINGFIELD, MO

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 25SP10052
DRAWN BY: CMH
CHECK BY: N/A
ISSUED DATE: 05/19/2025

ISSUED BY: N/A
LICENSE NO: N/A

SHEET TITLE

SITE EXHIBIT

SHEET NUMBER

C1

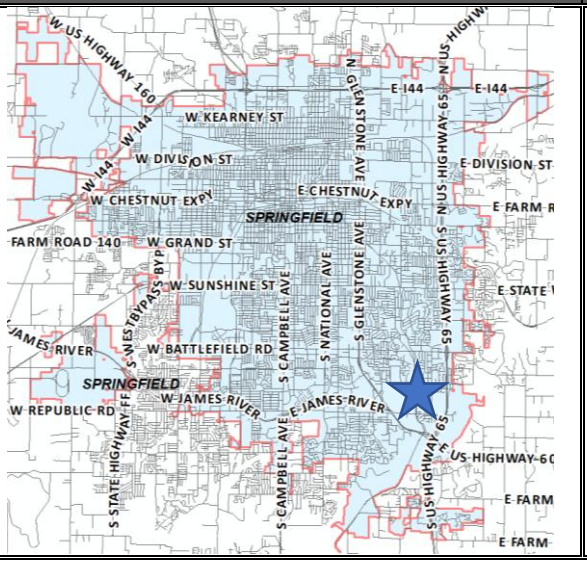
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Vacation No. 842
Location:	2900 block E. Huron Street and E. Republic Road.
Total Acres:	0.05 acres
Applicant:	Windmill Holdings LLC
Existing Land Use:	Public alley
Neighborhood Meeting:	June 9, 2025
Planning and Zoning Commission:	July 17, 2025
City Council:	n/a
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Michael Sparlin, Senior Planner, (417) 864-1091
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Vacation case No. 842 as submitted in the staff report (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

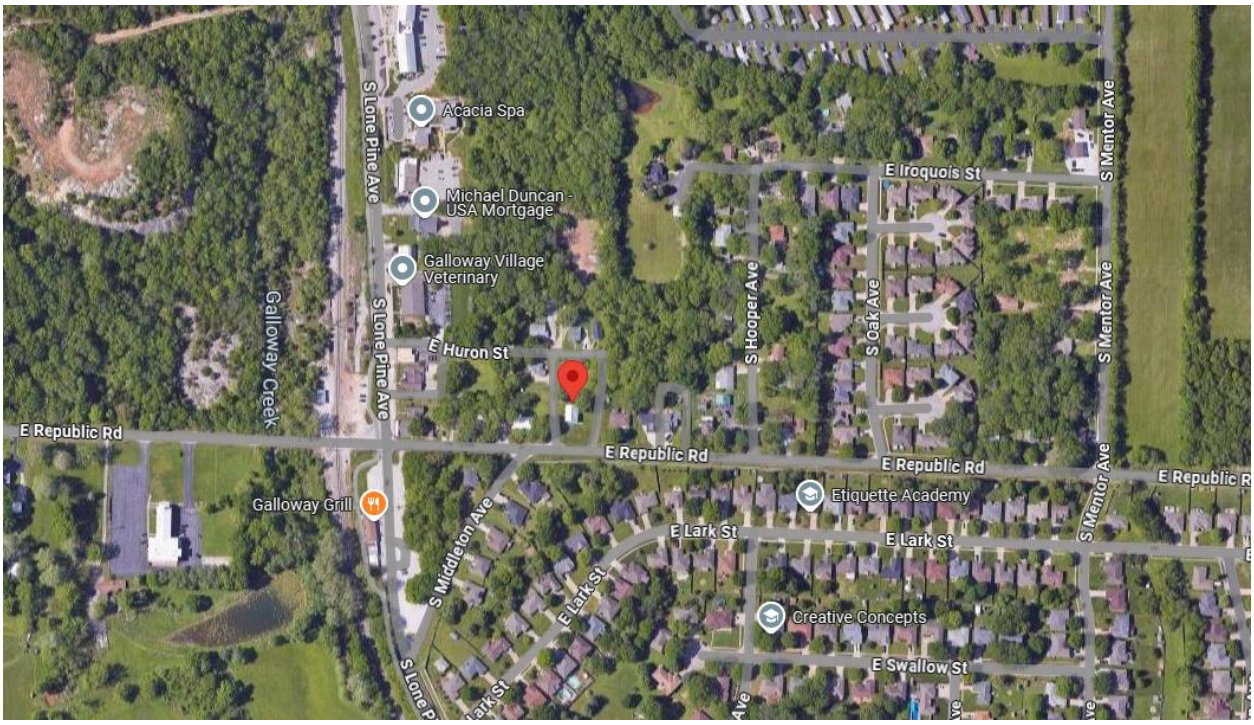
PROJECT SUMMARY:

Request to vacate portion of an alley between 2900 block E. Huron Street and E. Republic Road.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE STREETVIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject alley was platted in the “Town of Galloway” subdivision in 1883.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-151. - Petition for vacation; notice of proposed vacation.
Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

Sec. 98-154. (c) If the planning and zoning commission finds that all conditions set forth in subsection (b) of this section have been met, then the planning and zoning commission may adopt a resolution vacating the area. If the planning and zoning commission does not adopt a resolution vacating the area, the applicant may request that the city council hear the request for vacation, provided a request for review is filed within 15 days with the city clerk from the date the planning and zoning commission denies the request. If the planning and zoning commission approves the request to vacate, any person objecting thereto may petition the city council to review the request to vacate by filing an appeal within 15 days with the city clerk from the date the resolution was passed by the planning and zoning commission. If the objector shall not have consented, the city council may approve the vacation, as provided in this section, only upon a finding that the public interest requires such vacation despite the objections thereto. Any person aggrieved by a decision of the city council shall appeal to the county circuit court within 30 days after a decision is rendered by the city council in accordance with the procedures set forth in RSMo ch. 536.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family residential	Single-family residential	Single-family residential	Single-family residential
PLACETYPES	Mixed-use	Mixed-use	Mixed-use	Mixed-use

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

CITY UTILITIES:

Existing CU Electric, Gas & Water facilities will need eventual removal/relocation.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Need to submit and record a sanitary sewer easement for the public sewer located in the alley. No other objections to the vacation.

FIRE DEPARTMENT:

No issues with vacation.

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 Middleton Ave	Local	City	25	10	NA	No	Yes	No
Street 2	E Republic Rd	Collector	City	30	25	1350	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.

IMPROVEMENTS - No improvements are required for this Vacation. A Traffic Impact Study (TIS) is not required.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

No Issues from Stormwater for the vacation

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to vacate the alley between 2900 block E. Huron Street and E. Republic Road. This application is being processed concurrently with Z-10-2025 COD No. 273 which proposes to rezone the adjacent property to LB, Limited Business.

2. The applicant owns adjacent property to the north (2961 E. Republic Street and 4152 S. Middleton Avenue) and plans to incorporate the vacated right-of-way into its property for future development. The alley is unimproved and will not affect vehicular access in the area.

3. The requested vacation meets the approval criteria listed in Attachment 1.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal meeting the approval criteria listed in Attachment 1.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

VACATION APPROVAL CRITERIA

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.		**Staff Response**
1.	All property owners adjacent to the street, alley or public way have access to another street, alley or public way.	All adjacent properties have access to other public streets.
2.	The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.	All adjacent property owners have consented to the vacation of the alley
3.	That the retention of the street, alley, public way or subdivision serves no useful purpose.	It has been determined that the retention of the public right-of-way is unnecessary.
4.	That the vacation will not affect the ability to use utilities, public or private.	This vacation area contains public utilities, which must be relocated, abandoned, or placed within an easement prior to the vacation.

ATTACHMENT 2
Legal Description

ALLEY VACATION DESCRIBED AS FOLLOWS: LYING IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING A PART OF BLOCK ONE OF THE TOWN PLAT OF GALLOWAY, GREENE COUNTY, MISSOURI RECORDER'S OFFICE PLAT BOOK A PAGE 91, BEING ALL OF THE PLATTED ALLEY LYING BETWEEN LOT 1 AND LOT 4 AND EAST OF MIDDLETON AVENUE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK ONE OF SAID TOWN PLAT OF GALLOWAY; THENCE N02°21'27"E, 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK ONE OF SAID TOWN PLAT OF GALLOWAY; THENCE S87°38'33"E, ALONG THE SOUTH LINE OF SAID LOT 1, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S02°21'27"W, 20.00 FEET TO THE NORTHEAST OF SAID LOT 4; THENCE N87°38'33"W, ALONG THE NORTH LINE OF SAID LOT 4, 100.00 FEET TO THE POINT OF BEGINNING.

NEIGHBORHOOD MEETING SUMMARY

1. Request to vacate: Unimproved alley between 2961 E Republic Road and 4152 S Middleton Ave. Springfield, MO.
   (subject address)
2. Meeting Date & Time: June 9th 2025. 4-6:30 PM
3. Meeting Location: Galloway Mercantile - 4144 S Lone Pine Ave. Springfield MO 65804
4. Number of invitations that were sent: 98
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 4
7. List the verbal comments and how you plan to address any issues:

N/A - Of the four residents that attended the meeting none were concerned with the alleyway vacation request.

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

N/A

GALLOWAY CHAPEL NEIGHBORHOOD MTG - June 9, 2025

SIGN-IN SHEET

	Name	Address or Company	Phone	E-mail
1	Brock Fick	3001 E Republic Rd	314-779-9673	brockfick@yahoo.com
2	Sung Jung	3009 E Lark St	417 886-1041	—
3	Jacque Thummel	2907 E. Lark St	417-459-0729	Jsisco.Thummel@gmail.com
4	Tamra McNabb	3012 E Lark St	4175360884	Tmcnabb602@gmail.
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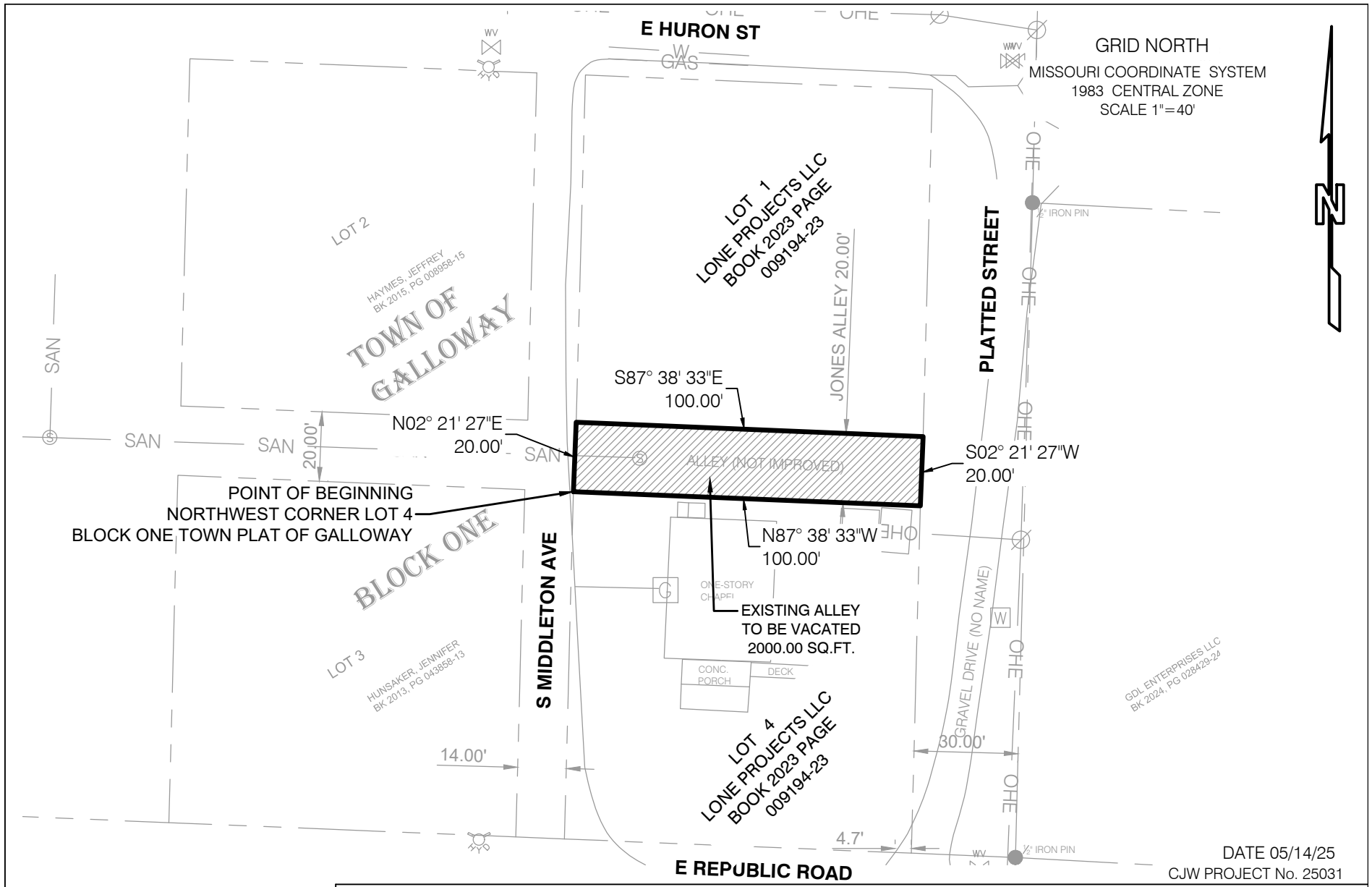


DATE 05/14/25
CJW PROJECT No. 25031

THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF A PLATTED ALLEY TO BE VACATED.

5051 S. National
Suite 7A
Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.889.3402
www.GoCJW.com

SKETCH EXHIBIT "B"
LONE PROJECTS, LLC
ALLEY VACATION
PART OF BLOCK ONE TOWN PLAT OF GALLOWAY
PART OF THE S1/2 OF S 9, T 28 N, R 21 W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

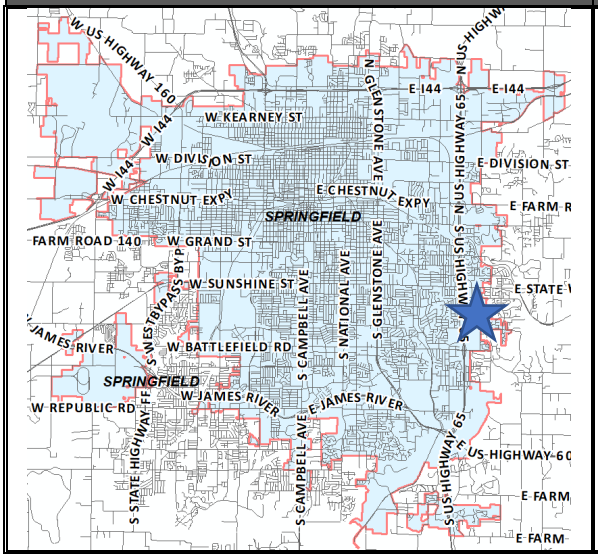
Prepared by:
CJW
CJW Transportation
Consultants, L.L.C. Engineering
MO C.A. #2007008003

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Terragreen Condominiums Phase VI
Location:	2305 South Blackman Road
Total Acres:	5.92 acres
Applicant:	Blackman Road Properties, LLC; ERCO Real Estate Company, LLC; H2D2-TGD, LLC; & 2305 Blackman Road Bldg A, LLC
Existing Land Use:	Offices & Undeveloped Property
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 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 Terragreen Condominiums Phase VI 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 amend a condominium plat of approximately 5.92 acres of property generally located at 2305 South Blackman Road. The purpose is to expand the buildable floor area of one (1) of the existing four (4) condominium units to facilitate the development of the site.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

GOOGLE MAPS STREET VIEW:

View from Seminole Street

DEVELOPMENT REVIEW STAFF REPORT

View from Blackman Road

PROPERTY HISTORY:

The subject property was annexed into the city in 1989.

At the time of the 1995 citywide remapping the property was rezoned to R-SF, Single-Family Residential. The property was rezoned to Planned Development District 313 in 2007.

The original condominium plat was approved in 2009. Subsequent phases that modified the boundaries of the units were approved in 2014, 2015, and 2021. Phase V was approved administratively earlier this month.

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.
(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.
   (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.

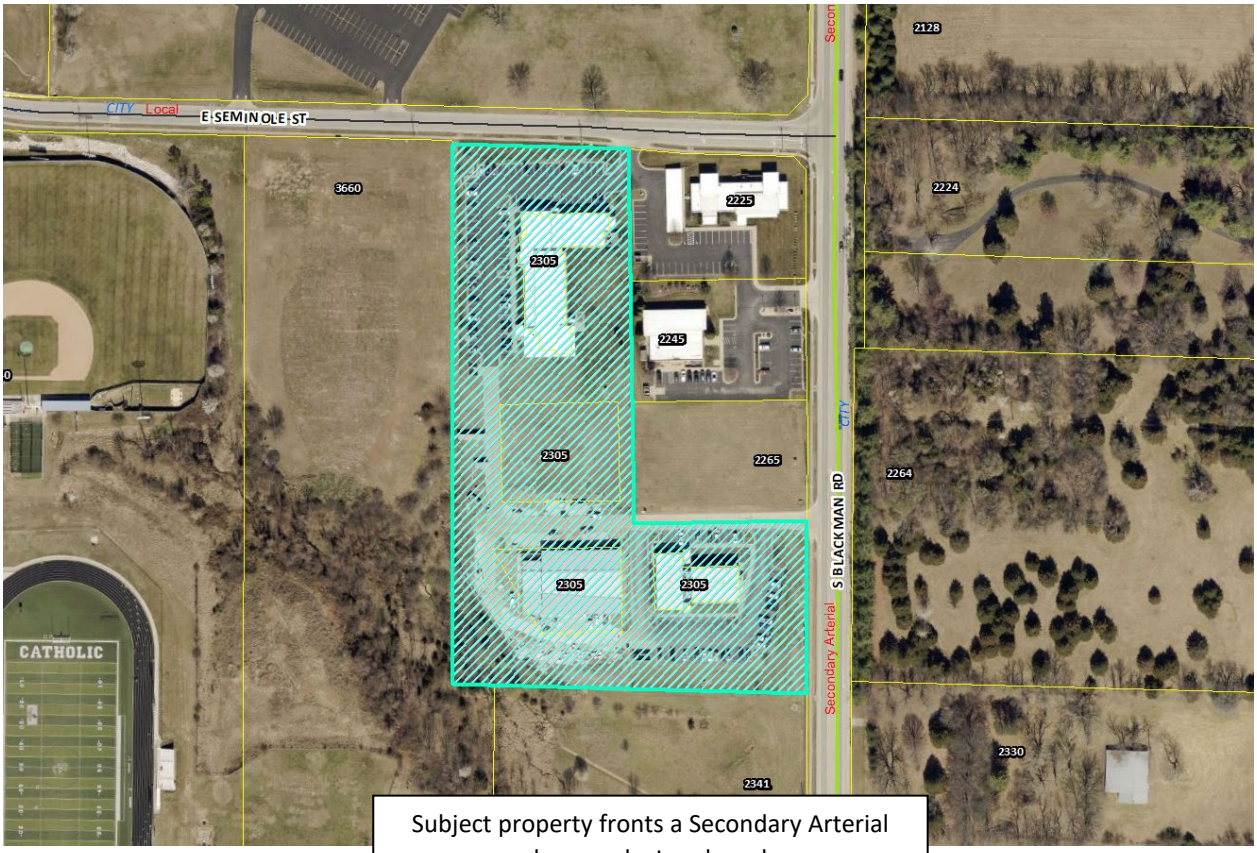
1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
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 PLANNED DEVELOPMENT 313
Minimum lot dimension requirements	N/A
Maximum structure height	Thirty-five (35) feet
Front yard setback	Twenty-five (25) feet
Side yard setback	Ten (10) feet, except that no side yard is required for a building having a common wall on a side lot line.
Rear yard setback	Ten (10) feet
Street Classification	S Blackman Road – Secondary Arterial E Seminole Street – Local
Sidewalks	Sidewalk is required along the frontage of all adjacent streets. Sidewalk currently exists along all adjacent streets.
Open Space Requirements	A minimum of five (5) percent of the areas devoted to parking and vehicular use will be covered by living landscaping comprised of grass, ground cover, plants, shrubs, and/or trees.

MAJOR THOROUGHFARE MAP:



Subject property fronts a Secondary Arterial roadway and a Local roadway

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to amend the existing condominium plat, consisting of approximately 5.92 acres and four (4) existing condominium units, by way of a new plat named “Terragreen Condominiums Phase VI”.

2. The purpose of the preliminary plat is to enlarge an existing condominium unit, Unit 4, to accommodate the footprint of a proposed addition to the existing office building.

3. The new preliminary plat will increase the size of Unit 4 from 0.42 acres to 0.53 acres. The existing “need not be built” area of Unit 4 will expand along its west, south, and east edges. No other changes will be made to the existing condominium plat.

4. Buildings or building additions may be constructed within the building envelopes of the condominium units, as 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 structures.

5. The proposed increase in building envelope size for Unit 4 does not risk exceeding the maximum building coverage for Planned Development District 313, which is 50%. To completely build out all units in the proposed preliminary plat would result in only 24.8% building coverage.

6. All lots meet the minimum requirements of the City’s subdivision regulations and Planned Development District 313.

7. 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.

8. 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.

9. 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 Planned Development District 313.

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:

   Did not respond in allotted review time.

2. CITY UTILITIES:

   No issues with the prelim plat/expansion of unit 4.

3. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

   Approved.

4. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

   Approved. The location map, it has Section 34, and in the description under the location map, it is shown as Section 39.

5. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

   No issues with plat.

6. FIRE DEPARTMENT:

   No comments.

7. PARKS & GREENWAYS:

   Approved.

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

   Approved.

9. 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
2305 S Blackman Rd	Peirson Creek	No, Existing SCM	No, Existing SCM	No	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. The Terragreen Condo Subdivision built the Public Improvement 7PW6032 providing Flood Control volume in an extended dry detention basin.

Water Quality Requirements

1. The Terragreen Condo Subdivision built the Public Improvement 7PW6032 providing Water Quality volume in an extended dry detention basin.

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.

Floodplain

N/A

Natural Channels and Stream Buffers

N/A

Sinkholes and Karst Features

N/A

10. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Access

There is currently one driveway access point to the property from S. Blackman Road and one driveway access point onto the property from E. Seminole Street. No additional driveways will be allowed.

Trails, Bus Stops, And Additional Information

There are no Greenway Trails near the property. There are no bus stops near the property.

Improvements

DEVELOPMENT REVIEW STAFF REPORT

No improvements are required for this preliminary plat. A traffic study is not required for this 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	E. Seminole Street	Local	City	30	30	NA	No	Yes	Yes
Street 2	S. Blackman Road	Secondary Arterial	City	35	35	5,872	No	Yes	Yes

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk, and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

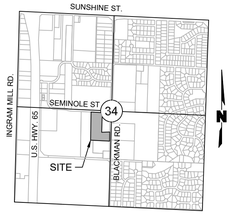
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush, and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is 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.

PRELIMINARY PLAT
TERRAGREEN CONDOMINIUMS PHASE VI
A REPLAT OF UNITS 1, 2, 3 & 4 AND THE COMMON AREA OF TERRAGREEN CONDOMINIUMS PHASE IV CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



LOCATION MAP
Sec. 39, T-29-N, R-21-W
Scale: 1"=2000'

OWNERS

Blackman Road Properties, LLC
2225 South Blackman Road
Springfield, MO 65809

2305 Blackman Road Bldg A, LLC
3645 Cullpepper Circle
Springfield, MO 65804

H2D2-TGD, LLC
3720 Castlebay Court
Springfield, MO 65809

Erco Real Estate Company, LLC
1736 E. Sunshine, Ste. 913
Springfield, MO 65804

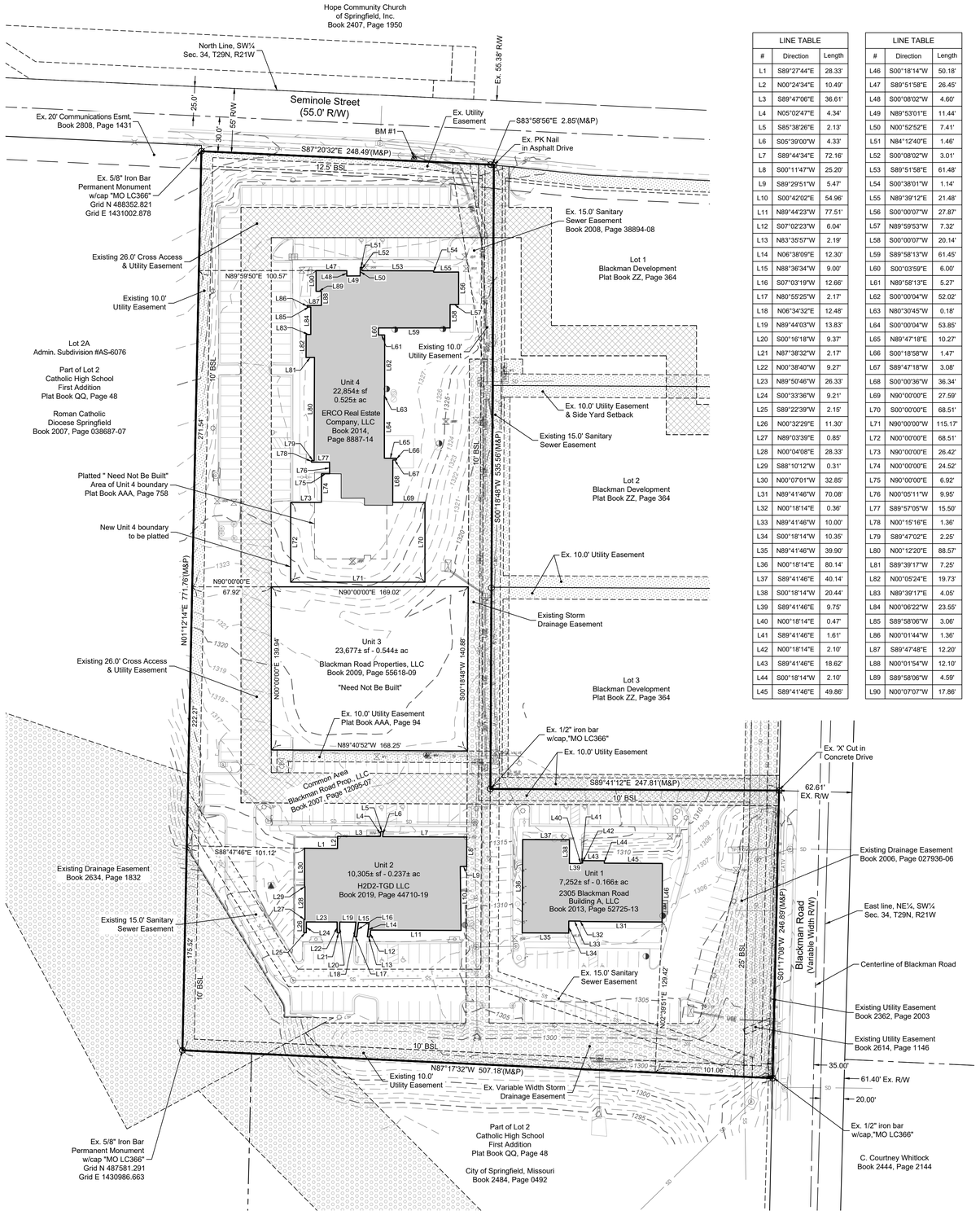
PREPARED BY

Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

BENCHMARKS

BM #1 - RR Spike in power pole
Elevation: 1333.53

City of Springfield COS #221A
Elevation: 1327.58



LINE TABLE		
#	Direction	Length
L1	S89°27'44"E	28.33'
L2	N00°24'34"E	10.49'
L3	S89°47'06"E	36.61'
L4	N05°02'47"E	4.34'
L5	S85°38'26"E	2.13'
L6	S05°39'00"W	4.33'
L7	S89°44'34"E	72.16'
L8	S00°11'47"W	25.20'
L9	S89°29'51"W	5.47'
L10	S00°42'02"E	54.96'
L11	N89°44'23"W	77.51'
L12	S07°02'23"W	6.04'
L13	N83°35'57"W	2.19'
L14	N06°38'09"E	12.30'
L15	N88°36'34"W	9.00'
L16	S07°03'19"W	12.66'
L17	N80°55'25"W	2.17'
L18	N06°34'32"E	12.48'
L19	N89°44'03"W	13.83'
L20	S00°16'18"W	9.37'
L21	N87°38'32"W	2.17'
L22	N00°38'40"W	9.27'
L23	N89°50'46"W	26.33'
L24	S00°33'36"W	9.21'
L25	S89°22'39"W	2.15'
L26	N00°32'29"E	11.30'
L27	N89°03'39"E	0.85'
L28	N00°04'08"E	28.33'
L29	S88°10'12"W	0.31'
L30	N00°07'01"W	32.85'
L31	N89°41'46"W	70.08'
L32	N00°18'14"E	0.36'
L33	N89°41'46"W	10.00'
L34	S00°18'14"W	10.35'
L35	N89°41'46"W	39.90'
L36	N00°18'14"E	80.14'
L37	S89°41'46"E	40.14'
L38	S00°18'14"W	20.44'
L39	S89°41'46"E	9.75'
L40	N00°18'14"E	0.47'
L41	S89°41'46"E	1.61'
L42	N00°18'14"E	2.10'
L43	S89°41'46"E	18.62'
L44	S00°18'14"W	2.10'
L45	S89°41'46"E	49.86'

LINE TABLE		
#	Direction	Length
L46	S00°18'14"W	50.18'
L47	S89°51'58"E	26.45'
L48	S00°08'02"W	4.60'
L49	N89°53'01"E	11.44'
L50	N00°52'52"E	7.41'
L51	N84°12'40"E	1.46'
L52	S00°08'02"W	3.01'
L53	S89°51'58"E	61.48'
L54	S00°38'01"W	1.14'
L55	N89°39'12"E	21.48'
L56	S00°00'07"W	27.87'
L57	N89°59'53"W	7.32'
L58	S00°00'07"W	20.14'
L59	S89°58'13"W	61.45'
L60	S00°03'59"E	6.00'
L61	N89°58'13"E	5.27'
L62	S00°00'04"W	52.02'
L63	N80°30'45"W	0.18'
L64	S00°00'04"W	53.85'
L65	N89°47'18"E	10.27'
L66	S00°18'58"W	1.47'
L67	S89°47'18"W	3.08'
L68	S00°00'36"W	36.34'
L69	N90°00'00"E	27.59'
L70	S00°00'00"E	68.51'
L71	N90°00'00"W	115.17'
L72	N00°00'00"E	68.51'
L73	N90°00'00"E	26.42'
L74	N00°00'00"E	24.52'
L75	N90°00'00"E	6.92'
L76	N00°05'11"W	9.95'
L77	S89°57'05"W	15.50'
L78	N00°15'16"E	1.36'
L79	S89°47'02"E	2.25'
L80	N00°12'20"E	88.57'
L81	S89°39'17"W	7.25'
L82	N00°05'24"E	19.73'
L83	N89°39'17"E	4.05'
L84	N00°06'22"W	23.55'
L85	S89°58'06"W	3.06'
L86	N00°01'44"W	1.36'
L87	S89°47'48"E	12.20'
L88	N00°01'54"W	12.10'
L89	S89°58'06"W	4.59'
L90	N00°07'07"W	17.86'

BASIS OF BEARINGS
Grid North based on Missouri State Plane Coordinate System 1983 by use of MoDOT continuously operating GNSS RTK Network Central Zone
Control Station: GR-94
Site Grid Factor: 0.99993115
N: 492290.323 E: 1429376.269

LEGEND

O	Found Monument (As Noted)
(M)	Measured
(P)	Platted
BSL	Building Setback Line
	Ex. Utility Easement
	Ex. Sanitary Sewer Easement
	Ex. Drainage Easement
	Ex. Cross Access Easement
	Ex. Building Footprint

DEVELOPMENT NOTES

Total Overall Area:	257,980± sf - 5.922± ac
Total Common Area:	193,892± sf - 4.451± ac
Total Units Area:	64,088± sf - 1.471± ac
Total No. of Units:	4
Smallest Unit:	Unit 1 - 7,252± sf - 0.166± ac
Largest Unit:	Unit 3 - 23,677± sf - 0.544± ac
Current Zoning:	PD-313

PROPERTY DESCRIPTION

All of Units 1, 2, 3 & 4 and the Common Area of TerraGreen Condominiums Phase IV, a Replat of Units 1, 2, 3 & 4 of and the Common Area of TerraGreen Condominiums Phase III, a subdivision located in the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Thirty-four (34), Township Twenty-nine (29) North, Range Twenty-one (21) West, City of Springfield, Greene County, Missouri, recorded in the Greene County Recorder's Office in Plat Book AAA at Page 758. Subject to any easements and restrictions of record.

NOTES

1. This survey and plan is based upon the following data and/or exceptions:

   Deed of Record: Book 2007, Page 12095-07; Book 2013, Page 52725-13; Book 2014, Page 8887-14; Book 2019, Page 44710-19
   Filed Maps/Plats: See Note 22
   Title Search: Waco Title Company, Report No. 2501043-118, dated April 24, 2025

2. This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on April 25, 2025, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditiions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.

3. This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.

4. The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.

5. Current Zoning: PD-313, Ordinance No 5642

   Building Setbacks:
   Front Yard Setback: 25 feet
   Side Yard Setback: 10 feet, except that no side yard is required for buildings having a common wall side lot line
   Rear Yard Setback: 10 feet
   Max. Building Height: 35 feet

   Parking/Vehicle Setbacks:
   Front Yards: 5 feet
   Rear Yards not bordering R-SF district: None
   Rear Yards bordering R-SF district: 15 feet
   Side Yards: None

6. The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0362E, Effective Date December 17, 2010, shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)

7. Olsson and the surveyor of record make no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. Olsson and the surveyor of record further does not warrant that the underground utilities shown are in the exact location indicated. Olsson and the surveyor of record have not physically located the underground utilities. If any underground utility locations are required, they will have to be verified by field potholing the utilities as utility depths will not be indicated on the topographic survey. Olsson and the surveyor of record shall not be liable for the location of or the failure to note the location of non-visible utilities. Utilities were ordered to be located per one-call ticket number 251113893. The companies listed on the ticket are ATT Distribution, MNA-Bluebird, City Utilities Fiber/Gas/Electric/Water, City of Springfield Sewer/Traffic.

8. There shall be no construction of any kind, including paving, located in the detention easement shown crossing the southwest corner of this plat, except within the area shown as proposed detention easement relinquishment (by separate instrument).

9. 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 costs if included in a future storm water drainage benefit district deemed necessary resulting from problems created by surface water runoff. This is due to the fact that the surface water runoff is presently being accommodated by street and open drainage facilities.

10. All development shall be in accordance with Planned Development No. 313, approved by City Council on January 29, 2007, Ordinance No. 5642, and any subsequent amendments.

11. Access to Blackman Road is limited to existing access easement as platted in Plat Book ZZ at Page 364.

12. All structures shall be built behind the line marked on this plat as "Building Setback Line".

13. The condominium property is subject to development rights including, but not limited to, the right of declarant to add such additional property to the condominium, to create units, common elements and limited common elements, and to subdivide or convert existing units within the condominium and otherwise to exercise the development rights as set forth in the declaration as amended and restated.

14. The Declaration of TerraGreen Condominiums is recorded in Book 2009, at Page 12623-09, in the Office of the Recorder of Deeds in Greene County, amended in Book 2013, at Page 44346-13; Book 2014, at Page 8370-14; Book 2015, at Page 49024-15 and Book 2015, at Page 49021-15.

15. Further restrictions on development may be found in the Declaration of Restrictions, Covenants and Conditions of TerraGreen Office Park recorded on November 13, 2007, in the Office of the Greene County Recorder in Book 2007 at Page 55275-07, amended in Book 2013, at Page 44347-13

16. Utility lines and service laterals to individual units are permitted to cross the common elements.

17. All property within this plat, except the four units, shall be common area.

18. The Responsibility for the maintenance of any area referred to as an easement, drainage easement, or detention basin is defined in the recorded Declarations referred to in Notes 13 and 14 above.

19. Minimum finished floor elevation for buildings constructed on the Units of the Condominium shall be 1303.00.

20. There are no public streets within plat.

21. Sanitary Maintenance Notes: Property Owners within the Plat of TerraGreen Condominiums Phase V will be responsible for the upkeep, maintenance, and repair of the private sanitary sewer lines that lie in the common area of the Plat of TerraGreen Condominiums Phase V and that said property owners acknowledge that the City of Springfield, MO is not responsible for upkeep, maintenance, and repair of the private sanitary sewer laterals located within said Plat of TerraGreen Condominiums Phase IV.

22. Plat References:
   a. Final Plat of Terragreen Condominiums Phase IV, a Replat of Units 1, 2, 3, 4 and the Common Area of Terragreen Condominiums Phase III, recorded in Plat Book AAA, Page 758
   b. Final Plat of Terragreen Condominiums Phase III, a Replat of Units 1, 2, 3, 4 and the Common Area of Terragreen Condominiums Phase II, recorded in Plat Book AAA, Page 404
   c. Final Plat of Terragreen Condominiums Phase II, a Replat of Units 1, 2, 3, 4 and the Common Area of Terragreen Condominiums, recorded in Plat Book AAA, Page 307
   d. Final Plat of Terragreen Condominiums, a Replat of Lot 4 of Blackman Development, recorded in Plat Book AAA, Page 94
   e. Final Plat of Blackman Development, recorded in Plat Book ZZ, Page 364

olsson
550 East St. Louis Street
Springfield, MO 65806

olsson.com
TEL 417.890.8802
FAX 417.890.8805

Olsson - Survey
Missouri COA #000366

STATE OF MISSOURI
DAVID D. DRUMM
NUMBER PLS-2007017958
07.07.2025
PROFESSIONAL LAND SURVEYOR

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	07.07.2025	Revised per City Comments	CDA

PRELIMINARY PLAT
TERRAGREEN CONDOMINIUMS PHASE V

A REPLAT OF UNITS 1-4, TERRAGREEN CONDOMINIUMS PHASE IV CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

2025

drawn by:	CDA
surveyed by:	SVV
checked by:	DDD
approved by:	DDD
project no.:	025-02340
drawing no.:	V_PPLT_02502340
date:	05.07.2025

SHEET
1 of 1

DEVELOPMENT REVIEW STAFF REPORT

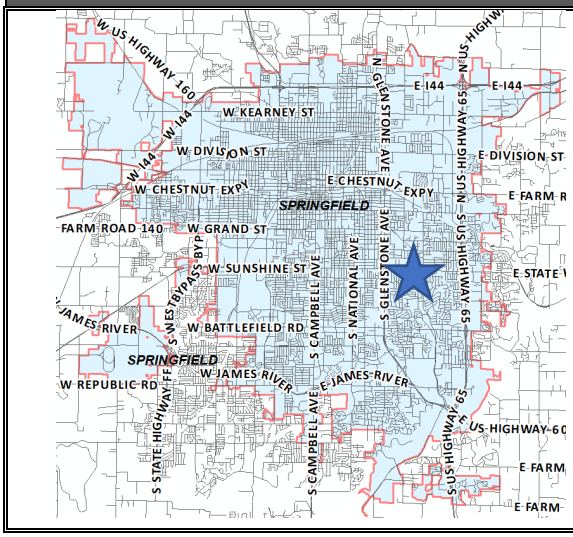
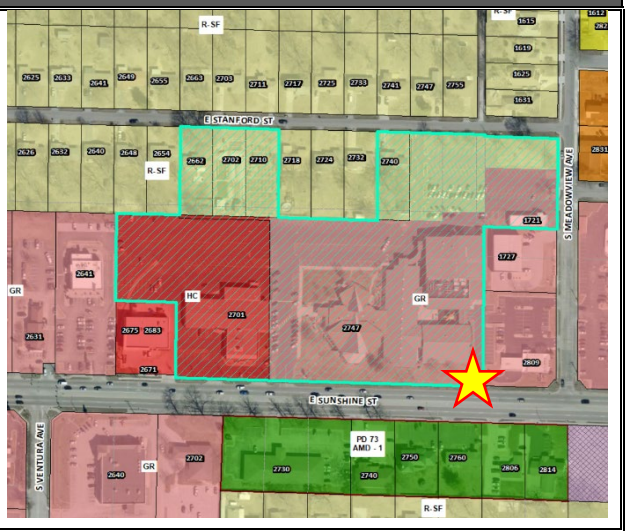
PROJECT INFORMATION	
Case Number:	Subdivision Variance 358
Location:	2701 & 2747 E. Sunshine Street
Total Acres:	10 acres
Applicant:	Schweitzer Church, Inc.
Existing Land Use:	Church and accessory uses
Planning and Zoning Commission:	July 17, 2025
City Council:	N/A
Public Notification:	Posted property
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	N/A
Proposed motion:	Move to approve Subdivision Variance 358 subject to the variance approval criteria listed in Attachment 2 of the staff report on this item. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant is requesting a variance independent of Preliminary Plat to vary from Section 36-251(4) of the Subdivision Regulations. The requested variance is to allow one (1) existing access point not in compliance with the subdivision regulations to remain near an intersection, in conjunction with a proposed lot combination of property generally located at 2701 & 2747 East Sunshine Street.

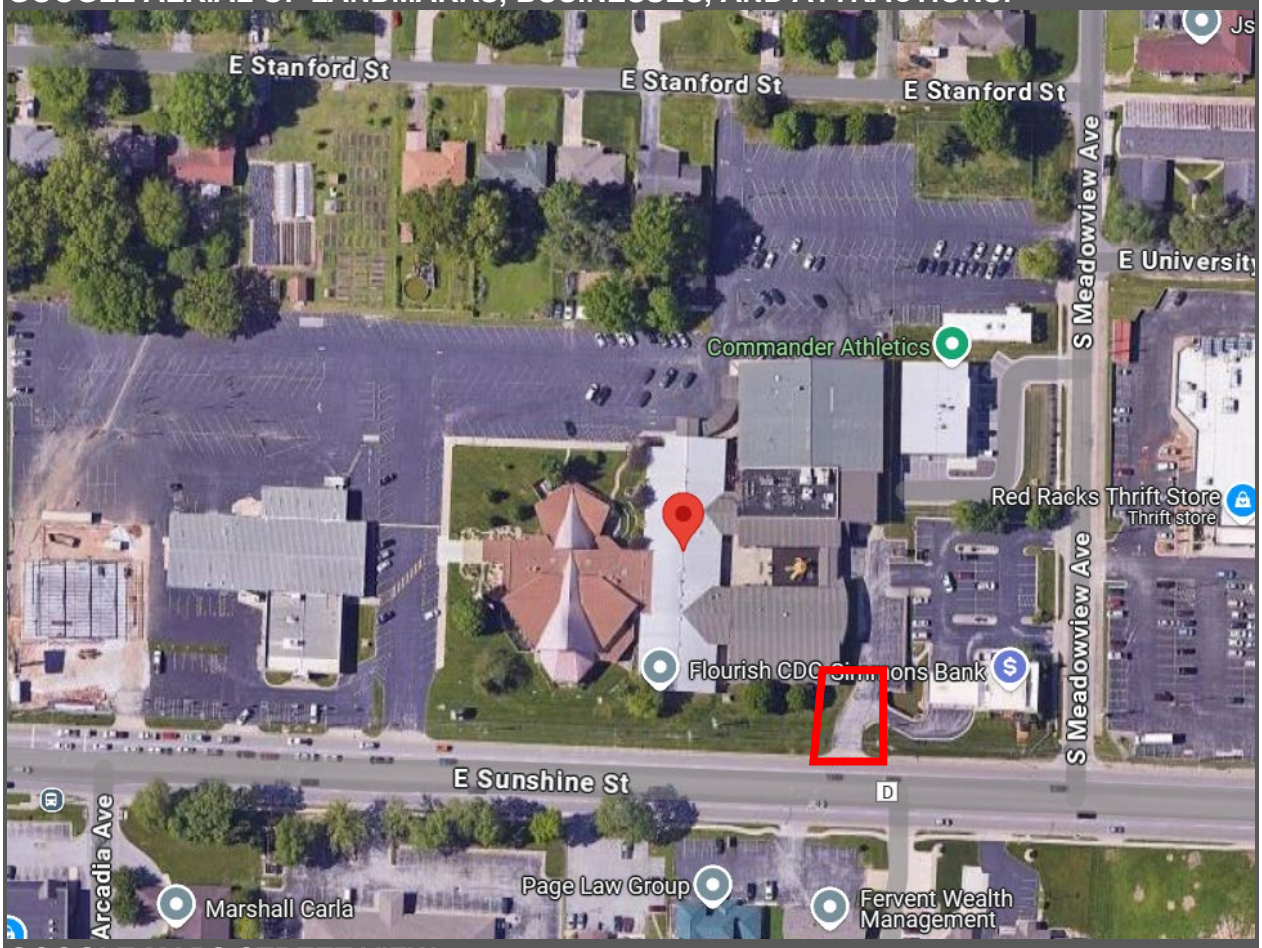
Section 36-251(4) of the Subdivision Regulations requires a minimum distance of 200 feet from the near right-of-way line of any intersection street to edge of driveway. The existing shared access is approximately 165 feet from the intersection of Sunshine and Meadowview. The proposed combined lot is 710 feet wide. Based on these requirements, this existing shared access would need to be closed leaving only one existing access point onto Sunshine Street.

If the variance is approved the property would have two (2) access points along Sunshine Street but would require two (2) other existing access points to be closed along Sunshine Street.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:

PROPERTY HISTORY:

The subject properties have been zoned since the 1995 city-wide remapping. The church has been certified as a tract of record (AS-957) since 1981.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-206. - Variances.

(1) *General.* Deviations from and exceptions to the standards and procedures of this article may be granted by the city council, the planning commission or the director of planning

and development, as set forth herein only if such deviations and exceptions conform to the following conditions and procedures. Such deviations and exceptions are referred to, for purposes of this article, as variances relative to zoning and other ordinances and codes effective in the City of Springfield. No application for preliminary plat which would create conditions requiring a variance or exception from zoning standards or other ordinances or codes by the board of adjustment, shall be submitted to the planning and zoning commission unless and until the applicant's request for variance or exception shall have been first submitted to and approved by the board of adjustment.

(2) *Purpose and intent.* It is the purpose and intent of this variance procedure to provide relief from unusual hardship, inequitable construction procedures, design requirements which may be impractical and other conditions which occur with a specific parcel of land but do not occur in the normal subdivision process.

(3) *Conditions of variance approval.* No variance shall be granted unless it is found that:
- (a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this article would deprive the owner of the reasonable use of his land and is not the mere grant of a privilege; and
- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner; and
- (c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

(4) *Recording required.* When a variance from these regulations has been approved, the details of such variance shall be recorded in the office of the Recorder of Deeds of Greene County. No such variance shall be recorded, however, until a 30-day period shall have passed during which time said variance may be challenged in a court of competent jurisdiction.

(5) *Authority to grant variances.*
- (a) The planning commission shall be empowered to grant variances with respect to the improvements and the design standards relative to lot dimensions and arrangements, street location, alignment, the location and alignment of easements, building lines and similar standards.
- (b) City council shall review requests for variances only upon an appeal by an applicant from a denial of a request by the commission and only upon the written record made before the commission.

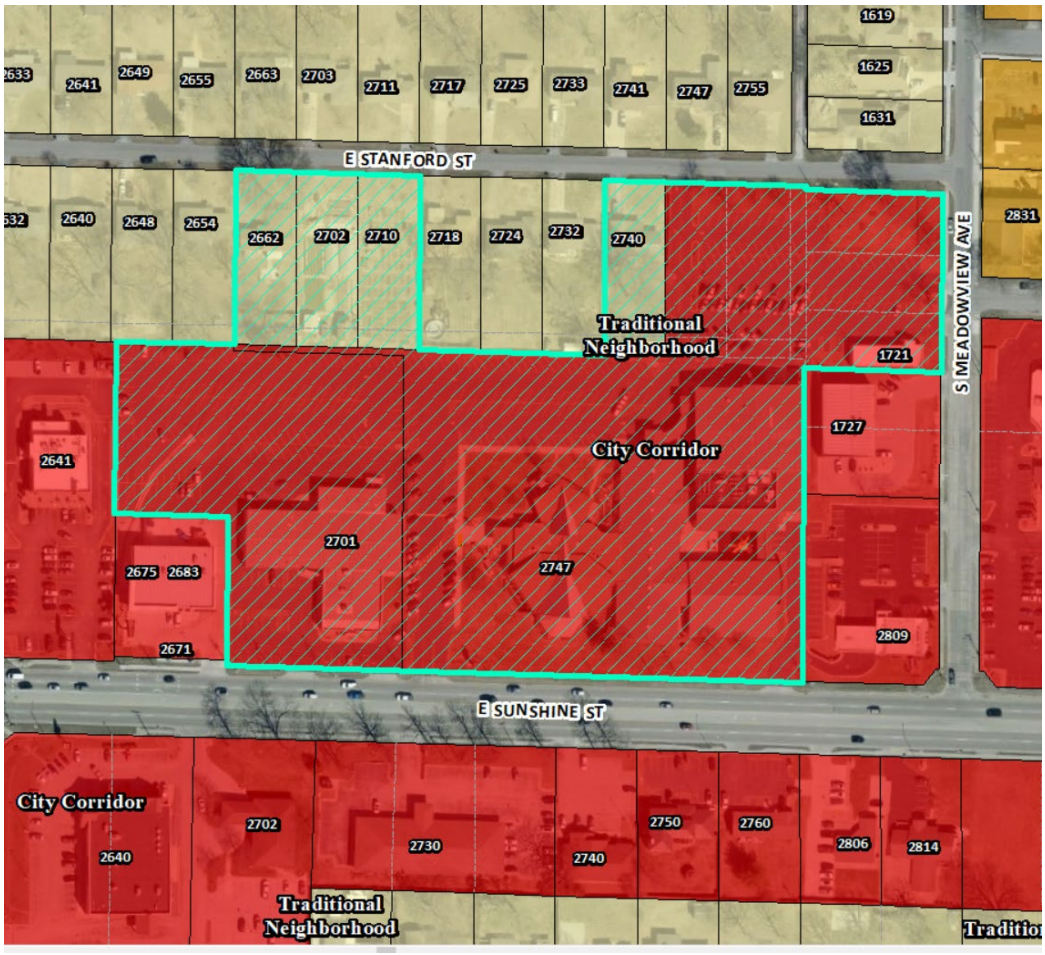
(6) *Procedure.*
- (a) Variances shall be reviewed in accordance with one of the two following procedures:
  1. Requests for variances may be submitted concurrently with the preliminary plat or final plat if it is a minor subdivision. The applications for variance shall be made on forms provided by the director and shall state precisely the provisions from which variance is requested along with the reasons therefor. Such variance application shall be reviewed and acted upon concurrently with the preliminary plat or final plat if a minor subdivision.
  2. Requests for variances independent of plat review shall be permitted if the applicant can show good cause why such request was not made at the time of the preliminary plat and shall be submitted on forms

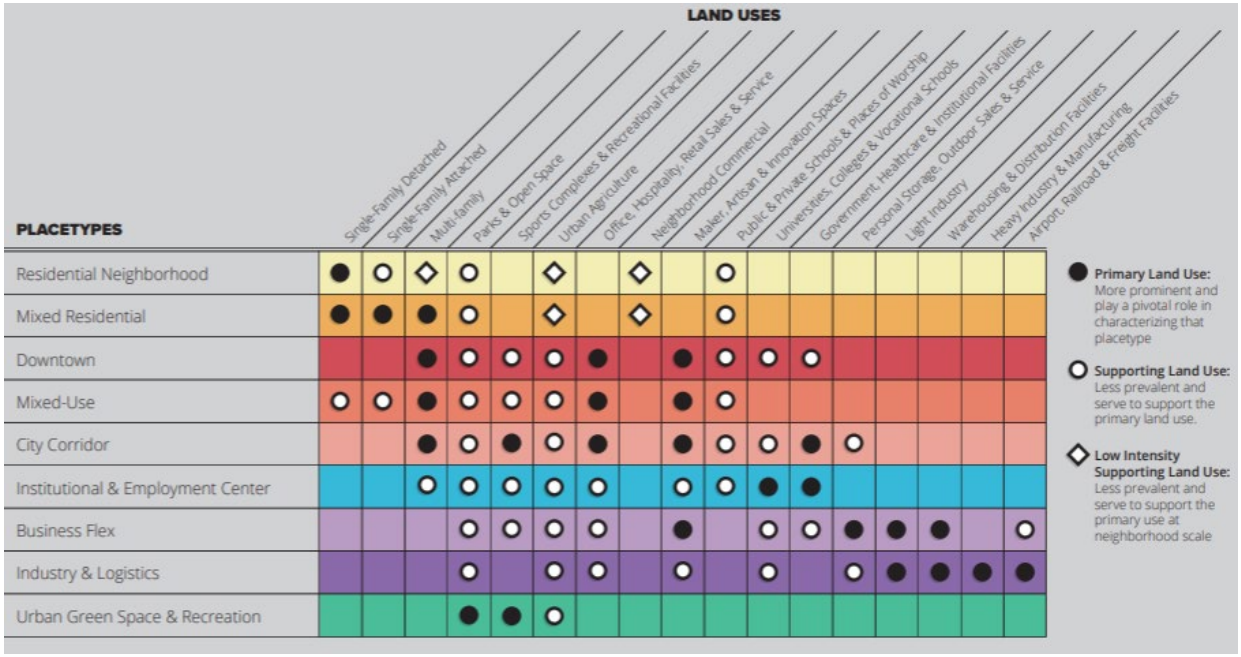
provided by the director along with a fee for administrative processing in the amount prescribed by ordinance. Such application shall be submitted to the commission.

3. Within 30 days after commission has acted on a variance, the city council may, by vote of council, elect to conduct independent review of any variances considered by the commission and may grant, reverse, modify or affirm the decision of the commission based on the provisions of this article and procedures for granting variances.

DEVELOPMENT REVIEW STAFF REPORT

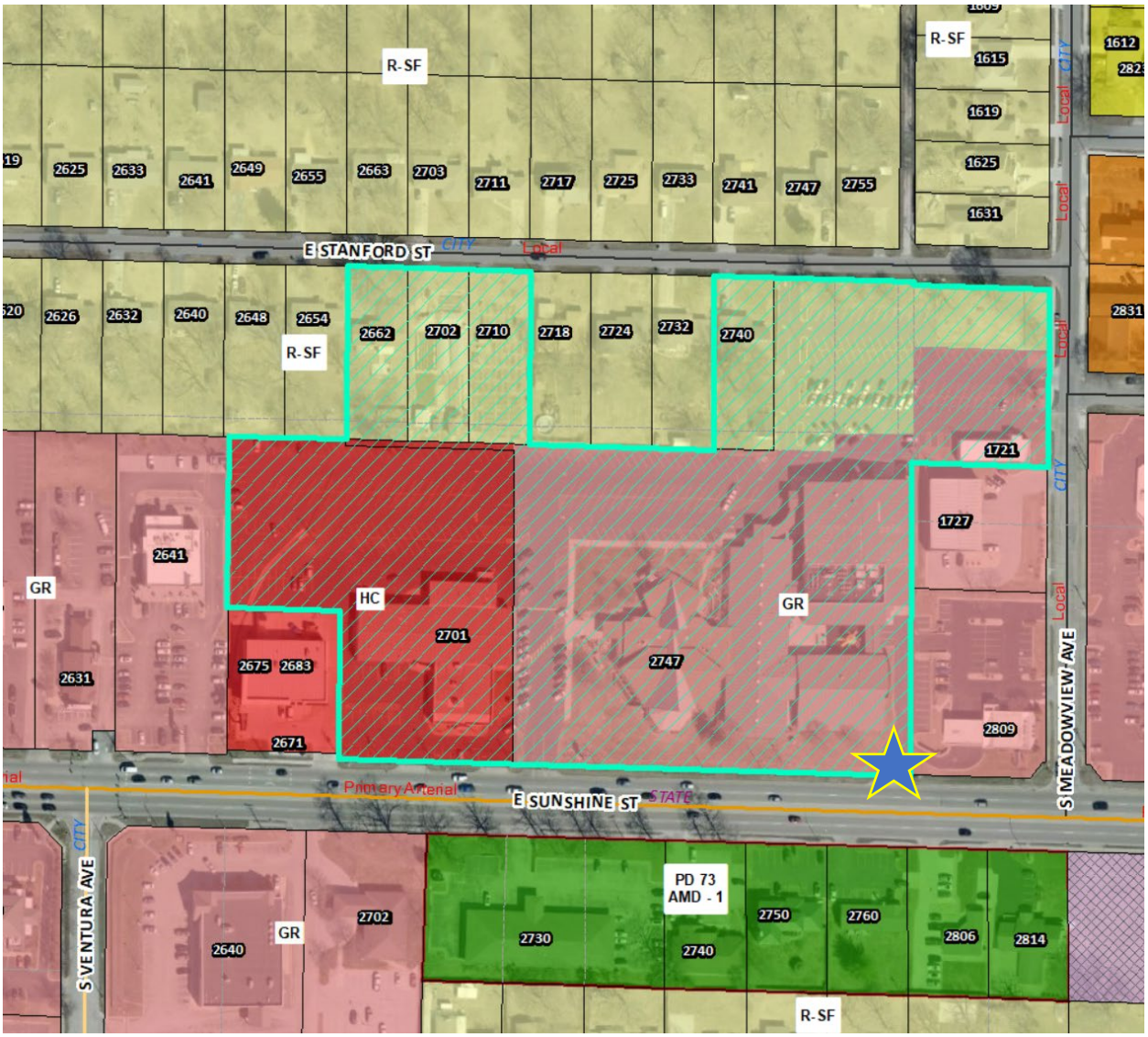
FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	PD 73	GR	GR & HC
LAND USE	Single-family residential	Office uses	Bank	Restaurant & Retail sales
PLACETYPES	Traditional Neighborhood	City Corridor	City Corridor	City Corridor

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to combine approximately 10 acres of commonly owned property via an administrative lot combination. The administrative lot combination requires the property comply with the subdivision regulations driveway standards.

2. The applicant is requesting a variance independent of a Preliminary Plat to vary from Section 36-251(4) of the Subdivision Regulations.

3. A primary arterial requires a minimum distance of 200 feet from the near right-of-way line of any street intersection to edge of driveway. The existing shared access is approximately 165 feet from the intersection of Sunshine and Meadowview. The proposed combined lot is 710 feet wide. Based on these requirements, this existing shared access would need to be closed leaving only one existing access point onto Sunshine Street. The requested variance is for allowing one additional access point (total of two) along Sunshine Street for the proposed administrative lot combination

4. The proposed lot combination must meet all requirements of the Subdivision Regulations unless varied with this application.

5. The planning and zoning commission shall be empowered to grant variances with respect to the improvements and the design standards relative to lot dimensions and arrangements, street location, alignment, the location and alignment of easements, building lines, and similar standards.

6. If the commission approves the subdivision variance independent of the preliminary plat, the details of such variance shall be recorded in the office of the Recorder of Deeds of Greene County. No such variance shall be recorded, however, until a 30-day period shall have passed during which time said variance may be challenged in a court of competent jurisdiction.

7. The proposed subdivision variance was reviewed by City departments and comments are contained below**.** Variance approval criteria is provided in ***Attachment 1*****.** The legal description of the property can be found in ***Attachment 2*****.** The applicant has provided a site plan of existing accesses and proposed closures in **Attachment 3.**

STAFF RECOMMENDATION:

1. Staff does not provide a recommendation on variance requests.

PLANNING AND ZONING COMMISSION OPTIONS:

The commission shall review the subdivision variance and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the subdivision variance.

2. The commission shall conditionally approve the subdivision variance.

3. The commission shall disapprove the subdivision variance.

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:

1. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
   No objection to the variance.

2. FIRE DEPARTMENT:
   No comments.

3. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:
   Subdivision Variance does not trigger a stormwater requirement. At time of development any area redeveloped needs stormwater captured and routed to the storm sewer.

4. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

   PW does not support this driveway variance request.

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E Sunshine St	Primary Arterial	City	50	45	30,000	No	Yes	No
Street 2	S Meadowview Ave	Local	City	25	25	1,800	No	Yes	Yes
Street 3	E Stanford St	Local	City	25	20	NA	No	Yes	No

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1
VARIANCE APPROVAL CRITERIA

Section 36-206(3) of the Subdivision regulations states in part: No variance shall be granted unless it is found that;	Applicant's Response
There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege;	The driveway in question is the direct access point from E. Sunshine to the fire department connection serving the church, as well as to the church's loading dock facility, and to some ancillary parking. In addition, the church has an agreement with the adjacent bank that allows the drive-thru to utilize this drive to access E. Sunshine. Closure of this drive would require the church to come to a separate agreement with the bank to wind through their main parking lot to access the area. Siad parking lot is not equipped to handle either emergency vehicles or large delivery vehicles.
The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and;	Due to the location of the fire department connection, closure of this driveway would be a direct safety concern that in the event of a fire, the fire department may not be able to access the area with their equipment. Additionally, the loading dock would no longer work as intended, as there would not longer be a logistical path to the loading dock.
The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.	Regarding safety, I have reviewed all of the traffic incident data that could be provided by the City, and have found that none of the incidents, where a location was given, indicated an accident at this driveway location. Additionally, NOT granting this variance would be injurious to the neighboring property directly to the east, as they enjoy the use of this drive as an exit to E. Sunshine from their bank drive-thru.

PINNACLE DESIGN CONSULTANTS

CIVIL • STRUCTURAL ENGINEERING

June 2, 2025

City of Springfield, Missouri

RE: 2747 E. Sunshine St. – Driveway Variance

To Whom It May Concern:

We are requesting a variance to allow the most southeast driveway with direct access to E. Sunshine to remain open. As required, please see our responses to the following conditions of approval.

(a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this article would deprive the owner of the reasonable use of his land and is not the mere grant of a privilege:

RESPONSE: The driveway in question is the direct access point from E. Sunshine to the fire department connection serving the church, as well as to the church's loading dock facility, and to some ancillary parking. In addition, the church has an agreement with the adjacent bank that allows the drive through to utilize this drive to access E. Sunshine.

Closure of this drive would require the church to come to a separate agreement with the bank to wind through their main parking lot to access the area. Siad parking lot is not equipped to handle either emergency vehicles or large delivery vehicles.

(b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner.

Response: Due to the location of the fire department connection, closure of this driveway would be a direct safety concern that in the event of a fire, the fire department may not be able to access the area with their equipment. Additionally, the loading dock would no longer work as intended, as there would not longer be a logistical path to the loading dock.

(c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

Response: Regarding safety, I have reviewed all of the traffic incident data that could be provided by the City, and have found that none of the incidents, where a location was given, indicated an accident at this driveway location.

Additionally, NOT granting this variance would be injurious to the neighboring property directly to the east, as they enjoy the use of this drive as an exit to E. Sunshine from their bank drivethough.

In summary, the approval of this variance is vital to the logistical needs of this property. We hope that you will confer with us, that the approval of this variance allows for the greater good to be served with this project.

Thank you!

Sincerely,

Pinnacle Design Consultants, L.L.C.

DDG

David Bodeen, P.E.

ATTACHMENT 2
LEGAL DESCRIPTION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4;

THENCE, N01°28'49"E, A DISTANCE OF 44.50 FEET TO A POINT ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF SUNSHINE STREET, AND THE POINT OF BEGINNING;

THENCE, ALONG SAID APPARENT NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES:

THENCE, N87°08'10"W, A DISTANCE OF 494.75 FEET;

THENCE, N87°10'21"W, A DISTANCE OF 214.57 FEET;

THENCE, N01°14'49"E, A DISTANCE OF 184.05 FEET;

THENCE, N87°12'30"W, A DISTANCE OF 139.45 FEET;

THENCE, N01°20'28"E, A DISTANCE OF 212.65 FEET;

THENCE, S87°19'18"E, A DISTANCE OF 138.90 FEET;

THENCE, N02°33'45"E, A DISTANCE OF 215.82 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF STANFORD STREET;

THENCE, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:

THENCE, S87°11'34"E, A DISTANCE OF 76.03 FEET;

THENCE, S87°10'36"E, A DISTANCE OF 75.99 FEET;

THENCE, S87°21'35"E, A DISTANCE OF 75.98 FEET;

THENCE, S02°33'38"W, A DISTANCE OF 215.38 FEET;

THENCE, S87°15'23"E, A DISTANCE OF 228.00 FEET;

THENCE, N02°32'14"E, A DISTANCE OF 215.56 FEET TO A POINT ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE;

THENCE, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:

THENCE, S87°18'08"E, A DISTANCE OF 251.06 FEET;

THENCE, S01°27'55"W, A DISTANCE OF 4.81 FEET;

THENCE, S87°14'28"E, A DISTANCE OF 165.96 FEET TO A POINT ON THE APPARENT WEST RIGHT-OF-WAY LINE OF MEADOWVIEW AVENUE;

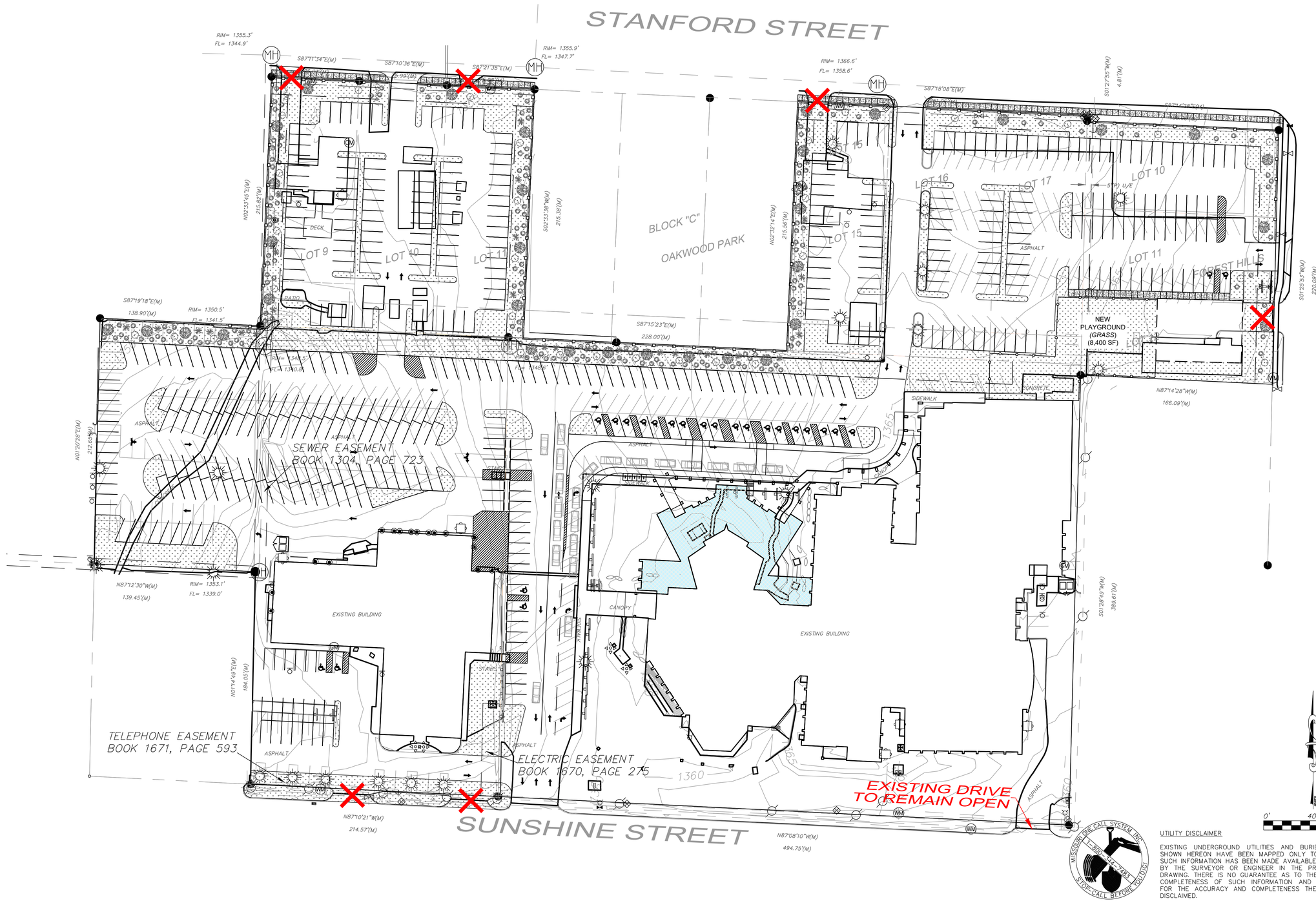
THENCE, S01°25'53"W, ALONG SAID APPARENT WEST RIGHT-OF-WAY LINE, A DISTANCE OF 220.09 FEET;

THENCE, N87°14'28"W, A DISTANCE OF 166.09 FEET;

THENCE, S01°28'49"W, A DISTANCE OF 389.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.4 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

SITE PLAN FOR
SCHWEITZER CHURCH ADDITION
SPRINGFIELD, MISSOURI



UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR OR ENGINEER IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

BALL ARCHITECTS PC

ARCHITECTS
WWW.JBAPC.COM

650 N BOONVILLE AVE, SUITE 200
SPRINGFIELD, M0 65806
P: 417.866.1904 F: 417.866.3695

SEAL

PRELIMINARY/ NOT FOR CONSTRUCTION
MISSOURI PROFESSIONAL ENGINEER
5-23-25

David Bodeen, PE
License No. E-2001004558

REVISIONS

- ☑ ORIGINAL PRINTS
- ☐ REVISIONS

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NOTICE TO PLAN HOLDER:
ARCHITECT AND ARCHITECT'S CONSULTANTS ARE DEEMED AUTHORS OF ALL DRAWINGS, SPECIFICATIONS, AND OTHER INSTRUMENTS OF SERVICE AND WILL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, IN ADDITION TO ALL COPYRIGHTS. AS PER GENERAL PROVISIONS FOUND IN AIA DOCUMENT A-201 PARAGRAPH 1.6.1
ANY UNAUTHORIZED DUPLICATION IS NOT ALLOWED. CALL ARCHITECT TO CONFIRM PERMISSION PRIOR TO DUPLICATION.

PINNACLE
DESIGN CONSULTANTS
Civil • Structural Engineering
304-B West Erie St. | Springfield, Mo 65807
417.501.8820 phone 417.865. 3033 fax
www.pinnacledc.com

QUALITY CONTROL

PHASE	CHK'D BY	DATE
15%		
30%		
60%		
90%		

SCHWEITZER CHURCH
2747 E. SUNSHINE ST.
SPRINGFIELD, MO 65804

DATE
5/23/25

COMM. NO.
XXX

SHEET
C1.0
SITE PLAN

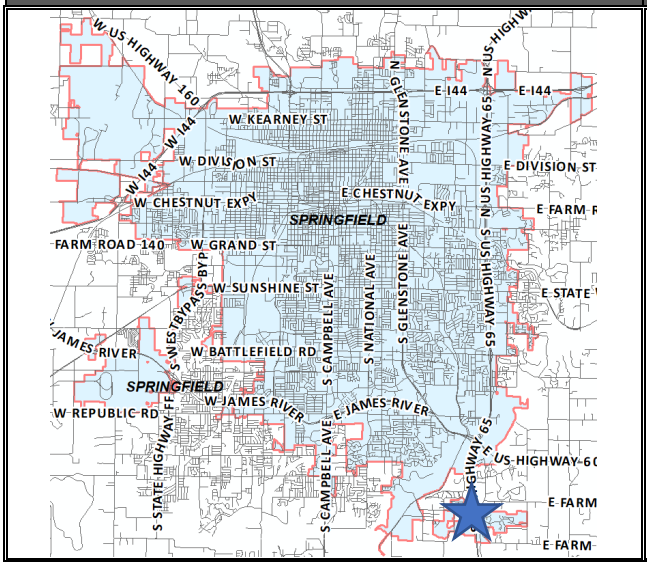
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Master Sign Plan Mercy Springfield South Campus
Location:	3020, 3023 and 3050 East Riverbluff Blvd, 3026 East Evans Rd, and 6217 South Southwood Ave.
Total Acres:	54.39 acres
Applicant:	Tea Properties MO II, LLC and Mercy Health
Existing Land Use:	Medical uses and undeveloped land
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	July 17, 2025
City Council:	N/A
Public Notification:	N/A
Staff:	Bob Hosmer, Planning Manager
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of the Master Sign Plan as submitted 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:

Request to approve a Master Sign Plan for the property generally located at 3020, 3023 and 3050 East Riverbluff Blvd, 3026 East Evans Rd, and 6217 South Southwood Ave.

LOCATION MAP	PROPERTY MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE STREETVIEW:

PROPERTY HISTORY:

The subject property was annexed in 2001 and rezoned to GI Government and Institutional in 2025.

PLANNING AND ZONING COMMISSION AUTHORITY:

Section 36-454 (21): A Master Sign Plan application may be approved for the purpose of establishing consistent, logical and equitable signage for: Multiple uses on a single lot; a building group of a single use or multiple uses that may involve multiple properties; or a large tract that contains a single use with multiple services.

The intent of a Master Sign Plan is to provide clarity of communications regarding tenants and services to users of the premise or building group. A Master Sign Plan is not intended to provide special or additional signage allowance in terms of total effective area than would otherwise be permitted in the Zoning Ordinance Section 36-454, Signs.

Review of Master Sign Plan Application
The Planning and Zoning Commission shall review and either approve, deny, or amend all applications for master sign plans. No review of a master sign plan application shall be done by the Planning and Zoning commission unless the Director of Planning and Development, or his duly designated delegate, has certified to the Planning and Zoning commission that the

application is complete (based on the information and contents of required application) and does not contain or reveal violations of this article or other applicable regulations.

Conditions and Restrictions
In approving a master sign plan application, the Planning and Zoning Commission may impose conditions and safeguards to comply with the requirements of this article or to avoid, minimize, or mitigate any potentially adverse or injurious effect of such master sign plan upon other property in the neighborhood, and to carry out the general purpose and intent of this article. Such conditions shall be set out in the resolution approving the master sign plan application.\

COMPATIBILITY WITH COMPREHENSIVE PLAN:

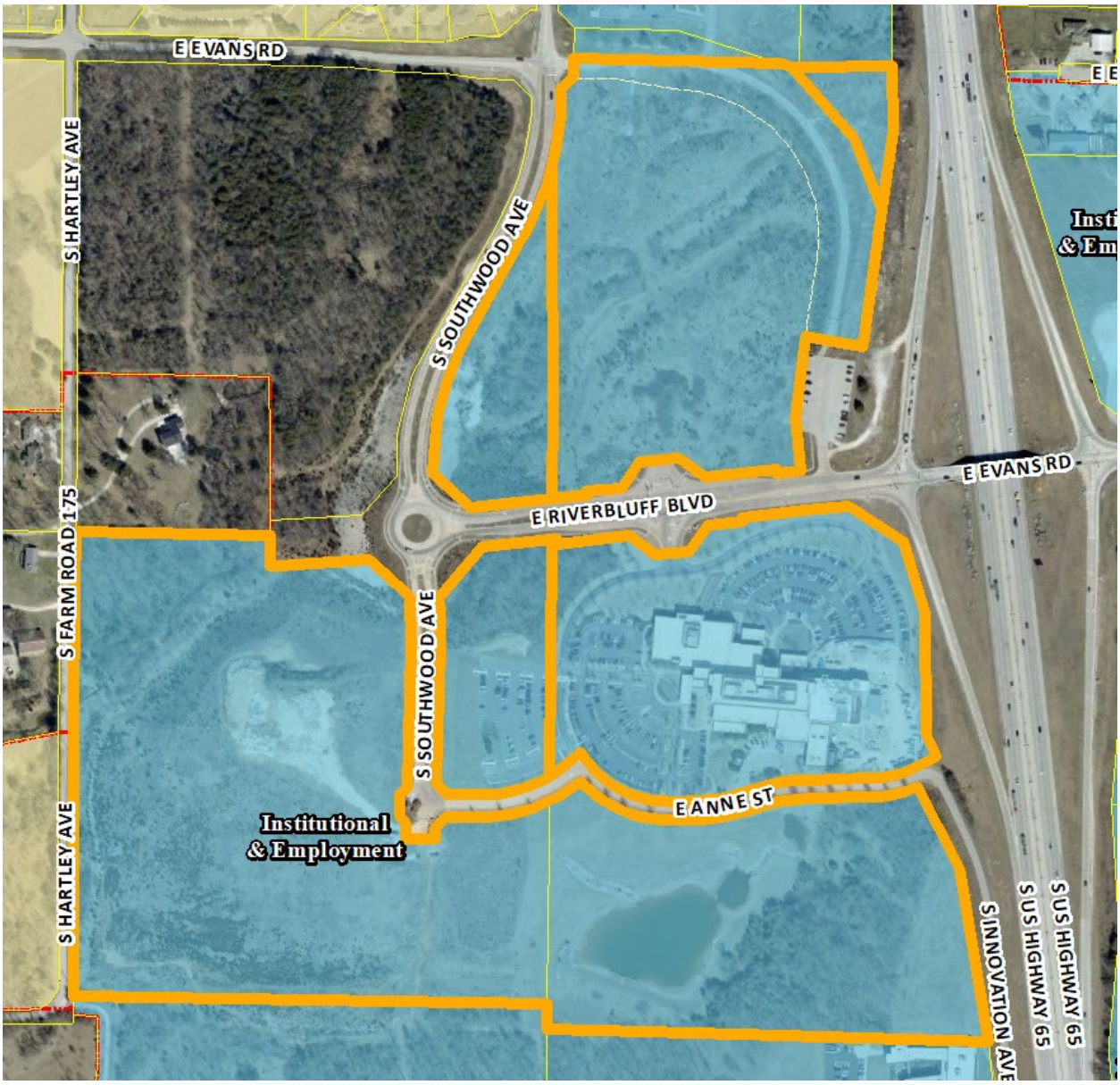
One of the goals of the Forward SGF Comprehensive Plan relating to the theme of community physical image is to create beautiful, multimodal corridors along Springfield's major streets and thoroughfares enhanced with streetscaping. Streetscaping includes signage as well as adjacent private and public buildings, pavement character, street trees, landscaping, street lighting, street furniture, and use of other modes of transportation. The Master Sign Plan supports this goal by proposing a consistent and thoughtfully designed signage layout for the proposed Mercy South Campus development that will facilitate an overall reduction of detached signage that would otherwise be permitted by the Zoning Ordinance.

Furthermore, the Forward SGF Comprehensive Plan designates the subject property as part of the Institutional and Employment placetype. This placetype is generally located along the City's most-travelled corridors where streetscaping, beautification, and multimodal improvements to enhance the character and connectivity of Springfield are a priority. As this placetype receives the highest volume of visitors aside from the Downtown placetype, it is essential that the quality of development and visual appeal of the corridors are attractive and representative of the City's desired image. The Comprehensive Plan therefore recommends signage, as well as lighting, landscaping, mail, and delivery accommodations be proactively incorporated into site designs. The proposed Master Sign Plan supports this recommendation by proactively incorporating signage into the overall site design.

CITY OF Springfield

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



CITY OF Springfield

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

CITY OF Springfield

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

Will need a sign permit review at time of development.

DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION

Will need a site plan with dimensions showing the exact location of all the signs. Signs, including footings, cannot be on or overhang public ROW. Please confirm that this requirement is being met at time of development.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to a Master Sign Plan for the Mercy South Campus located along Riverbluff Boulevard. The proposal will remove 4 signs (one monument and 3 directional signs) and replace them with 5 signs (2 monument signs and three directional signs).

2. The Zoning Ordinance allows each premise with frontage on any street to have one (1) permanent detached sign. Premises that have more than 425 feet of frontage along a primary arterial, expressway or freeway street, where the first sign is located, may have one (1) additional detached sign for each additional 425 feet of frontage provided a minimum of 300 feet of separation is maintained between all signs on a given premise.

3. Under the current Zoning Ordinance, the subject property could have up to 10 detached signs along the Riverbluff (Primary Arterial), Southwood (Collector and Primary Arterial) and Anne (Local) frontages, with a total combined effective area of 3,100 square feet.

4. The proposed master sign plan, for the subject property will be limited to five detached signs (two monument signs; one 8 feet high and one 13 feet high and three directional signs each 6 feet high) located along the Riverbluff and Southwood frontages, with a combined effective sign area of 204.23 sq ft. All other signs (i.e., wall signs, directional signs, etc.) shall conform to the Zoning Ordinance at the time of development.

Maximum Detached Signage Height and Effective Area
Without Master Sign Plan (4 signs):

	Height (ft)	Effective Area (ft^2)
Lot 1 – Mercy Orthopedic Hospital Riverbluff frontage: 696' of Frontage	40	400
Lot 1 – Mercy Orthopedic Hospital Anne frontage: 953' of Frontage	25	250
Lot 2 – Mercy Commons Phase 1 Riverbluff frontage: 195' of Frontage	40	400
Lot 2 – Mercy Commons Phase 1 Southwood frontage: 505' of Frontage	25	250
Lot 2 – Mercy Commons Phase 1 Anne frontage: 271' of Frontage	25	250
Tract 1928105007 Riverbluff frontage: 685' of Frontage	40	400
Tract 1928105007 Southwood frontage: 145' of Frontage	25	250
Tract 1928300022 Southwood frontage: 610' of Frontage	40	400

Tract 1928203009 Riverbluff frontage: 225' of Frontage	40	250
Tract 1928203009 Southwood frontage: 979' of Frontage	25	250
TOTAL	--	3,100

With Proposed Master Sign Plan (5 signs):

	Height (ft)	Effective Area (ft^2)
Lot 1 – Mercy Orthopedic Hospital Riverbluff frontage: Monument sign	8	72.5
Lot 2 – Mercy Commons Phase 1 Southwood frontage: Directional sign	6	16.39
Tract 1928300022 Southwood frontage: Directional sign	6	16.39
Tract 1928105007 Riverbluff frontage: Monument sign	13	82.56
Tract 1928203009 Riverbluff frontage: Directional sign	6	16.39
TOTAL	--	204.23

6. The proposed master sign plan is consistent with the goals and recommendations of the Forward SGF Comprehensive Plan.

7. Approval of this application will allow placement of detached signage for the proposed Master Sign Plan for Mercy Medical South Campus along East Riverbluff Blvd. and South Southwood frontages.

8. Approval of this Master Sign Plan does not constitute approval of a sign permit. Prior to the placement and/or modification of the signs, a sign permit must be obtained, and all other applicable codes and ordinances shall be met. The approval of a Master Sign Plan application shall not authorize the erection, placement, reconstruction, structural alteration, or relocation of any sign, but rather merely authorize the preparation, filing and processing of applications for any permits or approvals, which may be required by the codes and ordinances of the City, including, but not limited to, those for building or sign permits. The signs shall be required to have a separate permit. All provisions of Section 36-454 of the Springfield Zoning Ordinance shall be met.

9. This application meets the requirements for establishment of a Master Sign Plan, as per Section 36-454 (21) of the Springfield Zoning Ordinance.

STAFF RECOMMENDATION:

1. Staff recommends approval of the master sign plan based on the proposal's general conformance to the Comprehensive Plan 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 the proposed master sign plan:

1. Recommend against the proposed master sign plan.
2. Recommend approval of the master sign plan.
3. Recommend approval of the master sign plan together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed master sign plan is consistent with the purpose and intent of this article.

ATTACHMENT 1
REQUIREMENTS FOR MASTER SIGN PLAN

Signage shall be permitted in conformance with the Master Sign Plan as provided in Attachments 1-3.

1. Proposed detached signs for the Mercy South Campus along frontage per site plan in Attachment 3:

	Height (ft)	Effective Area (ft^2)
Lot 1 – Mercy Orthopedic Hospital Riverbluff frontage: Monument sign	8	72.5
Lot 2 – Mercy Commons Phase 1 Southwood frontage: Directional sign	6	16.39
Tract 1928300022 Southwood frontage: Directional sign	6	16.39
Tract 1928105007 Riverbluff frontage: Monument sign	13	82.56
Tract 1928203009 Riverbluff frontage: Directional sign	6	16.39
TOTAL	--	204.23

3. All other signs shall conform to the Zoning Ordinance at the time of development.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2
STANDARDS FOR MASTER SIGN PLAN

An application for a Master Sign Plan shall be granted only if evidence is presented which establishes the Applicant's response to:

1. The proposed Master Sign Plan will be consistent with the adopted policies in the Springfield Comprehensive Plan;

Response: The attached sign plans are consistent with the adopted policies in the Springfield Comprehensive Plan.

2. The proposed Master Sign Plan has the potential to improve the safety and convenience of the motoring public and of pedestrians using the property and the area immediately surrounding the property;

Response: The signage package proposed in the Master Sign Plan is essential for ensuring the safety of pedestrians and motorists. Without the proposed signage, motorists seeking emergency assistance may inadvertently navigate to other building entrances that are not equipped to handle emergencies. This poses a significant concern for several reasons, most relevant to this application: potential delays in life-saving care for those seeking the emergency department and the risk of panicked motorists navigating through parking lots at the orthopedic hospital and clinic. This plan directs emergency traffic to an entrance specifically designated for the Emergency Department, ensuring a safer and more efficient response.

3. The location, lighting and type of signs proposed and the relationship of signs to traffic control is appropriate for the property;

Response: The location, lighting, and type of signs proposed and the relationship of signs to traffic control will be appropriate for the property.

4. The proposed signs will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations;

Response: All of the proposed signs will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations.

5. The proposed signs, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topography or physical features of the site;

Response: None of the proposed signs, as shown by the application, will destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topography or physical features of the site.

6. The proposed signs will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;

Response: None of the proposed signs will result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

7. The proposed signs, as shown by the applicant, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way; and

Response: All of the proposed signage is in strict compliance with the approved plat of the property that guarantees.

8. The proposed signs will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent or surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public, safety and general welfare.

Response: None of the proposed signs will have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent or surrounding property, the character of the neighborhood.

Request for Master Sign Plan

Springfield, MO

3050 E. River Bluff Blvd.
Springfield MO

Summary of Request

This is a request for approval of a Master Sign Plan for Mercy Health System's Orthopedic Hospital and its surrounding properties, generally located along East Riverbluff Boulevard and South Southwood Road. Mercy is adding Emergency Services to the hospital, creating a new key destination on the campus. Clear and effective wayfinding is essential to ensure patients and visitors can easily locate the new Emergency Department.

Property History and Future Growth

Mercy Health opened its dedicated orthopedic hospital in Springfield, Missouri, in August 2013. The four-story facility was designed to provide comprehensive orthopedic and spine care. In response to the growing needs of the community, Mercy is now adding an Emergency Department, creating a new key destination on the healthcare campus. Looking ahead, Mercy has acquired land surrounding the hospital for the ability to expand medical services on both the existing campus and adjacent properties as the community continues to grow

Site Imagery, Signage Locations, & Property Map

Site Imagery

August of 2023

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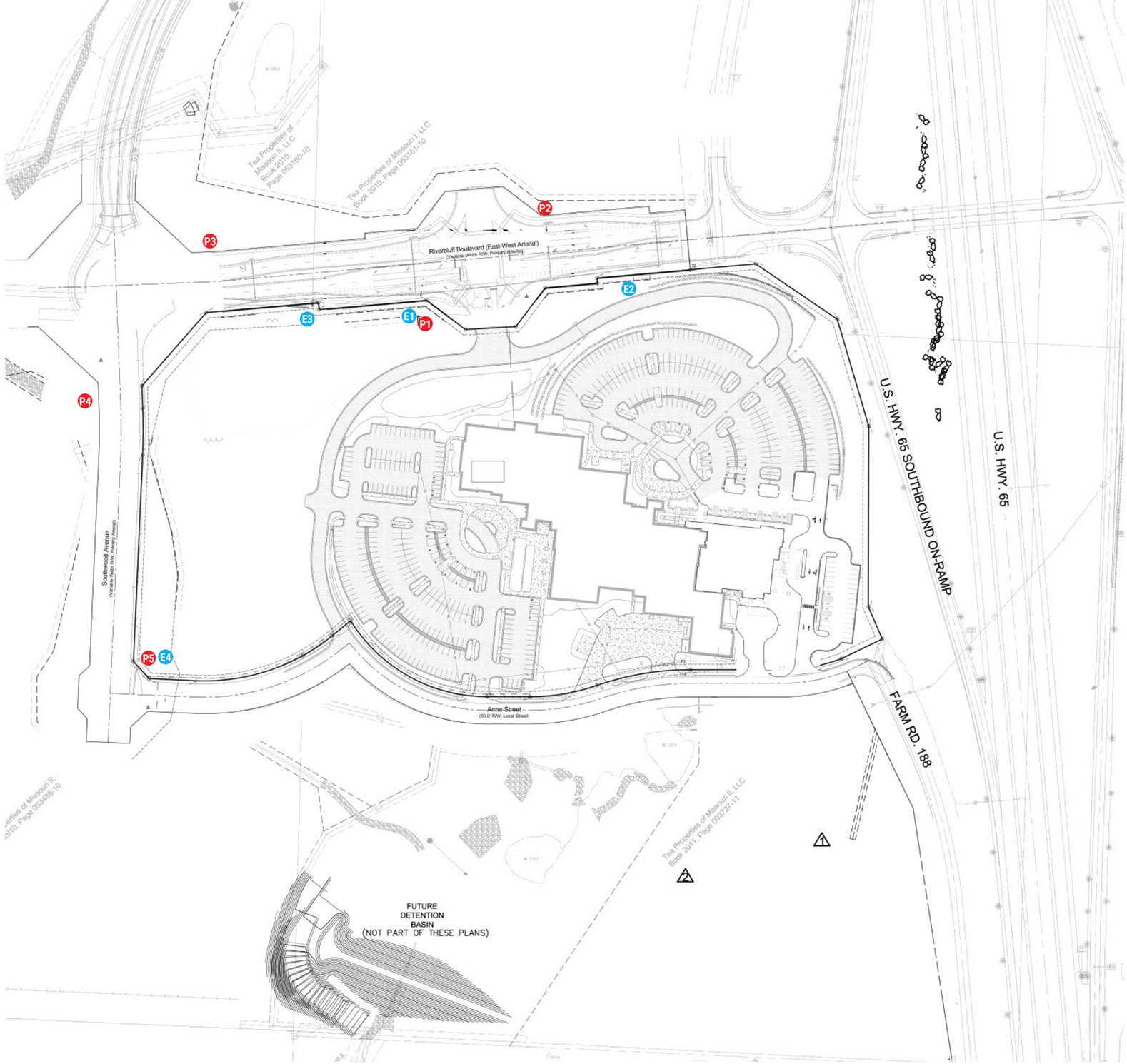
Site Plan

- Existing Signs Before Masterplan
- Proposed Signs With Masterplan



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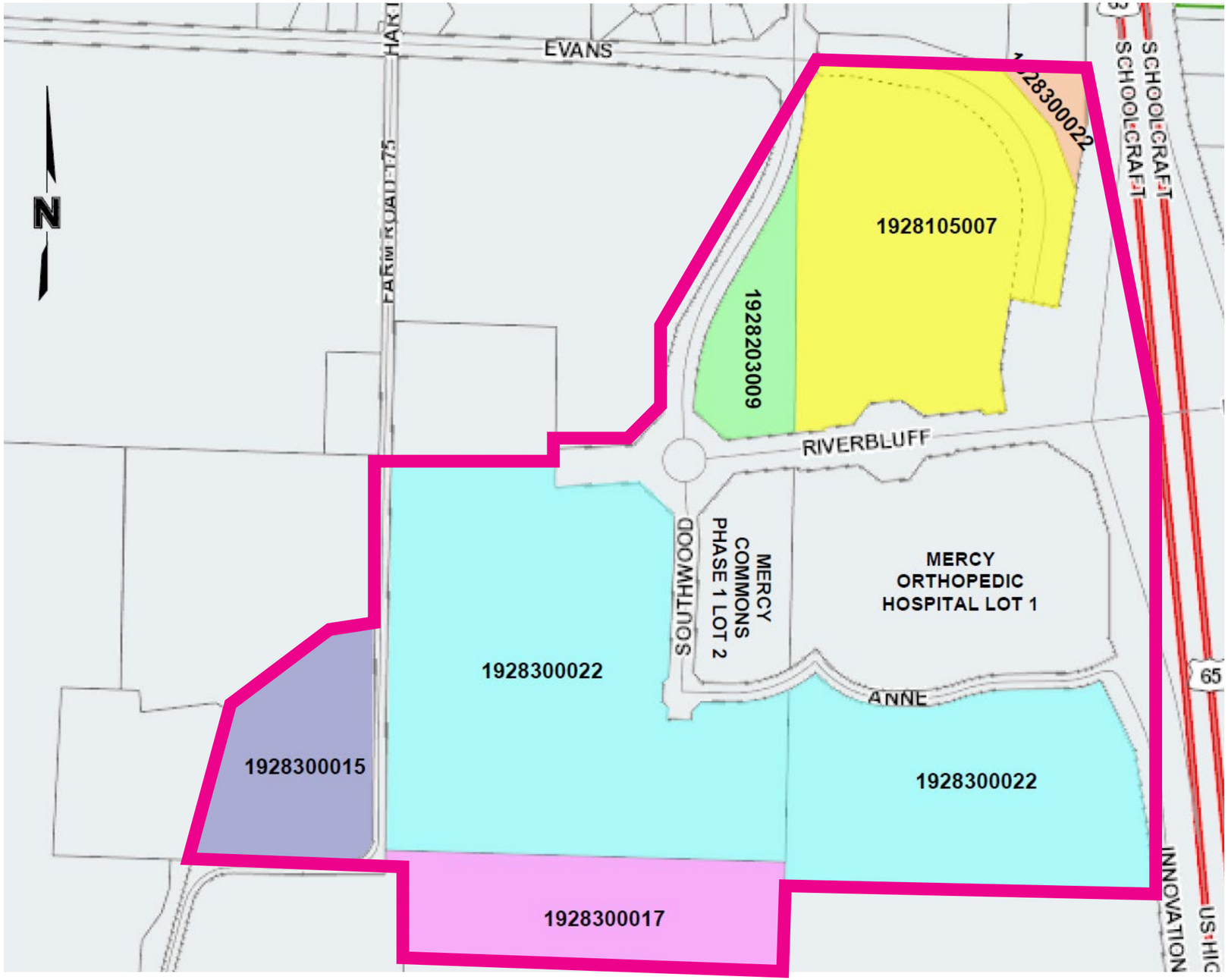
Properties Included In
Master Sign Plan



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Signage To Be Removed And Disposed With Approved Master Sign Plan

E1 - Main monument sign. Currently located on the SW corner of the campus entry located off of East Riverbluff Blvd. This sign sits on the hospital main property "Mercy Orthopedic Hospital-Lot 1". The height of this existing sign is 8' with an effective sign area of 79.5 sq ft.

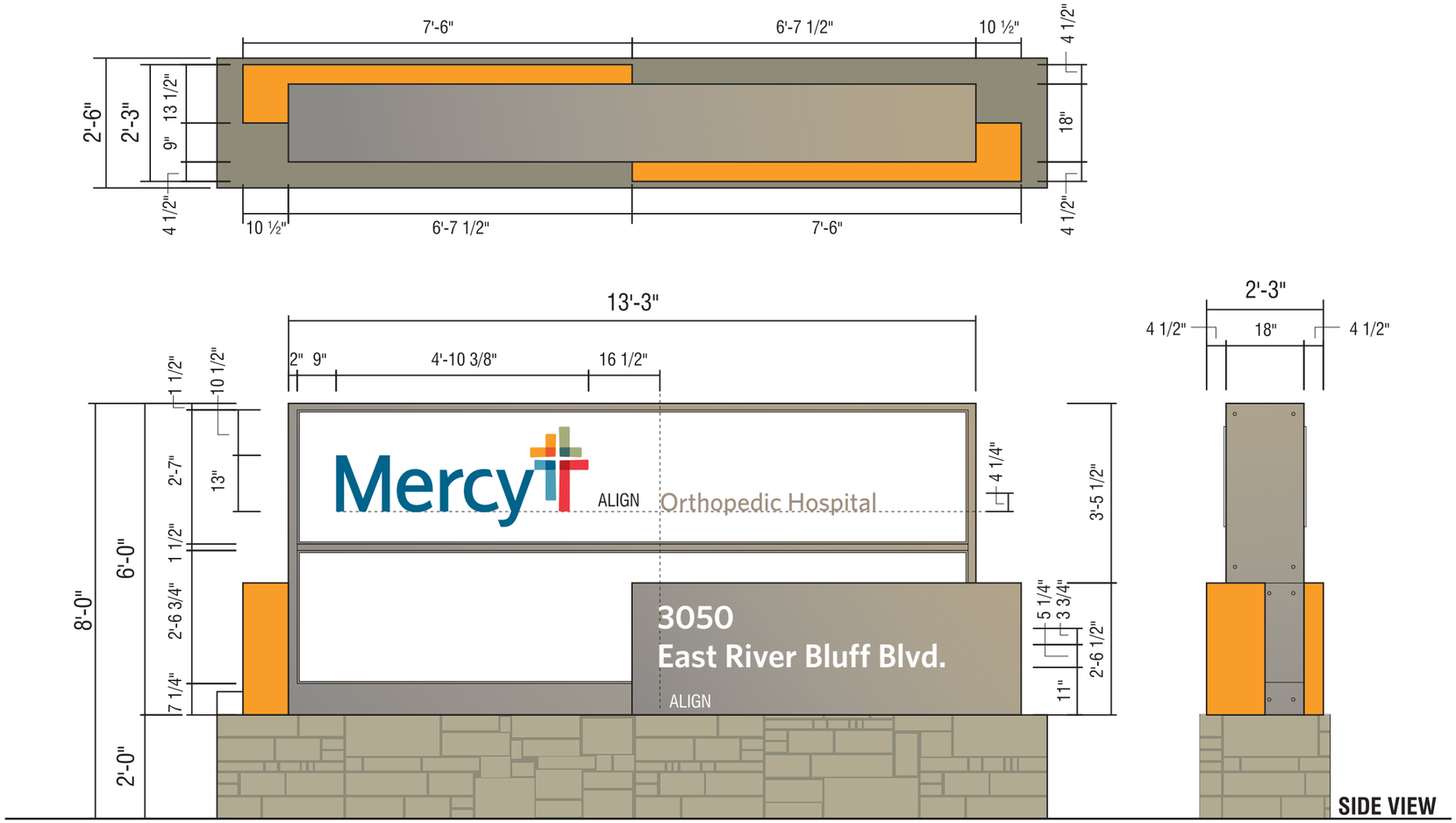
E2 - Existing directional sign #1. Currently located on the South side East Riverbluff Blvd., before you hit the stop light heading West. This sign sits on the hospital main property "Mercy Orthopedic Hospital-Lot 1". The height of this existing sign is 4' with an effective sign area of 8.15 sq ft.

E3 - Existing directional sign #2. Currently located on the South side East Riverbluff Blvd., after the stop light heading West, before roundabout. This sign sits on the hospital main property "Mercy Orthopedic Hospital-Lot 1". The height of this existing sign is 4' with an effective sign area of 8.15 sq ft.

E4 - Existing directional sign #3. Currently located on the NE corner of S. Southwood Rd. and Anne St. This sign sits on Mercy's property parcel "Mercy Commons Phase 1 - Lot 2". The height of this existing sign is 4' with an effective sign area of 8.15 sq ft.

Existing Main Monument

E1



Currently located on the SW corner of the campus entry located off of East Riverbluff Blvd. This sign sits on the hospital main property "Mercy Orthopedic Hospital-Lot 1". The height of this existing sign is 8' with an effective sign area of 79.5 sq ft.

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Existing Main Monument

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Scale No Scale

Existing Main Monument

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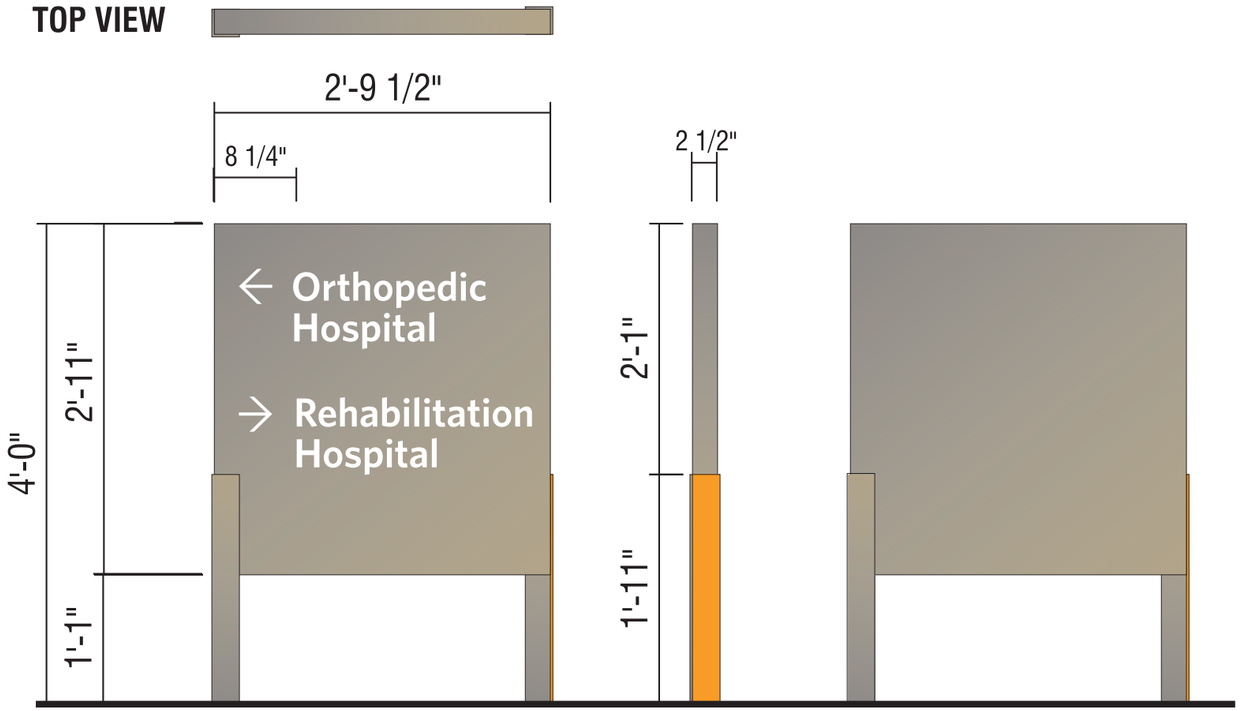
Existing Directional 1

E2



Currently located on the South side East Riverbluff Blvd., before you hit the stop light heading West. This sign sits on the hospital main property "Mercy Orthopedic Hospital-Lot 1". The height of this existing sign is 4' with an effective sign area of 8.15 sq ft.

ASI St. Louis
1212 Pierce Ave.
ph: 314.421.2288

Mercy Springfield South Campus

Project Name **Emergency Department**

Project Address **3050 E. River Bluff Blvd. Springfield MO US**

Date **6/3/25**
Revision # **Original**
Account Executive **S. Calhoun**
Designer **J. Rieger**
Drawing Number **10447**

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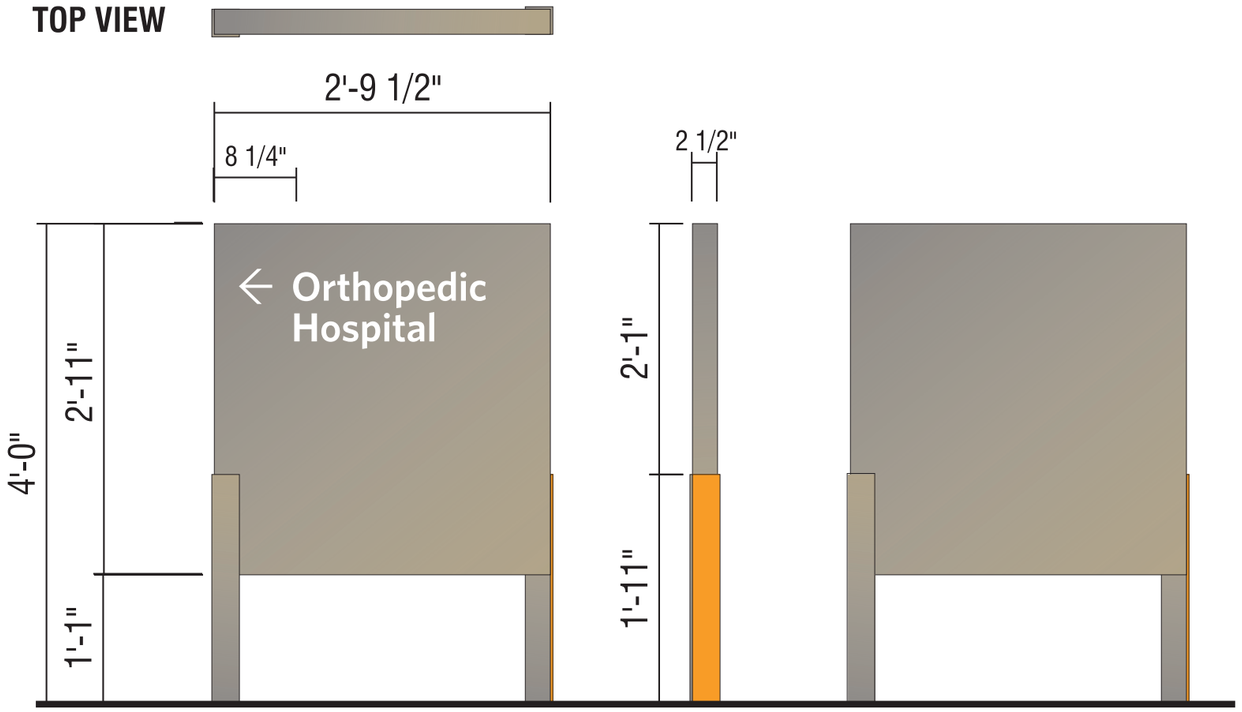
Scale No Scale

Existing Directional 2

E3



Currently located on the South side East Riverbluff Blvd., after the stop light heading West, before roundabout. This sign sits on the hospital main property "Mercy Orthopedic Hospital-Lot 1". The height of this existing sign is 4' with an effective sign area of 8.15 sq ft.

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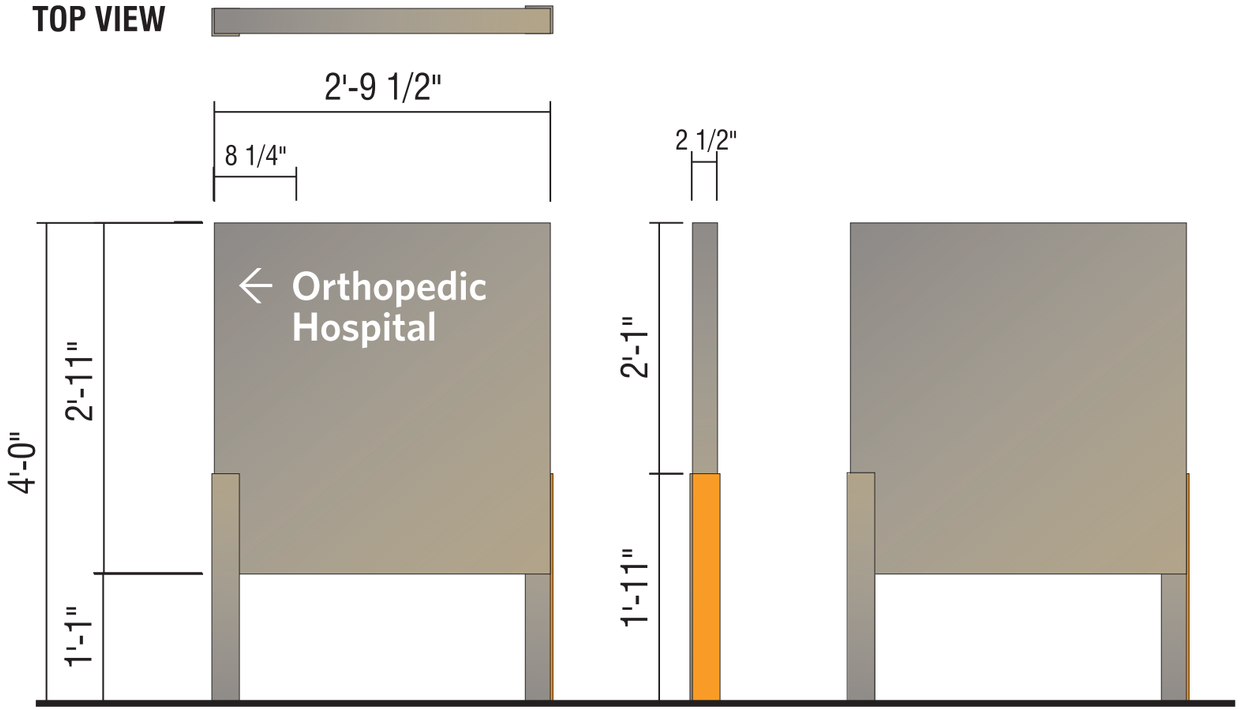
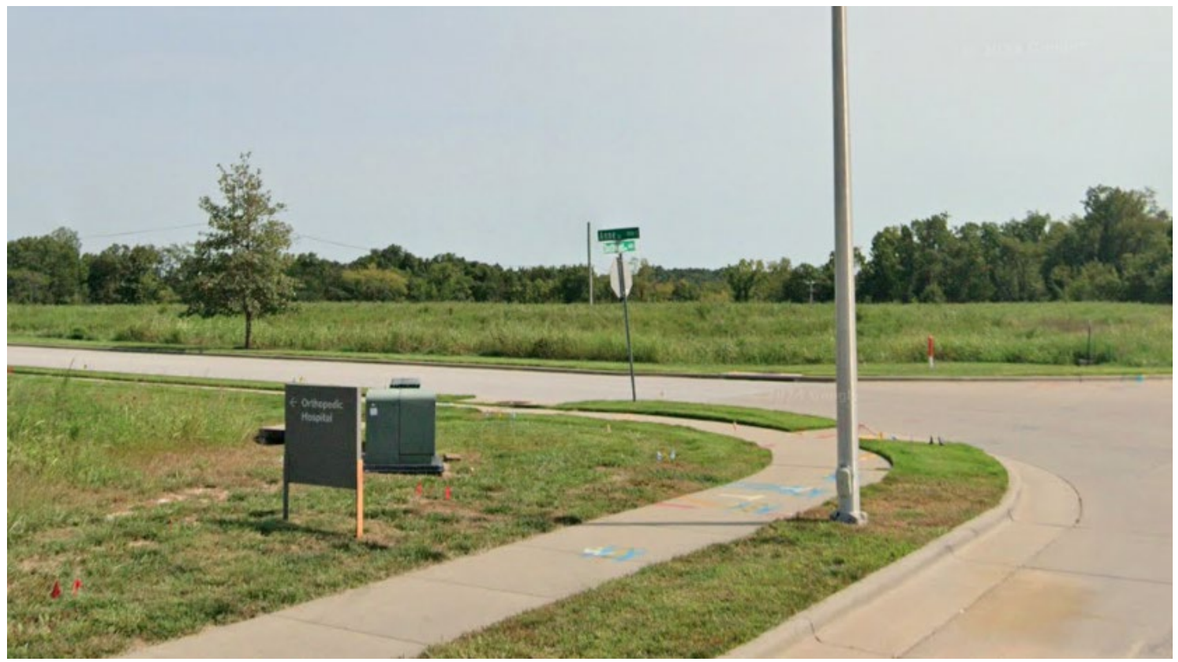
Scale **No Scale**

Existing Directional 3

E4



Existing directional sign #3. Currently located on the NE corner of S. Southwood Rd. and Anne St. This sign sits on Mercy's property parcel "Mercy Commons Phase 1 - Lot 2". The height of this existing sign is 4' with an effective sign area of 8.15 sq ft.



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Proposed New Signage With Master Sign Plan

P1 - Primary monument sign. Located on the SW corner of the campus entry located off of East Riverbluff Blvd. (same corner as the existing monument sign). Sign will be fabricated very similar to the existing sign. Aluminum cabinet with illuminated acrylic graphics. This new sign will both identify the hospital but also provide direction to the key destinations on the campus. The goal of this new sign and it's position/location is to direction people down East Riverbluff Blvd for Emergency Services. The height of the proposed sign is 8' with an effective sign area of 72.5 sq ft. This sign sits on the hospital main property "Mercy Orthopedic Hospital-Lot 1"

P2 - Secondary monument sign. NE corner of S. Southwood Rd. and Anne St. Aluminum cabinet with illuminated acrylic graphics. This new sign will both identify the hospital but also provide direction to the Emergency Services. The height of the proposed sign is 13' with an effective sign area of 82.56 sq ft. This sign sits on Mercy's property parcel "Mercy Commons Phase 1 - Lot 2".

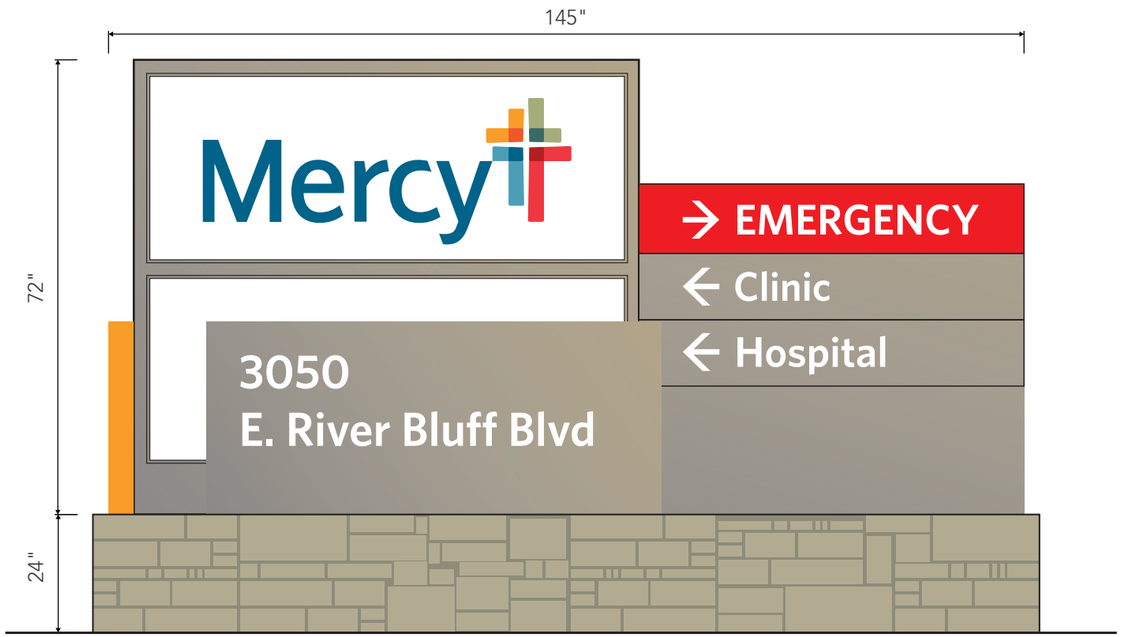
P3 - New directional sign #1. Proposed location on the Nouth side East Riverbluff Blvd., before you hit the stop light heading West. Non-illuminated, fabricated aluminum post and panel sign. This sign sits on Mercy's property parcel "192105007". The height of the proposed sign is 6' with an effective sign area of 16.39 sq ft.

P4 - New directional sign #2. Proposed location on the Nouth side East Riverbluff Blvd., after the stop light heading West, right before roundabout. Non-illuminated, fabricated aluminum post and panel sign. This sign sits on Mercy's property parcel "1928203009". The height of the proposed sign is 6' with an effective sign area of 16.39 sq ft.

P5 - New directional sign #3. Proposed location on the SW side of the roundabout on South Southwood Rd. Non-illuminated, fabricated aluminum post and panel sign. This sign sits on Mercy's property parcel "1928300022". The height of the proposed sign is 6' with an effective sign area of 16.39 sq ft.

Proposed New Monument

P1



Located on the SW corner of the campus entry located off of East Riverbluff Blvd. (same corner as the existing monument sign). Sign will be fabricated very similar to the existing sign. Aluminum cabinet with illuminated acrylic graphics. This new sign will both identify the hospital but also provide direction to the key destinations on the campus. The goal of this new sign and it's position/location is to direction people down East Riverbluff Blvd for Emergency Services. The height of the proposed sign is 8' with an effective sign area of 72.5 sq ft. This sign sits on the hospital main property "Mercy Orthopedic Hospital-Lot 1"

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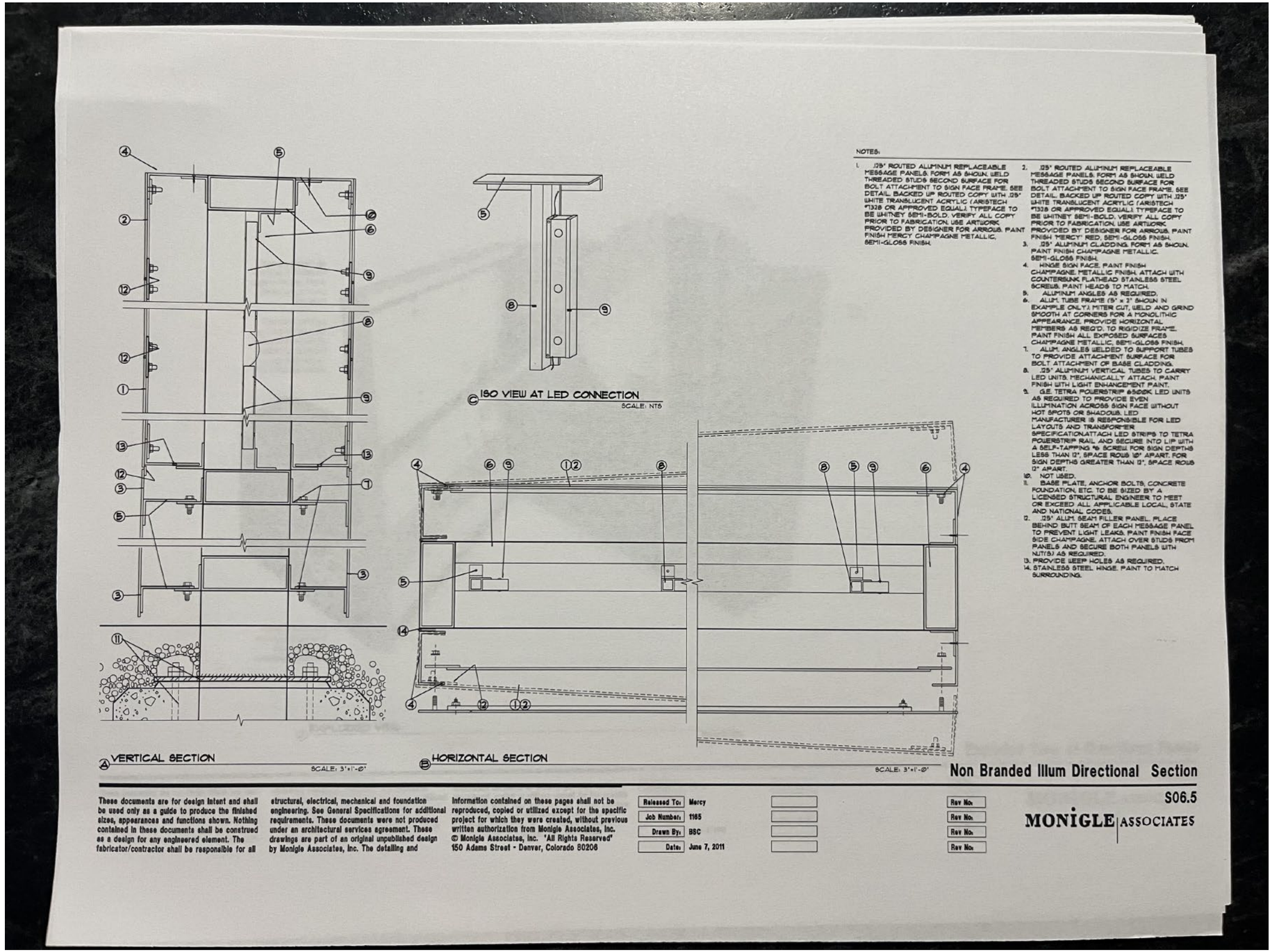
Scale **No Scale**

Typical Mercy Monument
Sign Fabrication Details



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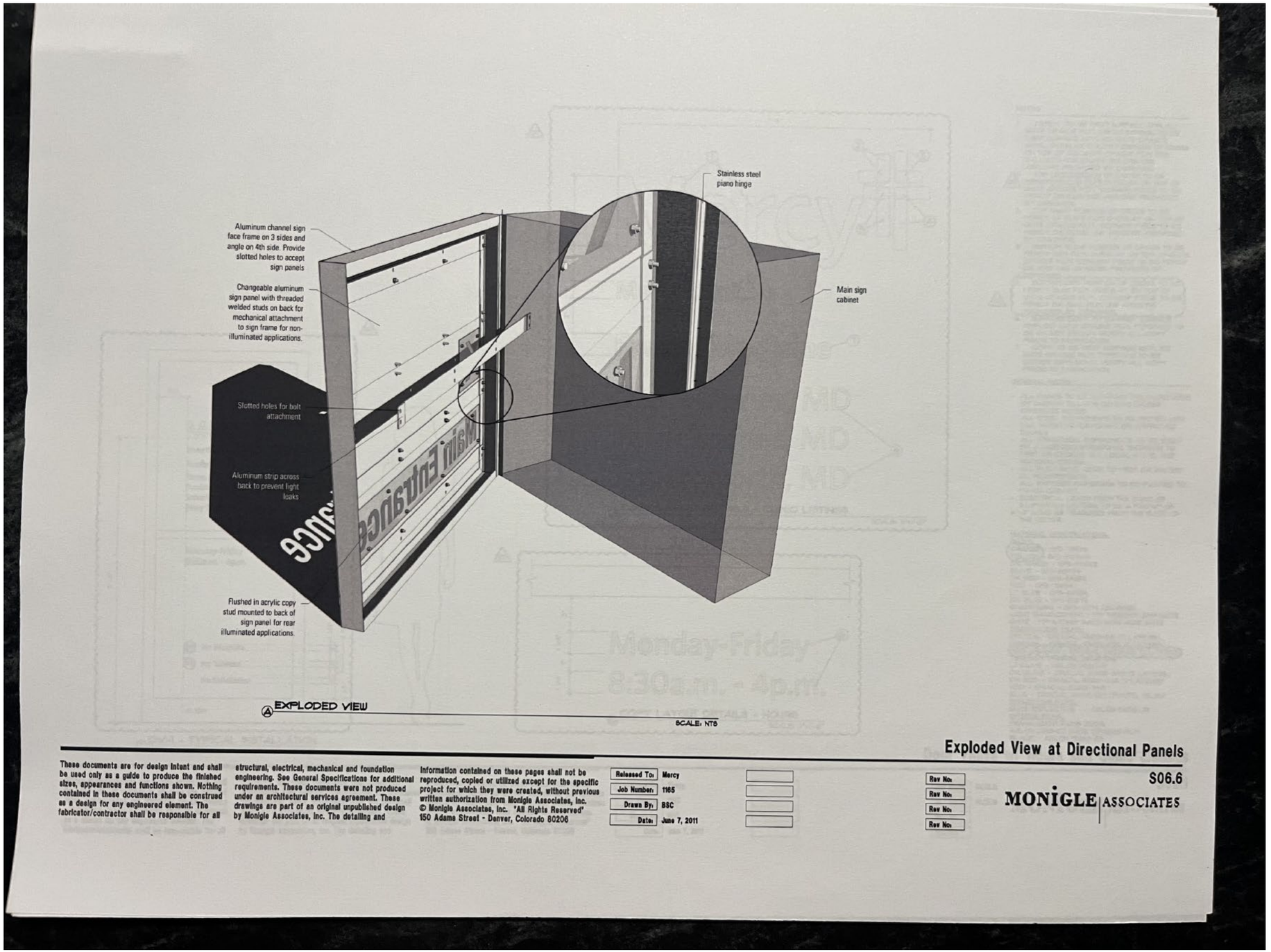
Typical Mercy Monument
Sign Fabrication Details



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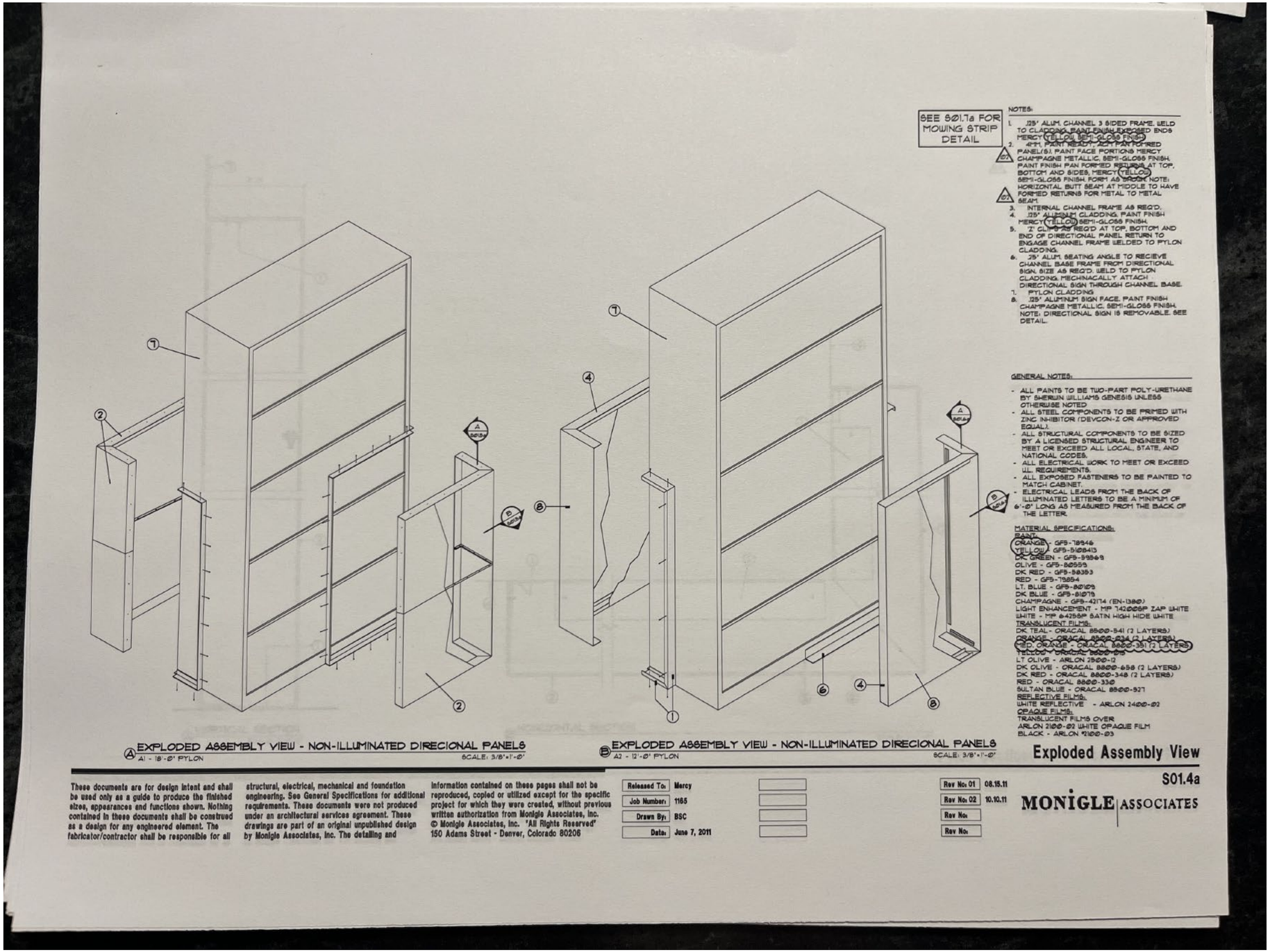

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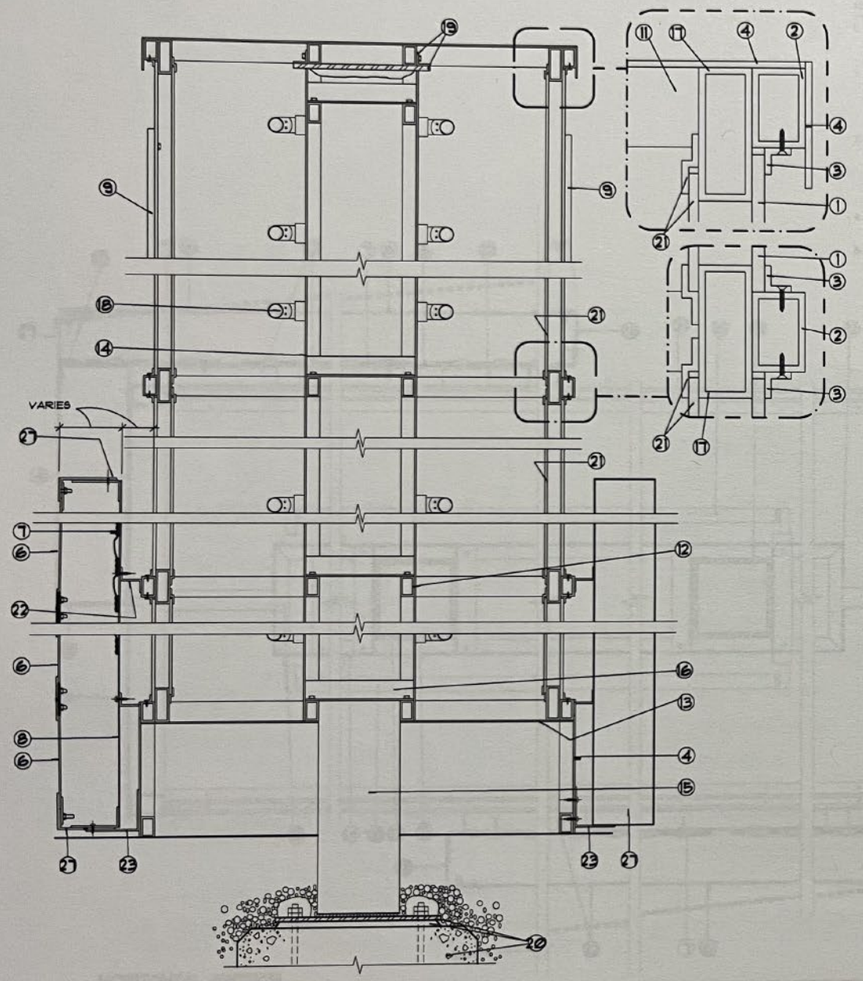

A VERTICAL SECTION
SCALE: 1 1/2"=1'-0"

NOTES:

1. .236" FROSTED COLORLESS ACRYLIC PANELS BY FLEXIGLAS. SIZE AS SHOWN. SECURE FROM FRONT WITH 1/2" x 1/2" x .125" ALUMINUM ANGLE "RETAINERS", SEE DETAIL.
2. 1 1/2" x 1" x .125" ALUMINUM TUBE DIVIDER. WELD TO 2 1/2" x 3/4" x .125" ALUMINUM TUBE TO INTERIOR WHOSE BACK IS TO ACT AS INTERNAL RETAINER FOR ACRYLIC SIGN FACE. PAINT FINISH ALL EXPOSED SURFACES CHAMPAGNE METALLIC, SEMI-GLOSS FINISH.
3. 1/2" x 1/2" x .125" ALUMINUM ANGLE PERIMETER RETAINERS. PAINT FINISH ALL EXPOSED SURFACES CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. ATTACH WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH. MITER CUT AT CORNERS.
4. .125" ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
5. .125" REMOVABLE ALUMINUM CLADDING. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. ATTACH WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
6. .125" ROUTED ALUMINUM REPLACEABLE MESSAGE PANELS. FORM AS SHOWN. WELD THREADED STUDS SECOND SURFACE FOR BOLT ATTACHMENT TO SIGN FACE FRAME. SEE DETAIL. BACKUP ROUTED COPY WITH WHITE TRANSLUCENT ACRYLIC (ACRYSTEEL # 7328 OR APPROVED EQ.) TYPEFACE TO BE WHITNEY SEMI-BOLD. VERIFY ALL COPY PRIOR TO FABRICATION. USE ARTWORK PROVIDED BY DESIGNER FOR ARROWS. PAINT FINISH CHAMPAGNE METALLIC, SEMI-GLOSS FINISH. NOTE: "EMERGENCY" PANEL TO BE PAINTED "MERCY" RED, SATIN FINISH.
7. LED ILLUMINATION OF DIRECTIONAL PANELS TO BE BY AGILIGHT. AGILIGHT TO PROVIDE LED SPECIFICATION, TRANSFORMER SPECIFICATION AND LED LAYOUT TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
8. .125" ALUMINUM BACKING SHEET, FORM AS SHOWN. PAINT FINISH EXTERIOR CHAMPAGNE METALLIC, SEMI-GLOSS FINISH. PAINT FINISH INTERIOR SURFACE WITH LIGHT ENHANCEMENT PAINT.
9. "Mercy" AND LOGO TO BE 1/2" CLEAR ACRYLIC. CHEM WELD TO FROSTED ACRYLIC PANELS. FILM DECORATE FIRST SURFACE. APPLY A MILL FINISH TO EDGES. REFER TO ELEVATION PAGES (S01.1 & S01.2) FOR SIGNATURE COLOR CALL OUTS.
10. 2 1/2" x 1 1/2" x .125" ALUMINUM TUBES VERTICAL AT CORNERS. WELD 1 1/2" x 1" x .125" HORIZONTAL TUBES TO VERTICAL TUBES.
11. 2 1/2" x 1 1/2" x .125" ALUMINUM TUBES HORIZONTAL AT MULLION LINES. WELD TO SAME SIZE VERTICAL TUBES IN CORNER. WELD OUTRIGGER FROM CENTER STRUCTURE TO TUBES. PAINT FINISH ALL EXPOSED SURFACES WHITE, SEMI-GLOSS.
12. 1 1/2" x 1" x .125" ALUMINUM TUBE FRAMING IN LINE WITH MULLIONS AT FACE. FORM AS SHOWN. MITER CUT AND WELD AT CORNERS. BOLT ATTACH TO STEEL ANGLE(S) WELDED TO STEEL SUPPORT TUBES.
13. .125" ALUMINUM CLADDING BASE. PAINT FINISH CHAMPAGNE METALLIC, SEMI-GLOSS. PROVIDE WEEP HOLES TO ALLOW DRAINAGE OUT OF CABINET.
14. .125" ALUMINUM CLADDING. PAINT FINISH ALL EXPOSED SURFACES WITH LIGHT ENHANCEMENT PAINT. ATTACH TO STRUCTURE WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
15. STEEL SUPPORT TUBE(S). (SIZE SHOWN IN EXAMPLE ONLY.) TUBES TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
16. STEEL ANGLES WELDED TO SUPPORT TUBES TO PROVIDE ATTACHMENT SURFACE FOR BOLT ATTACHMENT OF TUBE FRAME.
17. 2 1/2" X 3/4" X.125" ALUM. TUBE. WELD CONTINUOUS TO 1 1/2"X 1" TUBE DIVIDER. PAINT FINISH EXPOSED SURFACES "MERCY" CHAMPAGNE METALLIC SEMI-GLOSS FINISH.
18. T-8 H.O. DAYLIGHT LONG LIFE FLUORESCENT BULBS AS REQ'D TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE W/ OUT HOT SPOTS OR SHADOWS.
19. STEEL TOP PLATE. SIZE AS REQUIRED. WELD STEEL ANGLES AT TOP FOR BOLT ATTACHMENT OF TUBE FRAME AT TOP.
20. STEEL BASE PLATE, ANCHOR BOLTS, CONCRETE FOUNDATION, ETC. TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
21. .177" WHITE TRANSLUCENT ACRYLIC #7328 PANEL. SECURE WITH INTERMITTENT .125" PERFORATED ALUM. "Z" CLIPS.
22. .125" BREAK FORMED ALUMINUM "Z" CLIPS WELDED TO 1/2" x 1" MULLION INTERMITTENTLY BEHIND DIRECTIONAL PANEL TO PROVIDE ATTACHMENT SURFACE FOR SIGN. PAINT FINISH CHAMPAGNE METALLIC, SEMI-GLOSS FINISH. NOTE: HOLD IN FROM END 2" MINIMUM.
23. 4" x 4" x .125" ALUM. "SEAT" ANGLE FOR DIRECTIONAL SIGN. WELD TO PYLON CLADDING. MECHANICALLY ATTACH TO DIRECTIONAL SIGN BOTTOM. PROVIDE INTERMITTENT "WEEP" HOLE IN ANGLE.
24. .125" ALUM. ANGLE FRAMING AS REQUIRED.
25. STAINLESS STEEL PIANO HINGE. PAINT BARREL CHAMPAGNE METALLIC, SEMI-GLOSS FINISH.
26. .125" ALUM. ANGLE FRAMING AS REQUIRED TO PROVIDE ATTACHMENT SURFACE FOR REMOVABLE SERVICE PANELS.
27. ALUM. CHANNEL / ANGLE HINGED FACE FRAME, SIZE AS REQUIRED. FOLLOWING APPROXIMATE ELEVATION DIMENSIONS. PAINT FINISH CHAMPAGNE METALLIC, SEMI-GLOSS FINISH. SECURE AT SIDE AND TOP WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.

GENERAL NOTES:

- ALL PAINTS TO BE TWO-PART POLY-URETHANE BY SHERWIN WILLIAMS GENESIS UNLESS OTHERWISE NOTED
- ALL STEEL COMPONENTS TO BE PRIMED WITH ZINC INHIBITOR (DEVCON-Z OR APPROVED EQUAL.)
- ALL STRUCTURAL COMPONENTS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL LOCAL, STATE, AND NATIONAL CODES.
- ALL ELECTRICAL WORK TO MEET OR EXCEED U.L. REQUIREMENTS.
- ALL EXPOSED FASTENERS TO BE PAINTED TO MATCH CABINET.
- ELECTRICAL LEADS FROM THE BACK OF ILLUMINATED LETTERS TO BE A MINIMUM OF 6'-0" LONG AS MEASURED FROM THE BACK OF THE LETTER.

MATERIAL SPECIFICATIONS:

PAINT:
ORANGE - GF5-78546
YELLOW - GF5-5126413
DK GREEN - GF5-59363
OLIVE - GF5-80993
DK RED - GF5-58353
RED - GF5-75854
LT. BLUE - GF5-80109
DK BLUE - GF5-81673
CHAMPAGNE - GF5-42174 (EN-1380)
LIGHT ENHANCEMENT - MP 74200SP ZAP WHITE
WHITE - MP 84258P SATIN HIGH HIDE WHITE
TRANSLUCENT FILMS:
DK TEAL - ORACAL 8500-341 (2 LAYERS)
ORANGE - ORACAL 8500-034 (2 LAYERS)
RED ORANGE - ORACAL 8500-351 (2 LAYERS)
YELLOW - ORACAL 8500-021
LT OLIVE - ARLON 2500-12
DK OLIVE - ORACAL 8500-658 (2 LAYERS)
DK RED - ORACAL 8500-348 (2 LAYERS)
RED - ORACAL 8500-330
SULTAN BLUE - ORACAL 8500-527
REFLECTIVE FILMS:
WHITE REFLECTIVE - ARLON 2400-02
OPAQUE FILMS:
TRANSLUCENT FILMS OVER
ARLON 2100-02 WHITE OPAQUE FILM
BLACK - ARLON 7100-03

Illum. Directional Details & Sections

S06.3A

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Released To: Mercy
Job Number: 1165
Drawn By: BSC
Date: June 7, 2011

Rev No:
Rev No:
Rev No:
Rev No:

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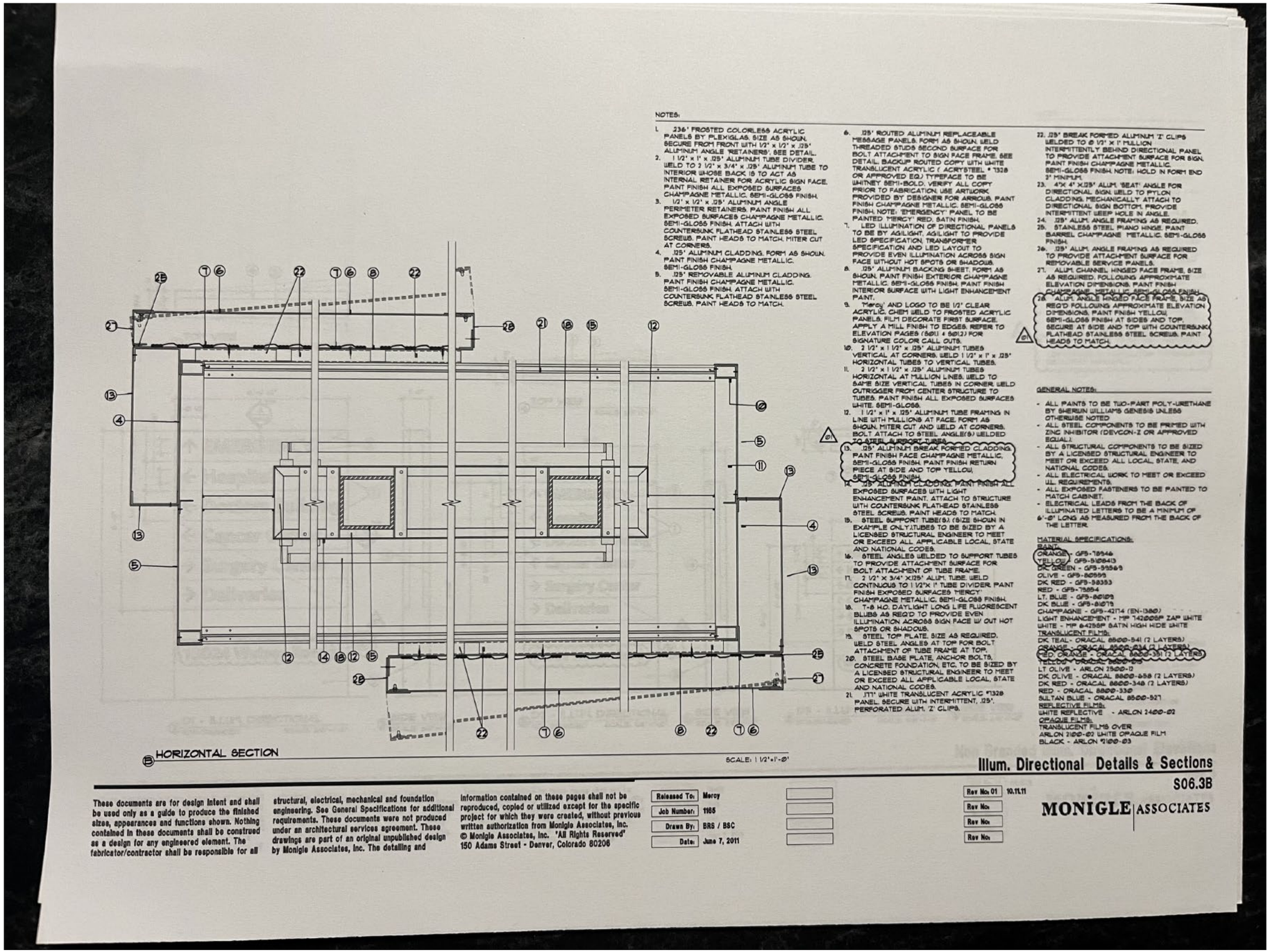
Typical Mercy Monument
Sign Fabrication Details



NOTES:

1. .236" FROSTED COLORLESS ACRYLIC PANELS BY PLEXIGLAS. SIZE AS SHOWN. SECURE FROM FRONT WITH 1/2" x 1/2" x .125" ALUMINUM ANGLE 'RETAINERS'. SEE DETAIL.
2. 1 1/2" x 1" x .125" ALUMINUM TUBE DIVIDER. WELD TO 2 1/2" x 3/4" x .125" ALUMINUM TUBE TO INTERIOR WHOSE BACK IS TO ACT AS INTERNAL RETAINER FOR ACRYLIC SIGN FACE. PAINT FINISH ALL EXPOSED SURFACES CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
3. 1/2" x 1/2" x .125" ALUMINUM ANGLE PERIMETER RETAINERS. PAINT FINISH ALL EXPOSED SURFACES CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. ATTACH WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH. MITER CUT AT CORNERS.
4. .125" ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
5. .125" REMOVABLE ALUMINUM CLADDING. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. ATTACH WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
6. .125" ROUTED ALUMINUM REPLACEABLE MESSAGE PANELS. FORM AS SHOWN. WELD THREADED STUDS BEHIND SURFACE FOR BOLT ATTACHMENT TO SIGN FACE FRAME. SEE DETAIL. BACKUP ROUTED COPY WITH WHITE TRANSLUCENT ACRYLIC (ACRYSTEEL # 1328 OR APPROVED EQ.) TYPEFACE TO BE WHITNEY SEMI-BOLD. VERIFY ALL COPY PRIOR TO FABRICATION. USE ARTWORK PROVIDED BY DESIGNER FOR ARROWS. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. NOTE: 'EMERGENCY' PANEL TO BE PAINTED 'MERCY' RED. SATIN FINISH.
7. LED ILLUMINATION OF DIRECTIONAL PANELS TO BE BY AGILIGHT. AGILIGHT TO PROVIDE LED SPECIFICATION, TRANSFORMER SPECIFICATION AND LED LAYOUT TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
8. .125" ALUMINUM BACKING SHEET. FORM AS SHOWN. PAINT FINISH EXTERIOR CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. PAINT FINISH INTERIOR SURFACE WITH LIGHT ENHANCEMENT PAINT.
9. 'Mercy' AND LOGO TO BE 1/2" CLEAR ACRYLIC. CHEM WELD TO FROSTED ACRYLIC PANELS. FILM DECORATE FIRST SURFACE. APPLY A MILL FINISH TO EDGES. REFER TO ELEVATION PAGES (S@11 + S@12) FOR SIGNATURE COLOR CALL OUTS.
10. 2 1/2" x 1 1/2" x .125" ALUMINUM TUBES VERTICAL AT CORNERS. WELD 1 1/2" x 1" x .125" HORIZONTAL TUBES TO VERTICAL TUBES.
11. 2 1/2" x 1 1/2" x .125" ALUMINUM TUBES HORIZONTAL AT MULLION LINES. WELD TO SAME SIZE VERTICAL TUBES IN CORNER. WELD OUTRIGGER FROM CENTER STRUCTURE TO TUBES. PAINT FINISH ALL EXPOSED SURFACES WHITE. SEMI-GLOSS.
12. 1 1/2" x 1" x .125" ALUMINUM TUBE FRAMING IN LINE WITH MULLIONS AT FACE. FORM AS SHOWN. MITER CUT AND WELD AT CORNERS. BOLT ATTACH TO STEEL ANGLE(S) WELDED TO STEEL SUPPORT TUBES.
13. .125" ALUMINUM BREAK FORMED CLADDING. PAINT FINISH FACE CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. PAINT FINISH RETURN PIECE AT SIDE AND TOP YELLOW. SEMI-GLOSS FINISH.
14. .125 ALUMINUM CLADDING. PAINT FINISH ALL EXPOSED SURFACES WITH LIGHT ENHANCEMENT PAINT. ATTACH TO STRUCTURE WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
15. STEEL SUPPORT TUBE(S) (SIZE SHOWN IN EXAMPLE ONLY.) TUBES TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
16. STEEL ANGLES WELDED TO SUPPORT TUBES TO PROVIDE ATTACHMENT SURFACE FOR BOLT ATTACHMENT OF TUBE FRAME.
17. 2 1/2" X 3/4" X.125" ALUM. TUBE. WELD CONTINUOUS TO 1 1/2"X 1" TUBE DIVIDER. PAINT FINISH EXPOSED SURFACES 'MERCY' CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
18. T-8 H.O. DAYLIGHT LONG LIFE FLUORESCENT BULBS AS REQ'D TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE W/ OUT HOT SPOTS OR SHADOWS.
19. STEEL TOP PLATE. SIZE AS REQUIRED. WELD STEEL ANGLES AT TOP FOR BOLT ATTACHMENT OF TUBE FRAME AT TOP.
20. STEEL BASE PLATE. ANCHOR BOLTS, CONCRETE FOUNDATION, ETC. TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
21. .177" WHITE TRANSLUCENT ACRYLIC #1328 PANEL SECURE WITH INTERMITTENT, .125", PERFORATED ALUM. 'Z' CLIPS.
22. .125" BREAK FORMED ALUMINUM 'Z' CLIPS WELDED TO @ 1/3" X 1" MULLION INTERMITTENTLY BEHIND DIRECTIONAL PANEL TO PROVIDE ATTACHMENT SURFACE FOR SIGN. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. NOTE: HOLD IN FORM END 3" MINIMUM.
23. 4"X 4" X.125" ALUM. 'SEAT' ANGLE FOR DIRECTIONAL SIGN. WELD TO PYLON CLADDING. MECHANICALLY ATTACH TO DIRECTIONAL SIGN BOTTOM. PROVIDE INTERMITTENT WEEP HOLE IN ANGLE.
24. .125" ALUM. ANGLE FRAMING AS REQUIRED.
25. STAINLESS STEEL PIANO HINGE. PAINT BARREL CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
26. .125" ALUM. ANGLE FRAMING AS REQUIRED TO PROVIDE ATTACHMENT SURFACE FOR REMOVABLE SERVICE PANELS.
27. ALUM. CHANNEL HINGED FACE FRAME. SIZE AS REQUIRED. FOLLOWING APPROXIMATE ELEVATION DIMENSIONS. PAINT FINISH CHAMPAGNE METALLIC SEMI-GLOSS FINISH.
28. ALUM. ANGLE HINGED FACE FRAME. SIZE AS REQ'D FOLLOWING APPROXIMATE ELEVATION DIMENSIONS. PAINT FINISH YELLOW SEMI-GLOSS FINISH AT SIDES AND TOP. SECURE AT SIDE AND TOP WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.

GENERAL NOTES:

- ALL PAINTS TO BE TWO-PART POLY-URETHANE BY SHERWIN WILLIAMS GENESIS UNLESS OTHERWISE NOTED
- ALL STEEL COMPONENTS TO BE PRIMED WITH ZINC INHIBITOR (DEVCON-Z OR APPROVED EQUAL).
- ALL STRUCTURAL COMPONENTS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL LOCAL, STATE, AND NATIONAL CODES.
- ALL ELECTRICAL WORK TO MEET OR EXCEED UL REQUIREMENTS.
- ALL EXPOSED FASTENERS TO BE PAINTED TO MATCH CABINET.
- ELECTRICAL LEADS FROM THE BACK OF ILLUMINATED LETTERS TO BE A MINIMUM OF 6'-0" LONG AS MEASURED FROM THE BACK OF THE LETTER.

MATERIAL SPECIFICATIONS:

PAINT:
ORANGE - GPS-78546
YELLOW - GPS-3108413
DK GREEN - GPS-93563
OLIVE - GPS-80993
DK RED - GPS-98353
RED - GPS-73854
LT. BLUE - GPS-80109
DK BLUE - GPS-81673
CHAMPAGNE - GPS-42714 (EN-1380)
LIGHT ENHANCEMENT - MP 142000P ZAP WHITE
WHITE - MP 642550P SATIN HIGH HIDE WHITE
TRANSLUCENT FILMS:
DK TEAL - ORACAL 8500-541 (2 LAYERS)
ORANGE - ORACAL 8500-634 (1 LAYERS)
YELLOW - ORACAL 8500-021 (2 LAYERS)
LT OLIVE - ARLON 2500-12
DK OLIVE - ORACAL 8500-858 (2 LAYERS)
DK RED - ORACAL 8500-348 (2 LAYERS)
RED - ORACAL 8500-330
SULTAN BLUE - ORACAL 8500-521
REFLECTIVE FILMS:
WHITE REFLECTIVE - ARLON 2400-02
OPAQUE FILMS:
TRANSLUCENT FILMS OVER
ARLON 2100-02 WHITE OPAQUE FILM
BLACK - ARLON 7100-03

HORIZONTAL SECTION

SCALE: 1 1/2"=1'-0"

Illum. Directional Details & Sections

S06.3B

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Released To: Mercy
Job Number: 1165
Drawn By: BRS / BSC
Date: June 7, 2011

Rev No. 01 10.11.11
Rev No.
Rev No.
Rev No.

MONIGLE ASSOCIATES

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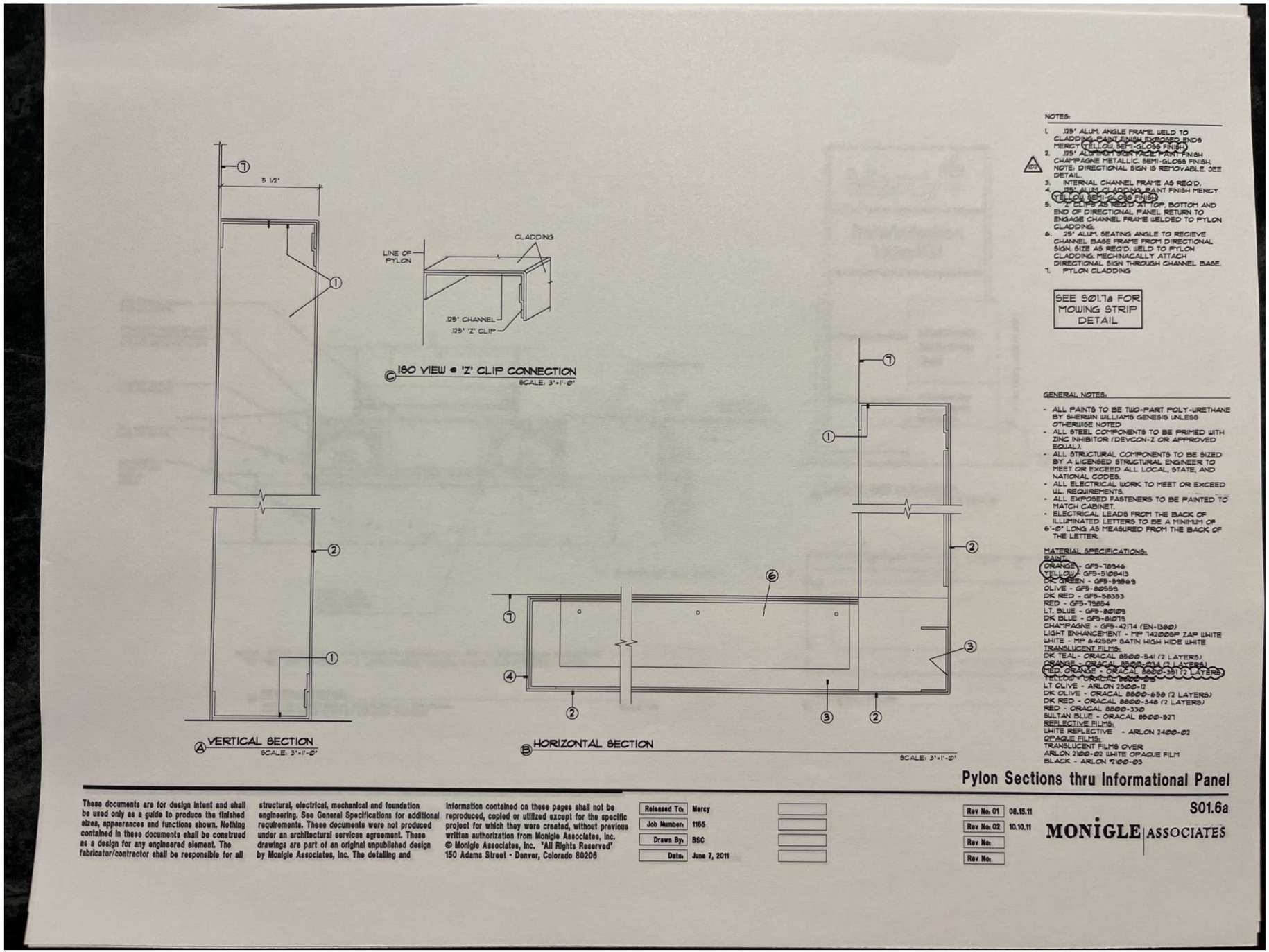
Scale No Scale

Typical Mercy Monument
Sign Fabrication Details



NOTES:

1. .125" ALUM. ANGLE FRAME WELD TO CLADDING PAINT FINISH EXPOSED ENDS MERCY (YELLOW) SEMI-GLOSS FINISH
2. .125" ALUMINUM FACE PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. NOTE: DIRECTIONAL SIGN IS REMOVABLE. SEE DETAIL.
3. INTERNAL CHANNEL FRAME AS REQ'D.
4. .125" ALUM. CLADDING PAINT FINISH MERCY (YELLOW) SEMI-GLOSS FINISH
5. 2 CLIPS AS REQ'D AT TOP, BOTTOM AND END OF DIRECTIONAL PANEL RETURN TO ENGAGE CHANNEL FRAME WELDED TO PYLON CLADDING.
6. .25" ALUM. SEATING ANGLE TO RECIEVE CHANNEL BASE FRAME FROM DIRECTIONAL SIGN. SIZE AS REQ'D. WELD TO PYLON CLADDING. MECHNACALLY ATTACH DIRECTIONAL SIGN THROUGH CHANNEL BASE.
7. PYLON CLADDING

SEE S01.7a FOR MOWING STRIP DETAIL

GENERAL NOTES:

- ALL PAINTS TO BE TWO-PART POLY-URETHANE BY SHERWIN WILLIAMS GENESIS UNLESS OTHERWISE NOTED
- ALL STEEL COMPONENTS TO BE PRIMED WITH ZINC INHIBITOR (DEVCON-Z OR APPROVED EQUAL).
- ALL STRUCTURAL COMPONENTS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL LOCAL, STATE, AND NATIONAL CODES.
- ALL ELECTRICAL WORK TO MEET OR EXCEED UL REQUIREMENTS.
- ALL EXPOSED FASTENERS TO BE PAINTED TO MATCH CABINET.
- ELECTRICAL LEADS FROM THE BACK OF ILLUMINATED LETTERS TO BE A MINIMUM OF 6'-0" LONG AS MEASURED FROM THE BACK OF THE LETTER.

MATERIAL SPECIFICATIONS:
PAINT:
ORANGE - GF5-78946
YELLOW - GF5-5108413
DK GREEN - GF5-59569
OLIVE - GF5-80559
DK RED - GF5-58353
RED - GF5-75854
LT. BLUE - GF5-80109
DK BLUE - GF5-81073
CHAMPAGNE - GF5-42174 (EN-1380)
LIGHT ENHANCEMENT - MP 74200SP ZAP WHITE
WHITE - MP 94258P SATIN HIGH HIDE WHITE
TRANSLUCENT FILMS:
DK TEAL - ORACAL 8500-541 (2 LAYERS)
ORANGE - ORACAL 8500-034 (2 LAYERS)
RED ORANGE - ORACAL 8500-351 (2 LAYERS)
YELLOW - ORACAL 8500-045
LT OLIVE - ARLON 2500-12
DK OLIVE - ORACAL 8500-658 (2 LAYERS)
DK RED - ORACAL 8500-348 (2 LAYERS)
RED - ORACAL 8500-330
SULTAN BLUE - ORACAL 8500-527
REFLECTIVE FILMS:
WHITE REFLECTIVE - ARLON 2400-02
OPAQUE FILMS:
TRANSLUCENT FILMS OVER
ARLON 2100-02 WHITE OPAQUE FILM
BLACK - ARLON 2100-03

Pylon Sections thru Informational Panel

S01.6a

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Released To:	Mercy
Job Number:	1165
Drawn By:	BSC
Date:	June 7, 2011

Rev No: 01	08.15.11
Rev No: 02	10.10.11
Rev No:	
Rev No:	

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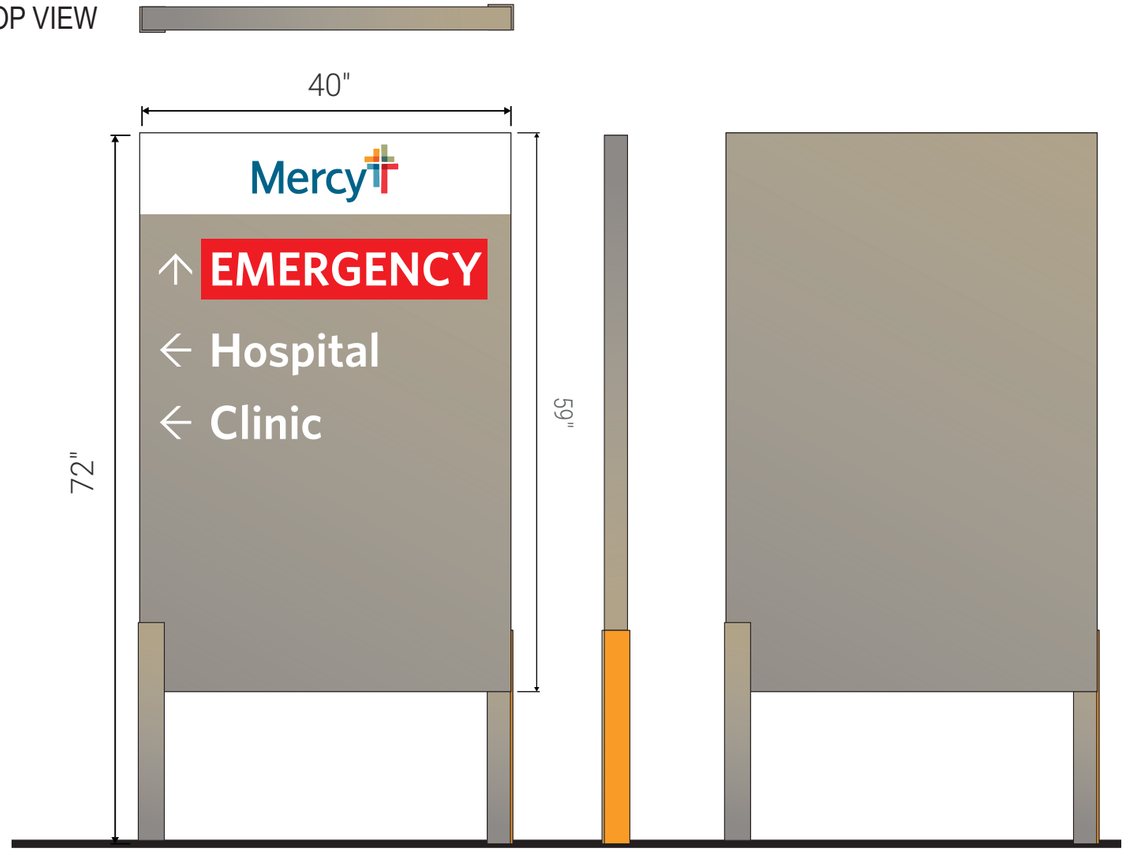
Proposed New Directional 1

P2

TOP VIEW



SIDE A SIDE B

Proposed location on the North side East Riverbluff Blvd., before you hit the stop light heading West. Non-illuminated, fabricated aluminum post and panel sign. This sign sits on Mercy's property parcel "192105007". The height of the proposed sign is 6' with an effective sign area of 16.39 sq ft.

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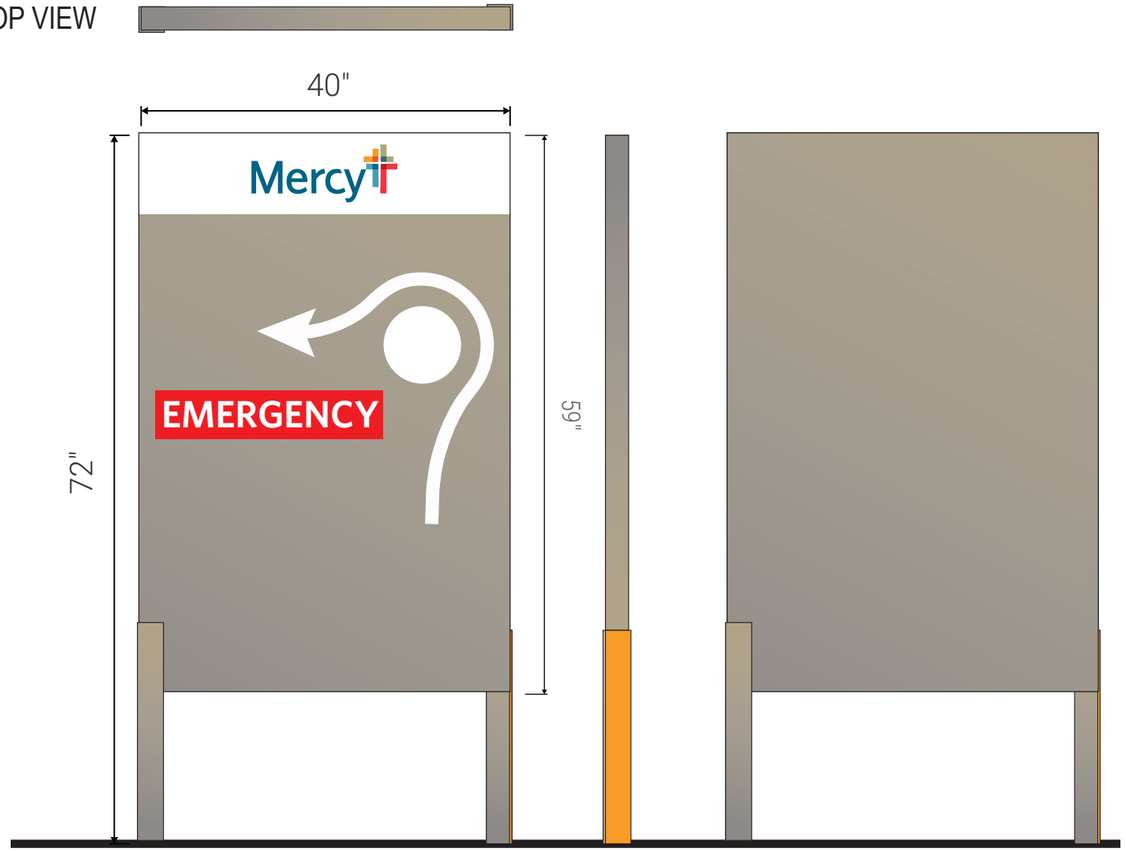
Proposed New Directional 2

P3

TOP VIEW



SIDE A SIDE B

Proposed location on the North side East Riverbluff Blvd., after the stop light heading West, right before roundabout. Non-illuminated, fabricated aluminum post and panel sign. This sign sits on Mercy's property parcel "1928203009". The height of the proposed sign is 6' with an effective sign area of 16.39 sq ft.

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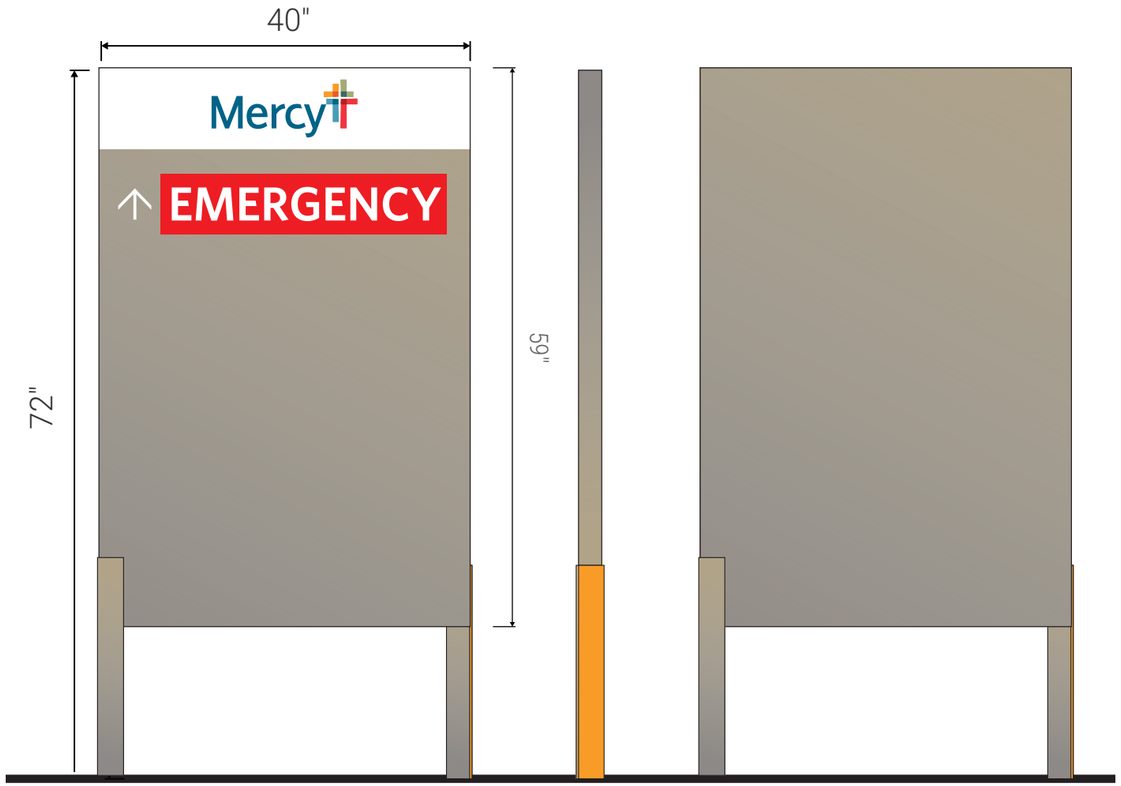
Proposed New Directional 3

P4

TOP VIEW



SIDE A

SIDE B

Proposed location on the SW side of the roundabout on South Southwood Rd. Non-illuminated, fabricated aluminum post and panel sign. This sign sits on Mercy's property parcel "1928300022". The height of the proposed sign is 6' with an effective sign area of 16.39 sq ft.

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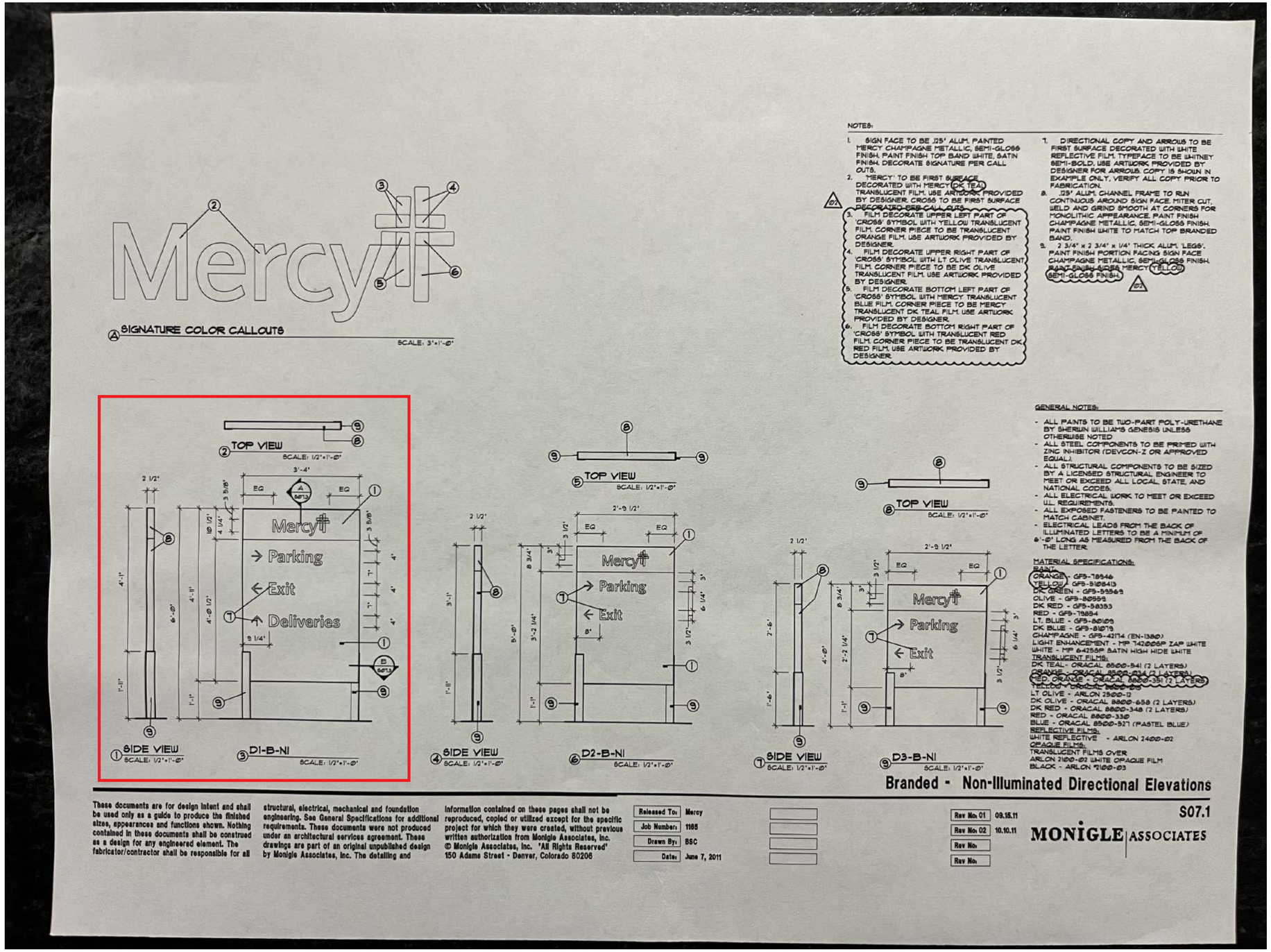
Scale No Scale

Typical Mercy Directional
Sign Fabrication Details



NOTES:

1. SIGN FACE TO BE .125" ALUM. PAINTED MERCY CHAMPAGNE METALLIC, SEMI-GLOSS FINISH. PAINT FINISH TOP BAND WHITE, SATIN FINISH. DECORATE SIGNATURE PER CALL OUTS.
2. 'MERCY' TO BE FIRST SURFACE DECORATED WITH MERCY DK TEAL TRANSLUCENT FILM. USE ARTWORK PROVIDED BY DESIGNER. CROSS TO BE FIRST SURFACE DECORATED PER CALLOUTS.
3. FILM DECORATE UPPER LEFT PART OF 'CROSS' SYMBOL WITH YELLOW TRANSLUCENT FILM. CORNER PIECE TO BE TRANSLUCENT ORANGE FILM. USE ARTWORK PROVIDED BY DESIGNER.
4. FILM DECORATE UPPER RIGHT PART OF 'CROSS' SYMBOL WITH LT OLIVE TRANSLUCENT FILM. CORNER PIECE TO BE DK OLIVE TRANSLUCENT FILM. USE ARTWORK PROVIDED BY DESIGNER.
5. FILM DECORATE BOTTOM LEFT PART OF 'CROSS' SYMBOL WITH MERCY TRANSLUCENT BLUE FILM. CORNER PIECE TO BE MERCY TRANSLUCENT DK. TEAL FILM. USE ARTWORK PROVIDED BY DESIGNER.
6. FILM DECORATE BOTTOM RIGHT PART OF 'CROSS' SYMBOL WITH TRANSLUCENT RED FILM. CORNER PIECE TO BE TRANSLUCENT DK. RED FILM. USE ARTWORK PROVIDED BY DESIGNER.
7. DIRECTIONAL COPY AND ARROWS TO BE FIRST SURFACE DECORATED WITH WHITE REFLECTIVE FILM. TYPEFACE TO BE WHITNEY SEMI-BOLD. USE ARTWORK PROVIDED BY DESIGNER FOR ARROWS. COPY IS SHOWN IN EXAMPLE ONLY, VERIFY ALL COPY PRIOR TO FABRICATION.
8. .125" ALUM. CHANNEL FRAME TO RUN CONTINUOUS AROUND SIGN FACE. MITER CUT, WELD AND GRIND SMOOTH AT CORNERS FOR MONOLITHIC APPEARANCE. PAINT FINISH CHAMPAGNE METALLIC, SEMI-GLOSS FINISH. PAINT FINISH WHITE TO MATCH TOP BRANDED BAND.
9. 2 3/4" x 2 3/4" x 1/4" THICK ALUM. 'LEGS'. PAINT FINISH PORTION FACING SIGN FACE CHAMPAGNE METALLIC, SEMI-GLOSS FINISH. PAINT FINISH SIDES MERCY YELLOW SEMI-GLOSS FINISH.

GENERAL NOTES:

- ALL PAINTS TO BE TWO-PART POLY-URETHANE BY SHERWIN WILLIAMS GENESIS UNLESS OTHERWISE NOTED
- ALL STEEL COMPONENTS TO BE PRIMED WITH ZINC INHIBITOR (DEVCON-Z OR APPROVED EQUAL).
- ALL STRUCTURAL COMPONENTS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL LOCAL, STATE, AND NATIONAL CODES.
- ALL ELECTRICAL WORK TO MEET OR EXCEED U.L. REQUIREMENTS.
- ALL EXPOSED FASTENERS TO BE PAINTED TO MATCH CABINET.
- ELECTRICAL LEADS FROM THE BACK OF ILLUMINATED LETTERS TO BE A MINIMUM OF 6'-0" LONG AS MEASURED FROM THE BACK OF THE LETTER.

MATERIAL SPECIFICATIONS:

PAINT:
ORANGE - GF5-78946
YELLOW - GF5-81084B
DK GREEN - GF5-55569
OLIVE - GF5-80955
DK RED - GF5-58353
RED - GF5-79884
LT. BLUE - GF5-80109
DK BLUE - GF5-81079
CHAMPAGNE - GF5-42174 (EN-1380)
LIGHT ENHANCEMENT - MP 74206P ZAP WHITE
WHITE - MP 64256P SATIN HIGH HIDE WHITE
TRANSLUCENT FILMS:
DK TEAL - ORACAL 8500-541 (2 LAYERS)
ORANGE - ORACAL 8500-034 (2 LAYERS)
RED ORANGE - ORACAL 8500-351 (2 LAYERS)
YELLOW - ORACAL 8500-012
LT OLIVE - ARLON 2500-12
DK OLIVE - ORACAL 8500-658 (2 LAYERS)
DK RED - ORACAL 8500-348 (2 LAYERS)
RED - ORACAL 8500-336
BLUE - ORACAL 8500-527 (PASTEL BLUE)
REFLECTIVE FILMS:
WHITE REFLECTIVE - ARLON 2400-02
OPAQUE FILMS:
TRANSLUCENT FILMS OVER
ARLON 2100-02 WHITE OPAQUE FILM
BLACK - ARLON 2100-03

Branded - Non-Illuminated Directional Elevations

S07.1

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150 Adams Street - Denver, Colorado 80206

Released To:	Mercy
Job Number:	1165
Drawn By:	BSC
Date:	June 7, 2011

Rev No. 01	09.15.11	
Rev No. 02	10.10.11	
Rev No.		
Rev No.		

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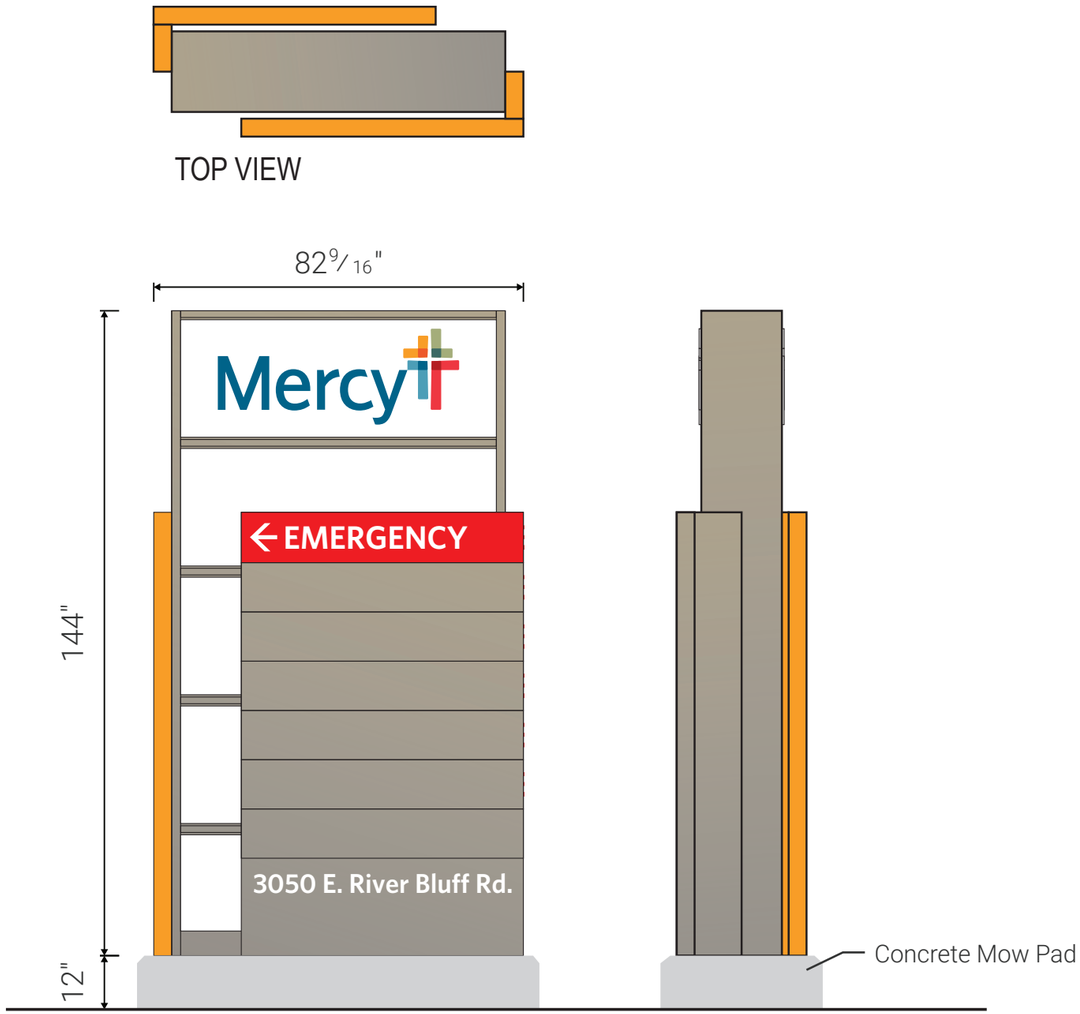
Proposed Secondary Monument

P5



NE corner of S. Southwood Rd. and Anne St. Aluminum cabinet with illuminated acrylic graphics. This new sign will both identify the hospital but also provide direction to the Emergency Services. The height of the proposed sign is 13' with an effective sign area of 82.56 sq ft. This sign sits on Mercy's property parcel "Mercy Commons Phase 1 - Lot 2".

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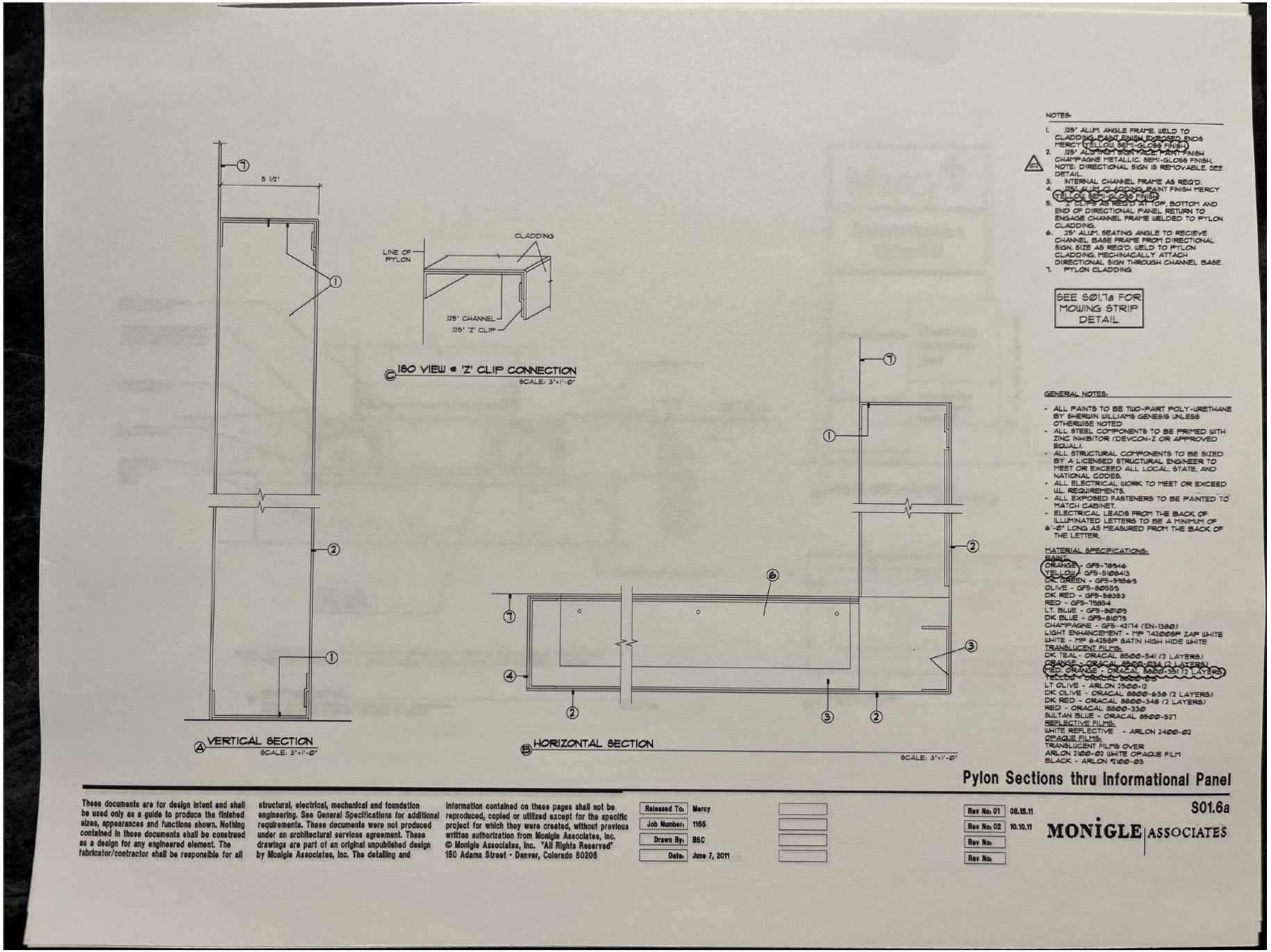
Scale No Scale

Typical Mercy Monument
Sign Fabrication Details



Pylon Sections thru Informational Panel

S01.6a

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Released To:	Mercy
Job Number:	1165
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Rev No. 01	08.15.11
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Rev No:	
Rev No:	

MONIGLE ASSOCIATES

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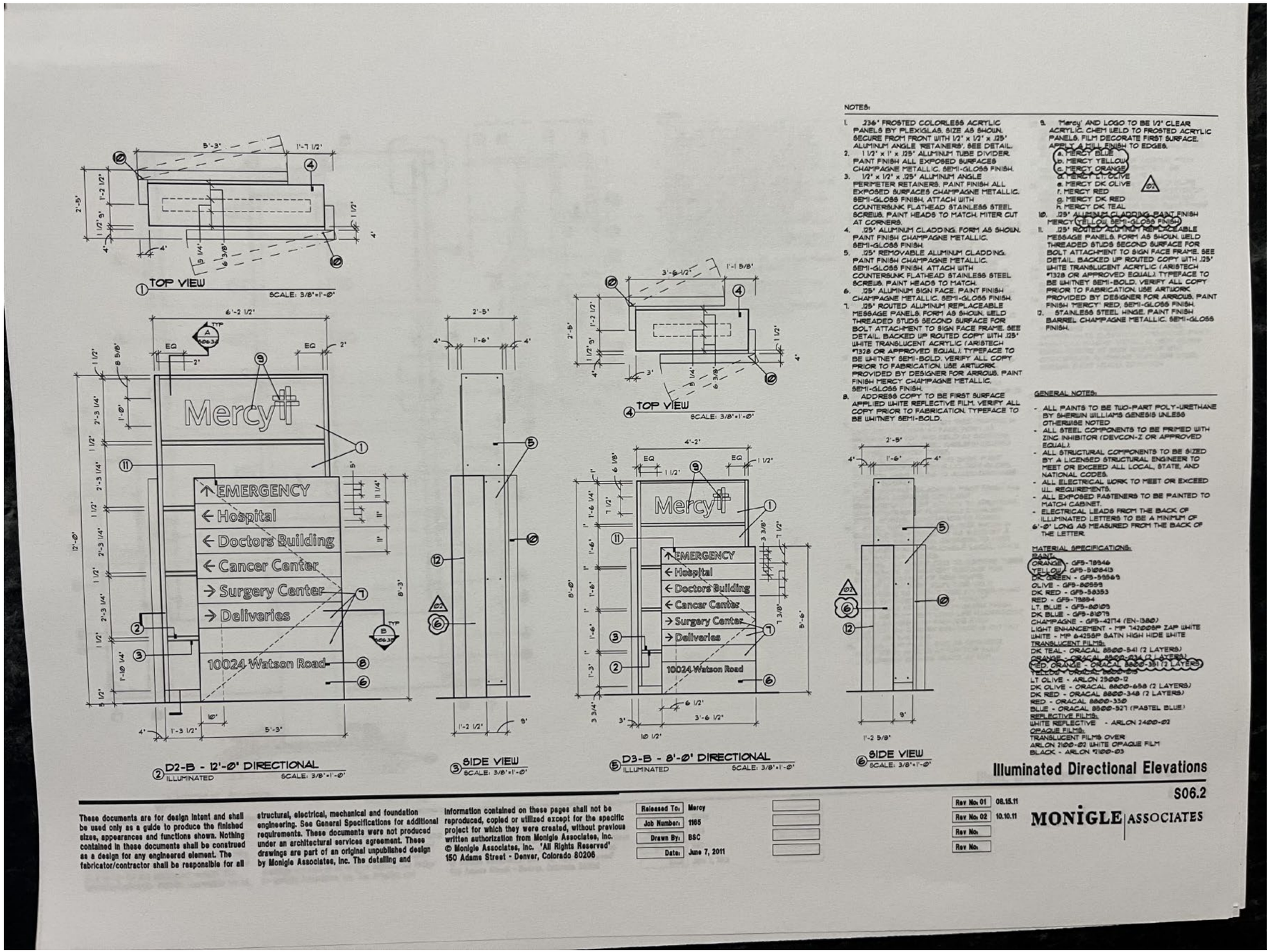
Scale No Scale



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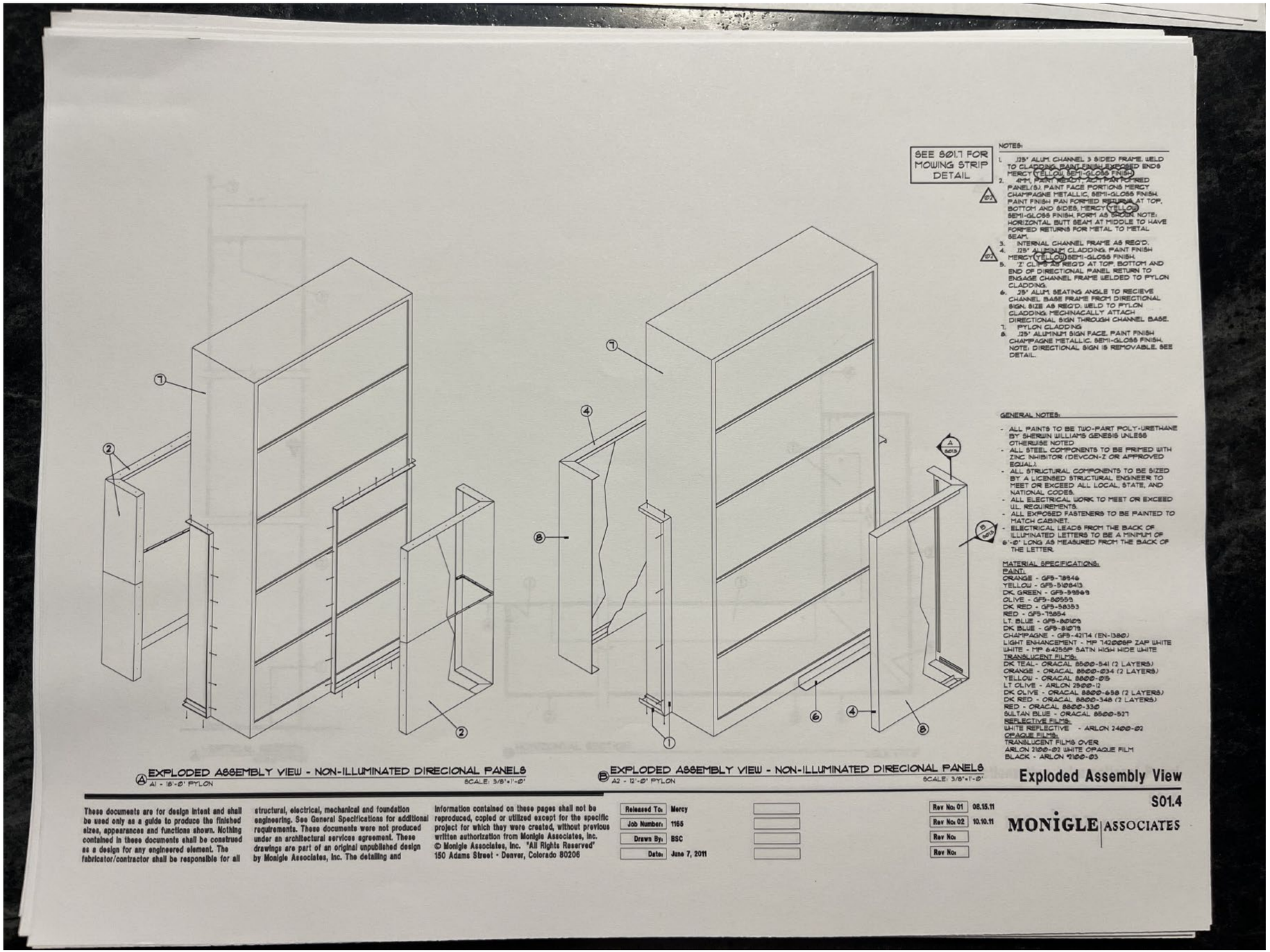
Typical Mercy Monument
Sign Fabrication Details



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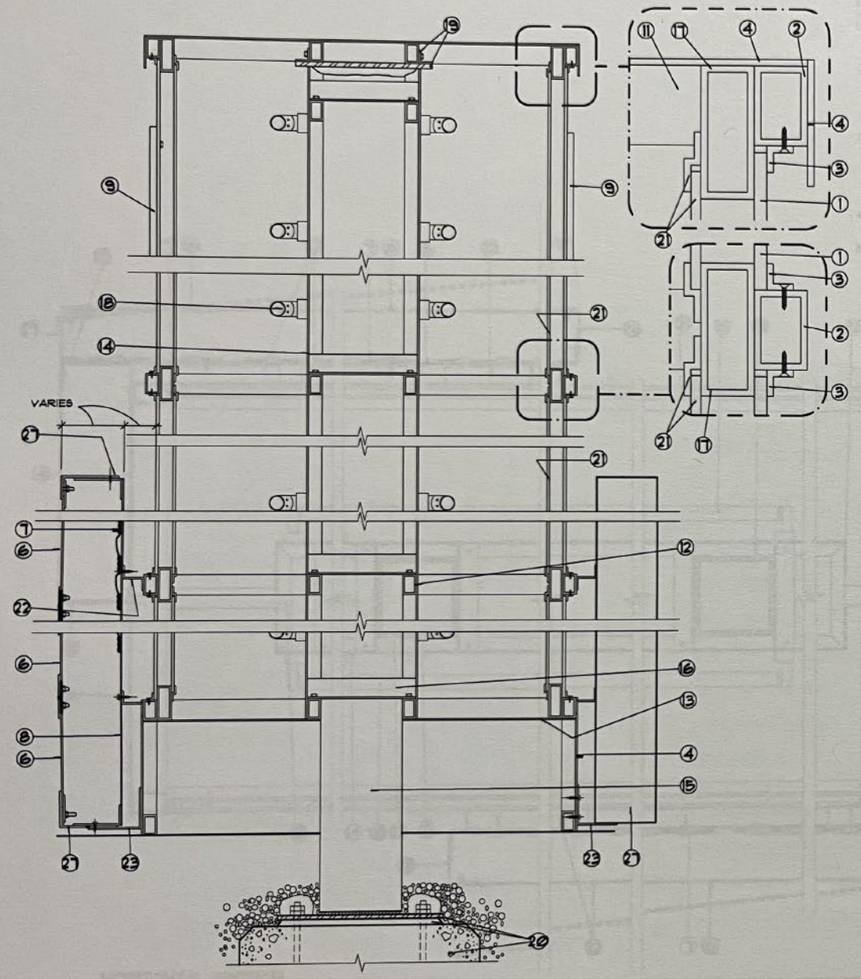
Scale No Scale

Typical Mercy Monument
Sign Fabrication Details



Ⓐ VERTICAL SECTION

SCALE: 1 1/2"=1'-0"

NOTES:

1. .236" FROSTED COLORLESS ACRYLIC PANELS BY PLEXIGLAS. SIZE AS SHOWN. SECURE FROM FRONT WITH 1/2" x 1/2" x .125" ALUMINUM ANGLE 'RETAINERS', SEE DETAIL.
2. 1 1/2" x 1" x .125" ALUMINUM TUBE DIVIDER. WELD TO 2 1/2" x 3/4" x .125" ALUMINUM TUBE TO INTERIOR WHOSE BACK IS TO ACT AS INTERNAL RETAINER FOR ACRYLIC SIGN FACE. PAINT FINISH ALL EXPOSED SURFACES CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
3. 1/2" x 1/2" x .125" ALUMINUM ANGLE PERIMETER RETAINERS. PAINT FINISH ALL EXPOSED SURFACES CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. ATTACH WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH. MITER CUT AT CORNERS.
4. .125" ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
5. .125" REMOVABLE ALUMINUM CLADDING. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. ATTACH WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
6. .125" ROUTED ALUMINUM REPLACEABLE MESSAGE PANELS. FORM AS SHOWN. WELD THREADED STUDS SECOND SURFACE FOR BOLT ATTACHMENT TO SIGN FACE FRAME. SEE DETAIL. BACKUP ROUTED COPY WITH WHITE TRANSLUCENT ACRYLIC (ACRYSTEEL # 7328 OR APPROVED E.Q.) TYPEFACE TO BE WHITNEY SEMI-BOLD. VERIFY ALL COPY PRIOR TO FABRICATION. USE ARTWORK PROVIDED BY DESIGNER FOR ARROWS. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. NOTE: 'EMERGENCY' PANEL TO BE PAINTED 'MERCY' RED. SATIN FINISH.
7. LED ILLUMINATION OF DIRECTIONAL PANELS TO BE BY AGILIGHT. AGILIGHT TO PROVIDE LED SPECIFICATION, TRANSFORMER SPECIFICATION AND LED LAYOUT TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
8. .125" ALUMINUM BACKING SHEET. FORM AS SHOWN. PAINT FINISH EXTERIOR CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. PAINT FINISH INTERIOR SURFACE WITH LIGHT ENHANCEMENT PAINT.
9. 'Mercy' AND LOGO TO BE 1/2" CLEAR ACRYLIC. CHEM WELD TO FROSTED ACRYLIC PANELS. FILM DECORATE FIRST SURFACE. APPLY A MILL FINISH TO EDGES. REFER TO ELEVATION PAGES (S01.1 & S01.2) FOR SIGNATURE COLOR CALL OUTS.
10. 2 1/2" x 1 1/2" x .125" ALUMINUM TUBES VERTICAL AT CORNERS. WELD 1 1/2" x 1" x .125" HORIZONTAL TUBES TO VERTICAL TUBES.
11. 2 1/2" x 1 1/2" x .125" ALUMINUM TUBES HORIZONTAL AT MULLION LINES. WELD TO SAME SIZE VERTICAL TUBES IN CORNER. WELD OUTRIGGER FROM CENTER STRUCTURE TO TUBES. PAINT FINISH ALL EXPOSED SURFACES WHITE. SEMI-GLOSS.
12. 1 1/2" x 1" x .125" ALUMINUM TUBE FRAMING IN LINE WITH MULLIONS AT FACE. FORM AS SHOWN. MITER CUT AND WELD AT CORNERS. BOLT ATTACH TO STEEL ANGLE(S) WELDED TO STEEL SUPPORT TUBES.
13. .125" ALUMINUM CLADDING BASE. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS. PROVIDE WEEP HOLES TO ALLOW DRAINAGE OUT OF CABINET.
14. .125" ALUMINUM CLADDING. PAINT FINISH ALL EXPOSED SURFACES WITH LIGHT ENHANCEMENT PAINT. ATTACH TO STRUCTURE WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
15. STEEL SUPPORT TUBE(S). (SIZE SHOWN IN EXAMPLE ONLY.)TUBES TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
16. STEEL ANGLES WELDED TO SUPPORT TUBES TO PROVIDE ATTACHMENT SURFACE FOR BOLT ATTACHMENT OF TUBE FRAME.
17. 2 1/2" X 3/4" X.125" ALUM. TUBE. WELD CONTINUOUS TO 1 1/2"X 1" TUBE DIVIDER. PAINT FINISH EXPOSED SURFACES 'MERCY' CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
18. T-8 H.O. DAYLIGHT LONG LIFE FLUORESCENT BULBS AS REQ'D TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE W/ OUT HOT SPOTS OR SHADOWS.
19. STEEL TOP PLATE. SIZE AS REQUIRED. WELD STEEL ANGLES AT TOP FOR BOLT ATTACHMENT OF TUBE FRAME AT TOP.
20. STEEL BASE PLATE, ANCHOR BOLTS, CONCRETE FOUNDATION, ETC. TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
21. .177" WHITE TRANSLUCENT ACRYLIC #7328 PANEL. SECURE WITH INTERMITTENT .125" PERFORATED ALUM. 'Z' CLIPS.
22. .125" BREAK FORMED ALUMINUM 'Z' CLIPS WELDED TO 1/2" X 1" MULLION INTERMITTENTLY BEHIND DIRECTIONAL PANEL TO PROVIDE ATTACHMENT SURFACE FOR SIGN. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. NOTE: HOLD IN FROM END 2" MINIMUM.
23. 4" x 4" x .125" ALUM. 'SEAT' ANGLE FOR DIRECTIONAL SIGN. WELD TO PYLON CLADDING. MECHANICALLY ATTACH TO DIRECTIONAL SIGN BOTTOM. PROVIDE INTERMITTENT WEEP HOLE IN ANGLE.
24. .125" ALUM. ANGLE FRAMING AS REQUIRED.
25. STAINLESS STEEL PIANO HINGE. PAINT BARREL CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
26. .125" ALUM. ANGLE FRAMING AS REQUIRED TO PROVIDE ATTACHMENT SURFACE FOR REMOVABLE SERVICE PANELS.
27. ALUM. CHANNEL / ANGLE HINGED FACE FRAME. SIZE AS REQUIRED. FOLLOWING APPROXIMATE ELEVATION DIMENSIONS. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. SECURE AT SIDE AND TOP WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.

GENERAL NOTES:

- ALL PAINTS TO BE TWO-PART POLY-URETHANE BY SHERWIN WILLIAMS GENESIS UNLESS OTHERWISE NOTED
- ALL STEEL COMPONENTS TO BE PRIMED WITH ZINC INHIBITOR (DEVCON-Z OR APPROVED EQUAL).
- ALL STRUCTURAL COMPONENTS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL LOCAL, STATE, AND NATIONAL CODES.
- ALL ELECTRICAL WORK TO MEET OR EXCEED UL REQUIREMENTS.
- ALL EXPOSED FASTENERS TO BE PAINTED TO MATCH CABINET.
- ELECTRICAL LEADS FROM THE BACK OF ILLUMINATED LETTERS TO BE A MINIMUM OF 6'-0" LONG AS MEASURED FROM THE BACK OF THE LETTER.

MATERIAL SPECIFICATIONS:

PAINT:
ORANGE - GPS-18946
YELLOW - GPS-310843
DK GREEN - GPS-59369
OLIVE - GPS-80993
DK RED - GPS-58353
RED - GPS-73854
LT. BLUE - GPS-80109
DK BLUE - GPS-81073
CHAMPAGNE - GPS-43174 (EN-1380)
LIGHT ENHANCEMENT - MP 74200SP ZAP WHITE
WHITE - MP 84295P SATIN HIGH HIDE WHITE

TRANSLUCENT FILMS:
DK TEAL- ORACAL 8500-541 (2 LAYERS)
ORANGE - ORACAL 8500-034 (2 LAYERS)
RED ORANGE - ORACAL 8500-351 (2 LAYERS)
YELLOW - ORACAL 8500-019
LT OLIVE - ARLON 2500-2
DK OLIVE - ORACAL 8500-658 (2 LAYERS)
DK RED - ORACAL 8500-348 (2 LAYERS)
RED - ORACAL 8500-336
SULTAN BLUE - ORACAL 8500-527

REFLECTIVE FILMS:
WHITE REFLECTIVE - ARLON 2400-02

OPAQUE FILMS:
TRANSLUCENT FILMS OVER
ARLON 2100-02 WHITE OPAQUE FILM
BLACK - ARLON 2100-03

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150 Adams Street - Denver, Colorado 80206

Released To: Mercy
Job Number: 1165
Drawn By: BSC
Date: June 7, 2011

Rev No:
Rev No:
Rev No:
Rev No:

Illum. Directional Details & Sections

S06.3A

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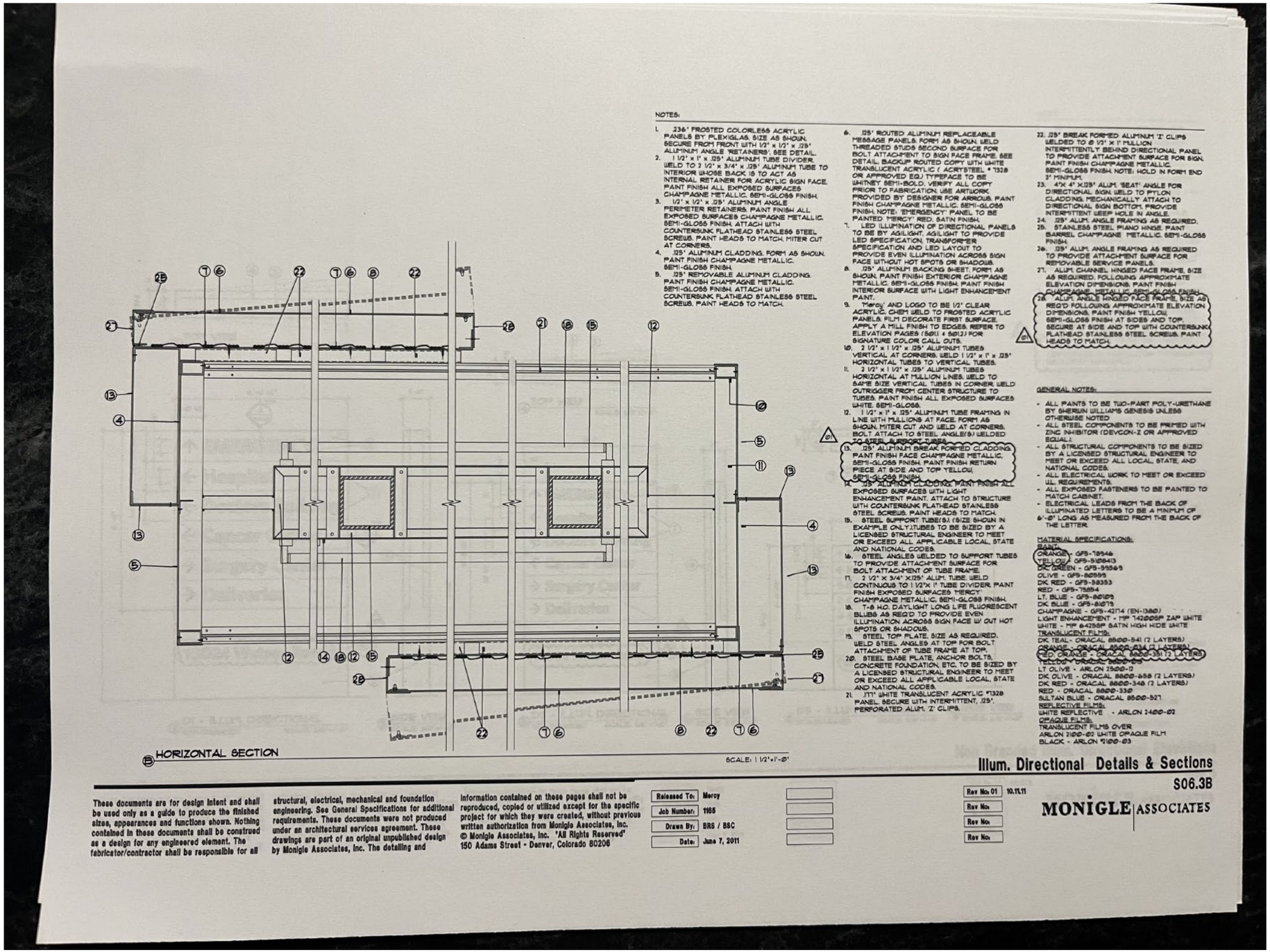
Typical Mercy Monument
Sign Fabrication Details



NOTES:

1. .236" FROSTED COLORLESS ACRYLIC PANELS BY PLEXIGLAS. SIZE AS SHOWN. SECURE FROM FRONT WITH 1/2" x 1/2" x .125" ALUMINUM ANGLE 'RETAINERS'. SEE DETAIL.
2. 1 1/2" x 1" x .125" ALUMINUM TUBE DIVIDER. WELD TO 2 1/2" x 3/4" x .125" ALUMINUM TUBE TO INTERIOR WHOSE BACK IS TO ACT AS INTERNAL RETAINER FOR ACRYLIC SIGN FACE. PAINT FINISH ALL EXPOSED SURFACES CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
3. 1/2" x 1/2" x .125" ALUMINUM ANGLE PERIMETER RETAINERS. PAINT FINISH ALL EXPOSED SURFACES CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. ATTACH WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH. MITER CUT AT CORNERS.
4. .125" ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
5. .125" REMOVABLE ALUMINUM CLADDING. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. ATTACH WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
6. .125" ROUTED ALUMINUM REPLACEABLE MESSAGE PANELS. FORM AS SHOWN. WELD THREADED STUDS BEHIND SURFACE FOR BOLT ATTACHMENT TO SIGN FACE FRAME. SEE DETAIL. BACKUP ROUTED COPY WITH WHITE TRANSLUCENT ACRYLIC (ACRYSTEEL # 1328 OR APPROVED EQ.) TYPEFACE TO BE WHITNEY SEMI-BOLD. VERIFY ALL COPY PRIOR TO FABRICATION. USE ARTWORK PROVIDED BY DESIGNER FOR ARROWS. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. NOTE: 'EMERGENCY' PANEL TO BE PAINTED 'MERCY' RED. SATIN FINISH.
7. LED ILLUMINATION OF DIRECTIONAL PANELS TO BE BY AGILIGHT. AGILIGHT TO PROVIDE LED SPECIFICATION, TRANSFORMER SPECIFICATION AND LED LAYOUT TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
8. .125" ALUMINUM BACKING SHEET. FORM AS SHOWN. PAINT FINISH EXTERIOR CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. PAINT FINISH INTERIOR SURFACE WITH LIGHT ENHANCEMENT PAINT.
9. "Mercy" AND LOGO TO BE 1/2" CLEAR ACRYLIC. CHEM WELD TO FROSTED ACRYLIC PANELS. FILM DECORATE FIRST SURFACE. APPLY A MILL FINISH TO EDGES. REFER TO ELEVATION PAGES (S@11 & S@12) FOR SIGNATURE COLOR CALL OUTS.
10. 2 1/2" x 1 1/2" x .125" ALUMINUM TUBES VERTICAL AT CORNERS. WELD 1 1/2" x 1" x .125" HORIZONTAL TUBES TO VERTICAL TUBES.
11. 2 1/2" x 1 1/2" x .125" ALUMINUM TUBES HORIZONTAL AT MULLION LINES. WELD TO SAME SIZE VERTICAL TUBES IN CORNER. WELD OUTRIGGER FROM CENTER STRUCTURE TO TUBES. PAINT FINISH ALL EXPOSED SURFACES WHITE. SEMI-GLOSS.
12. 1 1/2" x 1" x .125" ALUMINUM TUBE FRAMING IN LINE WITH MULLIONS AT FACE. FORM AS SHOWN. MITER CUT AND WELD AT CORNERS. BOLT ATTACH TO STEEL ANGLE(S) WELDED TO STEEL SUPPORT TUBES.
13. .125" ALUMINUM BREAK FORMED CLADDING. PAINT FINISH FACE CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. PAINT FINISH RETURN PIECE AT SIDE AND TOP YELLOW. SEMI-GLOSS FINISH.
14. .125 ALUMINUM CLADDING. PAINT FINISH ALL EXPOSED SURFACES WITH LIGHT ENHANCEMENT PAINT. ATTACH TO STRUCTURE WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
15. STEEL SUPPORT TUBE(S) (SIZE SHOWN IN EXAMPLE ONLY.) TUBES TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
16. STEEL ANGLES WELDED TO SUPPORT TUBES TO PROVIDE ATTACHMENT SURFACE FOR BOLT ATTACHMENT OF TUBE FRAME.
17. 2 1/2" X 3/4" X.125" ALUM. TUBE. WELD CONTINUOUS TO 1 1/2"X 1" TUBE DIVIDER. PAINT FINISH EXPOSED SURFACES 'MERCY' CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
18. T-8 H.O. DAYLIGHT LONG LIFE FLUORESCENT BULBS AS REQ'D TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE W/ OUT HOT SPOTS OR SHADOWS.
19. STEEL TOP PLATE. SIZE AS REQUIRED. WELD STEEL ANGLES AT TOP FOR BOLT ATTACHMENT OF TUBE FRAME AT TOP.
20. STEEL BASE PLATE. ANCHOR BOLTS, CONCRETE FOUNDATION, ETC. TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
21. .177" WHITE TRANSLUCENT ACRYLIC #1328 PANEL. SECURE WITH INTERMITTENT, .125", PERFORATED ALUM. 'Z' CLIPS.
22. .125" BREAK FORMED ALUMINUM 'Z' CLIPS WELDED TO @ 1/2" x 1" MULLION INTERMITTENTLY BEHIND DIRECTIONAL PANEL TO PROVIDE ATTACHMENT SURFACE FOR SIGN. PAINT FINISH CHAMPAGNE METALLIC. SEMI-GLOSS FINISH. NOTE: HOLD IN FORM END 3" MINIMUM.
23. 4"X 4" X.125" ALUM. 'SEAT' ANGLE FOR DIRECTIONAL SIGN. WELD TO PYLON CLADDING. MECHANICALLY ATTACH TO DIRECTIONAL SIGN BOTTOM. PROVIDE INTERMITTENT WEEP HOLE IN ANGLE.
24. .125" ALUM. ANGLE FRAMING AS REQUIRED.
25. STAINLESS STEEL PIANO HINGE. PAINT BARREL CHAMPAGNE METALLIC. SEMI-GLOSS FINISH.
26. .125" ALUM. ANGLE FRAMING AS REQUIRED TO PROVIDE ATTACHMENT SURFACE FOR REMOVABLE SERVICE PANELS.
27. ALUM. CHANNEL HINGED FACE FRAME. SIZE AS REQUIRED. FOLLOWING APPROXIMATE ELEVATION DIMENSIONS. PAINT FINISH CHAMPAGNE METALLIC SEMI-GLOSS FINISH.
28. ALUM. ANGLE HINGED FACE FRAME. SIZE AS REQ'D FOLLOWING APPROXIMATE ELEVATION DIMENSIONS. PAINT FINISH YELLOW, SEMI-GLOSS FINISH AT SIDES AND TOP. SECURE AT SIDE AND TOP WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.

GENERAL NOTES:

- ALL PAINTS TO BE TWO-PART POLY-URETHANE BY SHERWIN WILLIAMS GENESIS UNLESS OTHERWISE NOTED
- ALL STEEL COMPONENTS TO BE PRIMED WITH ZINC INHIBITOR (DEVCON-Z OR APPROVED EQUAL).
- ALL STRUCTURAL COMPONENTS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL LOCAL, STATE, AND NATIONAL CODES.
- ALL ELECTRICAL WORK TO MEET OR EXCEED UL REQUIREMENTS.
- ALL EXPOSED FASTENERS TO BE PAINTED TO MATCH CABINET.
- ELECTRICAL LEADS FROM THE BACK OF ILLUMINATED LETTERS TO BE A MINIMUM OF 6'-0" LONG AS MEASURED FROM THE BACK OF THE LETTER.

MATERIAL SPECIFICATIONS:

PAINT:
ORANGE - GPS-78546
YELLOW - GPS-5108413
DK GREEN - GPS-95569
OLIVE - GPS-80993
DK RED - GPS-98353
RED - GPS-79854
LT. BLUE - GPS-80109
DK BLUE - GPS-81673
CHAMPAGNE - GPS-42714 (EN-1380)
LIGHT ENHANCEMENT - MP 142000P ZAP WHITE
WHITE - MP 642550P SATIN HIGH HIDE WHITE
TRANSLUCENT FILMS:
DK TEAL - ORACAL 8500-541 (2 LAYERS)
ORANGE - ORACAL 8500-034 (2 LAYERS)
YELLOW - ORACAL 8500-021 (2 LAYERS)
LT OLIVE - ARLON 2500-12
DK OLIVE - ORACAL 8500-858 (2 LAYERS)
DK RED - ORACAL 8500-348 (2 LAYERS)
RED - ORACAL 8500-330
SULTAN BLUE - ORACAL 8500-521
REFLECTIVE FILMS:
WHITE REFLECTIVE - ARLON 2400-02
OPAQUE FILMS:
TRANSLUCENT FILMS OVER
ARLON 2100-02 WHITE OPAQUE FILM
BLACK - ARLON 7100-03

HORIZONTAL SECTION

SCALE: 1 1/2"=1'-0"

Illum. Directional Details & Sections

S06.3B

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Released To: Mercy
Job Number: 1165
Drawn By: BRS / BSC
Date: June 7, 2011

Rev No. 01 10.11.11
Rev No.
Rev No.
Rev No.

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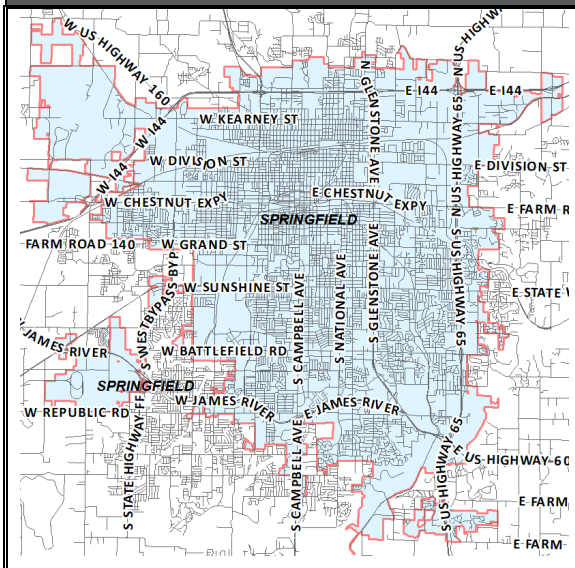
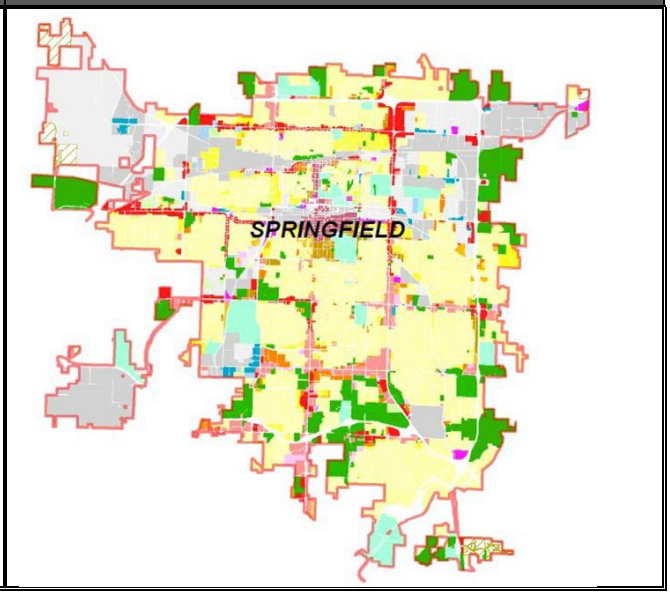
Scale No Scale

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:	
Case Number:	Retail Liquor Sales Publication Amendment
Location:	Citywide
Applicant:	City of Springfield
Neighborhood Meeting:	NA
Planning and Zoning Commission:	July 17, 2025
City Council:	July 28, 2025
Public Notification:	Springfield News Leader
Staff:	Bob Hosmer, Planning Manager
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of the text amendment to Section 36-459 Retail Liquor Sales Publications as set forth in Attachment 1 to the staff report on this item. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to amend Section 36-459 publication of Retail Liquor Sales to remove the requirement to advertise in an official newspaper or a newspaper of general circulation in the City of Springfield, Missouri, for at least five straight consecutive issues.

LOCATION MAP	ZONING MAP
	

CITY OF Springfield

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments
(7) Findings by the commission.

(a)*Text amendments.* If the request is for an amendment of the text of this article, the recommendation of the planning and zoning commission may consider:

1. Whether the proposed text amendment is consistent with the Springfield Comprehensive Plan;
2. Whether the proposed text amendment is consistent with the intent and purpose of this article;
3. The areas of the city that are most likely to be affected by the proposed text amendment and the manner in which those areas will be affected;
4. Whether the proposed text amendment is necessitated by a change in conditions in the zoning districts affected and the nature of such changed conditions;
5. Information submitted at the public hearing.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. Forward SGF supports a Comprehensive City Code Update. This Plan calls for a full update to the City's Land Development Code and Ordinances to align regulations with the recommendations contained in each chapter. The Comprehensive Plan is a policy guide that should inform decision making for years to come, but it is not regulatory. The City needs to update its development regulations to support the Plan's vision.

2. Development Regulations. Increased use flexibility that promotes redevelopment and revitalization will need to be balanced by regulatory codes that promote and emphasize quality design and construction that is pedestrian focused and has a greater experience factor. The city's guiding principle of Quality of Place emphasizes the need for more public and private amenities and features. Future code changes will need to support the implementation of planning that promotes the development of places with a wide array of convenient services in proximity to amenity-rich, attractive, inviting, integrated corridors and districts that are within walking distance of neighborhood, trails, parks, and mixed-use centers with diverse housing options. Likewise, neighborhoods that can support low-intensity commercial hubs surrounded by diverse housing types will require codes to keep development intensity in-check at a neighborhood-scale. Plans and code changes will also need to champion alignment of subsidies and other public investments and improvements with land planning to ensure housing and economic development projects are permitted and supported in places where they are best suited and equitably dispersed across the city.

STAFF ANALYSIS AND RECOMMENDATION:

1. The Planning and Zoning Commission at their, June 12, 2025, meeting, directed City staff to prepare amendments to Section 36-459 Special regulations for retail liquor sales publications.

2. The proposed amendment would remove the requirement to advertise in an official newspaper or a newspaper of general circulation in the City of Springfield, Missouri, for at least five straight consecutive issues. The change is being requested to bring the local requirements into alignment with Missouri State law, and to reduce the overall cost of advertising per application. Previously required public notices 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.

3. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

4. The Growth and Development Advisory Committee (GDAC), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of this amendment and public hearing dates for comment.

STAFF RECOMMENDATION:

1. Staff recommends approval of the text amendment.

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 text amendment.
2. Recommend a change in the text amendment.
3. Recommend a change in the text amendment together with recommendations which, in the judgment of the planning and zoning commission, will ensure that the proposed amendment is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

PROPOSED AMENDMENT:

Attachment 1

Note: The existing language is in black. Language to be added is underlined and to be removed is ~~stricken~~.

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.