



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Bill Knuckles
Helen Gunther
Betty Ridge

Bruce Colony
Eric Pauly
Christopher Lebeck
Layne Hunton

August 14, 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. July 17, 2025
3. **COMMUNICATIONS.**
 - 3.1. July 2025 Planning and Zoning / City Council Actions
4. **CONSENT ITEMS.**
 - 4.1. Relinquishment of Easement 962
4580 West Calhoun Street (Applicant: APAC Central, Inc.)
5. **UNFINISHED BUSINESS.**
6. **PUBLIC HEARINGS.**
 - 6.1. Z-14-2025 COD 274
2808 North Fort Avenue (Applicant: Tip Top Homes, LLC)
 - 6.2. Conditional Use Permit 483
1027 East Walnut Street (Applicant: McField, LLC)

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

- 6.3. Planned Development 393
5585 South Robberson Avenue (Applicant: Springfield Land and Development Co., LLC)

ADMINISTRATIVE ACTION: SUBDIVISION

- 6.4. Preliminary Plat of Fort Amor
2808 North Fort Avenue (Applicant: Tip Top Homes, LLC)

ADMINISTRATIVE ACTION: SUBDIVISION

- 6.5. Preliminary Plat of Chimney Rock Subdivision - Revised
3040 South Arcadia Avenue (Applicant: JCRS Development, LLC)

7. OTHER BUSINESS.

8. ADJOURN.

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

Dan Scott, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Randall Doennig, Chair

Bruce Colony
Eric Pauly
Bill Knuckles
Layne Hunton

July 17, 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, Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Absent: Commissioner Knuckles (Commissioner Ridge left early)

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

APPROVAL OF MINUTES.

The minutes of June 12, 2025 were approved.

COMMUNICATIONS.

City Council summary for June 2025 is included in your packet and we will be scheduling a special Planning and Zoning meeting on July 31, 2025 regarding the Missing Middle Meeting, and August 12, 2025 regarding the Code Update and combining items 6.1 and 6.7 presentations but with separate votes.

CONSENT ITEMS.

Relinquishment of Easement 961
2705 East Diamond Street

Applicant: New Prime, Inc.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Consent Item (Relinquishment of Easement 961); Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles. Abstain: None.

UNFINISHED BUSINESS. None

PUBLIC HEARINGS.

COMMISSION ACTION: (all speakers to 3 minutes)

Planning and Zoning Commissioner Scott moved to allow speakers only 3 minutes; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles. Abstain: None.

COMMISSION ACTION: (combine and move items)

Planning and Zoning Commissioner Lebeck moved to combine presentations for Z-10-2025 COD 273 and Vacation 842 and move 6.6, 6.7, and 6.8 before item 6.5; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles. Abstain: None.

Z-10-2025 COD 273

2961 East Republic Road and 4152 South Middleton Avenue

Applicant: Windmill Holdings, LLC

Combined presentation for Z-10-2025 COD 273 and Vacation 842.

Mr. Sparlin states that this is a request to rezone approximately 0.45 acres from R-SF, Single-family Residential District to LB, Limited Business District with Conditional Overlay District No. 273.

Mr. Scott ask for clarification for maintaining the existing structure and if any reason to specify where that 1000 square foot additional can go.

Mr. Sparlin stated that they had placed a Conditional Overlay District (COD) to preserve the building, and the applicant may need to explain where the addition is planned.

Mr. Doennig opened the public hearing.

Mr. Chris Wynn, 5051 S. National Avenue representing the owner and developer. He noted that the owners imagine bring the church back to life and to be used for small events and the extra requested space will be to make it ADA compliant (bathrooms and adding small kitchen space).

Mr. Pauly asked about the hours of operation.

Mr. Wynn noted that it should be 10:00am to 10:00pm, same as his other venue.

Ms. Melanie Bach, 3734 S. Elmview, president of the Galloway Village Neighborhood Association and is thankful that we have a developer willing to try to bring back the building to life, however, did note a concern on the hours of operation and no have concern on the request for the vacation. She also noted that they would like specific hours listed in the Conditional Overlay District.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Z-10-2025 COD 273; Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles. Abstain: None.

Vacation 842

2961 East Republic Road

Applicant: Windmill Holdings, LLC

Combined presentation for Z-10-2025 COD 273 and Vacation 842.

Mr. Sparlin states that this is a request to vacate a portion of an alley between 2900 block E. Huron Street and E. Republic Road.

Doennig opened the public hearing.

Mr. Sparlin states that this is a request to rezone approximately 0.45 acres from R-SF, Single-family Residential District to LB, Limited Business District with Conditional Overlay District No. 273.

Mr. Scott ask for clarification for maintaining the existing structure and if any reason to specify where that 1000 square foot additional can go.

Mr. Sparlin stated that they had placed a Conditional Overlay District (COD) to preserve the building, and the applicant may need to explain where the addition is planned.

Mr. Doennig opened the public hearing.

Mr. Chris Wynn, 5051 S. National Avenue representing the owner and developer. He noted that the owners imagine bring the church back to life and to be used for small events and the extra requested space will be to make it ADA compliant (bathrooms and adding small kitchen space).

Mr. Pauly asked about the hours of operation.

Mr. Wynn noted that it should be 10:00am to 10:00pm, same as his other venue.

Ms. Melanie Bach, 3734 S. Elmview, president of the Galloway Village Neighborhood Association and is thankful that we have a developer willing to try to bring back the building to life, however, did note a concern on the hours of operation and no have concern on the request for the vacation. She also noted that they would like specific hours listed in the Conditional Overlay District.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Vacation 842; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles. Abstain: None.

Z-11-2025 COD 271

2701 & 2747 East Sunshine Street and 2662, 2702, 2710 & 2740 East Stanford Street

Applicant: Schweitzer Church

Mr. Neal states that this is a request to rezone approximately 10 acres from GR, General Retail District, HC, Highway Commercial District and R-SF, Single-Family Residential District to GR, General Retail District and establishing Conditional Overlay District No. 271.

Mr. Doennig opened the public hearing.

Mr. Chris Ball, 650 N. Boonville Avenue representing the church and noted that the church is going through a new addition and new entries would better utilize their parking and remodeling within the existing facilities. He stated that he is aware about the residential properties being rezoned to General Retail, but noted it is only intended for church use such as parking lot as parking can go in any zoning, but this provides more intense bufferyard and believes this will also improve the stormwater problems and will add sidewalks on Stanford.

Mr. Scott questioned the permitted uses in the Conditional Overlay District (COD) and if the church would have any concern if the second line item said general office uses is eliminated, just in case the property is sold it would allow denser development under the new zoning.

Mr. Ball noted that he would have no problem taking that out if the church can guarantee related uses includes church offices.

Mr. William Phillips, 2717 E. Stanford Street and oppose the proposed rezoning from single family to general retail as they are significant for the immediate neighborhood. He stated that the rezoning would permit a driveway entrance mid-block on Stanford and there is no buffer zone between pedestrians, vehicles, and no infrastructure to absorb the rise in traffic. He also noted concerns for stormwater and believes without engineering plans presented upfront that it could worsen and also stated that the lighting will allow ambient spillover and illuminate adjacent yards.

Ms. Meghan Page, 2717 E. Stanford Street and opposes the rezoning and states that this is a private parking expansion to serve a private institution and does not provide any benefit to the residents on Stanford. She noted that the staff report used step-down transition language from commercial to retail and this rezoning brings general retail directly into a residential street when the use is an institutional scale parking lot that borders directly single-family homes. She stated noise, lighting, and traffic as main concerns and if the organization has outgrown its footprint, then it is their responsibility to find a solution that does not burden an established residential street.

Mr. Lebeck asked for her home location on the map and noted that she is basically caddy-corner to the parking lot.

Ms. Collette Freeman, 2245 S. Lone Pine and is the COO of the church and stated that they want to be good neighbors and gave examples of activities that the church does and noted that they will meet whatever lighting requirements are needed.

Ms. Tracy Brown, 2654 E. Stanford Street noting that she agrees with what the previous neighbors have stated and that there is a drainage problem and since she is in the lowest area she floods significantly and is concerned about the amount of water coming from the parking lots and hopes it will be addressed. She also stated she has concerns for security that when police are called the church does not allow the police to do their job, i.e., parking, using drugs or throwing things into their backyards and wants to see who enforces the automated gates and said that the traffic from the preschool is a concern and that there is no regard for any speed limit and that she cannot walk her pet without having to get off to the side of the street.

Mr. Spencer Smith, 2805 S. Cobblestone Drive and is the pastor of the church and wants to be good neighbors stating that they want to add an egress to Stanford and will put a gate on that access point will be limited. We are doing a large addition to our church and seek to remain in our location and believes that the adding the egress and parking will not impact the current families who are using it for the preschool.

Mr. Lebeck as about clarification on the parking lots that go into Stanford and what are the planned uses.

Mr. Smith noted that of the three lots, one is empty, one was a community garden, but now located to Oak Grove and the other has been used for transitional and will be torn down and the three lots will become parking lots with access on Wednesday's and Sunday's.

Mr. Pauly asked about the gate and how it will be activated and who will have access.

Mr. Smith stated that he does not have the answers right now.

Mr. Doennig closed the public hearing.

Mr. Lebeck has questions regarding the Conditional Overlay District for the church and accessory uses are defined.

Mr. Hosmer stated that churches and accessory uses are defined.

Mr. Lebeck also asked about the three lots being turned into parking lots in the middle of a residential street and how this is a step-down development.

Mr. Crighton stated that in terms of the staff analysis comes from the buffering and there is enough of a screen around it to make it compatible with the surrounding uses.

Discussion on what if the zoning change is not approved and it was stated that the bufferyard amount would change for each zoning district.

COMMISSION ACTION: (amendment)

Planning and Zoning Commissioner Scott moved to modify Attachment 1 of Z-11-2025 COD 271, eliminating Section 1 Line ii. General Office uses, with the understanding that the first line that says church and accessory uses, including off street parking, also includes general office uses for the church specifically; Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Z-11-2025 COD 271; Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles. Abstain: None.

Z-12-2025

2800 North Kansas Expressway

Applicant: Khan Family Properties, LLC

Mr. Neal states that this is a request to rezone approximately 1.22 acres from a GR, General Retail District to a HC, Highway Commercial District.

Mr. Scott asked for clarification on the separation requirements or bufferyard between Highway Commercial and the traditional neighborhood to the east.

Mr. Neal noted that there is no bufferyard with General Retail, but for Single-Family that would have a 20-foot bufferyard F.

Mr. Doennig opened the public hearing.

Teresa Davison, 535 W. Battlefield Road and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to approve Z-12-2025; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles. Abstain: None.

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

Mr. Sparlin states that this is a request to rezone approximately 3.83 acres 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.

Mr. Doennig opened the public hearing.

Mr. Billy Kimmons, 1722 S. Luster Avenue and representing the applicant stating that this rezoning is for Medium Density Multifamily Residential to support the development of the apartments (multi-family housing) and the rest is clean up split zoning.

Mr. Russell Gosselin, 2201 N. Jefferson Avenue and is adjacent to the proposed property. He stated that will be a hub for multiple organizations and non-profits to help low-income family. Elevate Lives focuses on the ones who are serious about changing their lives and becoming thriving members of society.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Z-13-2025 COD 272; Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles. Abstain: None.

Conditional Use Permit 482

1212 North Broadway Avenue

Applicant: MC Thompson Holdings, LLC

Mr. Sparlin states that this is a request to allow a daycare care center as an adaptive use of a nonresidential structure in a R-SF district.

Mr. Doennig opened the public hearing.

Mr. Cameron Hole, 3213 S. West Bypass representing the owner and is for a child-care facility that once was a community center, the building will not change, but the parking lot will change by removing a portion of the driveway that is not in compliance.

Mr. Scott asked if they would have an out-door play area and Mr. Hole stated that they will not.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Conditional Use Permit 482; Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles. Abstain: None.

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

Mr. Hosmer states that this is a request to amend a condominium plat of approximately 5.92 acres of property.

Mr. Doennig opened the public hearing.

Mr. Will Hoey, 550 St. Louis Street and here on behalf of the developer and to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

Planned Development 392
3830 East Division Street

Applicant: East Division Development, LLC et al

Mr. Hosmer states that this is a request to rezone approximately 48 acres of property from County A-1, Agriculture District to Planned Development No. 392.

Mr. Scott stated that he has a brother and sister-in-law that live in Cooper Estates and will not affect his vote. Ms. Gunther stated that she used to live in Cooper Estates and will not affect her vote.

Mr. Doennig opened the public hearing.

Mr. Will Hoey, 550 E. St. Louis Street gave some back-ground of the property, noting that it was county property when the developer started to look at it. During the neighborhood meeting it was asked about property ownership and currently it will be locally owned and operated with a HOA for maintenance and about 100 people showed up for the neighborhood meeting

Questions about setbacks, lot sizes and zoning code requirements.

Mr. Hoey stated that the primary intent behind the planned development is low density allowing to go up to 18 du/ac and we are trying to stay in the middle and thus create a step-down between single-family, then villa type style middle and then to four-story apartment complexes.

Mr. Jonathan Pietz, 550 E. St. Louis Street here to talk about traffic concerns and highlighting some of the improvements, he noted that there is an existing project to widen Division from Hwy 65 over to Eastgate as well as installing new traffic signals. New improvements at the intersection of Division and Le Comte and the improvements on Eastgate will help the truck traffic for the underground.

Ms. Gunther asked if Division Street will be 4 lanes. Mr. Pietz noted that it is not currently being constructed and that the improvements will end at Eastgate.

Mr. Ricky Haase, 550 E. St. Louis Street spoke about the buffering around the single-family and noted that the site falls in grade significantly from the South to the North and have placed the multifamily units at a lower elevation. Spoke about the amenities, pickleball courts, pools, play areas, basketball courts, walking trails and a lot of green space. He stated that the stormwater will discharge into the Cooper's basin and have 2.5 to 3 acres of wet detention with permanent fountains, docks, and trails around it as well as keeping as many of the existing trees and that this development will be in phases and can take as long as 6 years.

Ms. Ridge asked about the rolling nature of the property and what will become of the house that is currently existing as well as the trees that lead up the home as they are very beautiful and if they will be retained.

Mr. Haase stated that there will be a lot of grade changes and will try to minimize the amount of the change. Regarding the trees he stated that they will need to look at the landscape plan but believes that they can save some of them.

Mr. Scott asked about trash service and was told that the developer is looking at a plan for trash pickup.

Mr. Joe Farley, 3730 E. Cromwell Lane and president of Cooper Estates Owner Association and noted a sinkhole in the northwest corner of the property and believes it has not been addressed properly. He stated that architectural plots identify it as an existing farm pond. He directed the commissioners to his article regarding sinkholes and would like a geological evaluation completed.

Mr. Keith Abercrombie, 1236 N. New Castle Avenue stating that he is not opposed to growth but has concerns for the high-density development with over 530 residential units stating that it would be unsightly addition to the surrounding single-family neighborhoods. He questioned the housing shortage that is frequently stated and cannot find any substantial evidence to back up that assertion and that this is a post-war residential neighborhood containing predominantly single-family detached dwellings.

Mr. Bernie Burrier, 1155 N. Chesire Court voiced his concerns allowing apartments in single-family areas and may open pandora's box by allowing this development.

Mr. Mark Nelson, 4404 East Kentbrook Drive spoke about the missing middle, the proposed development will be lease only and not have ownership from the local people. He also stated his concern for the traffic,

and it will cause safety issues. He also voiced his dissatisfaction for the neighborhood meeting room size and like issues resolved and have the developer resubmit.

Mr. Crighton talked about the Comprehensive Plan and that the staff did recommend approval based on the edges to the traditional neighborhoods that do allow for more intensity.

Discussion on meeting notices and it was confirmed that the notices sent out met the requirements.

Commission member asked about traffic safety and MoDOT. Mr. Zickefoose stated that he believes MoDOT is still in the process of reviewing the traffic impact study specific to this development and that they will construct whatever improvements they feel are necessary for the development regardless of city requirements. MoDOT will have to make improvements before the preliminary plat could be approved.

Ms. Kathy Christie, 4313 E. Kentbrook Drive and is the vice-president of the Hickory Hill Property Owners Association and states that this plan is a disrupter and has significant concerns about the high-density development forever altering the suburban country nature of the neighborhood and does not believe this meets the need for more affordable entry level housing. She also voiced her concerns for the increased traffic.

Mr. Phil Jones, 1405 N. Bristol Avenue stated that they were surprised about the annexation into the city and talked about the housing guidelines and that the proposal is a partial conformance with two of the six guidelines with the established neighborhood character, and the area would be negatively impacted and not revitalized. He commented that they are trying to protect the investments that they have in their homes and ask that the commission protect adjacent properties.

Mr. Chuck Cox, 4273 E. Sherwood Street stated that the neighborhood will be impacted significantly by the development and that the children walking to school will have safety concerns due to the increased traffic and speeding as well as additional students will cause overcrowding.

Mr. David Rosenbuth, 4459 E. Kentwood Brook Drive believes that the Planned Development 392 is not in the spirit of the plan for this area as a traditional single-family. The neighborhoods should strive to increase and integrate the quality of place and complete neighborhood characteristics, and this plan does not fit with high story apartment buildings, and it is certainly not low intensity multifamily. He also stated that he is not against townhomes, duplexes or villas, but four-story apartments are the concern.

Mr. Mark Sharp, 4051 E. Brookdale Terrace stated that they chose their home due to the unique privacy and believes it is not in conformity with the Forward SGF comprehensive plan by putting this right in the neighborhood. The other concern is the passageway into the neighborhood and would like this to be postpone until traffic and other studies are complete.

Mr. Ken Carter, 1302 N. Fenchurch Lane spoke about traffic and the significant increase at the intersections. He also spoke that when he was a county planning and zoning commissioner that major apartment operations did not go past Ingram Mill Road by not allowing apartments on the east side of 65 Hwy and believes it should continue with that ban.

Kiara Jacobs, 3905 E. Brookdale Terrace voiced her concerns for lighting and noise as her home is facing the field of the proposed project.

Allen Jacobs, 3905 E. Brookdale Terrace and his property borders about 1/3 of a section of the area and voiced his concern regarding the density, increased traffic issues at the intersection of Le Compte and may have to wait 20 minutes to turn and forcing people to come into my subdivision. He also noted the sinkholes in the area and hopes that the commission passes a conditional overlay district to single-family only as well as the high monthly cost of leasing and believes it does not meet the missing middle.

Ms. Michelle Jacobs, 3905 E. Brookdale Terrace stated that she will be very affected by the development such as noise, loss of property values, and traffic and is adamantly opposed to this particular development and would like more single-family homes.

Mr. Lebeck asked what a reasonable use of this property is.

Ms. Jacobs noted that she thinks it should be single-family homes and that individual plots could be sold for a high value, but could get behind duplexes, villas, and townhomes.

Mr. Brandon Corn, 801 N. Thorn Apple Lane stating that this development does not align with Forward SGF which designates this area as traditional neighborhood and intended primarily for single-family homes. Four-story apartments are too dense and intense for the area noting traffic, stormwater, police, fire, and schools services will be stretched thin.

Ms. Jessica Ingram, 4038 E. High Ridge Drive, stated that Planned Development 392 will disrupt their quality of life and that her driveway is only 30 feet from the proposal. She voiced concerns for traffic, safety, lighting, noise, and stated that the development plans to create an exit through their neighborhood. She also stated that it would negatively impact surrounding property values.

Mr. Lebeck asked about the traffic around Hickory Hills and what would be a fair balance/reasonable.

Ms. Ingram stated that with all the neighborhood surrounding the area the traffic is horrific and that Le Compte and Division do not have a traffic light, and the congestion is bad. She also noted that they knew when it was sold that it would be developed, but as single-family homes.

Mr. Ben Shantz, 2144 E. Republic Road talked about the comprehensive plan and the eight point criteria and believes that there is some room for multi-family but with predominant single-family homes. Also spoke about the gradual transition between single-family detached and higher density multifamily and states that it is too intense, as well as no clarity on sinkholes and the MoDOT study and whether it accounts for the existing aggregated traffic or will it be for the traffic when developed.

Mr. Lebeck asked what his relationship is to the neighborhood and what does he think as reasonable use for the property.

Ms. Shantz stated that he was hired by Bristol Park Community Association, attorney for the neighborhood. He noted whether there is an existing viable commercial alternative with the property itself. It was zoned single family residential when it was annexed in and can pencil out at single family residential given that it's a 48-acre site.

Mr. David Childers, 3811 E. Brookdale Terrace, gave out examples of existing traffic incidents (killed or injured in accidents).

Ms. Connie Keiser, 3893 E. Winsmore Drive gave out information on the number of apartments and parking spaces stating that a ridiculous amount of traffic will be coming out of the area and this proposal lacks common sense. She would like the MoDOT study completed before they approve the development and states that the schools are already overcrowded.

Mr. Larry Jefferies, 4146 E. Brookdale stated that his concerns are for stormwater and that with the recent rains (13 inches in 10 days) the water flows down there due to the natural drainage and that it is already close enough to his home and worries that it may come closer with the development.

Mr. Lebeck asked about the sinkhole/pond.

Mr. Jefferies the water flows down a natural valley right behind his property and that it was flowing fast and the sinkhole/pond does not hold water.

Mr. Dennis Owens, 4056 E. High Ridge stating that their front will face the high-rise apartments and ask for the commission not to support this proposal as they always envisioned single-family homes at some point.

Mr. Ian Vosalir, 2247 N. Citation Avenue stated that traffic starts to back up at the railroad tracks next to Hwy 65 and is not happy about the four-story apartments.

Mr. David Thornton, 5191 E. Farm Road 122 voiced his concern regarding traffic stating that he lived there for approximately 47 years and showed pictures of vehicles approaching noting the wait for traffic and has worked accidents at such intersections and the additional 1000 cars it will be a mess.

Ms. Leslie Kilpatrick, 1164 N. Chesire Court stated that she has taught at Hickory Hills a long time ago and was shocked at the change but is concerned for the safety of the people and stated that the infrastructure is inadequate for the number of cars that will be added by this development. She also stated that they do not know the plans of MoDOT.

Ms. Janae Jacobs, 3905 E. Brookdale and is adjacent to the proposed development and is concerned about the scale and structure and believes it will negatively impact and create challenges for the ones living in the area. She stated that her concerns are traffic as the intersection at Farm Road 185 and Division is already difficult and would like this development to be reconsidered.

Ms. Erica Gaynor, 3965 East Winsmore Drive and here on behalf of her neighborhood as the president of homeowner's association. The residents of Winsmore would like to see the density of the development reduced noting concern for the overcrowding of the schools as well as the exit points and is not built for the magnitude of the development and would like more single-family homes.

Mr. Brock Jacobs, 3905 E. Brookdale Terrace and his home directly borders the proposed development and that his home has provided a sense of peace, space and quiet, something that is becoming very difficult to find. He also stated that the sheer number of units and corresponding residents would overwhelm the area with the concerns of traffic and noise, and the complete loss of the countryside. The proposed development in its current form is not right for the location.

Mr. Dennis Brozowski, 3836 E. Brookdale Terrace, stating that they moved to Springfield not to be 500 yards from apartments. His concern is that apartment buildings will bring crime, theft, and division and believes it will kill the community.

Ms. Barbara Brozowski, 3836 E. Brookdale Terrace stating that there are four exists and noted that the traffic and intersections are a concern and that with the proposed development from her bedroom window will be about 40 feet from the traffic.

Mr. Andy Bennett, 771 N. Summer Creek Court talked about step down areas and traditional neighborhoods and believes that the apartment complexes are not a step down and that nine apartment buildings are too much. He also voiced his concern for the traffic issues and the current intersections.

Mr. Barrett Fisk, 3655 E. Moongate stated that Farm Road 185 that he travels daily is at capacity and the proposal will create absolute gridlock, noting the blind hill that intersects at Farm Road 185. He also noted that four-story apartment buildings are not the missing middle and that there are already plenty of apartments in Springfield. He also said that his property faces Chestnut and is limited to one-story buildings and need to maintain the same fairness for the zoning regulations equally. He noted that Hickory development and UC Springhill development are one story development with lower density.

Mr. Aiden Anthony, 4354 E. Kentbrook Drive, said that his concerns were the impact on the schools and that his class size is already over 30 people and that traffic is a problem but believes that Springfield needs affordable housing but not in in that area.

Mr. Frank Gardner, 3679 E. Cromwell and works for Cooper Estates and voiced his concern for the sinkholes and with the recent downpours the water runoff in Cooper Estates was more than he had ever seen. He also stated that the traffic and the intersections are a problem and gave examples of a couple accidents that had occurred and spoke about the development will be 100% rental and not ownership.

Ms. Gunther asked if Mr. Gardner remembered MoDOT turning Le Compte into four lanes. Mr. Gardner stated that he was at that meeting with MoDOT, and he said that those plans or drawings do not exist. He wants the traffic studies done before any approval of the development.

Mr. Doennig closed the public hearing.

Mr. Colony quoted, "I completely agree with and understand all the comments and concern on traffic and the seemingly lacking infrastructure that exists there. As far as the development goes, I think this kind of development is, is one of the things we're certainly looking for in Forward SGF. And that is a diverse development where we've got, you know, a little of everything sort of mixed in and I applaud the developer for putting together a plan that seems to work. You've got single family on the outside, your density changes as you crossover and, and you get to apartments in the middle and to the north end. I know it's tough for people to live in single-family neighborhoods to think about having apartment complexes move in and I don't, you know, but I but I think that's kind of where we're headed on some of these bigger open areas. There's a 48-acre plot and I think that's probably where we're headed, and I think these guys have done a good job at trying to accommodate that. I don't think whether they're four-story units or three-story units, the way the ground falls that they're going to be all that noticeable from anybody unless you're driving down Division Street, I don't think at the end of the day they'll have a negative impact, but the traffic is a

massive concern. And I don't know whether this should move forward yet without some additional information on how we're going to handle all of the rapidly advancing traffic issues that are that is coming into the area, so I'm sort of on the fence as to whether I'm behind this or not. I really think that we may be doing a disservice if we let this thing, and not only to the folks that live in the neighborhood, but to the folks that will be moving in the neighborhood be subjected to some dangerous traffic situations if we don't require and get some sort of additional information on traffic before we let this thing move forward."

Mr. Scott quoted, "I think there's a lot of good potential with this and I'm going to propose that we eat the elephant one bite at a time. My challenge is, and I apologize for somebody reprimanding one of our speakers for picking paragraphs out when there's pages that address this kind of develop specific development specifically. But I picked out my own paragraph that gives me a little pause and full acceptance of this proposal. And it's only two sentences related to the higher design of the apartments. The design of higher density residential uses integrated into the residential neighborhood. Place type should complement the scale and character of the surrounding neighborhood. Attention should be given to the building height, orientation, architectural style and set back to ensure the existing neighborhood character is retained. I zoned in on the idea of scale and height and in in my thought of breaking this down to see what might be acceptable to the Commission. I would like to make an amendment. Propose a motion to limit the building height of the multifamily portion of the development to three stories. This would eliminate 74 units from that total of 4428 and would leave 354 apartments. Would also scale down the parking and the end of that motion would be that any added space to the development as a result of reduced parking. For the multifamily, the developer could add any of the lower density single family villas etcetera to the to the count that primarily reducing the apartments to no more than three stories. That to me addresses the complementing of the scale. Yes, it is one story higher than the surrounding neighborhoods that enjoy two stories, but it does not say match the height or scale. It says compliment, so I see that as a reasonable compromise between our neighborhood speakers tonight and the developer."

Mr. Hunton asked about the proposed amendment regarding the dwelling unit count.

Mr. Scott stated that he was strictly talking about the apartments going from 428 to 354 units.

Mr. Pauly quoted, "The amendment that we just voted on, I'm sorry, but I see that is basically a band-aid solution to what's been discussed here tonight. There's a lot in this plan is good things within this plan as it's brought forward to us, but the things that aren't good have been brought up. Neighbors obviously are very much against the apartment buildings within this plan itself. And I think that again, by reducing the height, all we've done is just put a band-aid on the on the situation itself. So, looking at the plan the way that it is right now, this is something that I always go back to when we look at anything. Is it, is this the type of thing that makes sense today? Does it work today? Will it work tomorrow? Is it a smart development? I think it's close, but I don't think we're quite there."

Mr. Lebeck quoted, "Simply put, I think this is too big and too much for this area. Section 36-367, if you take a chance, look at our city code, when we do a rezoning, we have to make certain findings as a Commission and those findings ask us to look at 8 factors. And where this development fails, it fails on three primary factors. 1st, is this consistent with the comprehensive plan? And I've read the comprehensive plan, and we were a part of the comprehensive plan. And on page three, it talks about the top 10 initiatives by the Forward SGF Comprehensive Plan. The first one is Restore SGF Neighborhood Revitalization. It talks about encouraging reinvestment and home ownership in Springfield's neighborhoods. This cuts against that directly. It also talks as item 2 about a place-based approach. This plan champions a shift in the city's

planning focus from used to design with an emphasis on creating quality places. This again cuts against the comprehensive plan because it is deteriorating a good place in the city of Springfield and its current form. Another element, is it compatible with the uses of land in the immediate vicinity? The neighborhoods have all banded together tonight and they've spoken and said loud and clear. It does not, and I agree with that. In its current form with multifamily apartments buried inside some single family and some townhomes, it does not. It is not compatible with the properties in the immediate vicinity. And then finally and quite frankly, the most concerning part of this is the impact on not only vehicular but also pedestrian traffic and traffic safety. It's a traffic mess out there right now and I have not heard a consistent answer of how this is going to be fixed before we put additional property owners or renters in this area. This is an unanswered question and until this question is effectively answered, I think it would be simply irresponsible to approve this in its current form. So, I'm not supporting it currently because it does not comply with city code."

Ms. Ridge quoted, "From the beginning, I've had two objections to this project. The first was the population density that's proposed, which is just totally out of proportion with the rest of the area. The second was the traffic problems that could create. And then I have a third, I agree with much of what Mr. Lebeck said, but I also had a third objection because I'm very concerned about the aesthetics of our community. That's a beautiful area of town and that's a beautiful piece of property and I just didn't really want to see a jam packed with all those different types of structures. I didn't think it would do anything for the area. So those are my main objections to it."

Mr. Hunton quoted, "I think of myself as very pro-housing as a rule, and I think that it's something that we need to work on and something that we need to emphasize. There is good work, good intent behind this project, but I will also say that it does seem as though it hits a density that's a little bit higher than this board has in the past been okay with. If we look back at the 104-acres from just a couple months ago, similar numbers looking at that, it was approved by City Council, I think it was a split vote here, but they were at about 8.4 dwelling units per acre for those 104-acres. Based on Mr. Scott's amendment, we're down to 9.5 dwelling units per acre. Doesn't sound like a lot but that's still higher than I think we have been okay with, and I also think that there is a significant traffic issue. I came into this reading all the comments, reading every line of everything, even some of the cursive that I couldn't quite read. I tried my best; I came in today thinking that this was at least a fair approach. After hearing hours of commentary, I still think it's good in general, I think the intent is right, but I don't think this project necessarily is right. I think it does have legs, that there is a path forward but there's still questions such as the traffic, such as the density. I like it in general. I don't think I can support it at this time."

Ms. Gunther quoted, "I lived out there a long time and I know the traffic out there, it's not good. This is going to make it worse and they're going to have to figure out if they're going to build out there, they're going to have to figure out a way to do to move that traffic better. I agree with Mr. Lebeck that I would like to see ownership. I'm not feeling that this is necessarily a good thing to have renters only, but I am not going to support it."

Mr. Doennig quoted, "When I looked at this proposal just out of the gate, my initial reaction to it was the density is too high and I like the mix of properties. I like the fact that we have traditional single-family along with some villas, townhomes, duplexes, those sorts of things because it gives options to people. Not everybody wants to live in a single-family home on a lot, some people want to live in apartments, and they want to live in duplexes, townhomes, condominiums as I do so I like that. I like that mix of styles and options that they're trying to accomplish here. I supported Dan's amendment simply because it moves us in the right direction and that is less density, but I don't think it really goes far enough. My other comment is

and it's difficult for me as a commissioner to embrace something like this with MoDOT as the wild card. I am not disparaging MoDOT, they're good people and doing great work for our state, we have decent roads, and they are doing the best that they can do with what they have. That all said, I work with them frequently and I understand their process. And even if they were to come at us tomorrow and say, oh yeah, we finished that traffic study and we think that we need a traffic light at Le Compte and we need this, that and the other and maybe extend the three lanes on division or go 4 lanes on Division. All those things are, are wonderful, but the practical news is, that it is going to be years in the making. I do like the phased approach to the development because I think it sort of mitigates all of a 'sudden there' factor, but at the end of the day, based on all those things I am disinclined to support the proposal in front of us."

He also stated that it is an important part of the process, and he appreciates the process, but the Commission is an advisory board, so the recommendation will be passed to City Council, and it will be their decision as that will be the next step in the process.

COMMISSION ACTION: (amendment)

Planning and Zoning Commissioner Scott moved to **amend** Planned Development 392 to limit the building height of the multifamily portion of the development to three stories; Commissioner Colony seconded the motion. It was **Approved** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, and Commissioner Colony. Nays: Commissioner Pauly and Commissioner Lebeck. Absent: Commissioner Knuckles. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Planned Development 392; Commissioner Lebeck seconded the motion. It was **Denied** with the following vote: Ayes: Commissioner Scott and Commissioner Colony. Nays: Commissioner Doennig, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, and Commissioner Lebeck. Absent: Commissioner Knuckles. Abstain: None.

OTHER BUSINESS.

Subdivision Variance 358
2701 & 2747 East Sunshine Street
Applicant: Schweitzer Church

Mr. Neal states that the requested variance is to allow one (1) existing access point not in compliance with the subdivision regulations to remain near an intersection.

Mr. Pauly stated that he had spoken with the fire department and if they had any concerns, and they stated that they did not. He also noted that MoDOT has full jurisdiction over this route.

Mr. Scott and Mr. Colony talked about the circulation for the bank and possible shared access agreement.

Mr. Doennig opened the public hearing.

Mr. Chris Ball, 650 Boonville Avenue stated that there are two drives in front of the church, and they are requesting to close them and three more drives off Stanford and one of the two on Meadow View. He

noted that the bank has a agreement with the church about access, but there is no cross access easement and this access is the loading dock for the food and deliveries at the school.

Mr. Dave Bodeen, 304 W. Erie Street stating that they are getting rid of 6 accesses and keeping this drive is important and a safety issue.

Mr. Colony asked about using it as an entrance only and this solves the connection issue and asks that it remain.

Ms. Colette Freeman, 2245 S. Lone Pine gave out information regarding the preschool population and the loading dock area.

Mr. Matt Lucas, 37 Robinwood Drive, Arkansas and over the real estate for Simmons Bank and have reconfigured the entire bank to use this exit.

Mr. Doennig closed the public hearing.

Discussion on the variance by commission members.

Mr. Zickefoose, Public Works stated that he would like conditions placed on if approved.

Discussion on whether this would require an amendment since there is already a motion on the floor.

COMMISSION ACTION:

Planning and Zoning Commissioner Lebeck moved to approve Subdivision Variance 358; Commissioner Gunther seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, and Commissioner Lebeck. Nays: Commissioner Pauly and Commissioner Colony. Absent: Commissioner Knuckles and Commissioner Ridge. Abstain: None.

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 Properties MO II, LLC

Mr. Hosmer states that this is a request to approve a Master Sign Plan to allow placement of on-premises and off-premises, detached signage within the Mercy Springfield South Campus.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis Street, stated that Mercy is finishing up construction on their emergency department and looking at a signage plan and cannot put signs on a parcel without a building.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Master Sign Plan Mercy Springfield South Campus; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles and Commissioner Ridge. Abstain: None.

Amendments to the Publication / Posting Retail Liquor Sales
Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a 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.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to approve Amendments to the Publication / Posting Retail Liquor Sales; Commissioner Lebeck seconded the motion. It Passed with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: Commissioner Knuckles and Commissioner Ridge. Abstain: None.

PNZ City Council Results

Meeting Dates From: 07/01/2025 **To:** 07/31/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Z-10-2025 COD 273 2961 E REPUBLIC RD 4152 S MIDDLETON AVE	7/17/2025 Approved		
Conditional Use Permit 482 1212 N BROADWAY AVE	7/17/2025 Approved		
Vacation 842 2961 E REPUBLIC RD 4152 S MIDDLETON AVE	7/17/2025 Approved		
Amendments to the Publication/Posting Retail Liquo	7/17/2025 Approved		
Relinquishment of Easement 961 2705 E DIAMOND ST	7/17/2025 Approved		
Planned Development 392 3830 E DIVISION ST	7/17/2025 Denied		
Master Sign Plan Mercy Springfield South Campus 3050 E RIVERBLUFF BLVD 3020 E RIVERBLUFF BLVD 3023 E RIVERBLUFF BLVD 6217 S SOUTHWOOD AVE	7/17/2025 Approved		
Z-11-2025 COD 271 2747 E SUNSHINE ST 2662 E STANFORD ST 2702 E STANFORD ST 2710 E STANFORD ST 2740 E STANFORD ST 2701 E SUNSHINE ST	7/17/2025 Approved		
Subdivision Variance 358 2747 E SUNSHINE ST 2701 E SUNSHINE ST	7/17/2025 Approved		
PPlat Terragreen Condominiums Phase VI 2305 S BLACKMAN RD	7/17/2025 Approved		
Z-12-2025 2800 N KANSAS EXPY	7/17/2025 Approved		
Z-13-2025 COD 272 1100 E KEARNEY ST 2306 N HOWARD AVE 2303 N TAYLOR AVE 2307 N TAYLOR AVE 1101 E TURNER ST	7/17/2025 Approved		
PPlat of West Talmage Subdivision 2655 N GRANT AVE 739 W TALMAGE ST	6/12/2025 Approved	7/14/2025 Complete	7/28/2025 Approved

PNZ City Council Results

Meeting Dates From: 07/01/2025 **To:** 07/31/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Z-4-2025 COD 269 6217 S SOUTHWOOD AVE	6/12/2025 Approved	7/14/2025 Complete	7/28/2025 Approved
Z-5-2025 6323 S HARTLEY AVE	6/12/2025 Approved	7/14/2025 Complete	7/28/2025 Approved
Z-6-2025 COD 270 6470 S FARM ROAD 175	6/12/2025 Approved	7/14/2025 Complete	7/28/2025 Approved
Z-7-2025 3023 E RIVERBLUFF BLVD	6/12/2025 Approved	7/14/2025 Complete	7/28/2025 Approved
Z-8-2025 3053 E RIVERBLUFF BLVD 3020 E RIVERBLUFF BLVD 3050 E RIVERBLUFF BLVD	6/12/2025 Approved	7/14/2025 Complete	7/28/2025 Approved
Z-9-2025 1414 W ELFINDALE ST 1405 W SUNSHINE ST	6/12/2025 Approved	7/14/2025 Complete	7/28/2025 Approved
2025 Capital Improvements Program	6/12/2025 Approved	7/14/2025 Complete	
Amendments to the Publication/Posting Retail Liquo	7/17/2025 Approved	7/28/2025 Complete	

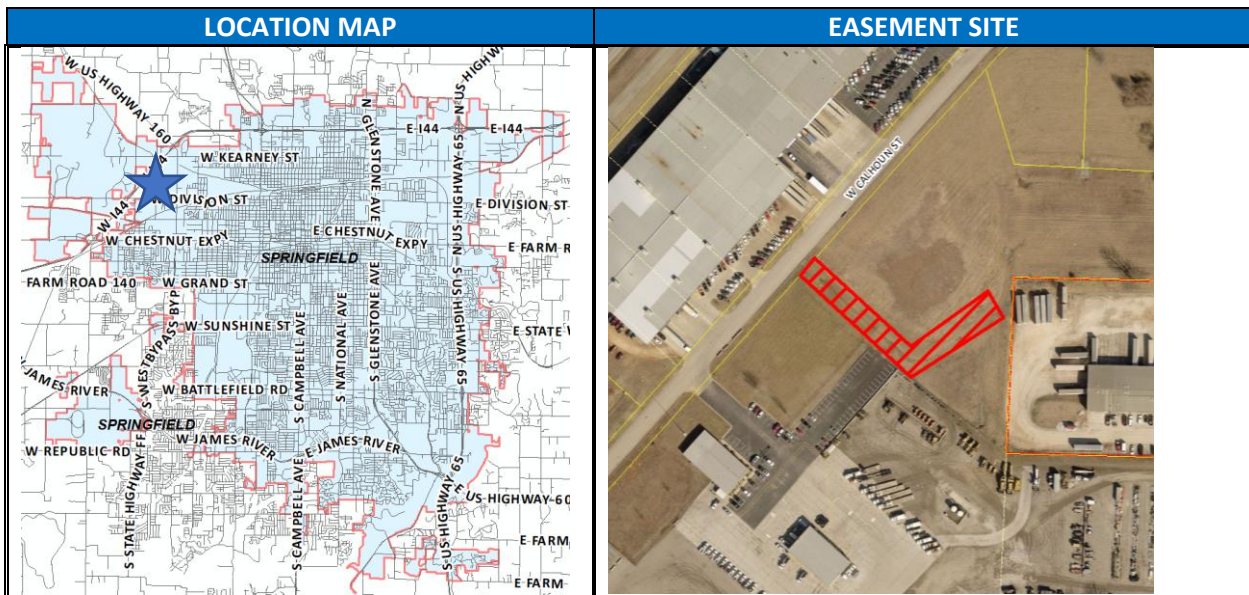
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 962
Location:	4580 West Calhoun Street
Total Acres:	0.25 acres
Applicant:	APAC Central, Inc.
Existing Land Use:	Manufacturing use
Planning and Zoning Commission:	August 14, 2025
City Council:	N/A
Staff:	Michael Sparlin, Senior Planner, (417) 864-1091
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 962 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, APAC Central, Inc., is requesting to relinquish a drainage easement to facilitate the development of the property.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



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

DEVELOPMENT REVIEW STAFF REPORT

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:

New Drainage Easement and Public Improvements are under construction and completing the new Storm Sewer.

Related projects are as follows:

PIP 2024PW0063 - Storm Sewer and Basin Modification. As-built is required at completion.

PRJ2024-02198 - New Build and Private Storm Sewer.

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 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 required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

A portion of a platted drainage easement as shown on the Replat of Lot 2 of the Replat of Lot 1 of Daystar Subdivision and Tract E of Minor Subdivision #2006, as recorded in Plat Book "VV" at Page 60 of the Greene County Deed Records, being more particularly described as follows: Commencing at an existing iron pin at the Northernmost corner of Lot 1 of the aforementioned Replat of Lot 2, being on the Southeasterly right-of-way of Calhoun Street; thence, South 41°55'38" West, along and with said Southeasterly line, a distance of 477.16 feet to the Northern line of said easement and the POINT OF BEGINNING; thence, along and with said easement line, the following six (6) courses:

South 48°07'07" East, a distance of 254.51 feet; thence, North 67°11'09" East, a distance of 153.43 feet; thence, South 02°15'18" West, a distance of 12.73 feet; thence, South 87°44'42" East, a distance of 20.00 feet; thence, South 67°11'09" West, a distance of 189.88 feet; thence, North 48°07'07" West, a distance of 262.48 feet to the Southeasterly right-of-way line of Calhoun Street; thence, North 41°55'38" East, along and with said Southeasterly line, a distance of 30.00 feet to the POINT OF BEGINNING, containing 11,060 square feet, more or less.

P.O.C. - NORTHERMOST CORNER, REPLAT
OF LOT 2 OF THE REPLAT OF LOT 1 OF
DAYSTAR SUBDIVISION AND TRACT "E" OF
MINOR SUBDIVISION #2006

CALHOUN ST

S41°55'38"W
477.16'

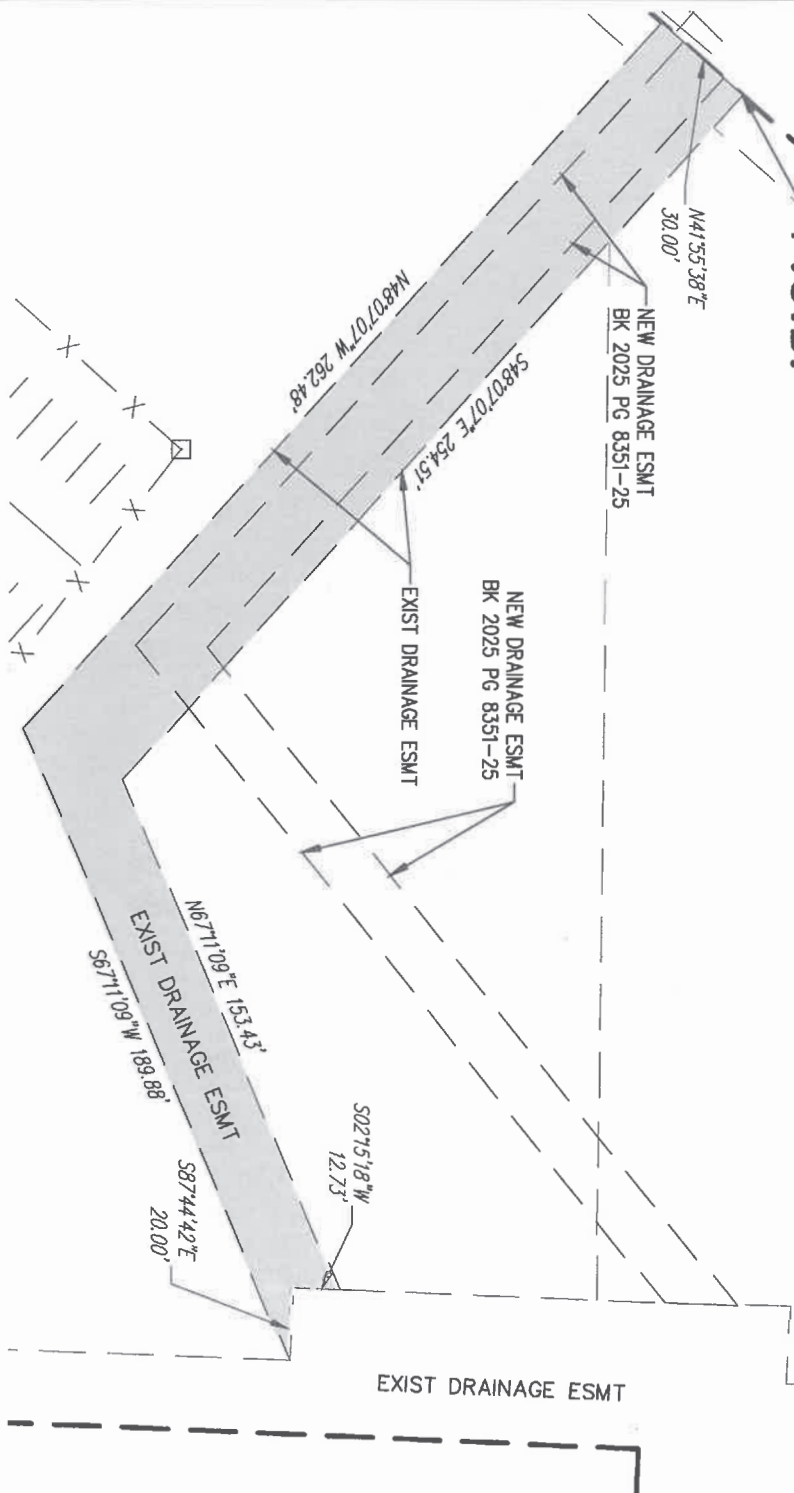
P.O.B.

EXIST 12" UTIL ESMT

GREEN SPACE AREA



1"=50'



EXIST DRAINAGE ESMT

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.



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Springfield, Missouri 65804
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz

"Engineering with Integrity"

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

**DRAINAGE EASEMENT
RELINQUISHMENT
APAC CENTRAL**

**4580 W Calhoun
Springfield, Missouri**

DATE:

06/20/2025

PROJECT NO.:

2347

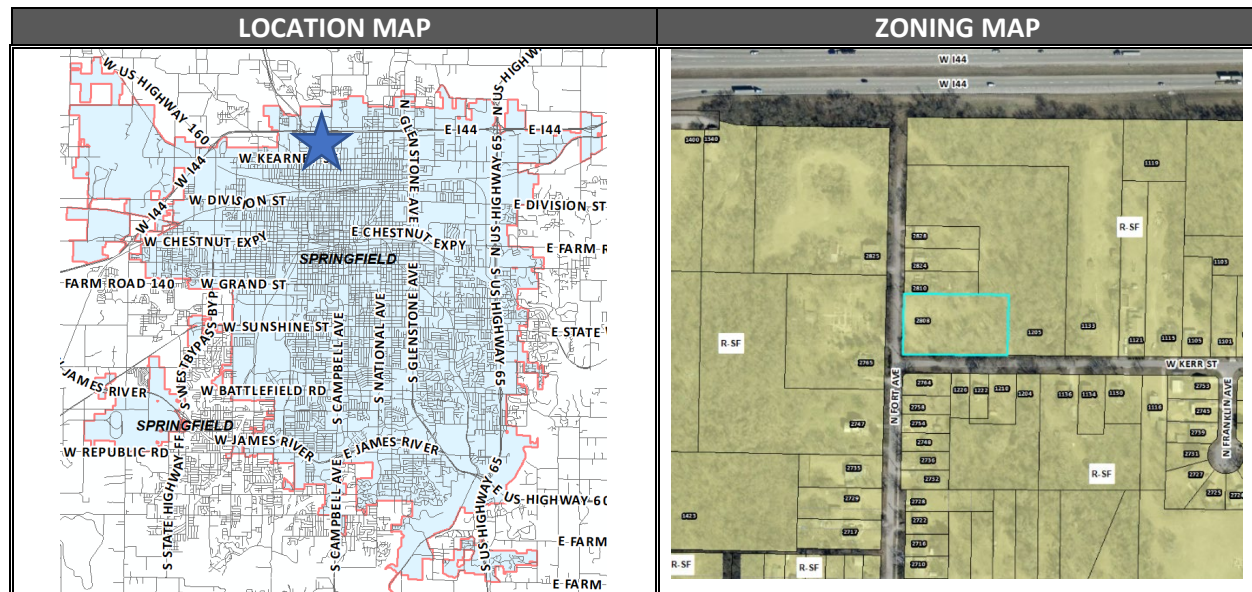
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-14-2025 w/ Conditional Overlay District No. 274
Location:	2808 N. Fort Avenue
Total Acres:	1 acre
Applicant:	Tip Top Homes, LLC
Existing Land Use:	Vacant/undeveloped land
Neighborhood Meeting:	July 24, 2025
Planning and Zoning Commission:	August 14, 2025
City Council:	September 8, 2025
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Daniel Neal, Senior Planner, 417-864-1036
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-14-2025 with Conditional Overlay District No. 274 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).

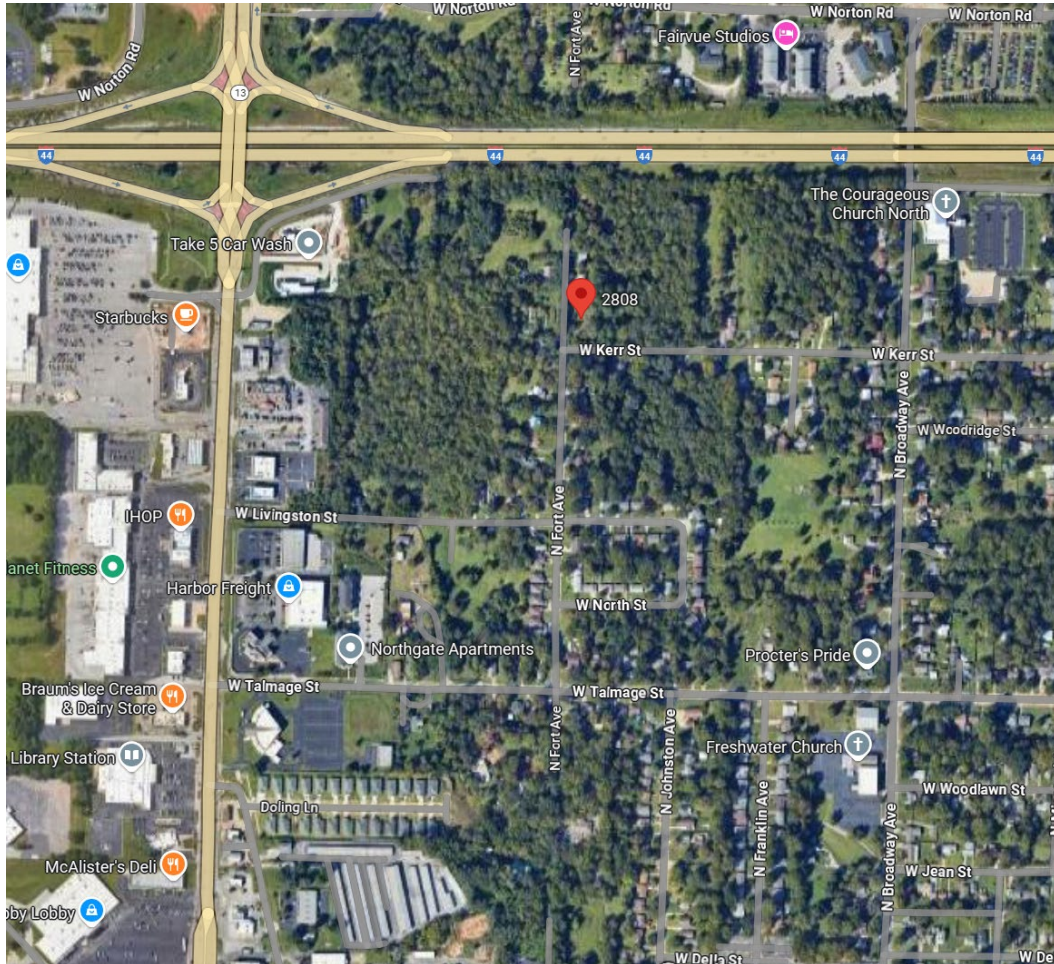
PROJECT SUMMARY:

Request to rezone approximately 1 acre generally located at 2808 N. Fort Avenue from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 274.



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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-TH DISTRICT
Use Limitations	(a) There shall be a separate platted lot of record for each single-family semi-detached or townhouse dwelling unit. (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.
Minimum Lot Size	(a) <i>Minimum lot area:</i> 1. Single-family detached dwellings and residential group homes: 5,000 square feet. 2. Duplexes: 7,500 square feet. 3. Each single-family semi-detached dwelling on a separate platted lot: 3,750 square feet. 4. Each townhouse on a separate platted lot: a. End lots: 4,000 square feet.

DEVELOPMENT REVIEW STAFF REPORT

	b. Interior lots: 3,000 square feet. 5. All other uses: 7,500 square feet. (b) <i>Minimum lot width:</i> 1. Single-family detached and duplex dwellings and residential group homes: 45 feet. 2. Townhouses: a. End lots: 40 feet. b. Interior lots with driveway in front yard: 30 feet. c. Interior lots without driveway in front yard: 24 feet. 3. Single-family semi-detached dwelling units: 30 feet. 4. All other uses: 45 feet. (c) <i>Minimum lot depth:</i> 80 feet.
Maximum Height	(a) <i>Maximum structure height:</i> 1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Bulk Plane	None
Minimum Yard Requirements	1. <i>Front yard:</i> 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. <i>Side yards:</i> Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for any building that has a common wall on a lot line. 3. <i>Rear yards:</i> Ten percent of the lot depth but may not be less than ten feet nor more than 20 feet be required.
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.
Density Requirements	<i>Density requirements.</i> The maximum density shall be 3,750 square feet per dwelling unit provided the requirements of subsection 36-303(22) are met.

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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 R-TH 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 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

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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:

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- 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:

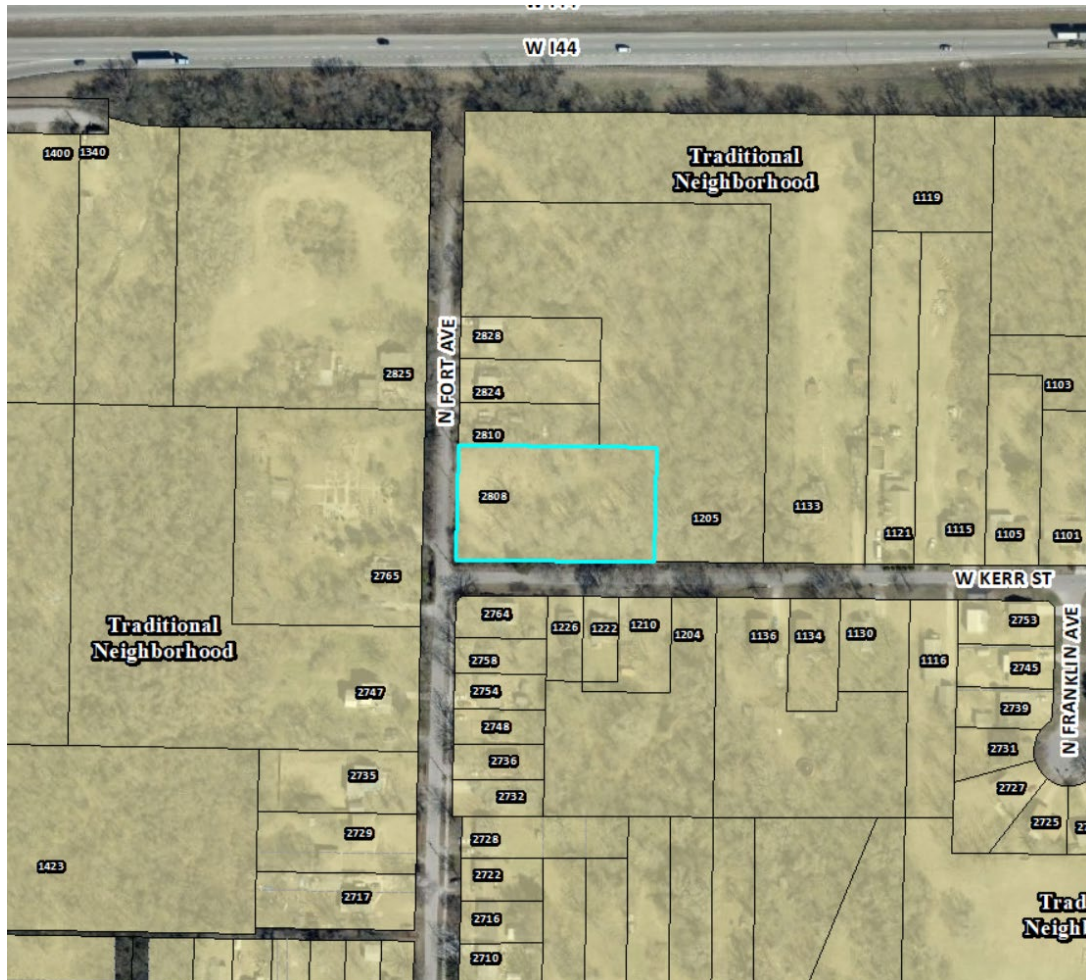
- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the 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.

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FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single Family Detached	Single Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major Retail & Wholesale	Public & Private Schools & Vocational Schools	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Services, Outdoor Sales & Service	Light Industry
Residential Neighborhood	●	○	◇	○	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	○	○	○	○	○	○	○	○	○	○
Downtown	●	●	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○

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

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

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

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DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

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

FIRE DEPARTMENT:

No objections to 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	N Fort Ave	Local	City	25	25	NA	No	Yes	No
Street 2	W Kerr St	Local	City	25	25	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 or bus stops 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 Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
2808 N Fort Ave	Pea Ridge Creek	Stormwater Report Req	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. The property is 1.2 acres in size. A downstream analysis is required before any approval of a fee in lieu of detention for flood control. Analysis includes the availability of flood control volume in a water quality SCM required as part of the public improvements.

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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. Partial stream buffer is located on the NE corner of the existing property from the Pea Ridge Creek tributary. Category D Small Tributary requires a minimum 60 feet wide buffer with 30 feet wide buffer from top-of-bank on both sides.



SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1 acre generally located at 2808 N. Fort Avenue from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 274. The applicant intends to build duplexes. The R-TH district would allow single-family or duplexes. Single-family detached dwellings require a minimum of 6,000 square feet of land area. Duplexes will require at least 7,500 square feet of area so a replat of lots will likely occur after zoning.

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2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Traditional Neighborhood placetype.
3. Single-family attached and low-intensity multifamily is listed as a supporting use in the Traditional Neighborhood placetype.
4. 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.
5. A conditional overlay district will require any construction of residential dwellings on the property to meet the Affordable Housing Design Guidelines. This does not require these dwellings to be affordable units, rather, provide a minimum standard for the design and layout of any dwellings.
6. The range of uses in the proposed R-TH district is compatible with the uses permitted on other property in the immediate vicinity.
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.
9. The range of uses in the proposed R-TH district is compatible with the uses permitted on other property in the immediate vicinity. Single-family homes are the predominant use in this area. However, there is undeveloped land to the north of the subject property and this application will allow for the continued development of the housing stock in this area.
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.

DEVELOPMENT REVIEW STAFF REPORT

13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
15. The applicant held a neighborhood meeting on July 24, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
16. The public notice was advertised in the 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.



DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1 CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 274

The requirements of Section 36-381 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. Construction on the subject property shall comply with the City of Springfield's Affordable Housing Design Guidelines.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: SINGLE FAMILY to RTH
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 7-24-25 4:00-6:30pm
3. Meeting Location: 2808 N. FORT
4. Number of invitations that were sent: 70+
5. How the mailing list was generated: _____
6. Number of neighbors in attendance (attach a sign-in sheet): 7
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).

VERBAL comments

- NO stop sign
- Street isn't wide enough
- It will devalue my house.

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

I, ROBERT MCCARTNEY (print name), attest that the neighborhood meeting was held on 7-24-25 (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

ROBERT MCCARTNEY

Printed name of person completing affidavit

Project: FORT
Owner/Operator: T. p Top Homes LLC

Location of Meeting: 2808 n. FORT

315

From: [Jordanya Raos](#)
To: Zoning@springfieldmo.gov
Subject: Comments for rezoning request for 2808 n fort ave
Date: Saturday, July 19, 2025 3:28:41 PM

Hello, we just received the neighborhood meeting notice for the proposed rezoning for the project at 2808 n Fort Ave, Springfield, MO 65802.

Our comments are as follows.

We disagree with the request to rezone the area from single family to RTH.

Our reasons:

Property Availability- while we agree that Springfield needs more decent, low- income housing. We do not believe this project aims for that.

- There are several empty properties in the area which are either for sale or rent and remain empty.

- There are several abandoned homes in the area which remain empty and unused.

Environmental Impact- the project in question is located on a top slope of semi-rocky soils. Historically the land would have been semi-forested chert woodlands/savanna-woodland or a glade. You can still find some remnant plants from that time period (prickly pear cactus, calamint, dittany, woodland beebalm, etc.) The property slopes down to a small creek which provides a green refugia for wildlife. There are sensitive species in this habitat and in this area including endangered species and species of Conservation concern. The land has already been slicked off for this project without any protection from erosion of soil. This could lead to soil and rocks filling the creek during this project. But as to how this is important to the zoning change request, more vehicles and human usage will have an effect on an already limited natural resource.

Road Planning/Traffic- an increase in traffic would not benefit our area with its limited parking availability, lack of road clearing, little access to sidewalks and public transit. We recently saw the addition of an apartment complex a few blocks away and traffic issues have increased while road improvements have not.

Thank you for your time,

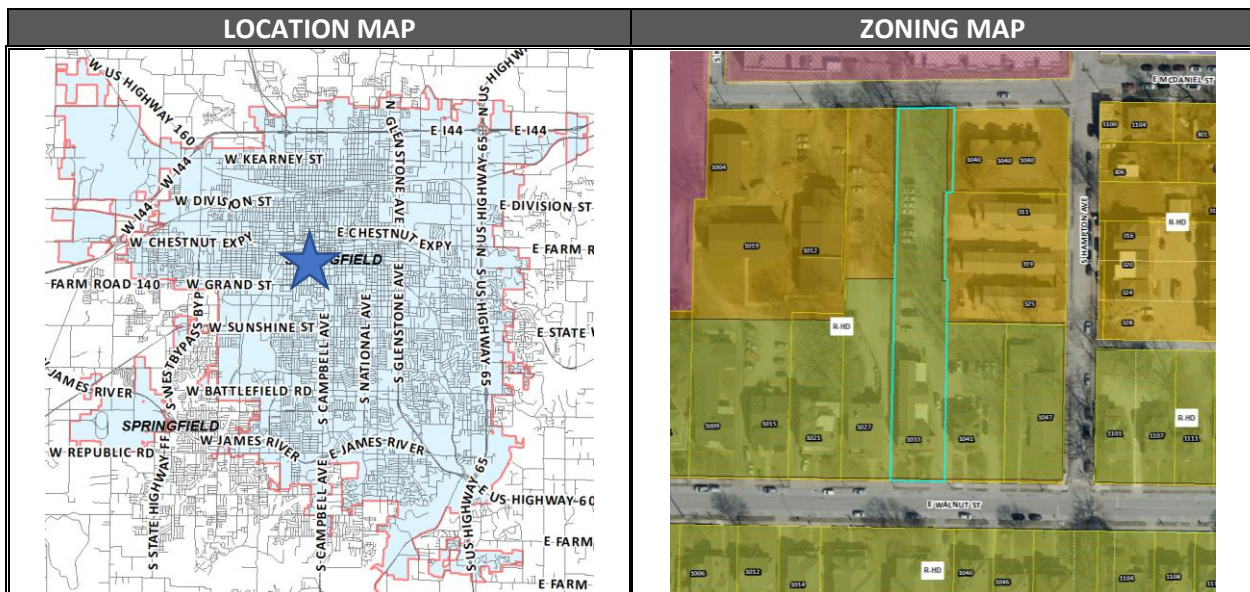
Jordanya and Dinko Raos
2748 N Fort Ave, Springfield, MO 65803
816-878-3319

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 483
Location:	1027 East Walnut Street
Total Acres:	0.68 acres
Applicant:	McField LLC
Existing Land Use:	Vacant restaurant
Neighborhood Meeting:	July 24, 2025
Planning and Zoning Commission:	August 14, 2025
City Council:	September 8, 2025
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 adopt the staff's responses in Attachment 2 to the staff report as the findings of fact and recommend approval of CUP 483 subject to the conditions listed in Attachment 1 to the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

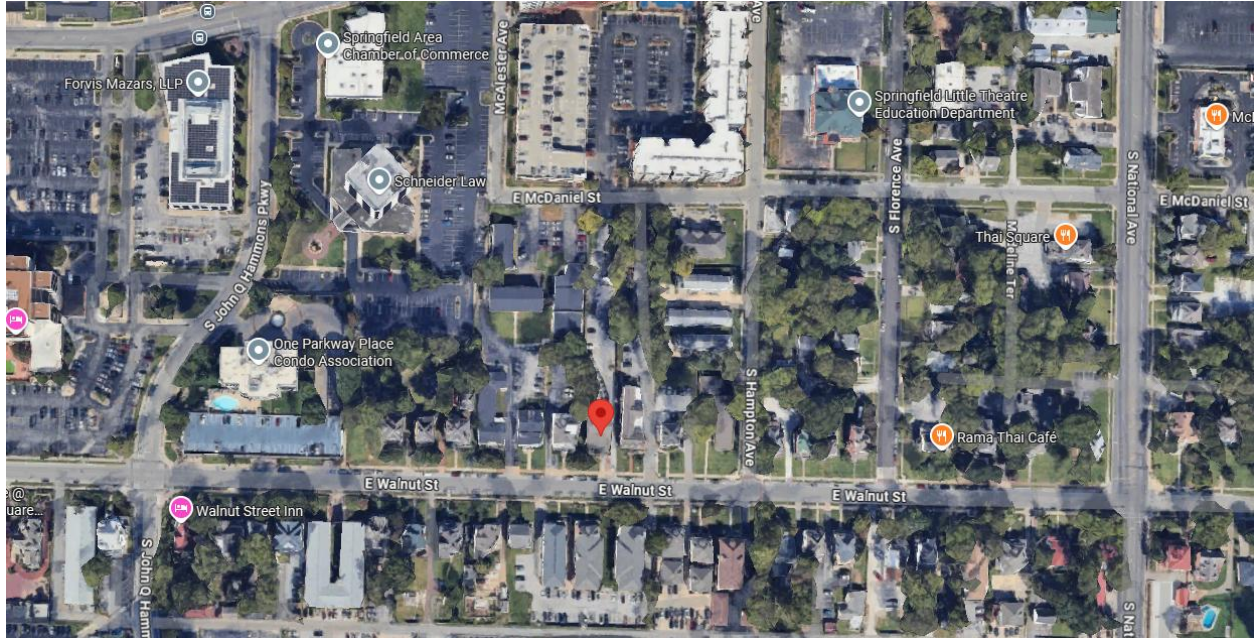
PROJECT SUMMARY:

Request to permit a restaurant as a Conditional Use Permit within a R-HD High Density Multi-Family Residential District and the Walnut Street Urban Conservation District No. 1, Area West, generally located at 1027 East Walnut Street.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was approved a Conditional Use Permit for a restaurant in May 2006. The conditional use for the restaurant was discontinued or abandoned for a period of 12 consecutive months and now a conditional use permit must be granted by City Council to reestablished or resumed.

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.

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COMPATIBILITY WITH COMPREHENSIVE PLAN:

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

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- 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.

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

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FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry
Residential Neighborhood	●	○	◇	○	◇	◇	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	◇	◇	○	○	○	○	○	○	○	○
Downtown	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	CC COD 68	R-HD	R-HD	R-HD
LAND USE	Multi-family Complex	Multi-family residential	Office use	Commercial and multi-family residential
PLACETYPES	Downtown	Mixed-Use	Mixed-Use	Mixed-Use

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:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
1027 E Walnut St	Jordan Creek South Branch	No	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. Site is existing impervious area.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

DEVELOPMENT REVIEW STAFF REPORT

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 McDaniel St	Local	City	25	18	NA	No	Yes	No
Street 2	E Walnut St	Collector	City	30	30	4,500	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 no bus stops near the property.

IMPROVEMENTS - No improvements are required for this conditional use permit. A traffic study is not required for this conditional use permit.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting approval of a Conditional Use Permit for a restaurant as a Conditional Use Permit within the R-HD District and the Walnut Street Urban Conservation District No. 1, Area West, generally located at 1027 East Walnut Street.
2. The applicant is proposing to resume operation of a restaurant after it was discontinued. When a conditional use is discontinued or abandoned for a period of 12 consecutive months, the use shall not be reestablished or resumed unless a new conditional use permit is granted by City Council.
3. The applicant is not proposing any changes to the existing structure and site development. This property has been used as a restaurant after the first conditional use permit was approved in May 2006.
4. All the applicant's property is currently zoned R-HD, High-Density Multi-Family Residential. The property is also within the Walnut Street UCD-West which permits the approval of a conditional use permit for restaurant uses provided they are in a contributing structure to the historic district, the existing structure is preserved and was built before January 1, 1940, and any exterior modifications are approved by the Landmarks Board.
5. Approval of this request will provide for continued use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.

DEVELOPMENT REVIEW STAFF REPORT

6. Staff has determined that the requested meets the standards for a Conditional Use Permit. The request is also in general alignment with the objectives and intent of the *Comprehensive Plan's* Mixed-Use Placetype and the Walnut Street Urban Conservation District.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Mixed-Use and based on the development's compliance with the standards of approval below (Attachment 1).

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.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1 CONDITIONAL USE PERMIT NO. 482

1. The restaurant shall comply with all the standards listed in Attachment 2.
2. The restaurant shall be permitted in substantial conformance with Attachment 4.
3. All conditions of the Walnut Street Urban Conservation District-West, General Ordinance No. 5475, passed by City Council on July 11, 2005, shall be met.
4. All requirements of an approved Certificate of Appropriateness shall be met.
5. Any exterior modifications, site plan changes, and signage plans must be approved by the Springfield Landmarks Board.
6. The plans filed with the application for said use permit shall be followed and conform with all ordinances of the City of Springfield.
7. The location of structures, parking and drives shall be in substantial conformance with Attachment 4.
8. The driveway from Walnut Street shall be signed for "entrance only" with another sign in the parking lot indicating that it is not an exit.
9. All parking areas, if lighted, shall be so lighted as to direct and contain the lighting within the boundaries of the applicant's property.
10. Such use shall conform to the off-street parking, setback and yard requirements and other requirements of the Walnut Street Urban Conservation District-West.
11. The structure and the grounds shall be maintained in keeping with the Secretary of the Interior's Standards for Historic Preservation Projects and the Walnut Street Design Guidelines

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 <i>Comprehensive Plan</i>.	The proposed conditional use of Ebbets Field, a commercial restaurant, is consistent with the adopted policies of the Springfield Comprehensive Plan, Forward SGF, which encourages the development of vibrant commercial areas that support local economic growth and provide convenient services to the community. Our location is in the heart of Springfield and the restaurant will enhance the liveliness of the area, contribute to local employment, and offer a gathering space that supports community engagement. We are committed to operating in a manner that aligns with the city's goals for sustainable development, neighborhood revitalization, and economic vitality.	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.

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:
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 proposed conditional use of Ebbets Field, a commercial restaurant, will not adversely affect the safety of the motoring public or pedestrians in the area. The site will include clearly marked entrances and exits to promote smooth traffic flow and reduce congestion. Adequate on-site parking will be provided to prevent overflow into neighboring residential streets. Pedestrian access will be safe and convenient, with clearly defined walkways and lighting to enhance visibility at night. Additionally, deliveries will be scheduled during off-peak hours to avoid conflicts with customer traffic and minimize any disruption to the surrounding area.	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.	The proposed conditional use of Ebbets Field, a commercial restaurant, will comply with all applicable fire codes and safety regulations as required by the City of Springfield and the Springfield Fire Department. The building will be equipped with appropriate fire suppression systems, including a commercial kitchen hood	The Fire Department has reviewed the proposed conditional use and has not noted any concerns regarding fire safety and fire control measures.

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:
	system with fire suppression, fire extinguishers, smoke detectors, and, if required, a sprinkler system. All materials and equipment used will meet current safety standards, and staff will be trained in fire safety procedures. These measures will ensure the facility is adequately protected from fire hazards and prepared to respond effectively in the event of an emergency.	
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	The proposed conditional use of Ebbets Field, a commercial restaurant, will not increase the risk of flood or water damage to adjacent properties. All construction and site improvements will comply with the City of Springfield's stormwater management regulations, including proper grading and drainage design. Any necessary stormwater systems—such as gutters, drains, or detention areas—will be installed to ensure water is effectively managed on-site and does not impact neighboring properties. The project will be reviewed and approved by the appropriate	Public Works – Stormwater has reviewed the proposed conditional use and has no issues with the proposed conditional use.

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:
	city departments to ensure full compliance with floodplain and drainage standards.	
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.	While the proposed conditional use of Ebbets Field, a commercial restaurant, will include outdoor seating, live music, and extended hours of operation, all necessary steps will be taken to ensure that noise levels remain consistent with the expectations for the R-HD district and do not negatively impact nearby residents. Outdoor music will be limited in volume and conclude at a designated hour to comply with the City of Springfield's noise ordinance. The layout of the patio and placement of speakers will be designed to direct sound away from residential areas, and barriers or sound-dampening features will be used as needed. Additionally, live music performances will follow a set schedule, and management will actively monitor sound levels to remain within acceptable	Staff does not have any concerns pertaining to the anticipated noise levels associated with the proposed restaurant.

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:
	limits. These measures will ensure that the restaurant's noise characteristics do not exceed those typical of permitted uses in the district and maintain neighborhood compatibility.	
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 proposed conditional use of Ebbets Field, a commercial restaurant, will include string lighting on the back patio and lighting in the rear parking lot to enhance both ambiance and safety. All lighting will be carefully designed to minimize glare and avoid negatively affecting adjacent residential properties. The string lights will be soft, warm-toned, and shielded as needed to direct illumination downward and inward toward the patio area, preventing unnecessary light spillover. Parking lot lighting will use full cut-off, downward-facing fixtures to enhance pedestrian and vehicle safety while avoiding direct glare into neighboring homes. All lighting will comply with the City of Springfield's lighting and zoning requirements, and additional landscaping or physical screening will be	All future stationary lighting will be required to be meet the requirements and limitations of Section 36-484, Exterior lighting.

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:
	used where appropriate to further reduce light visibility from nearby residences. These measures will ensure that the lighting supports safe operations without disrupting the established residential character of the neighborhood.	
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	The proposed signage for Ebbets Field, a commercial restaurant, will include an adjacent street sign and a wall-mounted sign. All signage will comply with the Landmark Board and City of Springfield's sign code regarding size, placement, and illumination. The street sign will be positioned to ensure visibility without obstructing sight lines or conflicting with traffic control devices. The wall-mounted sign will be appropriately scaled to the building's façade and externally or internally illuminated with shielded lighting to reduce glare. Overall, the signage will enhance visibility for patrons while maintaining safety, neighborhood compatibility, and a respectful presence within the residential setting.	City staff does not have any concerns regarding future signage. Signage will be required to meet city code.

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:
8. Such signs will not have an adverse effect on any adjacent properties.	The proposed signage for Ebbets Field, a commercial restaurant—including the street sign and wall-mounted sign—will not have an adverse effect on adjacent properties. All signs will be appropriately sized and positioned to prevent visual clutter or obstruction and will use lighting that is shielded and directed solely at the signage surface to avoid light spillover. The overall signage plan is designed to provide clear identification of the business while preserving the character and visual comfort of the surrounding residential properties. Compliance with Springfield's sign regulations will ensure the signage remains tasteful and non-intrusive to neighboring uses.	All future signage must comply with the requirements and limitations of Section 36-454, Signs.

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:
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 right-of-way and pavement widths surrounding the site are adequate for the traffic reasonably expected to be generated by the proposed conditional use of Ebbets Field, a commercial restaurant. Walnut Street has a compliant 30-foot right-of-way and meets current city standards, requiring no modifications, as confirmed by the City's GIS report. While McDaniel Street has a narrower right-of-way at 17.5 feet—7.5 feet below the current standard—no encroachments are proposed, and existing parking arrangements will remain unchanged. Traffic volumes associated with the restaurant are consistent with the site's historical use and will not exceed the capacity of the surrounding street network. Driveway locations and curb cuts will remain as previously configured, with entry from Walnut Street and exit to McDaniel Street, ensuring a safe and manageable flow of traffic.	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.
10. The proposed conditional use will not have any substantial or undue	The proposed conditional use of the reopening of Ebbets Field, a commercial	Staff does not anticipate that the proposed development will adversely impact or be

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:
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.	restaurant is consistent with the property's historical use and will not introduce any new adverse effects on surrounding properties or the character of the neighborhood. There will be no increase in traffic generation or parking demand beyond what has previously existed, and the current right-of-way and facilities remain sufficient to support continued use without issue. Existing infrastructure operates within capacity, and the reopening will not place any additional burden on city services. This use maintains the established conditions of the site, supports local economic activity, and aligns with community standards. The proposed reopening meets all applicable criteria by preserving existing conditions, avoiding undue adverse impacts, and promoting public health, safety, and welfare.	incompatible with the surrounding property.
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	The proposed conditional use of Ebbets Field, a commercial restaurant, will be constructed, arranged, and operated in a way that does not dominate the immediate vicinity or	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

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:
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.	interfere with the development and use of neighboring properties in accordance with R-HD district regulations. A. The existing building will maintain its current scale, height, and orientation, ensuring it remains compatible with surrounding residential and commercial structures. No major structural additions are proposed. B. Landscaping on the property has been neglected over the past 18 months, and we plan to enhance it significantly as part of the reopening. These improvements will include fresh plantings, maintenance of existing greenery, and added screening where appropriate to provide visual buffering and contribute to a more inviting streetscape. These efforts will ensure the site remains integrated with the neighborhood in both form and function.	the neighborhood if left vacant and are not maintained.
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment	The proposed conditional use of Ebbets Field, a commercial restaurant, will not destroy, damage, or detrimentally modify any significant natural	It is not expected that the proposed development will negatively affect any significant natural topography or physical features.

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:
and function of any significant natural topographic or physical features of the site.	topographic or physical features of the site. The property is already fully developed and has been used commercially for many years. No grading, excavation, or alteration to the land's natural contours is proposed. All improvements and operations will occur within the existing footprint of the site, preserving any remaining natural features and maintaining the existing physical layout. As such, the enjoyment and function of the site's topography and physical characteristics will remain intact and unaffected by the proposed use.	
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 proposed conditional use of Ebbets Field, a commercial restaurant, will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. The restaurant is located within a designated historical urban district, and all operations will respect the architectural and cultural character of the surrounding area. No structural changes are proposed that would alter the existing	The applicant's response adequately addresses this condition.

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:
	building's appearance or disrupt the historic fabric of the district. Improvements will focus on maintenance, restoration, and enhancement of the site's existing features, including landscaping and signage, in a manner consistent with the district's visual and historic standards. The reopening will contribute to the vitality of the area while preserving its unique historical identity.	
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 proposed conditional use of Ebbets Field, a commercial restaurant, fully complies with all applicable regulations outlined in this Article, including lot size requirements, bulk regulations, use limitations, and performance standards. The site is appropriately zoned for the conditional use being requested and meets or exceeds all dimensional and operational standards set forth in the R-HD zoning district. No variances are being sought, and all proposed improvements and operations will remain within the bounds of permitted thresholds. The use will operate in a manner that aligns with the city's	The proposed use complies with applicable regulations regarding lot size, bulk regulations, use limitations and performance standards.

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:
	planning goals and zoning intent while maintaining compatibility with surrounding development.	
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	The proposed conditional use of Ebbets Field, a commercial restaurant, will promote the welfare and convenience of the public by reactivating a well-known commercial space with offerings that directly serve the community. The restaurant will provide live music, late-night dining, and community events that foster social engagement and enhance the cultural vibrancy of the area. These offerings will create a welcoming environment for both residents and visitors, supporting neighborhood identity and strengthening local economic activity. By reopening within an established commercial footprint in a historical urban district, the use contributes positively to the public realm while aligning with Springfield's goals for accessible, community-oriented spaces.	The applicant's response adequately addresses this condition.

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:
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.	Off-street parking and loading areas for the proposed conditional use of Ebbets Field, a commercial restaurant, will be provided in full compliance with the standards set forth in Sections 36-455, 36-456, and 36-483 of the Article. The parking facilities are designed to meet or exceed required capacity to accommodate patrons and staff without overflow onto adjacent residential streets. Loading areas will be strategically located to minimize any disruption to the surrounding neighborhood. Additionally, all parking and loading zones adjacent to residential properties will be effectively screened through the use of landscaping, fencing, and appropriate lighting to mitigate noise, light, and visual impacts. These measures will ensure that residential uses are protected from any injurious effects related to parking and loading operations.	The development will be subject to these standards of the Zoning Ordinance.

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:
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.	Adequate access drives will be provided for the proposed conditional use of Ebbets Field, a commercial restaurant, with a single entrance located on Walnut Street and a single exit onto McDaniel Street. This design is intended to efficiently manage traffic flow, prevent congestion, and reduce potential traffic hazards on surrounding public streets. The entrance and exit points comply with City of Springfield standards for safety and spacing, ensuring clear visibility and safe turning movements. This access arrangement will minimize traffic impacts on the neighborhood while providing convenient ingress and egress for patrons and deliveries.	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 plan for the proposed conditional use of Ebbets Field, a commercial restaurant, has been carefully designed to ensure safe and efficient movement of both vehicles and pedestrians on and off the site. A single entrance from Walnut Street and a separate exit onto McDaniel Street will promote smooth traffic flow and reduce	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.

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:
	conflicts. Pedestrian pathways will be clearly defined and separated from vehicular routes to enhance safety and prevent disjointed circulation. To further improve safety and reduce vehicle speeds within the off-street parking lot, speed bumps will be installed. Adequate lighting and signage will guide both vehicular and pedestrian traffic safely throughout the site. These measures collectively minimize interference and inconvenience while maintaining a safe environment.	
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 proposed conditional use of Ebbets Field, a commercial restaurant, will not interfere with any existing easements, roadways, rail lines, utilities, or public or private rights-of-way. All operations and improvements will remain within the boundaries of the existing property and will not encroach upon or obstruct any dedicated access or utility corridors. The site has been previously developed and used commercially without issue, and the reopening	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:
	will maintain existing conditions without introducing new conflicts. Coordination with relevant utility providers and city departments will ensure continued compliance with all applicable access and easement requirements.	
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 existing structure proposed for this conditional use of Ebbets Field, a commercial restaurant, will meet all applicable fire, health, building, plumbing, and electrical requirements as set forth by the City of Springfield. Prior to reopening, the building will undergo all necessary inspections, updates, and approvals to ensure full compliance with current codes and safety standards. Any deficiencies identified will be addressed as part of the reactivation process. The property will be brought up to date in coordination with city departments to ensure a safe, code-compliant environment for both patrons and staff.	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	The proposed conditional use of Ebbets Field, a commercial restaurant, will be adequately served by all essential public facilities	This property is already served with public infrastructure and services.

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:
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.	and services. The site has direct access to public streets and includes sufficient off-street parking to accommodate patrons and staff. Police and fire protection are readily available within the service area, and the property is connected to existing public water, sewer, and drainage infrastructure, all of which are operating within capacity. Refuse disposal will be managed through a private provider in accordance with city standards. No impact on schools is anticipated, as the use is commercial in nature. All services necessary to support the use are either in place or will be coordinated through the appropriate agencies to ensure full and continued adequacy.	

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: 1027 E Walnut St Springfield, MO 65806
2. Meeting Date & Time: 7/24/25 @ 4:00pm - 6:30pm
3. Meeting Location: 1027 E Walnut St Springfield, MO 65806
4. Number of invitations that were sent: 90
5. How was the mailing list generated: Planning & Development Department
6. Number of neighbors in attendance (attach a sign-in sheet): 3
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.)

• want to see certain food items from previous menus
- we hope to make everyone happy by incorporating the old menus into the new menus

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

N/A

I, Sydney Davis (print name), attest that the neighborhood meeting was held on 7/24/25 (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."

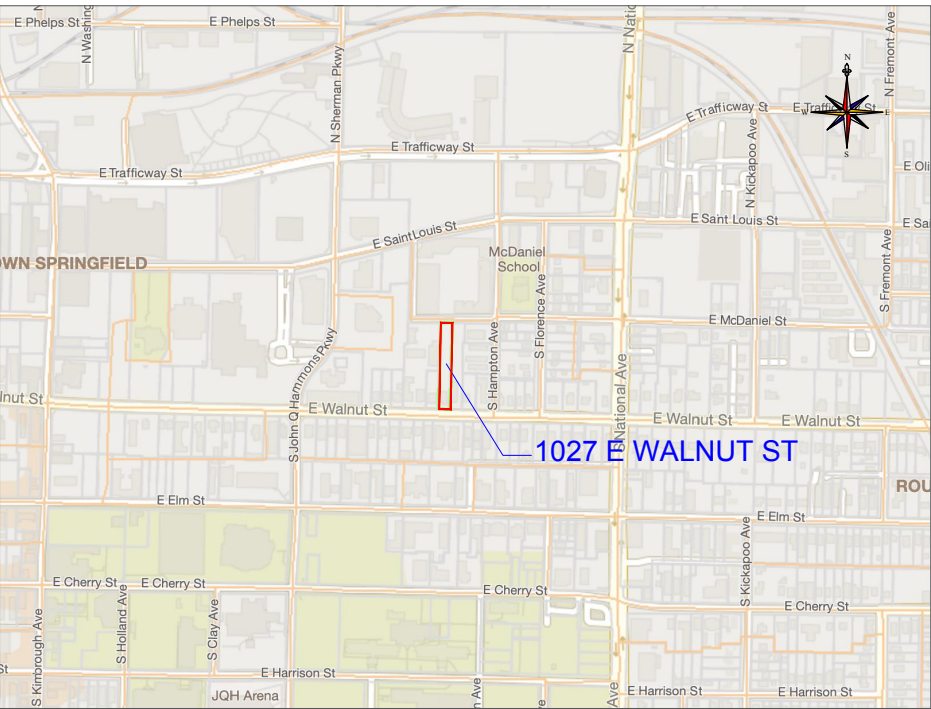
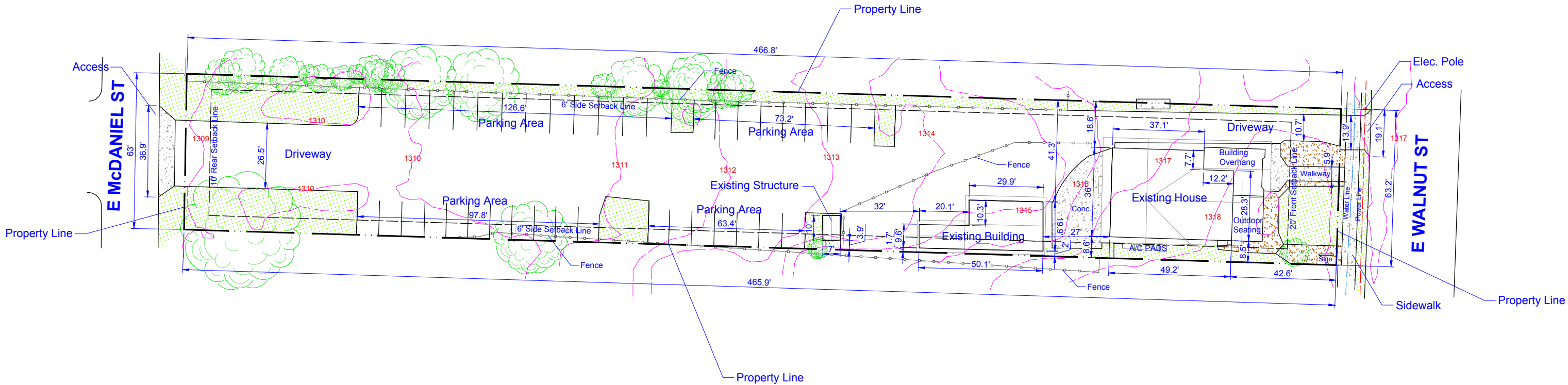
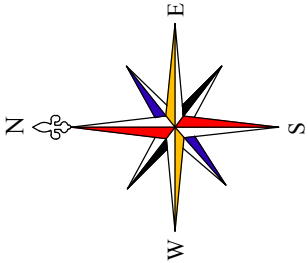
Sydney Davis
Signature of person completing affidavit

Sydney Davis
Printed name of person completing affidavit

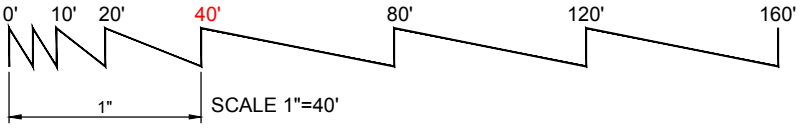
**Neighborhood Meeting
Sign-In Sheet**

Date: 07/24/2025	Meeting Type: Conditional Use Permit
Time: 4:00-6:30PM	Purpose: The reopening of Ebbets Field under new ownership
Location: 1027 E Walnut St	

	First & Last Name	Address	Phone Number	Email
1	ANDY COLLINS	215 E WALNUT	417-379-5356	acollins@motherShore.org
2	Erica Harris	1033/1041 E. Walnut	417-831-2327	eharris@childadvocacycenter.org
3	Vim Wells	1015 E Walnut	417-664-9696	irishairline@hitmail.com
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Vicinity Map. Not to Scale



1027 E WALNUT ST SPRINGFIELD, MO 65806		Scale: 1"=40'	Date: 06-28-2025	Sheet 1 of 1
			Size: 11"x17"	
Parcel No. (APN) 1324113113 Land Use COMMERCIAL RESTAURANT, BAR, FOOD SERVICES Buildings 1 Building Total Area of 33 29,621 SF (0.68 ACRES) Zoning Code R-HD / UCD 1 WA Total Impervious Surface 23,188 SF 78.28%		THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary. Page 79 of 140		

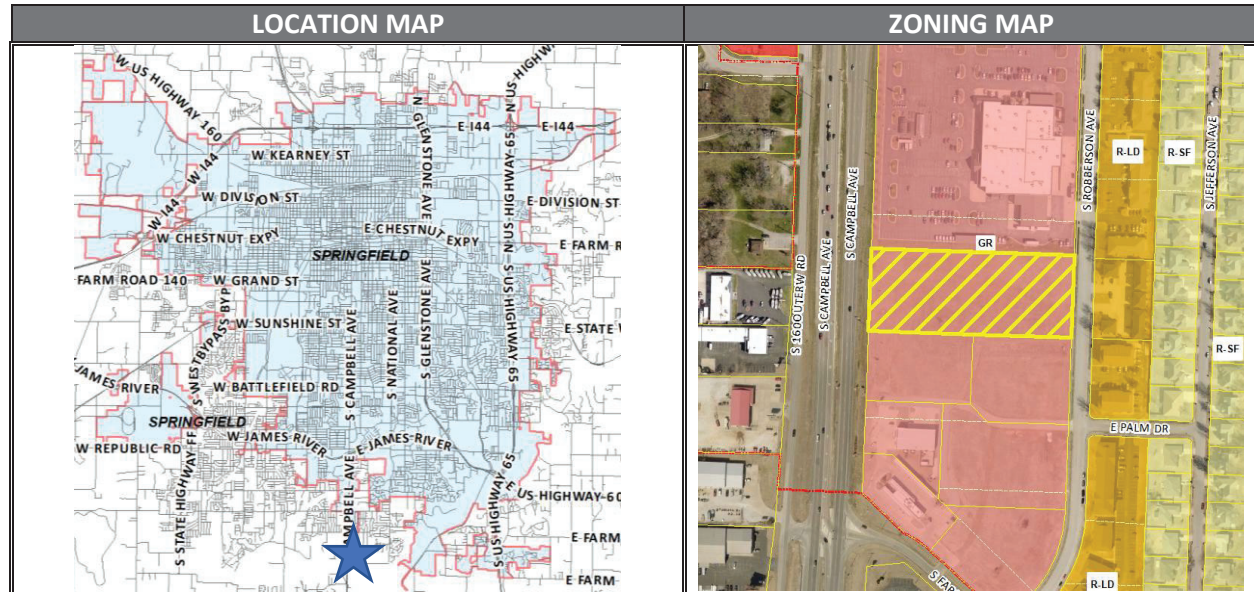
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 393
Location:	5585 South Robberson Avenue
Total Acres:	3.14 acres
Applicant:	Springfield Land & Development Co LLC
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	July 22, 2025
Planning and Zoning Commission:	August 14, 2025
City Council:	September 8, 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 Planned Development No. 393 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

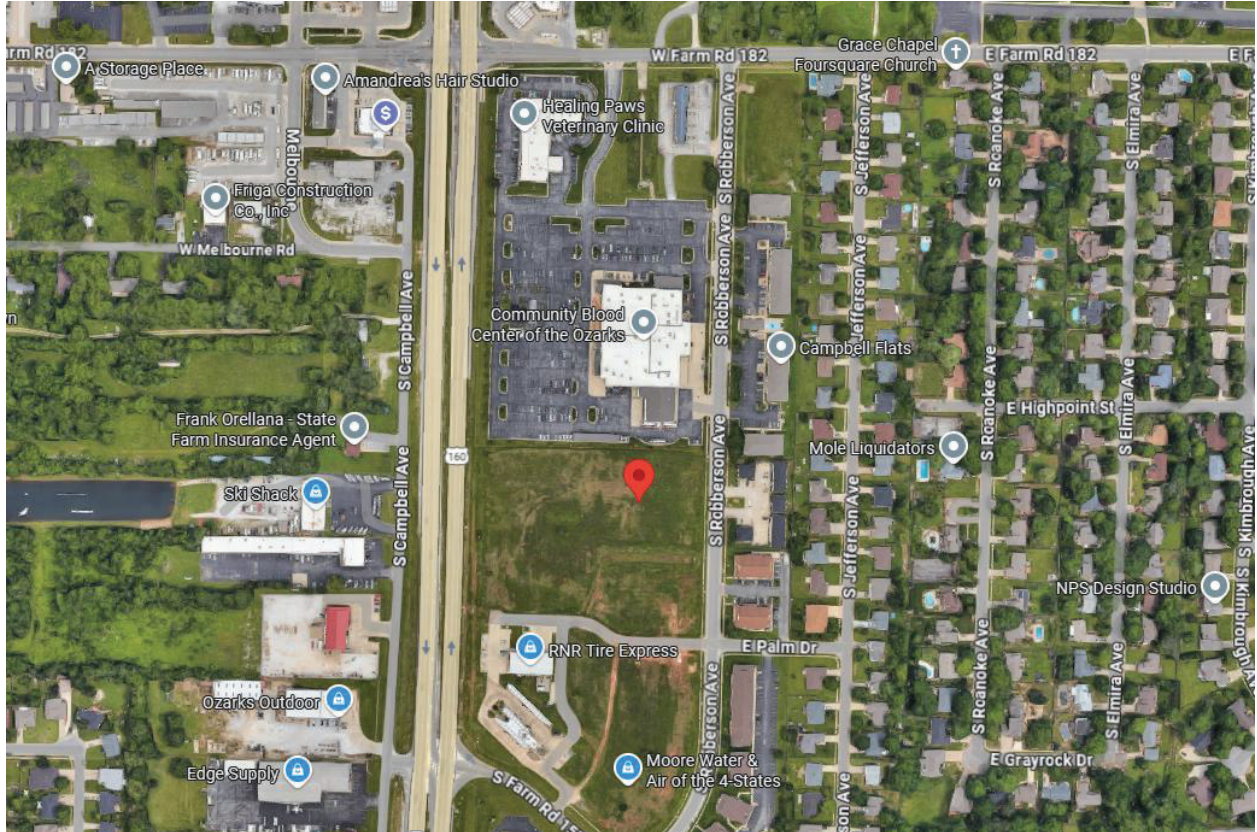
PROJECT SUMMARY:

Request to rezone approximately 3.14 acres of property generally located at 5535 South Robberson Avenue from GR, General Retail to Planned Development No. 393.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was annexed into the city in 1998 and rezoned to the GR district in 1999.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PD 393
Minimum Yard Requirements	See Exhibit 1.
Maximum Structure Height	None, a 30-degree bulk plane from R-SF or R-TH district
Minimum Open Space	Not less than 20 percent.
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 City Corridor neighborhood 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

DEVELOPMENT REVIEW STAFF REPORT

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.

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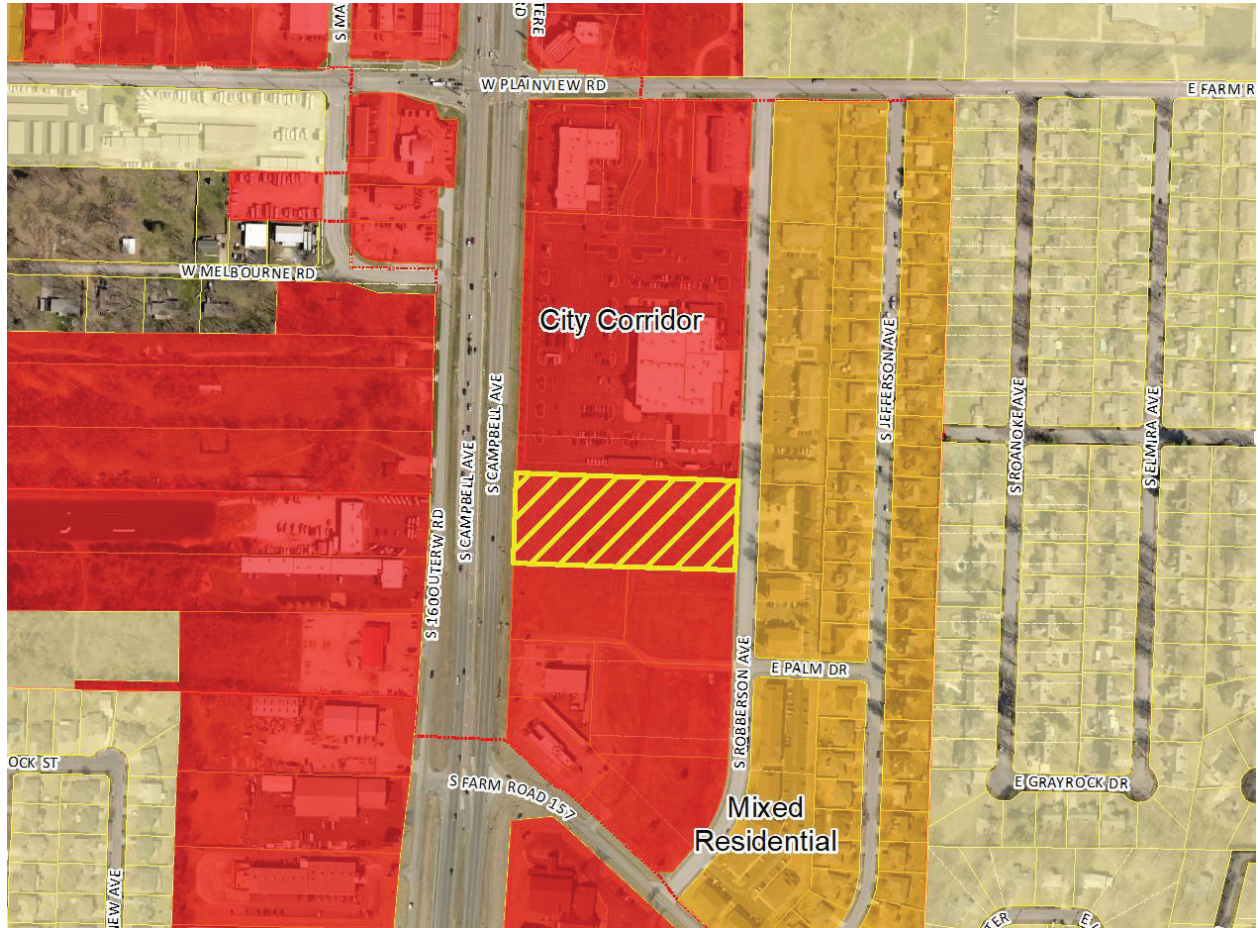
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- 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.

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FUTURE PLACETYPE MAP:

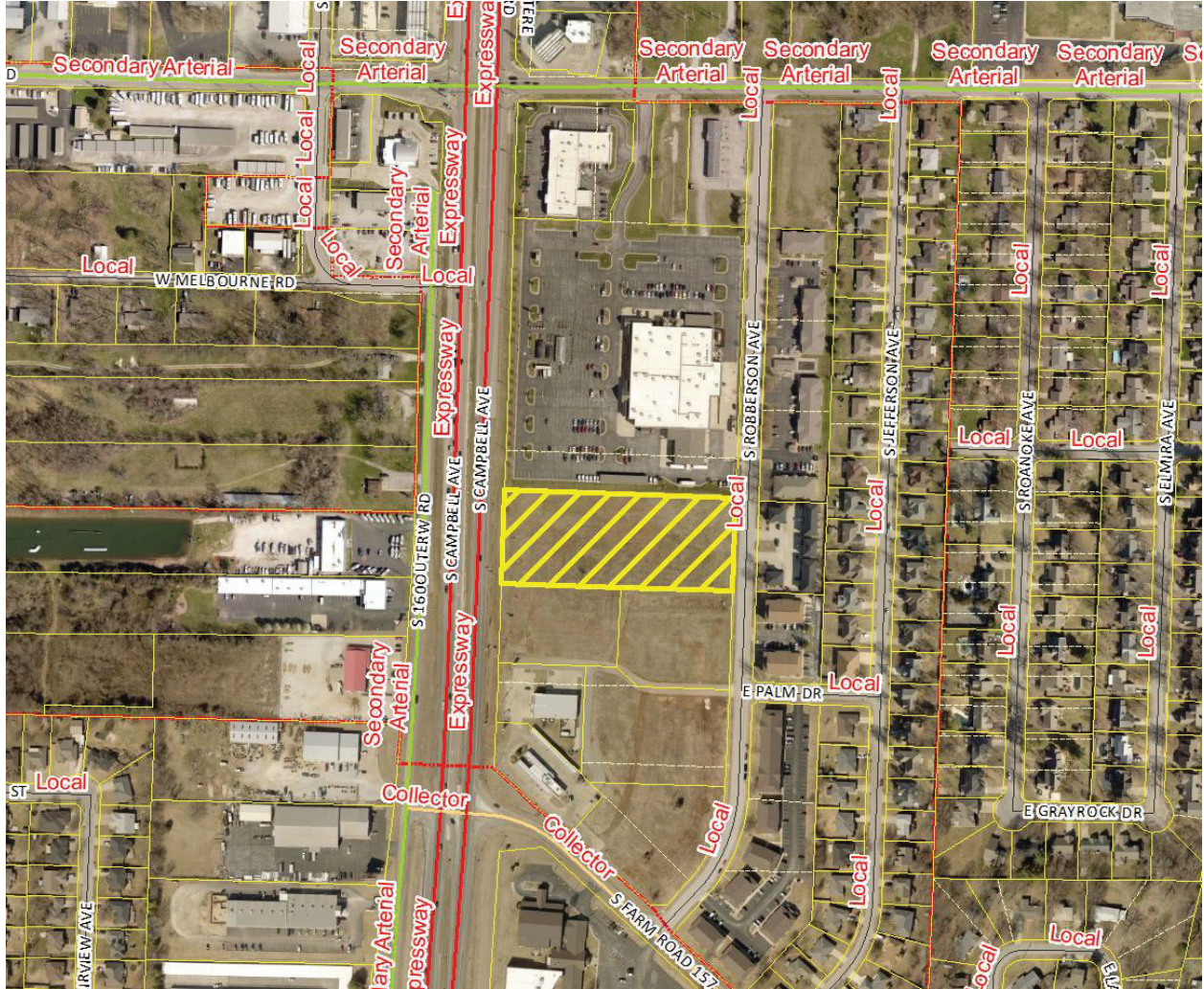


PLACETYPES	LAND USES														
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major Retail, Office, & Professional Services	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Health Care & Institutional Facilities	Personal Services, Outdoor Sales & Service	Light Industry	Warehouse & Distribution Facilities
Residential Neighborhood	●	○	◇	○	○	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○
Downtown	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

- **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype
- **Supporting Land Use:**
Less prevalent and serve to support the primary land use.
- ◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	GR	R-LD	County C-2
LAND USE	Community Blood Center of the Ozarks	Undeveloped Land	Multi-family	Commercial and retail uses
PLACETYPES	City Corridor	City Corridor	Mixed Residential	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

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CITY UTILITIES:

No issues with the proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues or conflicts with 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	Robberson Ave	Local	MoDOT	25	30	NA	No	Yes	Yes
Street 2	Campbell Ave	Secondary Arterial	City	65	85	45,000	No	No	No

ACCESS - All access to the development shall be per 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 Planned Development. A traffic study is not required for this Planned Development.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
5585 S Robberson Ave	Ward Branch	No, Existing Flood Control	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. Seville Square PH2 has a regional basin for Flood Control only. New development must drain to the S Robberson Ave storm sewer.

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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 3.14 acres of property generally located at 5535 South Robberson Avenue from GR, General Retail to Planned Development No. 393. The applicant is proposing a stand-alone multi-family development while also maintaining commercial and retail uses. The GR district only allows multi-family residential when there is a commercial use frontage.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor neighborhood 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.
3. Multi-family uses are listed as a primary use in the City Corridor placetype.
4. 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-four (24) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the

DEVELOPMENT REVIEW STAFF REPORT

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 1). The development must be in substantial conformance to the attached site plan (Exhibit 2).

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. The subject property has access to public sewer.
7. There are few changing conditions in the area affected that make the proposed rezoning necessary.
8. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. There are both commercial and retail uses to the north and south of the subject property. Multi-family uses are east of the subject property.
9. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
10. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. With the proposed PD improvements, Traffic supports the request.
11. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
12. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
13. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
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.

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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

ATTACHMENT 1

MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE ASSESSMENT

PLANNED DEVELOPMENT 393

The applicant is requesting approval of a senior multi-family apartment on 3.14 acres of property. According to the Multi-Family Location and Design Guideline Assessment Matrix, the proposed development has attained 9 points. Staff has assessed the site under the opportunity and constraints and has determined that three points can be awarded. This would bring the development to 12 points which allows 21-24 dwelling units per acre. 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 (1/5 points)
One 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

DEVELOPMENT REVIEW STAFF REPORT

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 picnic pavilion with tables and grill and community room within the building 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.

Opportunities and Constraints

1. How much higher density exists or is planned/approved for area?

Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the area is planned for higher densities or higher densities exist. The site is located along a major thoroughfare, Campbell Avenue with other commercial and retail uses. The site can be redeveloped with more intense multi-family with the current zoning.

2. Are there physical or other natural barriers within ½ mile of the site?

Staff may consider recommendation of a higher density than that determined by the matrix calculation when the site is within a ½ mile of physical or other natural barriers.

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Campbell Avenue being an access restricted, divided highway creates a physical barrier which limited the matrix points that would have otherwise allowed for more density.

1. Is the proposal for age-restricted senior living?

Staff may consider recommendation of a higher density than that determined by the matrix calculation when the proposal is for age-restricted senior living. This proposal is for senior living facility and warrants additional density.

DENSITY: The assessment criteria resulted in a total of a maximum residential density of 27 dwelling units per acre. The applicant is requesting a total residential density of up to 25 dwelling units per acre.

DENSITY: The initial assessment criteria resulted in a total of 9 points for a maximum density of 12 to 14 dwelling units per acre. Staff has assessed the site under the opportunity and constraints and has determined that three points can be awarded. This would bring the development to 12 points which allows 21-24 dwelling units per acre.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: General Retail to PD 393
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Tuesday July 22, 2025 4pm - 6:30 pm
3. Meeting Location: Moore Water and Air 5721 S Robberson
4. Number of invitations that were sent: 66
5. How the mailing list was generated: City
6. Number of neighbors in attendance (attach a sign-in sheet): 6
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).

Representatives of Community Blood Center came to review plans for the development. We discussed the existing cross access easement across their property and the cross access drive on the property. Their concern was that they did not really want a lot of traffic crossing their lot but understood that could not be controlled. The Senior Housing Development would generally not create lots of traffic and the access to Robberson was going to be the preferred access to the site anyway. We discussed storm water and they understand that all storm water from this site would go to a water quality system before going to the storm detention basin north of their site. Two residents from Jefferson came and listened in on the Community Blood Center discussion. They were interested in storm water but their properties were not going to be affected by this development as their storm basin is east of Robberson. They left before signing the signup sheet.

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

None

I, Geoffrey H. Butler (print name), attest that the neighborhood meeting was held on July 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."

Geoffrey H. Butler AIA

Digitally signed by Geoffrey H. Butler AIA
DN: C=US, E=gbutler.architecture@gmail.com,
CN=Geoffrey H. Butler AIA
Date: 2025.07.23 09:18:05'00'

Signature of person completing affidavit

Geoffrey H. Butler

Printed name of person completing affidavit

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 393

A. APPLICATION

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.

B. INTENT

To create zoning on the lot which allows a senior multifamily housing development while retaining limited commercial uses currently allowed on the lot with the General Retail Zoning District.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* in effect at the time of development shall apply to this ordinance.

D. USES PERMITTED

4. Accessory uses, and structures
2. Art galleries, libraries, and museums.
3. Catering businesses.
4. Day care centers
5. Eating and drinking establishments use group.
6. Entertainment-oriented use group.
7. Funeral homes and mortuaries.
8. General office use group.
9. Medical office use group.
10. Personal services use group.
11. Private clubs and lodges.
12. Multi-family dwellings.
13. Retail sales use group.
14. Schools or development centers for persons with handicaps or development disabilities.
15. Schools, business.
16. Taxidermists.
17. Temporary lodging use group.
18. Temporary uses, as permitted

Conditional uses. The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to the code.

1. Automobile service garages.

2. Automobile service stations.
3. Self-service storage facilities.

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in *Section 36-485 of the Springfield Zoning Ordinance in effect at the time of development.*
2. No use shall emit an odor that creates a nuisance as determined by *Springfield City Code.*

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. The maximum density for multi-family dwellings shall be 24 units per acre.

G. BULK, AREA, AND HEIGHT REQUIREMENTS

1. The requirements and standards of the GR, General Retail district from Section 36-421 of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

H. DESIGN REQUIREMENTS

Stand-alone multi-family dwellings that exceed 11 (eleven) dwelling units per acre shall follow the Revised Multi-Family Development Location and Design Guidelines approved by the City of Springfield Planning and Zoning Commission and City Council as described below.

Design to Encourage Pedestrian Activity

- a. Provide pedestrian amenities such as pedestrian scale lighting and non-right-of-way street furniture to enhance the pedestrian environment. 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. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum 30 feet in height. Parking lot lighting and pedestrian lighting should be appropriate to create adequate visibility at night and evenly distributed to increase security. Street furniture may include but is not limited to benches; shelters; and decorative trash bins. There shall be one (1) street/park bench provided within each multi-family development, thereafter, one (1) park/street bench for every 50 dwelling units.
- b. The project will blend the building scale and set back with existing developments that are consistent with these guidelines. Street facing walls that are greater than 50 feet in length must be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building of at least 18 inches or more.
- c. Buildings adjacent to the street will be situated on the site to provide pedestrian access to the street. Additional interior lot buildings may be oriented toward parking lots or public/common open space. Buildings adjacent to the street shall not have

parking lots located between the building and the street. Corner lots may have parking on one street face. Interior areas of parking and vehicular use areas shall contain planting islands every 20 contiguous parking spaces whether double staked or linear. The size of the planting island shall be the equivalent area of one parking space. This shall be used toward satisfying the 5% interior landscaping requirements.

- d. Avoid blank walls along pedestrian circulation areas. Facades that face 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 facade at least once every 25 feet.

Provide a Good Circulation System

- a. Provide connectivity by including direct vehicular or access easements, pedestrian and bicycle connections between abutting or adjacent developments, including retail centers and bus stops, wherever possible.
- b. Buildings shall connect building entrances to one another and to sidewalks on adjacent public and/or private streets via a minimum four (4) foot wide sidewalk separated from vehicular traffic by a four-foot-wide planting strip (the 4-foot planting strip does not apply to parking lots where the sidewalk is intended to provide access to the parking lot). Public sidewalks may be considered part of the walkway system if they provide convenient movement between structures. Fences, landscaping and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation. On-site sidewalks shall be designed to connect to off-site sidewalks on adjoining properties and public and/or private streets. Sidewalks shall connect parking areas or parking structures that serve the principal multi-family building; community amenities, such as swimming pools, community centers, other recreational facilities, or common open space.
- c. Provide shared driveways, cross access driveways and/or other forms of connectivity and secondary access to existing or future adjacent developments.

Respect the Natural Environment

- a. The development shall include at least 15% of the total site or premise as a usable recreational area and/or facility. Usable recreational area/facility is defined as an open recreational area or recreational facility which are designed and intended to be used for outdoor living and/or recreation, and/or amenity. Usable open recreational areas shall not include land occupied by buildings, structures, streets, sidewalks, driveways, or parking areas but may include outdoor recreational facilities such as walkways used solely for recreational purposes/connections, swimming pools, sports courts, clubhouse, community center, exercise room or other amenities as defined in these guidelines. The 15% usable recreational area or facility does not reduce the required 20% open space. All common open recreational areas on the site, including recreational facilities, shall be readily accessible to all occupants and should, wherever possible, be physically connected to other common open space areas on and off the site. Generally, usable open recreational areas should have a minimum dimension of thirty (30) feet in any direction and minimum area of nine

hundred (900) square feet; however, it is recognized that open recreational areas can be of a smaller minimum dimension or area provided it meets the definition.

Incorporate two functional amenities. Allowable recreational amenities:

- (1) Swimming pool;
 - (2) Resident clubhouse.
 - (3) One tot lot with a minimum size of nine hundred square feet (900') per tot lot area;
 - (4) Basketball, volleyball, tennis court, handball court or other sports court.
 - (5) One (1) picnic area, with a minimum size of nine-hundred square feet (900') per area, and including a minimum of one (1) picnic table and one (1) barbeque grill/pits per picnic area;
 - (6) Community center (meeting room, assembly hall, etc.);
 - (7) Exercise room and/or recreation building.
- b. A tree six inches or greater in diameter measured 4 1/2 feet above ground must be preserved or replaced with a tree of at least two inches (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. If this is not possible then the total diameter of trees at the time they are lost shall be replaced with an equal diameter amount of trees with no less than 2 in diameter throughout the project area.

I. OPEN SPACE, LANDSCAPING, & SCREENING

1. Open Space Requirements – The requirements and standards for GR, General Retail district from Section 36-421 of the *Springfield Zoning Ordinance*, or in effect at the time of development shall apply.
2. Bufferyards – A bufferyard Type D is required adjacent to R-SF, Residential Single-family zoning. A 6-foot solid wooden fence is required in the location depicted by the site plan.
3. Vehicular use area open space.
 - (1) Perimeter Landscaping. A bufferyard type S2 shall be required along the east property line as perimeter landscaping in this area. Otherwise, the requirements and standards of Section 36-482 of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.
 - (2) Interior Landscaping. The requirements and standards of Section 36-482 of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.
4. Screening and fencing.
 - a. The requirements and standards of Section 36-421 of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

J. EXTERIOR LIGHTING

The requirements and standards of Section 36-484 of the *Springfield Zoning Ordinance*, in

effect at the time of development shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification.

L. OFF-STREET PARKING

Sections 36-455, 36-456 and 36-483 of the Springfield Zoning Ordinance in effect at the time of development shall apply.

M. SIGNS

The requirements and standards of *Section 36-454 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

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:
 - a. Construct the required improvements; or
 - b. 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.
2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
 - a. the required improvements are completed prior to occupancy of the structures; or
 - b. 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.

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.

2) PHASING

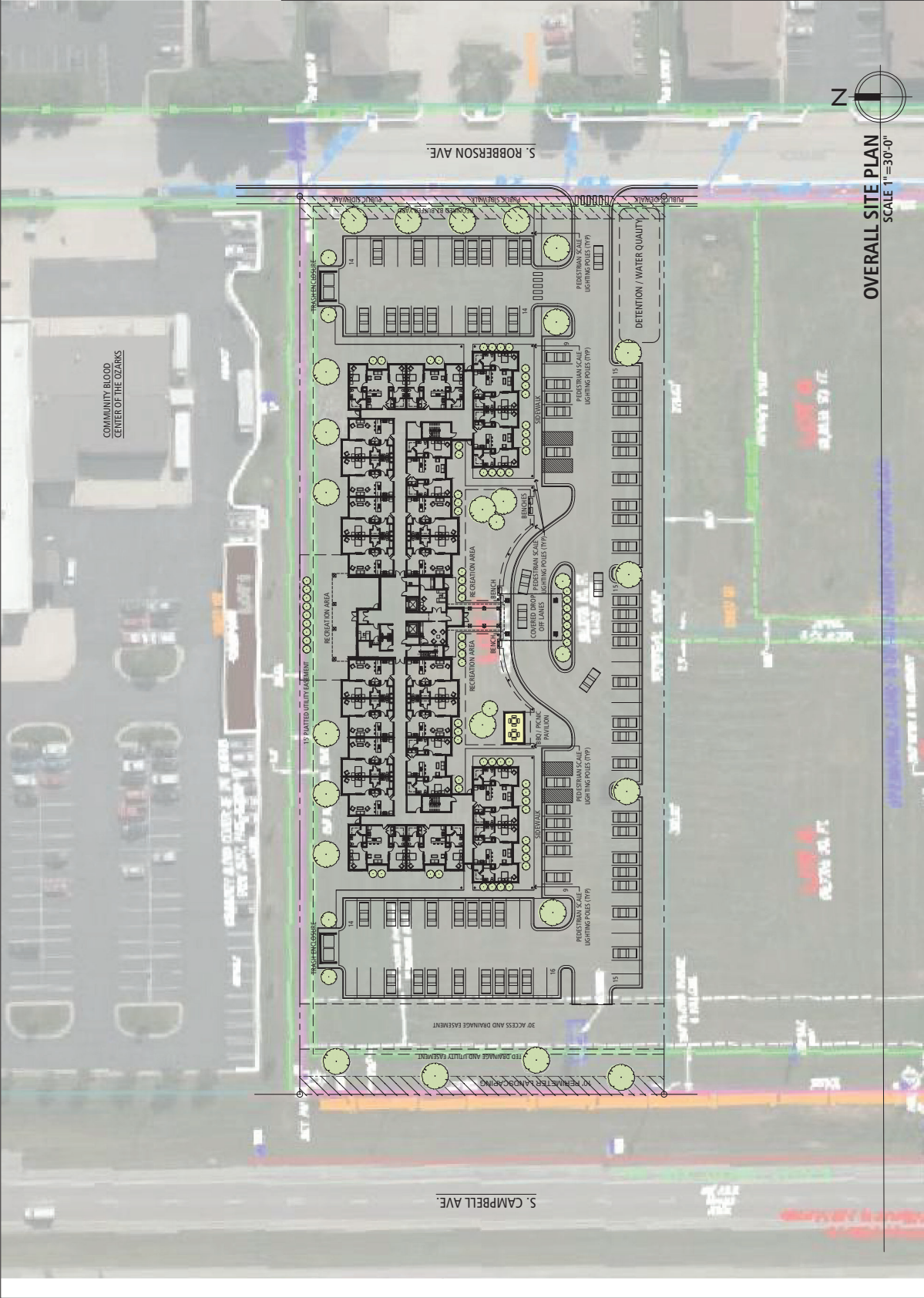
Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all 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.

3) FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department, 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.

The final development plan shall be submitted to the Administrative Review Committee for final action, either as a whole or in phases. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

- a. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by *Subsection 36-405 of the Springfield Zoning Ordinance*.
 - 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.



SITE DATA

LOT AREA: 137,000 SF (3.14 ACRES)
LOT DENSITY: 17.8 UNITS PER ACRE
ALLOWED DENSITY: 24 UNITS PER ACRE
TOTAL ALLOWABLE UNITS: 75 UNITS
TOTAL UNITS PROPOSED: 66 UNITS

BUILDING SQUARE FOOTAGE:
28,175 SF PER FLOOR - THREE FLOORS
TOTAL 84,525 SF

(36) ONE BEDROOM / ONE BATH UNITS
(30) TWO BEDROOM / TWO BATH UNITS
66 TOTAL SENIOR LIVING UNITS

PARKING
PARKING REQUIRED: 114 SPACES
PARKING PROPOSED: 121 SPACES

OPEN SPACE
OPEN SPACE REQUIRED: 20% (27,400 SF)
OPEN SPACE PROPOSED: 37% (50,935 SF)

IMPERVIOUS SURFACE
IMPERVIOUS SURFACE MAX: 80%
IMPERVIOUS SURFACE PROPOSED: 63%

RECREATION SPACE
RECREATION SPACE REQUIRED: 15% (7,640 SF)
RECREATION SPACE PROPOSED: 8,440 SF

AMENITY SPACES:

1. PROPOSED PICNIC PAVILION WITH TWO TABLES & ONE BBQ GRILL
2. COMMUNITY ROOM ON THIRD FLOOR OF BUILDING

OVERALL SITE PLAN
SCALE 1"=30'-0"

PROPOSED FOR:

SEVILLE SQUARE SENIOR VILLAS

SEVILLE SQUARE, LOT 7
SPRINGFIELD, MISSOURI

JUNE 11, 2025 REVISED 07/31/25

ZIMMERMAN
PROPERTIES



BUXTON KUBIK DOOD
DESIGN COLLECTIVE

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NOT FOR CONSTRUCTION



RENDERING OF MAIN ENTRANCE OF SENIOR HOUSING BUILDING - FACING SOUTH

DARK GRAY 6" LAP SIDING

WOOD BRACKETS
LIGHT BOARD &
BATTEN SIDING
PEDESTRIAN SCALE
LIGHT POLES
MASONRY / BRICK



FACADE FACING S. ROBBERSON AVE.

DARK GRAY 6" LAP SIDING

WOOD BRACKETS
LIGHT BOARD &
BATTEN SIDING
PEDESTRIAN SCALE
LIGHT POLES
MASONRY / BRICK



FACADE FACING S. CAMPBELL AVE.

PROPOSED FOR:

SEVILLE SQUARE SENIOR VILLAS

SEVILLE SQUARE, LOT 7
SPRINGFIELD, MISSOURI

JUNE 11, 2025 REVISED 07/31/25



ZIMMERMANTM
PROPERTIES



BUXTON KUBIK DODD
DESIGN COLLECTIVE

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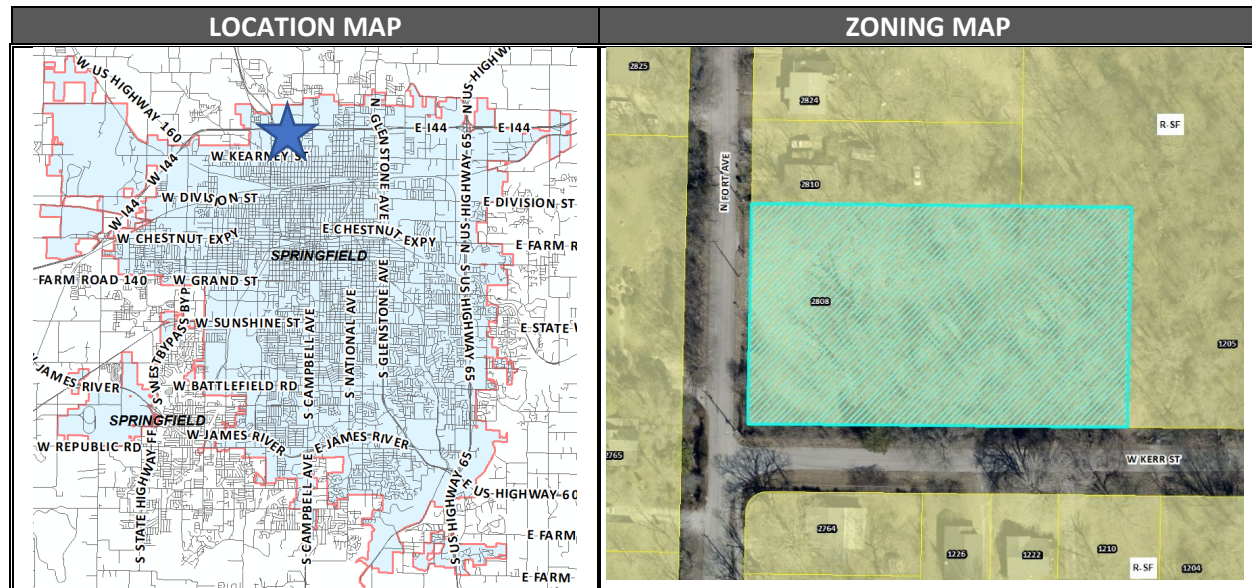
Planning & Zoning Commission Page 23 of 23

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Fort Amor
Location:	2808 North Fort Avenue
Total Acres:	0.99 acres
Applicant:	Tip Top Homes, LLC
Existing Land Use:	Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	August 14, 2025
City Council:	September 8, 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 Fort Amor subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to subdivide approximately 0.99 acres of property generally located at 2808 North Fort Avenue into five (5) residential lots to facilitate the development of the site.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

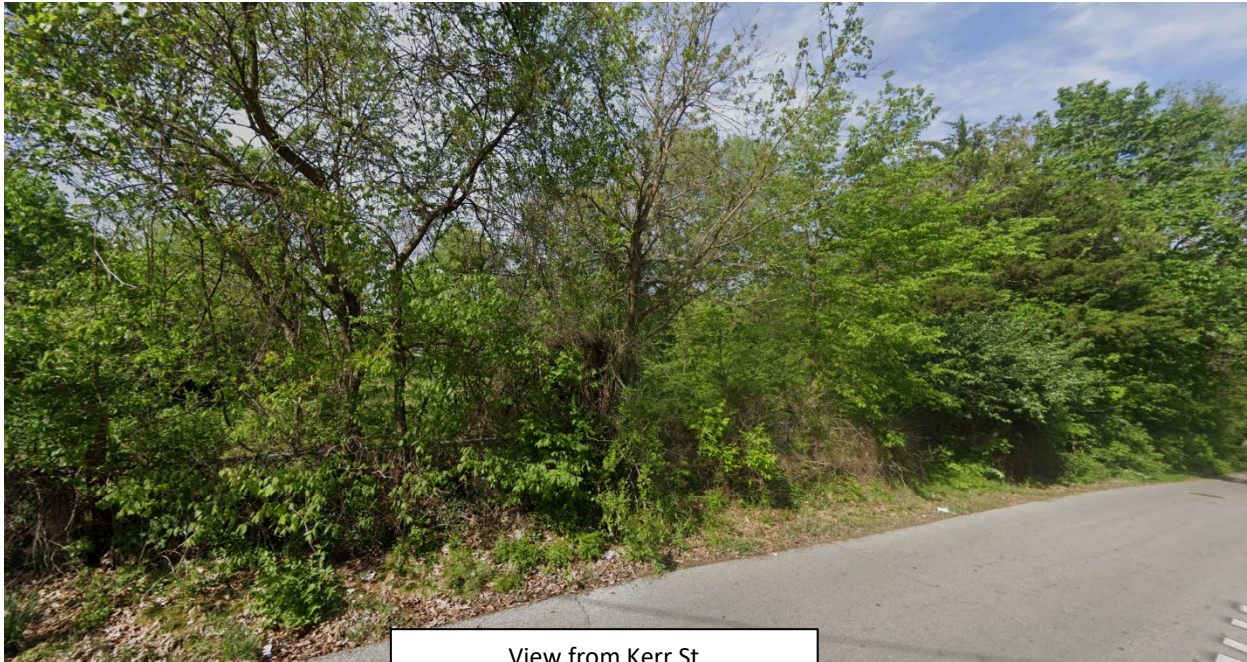


GOOGLE MAPS STREET VIEW:



View from Fort Ave

DEVELOPMENT REVIEW STAFF REPORT



View from Kerr St

PROPERTY HISTORY:

The subject property was annexed into the city in 1955. At the time of the 1995 citywide remapping, the property was rezoned to R-SF, Single-Family Residential.

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.

DEVELOPMENT REVIEW STAFF REPORT

- (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.

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

- (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.

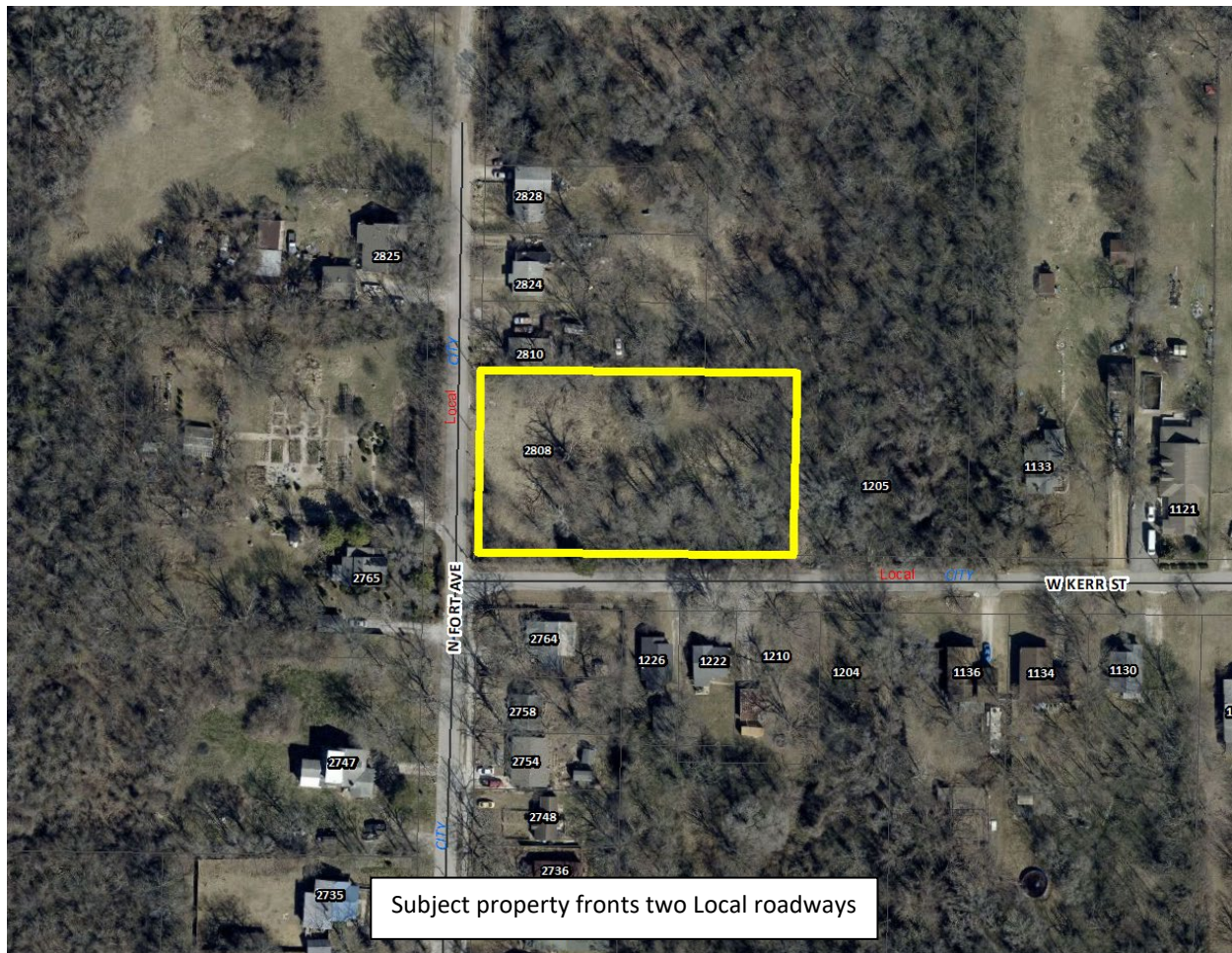
DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR RESIDENTIAL TOWNHOUSE
Minimum lot dimension requirements	Lot Area (Duplex): 7,500 square feet Lot Area (Single-Family Detached): 5,000 square feet Lot Width: 45 feet Lot Depth: 80 feet
Maximum structure height	- When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. - When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Front yard setback	15 feet along local streets 25 feet along collector streets or higher
Side yard setback	Five feet or as required by section 36-453, supplemental open space and yard regulations.
Rear yard setback	Ten percent of the lot depth but may not be less than ten feet nor shall more than 20 feet be required.
Street Classification	N Fort Avenue – Local W Kerr Street – Local
Sidewalks	Sidewalk is required along the frontage of all adjacent streets. Sidewalk currently does not exist along either street.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 20 percent.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 0.99 acres into a five (5) lot subdivision named "Fort Amor".
2. The property is currently zoned R-SF, Single-Family Residential District. The property owner has submitted an application to rezone the property to R-TH, Residential Townhouse District, which is currently in process.
3. A partial stream buffer is located on the northeast corner of the existing property from the Pea Ridge Creek tributary. The Category D small tributary requires a minimum 60-foot-wide buffer.
4. All lots meet the minimum requirements of the City's subdivision regulations and the R-TH, Residential Townhouse District.
5. 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.
6. 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.
7. 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**.

STAFF RECOMMENDATION:

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

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION OPTIONS:

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

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the preliminary plat.
2. The commission shall conditionally approve the preliminary plat.
3. The commission shall disapprove the preliminary plat and state for the record which requirement or requirements of the *Land Development Code* the preliminary plat fails to meet.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

Approved.

2. CITY UTILITIES:

No issues generally with the preliminary plat. CU has electric/gas/water available to the property.

Proposed lot 5 does not currently have access to CU water, so it would have to be extended to provide service before the final plat could be approved.

A 10' utility easement should be added along the entirety of the Kerr and Fort Street frontages, which can be done on the final plat.

3. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved. Please add a POC (Point of Commencement) to the drawing.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

1. Public sewer is available all along the south side of the property in Kerr St and along the west side of the property in Fort Ave. There is one service lateral available in W Kerr, but the other lots could tap the main as needed. Tapping the sewer main for some of the lots would require cutting the street.

2. The sewer permits will be \$300 each for single family residential. Need to specify the distance of each new sewer connection to the nearest manhole when applying for permits. Excavation permits would also be required for each sewer connection since the sewer is in the street.

5. FIRE DEPARTMENT:

No comments.

6. PARKS & GREENWAYS:

Approved.

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

Approved.

DEVELOPMENT REVIEW STAFF REPORT

8. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/Floodway
2808 N Fort Ave	Pea Ridge Creek	Stormwater Report Required	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. The property is 1.2 acres in size. A downstream analysis is required before any approval of a fee in lieu of detention for flood control. Analysis includes the availability of flood control volume in a water quality SCM required as part of the public improvements.

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 Channels and Stream Buffers

1. Partial stream buffer is located on the NE corner of the existing property from the Pea Ridge Creek tributary. Category D Small Tributary requires a minimum 60 feet wide buffer with 30 feet wide buffer from top-of-bank on both sides.



DEVELOPMENT REVIEW STAFF REPORT

Sinkholes and Karst Features

N/A

9. 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	Fort Ave	Local	City	25	25	NA	No	Yes	No
Street 2	Kerr St	Local	City	25	25	NA	No	Yes	No

Access

All new and existing driveway approaches shall comply with the requirements of the planned development, and/or 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 preliminary plat. A traffic study is not required for this plat. All public improvements including sidewalk required for the development must be constructed or escrowed prior to approval of the building permit or plat.

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:

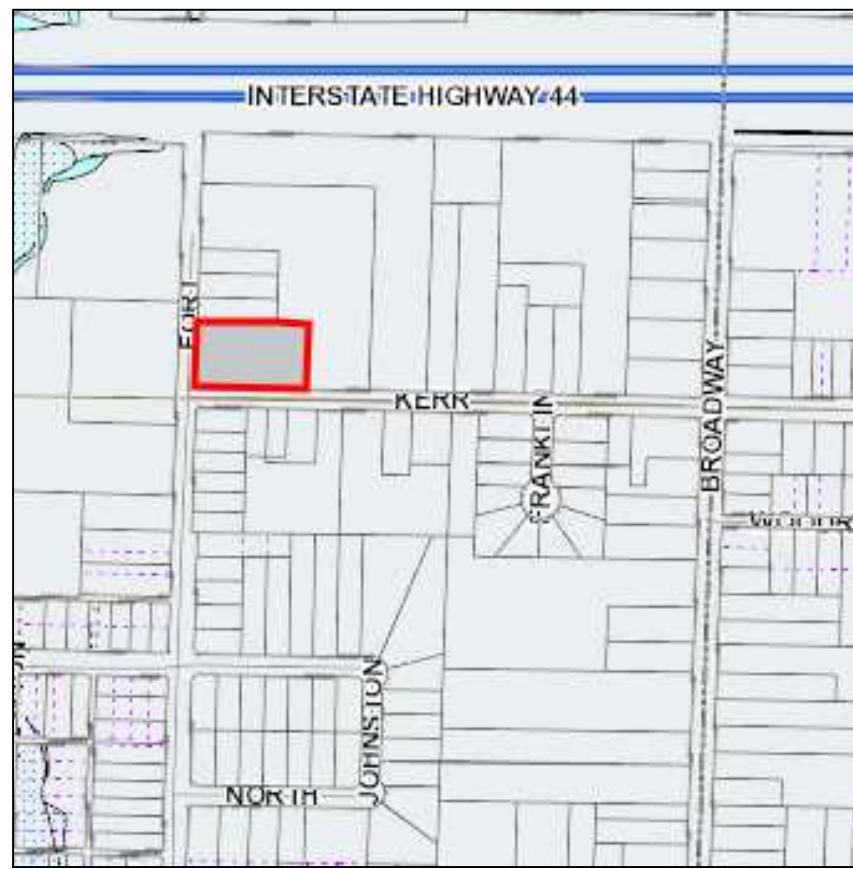
1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required 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 recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

PRELIMINARY PLAT OF FORT AMOR

A SUBDIVISION LOCATED IN THE S1/2 OF THE E1/2 OF LOT No. 1 OF THE NW1/4 OF SECTION 2,
TOWNSHIP 29 NORTH, RANGE 22 WEST OF THE 5th. P.M.
IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

LOCATION SKETCH - NO SCALE



(RECORDER)

STREAM BUFFER EASEMENT DETAIL

NORTHEAST CORNER OF LOT 5			
LINE	BEARING	DISTANCE	
L1	N 88°38'56" W	6.54'	
L2	S 15°20'06" E	10.73'	
L3	S 09°54'01" E	15.10'	
L4	N 02°31'43" E	25.09'	

GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON GPS OBSERVATIONS IN THIS PROJECT MO CENTRAL ZONE

0 20 40 60
(1"= 20')

BASIS FOR COORDINATES

BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE USING MODOT SPRINGFIELD CORRS ARP
N= 513551.695 FEET
E= 1427859.359 FEET
ZONE= MO CENTRAL
GRID FACTOR= .99998497
ALL COORDINATES ARE SHOWN IN FEET. 1 meter = 3.280833'

FLOOD HAZARD NOTE:

THE FLOOD INSURANCE RATE MAP (FIRM) FROM FEMA, MAP No. 29077C0331E EFFECTIVE 12/17/2010, SHOWS THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LEGEND

- △ — CALCULATED POINT
- — FOUND EXISTING IRON PIN.
- — EXISTING IRON PIN BY PLS-2002014103.
- — SET IRON PIN WITH PLS-2002014103 PLASTIC CAP.
- (M) — MEASURED (P) — PLAT (D) — DEED
- (BSL) — BUILDING SETBACK LINE
- — EXISTING WATER METER ● — SEWER MANHOLE
- — — — — SANITARY SEWER

INTERIOR ANGLES OF SUBDIVISION:

- A. 90°24'58"
- B. 88°53'42"
- C. 90°49'57"
- D. 89°51'23"

TOTAL= 360°00'00"

BENCHMARKS

CITY BENCHMARK COS 247
BROADWAY AVE. AT KERR ST. NORTHEAST QUADRANT
COS STANDARD MONUMENT - ELEVATION: 1259.68 FEET

OWNER/DEVELOPER:
TIP TOP HOMES, LLC; ROBERT MCCARTNEY, MANAGING MEMBER;
5268 N. FARM ROAD 171, SPRINGFIELD, MO 65803

DEVELOPMENT NOTES:

TOTAL AREA: 43179.92 SQUARE FEET (0.99 ACRES)

TOTAL NUMBER OF LOTS: 5
LOT 1 - 7500.00 Sq. Ft. 0.17 Ac.
LOT 2 - 7500.00 Sq. Ft. 0.17 Ac.
LOT 3 - 9378.22 Sq. Ft. 0.22 Ac.
LOT 4 - 9393.31 Sq. Ft. 0.22 Ac.
LOT 5 - 9408.39 Sq. Ft. 0.22 Ac.

PROPOSED ZONING DISTRICT: RESIDENTIAL TOWNHOUSE (R-TH)

DATE OF FIRST SUBMITTAL: JULY 8th, 2025

RECORD SOURCE DEED: TIP TOP HOMES, LLC; Ref. G.W.D. IN BOOK 2025 AT PAGE 004179-25.

NO FENCES, PLANTINGS OR OBSTRUCTIONS OTHER THAN MAILBOXES PERMITTED WITHIN THE LIMITS OF ANY RIGHT-OF-WAY OR DRAINAGE EASEMENT.

NO STRUCTURES ARE TO BE BUILT BETWEEN THE RIGHT-OF-WAY LINE AND BUILDING SETBACK LINE.

MAINTENANCE OF ANY AREA REFERRED TO AS A DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER ON WHOSE LOTS THE EASEMENT IS LOCATED.

SETBACK NOTE: SETBACKS TO BE DETERMINED BY THE ZONING DISTRICT AT THE TIME OF DEVELOPMENT.

SURFACE WATER DRAINAGE STATEMENT: THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL:

I, ANITA COTTER, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF ELEVATE SUBDIVISION WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF SPRINGFIELD, AND APPROVED BY SPECIAL ORDINANCE NO. _____ ON THIS _____ DAY OF _____, 20____.

ANITA J. COTTER, MMC/MPCC
CITY CLERK

ACKNOWLEDGEMENT:
STATE OF MISSOURI
COUNTY OF GREENE } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED ROBERT MCCARTNEY, MANAGING MEMBER OF TIP TOP HOMES, LLC, TO ME PERSONALLY KNOWN AND WHO BEING DULY SWORN BY ME DID DEPOSE AND SAY HE IS THE OWNER, OR THE LEGAL REPRESENTATIVE ACTING IN BEHALF OF THE ENTITY OWNER, OF THE PROPERTY DESCRIBED IN THIS DOCUMENT AND THAT HE EXECUTED THIS INSTRUMENT AND SIGNED HIS NAME THERETO BY HIS FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE THE DAY AND YEAR FIRST ABOVE WRITTEN.

P.O.B. OF PARENT TRACT:
P.O.C. OF DESCRIPTION OF PLAT:
SOUTHWEST CORNER, S1/2,
E1/2, LOT 1, NW1/4, SECTION
2, T29N, R22W, FOUND EXISTING
RAILROAD SPIKE.

PHILLIP MARTIN CUNNINGHAM
AND GAIL YVONNE CUNNINGHAM;
Ref. DEED IN BOOK 2018 AT
PAGE 026404-18.



RECORD SOURCE PROPERTY DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF GREENE AND STATE OF MISSOURI TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH ONE HALF (S1/2) OF THE EAST ONE HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22); THENCE NORTH 191 FEET; THENCE EAST 282 FEET; THENCE SOUTH 191 FEET; THENCE WEST 282 FEET TO THE BEGINNING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SUBJECT TO ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

DESCRIPTION AND EXECUTION OF PLAT:

I, THE UNDERSIGNED, ROBERT MCCARTNEY, AM A MEMBER OF TIP TOP HOMES, LLC AND THE OWNER IN FEE SIMPLE OF THE PROPERTY DESCRIBED BELOW.

A PART OF SOUTH ONE-HALF (S1/2) OF THE EAST ONE-HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP TWENTY-NINE NORTH (T29N), RANGE TWENTY-TWO WEST (R22W) OF THE 5th. P.M. IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF THE S1/2 OF THE E1/2 OF LOT ONE (1) OF THE NW1/4, SAID SEC. 2, THENCE S88°18'14"E ALONG THE SOUTH LINE OF THE S1/2 OF THE E1/2 OF LOT ONE (1) OF THE NW1/4, SAID SEC. 2, 24.11 FEET; THENCE N01°50'24"E, 25.00 FEET TO AN IRON PIN AND SAID IRON PIN MARKS THE TRUE POINT OF BEGINNING; THENCE N01°50'24"E, 165.98 FEET TO AN IRON PIN; THENCE S88°34'35"E, 260.21 FEET TO AN IRON PIN; THENCE S02°31'43"W, 167.23 FEET TO AN IRON PIN; THENCE N88°18'14"W, 258.19 FEET TO THE ABOVE MENTIONED TRUE POINT OF BEGINNING.

SAID LAND HAS BEEN SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON AND SAID SUBDIVISION SHALL HEREAFTER BE KNOWN AS FORT AMOR SUBDIVISION, ALL EASEMENTS, ADDITIONAL RIGHTS-OF-WAY AS SHOWN ON PLAT ARE HERETOFORE DEDICATED TO THE PUBLIC USE AND ARE HEREBY SO DEDICATED.

ALL STREETS ARE HEREBY DEDICATED TO THE PUBLIC.

IN TESTIMONY WHEREOF, THE UNDERSIGNED TRUSTEE HAS HEREUNTO SET THEIR HAND THIS ____ DAY OF _____, 2025.

ROBERT MCCARTNEY - MANAGING MEMBER OF TIP TOP HOMES, LLC

CERTIFICATE NOTES:

MONUMENTS AND IRON PINS SHOWN AS SET WERE PLACED UNDER THE PERSONAL SUPERVISION OF BRADLEY N. MACKEY, PLS-2002014103. LOCATION OF IMPROVEMENTS AS SHOWN HEREON WAS TAKEN FROM VISUAL INSPECTION OF PHYSICAL EVIDENCE ON THE PREMISES AND EASEMENTS, IF ANY ARE SHOWN, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED; AND THESE ITEMS MAY NOT BE ALL INCLUSIVE. PROPERTY BOUNDARIES AS SHOWN ARE GENERALLY BASED ON DEEDS OF RECORD. VARIATIONS FOUND OUT OF HARMONY AGREEMENT WITH RECORD TITLE LINES ARE AS SHOWN.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRADLEY N. MACKEY, PLS-2002014103, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER PERSONAL SUPERVISION OF BRADLEY N. MACKEY, PLS-2002014103, IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE.

BRADLEY N. MACKEY (PLS-2002014103)

07/30/2025
DATE

162 OAK TREE ACRES LANE, BRANSON, MISSOURI 65721

CLIENT: TIP TOP HOMES LLC
DESCRIPTION: SUBDIVISION PLAT
LOCATION: PART OF THE S1/2, E1/2, LOT No. 1, NW1/4 OF SEC. 2, T29N, R22W OF THE 5th. P.M., SPRINGFIELD, GREENE COUNTY, MO.
ORDERED BY: BOBBY MCCARTNEY

417-300-1781
JOB No.: 25-0952-25
DATE: 07/30/2025
SCALE: 1" = 20'
DWG. No.: 0952-25-1
PAGE No.: 1 OF 1

DATE OF PREPARATION: 07/08/2025
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: PLS-2002014103
PLS CORP. NUMBER: 2022012827

BRADLEY N. MACKEY
PLS-2002014103
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION:

APPROVED ON THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI.

STEPHEN CHILDERS
DIRECTOR OF PLANNING AND DEVELOPMENT

BROADWAY ACRES THIRD ADDITION
PLAT BOOK X AT PAGE 50

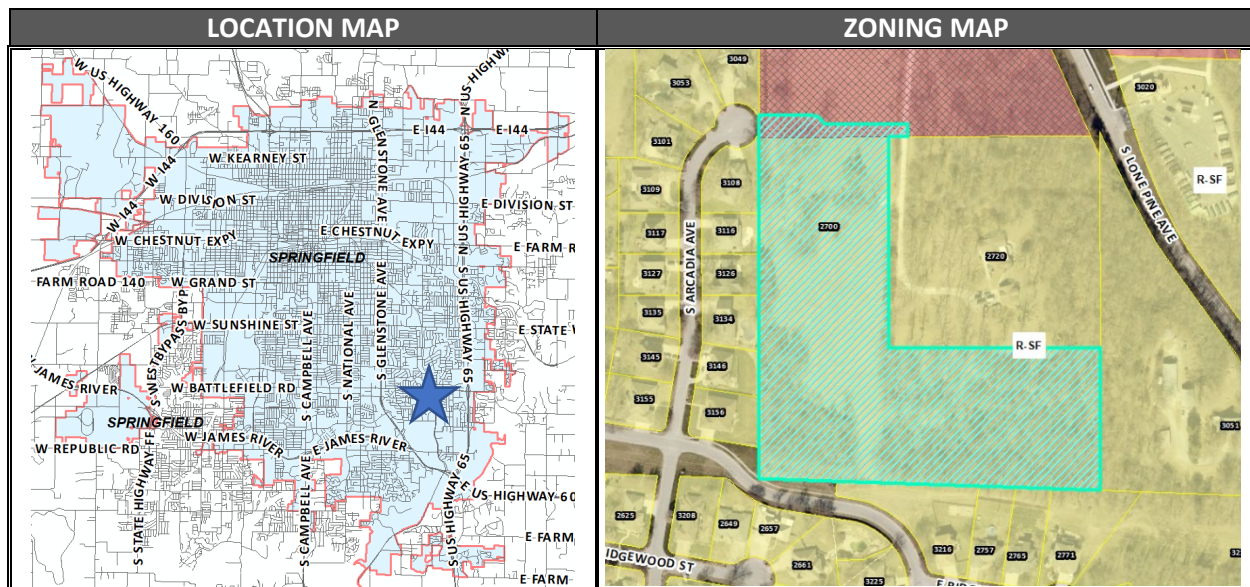
AUSTIN ATKINS; Ref.
DEED IN BOOK 2022 AT
PAGE 039037-22.

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Chimney Rock Subdivision - Revised
Location:	3040 South Arcadia Avenue
Total Acres:	8.69 acres
Applicant:	JCRS Development, LLC
Existing Land Use:	Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	August 14, 2025
City Council:	September 8, 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 Chimney Rock Subdivision - Revised subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

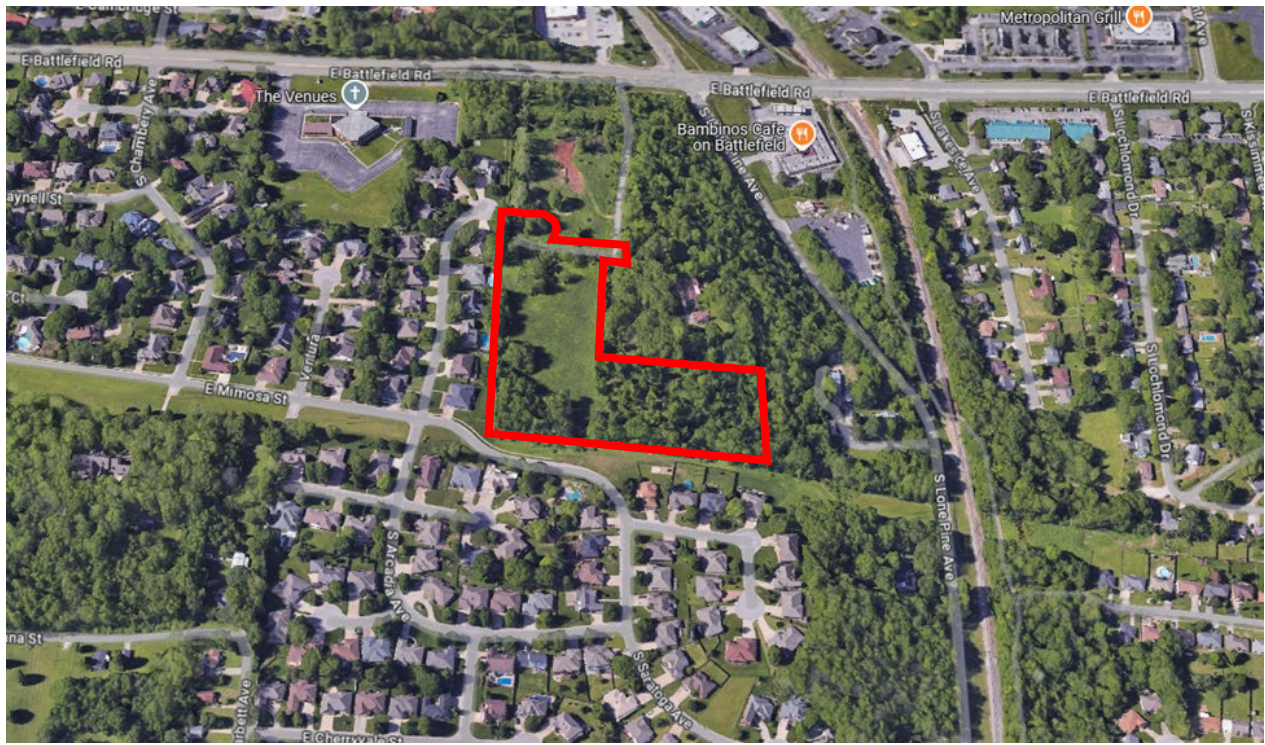
PROJECT SUMMARY:

Request to subdivide approximately 8.69 acres of property generally located at 3040 South Arcadia Avenue into twenty-nine (29) residential lots to facilitate the development of the site.

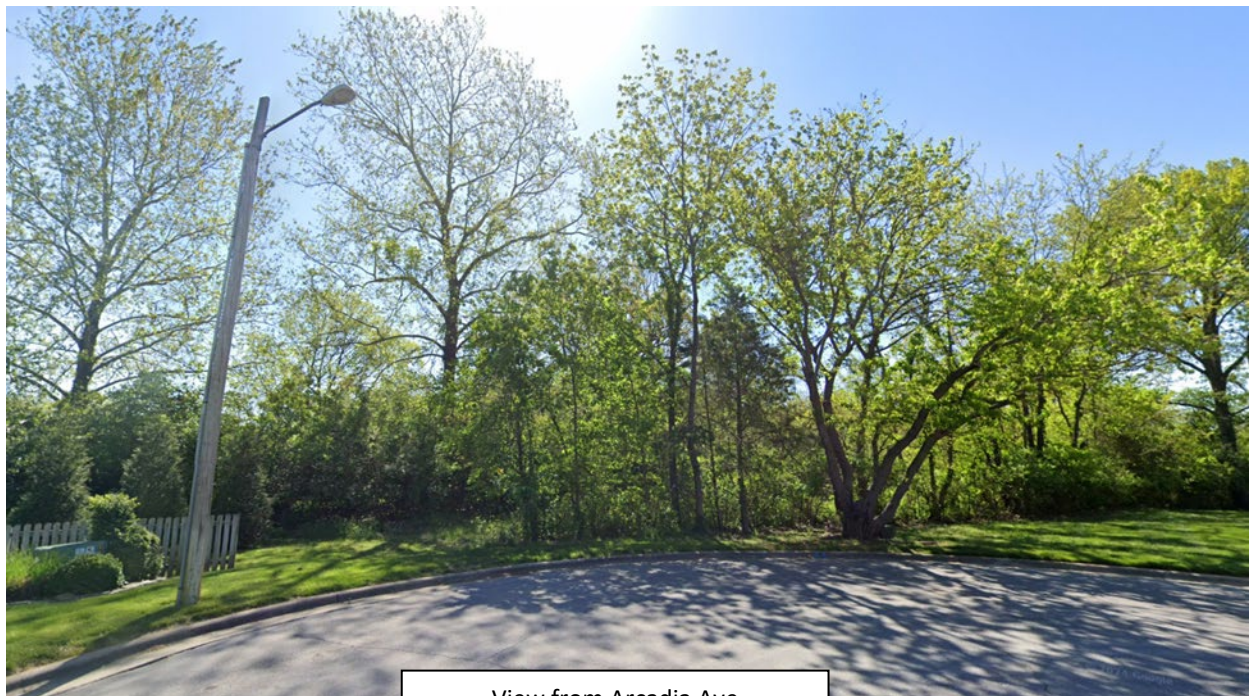


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

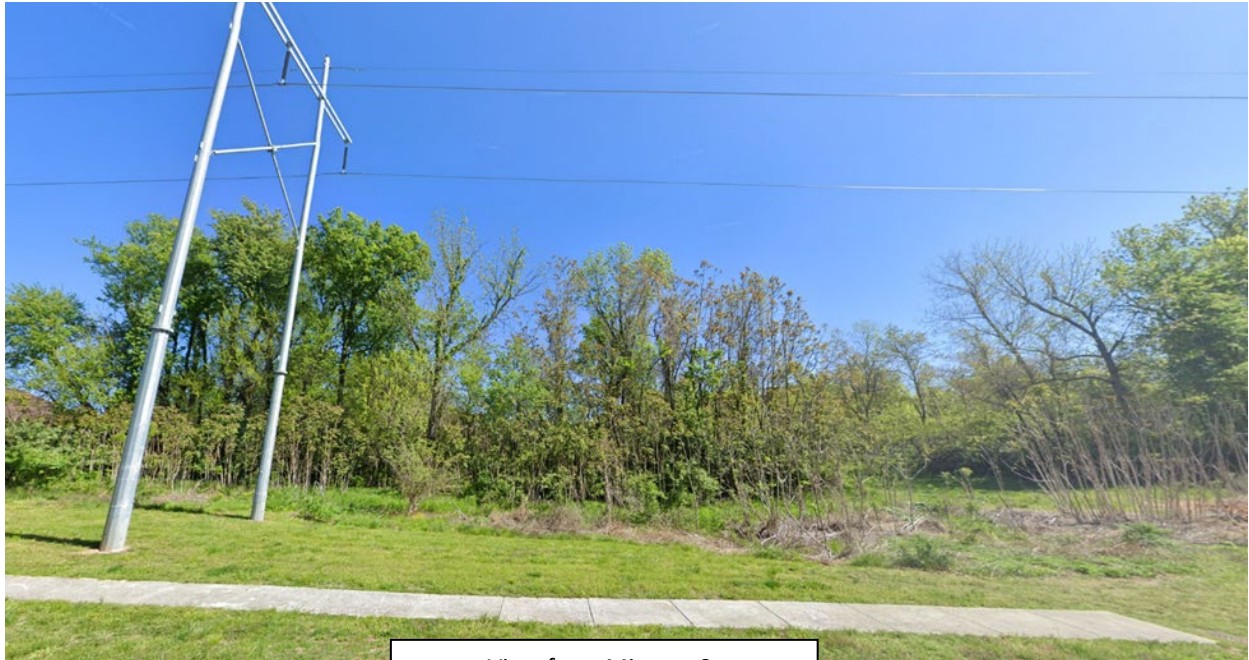


GOOGLE MAPS STREET VIEW:



View from Arcadia Ave

DEVELOPMENT REVIEW STAFF REPORT



View from Mimosa St

PROPERTY HISTORY:

The subject property was annexed into the city in 1964. At the time of the 1995 citywide remapping, the property was rezoned to R-SF, Single-Family Residential. The property was platted as part of Briarcliff Subdivision in 2015. The property was further subdivided in 2024 via a replat. A different version of this preliminary plat, which contained more lots, was reviewed by the Planning & Zoning Commission within the last year and approved by City Council, but has not been final platted.

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.

DEVELOPMENT REVIEW STAFF REPORT

- (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.

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

- (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 SINGLE-FAMILY RESIDENTIAL
Minimum lot dimension requirements	Lot Area: 6,000 square feet Lot Width: 50 feet Lot Depth: 80 feet
Maximum structure height	- When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. - When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Front yard setback	15 feet along local streets 25 feet along collector streets or higher
Side yard setback	Five feet or as required by section 36-453, supplemental open space and yard regulations.
Rear yard setback	Ten percent of the lot depth but may not be less than ten feet nor shall more than 20 feet be required.
Street Classification	E Mimosa Street – Local S Carson Avenue – Local E Watson Street – Local
Sidewalks	Sidewalks are required along E Mimosa Street, S Carson Avenue, and E Watson Street. Sidewalk exists along the frontage of E Mimosa Street.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 30 percent.

CODE ITEM	REQUIREMENTS FOR GENERAL RETAIL
Minimum lot dimension requirements	36 feet of frontage along a public street
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.
Front yard setback	15 feet along local streets 25 feet along Collector streets or higher
Side and rear yard setback	None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection 36-421(8)
Street Classification	E Mimosa Street – Local S Carson Avenue – Local E Watson Street – Local
Sidewalks	Sidewalks are required along E Mimosa Street, S Carson Avenue, and E Watson Street. Sidewalk exists along the frontage of E Mimosa Street.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 20 percent.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 8.69 acres into a twenty-nine (29) lot subdivision named “Chimney Rock Subdivision - Revised”.
2. The property is zoned GR, General Retail with Conditional Overlay District #151 and R-SF, Single-Family Residential District.
3. A portion of the area zoned General Retail with Conditional Overlay District #151 is to be dedicated as right-of-way to serve as a hammerhead turnaround at the end of Carson Avenue. The western portion of this area is to be incorporated into Lot 1, with the plat prohibiting access to Arcadia Avenue. The east portion of this area is incorporated into Lot 9 and used as an access easement to an existing, adjacent residential property.
4. The most substantial changes from the preliminary plat that was submitted for this property in 2024 are the decrease in lot numbers from forty (40) to twenty-nine (29) and removing the connection of Carson Avenue to Arcadia Avenue.
5. All lots meet the minimum dimension requirements of the City’s subdivision regulations, the Single-Family Residential District, and the General Retail District.
6. 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.
7. 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.
8. 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**.

STAFF RECOMMENDATION:

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

DEVELOPMENT REVIEW 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.

Comments have been received by citizens for this case and have been included as ***Attachment 4***.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

AT&T has no conflicts. Please contact Cody Butler at cb670v@att.com for any questions for AT&T.

2. CITY UTILITIES:

No issues generally with preliminary plat. Easements as shown appear to be acceptable for public streets. Electric/gas/water will need to be extended to serve all lots per CU's extension policy and city code before the final plat can be approved.

3. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Revised preliminary plat is acceptable. Each lot will be served by public sewer once the public improvements are completed and accepted. The final plat will not be able to be approved until the public improvements have been accepted or escrowed. This includes the offsite sewer extension.

5. FIRE DEPARTMENT:

Approved.

6. PARKS & GREENWAYS:

Approved.

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

Approved.

8. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/Floodway
3040 S Arcadia Ave	Galloway 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. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. The site drains to the adjacent properties (3051 S Lone Pine Ave and 3217S Ridgewood Ct). The subdivision is required to provide flood control to prevent downstream flooding.

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 Channels and Stream Buffers

N/A

Sinkholes and Karst Features

N/A

DEVELOPMENT REVIEW STAFF REPORT

9. 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. Mimosa Street	Local	City	25	25	NA	Yes	Yes	Yes
Street 2	S. Carson Avenue	Local	City	25	0	NA	Yes	Yes	No
Street 3	E. Watson Street	Local	City	25	0	NA	Yes	Yes	No

Access

All access to the development shall be per current City of Springfield standards for the street classification.

Trails, Bus Stops, And Additional Information

There is one (1) Greenway Trail near the property. There are two (2) bus stops on Battlefield Road near the property.

Improvements

No improvements are required for this preliminary plat. A traffic study may be required at the time of development.

DEVELOPMENT REVIEW STAFF REPORT

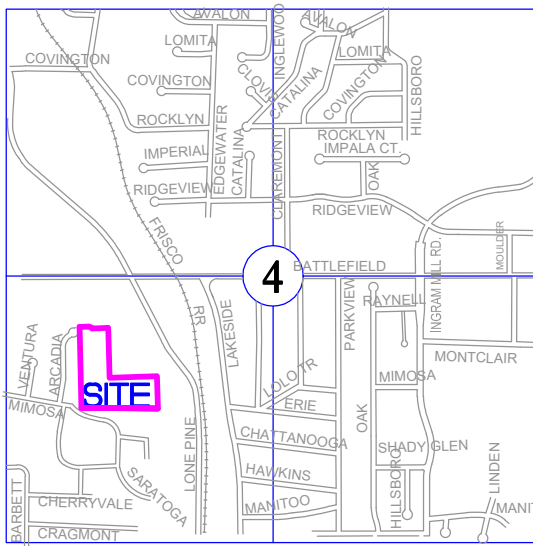
CONDITIONS FOR APPROVAL:

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



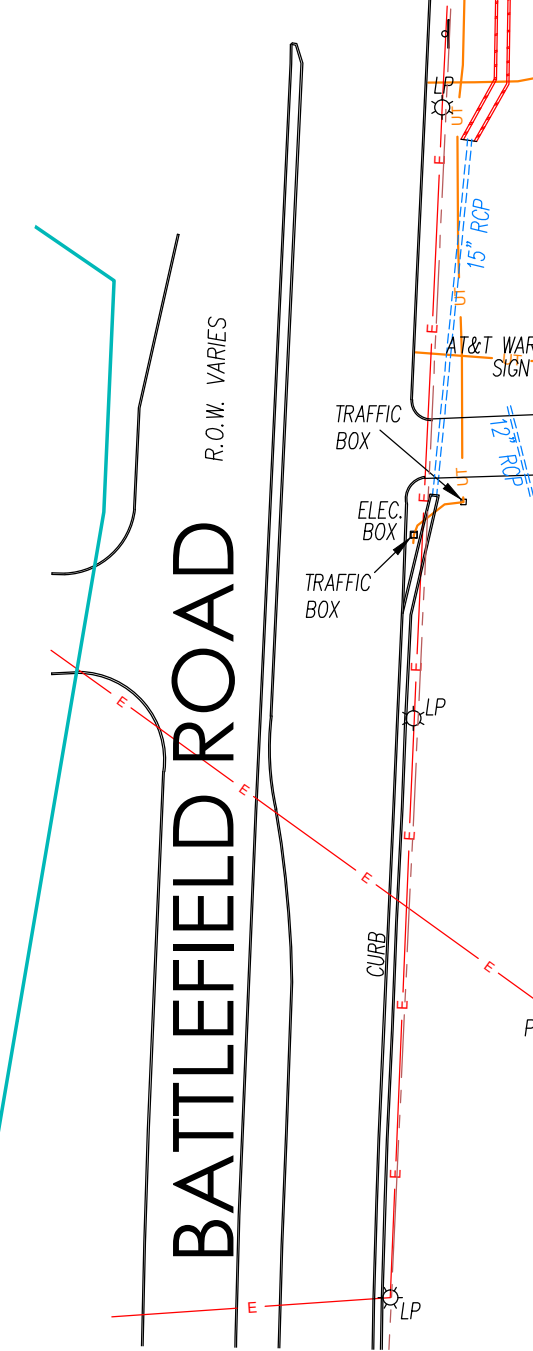
LOCATION SKETCH

SEC. 4, T-28-N, R-21-W
SCALE: 1"=200'

STATE PLANE COORDINATE TIE MISSOURI COORDINATE SYSTEM 1983	
CONTROL STATION:	
GR-11	NORTHING - 147,252.086 (M) EASTING - 435,435.653 (M) GRID FACTOR - 0.9999467
COORDINATES ENTERED IN METERS.	

INTERIOR ANGLES

1	90°07'44"
2	156°06'49"
3	270°00'00"
4	90°00'00"
5	87°43'43"
6	150°13'54"
7	180°08'04"
8	203°53'11"
9	90°00'00"
10	90°00'00"
11	270°00'00"
12	121°46'35"
SUM OF INTERIOR ANGLES 1800°00'00"	



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	N44°05'48"W	21.21'
C2	23.56'	15.00'	S45°54'12"W	21.21'
C3	13.07'	150.00'	N03°24'00"E	13.07'
C4	28.28'	150.00'	N11°17'54"E	28.24'
C5	56.11'	200.00'	S08°39'49"W	55.92'
C6	44.30'	150.00'	S08°14'19"W	44.14'
C7	55.14'	200.00'	N08°48'06"E	54.97'
C8	23.56'	15.00'	S45°54'12"W	21.21'
C9	23.56'	15.00'	S44°05'48"E	21.21'
C10	19.47'	20.00'	N61°12'40"W	18.71'
C11	19.47'	20.00'	N63°01'04"E	18.71'
C12	49.42'	60.00'	S58°43'39"W	48.03'
C13	50.11'	60.00'	N73°45'02"W	48.67'
C14	48.70'	60.00'	N26°34'23"W	47.37'
C15	32.01'	60.00'	N11°57'40"E	31.63'
C16	78.25'	60.00'	N64°36'19"E	72.82'
C17	46.82'	60.00'	S55°40'45"E	45.64'

LEGEND OF SYMBOLS AND ABBREVIATIONS

④	INTERNAL ANGLE # (SEE TABLE)	SET PM	PERMANENT MONUMENT
SS	PROPERTY LINE	FIND IP	FOUND IRON PIN
SS	SANITARY SEWER	SET IP	SET IRON PIN
SW	STORM SEWER	RWM	RIGHT-OF-WAY MARKER
T	TELEPHONE LINE	PP	POWER POLE W/ GUY
UT	UNDERGROUND TELEPHONE	GY	
G	GAS LINE	MH	MANHOLE
w	WATER LINE	SCO	SEWER CLEANOUT
E	OVERHEAD ELECTRIC LINE	GM	GAS METER
UE	UNDERGROUND ELECTRIC	LP	LIGHT POLE
x	FENCE LINE	TR	SIGN
TL	TREE LINE	WM	WATER METER
W	RETAINING WALL	WV	WATER VALVE
P.O.C.	POINT OF COMMENCEMENT	GV	GAS VALVE
P.O.B.	POINT OF BEGINNING	FH	FIRE HYDRANT
M	MEASURED	TR	TELEPHONE RISER
D	DEED	BP	BUMPER POST
R	RECORD	IG	GRATE INLET
		EM	ELECTRIC METER
		ER	ELECTRICAL RISER
		MB	MAIL BOX

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	51.31'	N00°54'12"E
L2	31.00'	S89°05'48"E
L3	30.00'	S00°54'12"W
L4	31.00'	S89°05'48"E

COMMON AREA NOTE

ALL COMMON AREAS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

ZONING DATA

SUBJECT PROPERTY IS ZONED R-5 (SINGLE-FAMILY RESIDENTIAL DISTRICT), EXCEPT THE NORTH 51.31 FEET OF THIS SUBDIVISION, WHICH IS ZONED OR (GENERAL RESIDENTIAL DISTRICT) WITH A CONDITIONAL OVERLAY DISTRICT #151.

SETBACKS ARE DETERMINED BY THE ZONING AT THE TIME OF DEVELOPMENT.

HOWEVER, IN NO EVENT MAY A STRUCTURE BE ERRECTED CLOSER TO THE CENTERLINE OF AN EXISTING OR PLANNED STREET THAN AS PRESCRIBED BELOW.

STREET CLASSIFICATION REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE 25 FEET PLUS THE REQUIRED YARD SETBACK

RESIDENTIAL LOCAL (MINNOSA ST. & ARCADIA AVE.)

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2907700336, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 12, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

PREPARED BY

SAM DEPRIEST, PLS
OWN, INC.
8455 COLLEGE BOULEVARD
OVERLAND, KS. 66201

OWNER AND DEVELOPER

JCHS DEVELOPMENT LLC
2808 S. INGRAM MILL ROAD A100
SPRINGFIELD, MO. 65804

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, SAMUEL J. DEPRIEST, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY OWN, INC. DATED AUGUST 2024 AND SIGNED BY SAMUEL J. DEPRIEST, PLS NO. 2013000041 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT UNDER THE SUPERVISION OF SAMUEL J. DEPRIEST, PLS NO. 2013000041 IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS DRAWING.

OWN, INC. LC62
BY:

SAMUEL J. DEPRIEST, PLS NO. 2013000041



7-31-2025
DATE PREPARED



3213 S. West Bypass
Springfield, MO 65807
417.866.2741
wesreown.com

FIELD: CB	DATE: 8-06-2024	111992.DWG SHEET 1 OF 1
DRAWN: BAC	FIELD BK: N/A	
CHECKED: SJD	JOB NO: 24SP10169	

ATTACHMENT 4

From: [Tammy Fulk](#)
To: [Menke, Andrew](#)
Subject: Re: Chimney Rock
Date: Wednesday, August 6, 2025 11:48:49 AM

Mr. Menke,

I completely understand the proposed platform states no access to Arcadia; however, also in 2018 the rezoning stated the same no access to Arcadia and we had to sue the City of Springfield to enforce this. We need reassurance for the future development to the north. The property to the north of this new development is currently for sale and there are no guarantees as to what will happen with this property as well. Putting a culdesac at the end of Carson Ave provide certainty to our neighborhood.

Thank you,

Tammy Fulk
Sent from my iPhone

On Aug 6, 2025, at 8:45 AM, Menke, Andrew <amenke@springfieldmo.gov> wrote:

Tammy,

Thanks for your comments, I will include them in the staff report. Please note that the new plat includes a label that prohibits access to Arcadia Avenue.



Best,

Andrew Menke
Senior Planner
City of Springfield
Department of Planning & Development
Phone: (417) 864-1613

From: Tammy Fulk <tammyfulk@hotmail.com>
Sent: Wednesday, August 6, 2025 10:07 AM
To: Menke, Andrew <amenke@springfieldmo.gov>
Subject: Re: Chimney Rock

Mr. Menke,

Thank you for sending this proposed plat.

As you are aware, Chimney Hills and Chimney Hills Place neighborhoods have been concerned about this new development, especially considering the developers moved the property line to include part of the COD 151 property. I would like to see a culdesac on the end of Carson Ave to prevent any future development to the north. We have spent \$45,000 in legal fees trying to enforce COD 151 and I would greatly appreciate the city providing us reassurance this could not happen again. With a hammerhead at the end of Carson, this could easily be changed in the future, allowing access through Carson Ave and onto Mimosa. Mimosa traffic is a challenge already so we want to ensure it will only be this new neighborhood accessing and not additional traffic in the future. Also, with the developer using the "Chimney" in this new development, they are trying to add to our neighborhoods, so for it to be conforming, a culdasac would do that as there are many street in both neighborhoods with culdasac streets and not one with fire turn arounds. This small change would help everyone be in agreement. Please take this into consideration while you are reviewing this proposal.

Thank you,

Tammy Fulk

Sent from my iPhone

On Aug 6, 2025, at 6:21 AM, Menke, Andrew
<amenke@springfieldmo.gov> wrote:

Good Morning Tammy,

Attached is a copy of the plat. The staff report is not complete and will be posted Thursday at 5pm. Here is a link to the [agenda](#), where it will be posted. For copies of all other supporting documents you will want to submit a [Sunshine Request](#) through the City Clerk's Office.

Best,

Andrew Menke
Senior Planner

City of Springfield
Department of Planning & Development
Phone: (417) 864-1613

-----Original Message-----

From: Tammy Fulk <tammyfulk@hotmail.com>
Sent: Tuesday, August 5, 2025 12:36 PM
To: Menke, Andrew <amenke@springfieldmo.gov>
Subject: Chimney Rock

Hello Mr. Menke,

Can you please forward any and all information to me regarding the new proposed plat of Chimney Rock, especially the drawing of the plat? There is a new notice in our neighborhood and I would like to know more about it.

Thank you!

Tammy Fulk
Sent from my iPhone
<Chimney Rock Revised- Plat.pdf>

Menke, Andrew

From: M.J. Grinstead <mjgrins@hotmail.com>
Sent: Sunday, August 10, 2025 6:55 PM
To: Zoning@springfieldmo.gov
Subject: Chimney Rock Proposal

Dear Planning and Zoning Commission Members,

Below I am copying and pasting an email I sent to City Council Members. I am aware the Planning and Zoning Commission will consider the new plat of Chimney Rock before it is sent to Council.

Please take my neighborhood's concerns for additional traffic into consideration.

Thank You!

Mary Jane Grinstead

Dear Mayor and City Council,

In a previous email, I have asked that you consider roads leading into the area of the proposed Chimney Rock Subdivision when you look at the new plat. It is **IMPERATIVE** that you consider the dangerous blending of the traffic along Mimosa from divided lanes into a single lane. I am especially concerned about the intersection of eastbound traffic along Mimosa from Luster - the **ONLY** way to safely exit onto Battlefield at a traffic light - to the proposed Chimney Rock subdivision.

Currently eastbound traffic from Luster has to make a right-angle left turn from Mimosa to Patterson, then make an immediate right-angle right turn from Patterson to the **one-lane wide** Mimosa (highlighted by the bold green line). I have navigated that turn for the 40+ years I have lived in the neighborhood! It is especially dangerous in the winter, when snow melts and ice forms down in that valley.

I am pasting a picture of a map of the intersection so you can have a visual representation of the sharp turns one has to make to continue on the same street.



PLEASE take this dangerous curve into consideration when you look at adding the traffic from the additional 29 houses to the mix. There will that many more trash trucks, lawn mowing trailers, school buses, building materials trucks, concrete trucks, UPS and Fed Ex trucks, as well as the additional cars, to make that curve and meet along the narrow stretch of Mimosa from Patterson to Ventura.

PLEASE do something to correct this dangerous situation.

Thank you,
Mary Jane Grinstead

From: [LLF](#)
To: Zoning@springfieldmo.gov
Subject: Chimney Rock Subdivision Concerns
Date: Monday, August 11, 2025 2:08:13 PM
Attachments: [Chimney Rock Subdivision.pdf](#)

Dear Members of the Planning & Zoning Committee,

I am writing as a resident of Chimney Hills Place to voice my concerns of the proposed development of the Chimney Rock subdivision. Please see the attached document. Thank you for your time.

Regards,

Leo and Mary Lou LaFauce
2624 E Shady Glen Ct
Springfield, MO 65804

Members of the Planning and Zoning Committee

Subject: Chimney Rock-Planning & Zoning hearing this Thursday, August 14

Areas of concern

As a resident of Chimney Hills Place, I would like to address a few areas of concern about the proposed development of Chimney Rock subdivision.

1. Access from E Mimosa street. Does this entrance infringe upon the Chimney Hills Lot located at 3216 E Ridgewood?
2. There are utility power lines that would be very close to the entrance from E Mimosa.
3. There was an ordinance from 2018 that prohibited access from Arcadia Avenue and E Mimosa street. By allowing access from E Mimosa, does this not violate the 2018 ordinance?
4. There was concern of a sink hole located at the proposed entrance from E Mimosa. Has this concern been addressed?
5. There was speed/volume radar detection equipment temporarily placed on E Mimosa St. What were the results of the data that was obtained from this equipment?
6. It seems like a traffic impact study or traffic volume study should be performed in order to see how this new development will affect our current traffic issues.
7. Although our home is not located on E Mimosa, there will be an increase in traffic in our neighborhood. This is a safety concern. We do not have sidewalks in Chimney Hills Place. This becomes a safety hazard for not only the increase in auto traffic, but also to pedestrians and bicyclists as well. With the recent Galloway project, we have seen a significant increase in traffic through our neighborhood.