



City of Springfield

Agenda

City Council

Jeff Schrag, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Bruce Adib-Yazdi, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

August 25, 2025

6:30 PM

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

[Rules and procedures.](#)

1. ROLL CALL.

2. APPROVAL OF MINUTES.

- 2.1. Approval of Minutes. August 5, 2025, Special City Council Meeting and August 11, 2025, City Council Meeting.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2025-171 (Jenson)

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' for the purpose of annexing approximately 10.13 acres of private property generally located in the 4000 block of South Jonathan Avenue into the City of Springfield as Annexation A-6-2025.(By: Boehm Family Trust; 4000 block South Jonathan Avenue; A-6-2025.)

6.2. Council Bill 2025-172 (Horton)

A special ordinance granting Conditional Use Permit No. 482 for the purpose of permitting a daycare center as an adaptive use of a non-residential structure in a R-SF,

Singe-Family Residential District, generally located at 1212 North Broadway Avenue.(By: Czrina Moreno; 1212 North Broadway Avenue; Conditional Use Permit No. 482.)

6.3. Council Bill 2025-173 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.22 acres of property generally located at 2800 North Kansas Expressway from GR – General retail district to HC – Highway commercial district; and adopting an updated Official Zoning Map. (By: Khan Family Properties, LLC; 2800 N. Kansas Expressway; Z-12-2025.)

6.4. Council Bill 2025-174 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.83 acres of property generally located at 1100 East Kearney Street, 1101 East Turner Street, 2303 and 2307 North Taylor Avenue, and 2306 North Howard Avenue from R-TH – Residential townhouse district and HC – Highway commercial district, to R-MD – Medium density multifamily residential district and HC – Highway commercial district with Conditional Overlay District No. 272; establishing Conditional Overlay District No. 272; and adopting an updated Official Zoning Map. (By: Elevate Lives; 1100 East Kearney Street, 1101 East Turner Street, 2303 & 2307 North Taylor Avenue, 2306 North Howard Avenue; Z-13-2025 with Conditional Overlay District No. 272.)

6.5. Council Bill 2025-175 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 10 acres of property generally located at 2456 East Sunshine Street from R-SF – Single-family residential district, GR – General retail district, and HC – Highway commercial district, to GR – General retail district, with Conditional Overlay District No. 271; establishing Conditional Overlay District No. 271; and adopting an updated Official Zoning Map. (By: Schweitzer Church, Inc.; 2701 & 2747 E. Sunshine Street and 2662, 2702, 2710 & 2740 E. Stanford Street; Z-11-2025 with Conditional Overlay District No. 271.)

6.6. Council Bill 2025-176 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.45 acres of property generally located at 2961 East Republic Road and 4152 South Middleton Avenue from R-SF, Single-family residential district, to LB, Limited business district, with Conditional Overlay District No. 273; establishing Conditional Overlay District No. 273; and adopting an updated Official Zoning Map. (By: Windmill Holdings LLC; 2961 East Republic Road and 4152 South Middleton Avenue; Z-10-2025 with Conditional Overlay District No. 273.)

6.7. Council Bill 2025-180 (City Council)

A special ordinance authorizing a budget adjustment amending the budget of the General Fund for Fiscal Year 2025-2026, by appropriating \$30 million of Spring

Forward SGF 1/2-cent sales tax revenue for the purpose of providing a local match to the \$30 million offered by the State of Missouri for the development of a regional convention center complex.

6.8. Council Bill 2025-183 (Schrag)

A special ordinance authorizing the City of Springfield, Missouri, to enter into a First Amendment to agreement with Anita J. Cotter for the purpose of employing her as City Clerk; authorizing payment of salary and benefits in accordance with the provisions of said amended agreement; and authorizing the Mayor to execute the same by and on behalf of the City of Springfield.

7. RESOLUTIONS.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

13. FIRST READING BILLS. Requiring One Reading.

Citizens May Speak. May Be Voted On.

13.1. Council Bill 2025-189 (Carroll)

A special ordinance amending Special Ordinance 28154, passed by City Council on June 9, 2025, to reflect the final determination of the Greene County Assessor of the assessed valuation by levying a tax on real and personal property for the current expenses and debt retirement of the City of Springfield, Missouri, and its boards and agencies, for the Fiscal Year 2025-2026; and declaring an emergency pursuant to Section 2.12(5) of the City Charter.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-186 (Hosmer)

A special ordinance authorizing the City Manager, or designee, to accept a grant renewal in the amount of \$100,000 from the Missouri Children's Trust Fund for use by the Springfield-Greene County Health Department to continue operating the Family Connects Program to parents of newborns in Greene County, Missouri; to enter into agreements necessary to carry out the grant; and amending the Fiscal Year 2025-2026 budget in the amount of \$100,000 to appropriate the grant funds.

14.2. Council Bill 2025-187 (Adib-Yazdi)

A special ordinance amending the Fiscal Year 2025-2026 operating budget of the City of Springfield by increasing both revenue and expenses in the amount of \$370,000, for the purpose of appropriating accumulated interest proceeds in the 2020 Level Property Tax Bond I Project fund, for the purpose of funding the Hazelwood Cemetery office and maintenance building project.

14.3. Council Bill 2025-188 (Hardinger)

A special ordinance authorizing the City Manager, or designee, to enter into a Joint Funding Agreement for Water Resource Investigations with the United States Department of the Interior in the amount of \$71,350 for the purpose of operating and maintaining six streamgages.

14.4. Council Bill 2025-190 (Schrag)

A general ordinance suspending enforcement of Sec. 70-36(c) of the City Code, requiring proof of payment of all personal property taxes as a prerequisite of obtaining an occupational license; and referring the same to the Plans and Policies Committee.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

16. NEW BUSINESS.

16.1. As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

16.2. Report from the Plans and Policies Committee pertaining to referral of review and consideration of changes to General Ordinance 6913.

16.3. Refer to the Finance and Administration Committee a proposed ordinance to amend the City Code by enacting a new section 46-6 "Campaign finance".

16.4. The City Manager recommends the following appointment to the Building Trades Examination & Certification Board: Garen Gilmore with term to expire December 1, 2026.

16.5. The Mayor recommends the following appointment to the University of Missouri Extension Council: Chad Courtney with term to expire February 28, 2027.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

19.1. Council Bill 2025-191 (Lee)

A special ordinance authorizing the City Manager, or designee, to accept funds in the amount of \$45,000 from Mercy Hospital Springfield through The Bobby Allison Fund for use by the Springfield-Greene County Health Department's Family Connects Program; and amending the Fiscal Year 2025-2026 budget in the amount of \$45,000 to appropriate the grant funds.

20. CONSENT AGENDA – ONE READING BILLS. See Item #3.

20.1. Council Bill 2025-192 (Hardinger)

A resolution confirming the appointment of Dale Moore to the Galloway Community Improvement District Board of Directors, as the representative of the Springfield-Greene County Park Board.

20.2. Council Bill 2025-193 (Hardinger)

A special ordinance authorizing the City Manager, or designee, to accept Child Care Health Consultation grant funds from the Federal Department of Health and Human Services, through the Missouri Department of Elementary and Secondary Education, in the amount of \$19,950 for use by the Springfield-Greene County Health Department to implement health promotion activities to benefit children; to enter into necessary agreements to carry out the grant; to amend the Fiscal Year 2025-2026 budget in the amount of \$19,950 to appropriate the grant funds; and declaring this Ordinance qualifies for approval in one reading pursuant to Section 2.16(25) of the City Charter.

21. CONSENT AGENDA – SECOND READING BILLS. See Item #3.

21.1. Council Bill 2025-181 (Adib-Yazdi)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Terragreen Condominiums Phase VI, generally located at 2305 South Blackman Road, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (By: Blackman Road Properties, LLC; ERCO Real Estate Company, LLC; H2D2-TGD, LLC; & 2305 Blackman Road Bldg A, LLC; 2305 South Blackman Road; Preliminary Plat of Terragreen Condominiums Phase VI.)

22. END OF CONSENT AGENDA.

23. ADJOURN.

**August 5, 2025
Springfield, Missouri**

The City Council met in special session on August 5, 2025, in the Councilman Denny Whayne Conference Room on the 4th Floor of the Busch Municipal Building. The meeting was called to order by Mayor Schrag.

Roll Call

Present: Craig Hosmer, Abe McGull, Brandon Jenson, Callie Carroll, Derek Lee, and Jeff Schrag. Absent: Heather Hardinger*, Monica Horton*, and Bruce Adib-Yazdi.

*Councilmember Horton arrived at approximately 12:03 p.m.

*Councilmember Hardinger arrived at approximately 12:09 p.m.

New Business

Mayor Schrag noted the proposed agenda for the August 11, 2025, would be reviewed. Mayor Schrag asked David Cameron, City Manager, to review the proposed agenda. Mr. Cameron began the review of the proposed agenda.

Councilmember Carroll noted Councilmember Horton had a question regarding the resolution granting a new liquor license at 465 South Grant Avenue. Councilmember Horton arrived and asked what type of events were anticipated at the location and what the hours of operation would be. Councilmember Jenson noted the developer met with him and the neighborhood association prior to the application, and the neighborhood did not have concerns as it would be an event center and small concert venue.

Mr. Cameron noted Planned Development 392 had a lot of messages and information conveyed. He asked Steve Childers, Director of Planning and Development, to provide an overview of the item. Mr. Childers noted there was communication between staff and Olsson Engineering, the developer's representative. He further noted the Planning and Zoning Commission had approved an amendment to the developer's proposed plan, then recommended denial when the proposal came up for a vote. He added the Commission recommended the apartment buildings be reduced from four stories to three stories, which the developer did not agree with.

Mr. Childers noted the developer had requested the proposed be remanded to the Planning and Zoning Commission to allow new information regarding additional transportation improvements to be presented.

Councilmember Carroll asked if this would occur before the public hearing. Jordan Paul, City Attorney, responded the motion could be prior to the public hearing.

Councilmember Carroll expressed her belief she did not want individuals to show up if they would not be able to speak. Mr. Paul responded they would most likely have to show up as a caution. He added the agenda could be taken out of order and take the item up towards the beginning of the meeting. Mr. Childers noted reposting of signs and letters of notification could be done.

Councilmember McGull asked if the item could be remanded in the current meeting. Mr. Paul responded it could not since it was not on the current agenda.

Mayor Schrag asked if the item could be moved to the beginning of the meeting. Julie Greer, Deputy City Clerk, responded affirmatively.

Councilmember Hosmer asked if staff had met with the neighborhood. Mr. Childers responded staff had not and there was no new information to provide. Councilmember Hosmer asked why staff met with developers and not the neighborhood. Mr. Childers responded they had phone conversations with neighbors. Councilmember Hosmer expressed his belief more attention could be paid to minimize friction between developments and the neighbors. Councilmember Hosmer asked why they only met with the developers. Mr. Childers responded staff looked over the application.

Councilmember Jenson expressed his belief on the more recent projects that had the Comprehensive Plan applied in an innovative way, there seemed to be a chasm between the Planning and Zoning Commission's understanding of how to apply the Plan, and that of City Council. He asked if a joint meeting to understand the Plan would be of value. Mayor Schrag responded he would look into it.

Councilmember Lee asked if staff provides the same information to neighborhoods and developers. Mr. Childers responded affirmatively. Councilmember Lee asked if neighborhood comments were presented in a report to the Planning and Zoning Commission. Mr. Childers responded information was summarized, and comments were presented at the Planning and Zoning Commission meeting.

Councilmember Lee noted he asked Maurice S. Jones, Deputy City Manager, to provide the number of homes permitted in the missing middle. He further noted 25 percent of all units were removed in the amendment at the Planning and Zoning Commission meeting. He expressed his belief City Council needed to have data to understand the total number of units permitted and what percentage of those units were apartments.

Councilmember McGull noted when any development was brought to the City, a presentation was provided at the Planning and Zoning Commission meeting. Mr. Childers responded facts were presented at the meeting, and the reasons for why a development was recommended to be approved or not were also

presented.

Councilmember McGull asked if individuals could address the Planning and Zoning Commission. Mr. Childers responded affirmatively.

Councilmember Hosmer asked how many times staff had met with the developer on the project. Mr. Childers responded two to three times for pre-development meetings and through the development process. He added issues that would come up in the Planning and Zoning Commission meeting could cause more conversations to occur.

Mr. Paul noted the conversation was possibly getting beyond the scope of an agenda review.

Councilmember Hosmer asked if staff had met with the developer since the Planning and Zoning Commission meeting, and if public records were kept. Mr. Childers responded they had communicated via email and those records were kept.

Mr. Childers noted the National and Sunshine project was resubmitted for the September 11 Planning and Zoning meeting and asked if these could be on separate meetings. Mayor Schrag asked for that recommendation to be submitted in writing.

Mr. Cameron reviewed the remainder of the proposed agenda.

Closed Session

Councilmember Carroll moved City Council hold a closed meeting to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo.; and hiring, firing, disciplining, or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded pursuant to Section 610.021(3) RSMo.; and this meeting, record, and vote shall be closed, and the City Council shall stand adjourned at the end of the closed session.

Councilmember McGull seconded the motion, and it was approved by the following vote: Ayes: Hardinger, Carroll, Lee, Hosmer, McGull, Horton, Jenson, and Schrag. Abstain: None. Absent: Adib-Yazdi.



City of Springfield

Minutes

City Council Meeting

Jeff Schrag, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Bruce Adib-Yazdi, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

August 11, 2025

6:30 PM

Regional Police-Fire

**Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

1. ROLL CALL.

Present: Councilmember Carroll, Councilmember Lee, Councilmember Hosmer, Councilmember McGull, Councilmember Horton, Councilmember Jenson, Mayor Pro Tem Hardinger, and Mayor Schrag. Absent: Councilmember Adib-Yazdi.

2. APPROVAL OF MINUTES.

- 2.1. Approval of Minutes. July 28, 2025, City Council Meeting and July 29, 2025, Special City Council Meeting.

Councilmember Jenson moved to approve the July 28, 2025, City Council Meeting and July 29, 2025, Special City Council Meeting minutes as presented. Mayor Pro Tem Hardinger seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None.
Absent: Councilmember Adib-Yazdi. Abstain: None.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

The Consent Agenda was approved as presented by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

David Cameron, City Manager, noted the City of Springfield and Community Partnership of the Ozarks hosted National Night Out on Tuesday, August 5, at Meador Park. He further noted National Night Out was a nationwide event held annually on the first Tuesday of August to promote community safety and strengthen police-community relations.

Mr. Cameron noted the annual Birthplace of Route 66 Festival was held this past weekend in Downtown Springfield. He added approximately 450 classic cars, a festive parade, and live music on three stages highlighted the event. He added volunteers contributed 486 hours of time valued at \$15,159. Mr. Cameron further noted new this year was a drone show on Friday and Saturday night. Mr. Cameron noted the national kickoff for the Route 66 Centennial would be April 30, May 1, and May 2, 2026.

Mr. Cameron noted the Public Works Department entered another phase of storm debris clean-up with sweeps in Zone 1 that week. He further noted Zone 3 pick-ups would take place August 18-22; Zone 2: August 25-29, and Zone 4: September 1-5. He added there was an app on the City's website for an individual to locate their zone.

Mr. Cameron congratulated the City's Department of Economic Vitality for winning the Perfect Pitch competition at this year's annual National Brownfields Training Conference. He further noted Brownfields projects involve the redevelopment or reuse of previously developed land, often with the presence of environmental contamination, or outdated infrastructure. The team pitched Renew Jordan Creek Phase II and would receive \$50,000 in technical assistance. He added the competition was designed to help communities secure funding and support for their Brownfields projects by showcasing them to potential investors and experts.

Mr. Cameron noted the City's 1% sales tax was up year-to-date compared to the budget and actuals. He further noted the 12-month trend showed actual revenues were up 2.36% compared to budget, and actuals were up 3.11% compared with this time last year.

6. COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated to be Voted On.

6.1. Council Bill 2025-177 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 48 acres of property generally located at 3830 East Division Street from A-1, Agriculture District to Planned Development No. 392; and adopting an updated Official Zoning Map.

Councilmember McGull noted a request was received from the developer asking the item be remanded to the Planning and Zoning Commission due to new information to be presented. He further expressed his belief the developer should meet with the neighborhood prior to the Planning and Zoning Commission meeting. Councilmember McGull further noted it would be remanded with instructions for the Commission to receive additional information regarding the development's traffic impact and proposed density that many citizens of the community expressed concerns about.

Councilmember McGull moved to remand Council Bill 2025-177 to the Planning and Zoning Commission. Councilmember Carroll seconded the motion, and it was discussed.

Councilmember Hosmer asked if the developer was required to hold a neighborhood meeting. Steve Childers, Director of Planning and Development, responded it was not required for a remand. Councilmember Hosmer encouraged a neighborhood meeting to be held to work out any problems or friction between the neighborhood and the developer. He added the meeting should be held at a location big enough to accommodate the number of individuals with input.

The motion to remand Council Bill 2025-177 to the Planning and Zoning Commission was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

6.2. Council Bill 2025-171 (Jenson)

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' for the purpose of annexing approximately 10.13 acres of private property generally located in the 4000 block of South Jonathan Avenue into the City of Springfield as Annexation A-6-2025.(By: Boehm Family Trust; 4000 block South Jonathan Avenue; A-6-2025.)

Alana Owen, Principal City Planner, provided a brief overview of the proposed. Ms. Owen noted the proposed was the request of the private property owner to annex approximately 10 acres of land adjacent to the existing City Limits and adjacent to property annexed in January. She further noted the intent was to develop residential as an extension of the existing subdivision to the north for duplex lots.

Councilmember Horton asked if the properties to the southeast and northeast of the property line were also annexed. Ms. Owen responded only the properties highlighted in light blue were annexed.

Councilmember Lee asked if recently annexed properties that were not rezoned from County to City would be part of the remapping for the City. Ms. Owen responded they would become City zoned.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

6.3. Council Bill 2025-172 (Horton)

A special ordinance granting Conditional Use Permit No. 482 for the purpose of permitting a daycare center as an adaptive use of a non-residential structure in a R-SF, Single-Family Residential District, generally located at 1212 North Broadway Avenue. (By: Czirina Moreno; 1212 North Broadway Avenue; Conditional Use Permit No. 482.)

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the request for a conditional use permit was for adaptive reuse of an existing commercial structure in a residential single-family district. He further noted the proposed met all the 21 criteria evaluated and was in the Center City neighborhood.

An opportunity was given for citizens to express their views.

Becky Volz addressed City Council in support of the proposed. Ms. Volz noted the intended use would be for a daycare for special-needs children. She expressed her belief the City was in need of daycare for families in need of the service. Ms. Volz expressed her appreciation for efforts to do something with the building, which had become a blight in the area.

With no further appearances, the public hearing was declared closed.

6.4. Council Bill 2025-173 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.22 acres of property generally located at 2800 North Kansas Expressway from GR – General retail district to HC – Highway commercial district; and adopting an updated Official Zoning Map. (By: Khan Family Properties, LLC; 2800 N. Kansas Expressway; Z-12-2025.)

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed was a request to rezone the property to Highway Commercial to allow for operation of an auto dealership. He added the property was near the intersection of Kansas Avenue and I-44.

An opportunity was given for citizens to express their views.

Teresa Davison, a representative of Heithaus Engineering, noted she was available for any questions.

With no further appearances, the public hearing was declared closed.

6.5. Council Bill 2025-174 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.83 acres of property generally located at 1100 East Kearney Street, 1101 East Turner Street, 2303 and 2307 North Taylor Avenue, and 2306 North Howard Avenue from R-TH – Residential townhouse district and HC – Highway commercial district, to R-MD – Medium density multifamily residential district and HC – Highway commercial district with Conditional Overlay District No. 272; establishing Conditional Overlay District No. 272; and adopting an updated Official Zoning Map. (By: Elevate Lives; 1100 East Kearney Street, 1101 East Turner Street, 2303 & 2307 North Taylor Avenue, 2306 North Howard Avenue; Z-13-2025 with Conditional Overlay District No. 272.)

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow for rezoning to Residential Townhouse District with the intention of developing the property as a multifamily development. He further noted the location was the former Robberson school. Mr. Crighton added the overall density was capped at 22 units per acre.

An opportunity was given for citizens to express their views.

Billy Kimmons, a representative of the applicant, spoke in support of the proposed. Mr. Kimmons noted the proposed would allow for rezoning. He added the remaining parcels would be divided to medium density zoning to support the apartment development.

Becky Volz spoke in support of the proposed. Ms. Volz expressed her belief the proposed would make a difference in the neighborhood and further meet housing needs in the area.

Russ Gosselin, CEO and founder of Elevate Lives, spoke in support of the proposed. He noted they focused on helping individuals through training and mentoring. He added they found there was a need for stable housing. He added they had cleaned up the property to prepare the building to be a hub for different non-profits to collaborate and help families. Mr. Gosselin noted the Robberson school building would serve as the Elevate Center, and the south end of the property would be the housing component.

Councilmember McGull expressed his appreciation for the investment into the community. He further expressed his belief the project would assist in rehabilitating some individuals.

Councilmember Lee asked Mr. Gosselin to share a success story. Mr. Gosselin responded there was a single mom that was at risk of eviction from slumlord housing who entered the Elevate Lives program. He noted that over that year she began to learn and increased her income. Mr. Gosselin added she earned her Registered Nursing license and was working toward becoming a nurse practitioner.

Mary Ann Bonetti, President of the Robberson Neighborhood Association, expressed appreciation for Elevate Lives and their vision in the community.

With no further appearances, the public hearing was declared closed.

6.6. Council Bill 2025-175 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 10 acres of property generally located at 2456 East Sunshine Street from R-SF – Single-family residential district, GR – General retail district, and HC – Highway commercial district, to GR – General retail district, with Conditional Overlay District No. 271; establishing Conditional Overlay District No. 271; and adopting an updated Official Zoning Map. (By: Schweitzer Church, Inc.; 2701 & 2747 E. Sunshine Street and 2662, 2702, 2710 & 2740 E. Stanford Street; Z-11-2025 with Conditional Overlay District No. 271.)

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the request was to rezone a property at Schweitzer United Methodist Church. He further noted they were preparing to renovate their sanctuary and needed additional parking. He added the current zoning would allow expanded parking as an accessory use. He further noted the issue was that the internal zoning boundaries would necessitate an internal buffer. Mr. Crighton noted rezoning the entire property would create a consistent buffer and provide a better shield from the parking area to the surrounding neighbors.

An opportunity was given for citizens to express their views.

Chris Ball, a representative of the applicant, noted staff recommended rezoning all the parcels to similar zoning to eliminate issues. He added the rezoning would create a heavy buffer to the entire perimeter and increase the width and density of plantings in the buffer to provide maximum buffer between the parking lot and neighbors. Mr. Ball noted there were some concerns of the neighbors, including traffic on Stanford Street. He further noted the church had agreed to do what they could to limit access at certain times of the week and to provide additional signage. Mr. Ball added the proposed would allow for the addition of approximately 51 parking spaces.

William Phillips spoke in opposition to the proposed. Mr. Phillips noted he lived on Stanford Street across from the parking lot in question. He added the proposed would allow a large commercial driveway entrance and access point off a residential street. Mr. Phillips further noted the organization had over 2,000 members and hosted many events throughout the week. He expressed his belief a commercial scale driveway feeding into a residential street was not a minor change. Mr. Phillips expressed his belief growth should not come at the expense of the neighbors.

Spencer Smith, Pastor of Schweitzer Church, spoke in support of the rezoning. He noted there was an exit to the north of the property that did go onto Stanford Street. Mr. Smith further noted the parking lot they wished to expand was currently a vacant lot. He expressed his belief the church did many good things for the neighborhood and that they were concerned for the good of the community. He further expressed his belief the proposed would be a benefit.

Councilmember McGull asked if the existing buffer was a fence. Mr. Smith responded there were three homes north of the current parking lot and the buffer was a privacy fence with gates on the back side. He noted the home used for transitional housing would be demolished. Councilmember McGull asked if the driveway would be beautified. Mr. Smith responded their main concern was traffic on Sunshine Street. He noted handicapped parking was near the current entrance. Mr. Smith noted they had a preschool during the week and neighbors had expressed concern about the traffic from that. He added they had agreed to look into a gate system for that issue. He further noted the new exit would be on the other side of the property and expressed his belief it would not have a significant impact.

Councilmember McGull asked what days services were held. Mr. Smith responded there were three services on Sunday and one on Wednesday night. Councilmember McGull asked if there were traffic issues on the other days of the week. Mr. Smith noted it was a busy campus, but there were no traffic issues on the less busy days.

Councilmember Jenson noted he was sympathetic to the neighborhood and expressed his dislike for residential property being converted to surface parking lots. He asked if the church had run out of space in their parking lot design. Mr. Smith responded affirmatively. He noted during peak attendance; they were at 90 percent capacity. He further noted they were looking to expand. Mr. Smith noted they were looking at a 30 percent expansion of the sanctuary, which could not occur without additional parking. Councilmember Jenson asked if Stanford Street was anticipated to serve as relief for the parking issue. Mr. Smith responded affirmatively. Councilmember Jenson encouraged Mr. Smith to consider using land for housing development as a revenue stream in the future or to consider shared parking.

Councilmember Lee asked staff to speak to safety regarding closing driveways as part of the lot combination. Mr. Smith responded the number of driveways closed would have been based on City Code. He noted with traffic volume and speeds on Sunshine Street, a side road would be a safer option.

Meghan Page addressed City Council in opposition to the proposed. Ms. Page noted the rezoning would allow a driveway onto Stanford Street and expressed her belief the rezoning was not only about buffers or lot consolidation. She further expressed her belief it was about shifting traffic into a place it did not belong. She further noted if rezoned, they would never be able to get the viable residential land back. Ms. Page noted the church had a massive footprint, larger than Sam's Club. Ms. Page expressed her belief the church had the means and influence to explore more effective and ethical ways to expand.

Councilmember Jenson asked if the applicant would be able to develop parking and the sanctuary expansion under current zoning. Mr. Childers responded affirmatively. Councilmember Jenson asked if the applicant would be able to add new access off of Stanford Street. Mr. Crighton responded each lot had individual access, and they would be allowed to retain the original driveway.

Alyson Bellor addressed City Council in opposition to the proposed. Ms. Bellor noted Stanford Street was a residential street, and the church had an existing driveway at the east end of the street. She expressed her belief this would not be an improvement to the neighborhood. Ms. Bellor noted many families walk their animals and enjoy the entire street. She expressed her belief the proposed would increase traffic which would be a danger to the neighborhood. She added it did not appear there was much study or research done for the traffic impact on Stanford Street. Ms. Bellor expressed her belief the addition of increased commercial lighting should also be considered. She expressed her concern for drainage issues that could occur.

Collette Freeman, COO of Schweitzer Church, noted they would do whatever was needed or required concerning lighting. She noted they were investigating having two homes moved off the property.

Councilmember McGull asked if there was a proposal to install a gate. Ms. Freeman responded affirmatively. She added a speed limit sign and careful sign would be installed for neighbors and children. Ms. Freeman further noted the parking lot would be enclosed for access.

Councilmember Jenson asked if church volunteers assisted with traffic management. Ms. Freeman responded they did not, but they would look into that. Ms. Freeman noted they were researching speed bumps to limit speed.

With no further appearances, the public hearing was declared closed.

6.7. Council Bill 2025-176 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.45 acres of property generally located at 2961 East Republic Road and 4152 South Middleton Avenue from R-SF, Single-family residential district, to LB, Limited business district, with Conditional Overlay District No. 273; establishing Conditional Overlay District No. 273; and adopting an updated Official Zoning Map. (By: Windmill Holdings LLC; 2961 East Republic Road and 4152 South Middleton Avenue; Z-10-2025 with Conditional Overlay District No. 273.)

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow rezoning to Limited Business for the propose of establishing an event venue. He further noted the property was the old Galloway Chapel. He added a vacation ran concurrently with the proposed and vacated an alley. Mr. Crighton noted the Conditional Overlay District preserved the overall building and allowed the addition to not exceed 1,000 square feet. He noted the intent was to develop an accessible restroom.

An opportunity was given for citizens to express their views.

Chris Wynn, a representative of the owner and developer of the property, spoke in support of the proposed. Mr. Wynn noted the building had become dilapidated, and the developer wanted to use the building as an event center. He further noted the space would be used for small events. Mr. Wynn added an Americans with Disabilities Act (ADA) compliant restroom would be added. He noted four individuals attended the neighborhood meeting, with one in opposition. Mr. Wynn further noted there were protections in the Code for neighbors. He expressed his belief the event space was well received by the community.

With no further appearances, the public hearing was declared closed.

7. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On. Except Item 6.1. Citizens May Speak on the Amendment Only.

7.1. Amended Council Bill 2025-155 (Hardinger)

A general ordinance amending Springfield City Code, Chapter 10 'Alcoholic Beverages,' Article I 'In General,' Section 10-66 'Exception for Downtown and Commercial Street events,' for the purpose of removing the limitation on the number of permitted events.

Mayor Schrag noted he was a stakeholder in Mother's Brewery, had no conflict in voting, and expressed his support for the proposed.

Ordinance 6943. Amended Council Bill 2025-155 (Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

7.2. Council Bill 2025-164 (Hosmer)

A special ordinance amending the City of Springfield Code Chapter 74 'Nuisance and Housing Code' Article I 'In General' Section 74-1 'Definitions,' Article II 'Enforcement,' Section 74-37 'Decision,' and Section 74-38 'Cost, assessments, and nuisance-abatement lien,' Article VII 'Nuisances,' Division 1 'Generally,' Section 74-382 'Property owner's responsibility for nuisance abatement,' and Division 2 'Weeds and Other Rank Vegetation,' Section 74-401 'Rank vegetation declared hazard to public health, safety and welfare,' Section 74-402 'Authority of city manager to determine existence of nuisance,' Section 74-403 'Weeds over seven inches in height declared nuisance,' and Section 74-406 'Charges for abatement by city,' to revise the sections for clarity, efficiency, and improved nuisance abatement and to add provisions to City of Springfield Code Chapter 38 'Land Development Code,' Article I 'Administration and Enforcement of Codes,' Division 4 'Permits and Fees,' Section 38-134 'Submittal documents' to better regulate construction, small-project construction, and a range of construction components.

Councilmember Jenson asked if the proposed eliminated the posting requirements on site for nuisance properties when a case was opened. Martin Gugel, Director of Building Development Services, responded it would clarify the postings as far as how the mailings were handled.

Councilmember Jenson asked if the property would still be posted. Mr. Gugel responded affirmatively, as if the section referring to tarps and similar materials was referencing structures that were piecemealed together, and if this was used to address encampments. Mr. Gugel responded the main intent of that language was to address tents and tarps used as storage. He added it would keep structures on site from being created with scrap material not intended for storage or housing.

Councilmember Jenson noted the responsibility of homeowners to mow up to the right-of-way. He further noted receiving concerns from individuals that felt the City should be responsible. He asked how many miles of roadway the City had, to emphasize to the community that it would be financially impossible for the City to take responsibility for mowing up to the right-of-way. Mr. Gugel responded it was the property owner's responsibility to mow up to the street.

Councilmember Hosmer asked for clarification on camping where it identified camping by minors camping in their yard with a tent. Mr. Gugel responded the language could be drafted a little differently. Councilmember Hosmer expressed his belief the addition of language regarding homeowners mowing up to the street and taking care of alleyways was beneficial. He asked Mr. Gugel to review how enforcement would be applied for minors camping.

Ordinance 28187. Council Bill 2025-164 (Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

7.3. Council Bill 2025-165 (Hardinger)

A general ordinance amending Chapter 36 of the Springfield City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 5, 'Supplemental District Regulations,' Section 36-459, 'Special regulations for retail liquor sales,' for the purpose of removing the requirement to advertise notice of proposed liquor sales in an official newspaper or a newspaper of general circulation in the City of Springfield, Missouri, for at least five consecutive issues to align City Code with state publication requirements.

Mayor Schrag left the dais.

Ordinance 6944. Council Bill 2025-165 (Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, and Councilmember Lee. Nays: None. Absent: Councilmember Adib-Yazdi and Mayor Schrag. Abstain: None.

7.4. Council Bill 2025-166 (Hosmer)

A special ordinance amending the Fiscal Year 2024-2025 operating budget of the City of Springfield in the General Fund by increasing both revenue and expenses in the amount of \$275,643.54, for the purpose of adjusting for certain reimbursements and associated offsetting expenses, adjusting the salary budget for retirement payouts, and adjusting interdepartmental budgets.

Ordinance 28188. Council Bill 2025-166 (Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, and Councilmember Lee. Nays: None. Absent: Councilmember Adib-Yazdi and Mayor Schrag. Abstain: None.

7.5. Council Bill 2025-167 (Carroll)

A special ordinance amending the Fiscal Year 2024-2025 operating budget of the City of Springfield by increasing both revenue and expenses in the amount of \$203,698.25, in various Special Revenue Funds, for the purpose of accounting for certain reimbursements and associated offsetting expense items.

Ordinance 28189. Council Bill 2025-167 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, and Councilmember Lee. Nays: None. Absent: Councilmember Adib-Yazdi and Mayor Schrag. Abstain: None.

7.6. Council Bill 2025-168 (Lee)

A special ordinance amending the Park Board's Fiscal Year 2024-2025 operating budget by increasing revenues by \$450,000 and appropriating \$375,000 of Park's Fund Balance, for a total of \$825,000, to offset unanticipated expenditures of \$825,000, and increasing both revenues and associated expenses within the Golf Enterprise Fund by \$580,000, for an overall budget adjustment of \$1,405,000.

Mayor Schrag returned to the dais.

Ordinance 28190. Council Bill 2025-168 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

8. RESOLUTIONS.

Citizens May Speak. May Be Voted On. Except Item 7.1. Citizens Have Spoken.

8.1. Council Bill 2025-163 (Jenson)

A resolution granting a new liquor license to sell liquor by the drink at retail, including Sunday sales, to Pinecone Developments, LLC, d/b/a Pinecone Developments LLC, for the location at 465 South Grant Avenue.

Councilmember Jenson noted communication was received from the developer and expressed his belief the developer did things appropriately by speaking with the neighborhood in advance and receiving a letter of support from the neighborhood association. He further expressed his belief the proposed was an innovative adaptive reuse of the building.

Resolution 10834. Council Bill 2025-163 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

8.2. Council Bill 2025-184 (Lee, Adib-Yazdi, Jenson, McGull)

A resolution confirming the appointment of David Jacquez to the Board of Equalization.

Jordan Paul, City Attorney, provided a brief overview of the proposed. Mr. Paul noted the Greene County Board of Equalization had county and city members. He further noted five of the members were city members and only sat on city cases. He added city cases needed a quorum of five and two of the city's five seats were being held over on expired terms.

Councilmember Lee asked the background of the proposed and the importance of it being an emergency. Anita Cotter, City Clerk, responded there was an ongoing issue with attendance of one city representative, and for appeals for assessments to be considered, a quorum of city members was required. Ms. Cotter noted an applicant was received and it was requested the issue be expedited as all appeals were held during the summer months. Councilmember Lee noted the Board allowed citizens to petition to change their assessed value.

Resolution 10835. Council Bill 2025-184 (Lee, Adib-Yazdi, Jenson, McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

8.3. Council Bill 2025-185 (Schrag)

A resolution declaring the intent of the City of Springfield, Missouri, to utilize the Construction Manager At Risk project delivery method for the Springfield Regional Convention and Event Center project; and setting forth selection criteria.

Dan Smith, Director of Public Works, provided a brief overview of the proposed. Mr. Smith noted as the complexity of the Convention Center project was considered, a determination was made that the Construction Manager At Risk Project Delivery method would give the City the best end product as required by State statute. He further noted the intent was to utilize the method.

Resolution 10836. Council Bill 2025-185 (Schrag) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

9. EMERGENCY BILLS.

10. PUBLIC IMPROVEMENTS.

11. GRANTS.

12. AMENDED BILLS.

13. FIRST READING BILLS. Requiring One Reading.

Citizens May Speak. May Be Voted On.

13.1. Council Bill 2025-178 (McGull)

A special ordinance approving the plans and specifications for the LeCompte Roadway Trail Improvements project; accepting the bid of KCI Construction Company for construction of the project in the amount of \$319,900.00; authorizing the City Manager, or designee, to enter into a contract with such bidder; and declaring this Ordinance qualifies for approval in one reading pursuant to Section 2.16(25) of the City Charter.

Evan Bergmann, Project Manager, provided a brief overview of the proposed. Mr. Bergmann noted the proposed would allow acceptance of the bid of KCI Construction Company for the construction of the LeCompte Road Trail Improvements Project. He further noted five responsive bids were received for the project.

Ordinance 28191. Council Bill 2025-178 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

13.2. Council Bill 2025-179 (McGull)

A special ordinance authorizing the City Manager, or designee, to enter into a Carbon Reduction Program Supplemental Agreement with the Missouri Highways and Transportation Commission for the purpose of funding the design and construction of a pedestrian and bicycle multiuse trail along Sherman Parkway from Jordan Valley Park to Chestnut Expressway; amending the Fiscal Year 2025-2026 budget in the amount of \$408,635 to appropriate the additional federal funds for this project; and declaring that this Ordinance qualifies for approval in one reading pursuant to City Charter Section 2.16(25).

Dan Smith, Director of Public Works, provided a brief overview of the proposed. Mr. Smith noted City Council had previously been asked to approve the acceptance of federal funds for the design, which was approved. He further noted the proposed would allow acceptance of construction funds to build the trail and enter into an agreement with the Missouri Department of Transportation (MoDOT).

Ordinance 28192. Council Bill 2025-179 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-180 (City Council)

A special ordinance authorizing a budget adjustment amending the budget of the General Fund for Fiscal Year 2025-2026, by appropriating \$30 million of Spring Forward SGF 1/2-cent sales tax revenue for the purpose of providing a local match to the \$30 million offered by the State of Missouri for the development of a regional convention center complex.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted results of the Hunden Report had been provided to City Council at the July 8, 2025, City Council Luncheon. He further noted the report noted a full-service convention center would generate \$1.3 billion in new visitor spending over 30 years, and \$68 million in new tax revenues. He added the City was offered \$30 million by the State for the development of a Regional Convention Center complex, providing a dollar-for-dollar match. Mr. Holtmann noted the Citizens' Advisory Board met on July 30, 2025, and discussed a number of potential uses for the new 1/2-cent tax. He added they unanimously voted to recommend City Council appropriate \$30 million for the purpose of providing the matching funds for the Convention Center.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

14.2. Council Bill 2025-183 (Schrag)

A special ordinance authorizing the City of Springfield, Missouri, to enter into a First Amendment to agreement with Anita J. Cotter for the purpose of employing her as City Clerk; authorizing payment of salary and benefits in accordance with the provisions of said amended agreement; and authorizing the Mayor to execute the same by and on behalf of the City of Springfield.

Jordan Paul, City Attorney, provided a brief overview of the proposed. Mr. Paul noted the City Clerk was one of two City Council contract employees. He further noted the contract amendment was made in connection with the City Clerk's annual performance review and would implement her raise for Fiscal Year 2025-2026.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Summer Ansari wishes to address City Council.

Summer Ansari did not appear to address City Council.

15.2. Mitchell Budd wishes to address City Council.

Mitchell Budd did not appear to address City Council.

16. NEW BUSINESS.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

19.1. Council Bill 2025-181 (Adib-Yazdi)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Terragreen Condominiums Phase VI, generally located at 2305 South Blackman Road, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (By: Blackman Road Properties, LLC; ERCO Real Estate Company, LLC; H2D2-TGD, LLC; & 2305 Blackman Road Bldg A, LLC; 2305 South Blackman Road; Preliminary Plat of Terragreen Condominiums Phase VI.)

20. CONSENT AGENDA – ONE READING BILLS. See Item #3.

20.1. Council Bill 2025-182 (Carroll)

A special ordinance authorizing the City Manager, or designee, to accept a Missouri Blue Shield Grant Program grant from the State of Missouri, Department of Public Safety in the amount of \$50,000; amending the budget for the Police Department for the Fiscal Year 2025-2026 in the amount of \$50,000; and declaring that this Ordinance qualifies for approval in one reading pursuant to City Charter Section 2.16(25).

Council Bill 2025-182 (Carroll) was by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: None. Absent: Councilmember Adib-Yazdi. Abstain: None.

21. CONSENT AGENDA – SECOND READING BILLS.

22. END OF CONSENT AGENDA.

23. ADJOURN.

Councilmember Jenson moved to adjourn. Councilmember Lee seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: Councilmember Hosmer. Absent: Councilmember Adib-Yazdi. Abstain: None.



EXPLANATION TO COUNCIL BILL 2025-171 (JENSON)

FILED: 08/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' for the purpose of annexing approximately 10.13 acres of private property generally located in the 4000 block of South Jonathan Avenue into the City of Springfield as Annexation A-6-2025.(By: Boehm Family Trust; 4000 block South Jonathan Avenue; A-6-2025.)

PURPOSE: To adopt an ordinance to annex approximately 10.13 acres of private property generally located in the 4000 block of South Jonathan Avenue into the city of Springfield as Annexation A-6-2025. (Staff recommends approval.)

BACKGROUND INFORMATION: The owner(s) of the private property generally located in the 4000 block South Jonathan Avenue are requesting annexation into the city of Springfield. The owner(s) of the private property have signed a petition to request annexation of approximately 10.13 acres into the city of Springfield. The owner of the private property is proposing to annex, rezone, and subdivide for residential development.

City Council is required to hold a public hearing to determine whether the annexation is reasonable and necessary for the proper development of the city and whether the City can furnish normal City services within a reasonable period. If no written objection is filed within fourteen (14) days of the public hearing, the City may annex the property by ordinance without further action.

REMARKS: The area to be annexed is contiguous to the city of Springfield. See "Exhibit B" for the location of the private property and right-of-way to be annexed.

RECOMMENDATIONS:

1. The area to be annexed is within the City's Urban Service Area and is consistent with its policies.
2. The area to be annexed is contiguous and compact to the city of Springfield.
3. The Forward SGF Comprehensive Plan supports this annexation request.
4. The property owner(s) have petitioned the City for annexation.



5. All City services can be provided to the property.
6. The City will receive property tax revenue upon annexation of the private property.

Based on the subject property's location in proximity to the existing city limits and the recommendations of Chapter 6, Growth Areas, and Annexation, of the Forward SGF Comprehensive Plan, staff supports this request.

Submitted By: Alana Owen, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. A-6-2025 - 4000 Block of Jonathan Avenue
 2. A-6-2025_ExhA
 3. A-6-2025_ExhB

One-rdg. _____
P. Hrngs. X
Pgs. 15
Filed: 08-05-25

Sponsored by: Jenson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-171

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1
2 of the Springfield City Code, 'Boundaries of wards, precincts and
3 council zones,' for the purpose of annexing approximately 10.13 acres
4 of private property generally located in the 4000 block of South
5 Jonathan Avenue into the City of Springfield as Annexation A-6-2025.
6
7

8 WHEREAS, a verified petition requesting annexation was filed by the owners of
9 all fee interest of record in all tracts of real property located within the area proposed to
10 be annexed, as described in "Exhibit A," attached hereto and incorporated herein by this
11 reference, said area being generally located in the 4000 block of South Jonathan
12 Avenue; and
13

14 WHEREAS, the subject property is within the City of Springfield's Urban Service
15 Area and is compact and contiguous to the City, as shown in "Exhibit B," attached
16 hereto and incorporated herein by this reference; and
17

18 WHEREAS, proper notice was published at least seven (7) days prior to the
19 public hearing; and
20

21 WHEREAS, City Council does find and determine that: (1) said annexation is
22 reasonable and necessary to the proper development of the City; (2) the City either
23 already furnishes normal municipal services to the area annexes, or is able to furnish
24 such services within a reasonable time after annexation; and (3) the area annexed
25 herein is contiguous and compact to the existing corporate boundaries of the City.
26

27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD, MISSOURI, as follows, that:
29

30 Section 1 – City Council, after holding a public hearing, hereby determines that
31 annexation of the property described in "Exhibit A" is reasonable and necessary to the
32 proper development of the City; the City either already furnishes normal municipal
33 services to the area annexes, or is able to furnish such services within a reasonable
34 time after annexation; and the area is contiguous and compact to the existing

boundaries of the City as shown in "Exhibit B."

Section 2 – Pursuant to the provisions of Section 71.012 RSMo., the property described in "Exhibit A" is hereby annexed into the City of Springfield, Missouri.

Section 3 – Section 1-9 of the Springfield City Code, 'City Limits,' is hereby amended by adding thereto the land described in "Exhibit A."

Section 4 – Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' is hereby amended by placing the property described in "Exhibit A" into the appropriate ward and precinct as determined by the County Clerk in accordance with the provisions of State law.

Section 5 – The City Clerk is directed to: (1) file certified copies of this Annexation Ordinance with the Clerk of Greene County; (2) file certified copies of this Annexation Ordinance with the Assessor of Greene County; and (3) forward to the Missouri Director of Revenue, by certified mail, certified copies of this Ordinance, and any other information that the Director of Revenue may require. The City Clerk is further authorized and empowered to perform any other administrative acts which are consistent with the intent of this Ordinance.

Section 6 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales Assistant City Attorney

Approved for Council action: [Signature], City Manager

EXHIBIT A
ANNEXATION A-6-2025
LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF LOT 2 OF SILVERLEAF SUBDIVISION AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK AAA, PAGE 613 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

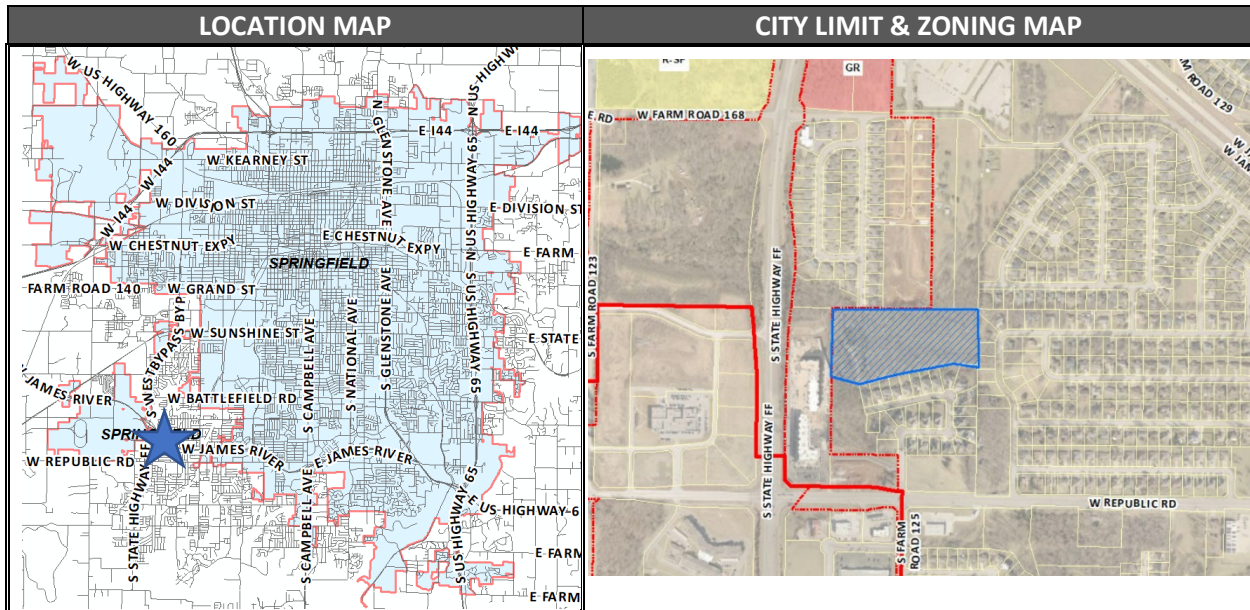
BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SILVERLEAF SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 87°46'53" EAST, 343.97 FEET; THENCE SOUTH 88°50'16" EAST, 647.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EAST LINE OF LOT 2, SOUTH 01°16'36" WEST, 383.85 FEET TO THE NORTHEAST CORNER OF BATTLEFIELD RIDGE SUBDIVISION RECORDED IN PLAT BOOK VV, PAGE 40 IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID BATTLEFIELD RIDGE SUBDIVISION THE FOLLOWING COURSES, NORTH 88°49'56" WEST, 183.35 FEET; THENCE SOUTH 79°05'19" WEST, 643.10 FEET TO THE NORTHWEST CORNER OF SAID BATTLEFIELD RIDGE SUBDIVISION; THENCE NORTH 62°24'48" WEST, 205.50 FEET TO A POINT LYING ON THE WEST LINE OF THE AFORMENTIONED LOT TWO OF SILVERLEAF SUBDIVISION, THENCE ALONG SAID WEST LINE NORTH 01°52'38" EAST, 433.25 FEET TO THE POINT OF BEGINNING. CONTAINING 441,083 SQUARE FEET OR 10.13 ACRES, MORE OR LESS. ALL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 22, GREENE COUNTY, MISSOURI.

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	A-6-2025
Location:	4000 block South Jonathan Avenue
Total Acres:	10.13 acres
Applicant:	Boehm Family Trust
Existing Land Use:	Undeveloped
City Council:	August 11, 2025
Public Notification:	Mail and legal in Springfield News Leader
Staff:	Alana Owen, AICP, Principal Planner
Staff recommendation:	Staff recommends approval

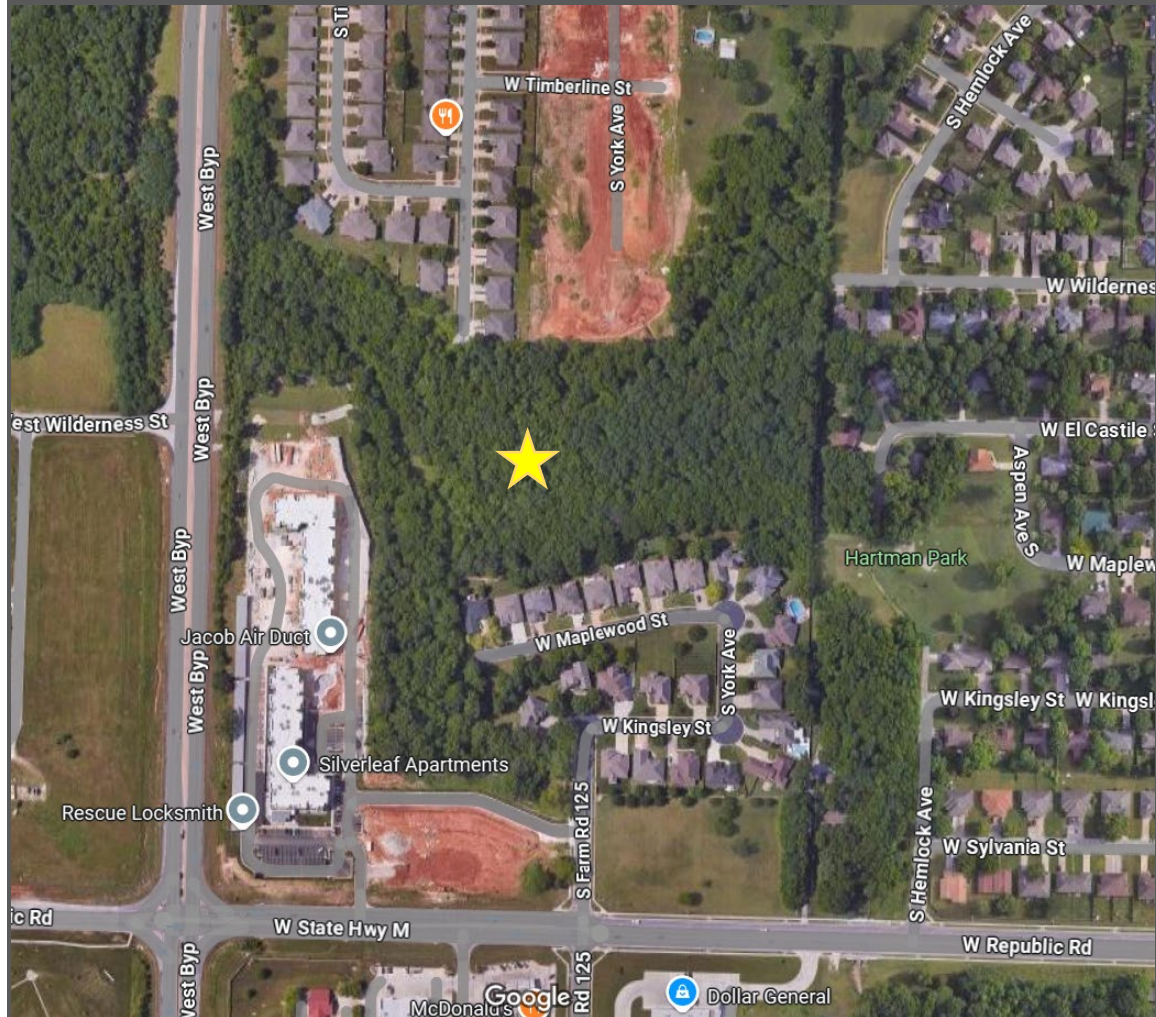
PROJECT SUMMARY:

Request to annex approximately 10.13 acres of private property generally located in the 4000 block South Jonathan Avenue into the city of Springfield.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property is outside the city limits in unincorporated Greene County. The subject property is zoned as a Plot Assignment District (PAD) in Greene County. The annexation is being processed with the intent to rezone and subdivide the property for residential development. This is an extension of the subdivision to the north, which was annexed, along with the property to the west, into the city in January 2025.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The subject property is in a Priority One strategic annexation area identified in Chapter 6, Growth Areas and Annexation, of the Forward SGF Comprehensive Plan. Priority One areas are short term growth areas. The City should consider the strategic value of each property and develop annexation proposals to promote new development, in combination with short-term infrastructure planning over the course of the next two to five years to take advantage of existing momentum and growth south and west of the City. The Plan indicates that the City should prioritize short-term and long-term areas for future annexation. While not every property identified in Priority One and Two areas can or should be annexed immediately, each represents areas where opportunities for economic and job growth are promising due to varying combinations of available infrastructure, city services, proximity to major transportation corridors, and advantageous land patterns

Annexation Considerations

The following strategies will help to further guide the prioritization of annexations:

1. The City should prioritize annexation of City, City Utilities, Park Board, and Ozark Greenways-owned properties.
2. The City should prioritize annexation of properties with an “Irrevocable Petition and Consent to Annexation Agreement” that are revenue-generating and located along major corridors and areas of potential economic activity.
3. The City should evaluate annexation proposals on a property-by-property or case-by-case basis but work to coordinate annexation of multiple properties simultaneously, when possible, to maximize the time and cost efficiency involved in processing.
4. The City should engage with area Fire Protection Districts in evaluation of potential impact resulting from annexation of property by the City.
5. The City should be conscious of impractical boundary configurations created when annexing properties on only one side of a street, skipping over properties, or creating islands of unincorporated properties.
6. The City should weigh the anticipated impact of annexation on the ability to provide timely and professional emergency services, including personnel requirements, capital requirements, necessary and available infrastructure, call volume, and standards of cover.
7. The City should evaluate the age and condition of existing infrastructure in areas desired for annexation, as well as future maintenance costs.

DEVELOPMENT REVIEW STAFF REPORT

8. The City should weigh the comprehensive advantages of both long-term revenue growth and population growth, including a variety of demographic considerations associated with providing services to new residents and property owners.
9. The City should weigh the fiscal impacts of annexation against the opportunity to grow the population base, increase resident participation in city elections, tax referendums, and expand the reach of citizens to serve on city advisory boards and committees.
10. The City should weigh the strategic value of incorporating geographic areas that facilitate growth in new areas.

The property involved in this annexation request is identified as being within the Traditional Neighborhood place in the Forward SGF Comprehensive Plan (see the Future Placetype Map on page 7).

FUTURE PLACETYPE MAP:



DEVELOPMENT REVIEW STAFF REPORT

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	Greene County R-1	Greene County PAD and R-1	Greene County R-1	Greene County PAD
LAND USE	Single family homes and duplexes	Single family homes undeveloped land	Single family homes	Multi-family
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood and City Corridor	Traditional Neighborhood	City Corridor

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No issues with the proposed annexation.

2. CITY UTILITIES:

No issues with the proposed annexation. The property does not currently have access to CU Electric/Gas/Water but it could be extended from nearby along Jonathan Avenue.

3. DEPARTMENT OF ENVIRONMENTAL SERVICES CLEAN WATER SERVICES DIVISION:

No issues with annexation. Public sewer currently crosses the proposed annexation area although any new connections would require connecting into a manhole and additional public improvement plans.

4. EMERGENCY 911:

No comments.

5. GREENE COUNTY HIGHWAY DEPARTMENT:

No comments.

6. POLICE DEPARTMENT:

No comments.

DEVELOPMENT REVIEW STAFF REPORT

7. FIRE DEPARTMENT:

Service – The primary Fire Station responding to this area would be Station #6 located at 2620 W Battlefield, which is approximately 3.35 miles from the northwest corner of the property. Fire Station # 8, located at 1405 S Scenic is the secondary station responding to this location, which is 4.7 miles from the northwest corner of the property.

ISO area – The proposed annexation is currently outside the recommended ISO 1.5 road mile response distance by 1.8 miles for the 1st due unit. *This will negatively impact our ISO rating.*

Response times/Standards of Cover – Estimated response time was calculated mathematically with an assumed travel speed of 45 miles per hour by the fire apparatus. The 1st due company has an estimated total response time of 6 minutes, 48 seconds. The 2nd due company has an estimated total response time of 8 minutes, 46 seconds. It is likely the standard of coverage benchmark could be met for single company responses and unlikely the benchmark could be met for a full 1st alarm response which requires 3 engines, 2 Trucks, 1 Rescue and 1 Battalion Chief to arrive on scene within 11 minutes and 24 seconds. An automatic aid agreement for this area is in place with the Battlefield Fire Protection District. *The department expects that it will meet the initial unit but not the effective response force (ERF) benchmarks. This will negatively impact our agency accreditation.*

		Estimated Total Response Time	Benchmark*	Baseline**
1 st Due Company	Station 6	6-7 minutes	6 minutes 20 seconds	8 minutes 13 seconds
Total Effective Response Force	Station 6,8,9,13,1	13-14 minutes	10 minutes 20 seconds	13 minutes 18 seconds

Water Supply – Existing development in the area is served by multiple CU water mains. *The Fire Department does not have any concerns with the water supply for this proposed annexation. There is sufficient firefighting water supply adjacent to this parcel and would require application of the Fire Code requirements for any future development.*

Impact – The area of proposed annexation will likely contain single-family homes. The *Fire Department does not have any concerns regarding probable emergency incident volume or the impact to daily service requirements.*

Fire Department Recommendation: *Based upon all factors, the Fire Department is supportive of this annexation. This annexation represents an extension of on-going development. While concern exists for travel time for response by an ERF, this area is protected under an Automatic Aid Agreement with the Battlefield Fire Protection District.*

DEVELOPMENT REVIEW STAFF REPORT

8. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu for Flood Control	Fee in Lieu for Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
3990 S Jonathan Avenue	Wilson's Creek	Dependent on Stormwater Analysis	No	Yes	Yes	Yes

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. For any Development to increase impervious area Flood Control is required. A fee in lieu of detention application requires a downstream analysis with capacity of the Wilsons Creek floodway volume.

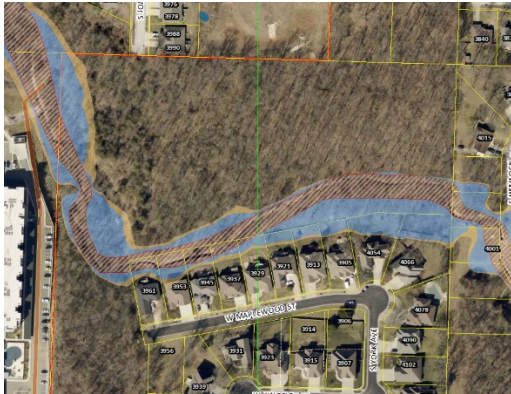
WATER QUALITY REQUIREMENTS

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 Bufferyard trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN

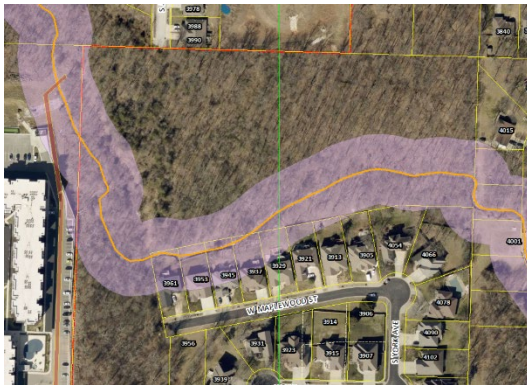
1. Wilsons Creek Floodway and Floodplain are present on the property. 2025 FEMA Maps decreased the floodplain area.

DEVELOPMENT REVIEW STAFF REPORT



NATURAL CHANNEL & STREAM BUFFERS

1. Wilsons Creek stream flows east to west through the south and west side of the property. The Stream is a Category B Small Stream. A Stream Buffer area of minimum 160 feet wide is required. The buffer is 80 feet wide from top-of-bank on both sides.



SINKHOLES & KARST FEATURES

1. There is a Cave located on the property. A geotechnical report is required for the development of site. The Cave requires a buffer and prevention protection during and after construction.

9. DEPARTMENT OF PUBLIC WORKS TRAFFIC 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	Jonathan Ave	Local	City	25	25	NA	Yes	Yes	Yes

DEVELOPMENT REVIEW STAFF REPORT

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

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

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

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant has petitioned for the City of Springfield to annex approximately 10.13 acres of private property generally located in the 4000 block South Jonathan Avenue into the city. The applicant will request to rezone and subdivide the annexed property for residential development.
2. The *Growth Areas & Annexation* chapter of the *Comprehensive Plan* supports the annexation because it is located within a Priority One annexation area. Priority One areas represent short term growth areas. The Plan indicates that the City should prioritize short-term and long-term areas for future annexation.
3. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as being located within the Traditional Neighborhood place type. The primary land-use within the Traditional Neighborhood place type is single-family detached dwellings and supporting uses include single-family attached dwellings such as duplexes or townhomes and low-intensity neighborhood commercial.
4. Approval of this annexation request is in conformance with the annexation and existing development of property to the north.
5. There are adequate utility and sewer and water facilities existing or that can be provided to serve the uses that would be permitted if the property was annexed.
6. The area to be annexed is within the City's Urban Service Area and is consistent with its policies.
7. The area to be annexed is contiguous and compact to the City of Springfield and is bounded on two sides by the city of Springfield.
8. The City will receive property tax revenue upon annexation of the private property.

STAFF RECOMMENDATION:

1. Staff recommends approval of the annexation request based on its compatibility with the *Comprehensive Plan's Annexation* policies.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1
Annexation Schedule

ANNEXATION:

City Council public hearing.....August 11, 2025

City Council voteAugust 25, 2025

EXPLANATION TO COUNCIL BILL 2025-172 (HORTON)

FILED: 08/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance granting Conditional Use Permit No. 482 for the purpose of permitting a daycare center as an adaptive use of a non-residential structure in a R-SF, Single-Family Residential District, generally located at 1212 North Broadway Avenue. (By: Czrina Moreno; 1212 North Broadway Avenue; Conditional Use Permit No. 482.)

PURPOSE: Request to allow a daycare care center as an adaptive use of a nonresidential structure in a R-SF district generally located at 1212 North Broadway Avenue. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

CONDITIONAL USE PERMIT NUMBER 482

The applicant has requested this Conditional Use Permit for operation of a daycare center as an adaptive use of a nonresidential structure in a R-SF district. The applicant intends to use the vacant commercial building as a day care center.

CONDITIONS:

1. The regulations and standards listed on "Exhibit D - Attachment 2" shall govern and control the use and development of the land in Conditional Use Permit Number 482 in a manner consistent with the attached site plan ("Exhibit D - Attachment 4").

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant has requested this Conditional Use Permit for operation of a daycare center as an adaptive use of a nonresidential structure in a R-SF district. The applicant intends to use the vacant commercial building as a day care center.
2. A site plan has been provided ("Exhibit D - Attachment 4") depicting the development of the site. The day center will utilize the existing commercial building without the need to expand the building. The existing asphalt parking lot within the public right-of-way must be completely removed and restored with grass, and curb and gutter.

3. The center city neighborhood placetype encourages the preservation and adaptive reuse of neighborhood schools and surplus buildings. This application is consistent with this recommendation.
4. Staff has determined that the requested rezoning and Conditional Use Permit are in general alignment with the objectives and intent of the *Comprehensive Plan's* Center City neighborhood Placetype.

REMARKS: The Planning and Zoning Commission held a public hearing on July 17, 2025, and recommended approval, by a vote of 8 to 0 of the proposed conditional use permit (see the attached "Exhibit C," Record of Proceedings).

The Planning and Development staff recommends the application be approved with the conditions (see attached "Exhibit A").

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Conditional Use Permit 482 - 1212 North Broadway Avenue
2. CUP 482_exhA
3. CUP 482_exhB
4. CUP 482_exhC
5. CUP 482_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 27
Filed: 08-05-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-172

SPECIAL ORDINANCE _____

AN ORDINANCE

1 GRANTING Conditional Use Permit No. 482 for the purpose of permitting a
2 daycare center as an adaptive use of a non-residential structure in a
3 R-SF, Single-Family Residential District, generally located at 1212
4 North Broadway Avenue.
5 _____
6

7 WHEREAS, pursuant to Section 36-363 of the Land Development Code, City
8 Council may grant permits authorizing certain enumerated conditional uses as provided
9 in the various zoning districts; and
10

11 WHEREAS, following proper notice, the Planning and Zoning Commission held a
12 public hearing on July 17, 2025, a copy of the Record of Proceedings from said public
13 hearing being attached hereto and incorporated herein by this reference as "Exhibit C,"
14 and recommended approval of Conditional Use Permit No. 482 by a vote of 8 to 0; and
15

16 WHEREAS, City Council finds that sufficient evidence has been presented to
17 satisfy all applicable standards of the Land Development Code for issuance of
18 Conditional Use Permit No. 482; and
19

20 WHEREAS, the granting of such permit is deemed proper, and it is not found to
21 harm the community or injure the value, lawful use, and reasonable enjoyment of
22 properties in the vicinity of 1212 North Broadway Avenue.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – City Council adopts the City staff's specific findings of fact on the
28 proposed conditional use as set forth in "Exhibit D – Attachment 2." "Exhibit D" is
29 attached hereto and incorporated herein by this reference in its entirety. Conditional Use
30 Permit No. 482 is hereby granted in accordance with and subject to the provisions of
31 Section 36-363 of the Land Development Code. Conditional Use Permit No. 482 is
32 granted for the purpose of permitting a daycare center as an adaptive use in a R-SF,
33 Single-Family Residential District, located at the property described in "Exhibit B," which

is attached hereto and incorporated herein by this reference, and which is generally located at 1212 North Broadway Avenue.

Section 2 – Building permits, certificates of occupancy, and any other required permits or approvals may be issued by the duly authorized officials of the City provided that such issuance is consistent with Section 36-363 of the Land Development Code, any other applicable City regulation or ordinance, and the “Requirements for Conditional Use Permit 482” described in “Exhibit D – Attachment 1” and “Exhibit A,” which is attached hereto and incorporated herein by this reference. Additionally, the provisions contained in “Exhibit D – Attachment 1” and “Exhibit A” shall govern and control the use and development of the land described in “Exhibit B,” in a manner consistent with the attached site plan depicted on “Exhibit D – Attachment 4.”

Section 3 – Any violation of the provisions of this Ordinance shall be grounds for the revocation of the Conditional Use Permit granted by the adoption of this Ordinance.

Section 4 – This Ordinance shall be in full force and effect from and after passage only so long as the Property and any improvements thereon conform to the conditions and requirements described in Section 36-363 of the Land Development Code, other applicable City regulations or ordinances, and this Ordinance.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: [Signature], City Manager

EXHIBIT A
REQUIREMENTS FOR CONDITIONAL USE PERMIT 482

1. The day care center shall comply with all the standards listed in Exhibit D - Attachment 2.
2. The day care center be permitted in substantial conformance with Exhibit D - Attachment 3.
3. All other standards of the Zoning Ordinance and other applicable Ordinances shall be adhered to.

EXHIBIT B
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT 482

COMMENCING 110 FEET NORTH OF NORTHEAST CORNER OF BROADWAY & WEBSTER
BEGINNING NORTH 60 FEET, EAST 147 FEET, SOUTH 60 FEET, WEST TO BEGINNING.

EXHIBIT C
RECORD OF PROCEEDINGS
Planning and Zoning Commission – July 17, 2025

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.



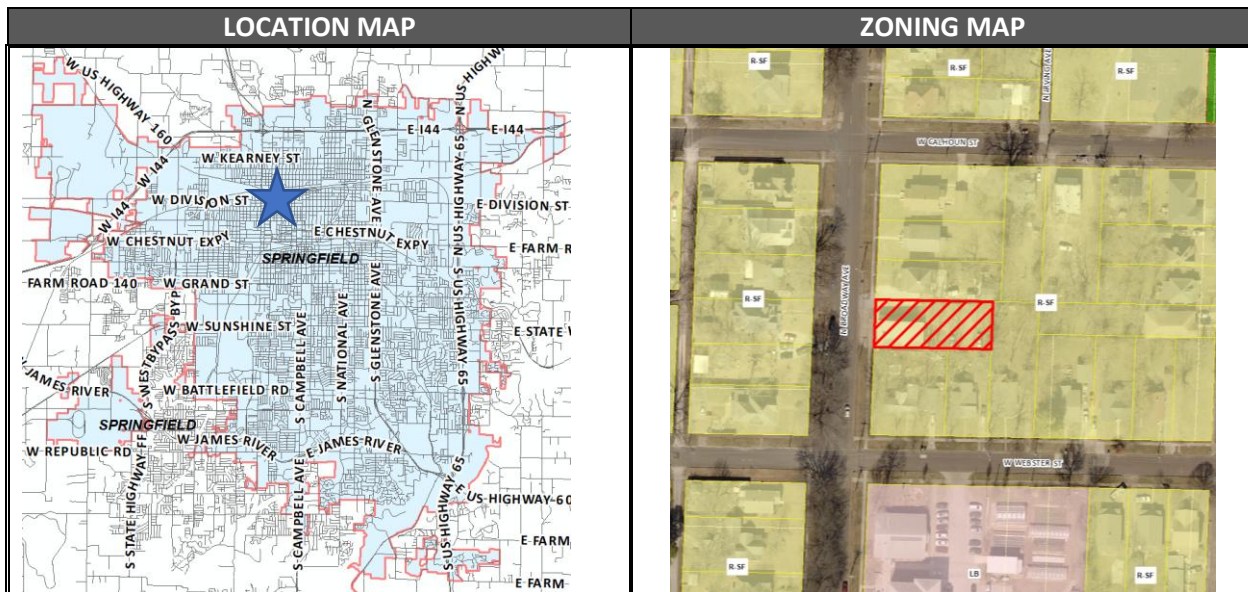
Bob Hosmer, AICP
Planning Manager

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 482
Location:	1212 North Broadway Avenue
Total Acres:	0.20 acres
Applicant:	Czrina Moreno
Existing Land Use:	Vacant commercial building
Neighborhood Meeting:	May 22, 2025
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 2025
Public Notification:	Mail, posted property, and legal 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 of the staff report as the findings of fact and recommend approval of CUP 482 subject to the conditions listed in Attachment 1 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

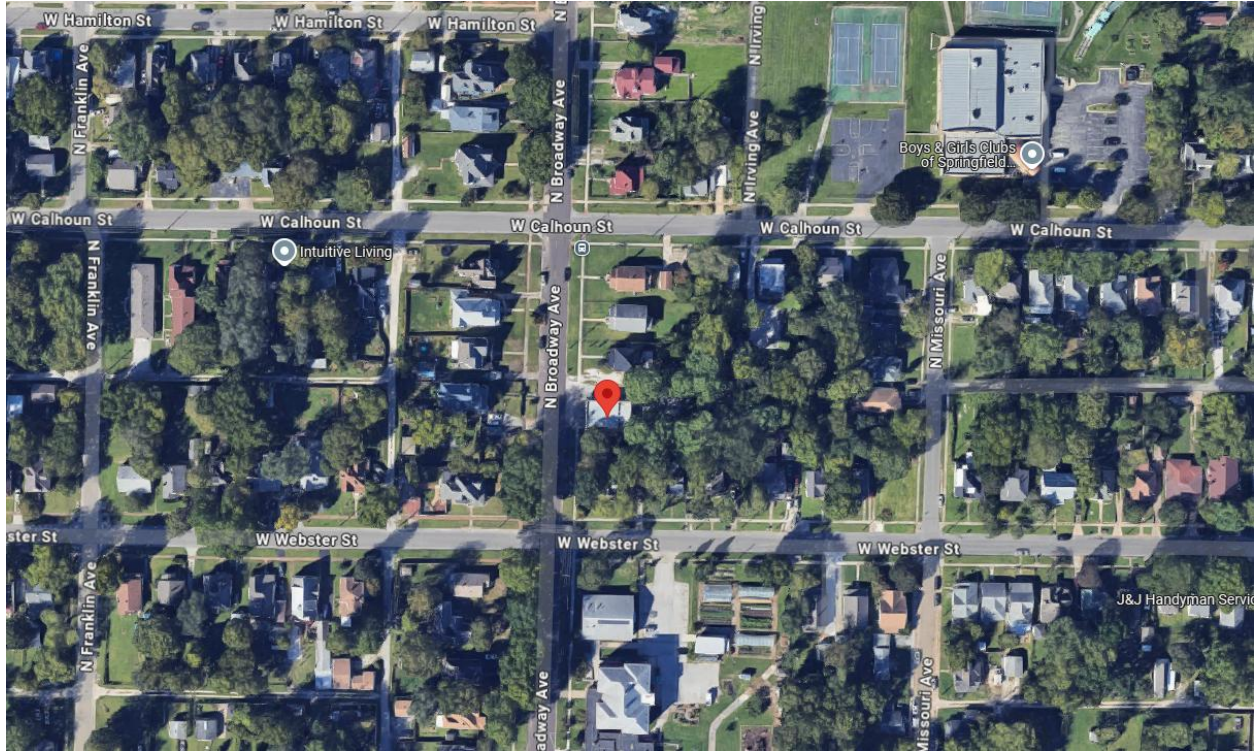
PROJECT SUMMARY:

Request to allow a daycare care center as an adaptive use of a nonresidential structure in a R-SF district generally located at 1212 North Broadway Avenue.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The property was rezoned to R-SF in 1995 by the city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-363. – Conditional Use Permit

- (1) *Purpose.* The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety, and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

(8) *Period of validity.*

- (a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18 months period:

1. A building permit is obtained, and the erection or alteration of a structure is started; or
2. An occupancy permit is obtained, and the conditional use is commenced.

The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.

- (b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

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

PRIMARY USES

1. Single-family detached

SUPPORTING USES

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

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

1. Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.

DEVELOPMENT REVIEW STAFF REPORT

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

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

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

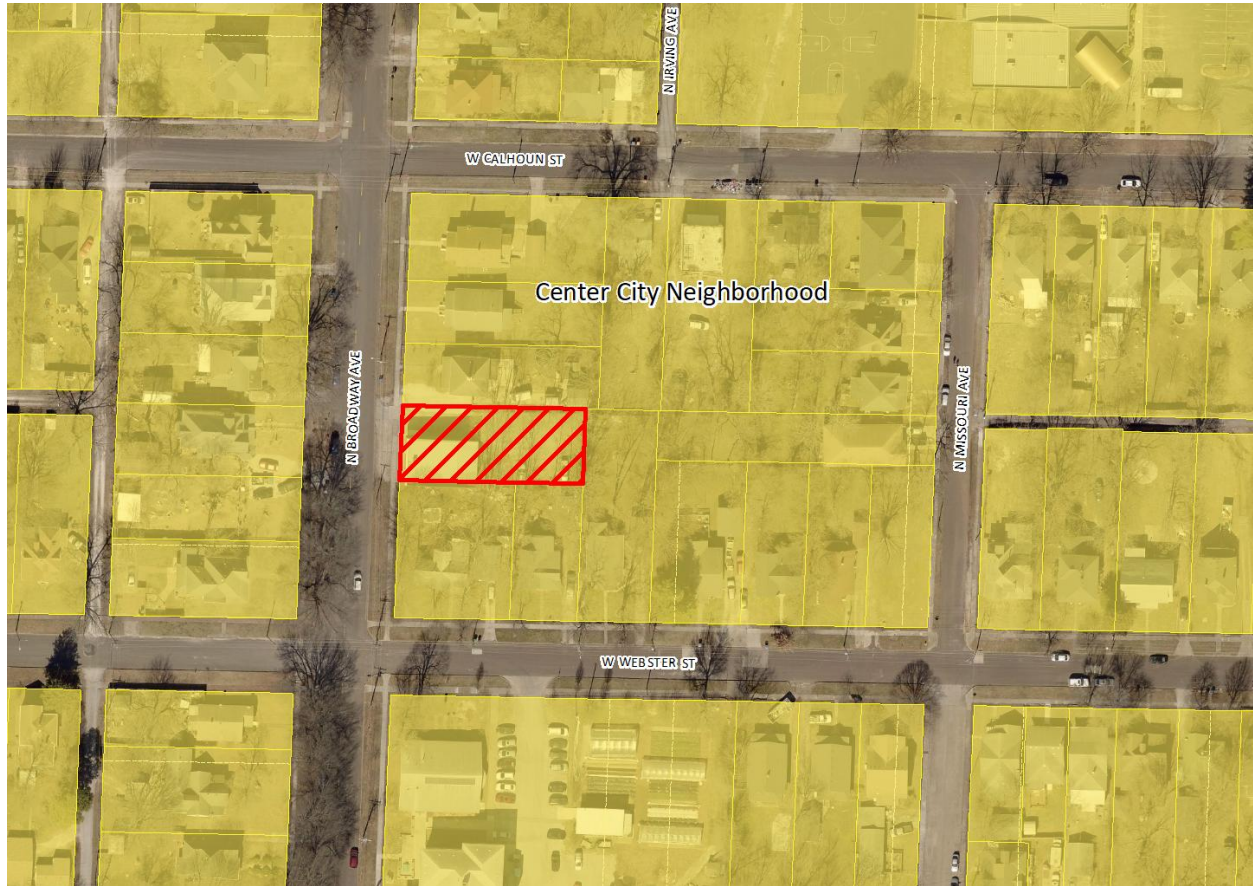
6. Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
8. Low-impact,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

Transitions:

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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 & Vocational Facilities	Universities, Colleges & Places of Worship	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & 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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family residential	Single-family residential	Single-family residential	Single-family residential
PLACETYPES	Center City neighborhood	Center City neighborhood	Center City neighborhood	Center City neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed CUP.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the CUP.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

No issues for stormwater.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	N. Broadway Avenue	Collector	City	30	36	NA	Yes	Yes	Yes

ACCESS - All access to the development shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are two (2) bus stops on Broadway Avenue near the property.

IMPROVEMENTS - No improvements are required for this conditional use permit. A traffic study is not required for this conditional use permit. The existing asphalt parking lot within the public ROW must be completely removed and restored with grass, and curb and gutter.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant has requested this Conditional Use Permit for operation of a daycare center as an adaptive use of a nonresidential structure in a R-SF district. The applicant intends to use the vacant commercial building as a day care center.

DEVELOPMENT REVIEW STAFF REPORT

A site plan has been provided (Attachment 4) depicting the development of the site. The day center will utilize the existing commercial building without the need to expand the building. The existing asphalt parking lot within the public right-of-way must be completely removed and restored with grass, and curb and gutter.

3. The center city neighborhood placetype encourages the preservation and adaptive reuse of neighborhood schools and surplus buildings. This application is consistent with this recommendation.
4. Staff has determined that the requested rezoning and Conditional Use Permit are in general alignment with the objectives and intent of the *Comprehensive Plan's* Center City neighborhood Placetype.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Center City neighborhood and based on the development's compliance with the standards of approval below (Attachment 2).

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following recommendations in connection with each proposed conditional use:

1. Recommend against the proposed conditional use,
2. Recommend approval of the proposed conditional use, or
3. Recommend approval of the proposed conditional use together with recommendations which, in the judgment of the Planning and Zoning Commission, will protect adjacent property and ensure that the proposed conditional use is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1
CONDITIONAL USE PERMIT NO. 482

1. The day care center shall comply with all the standards listed in Attachment 2.
2. The day care center be permitted in substantial conformance with Attachment 3.
3. All other standards of the Zoning Ordinance and other applicable Ordinances shall be adhered to.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2 STANDARDS FOR CONDITIONAL USE PERMIT NO. 482

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
1. The proposed conditional use will be consistent with the adopted policies in the Springfield <i>Comprehensive Plan</i> .	The conditional use will not change the existing site and will only change the function of the existing building.	The Comprehensive Plan encourages the preservation and use of neighborhood buildings. Additionally, this application will allow for a neighborhood servicing use within a vacant building.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	The conditional use will not change the existing site and will only change the function of the existing building.	Public Works – Traffic has reviewed the proposed conditional use and has determined that it will not adversely affect the safety of the using the facility or passing by.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	There is an existing fire hydrant at the corner of Webster and Broadway withing 150 feet of the existing building.	The Fire Department has reviewed the proposed conditional use and has not noted any concerns regarding fire safety and fire control measures.
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	There will not be an increase in impervious area or surface runoff.	Public Works – Stormwater has reviewed the proposed conditional use and has no issues with the proposed conditional use.
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	The conditional use will not change the existing site and will only change the function of the existing building.	Staff does not have any concerns pertaining to the anticipated noise levels associated with the proposed day care center.

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:
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	The conditional use will not change the existing site and will only change the function of the existing building.	All future stationary lighting will be required to be meet the requirements and limitations of Section 36-484, Exterior lighting.
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	The conditional use will not change the existing site and will only change the function of the existing building.	City staff does not have any concerns regarding future signage. Signage will be required to meet city code.
8. Such signs will not have an adverse effect on any adjacent properties.	The conditional use will not change the existing site and will only change the function of the existing building.	All future signage must comply with the requirements and limitations of Section 36-454, Signs.
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	The conditional use will not change the existing site and will only change the function of the existing building.	As noted by Public Works – Traffic, there are no concerns at this time regarding the proposal's impact on traffic in the area; however, Traffic has noted that existing asphalt parking lot within the public right-of-way must be completely removed and restored with grass, and curb and gutter.

DEVELOPMENT REVIEW STAFF REPORT

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare.	The conditional use will not change the existing site and will only change the function of the existing building.	Staff does not anticipate that the proposed development will adversely impact or be incompatible with the surrounding property. A 6-foot solid fence is located around the property's perimeter.
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.	The conditional use will not change the existing site and will only change the function of the existing building.	The standards of the Zoning Ordinance adequately address these issues. This application is consistent with the purpose of the adaptive use of nonresidential structures that could otherwise be a blight on the neighborhood if left vacant and are not maintained.

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:
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	The conditional use will not change the existing site and will only change the function of the existing building.	It is not expected that the proposed development will negatively affect any significant natural topography or physical features.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	The conditional use will not change the existing site and will only change the function of the existing building.	The applicant's response adequately addresses this condition.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	The conditional use will not change the existing site and will only change the function of the existing building.	The proposed use complies with applicable regulations regarding lot size, bulk regulations, use limitations and performance standards.
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	The proposed use will provide a childcare facility in an area of town that will be well served by that use.	The applicant's response adequately addresses this condition.

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.	The existing parking lot will provide adequate parking for the proposed day care use as required by Sec. 36-455.	The development will be subject to these standards of the Zoning Ordinance.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	Access roads, entrances and exit drives are not changing as a result of the conditional use.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it will not create these hazards.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	The vehicular circulation elements are not changing as a result of this conditional use. The existing vehicular circulation elements and pedestrian paths will remain.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it will not create these hazards with the traffic access controls that are required with this Conditional Use.
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	The conditional use will not change the existing site and will only change the function of the existing building.	No known interference with any public rights of way or easements are known

DEVELOPMENT REVIEW STAFF REPORT

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	The conditional use will not change the existing site or building and will only change the function of the existing building.	The development is required to adhere to all standards of the Zoning Ordinance and other applicable ordinances.
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	The conditional use will not change the existing site and will only change the function of the existing building.	This property is already served with public infrastructure and services.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Operation of a Daycare Facility
2. Meeting Date & Time: 05/22/2025
3. Meeting Location: 1212 N Broadway Ave, Springfield, MO
4. Number of invitations that were sent: 190
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 5
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

Concerns of what will be allowed to happen with the facility if it is rezoned and the daycare closes. Explained that the residential zoning will remain and the conditional use permit will only allow for the daycare facility.

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

I, Amber Broyles (*print name*), attest that the neighborhood meeting was held on 05/22/2025 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Amber Broyles
Signature of person completing affidavit

Amber Broyles
Printed name of person completing affidavit

[illegible]

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

A licensed Missouri
Engineering Corporation
COA# 00062

212 N. BROADWAY AVE
SPRINGFIELD, MO

[illegible]

PROJECT NO: 25SP10052
DRAWN BY: CMH
CHECK BY: N/A
ISSUED DATE: 05/19/2025

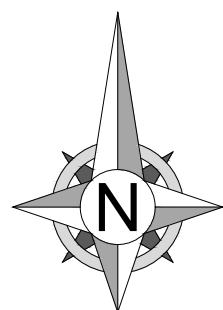
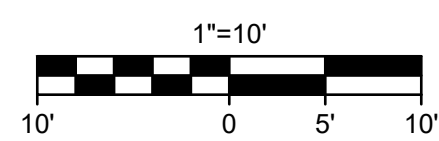
LICENSE NO: N/A

SITE EXHIBIT

C1



1 SITE EXHIBIT
C1 SCALE: 1" = 10'





EXPLANATION TO COUNCIL BILL 2025-173 (HORTON)

FILED: 08/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.22 acres of property generally located at 2800 North Kansas Expressway from GR – General retail district to HC – Highway commercial district; and adopting an updated Official Zoning Map. (By: Khan Family Properties, LLC; 2800 N. Kansas Expressway; Z-12-2025.)

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.22 acres generally located on a portion of 2800 North Kansas Expressway from a GR, General Retail District to a HC, Highway Commercial District. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:
ZONING CASE NUMBER Z-12-2025

The applicant is requesting to rezone approximately 1.22 acres generally located on a portion of 2800 North Kansas Expressway from a GR, General Retail District to a HC, Highway Commercial District. The applicant is rezoning for redevelopment of the subject property which may include outdoor sales and display.

REMARKS: The Planning and Zoning Commission held a public hearing on July 17, 2025, and recommended **approval**, by a vote of 8 to 0.

The Planning and Development staff recommends the application be **approved** (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype.
2. 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. The range of uses in the proposed HC district is compatible with the uses permitted on other property in the immediate vicinity. The properties to the north and south have existing auto-oriented businesses.
4. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy.
5. There are few changing conditions in the area affected that make the proposed rezoning necessary.
6. The range of uses in the proposed HC district is compatible with the uses permitted on other property in the immediate vicinity.
7. 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.
8. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. The proposed rezoning does not require a traffic study.
9. 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.
10. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION: 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.

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Z-12-2025 - 2800 N. Kansas Expressway
2. Z-12-2025_exhA
3. Z-12-2025_exhB
4. Z-12-2025_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 18
Filed: 08-05-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-173

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 1.22 acres of property generally located at 2800 North Kansas
4 Expressway from GR – General retail district to HC – Highway
5 commercial district; and adopting an updated Official Zoning Map.
6 _____
7

8 WHEREAS, an application has been filed for a zoning change of the property
9 generally located at 2800 North Kansas Expressway from GR – General retail district to
10 HC – Highway commercial district; and
11

12 WHEREAS, following proper notice, the Planning and Zoning Commission held a
13 public hearing on July 17, 2025, a copy of the Record of Proceedings from said public
14 hearing being attached hereto and incorporated herein by this reference as "Exhibit B,"
15 and said Commission made a recommendation of approval by a vote of 8 to 0; and
16

17 WHEREAS, the City has reviewed the applicant's request and prepared a staff
18 report concerning the application, which is attached hereto and incorporated herein by
19 this reference as "Exhibit C"; and
20

21 WHEREAS, proper notice was given of a public hearing before City Council, and
22 said hearing was held in accordance with the law.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – The property generally located at 2800 North Kansas Expressway
28 and described in "Exhibit A," which is attached hereto and incorporated herein by this
29 reference, is hereby rezoned from GR – General retail district to HC – Highway
30 commercial district. Springfield Land Development Code, Section 36-306, 'Official
31 zoning map and rules for interpretation,' is hereby amended, changed, and modified
32 consistent with this Ordinance.
33

34 Section 2 – City Council hereby directs the City Manager, or designee, to update
35 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
36 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
37 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
38 rules of interpretation.'

39
40 Section 3 – The Official Zoning Map herein adopted shall be maintained and
41 archived in the same digital form in which this Council has approved its adoption.

42
43 Section 4 – This Ordinance shall be in full force and effect from and after
44 passage.

45
46 Passed at meeting: _____

47
48 _____
49 Mayor

50
51 Attest: _____, City Clerk

52
53 Filed as Ordinance: _____

54
55 *Laura Vales*
56 Approved as to form: _____, Assistant City Attorney

57
58 *[Signature]*
59 Approved for Council action: _____, City Manager

EXHIBIT A
LEGAL DESCRIPTION

COMMENCING AT A POINT 52 FEET NORTH OF THE SOUTHWEST CORNER OF LOT ONE (1) OF THE NORTHWEST FRACTIONAL QUARTER (NWFRL $\frac{1}{4}$) OF SECTION TWO (2), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22); THENCE NORTH 116 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO M.W. SPICKARD AND WIFE; THENCE EAST 462 FEET TO THE SOUTHEAST CORNER OF THE SPICKARD TRACT; THENCE SOUTH 116 FEET TO A POINT DUE EAST OF THE BEGINNING; THENCE WEST 462 FEET TO THE PLACE OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI. AND BEGINNING 52 FEET NORTH OF THE SOUTHWEST CORNER OF LOT ONE (1) OF THE NORTHWEST FRACTIONAL QUARTER (NWFRL $\frac{1}{4}$) OF SECTION TWO (2), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI; THENCE SOUTH TEN (10) FEET; THENCE EAST FOUR HUNDRED SIXTY-TWO (462) FEET; THENCE NORTH TEN (10) FEET; THENCE WEST FOUR HUNDRED SIXTY-TWO (462) FEET TO THE PLACE OF BEGINNING.

EXHIBIT B
RECORD OF PROCEEDINGS
Planning and Zoning Commission – July 17, 2025

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.



Bob Hosmer, AICP
Planning Manager



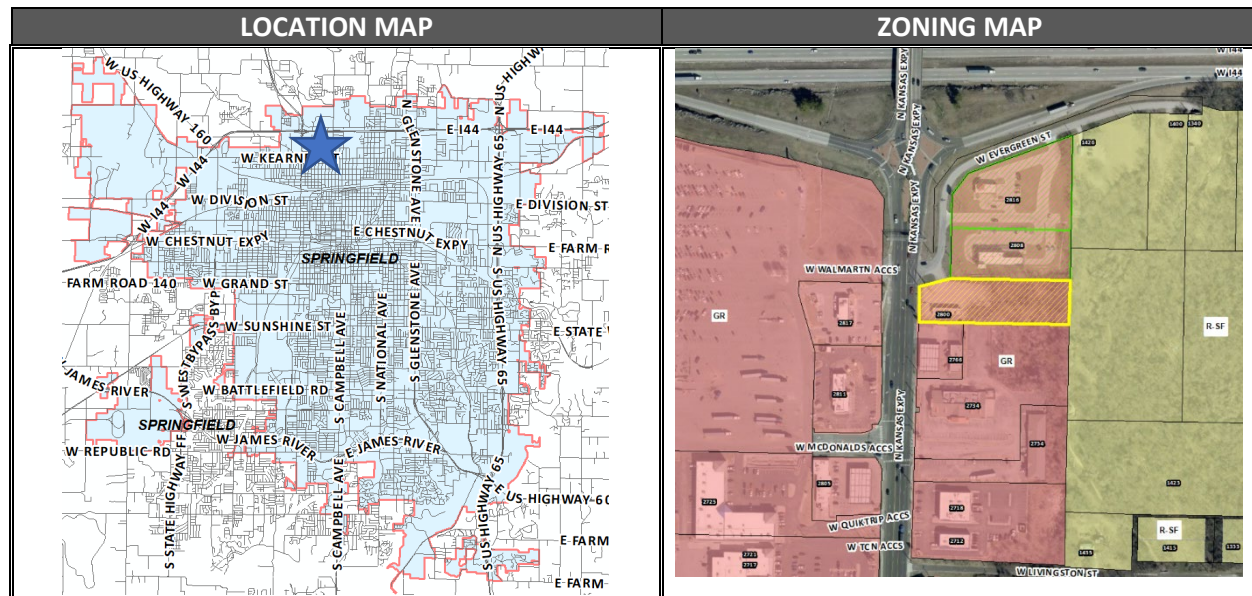
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-12-2025
Location:	2800 N. Kansas Expressway
Total Acres:	1.22 acres
Applicant:	Khan Family Properties, LLC
Existing Land Use:	Vacant retail establishment
Neighborhood Meeting:	June 26, 2025
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 2025
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-31-2025 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 1.22 acres generally located on a portion of 2800 North Kansas Expressway from a GR, General Retail District to a HC, Highway Commercial District.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

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

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

DEVELOPMENT REVIEW STAFF REPORT

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

DEVELOPMENT REVIEW STAFF REPORT

Buffering and Landscaping

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

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

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

Primary Land Uses:

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

Supporting Land Uses:

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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

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

DEVELOPMENT REVIEW STAFF REPORT

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

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

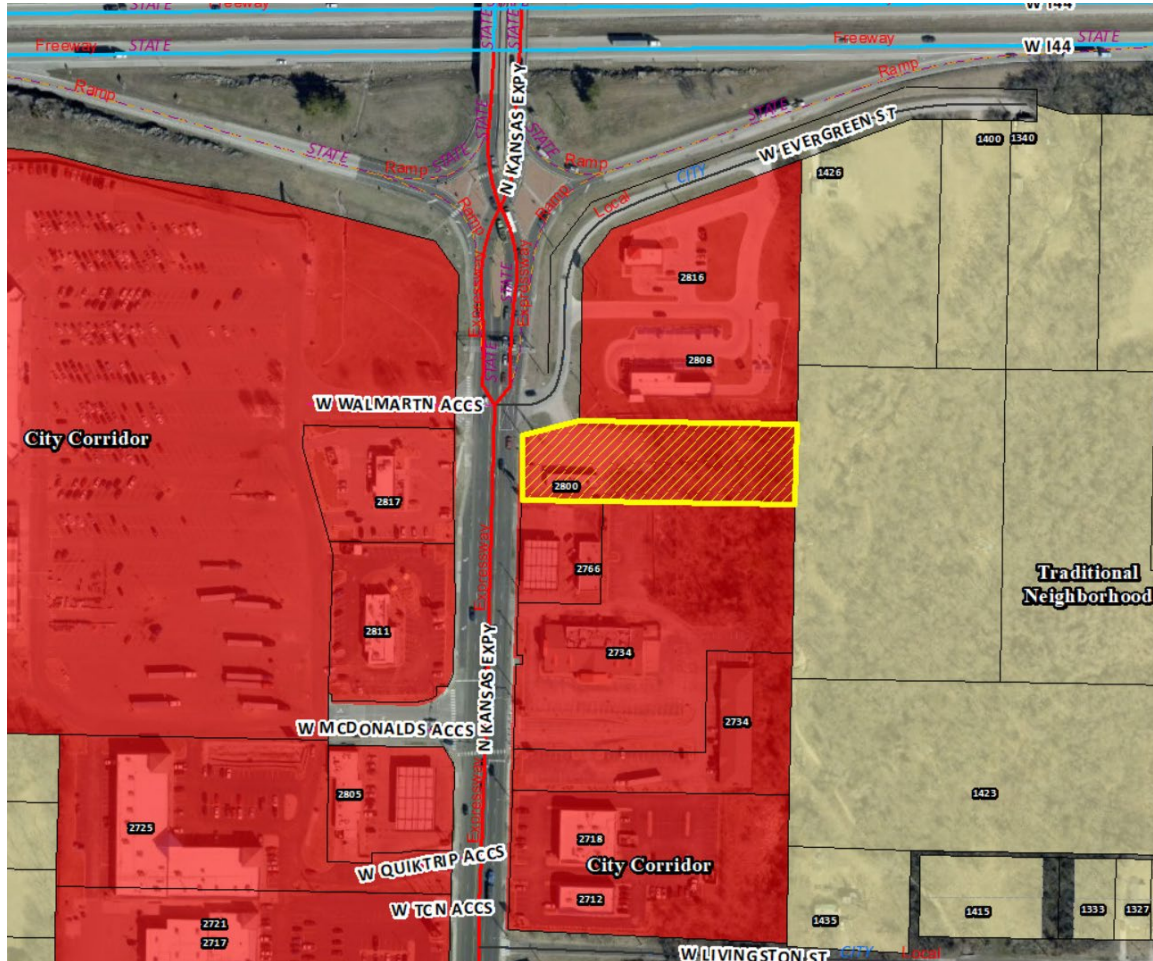
- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes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

TRANSITIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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	Personal Services, Health Care & Institutional Facilities	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	◇	○								
Mixed Residential	●	●	○	○	◇	◇	○								
Downtown			●	○	○	○	●	○	○	○					
Mixed-Use	○	○	●	○	○	○	●	○							
City Corridor			●	○	○	○	●	○	○	○					
Institutional & Employment Center			○	○	○	○	○	○	○	○					
Business Flex				○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics				○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			●	●	○										

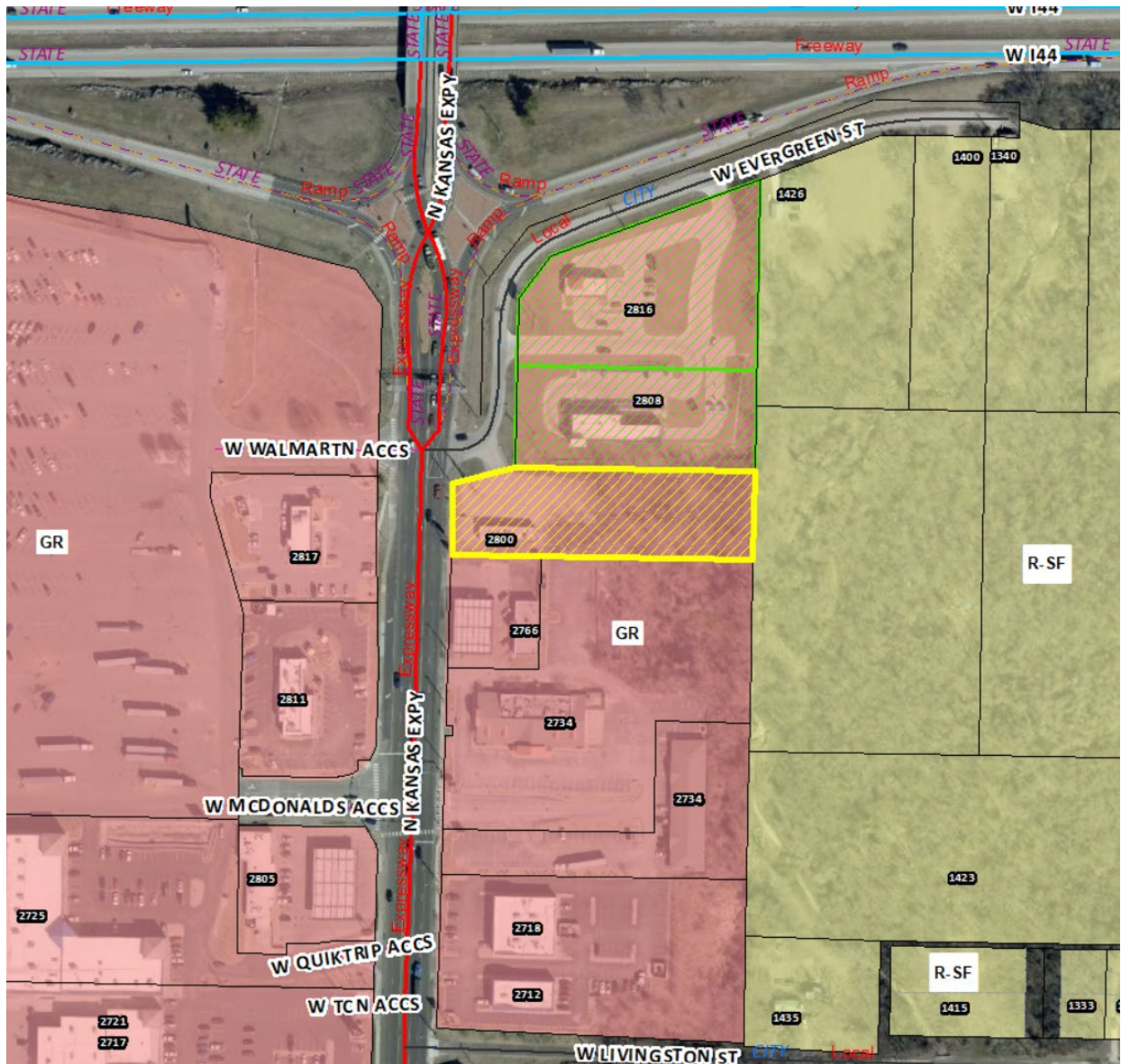
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

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

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

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

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

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

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

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

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

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

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

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

DEVELOPMENT REVIEW STAFF REPORT

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

DETENTION AND DISCHARGE REQUIREMENTS

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

WATER QUALITY REQUIREMENTS

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

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

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

FLOODPLAIN

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

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1.22 acres generally located on a portion of 2800 North Kansas Expressway from a GR, General Retail District to a HC, Highway Commercial District. The applicant is proposing automotive sales which is a retail sales use group.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype.
3. The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers.

DEVELOPMENT REVIEW STAFF REPORT

4. The range of uses in the proposed HC district is compatible with the uses permitted on other property in the immediate vicinity. The properties to the north and south have existing auto-oriented businesses.
5. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy.
6. There are few changing conditions in the area affected that make the proposed rezoning necessary.
7. The range of uses in the proposed HC district is compatible with the uses permitted on other property in the immediate vicinity.
8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
9. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. The proposed rezoning does not require a traffic study.
10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
12. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
13. The applicant held a neighborhood meeting on June 26, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
14. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

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.



EXPLANATION TO COUNCIL BILL 2025-174 (MCGULL)

FILED: 08/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.83 acres of property generally located at 1100 East Kearney Street, 1101 East Turner Street, 2303 and 2307 North Taylor Avenue, and 2306 North Howard Avenue from R-TH – Residential townhouse district and HC – Highway commercial district, to R-MD – Medium density multifamily residential district and HC – Highway commercial district with Conditional Overlay District No. 272; establishing Conditional Overlay District No. 272; and adopting an updated Official Zoning Map. (By: Elevate Lives; 1100 East Kearney Street, 1101 East Turner Street, 2303 & 2307 North Taylor Avenue, 2306 North Howard Avenue; Z-13-2025 with Conditional Overlay District No. 272.)

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.83 acres generally located at 1100 East Kearney Street, 1101 East Turner Street, 2303 & 2307 North Taylor Avenue, 2306 North Howard Avenue from R-TH, Residential Townhouse District and HC, Highway Commercial District to R-MD, Medium Density Multifamily Residential District and HC, Highway Commercial District with Conditional Overlay District 272. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

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

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

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

REMARKS: The Planning and Zoning Commission held a public hearing on July 17, 2025, and recommended approval, by a vote of 8 to 0.

The Planning and Development staff recommends the application be approved (see the

attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant is requesting to rezone approximately 3.83 acres generally located at 1100 East Kearney Street, 1101 East Turner Street, 2303 & 2307 North Taylor Avenue, 2306 North Howard Avenue from R-TH, Residential Townhouse District and HC, Highway Commercial District to R-MD, Medium Density Multifamily Residential District and HC, Highway Commercial District with Conditional Overlay District 272.
2. The applicant intends to develop a 2-acre multi-family development on the south portion of the subject property. The north portion of the subject property, approximately 1.83 acres in size, has a vacant school which the applicant does not have immediate plans currently.
3. The *Comprehensive Plan's Land Use & Development* chapter identifies the north portion of the subject property as the City Corridor placetype. The *Comprehensive Plan's Land Use & Development* chapter identifies the south portion of the subject property as the Center City neighborhood placetype.
4. The HC zoning is consistent with the City Corridor placetype. The expansion of the HC zoning will allow the existing former school building to redevelop with its own parking lot and open space that the HC district requires.
5. The COD prohibits uses that are more intense and could potentially have negative impacts of the surrounding properties.
6. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) dwelling units per acre. The applicant is requesting a maximum of twenty-one (21) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the Revised Multi-Family Development Location and Design Guidelines. That assessment resulted in a density of 21 to 24 dwelling units per acre. Further analysis of the proposed development under the Revised Multi-Family Development Location and Design Guidelines is attached (Exhibit D - Attachment 2). The development must be in substantial conformance to the attached site plan (Exhibit D - Attachment 4).
7. This application is consistent with the *Comprehensive Plan's Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of "missing middle" housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These

housing types should be integrated into Springfield's existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.

8. Missing middle housing types provide opportunities for the city to increase the diversity of its housing stock through moderate increases in density, while maintaining the neighborhood character Springfield residents cherish. They range from low density duplexes to mid density multiplexes and triplexes, which can be integrated into the City's housing mix by using single-family lots to accommodate two to three units in a context-sensitive manner.
9. The *Plan* recommends a "stepped down" approach to be used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways.
10. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
11. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
12. The range of uses in the proposed HC and R-MD district is compatible with the uses permitted on other property in the immediate vicinity.
13. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
14. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
15. The proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.
16. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

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



Submitted By: Councilmember Adib-Yazdi, Councilmember, Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. Z-13-2025 COD 272 - 1100 E. Kearney, 101 E. Turner, 2303 and 2307 N. Taylor Ave., 2306 N. Howard Ave.
 2. Z-13-2025 COD 272_exhA
 3. Z-13-2025 COD 272_exhB
 4. Z-13-2025 COD 272_exhC
 5. Z-13-2025 COD 272_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 36
Filed: 08-05-25

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-174

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 3.83 acres of property generally located at 1100 East Kearney
4 Street, 1101 East Turner Street, 2303 and 2307 North Taylor
5 Avenue, and 2306 North Howard Avenue from R-TH – Residential
6 townhouse district and HC – Highway commercial district, to R-MD
7 – Medium density multifamily residential district and HC – Highway
8 commercial district with Conditional Overlay District No. 272;
9 establishing Conditional Overlay District No. 272; and adopting an
10 updated Official Zoning Map.
11 _____
12

13 WHEREAS, an application has been filed for a zoning change of the property
14 generally located at 1100 East Kearney Street, 1101 East Turner Street, 2303 and 2307
15 North Taylor Avenue, and 2306 North Howard Avenue from R-TH – Residential
16 townhouse district and HC – Highway commercial district, to R-MD – Medium density
17 multifamily residential district and HC – Highway commercial district, and establishing
18 Conditional Overlay District No. 272; and
19

20 WHEREAS, Conditional Overlay District No. 272 shall modify the requirements of
21 the Springfield Land Development Code Sections 36-383, R-MD – Medium density
22 multifamily residential district, and 36-422, HC – Highway commercial district, by
23 requiring that the property described in "Exhibit B" comply with the requirements
24 described in "Exhibit A," both attached hereto and incorporated herein by this reference;
25 and
26

27 WHEREAS, following proper notice, the Planning and Zoning Commission held a
28 public hearing on July 17, 2025, a copy of the Record of Proceedings from said public
29 hearing being attached hereto and incorporated herein by this reference as "Exhibit C,"
30 and said Commission made its recommendation of approval with a vote of 8 to 0; and
31

32 WHEREAS, the City has reviewed the applicant's request and prepared a staff
33 report concerning the application, which is attached hereto and incorporated herein by

34 this reference as "Exhibit D"; and
35

36 WHEREAS, proper notice was given of a public hearing before City Council, and
37 said hearing was held in accordance with the law.
38

39 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
40 SPRINGFIELD, MISSOURI, as follows, that:
41

42 Section 1 – The property described in "Exhibit B" is hereby rezoned from R-TH –
43 Residential townhouse district and HC – Highway commercial district, to R-MD –
44 Medium density multifamily residential district and HC – Highway commercial district,
45 with Conditional Overlay District No. 272 Springfield Land Development Code, Section
46 36-306, 'Official zoning map and rules for interpretation,' is hereby amended, changed,
47 and modified consistent with this Ordinance.
48

49 Section 2 – City Council hereby establishes Conditional Overlay District No. 272,
50 which shall contain the requirements and standards provided in "Exhibit A." The
51 requirements of Conditional Overlay District No. 272 shall modify the requirements of
52 the Springfield Land Development Code Sections 36-383, R-MD – Medium density
53 multifamily residential district, and 36-422, HC – Highway commercial district, by
54 requiring the property described in "Exhibit B" to comply with the requirements
55 contained in "Exhibit A."
56

57 Section 3 – City Council hereby directs the City Manager, or designee, to update
58 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
59 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
60 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
61 rules of interpretation.'
62

63 Section 4 – The Official Zoning Map herein adopted shall be maintained and
64 archived in the same digital form in which this Council has approved its adoption.
65

66 Section 5 – This Ordinance shall be in full force and effect from and after
67 passage.
68

69 Passed at meeting: _____
70

71 _____
72 Mayor
73

74 Attest: _____, City Clerk
75

76 Filed as Ordinance: _____
77

78 _____
79 Approved as to form: *Laura Vales*, Assistant City Attorney

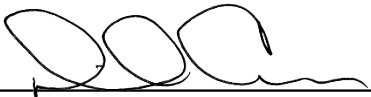
80 Approved for Council action:  _____, City Manager

EXHIBIT A
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-13-2025 COD 272

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

1. The maximum density shall be limited to twenty-two (22) dwelling units per acre.
2. The development of the subject property shall be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan (Attachment 5).

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

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

EXHIBIT B
LEGAL DESCRIPTION

HC, Highway Commercial COD 272 - All of Lots five (5) and eight (8) except the south fifty (50) feet of lot eight (8), block 1, in Hobart's 3rd addition, Greene County Missouri.

R-MD COD 272 - All of lots thirty-one (31), thirty-two (32), thirty-three (33), thirty-four (34), thirty-five (35), thirty-six (36), thirty-seven (37), thirty-eight (38), thirty-nine (39), forty (40), forty-one (41), and forty-two (42), in Sperry and Kilham's Second subdivision in the city of Springfield, Greene County, Missouri, and the south fifty (50) feet of lot eight (8), block 1, in Hobart's 3rd addition, Greene County Missouri.

EXHIBIT C
RECORD OF PROCEEDING
Planning and Zoning Commission – July 17, 2025

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.



Bob Hosmer, AICP
Planning Manager



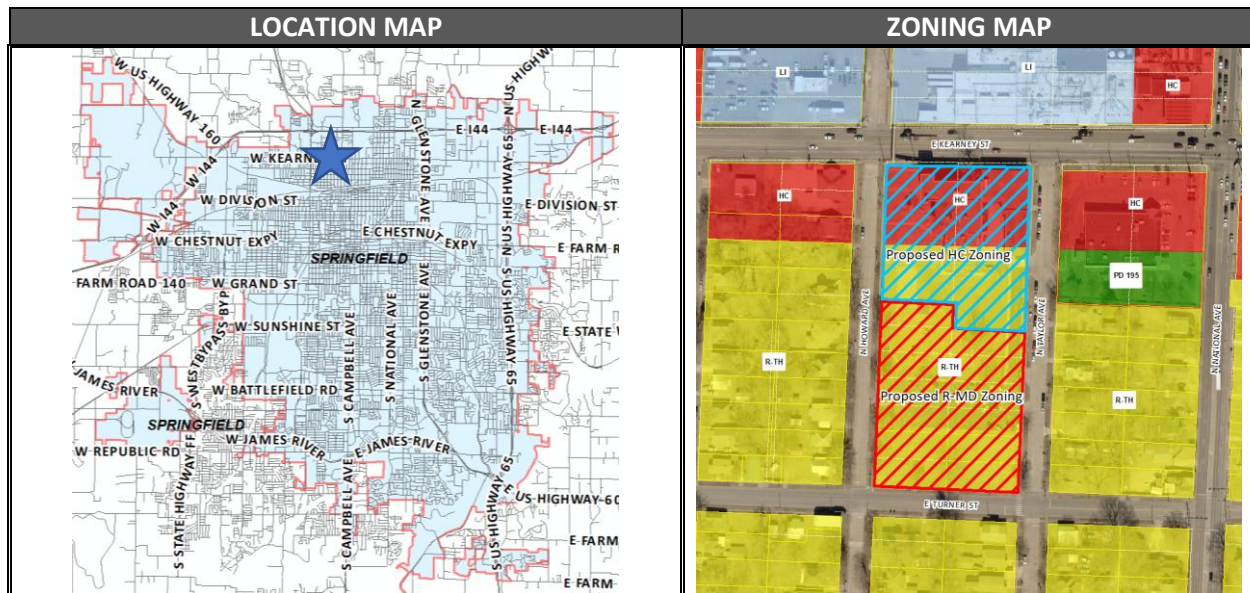
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

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

PROJECT SUMMARY:

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

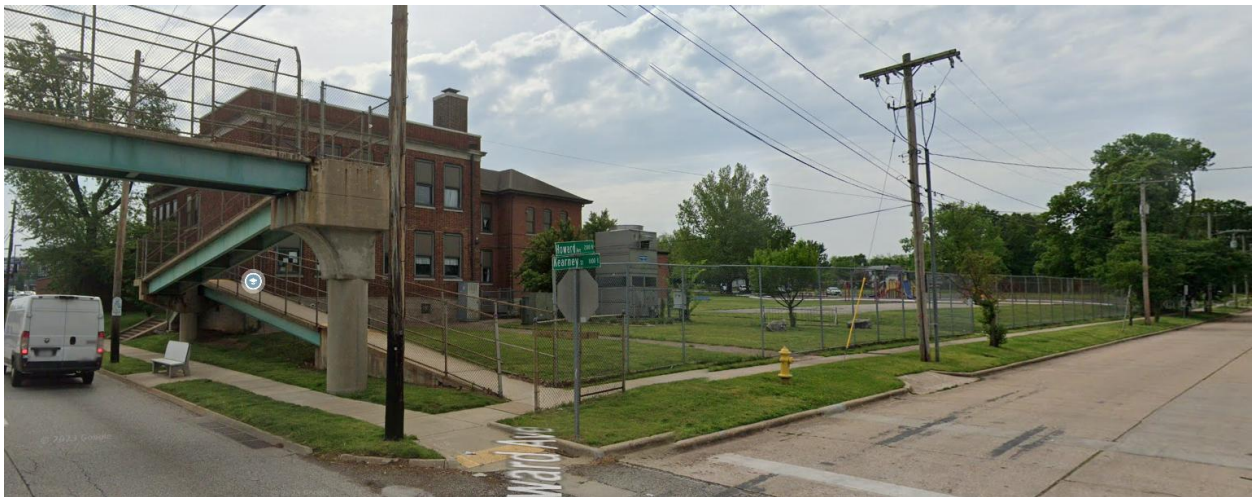


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

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

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

DEVELOPMENT REVIEW STAFF REPORT

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

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Buffering and Landscaping

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

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

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

Primary Land Uses:

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

Supporting Land Uses:

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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

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

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

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

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

TRANSITIONS:

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

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

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

PRIMARY USES

1. Single-family detached

SUPPORTING USES

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

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

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

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

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

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

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

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

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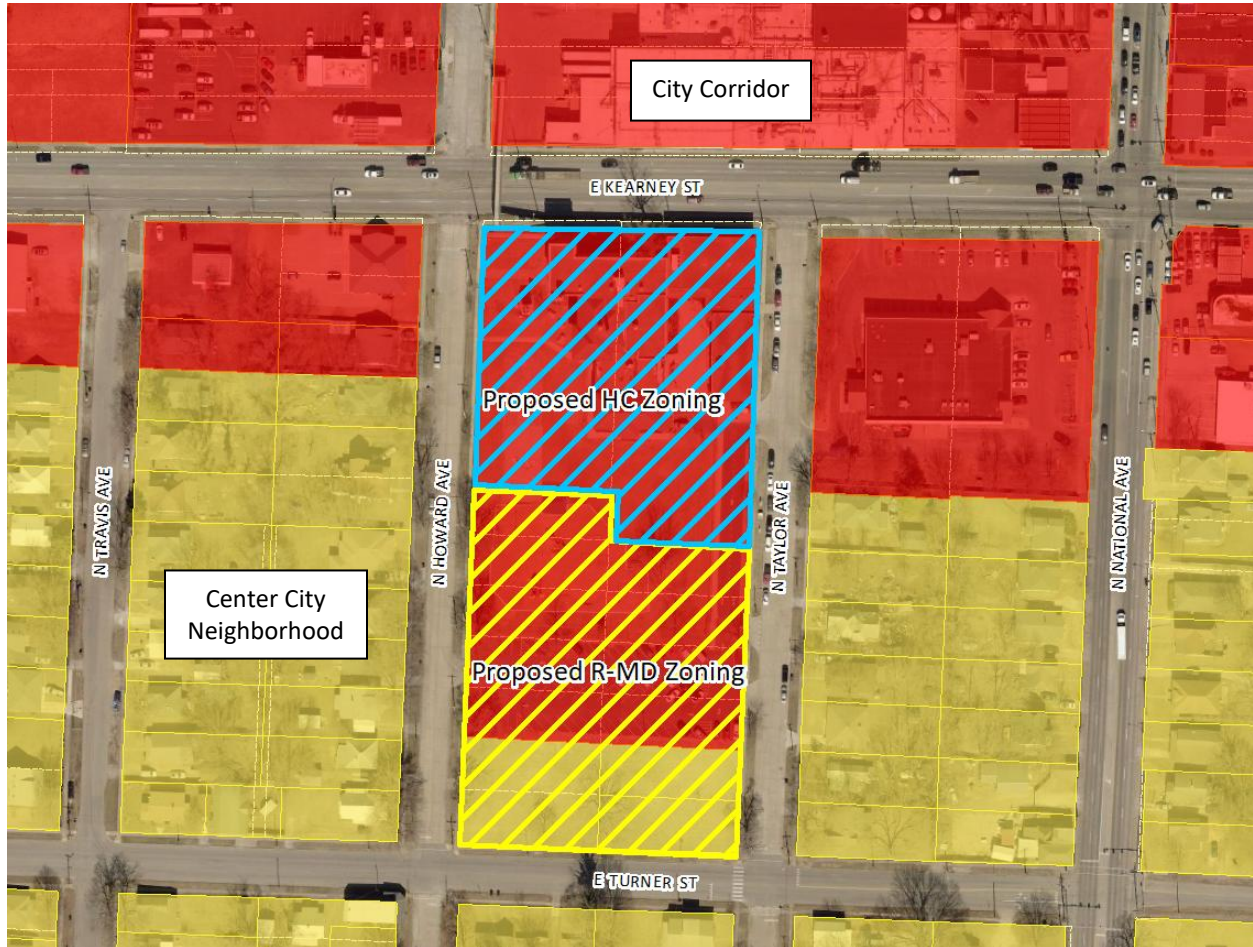
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
8. Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities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

Transitions:

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

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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 & Places of Worship	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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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

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

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DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues. Tract has access to public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

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

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

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

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

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

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

DETENTION AND DISCHARGE REQUIREMENTS

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

WATER QUALITY REQUIREMENTS

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

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

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

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 3.83 acres generally located at 1100 East Kearney Street, 1101 East Turner Street, 2303 & 2307 North Taylor Avenue, 2306 North Howard Avenue from R-TH, Residential Townhouse District and HC, Highway Commercial District to R-MD, Medium Density Multifamily Residential District and HC, Highway Commercial District with Conditional Overlay District 272.
2. The applicant intends to develop a 2-acre multi-family development on the south portion of the subject property. The north portion of the subject property, approximately 1.83 acres in size, has a vacant school which the applicant does not have immediate plans currently.
3. The *Comprehensive Plan's Land Use & Development* chapter identifies the north portion of the subject property as the City Corridor placetype. The *Comprehensive Plan's Land Use & Development* chapter identifies the south portion of the subject property as the Center City neighborhood placetype.
4. The HC zoning is consistent with the City Corridor placetype. The expansion of the HC zoning will allow the existing former school building to redevelop with its own parking lot and open space that the HC district requires.

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5. The COD prohibits uses that are more intense and could potentially have negative impacts of the surrounding properties.
6. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) dwelling units per acre. The applicant is requesting a maximum of twenty-one (21) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the Revised Multi-Family Development Location and Design Guidelines. That assessment resulted in a density of 21 to 24 dwelling units per acre. Further analysis of the proposed development under the Revised Multi-Family Development Location and Design Guidelines is attached (Attachment 2). The development must be in substantial conformance to the attached site plan (Attachment 4).
7. This application is consistent with the *Comprehensive Plan's Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of "missing middle" housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield's existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.
8. Missing middle housing types provide opportunities for the city to increase the diversity of its housing stock through moderate increases in density, while maintaining the neighborhood character Springfield residents cherish. They range from low density duplexes to mid density multiplexes and triplexes, which can be integrated into the City's housing mix by using single-family lots to accommodate two to three units in a context-sensitive manner.
9. The *Plan* recommends a "stepped down" approach to be used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways.
10. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
11. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
12. The range of uses in the proposed HC and R-MD district is compatible with the uses permitted on other property in the immediate vicinity.
13. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.

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14. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
15. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
16. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

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ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 272

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

1. The maximum density shall be limited to twenty-two (22) dwelling units per acre.
2. The development of the subject property shall be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan (Attachment 4).

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

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

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ATTACHMENT 2

MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE ASSESSMENT

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

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

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

- A. Land Use Accessibility (1/3 points)
One point was given for land use accessibility. There is neighborhood retail mixture within 1/4 mile.
- B. Connectivity Analysis (4/5 points)
Four out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit, sidewalks, and roadways.
- C. Road Network Evaluation (1/2 points)
One point was given for the road network evaluation.
- D. Design Guidelines (6/6 points)
A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.
 - 1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height. Pedestrian-scale lighting shall be provided within the development. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
 - 2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall follow the attached site plan and elevations.
 - 3. Building Orientation and Interior Landscaping – All building orientations will address adjacent streets to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping

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

4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows; entrances; arcades; arbors; awnings (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations.
5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance with the attached site plan.
6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities in accordance with the attached site plan; however, a minimum of 20% usable open space is required.
7. Amenity Calculation – The development includes a playground as amenities for the residents.
8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: HC and R-TH to HC and R-MD

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

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

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

None were received.

I, Billy Kimmons (*print name*), attest that the neighborhood meeting was held on June 25, 2025 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Billy Kimmons

Printed name of person completing affidavit

ATTENDANCE LOG



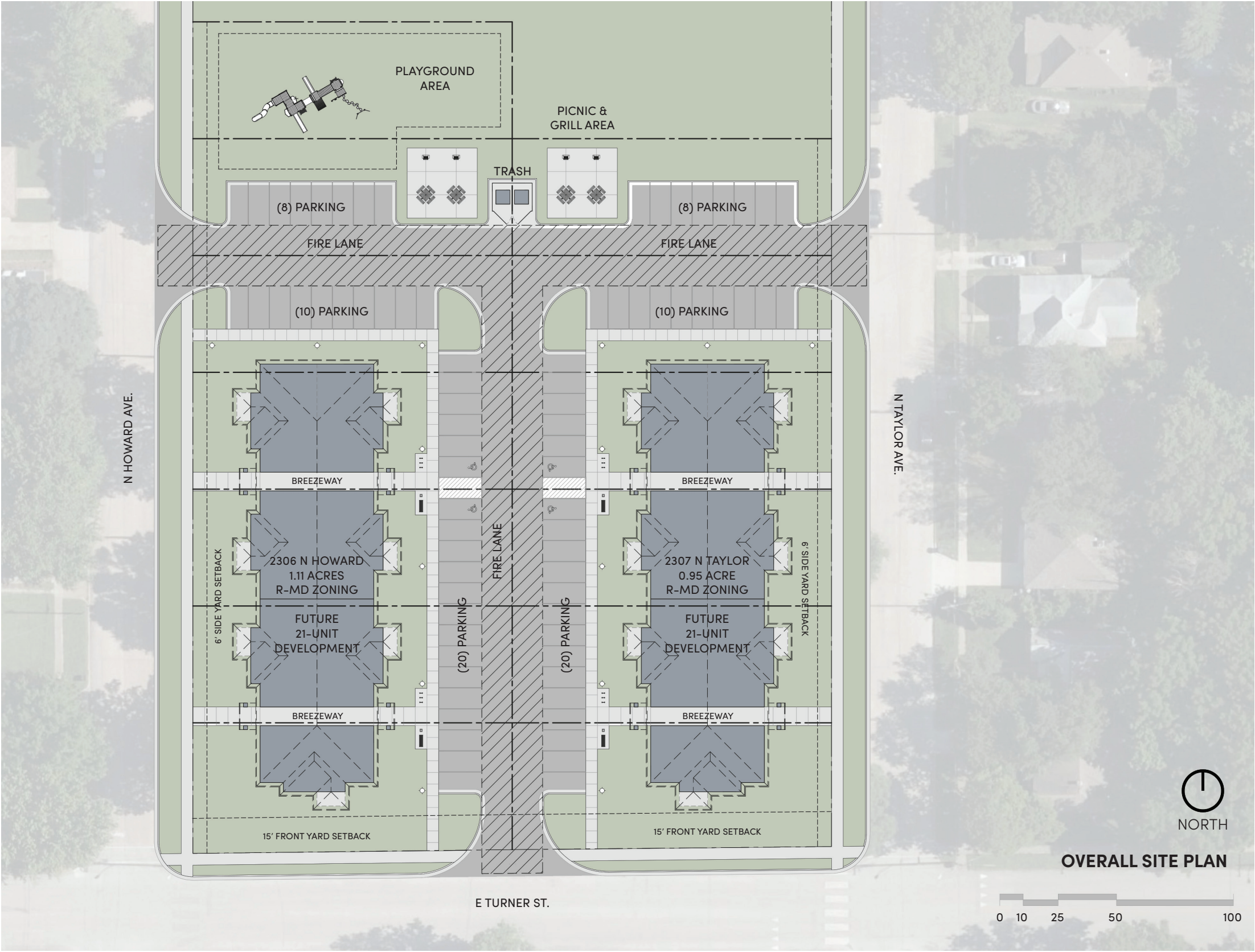
PROJECT	PROJECT #	MEETING DATE	MEETING PURPOSE	
Elevate Lives Rezoning: 1100 E. Kearney, 2306 N. Howard, 2307 N. Taylor	25-106	June 25, 2025	NEIGHBORHOOD MEETING	
NAME	ORGANIZATION	TYPE OF CONTRACTOR	PHONE	EMAIL
BILLY KIMMONS	HOOD-RICH ARCH.	ARCHITECT	417 862 4483	bkimmons@hoodriched
Russell Goosel, Jr.	Elevate Lives		719 491 1635	Russg@elevatelives
Joey Womack	Elevate Lives		719-313-6744	joevw@elevatelives.org
Kelsey Evans	Living Adventure		417-413-4246	kelsey@livingadventure
Jeremy Hahn	Living Adventure		"	"
Sarah Tinajero	Robberson Associates		417-319-7653	SarahTinajero@k
Becky Volz	NAC - WANA		417-880-4210	rsvolz25@gmail.com
Tim Knapik	Living Area		417-522-5126	
Wesley				
Dave Choate	private		417-880-5889	dchoate6761@
CARL HEARD	VOTER		417-234-7109	sbcglobal.net
Phyllis Evans	resident		417-693-4235	vmbroomrider@gmail
Peter Peterson	resident			
Rianne				

SITE INFORMATION

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

SITE AMENITIES

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



ELEVATE LIVES “Homes with a Purpose - Pathway out of Poverty”
NEW APARTMENT DEVELOPMENT - SPRINGFIELD, MISSOURI
CONCEPTUAL SITE PLAN - 06.09.2025



EXTERIOR MATERIAL PALETTE

ARCHITECTURAL
ASPHALT SHINGLES



VERTICAL BOARD
& BATTEN SIDING



HORIZONTAL
LAP SIDING



BRICK VENEER
WAINSCOT



TIMBER
FRAME ACCENTS



SOUTH ELEVATION



EAST ELEVATION



ELEVATE LIVES “Homes with a Purpose - Pathway out of Poverty”
NEW APARTMENT DEVELOPMENT - SPRINGFIELD, MISSOURI
CONCEPTUAL EXTERIOR ELEVATIONS - 06.09.2025



EXTERIOR MATERIAL PALETTE

ARCHITECTURAL
ASPHALT SHINGLES



VERTICAL BOARD
& BATTEN SIDING



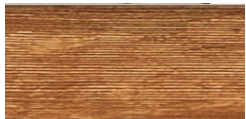
HORIZONTAL
LAP SIDING



BRICK VENEER
WAINSCOT



TIMBER
FRAME ACCENTS



NORTH ELEVATION



WEST ELEVATION



ELEVATE LIVES “Homes with a Purpose - Pathway out of Poverty”
NEW APARTMENT DEVELOPMENT - SPRINGFIELD, MISSOURI
CONCEPTUAL EXTERIOR ELEVATIONS - 06.09.2025





NORTHEAST VIEW



EAST/WEST BREEZEWAY

ELEVATE LIVES *"Homes with a Purpose - Pathway out of Poverty"*
NEW APARTMENT DEVELOPMENT - SPRINGFIELD, MISSOURI
CONCEPTUAL EXTERIOR ELEVATIONS - 06.09.2025





SOUTHWEST VIEW



EXPLANATION TO COUNCIL BILL 2025-175 (ADIB-YAZDI)

FILED: 08/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 10 acres of property generally located at 2456 East Sunshine Street from R-SF – Single-family residential district, GR – General retail district, and HC – Highway commercial district, to GR – General retail district, with Conditional Overlay District No. 271; establishing Conditional Overlay District No. 271; and adopting an updated Official Zoning Map. (By: Schweitzer Church, Inc.; 2701 & 2747 E. Sunshine Street and 2662, 2702, 2710 & 2740 E. Stanford Street; Z-11-2025 with Conditional Overlay District No. 271.)

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 10 acres of property generally located at 2456 East Sunshine Street from R-SF, Single-Family Residential District, GR, General Retail District and HC, Highway Commercial District to GR, General Retail District with Conditional Overlay District No. 271. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-11-2025 CONDITIONAL OVERLAY DISTRICT NO. 271

The applicant is requesting to rezone approximately 10 acres of property generally located at 2456 East Sunshine Street from R-SF, Single-Family Residential District, GR, General Retail District and HC, Highway Commercial District to GR, General Retail District with Conditional Overlay District No. 271. Schweitzer Church intends to construct a new building addition and will need additional off-street parking for the church uses. This rezoning will move the more intense bufferyards adjacent to the existing single-family homes since the bufferyards are required to be between differing zoning district boundaries. Otherwise, the church will be placing the more intense bufferyards between their own properties. If all of the lots are combined, then the church will be allowed to construct additional off-street parking regardless of the zoning change.

REMARKS: The Planning and Zoning Commission held a public hearing on July 17, 2025, and recommended **approval** of the amended case, by a vote of 8 to 0. The Planning and Zoning Commission amended the Conditional Overlay District language to strike the permitted use of general office, which would be allowed as accessory use to the church.

The Planning and Development staff recommends the application be **approved** (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. Staff has determined that there are factors that would lend these properties to the City Corridor placetype. This property is on the edge of the Traditional Neighborhood placetype adjacent to City Corridor, which is adjacent to Sunshine Street, which is a primary arterial roadway. The property is commonly owned by Schweitzer Church, who has owned some of these properties since 1995. The Schweitzer properties along Sunshine Street are in the City Corridor placetype as well as other adjacent properties along Sunshine Street. The applicant is providing bufferyards adjacent to the R-SF properties and is only allowing lower impact uses.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property along Sunshine Street as City Corridor placetype and existing R-SF property along Stanford Street as Traditional Neighborhood placetype; however, this is considered a transition area.
3. This application is consistent with the step-down approach between City Corridor and the Traditional Neighborhood placetypes. The COD limits the uses of the property along Stanford that are compatible between the two placetypes.
4. This application is consistent with the recommended placetypes which lists public and private schools and places of worship as supporting uses.
5. The COD prohibits many of the GR uses for only the R-SF properties being rezoned. They will only allow for church and accessory off-street parking, community gardens, public and private parks and playgrounds and general office uses.
6. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
7. There are few changing conditions in the area affected that make the proposed rezoning necessary. Redevelopment of property within the vicinity has been occurring.
8. The range of uses in the proposed GR district is compatible with the uses permitted on other property in immediate vicinity.

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.
11. The proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.
12. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor and Traditional Neighborhood placetypes and on the finding of facts above.

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. Z-11-2025 COD 271 - 2456 E. Sunshine St.
 2. Z-11-2025 COD 271_exhA
 3. Z-11-2025 COD 271_exhB
 4. Z-11-2025 COD 271_exhC
 5. Z-11-2025 COD 271_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 35
Filed: 08-05-25

Sponsored by: Adib-Yazdi

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-175

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 10 acres of property generally located at 2456 East Sunshine
4 Street from R-SF – Single-family residential district, GR – General
5 retail district, and HC – Highway commercial district, to GR –
6 General retail district, with Conditional Overlay District No. 271;
7 establishing Conditional Overlay District No. 271; and adopting an
8 updated Official Zoning Map.
9 _____

10
11 WHEREAS, an application has been filed for a zoning change of the property
12 generally located at 2456 East Sunshine Street from R-SF – Single-family residential
13 district, GR – General retail district, and HC – Highway commercial district, to GR –
14 General retail district, and establishing Conditional Overlay District No. 271; and
15

16 WHEREAS, Conditional Overlay District No. 271 shall modify the requirements of
17 the Springfield Land Development Code Section 36-421, GR – General retail district, by
18 requiring that the property described in "Exhibit B" comply with the requirements
19 described in "Exhibit A," both attached hereto and incorporated herein by this reference;
20 and
21

22 WHEREAS, following proper notice, the Planning and Zoning Commission held a
23 public hearing on July 17, 2025, a copy of the Record of Proceedings from said public
24 hearing being attached hereto and incorporated herein by this reference as "Exhibit C,"
25 and said Commission made its recommendation of approval with a vote of 8 to 0
26 following an amendment to strike the permitted use of general office; and
27

28 WHEREAS, the City has reviewed the applicant's request and prepared a staff
29 report concerning the application, which is attached hereto and incorporated herein by
30 this reference as "Exhibit D"; and
31

32 WHEREAS, proper notice was given of a public hearing before City Council, and
33 said hearing was held in accordance with the law.

34 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
35 SPRINGFIELD, MISSOURI, as follows, that:

36
37 Section 1 – The property described in "Exhibit B" is hereby rezoned from R-SF –
38 Single-family residential district, GR – General retail district, and HC – Highway
39 commercial district, to GR – General retail district, with Conditional Overlay District No.
40 271. Springfield Land Development Code, Section 36-306, 'Official zoning map and
41 rules for interpretation,' is hereby amended, changed, and modified consistent with this
42 Ordinance.

43
44 Section 2 – City Council hereby establishes Conditional Overlay District No. 271,
45 which shall contain the requirements and standards provided in "Exhibit A." The
46 requirements of Conditional Overlay District No. 271 shall modify the requirements of
47 the Springfield Land Development Code Section 36-421, GR – General retail district, by
48 requiring the property described in "Exhibit B" to comply with the requirements
49 contained in "Exhibit A."

50
51 Section 3 – City Council hereby directs the City Manager, or designee, to update
52 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
53 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
54 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
55 rules of interpretation.'

56
57 Section 4 – The Official Zoning Map herein adopted shall be maintained and
58 archived in the same digital form in which this Council has approved its adoption.

59
60 Section 5 – This Ordinance shall be in full force and effect from and after
61 passage.

62
63 Passed at meeting: _____

64
65 _____
66 Mayor

67
68 Attest: _____, City Clerk

69
70 Filed as Ordinance: _____

71
72 Approved as to form: Laura Vales, Assistant City Attorney

73
74 Approved for Council action: [Signature], City Manager
75
76

EXHIBIT A
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-11-2025 COD 271

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

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

EXHIBIT B
LEGAL DESCRIPTION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE, N01°28'49"E, A DISTANCE OF 44.50 FEET TO A POINT ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF SUNSHINE STREET, AND THE POINT OF BEGINNING; THENCE, ALONG SAID APPARENT NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: THENCE, N87°08'10"W, A DISTANCE OF 494.75 FEET; THENCE, N87°10'21"W, A DISTANCE OF 214.57 FEET; THENCE, N01°14'49"E, A DISTANCE OF 184.05 FEET; THENCE, N87°12'30"W, A DISTANCE OF 139.45 FEET; THENCE, N01°20'28"E, A DISTANCE OF 212.65 FEET; THENCE, S87°19'18"E, A DISTANCE OF 138.90 FEET; THENCE, N02°33'45"E, A DISTANCE OF 215.82 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF STANFORD STREET; THENCE, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: THENCE, S87°11'34"E, A DISTANCE OF 76.03 FEET; THENCE, S87°10'36"E, A DISTANCE OF 75.99 FEET; THENCE, S87°21'35"E, A DISTANCE OF 75.98 FEET; THENCE, S02°33'38"W, A DISTANCE OF 215.38 FEET; THENCE, S87°15'23"E, A DISTANCE OF 228.00 FEET; THENCE, N02°32'14"E, A DISTANCE OF 215.56 FEET TO A POINT ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE; THENCE, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: THENCE, S87°18'08"E, A DISTANCE OF 251.06 FEET; THENCE, S01°27'55"W, A DISTANCE OF 4.81 FEET; THENCE, S87°14'28"E, A DISTANCE OF 165.96 FEET TO A POINT ON THE APPARENT WEST RIGHT-OF-WAY LINE OF MEADOWVIEW AVENUE; THENCE, S01°25'53"W, ALONG SAID APPARENT WEST RIGHT-OF-WAY LINE, A DISTANCE OF 220.09 FEET; THENCE, N87°14'28"W, A DISTANCE OF 166.09 FEET; THENCE, S01°28'49"W, A DISTANCE OF 389.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.4 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

EXHIBIT C
RECORD OF PROCEEDINGS
Planning and Zoning Commission – July 17, 2025

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.



Bob Hosmer, AICP
Planning Manager



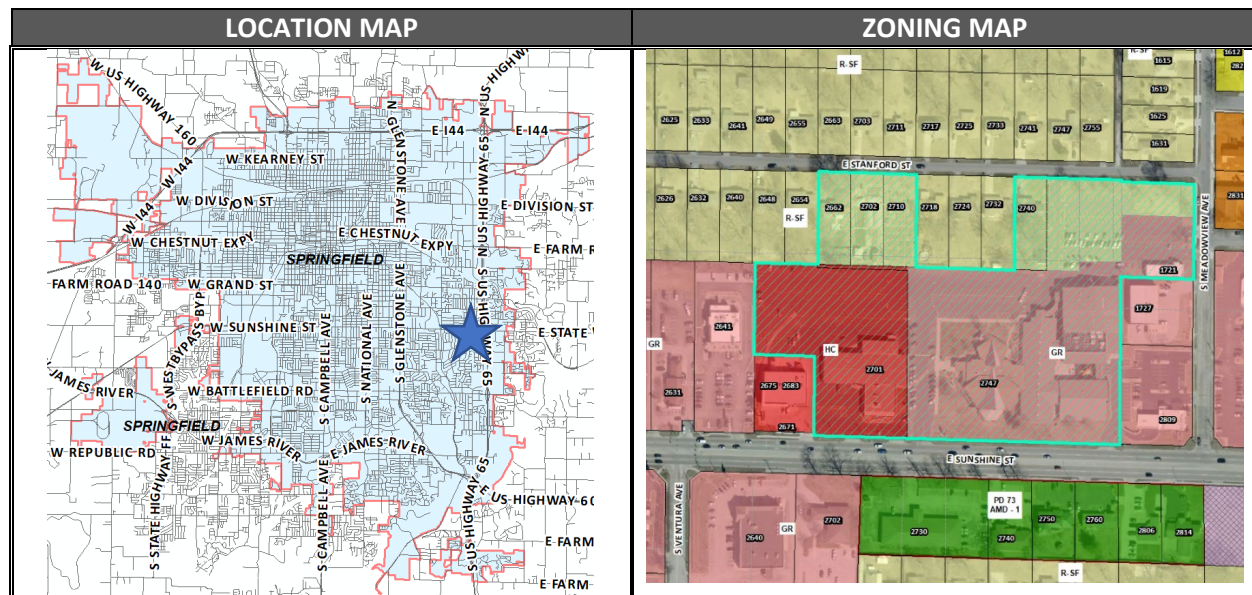
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-11-2025 with Conditional Overlay District No. 271
Location:	2701 & 2747 E. Sunshine Street and 2662, 2702, 2710 & 2740 E. Stanford Street
Total Acres:	10 acres
Applicant:	Schweitzer Church, Inc.
Existing Land Use:	Church, parking and existing single-family houses
Neighborhood Meeting:	June 26, 2025
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 2025
Public Notification:	Mail, posted property, and legal in Springfield News Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-11-2025 with Conditional Overlay District No. 271 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

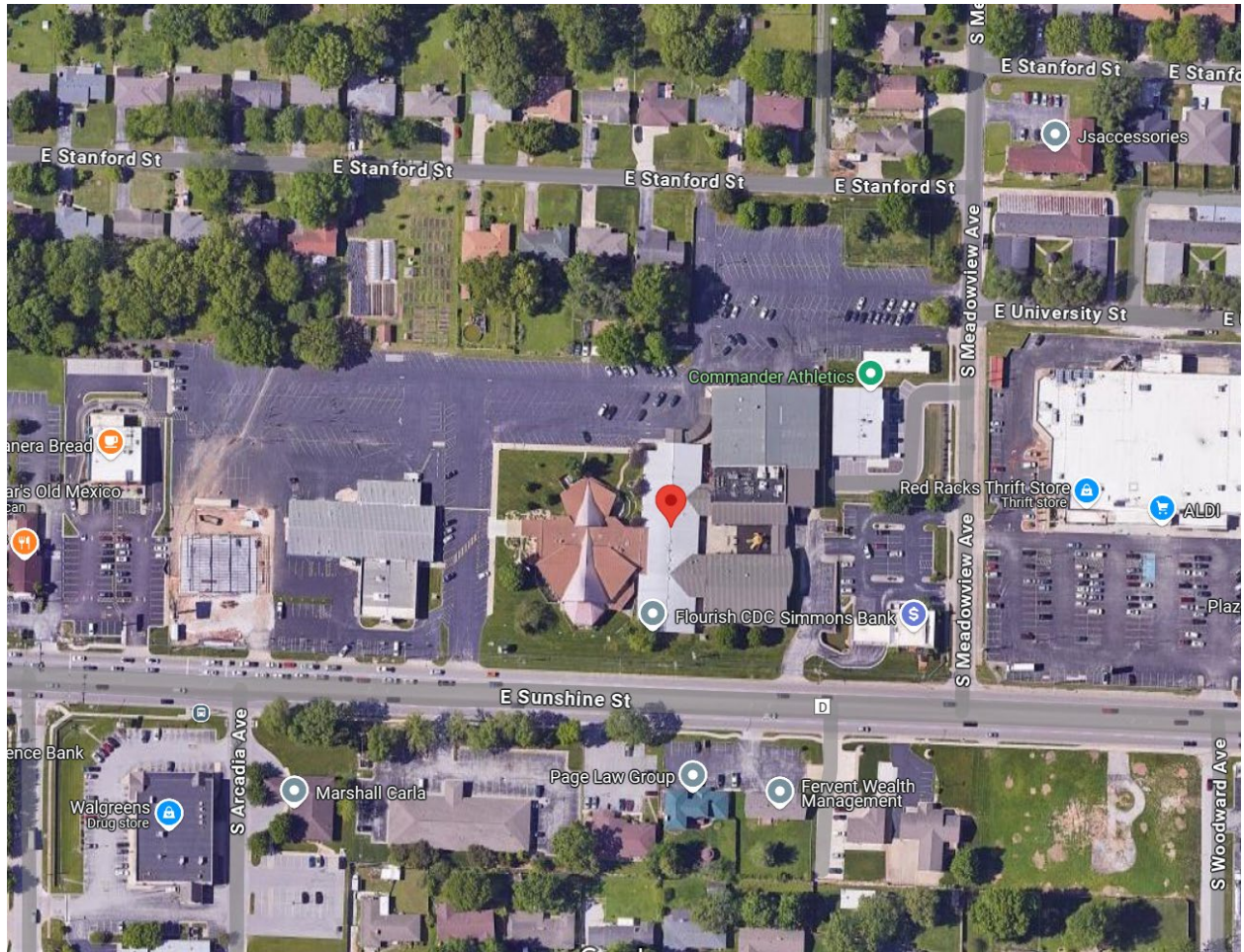
PROJECT SUMMARY:

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

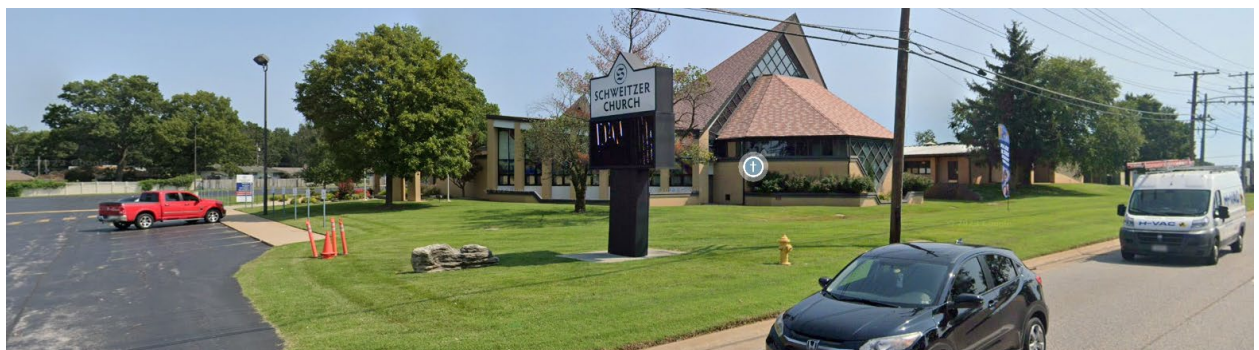


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

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

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

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

DEVELOPMENT REVIEW STAFF REPORT

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

DEVELOPMENT REVIEW STAFF REPORT

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

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

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

DEVELOPMENT REVIEW STAFF REPORT

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

Primary Land Uses:

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

Supporting Land Uses:

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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

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

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

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

DEVELOPMENT REVIEW STAFF REPORT

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

TRANSITIONS:

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

PLACETYPE ASSIGNMENTS AND TRANSITIONS

Assignments

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

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

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

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

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

Other Considerations –

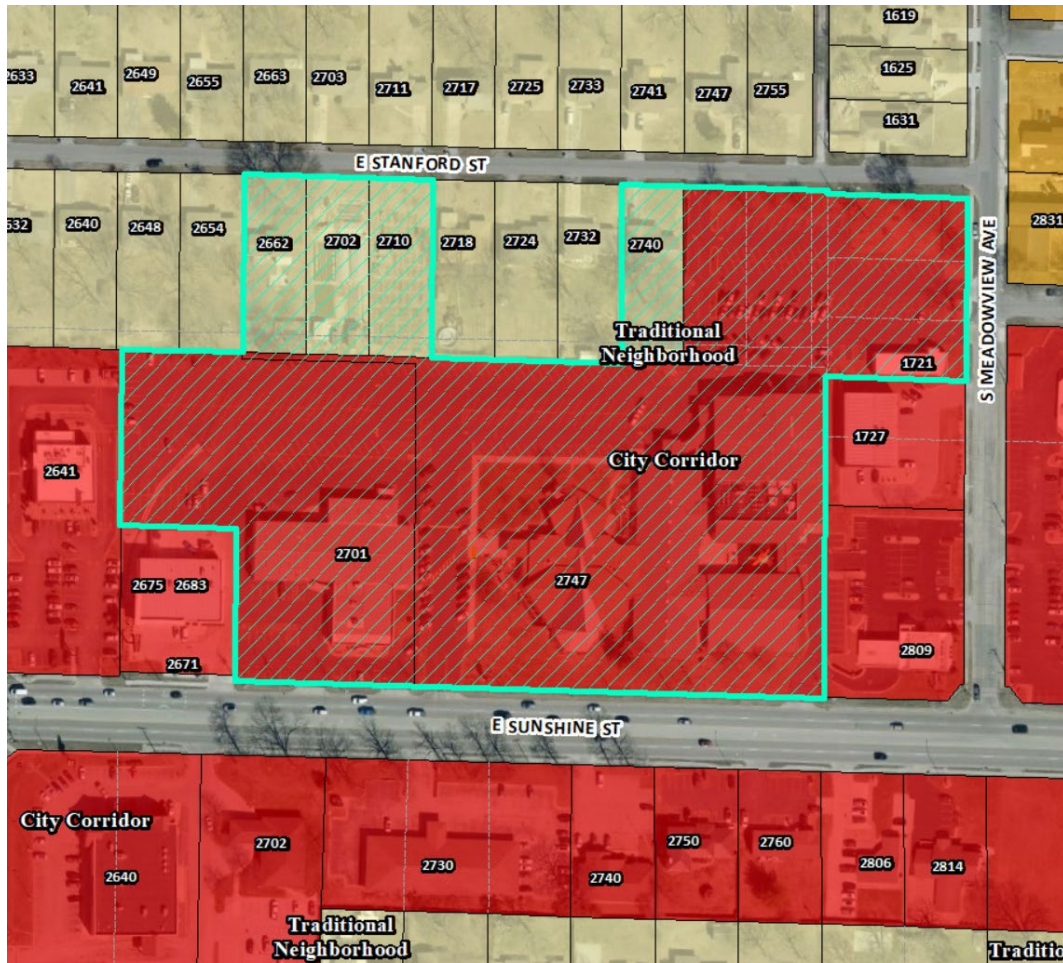
- Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
- Greater focus on integrating diverse uses at the edges and areas of transition.
- Community expectations
- More walkable, livable integrated neighborhoods and districts
- Documented increases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

Transitions

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

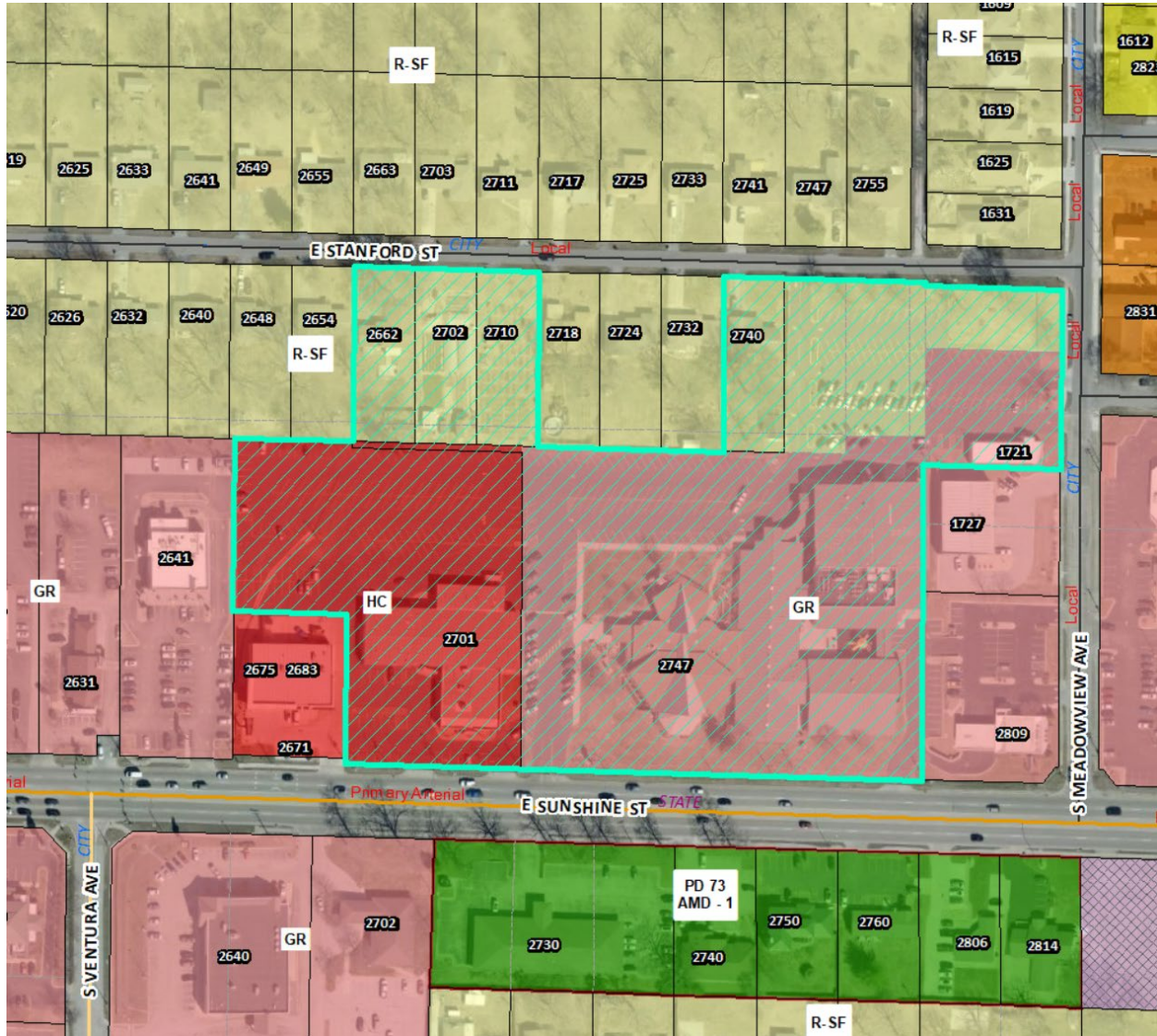
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

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

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with proposed re-zoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning.

FIRE DEPARTMENT:

No comments.

MODOT COMMENTS:

No issues with proposed rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E Sunshine St	Primary Arterial	City	50	45	30,000	No	Yes	No
Street 2	S Meadowview Ave	Local	City	25	25	1,800	No	Yes	Yes
Street 3	E Stanford St	Local	City	25	20	NA	No	Yes	No

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

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. The nearest bus stop is on the south side of Sunshine just to the west of the property.

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

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

2747 E Sunshine St	Galloway Creek	No, Existing Impervious	No	No	No	No
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All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

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

WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

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

DEVELOPMENT REVIEW STAFF REPORT

2. Staff has determined that there are factors that would lend these properties to the City Corridor placetype. This property is on the edge of the Traditional Neighborhood placetype adjacent to City Corridor which is adjacent to Sunshine Street which is a primary arterial roadway. The property is commonly owned by Schweitzer Church who has owned some of these properties since 1995. The Schweitzer properties along Sunshine Street are in the City Corridor placetype as well as other adjacent properties along Sunshine Street. The applicant is providing bufferyards adjacent to the R-SF properties and is only allowing lower impact uses.
3. This application is consistent with the step-down approach between City Corridor and the Traditional Neighborhood placetypes. The COD limits the uses of the property along Stanford that are compatible between the two placetypes.
4. The COD prohibits many of the GR uses for only the R-SF properties being rezoned. They will only allow for church and accessory off-street parking, community gardens, public and private parks and playgrounds and general office uses.
5. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
6. There are few changing conditions in the area affected that make the proposed rezoning necessary. Redevelopment of property within the vicinity has been occurring.
7. The range of uses in the proposed GR district is compatible with the uses permitted on other property in the immediate vicinity.
8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
9. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

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

DEVELOPMENT REVIEW STAFF REPORT

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. 271

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

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

Attachment 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

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

SEE THE ATTACHED VERBAL COMMENTS & RESPONSE.

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

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

I, CHRIS BALL (*print name*), attest that the neighborhood meeting was held on 06/25/2025 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Signature of person completing affidavit

CHRIS BALL

Printed name of person completing affidavit

SIGN IN SHEET - REZONING

Place: Panera Bread Company,
2641 E Sunshine St, Springfield, MO 65804

[illegible]



SIGN IN SHEET - REZONING

Project: Schweitzer Church

Date: 06/25/2025

Facilitator: Ball Architects

Place: Panera Bread Company,
2641 E Sunshine St, Springfield, MO 65804

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



REZONING COMMUNITY MEETING NOTES

Project: Schweitzer Church

Date: 06/25/2025

Facilitator: Ball Architects

Place: Panera Bread Company,
2641 E Sunshine St, Springfield, MO 65804

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

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

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

Secured by Check Point

07-02-2025

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

To whom it may concern:

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

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

DIVISION 3. - DRIVEWAYS AND DRIVEWAY APPROACHES

Sec. 98-118. - Nonresidential driveway approaches.

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

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

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

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

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

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

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

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

None of this was addressed at the neighborhood meeting.

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

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

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

Thank you,

Alyson Bellar

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

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

Please see clarification comments below in red...

J. Christopher Ball AIA NCARB
Principal Architect/President

cball@jbapc.com

PLEASE NOTE OUR NEW ADDRESS

Ball Architects PC

650 N. Boonville Ave., Suite 200, Springfield, MO 65806

p. 417.866.1904 c. 417.299.3450 www.jbapc.com

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[Please consider the environment before printing this e-mail.](#)

From: Neal, Daniel <dneal@springfieldmo.gov>

Sent: Thursday, July 3, 2025 12:27 PM

To: Chris Ball <cball@jbapc.com>; Dave Bodeen <bodeen@pinnacledc.com>

Subject: FW: Schweitzer Church rezoning lots

FYI

From: Aly Be <albqpmz32@gmail.com>

Sent: Wednesday, July 2, 2025 9:13 PM

To: Zoning@springfieldmo.gov

Subject: Schweitzer Church rezoning lots

07-02-2025

Alyson Bellar----2711 E. Stanford St, Springfield MO, 65804, 417/459/0744

Project Address---2747 E. Sunshine Street

To whom it may concern:

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

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

along the church owned property that adjoins Stanford.

DIVISION 3. - DRIVEWAYS AND DRIVEWAY APPROACHES

Sec. 98-118. - *Nonresidential driveway approaches.*

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

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

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

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

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

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

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

None of this was addressed at the neighborhood meeting.

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

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

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

Thank you,

Alyson Bellar

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

These items will be discussed at the Planning and Zoning Commission Hearing on July 17, the City Council Meeting on August 11, and then again at the City Council hearing on August 25,

assuming no delays or tables.



EXPLANATION TO COUNCIL BILL 2025-176 (ADIB-YAZDI)

FILED: 08/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.45 acres of property generally located at 2961 East Republic Road and 4152 South Middleton Avenue from R-SF, Single-family residential district, to LB, Limited business district, with Conditional Overlay District No. 273; establishing Conditional Overlay District No. 273; and adopting an updated Official Zoning Map. (By: Windmill Holdings LLC; 2961 East Republic Road and 4152 South Middleton Avenue; Z-10-2025 with Conditional Overlay District No. 273.)

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.45 acres generally located at 2961 East Republic Road and 4152 South Middleton Avenue from R-SF, Single-family Residential District to LB, Limited Business District with Conditional Overlay District No. 273 (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-10-2025 CONDITIONAL OVERLAY DISTRICT NO. 273

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

Planning and Zoning Commission approved an alley vacation between the subject properties so that the land can be utilized in the development of the property and provide adequate parking for the proposed small event venue.

REMARKS: The Planning and Zoning Commission held a public hearing on, July 17, 2025, and recommended approval, by a vote of 8 to 0.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.45 acres generally located at 2961 East Republic Road and 4152 South Middleton Avenue from R-SF, Single-family Residential District to LB, Limited Business District with Conditional Overlay District No. 273. The applicant intends to utilize the existing building for a small event venue.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Mixed-use placetype. Areas within the Mixed Use placetype function as activity centers that provide a mix of residential, shopping, services, office, entertainment, and dining options. These centers can also host small to moderate sized manufacturing, maker spaces, artisan shops, galleries, and music venues that contribute to innovation or themed entertainment districts. Depending on the existing character of the area and the vision identified, mixed use areas, districts, corridors, and developments can take on a very prescriptive or wide range of uses as well as design requirements.
3. This application is consistent with the Mixed-use recommendation to provide a mix of building types, including adaptive re-use of residential structures, with preference for preserving architecture and neighborhood fabric.
4. The proposed COD preserves the existing building as an adaptive use.
5. The Mixed-use placetype lists entertainment as a primary land use.
6. The LB district is intended for uses that provide convenience goods or personal services primarily to people residing in adjacent residential areas. It also includes selected retail, and service uses that are similar in land use intensity and physical impact to the neighborhood sales and service uses permitted in this district. This district is designed to accommodate compact, freestanding commercial centers or to function as a transition between more intense commercial uses and residential neighborhoods.
7. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
8. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
9. The range of uses in the proposed LB district is compatible with the uses permitted on other property in the immediate vicinity.

10. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
11. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
12. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Mixed-Use placetype and on the finding of facts above.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. Z-10-2025 COD 273 - 2961 E. Republic Rd. and 4152 S. Middleton Ave.
 2. Z-10-2025 COD 273_exhA
 3. Z-10-2025 COD 273_exhB
 4. Z-10-2025 COD 273_exhC
 5. Z-10-2025 COD 273_exhD

One-rdg. _____
P. Hrngs. X
Pgs. 24
Filed: 08-05-25

Sponsored by: Adib-Yazdi

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-176

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 0.45 acres of property generally located at 2961 East Republic
4 Road and 4152 South Middleton Avenue from R-SF, Single-family
5 residential district, to LB, Limited business district, with Conditional
6 Overlay District No. 273; establishing Conditional Overlay District
7 No. 273; and adopting an updated Official Zoning Map.
8 _____
9

10 WHEREAS, an application has been filed for a zoning change of the property
11 generally located at 2961 East Republic Road and 4152 South Middleton Avenue from
12 R-SF, Single-family residential district, to LB, Limited business district, and establishing
13 Conditional Overlay District No. 273; and
14

15 WHEREAS, Conditional Overlay District No. 273 shall modify the requirements of
16 the Springfield Land Development Code Section 36-420, LB – Limited business district,
17 by requiring that the property described in "Exhibit B" comply with the requirements
18 described in "Exhibit A," both attached hereto and incorporated herein by this reference;
19 and
20

21 WHEREAS, following proper notice, the Planning and Zoning Commission held a
22 public hearing on July 17, 2025, a copy of the Record of Proceedings from said public
23 hearing being attached hereto and incorporated herein by this reference as "Exhibit C,"
24 and said Commission made its recommendation of approval with a vote of 8 to 0; and
25

26 WHEREAS, the City has reviewed the applicant's request and prepared a staff
27 report concerning the application, which is attached hereto and incorporated herein by
28 this reference as "Exhibit D"; and
29

30 WHEREAS, proper notice was given of a public hearing before City Council, and
31 said hearing was held in accordance with the law.
32

33 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF

34 SPRINGFIELD, MISSOURI, as follows, that:

35
36 Section 1 – The property described in "Exhibit B" is hereby rezoned from R-SF,
37 Single-family residential district, to LB, Limited business district, with Conditional
38 Overlay District No. 273. Springfield Land Development Code, Section 36-306, 'Official
39 zoning map and rules for interpretation,' is hereby amended, changed, and modified
40 consistent with this Ordinance.

41
42 Section 2 – City Council hereby establishes Conditional Overlay District No. 273,
43 which shall contain the requirements and standards provided in "Exhibit A." The
44 requirements of Conditional Overlay District No. 273 shall modify the requirements of
45 the Springfield Land Development Code Section 36-420, LB – Limited business district,
46 by requiring the property described in "Exhibit B" to comply with the requirements
47 contained in "Exhibit A."

48
49 Section 3 – City Council hereby directs the City Manager, or designee, to update
50 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
51 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
52 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
53 rules of interpretation.'

54
55 Section 4 – The Official Zoning Map herein adopted shall be maintained and
56 archived in the same digital form in which this Council has approved its adoption.

57
58 Section 5 – This Ordinance shall be in full force and effect from and after
59 passage.

60
61 Passed at meeting: _____

62
63 _____
64 Mayor

65
66 Attest: _____, City Clerk

67
68 Filed as Ordinance: _____

69
70 *Laura Vales*
71 Approved as to form: _____, Assistant City Attorney

72
73 *[Signature]*
74 Approved for Council action: _____, City Manager

EXHIBIT A
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-10-2025 COD 273

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

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

EXHIBIT B
LEGAL DESCRIPTION

TRACT I:

ALL OF LOT FOUR (4), BLOCK ONE (1), IN THE TOWN PLAT OF GALLOWAY, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT II:

ALL OF LOT ONE (1), BLOCK ONE (1), IN THE TOWN PLAT OF GALLOWAY, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT C
RECORD OF PROCEEDING
Planning and Zoning Commission – July 17, 2025

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.



Bob Hosmer, AICP
Planning Manager



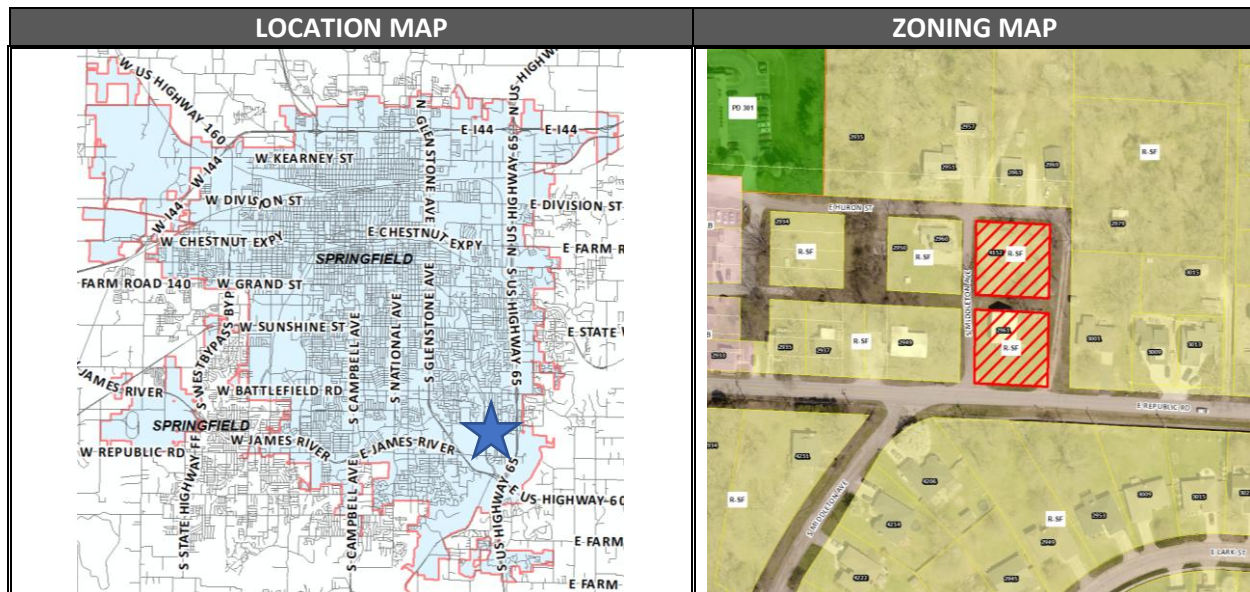
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

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

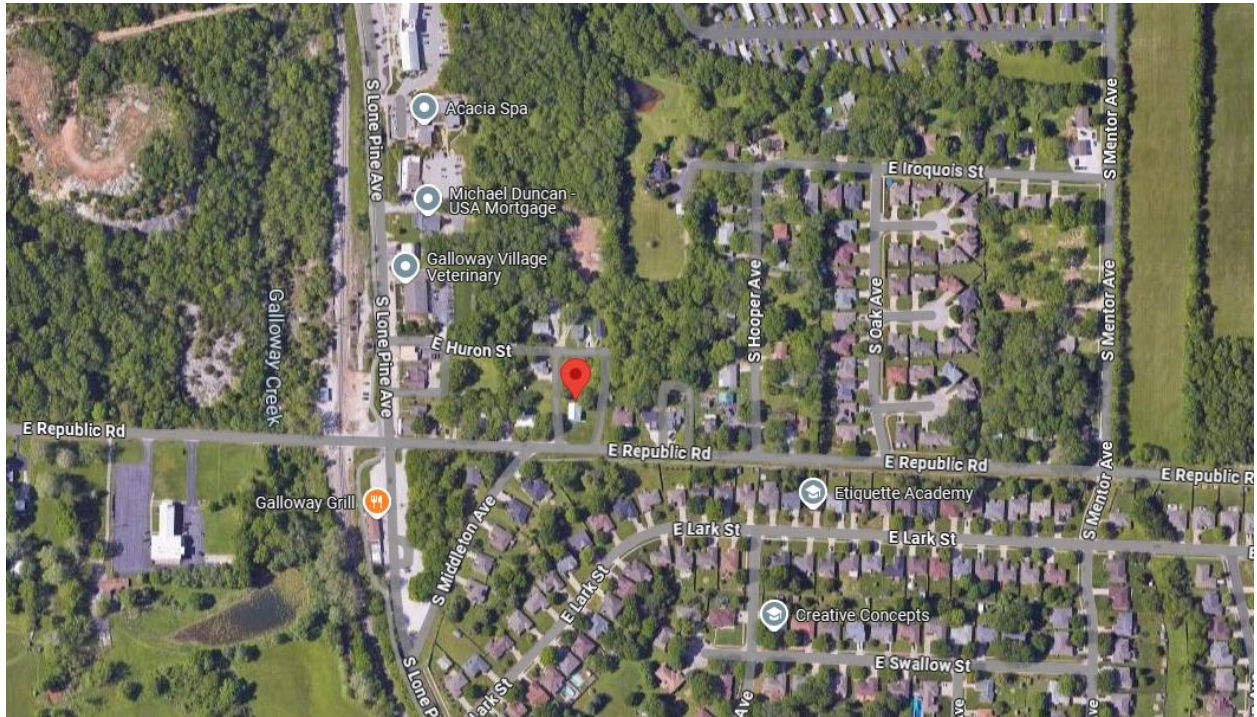
PROJECT SUMMARY:

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



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

COMPATIBILITY WITH COMPREHENSIVE PLAN:

DEVELOPMENT REVIEW STAFF REPORT

PLACETYPE:

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

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

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

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

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

LAND USES PRIMARY USES

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

SUPPORTING USES

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

DEVELOPMENT REVIEW STAFF REPORT

- 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

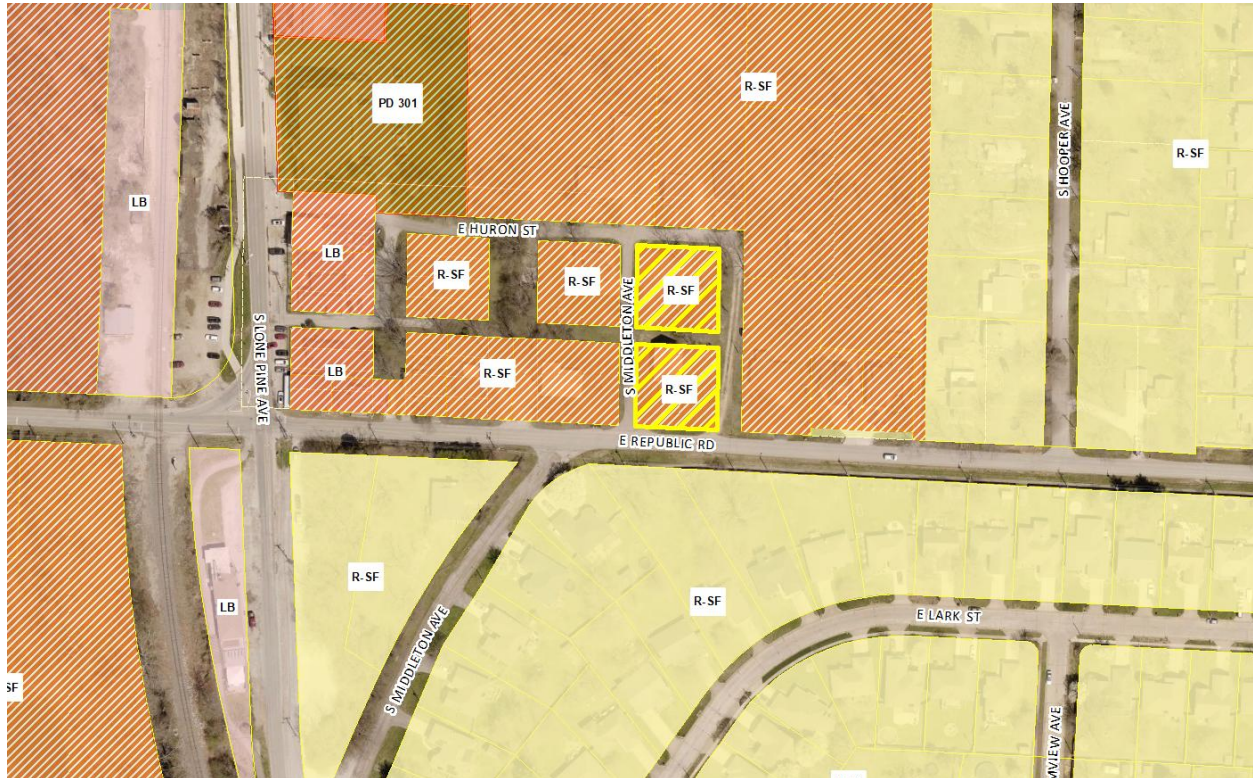
- Locations appropriate for mixed use centers are identified through strategic planning process with clearly defined boundaries.
- Multifamily and single-family attached residential are integrated to buffer mixed use neighborhood nodes from surrounding lower intensity residential areas.
- Screening and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

DEVELOPMENT REVIEW STAFF REPORT

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

This aerial map illustrates the Huron Street Corridor, showing various land use designations and street names. The map includes the following features:

- Streets:** E HURON ST, E LARK ST, E REPUBLIC RD, S MIDDLETON AVE, S STONE PINE AVE, and S HOOPER AVE.
- Land Use Designations:**
 - LB (Low Density Residential):** Located along S Stone Pine Ave and S Hooper Ave.
 - R-SF (Residential Single-Family):** Located along E Huron St and E Lark St.
 - Collector:** Located along E Republic Rd and S Middleton Ave.
 - Local:** Located along E Huron St and S Middleton Ave.
 - Secondary Arterial:** Located along S Stone Pine Ave.
 - Railroad:** Located along S Hooper Ave.
- Other Features:**
 - PD 301:** A large green area in the upper left corner.
 - Yellow Hatched Areas:** Two rectangular areas along S Middleton Ave, designated as R-SF.

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

No issues.

DEVELOPMENT REVIEW STAFF REPORT

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

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

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

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

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu for Flood Control	Fee in Lieu for Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
2961 E Republic Rd	Galloway Creek	Dependent on STM Report	No	Yes	No	No

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

DETENTION AND DISCHARGE REQUIREMENTS

1. A Stormwater Report detailing the drainage from future improvements with civil site plans would be required before a fee in lieu of detention for flood control could be approved.

WATER QUALITY REQUIREMENTS

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

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

DEVELOPMENT REVIEW STAFF REPORT

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

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.45 acres generally located at 2961 East Republic Road and 4152 South Middleton Avenue from R-SF, Single-family Residential District to LB, Limited Business District with Conditional Overlay District No. 273. The applicant intends to utilize the existing building for a small event venue.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Mixed-use placetype. Areas within the Mixed Use placetype function as activity centers that provide a mix of residential, shopping, services, office, entertainment, and dining options. These centers can also host small to moderate sized manufacturing, maker spaces, artisan shops, galleries, and music venues that contribute to innovation or themed entertainment districts. Depending on the existing character of the area and the vision identified, mixed use areas, districts, corridors, and developments can take on a very prescriptive or wide range of uses as well as design requirements.
3. This application is consistent with the Mixed-use recommendation to provide a mix of building types, including adaptive re-use of residential structures, with preference for preserving architecture and neighborhood fabric.
4. The proposed COD preserves the existing building.
5. The Mixed-use placetype lists entertainment as a primary land use.
6. The LB district is intended for uses that provide convenience goods or personal services primarily to people residing in adjacent residential areas. It also includes selected retail and service uses that are similar in land use intensity and physical impact to the neighborhood sales and service uses permitted in this district. This district is designed to accommodate compact, freestanding commercial centers or to function as a transition between more intense commercial uses and residential neighborhoods.
7. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.

DEVELOPMENT REVIEW STAFF REPORT

8. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
9. The range of uses in the proposed LB district is compatible with the uses permitted on other property in the immediate vicinity.
10. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
11. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
12. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 273

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

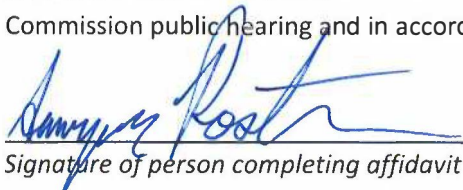
1. Request change to zoning from: R-SF - Single Family Residential to LB - Limited Business
(existing zoning) (proposed zoning)
2. Meeting Date & Time: June 9th 2025 4-6:30pm
3. Meeting Location: Galloway Mercantile - 4144 S Lone Pine Ave. Springfield MO 65804
4. Number of invitations that were sent: 106
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 4
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

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

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

No written comments were recieved.

I, Sawyer Posten (print name), attest that the neighborhood meeting was held on 06/09/2025 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Sawyer Posten
Printed name of person completing affidavit

GALLOWAY CHAPEL NEIGHBORHOOD MTG - June 9, 2025



SIGN-IN SHEET

	Name	Address or Company	Phone	E-mail
1	Brock Fick	3001 E REPUBLIC RD	314-779-9673	brockfick@yahoo.com
2	Sung Jung	3009 E Lark St	417 886 -1041	—
3	Jacque Thummel	2907 E. Lark St	417-459-0729	Jstisco.Thummel@gmail.com
4	Tamra McNabb	3012 E Lark St	417 536 0884	Tmcnabb02@gmail.com
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From: [Brock Fick](#)
To: Zoning@springfieldmo.gov
Subject: Z-10-2025 COD 273
Date: Tuesday, July 22, 2025 10:53:22 AM

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

Secured by Check Point

I filled out a card to speak at the Zoning Commission Meeting on July 17, but was not called on to speak. My name is Brock Fick and I am the owner of 3001 E Republic Rd, the neighbor directly to the East of the property in question. Melanie from our neighborhood association did a good job of representing me and the other neighbors I have spoken to, but I would like to emphasize a couple of points.

Primarily, I do believe Mr. Estes will be a good neighbor, but my major concern is that we use this opportunity to add some stipulations to the zoning to ensure that any future business owners of that property would also be good neighbors. I'm not familiar with what is possible in the rezoning process but below are my biggest concerns. These seem to be agreed upon by some of the other closest neighbors I have spoken to.

- Hours of operation would ideally be no later than 9PM because it is so close to other homes.
- No loud music or amplified audio outdoors. The developer did not seem opposed to sound proofing measures during the building renovation, but I would love for that to be required.
- The entry to the parking lot would ideally only be from Middleton Ave, and ideally via Lone Pine/Huron St.. This would minimize traffic disruption and overflow parking by neighboring houses, in my lawn, or use of the gravel road to the East. That gravel road is used occasionally by neighbors to unload lawn equipment or other temporary purposes and we would like to see that untouched.

I am also not necessarily opposed to the addition of the small "kitchen" area, but I would like it to be required to be to the North towards the proposed parking lot. This is what the developer is currently planning on, but I would like for it to be in writing so that they cannot build closer to my home or the neighboring homes to the West.

I am not familiar with this process so I would also be interested to know what the next steps are, if any of these points can be included in the zoning, or if they will be further negotiated.

Thank you,
Brock Fick



EXPLANATION TO COUNCIL BILL 2025-180 (CITY COUNCIL)

FILED: 08/12/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance authorizing a budget adjustment amending the budget of the General Fund for Fiscal Year 2025-2026, by appropriating \$30 million of Spring Forward SGF 1/2-cent sales tax revenue for the purpose of providing a local match to the \$30 million offered by the State of Missouri for the development of a regional convention center complex.

PURPOSE: To amend the General Fund budget for the City of Springfield, Missouri, for Fiscal Year 2025-2026, by appropriating \$30 million of Spring Forward SGF 1/2-cent sales tax revenue for the purpose of providing a local match to the \$30 million offered by the State of Missouri for the development of a regional convention center complex.

BACKGROUND INFORMATION: At the City Council Lunch held on July 8, 2025, City Council received a Market Demand, Financial Feasibility & Impact Study regarding a Convention Center & Hotel prepared by Hunden Partners ("the 2025 Hunden Report"). The 2025 Hunden Report determined that a full-service convention center would maximize Springfield's impact now and in the future, estimating such a project to generate \$1.3 billion in net new visitor spending over 30 years and \$68.7 million in net new fiscal impact over 30 years.

The City of Springfield, Missouri, has been offered \$30 million by the State of Missouri for the development of a regional convention center complex, provided that local matching funds are provided on a 50/50 state/local basis.

The Citizens' Advisory Board ("CAB") met on July 30, 2025, and discussed a number of potential uses for the Spring Forward SGF 1/2-cent sales tax for Fiscal Year 2025-2026. The CAB unanimously voted to recommend that City Council appropriate \$30 million of Spring Forward SGF 1/2-cent sales tax revenue for Fiscal Year 2025-2026 for the purpose of providing a local match to the \$30 million offered by the State of Missouri for the development of a regional convention center complex.

Submitted By: David Holtmann, Director of Finance

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. CAB BA CB JLP 8-6-25
2. 0009 FIN SpgFwd CAB Convention Center_ExhA

One-rdg. _____
Emer. _____
P. Hrngs. _____
Pgs. 5
Filed: 08-05-25

Sponsored by: City Council

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-180

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING a budget adjustment amending the budget of the General Fund for
2 Fiscal Year 2025-2026 by appropriating \$30 million of Spring Forward
3 SGF ½-cent sales tax revenue for the purpose of providing a local
4 match to the \$30 million offered by the State of Missouri for the
5 development of a regional convention center complex.
6
7

8 WHEREAS, at the City Council Lunch held on July 8, 2025, City Council received
9 a Market Demand, Financial Feasibility & Impact Study regarding a Convention Center &
10 Hotel prepared by Hunden Partners (“the 2025 Hunden Report”); and
11

12 WHEREAS, the 2025 Hunden Report determined that a full-service convention
13 center would maximize Springfield’s impact now and in the future, estimating such a
14 project to generate \$1.3 billion in net new visitor spending over 30 years and \$68.7 million
15 in net new fiscal impact over 30 years; and
16

17 WHEREAS, the City of Springfield, Missouri, has been offered \$30 million by the
18 State of Missouri for the development of a regional convention center complex, provided
19 that local matching funds are provided on a 50/50 state/local basis; and
20

21 WHEREAS, the Citizens’ Advisory Board (“CAB”) met on July 30, 2025, and
22 discussed a number of potential uses for the Spring Forward SGF ½-cent sales tax for
23 Fiscal Year 2025-2026; and
24

25 WHEREAS, the CAB unanimously voted to recommend that City Council
26 appropriate \$30 million of Spring Forward SGF ½-cent sales tax revenue for Fiscal Year
27 2025-2026 for the purpose of providing a local match to the \$30 million offered by the
28 State of Missouri for the development of a regional convention center complex, as set
29 forth in “Exhibit A,” Budget Adjustment No. 009.
30

31 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
32 SPRINGFIELD, MISSOURI, as follows, that:

33
34 Section 1 – The budget of the City of Springfield, Missouri, for Fiscal Year 2025-
35 2026, is hereby amended in the accounts and amounts shown on Budget Adjustment
36 No. 009, which is attached hereto as “Exhibit A” and incorporated herein by reference.
37

38 Section 2 – City Council finds that the budget adjustment has been
39 recommended by the Citizens’ Advisory Board and the City Manager.
40

41 Section 3 – The City Council hereby directs the City Manager, or designee, to
42 cause the appropriate accounting entries to be made in the books and records of the
43 City.
44

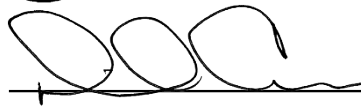
45 Section 4 –This Ordinance shall be in full force and effect from and after
46 passage.
47

48 Passed at meeting: _____
49 _____
50 Mayor
51

52 Attest: _____, City Clerk
53

54 Filed as Ordinance: _____
55

56 Approved as to form:  _____, City Attorney
57
58

59 Approved for Council action:  _____ City Manager
60

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
009

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						\$ -	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10150	09	14120	502430	000000	00000	\$ (30,000,000)	Reserve Appropriation - Convention Center
10150	20	70010	509110	000000	00000	\$ 30,000,000	Construction-Capital Improvements
Net Expenditure Adjustment						\$ -	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2025-26 budget by appropriating reserve funds from the Citizens' Advisory Board for the Convention Event Center project.

Requested By:



Department Head

08-05-2025

Date

Approved By:



Director of Finance

08-05-2025

Date

City Manager

Date

Authorization:

Council Bill No. 2025-180

Ordinance No. _____

1st Reading _____

2nd Reading _____

Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-183 (SCHRAG)

FILED: 08/12/2025

ORIGINATING DEPARTMENT: City Clerk

TITLE: A special ordinance authorizing the City of Springfield, Missouri, to enter into a First Amendment to agreement with Anita J. Cotter for the purpose of employing her as City Clerk; authorizing payment of salary and benefits in accordance with the provisions of said amended agreement; and authorizing the Mayor to execute the same by and on behalf of the City of Springfield.

PURPOSE: Authorizing the City of Springfield, Missouri, to enter into a First Amendment to agreement with Anita J. Cotter for the purpose of employing her as City Clerk; and authorizing payment of salary and benefits in accordance with the provisions of said amended agreement.

BACKGROUND INFORMATION: City Council appointed Anita J. Cotter ("Cotter") to serve as City Clerk effective May 17, 2015. City Council approved the current Employment Agreement on December 16, 2024.

This council bill will amend the current Employment Agreement to implement Cotter's raise for Fiscal Year 2025-2026, which is 7.3%. A copy of said First Amendment is attached as "Exhibit A." The amended agreement sets forth the terms and conditions of employment of Cotter as City Clerk. The amended agreement authorizes the payment of salary and benefits in accordance with the provisions of said agreement. The amended agreement will be effective upon approval by the City Council.

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. CB RE City Clerk Employment K 2025 - CB
2. City Clerk Employment K - First Amendment
3. Exhibit A

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 08-06-2025

Sponsored by: Schrag

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-183

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City of Springfield, Missouri, to enter into a First Amendment to
2 agreement with Anita J. Cotter for the purpose of employing her as
3 City Clerk; authorizing payment of salary and benefits in accordance
4 with the provisions of said amended agreement; and authorizing the
5 Mayor to execute the same by and on behalf of the City of
6 Springfield.
7 _____
8

9 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
10 SPRINGFIELD, MISSOURI, as follows, that:
11

12 Section 1 – That the First Amendment to agreement with Anita J. Cotter for the
13 purpose of employing her as City Clerk, a true and accurate copy of said First Amendment
14 being attached hereto and incorporated as Exhibit “A,” be and the same is hereby
15 approved and upon execution, payment of salary and benefits to Cotter in accordance
16 therewith is hereby authorized.
17

18 Section 2 – That the Mayor of the City of Springfield, Missouri, is hereby authorized
19 and directed to execute said First Amendment by and on behalf of the City of Springfield.
20

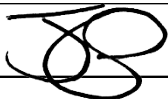
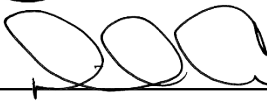
21 Section 3 – That this Ordinance shall become effective immediately upon its
22 passage.
23

24 Passed at meeting: _____
25

26 _____
27 Mayor
28

29 Attest: _____, City Clerk
30

31 Filed as Ordinance: _____
32
33

34 Approved as to form:  _____, City Attorney
35
36
37 Approved for Council action:  _____, City Manager

**FIRST AMENDMENT TO
EMPLOYMENT AGREEMENT**

This First Amendment to Employment Agreement (“First Amendment”) is made and entered into this _____ day of _____, 2025 (“the Effective Date”), by and between the City of Springfield, Missouri (“City”), and Anita J. Cotter (“Employee”), and with City and Employee being referred to collectively as “the Parties.”

W I T N E S S E T H:

WHEREAS, City and Employee entered into an Employment Agreement on or about December 17, 2024, a copy of which is attached hereto and incorporated by reference as Exhibit A (“the Employment Agreement”); and

WHEREAS, the Parties wish to amend the Employment Agreement for the purpose of implementing Employee’s raise for Fiscal Year 2025-2026.

NOW, THEREFORE, in exchange for valuable consideration each received from the other, the receipt and sufficiency of which is hereby acknowledged, the Parties do hereby agree as follows:

1. Section 6. Compensation, subsection A. Base Salary, is amended to read as follows:

“**A. Base Salary.** Annual base salary in the amount of One Hundred Seventy-Seven Thousand Dollars (\$177,000.00), payable in equal installments not less often than biweekly. City Council shall annually review Employee’s base salary in conjunction with her performance review and may increase said salary based on performance, budgetary guidelines, market comparability, or other reasons.”

2. All other terms, conditions, and requirements of the Employment Agreement shall remain in full force and effect, except as modified by this First Amendment.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have caused these presents to be executed in duplicate as of the day and year first above written.

CITY OF SPRINGFIELD, MISSOURI

ANITA J. COTTER

Jeffrey V. Schrag, Mayor

Anita J. Cotter

ATTEST:

APPROVED AS TO FORM:

Julie Greer, Deputy City Clerk

Jordan L. Paul, City Attorney

Certification that this First Amendment to Employment Agreement is within the purpose of any appropriation to which it is to be charged and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefor:

David H. Holtmann, Director of Finance

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT (“this Agreement”) is made and entered into this 17th day of December, 2024, by and between the City of Springfield, Missouri (“City”), and Anita J. Cotter (“Employee”), and with City and Employee being referred to collectively as “the Parties.”

WITNESSETH:

WHEREAS, City and Employee entered into an Employment Agreement on or about December 10, 2018, including five (5) amendments thereto, collectively attached hereto and incorporated by reference as Exhibit “A”; and

WHEREAS, City and Employee desire to contemporaneously terminate the Employment Agreement dated December 10, 2018 and enter into this Agreement in lieu thereof.

NOW, THEREFORE, in exchange for valuable consideration each received from the other, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. **Recitals Incorporated.** The above recitals are incorporated as if restated in full herein.
2. **Effective Date.** The Employment Agreement dated December 10, 2018 shall terminate at 11:59 p.m. on December 16, 2024 and this Agreement shall be effective at 12:00 a.m. on December 17, 2024 (“the Effective Date”).
3. **Term.** This Agreement is for employment-at-will under Missouri law for a term commencing on the Effective Date and continuing thereafter for an indefinite term, until terminated in accordance with the City Charter, this Agreement, or other law.
4. **Employment.** Employee shall serve as City Clerk and discharge the duties and responsibilities of such office in accordance with the City Charter, this Agreement, and as assigned by the City Council. Employee shall devote 100% of her business hours to City, except as otherwise provided in this Agreement. Pending approval from City Council, nothing in this Agreement shall preclude Employee from devoting reasonable periods as may be required for outside activities and engagements that will not reflect adversely on City, and that are not inconsistent with the City Charter, or the mission or purposes of City, including, but not limited to, such activities as the following: (a) fulfilling speaking engagements; or (b) engaging in charitable and community activities.
5. **Performance.** City Council shall annually review the performance of Employee, establishing specific performance goals for Employee, and shall make a reasonable effort to share with Employee City’s desired performance review format, City’s approach for successful performance, and the desired performance goals for Employee and how said goals relate to the overall success of City. Employee’s performance review shall occur in the fourth quarter of the fiscal year.

6. **Compensation.** Beginning on the Effective Date, for all services provided to City by Employee, Employee shall be paid the following compensation:

A. Base Salary. Annual base salary in the amount of One Hundred Sixty-Five Thousand Dollars (\$165,000.00), payable in equal installments not less often than biweekly. City Council shall annually review Employee's base salary in conjunction with her performance review and may increase said salary based on performance, budgetary guidelines, market comparability, or other reasons.

B. Fringe and Welfare Benefits.

i. **Automobile Allowance.** City agrees to provide Employee with an auto allowance equal to and on the same terms as that which is provided to other employees with said benefit. The current automobile allowance is \$7,800 per year. Employee shall be eligible for travel reimbursement pursuant to City policy.

ii. **Longevity Pay.** City agrees to provide Employee with longevity pay in the amount of \$1,200 per year pursuant to General Ordinance No. 3425.

iii. **Paid Leave.** City agrees to provide Employee with paid leave equal to and on the same terms as that which is provided to full time unclassified employees, including but not limited to vacation, sick leave, holidays, floating holidays, exempt leave, pin day, military leave, jury duty, and funeral leave; however, Employee shall accrue vacation leave at the rate of 160 hours per year and may carry over unused leave with a maximum accrual of 640 hours. Employee shall be eligible to participate in Sick Leave Redemption pursuant to Merit Rule 21.2.1. Employee's paid leave balances shall be carried over from the Employment Agreement dated December 10, 2018 and credited to this Agreement.

iv. **Insurance.** City agrees to offer Employee insurance plans equal to and on the same terms as those which are provided to full time unclassified employees, including but not limited to health, dental, vision, and life insurance, and subject to City's rights to amend or terminate any such plans at any time.

v. **Retirement.** City participates in the Missouri Local Government Employees Retirement System ("LAGERS"), specifically L-6. City agrees to make 100% of the required contributions on behalf of Employee. In addition to LAGERS, City participates in a supplementary Section 457 retirement plan ("457 Plan"). City agrees to annually contribute the maximum amount allowed by the Internal Revenue Service into Employee's 457 Plan account during May of each calendar year. Currently, the IRS maximum amount allowed is \$30,500.

vi. **Other Benefits.** In addition to the fringe and welfare benefits set forth herein, Employee may participate, on the same terms, in any other fringe and welfare benefits offered to full time unclassified employees.

7. **Job-Related Expenses and Professional Development.** City agrees to pay for Employee's job-related expenses and professional development, subject to annual budget appropriation and City policy.

8. **Termination.** Notwithstanding anything contrary regarding Employee's employment as City Clerk as may be contained within the City Charter or any other source, this Agreement may be terminated by City (by majority vote of City Council), or by Employee, as follows:

A. Without Cause. This Agreement may be terminated without "Cause" (as defined below) by City, or by Employee without Good Reason (as defined below), upon 60 days' prior written notice to the other party. In the event of an involuntary termination without Cause by either party, City reserves the right, at its sole option, at any time within the 60-day notice period, to assign Employee transitional duties in addition to or in lieu of Employee's regular duties; provided, however, that City will not diminish Employee's Compensation before the involuntary termination without cause becomes effective as of the expiration of the 60-day notice period.

If City terminates this Agreement without Cause and requests a release, then conditioned on Employee executing a full release of any claims relating to Employee's employment with City, including the termination of that employment, City shall pay Employee for six (6) months after the effective date of notice of termination an amount equal to Employee's Base Salary in effect at the date of the notice of termination, to be paid in installments in accordance with the City's customary pay schedule. In addition to salary continuation, Employee will continue to receive for said six (6) month period any benefits Employee was receiving as of the date of notice. Other than as stated herein, all obligations of City to pay salary or benefits to Employee shall terminate six (6) months after the effective date of notice of termination.

In the event Employee voluntarily resigns or terminates her employment without providing the notice required pursuant to this paragraph and without Good Reason (as defined below), all obligations of City to Employee hereunder shall cease effective upon the date of notice by Employee of resignation or termination.

B. For Cause. City may terminate this Agreement at any time for Cause (as defined below), which termination shall be effective upon City's written notice to Employee of its election to terminate. For purposes of this Agreement, termination of Employee's employment by City would be for "Cause" in the event Employee: (i) commits an act of dishonesty, deceit, malfeasance, or breach of fiduciary duty in the performance of Employee's duties as an employee of City; (ii) neglects or fails to perform substantially to City Council's satisfaction Employee's job duties and responsibilities (provided that if there exists a performance event or condition that constitutes for Cause, Employee shall have thirty (30) days from the date notice of such performance deficiency is given to cure such event or condition and, if Employee does so, such event or condition shall not constitute for Cause hereunder); (iii) substantially violates any policy or reasonable

expectation of City Council regarding appropriate employee behavior or conduct (provided that if there exists a behavior or conduct issue that constitutes for Cause, Employee shall have thirty (30) days from the date notice of such issue is given to cure such issue and, if Employee does so, such issue shall not constitute for Cause hereunder); (iv) acts or fails to act in any way that reflects materially and adversely upon the City, including but not limited to a violation of any policy of City or the City Charter by Employee; (v) is convicted of, or pleads nolo contendere to any crime or offense involving dishonesty with respect to City, any felony, or any misdemeanor involving moral turpitude, or any illegal act involving personal gain to Employee; (vi) terminates her employment without Good Reason; or (vii) materially breaches any provision of this Agreement. Should Employee be terminated for Cause by City, City is not obligated nor required to pay severance. In the event City terminates this Agreement for Cause, all obligations of City to Employee hereunder shall cease effective upon the date of termination.

C. For Good Reason. Employee may terminate this Agreement at any time for Good Reason (as defined below), which termination shall be effective upon Employee's written notice to the City of Employee's election to terminate. For purposes of this Agreement, termination of this Agreement would be for "Good Reason" in the event the City: (i) acts to amend (or the citizens or legislature act to amend) any provisions of the City Charter, city ordinances, or Missouri law pertaining to the role, powers, duties, authority, responsibilities of Employee's position that substantially changes the form of government; (ii) imposes on Employee an involuntary material reduction in Compensation of more than 20%; or (iii) materially breaches any provision of this Agreement. Notwithstanding the foregoing, Good Reason shall not be deemed to exist unless written notice of termination on account thereof (specifying a termination date of sixty (60) days from the date of such notice) is given by Employee to City no later than sixty (60) days after the time at which the event or condition purportedly giving rise to Good Reason first occurs or arises; and, provided that if there exists an event or condition that constitutes Good Reason, City shall have thirty (30) days from the date notice of such a termination is given to cure such event or condition and, if City does so, such event or condition shall not constitute Good Reason hereunder.

If Employee terminates this Agreement for Good Reason and City requests a release, then conditioned on Employee executing a full release of any claims relating to Employee's employment with City, including the termination of that employment, City shall pay Employee for six (6) months after the effective date of notice an amount equal to Employee's Base Salary in effect at the date of the notice of termination, to be paid in installments in accordance with City's customary pay schedule. In addition to salary continuation, Employee will continue to receive for said six (6) month period any benefits Employee was receiving as of the date of notice. Other than as stated herein, all obligations of City to pay salary or benefits to Employee shall terminate six (6) months after the effective date of notice of termination.

D. Effect of Death. In the event of Employee's death during the period of her employment pursuant to this Agreement, this Agreement shall terminate, and Employee's

legal representative shall be entitled to the unpaid Base Salary earned by Employee through the date of death.

E. Effect of Disability. In the event of Employee's disability during the period of Employee's employment pursuant to this Agreement, City may terminate this Agreement by giving Employee written notice of termination, which termination shall be effective upon City providing Employee (or Employee's agent) written notice of its election to terminate. For purposes of this Agreement, the term "disability" shall mean Employee's mental or physical impairment occurring during the period of Employee's employment pursuant to this Employment Agreement which, as determined by City, renders Employee unable, with or without reasonable accommodation, to safely and effectively perform the essential duties and responsibilities of her position for a period of six (6) consecutive months. The City may make the disability determination prospectively and does not have to allow a period of six months of Employee being unable to perform before the City may terminate this Agreement under this provision.

In the event this Agreement is terminated in accordance with this paragraph (8)(E) of this Agreement, then Employee shall be entitled to the unpaid Base Salary earned by Employee through the date of termination.

9. **Amendments.** The covenants and obligations herein contained are the full and complete terms of this Agreement, and no alteration, amendments, or changes to such terms shall be binding unless first reduced to writing and executed with the same formality as this Agreement.

10. **Assignment.** This Agreement, including payment hereunder, shall not be sub-let, assigned, or otherwise disposed of, except with the prior written consent of City.

11. **Choice of Law and Venue.** This Agreement has been made, and its validity, performance and effect shall be determined, in accordance with the laws of the State of Missouri and venue for litigation between the Parties shall be solely and exclusively in Greene County, Missouri.

12. **Compliance with Laws.** Employee shall observe and comply with all Federal, State, and local laws.

13. **Consequential Damages.** In no event shall City be liable to Employee for special, indirect, or consequential damages.

14. **Counterparts.** This Agreement may be signed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Facsimile signatures shall be given the same force and effect as original signatures.

15. **Joint Drafting.** The Parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties and no presumption or burden of

proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provisions of this Agreement.

16. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the matters covered and replaces any and all prior written and verbal agreements and negotiations with respect to such matters. Employee has not relied upon any promise or statement that is not specified in this Agreement.

17. **Headings.** The headings of paragraphs in this Agreement are for convenience only. The headings form no part of this Agreement and shall not affect its interpretation.

18. **Notices.** All notices required or permitted hereinafter and required to be in writing may be given by first class mail addressed to City and Employee at the addresses as follows:

City of Springfield, Missouri	Anita J. Cotter
ATTN: City Attorney	1811 W. Highland St.
840 N. Boonville Ave.	Springfield, MO 65807
Springfield, MO 65802	

The date of delivery of any notice given by mail shall be the date falling on the second full day after the day of its mailing.

19. **Representations.** The signatories hereto represent and warrant that they have read this Agreement, that they are fully authorized in the capacities shown, that they understand the terms of this Agreement, and that they are executing the same voluntarily and solely for the consideration described herein.

20. **Severability.** If any of the provisions of this Agreement shall be construed to be invalid or illegal, the legality or validity of the other provisions of this Agreement shall not be affected thereby. Any illegal or invalid provision of this Agreement shall be severable, and any other provisions shall remain in full force and effect.

21. **Third-Party Beneficiaries.** This Agreement shall not confer any rights or remedies upon any person other than the Parties and their respective successors and permitted assigns.

22. **Waiver.** Waiver of any provision of this Agreement or breach of this Agreement shall not thereafter be deemed to be a consent by the waiving party to any further waiver, modification or breach by the other party, whether new or continuing, of the same or any other covenant, condition or provision of this Agreement. Failure by one of the parties to this Agreement to assert its rights for any breach of this Agreement shall not be deemed a waiver of such rights.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the City of Springfield, Missouri, has caused this Agreement to be signed and executed on its behalf by Mayor Ken McClure, and duly attested by its Deputy City Clerk, and Employee has signed and executed this Agreement, in duplicate, the day and year first above written.

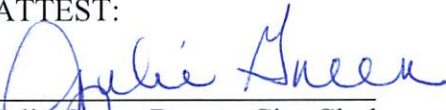
CITY OF SPRINGFIELD, MISSOURI


Ken McClure, Mayor

ANITA J. COTTER


Anita J. Cotter

ATTEST:


Julie Greer, Deputy City Clerk

APPROVED AS TO FORM:


JLP (Dec 26, 2024 18:41 CST)
Jordan L. Paul, City Attorney

Certification that this Employment Agreement is within the purpose of any appropriation to which it is to be charged and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefor:


David Holtmann (Dec 24, 2024 10:44 CST)
David Holtmann, Director of Finance



EXPLANATION TO COUNCIL BILL 2025-189 (CARROLL)

FILED: 08/06/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance amending Special Ordinance 28154, passed by City Council on June 9, 2025, to reflect the final determination of the Greene County Assessor of the assessed valuation by levying a tax on real and personal property for the current expenses and debt retirement of the City of Springfield, Missouri, and its boards and agencies, for the Fiscal Year 2025-2026; and declaring an emergency pursuant to Section 2.12(5) of the City Charter.

PURPOSE: To amend Special Ordinance 28154 to reflect the assessed value as determined by the Greene County Assessor and to revise the tax levies to conform to the levies permitted by the State Auditor.

BACKGROUND INFORMATION: The tax levy set in June 2025 was preliminary, based on the levies in the previous year and the estimated assessed valuation. Special Ordinance 28154 stated the tax levies may be adjusted based on the final assessed valuation, and the levies authorized by the State Auditor. The certified levies from the State Auditor take into account the growth in assessed valuation, new construction, and constitutional limitations commonly known as the "Hancock Amendment." The calculation under the Hancock Amendment limits the increase in tax revenue to the lesser of the growth in assessed value, or the increase in the consumer price index ("CPI"). Therefore, when calculating the levy, revenue growth is limited to 2.9 percent.

The total tax levy for the City of Springfield for 2025 is \$0.5636.

The City has received the final assessed valuation and levies from the County Assessor. The levies are subject to final certification by the State Auditor. This Ordinance authorizes a maximum levy and permits the Director of Finance to set the final levies in accordance with those established by the State Auditor. An emergency is requested in accordance with City Charter Section 2.12(5) in order to meet the deadlines set by State Law that require the municipalities to set tax levies by September 1. This action is required to meet that deadline.

Submitted By: Tammy Beeman, Financial Analyst

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

David Cameron, City Manager 08/20/2025

Attachments: 1. Final Tax Levy Adjustment 2025



2. 2025 Public Notice for Final Tax Levy

One-rdg. X
P. Hrngs.
Pgs. 6
Filed: 08-19-25

Sponsored by: Carroll

First Reading:

Second Reading:

COUNCIL BILL 2025-189

SPECIAL ORDINANCE

AN ORDINANCE

1 AMENDING Special Ordinance 28154, passed by City Council on June 9, 2025, to
2 reflect the final determination of the Greene County Assessor of the
3 assessed valuation by levying a tax on real and personal property for the
4 current expenses and debt retirement of the City of Springfield, Missouri,
5 and its boards and agencies, for the Fiscal Year 2025-2026; and declaring
6 an emergency pursuant to Section 2.12(5) of the City Charter.
7
8

9 WHEREAS, the City adopted Special Ordinance 28154 on June 9, 2025,
10 establishing a preliminary levy tax on real and personal property for Fiscal Year 2025-
11 2026, subject to changes as may be necessary to accurately reflect the final
12 determination of the Greene County Assessor ("Assessor") of the assessed valuation;
13 and
14

15 WHEREAS, the Assessor has now made the final determination of the assessed
16 valuation for the City of Springfield; and
17

18 WHEREAS, the City is required to set the final property tax levies by September
19 1; and
20

21 WHEREAS, it is appropriate to adjust the ad valorem property tax levy to
22 accurately reflect the determination of the Assessor of the final assessed valuation.
23

24 NOW, THERFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – The ad valorem property tax rates set forth in Special Ordinance
28 28154, passed by City Council on June 9, 2025, are hereby adjusted in this Ordinance
29 to reflect the determination of the Greene County Assessor of the final assessed
30 valuation of real and personal property and to conform to the levies authorized by the
31 State Auditor.
32

33 Section 2 – There is hereby levied for the Fiscal Year July 1, 2025, through

June 30, 2026, a tax upon the valuation of all real and personal property within, or having its taxable status within, the corporate limits of the City of Springfield, Missouri ("City"), subject to taxation, and upon the valuation of all property in the City, subject to taxation, and assessed to any railroad, telegraph, telephone, street, railway, or bridge company according to the last assessed valuation of the said properties of such companies fixed by the following purposes, to wit:

(a) For municipal purposes, as authorized by Article X, Section 4(b), of the Constitution of the State of Missouri and approved by the voters of the City of Springfield, a rate of \$0.2424.

(b) For the establishment and maintenance of public parks in the City of Springfield, for the aforesaid Fiscal Year, a rate of \$0.1698.

(c) For maintenance and operation of public health service in the City of Springfield, for the aforesaid Fiscal Year, a rate of \$0.1158.

(d) For the establishment and maintenance of an art museum in the City of Springfield, for the aforesaid Fiscal Year, a rate of \$0.0356.

Section 3 – The levies listed in Section 2 are estimated based on the assessed valuation provided by the Greene County Clerk. City Council authorizes the Director of Finance to set each levy in an amount equal to the levy authorized by the State Auditor and to otherwise adjust each levy as required by state law.

Section 4 – City Council finds that the Director of Finance of the City has presented to City Council the following information:

(a) The assessed valuation by category of real, personal, and other tangible property for the preceding year and this year are as follows:

<u>SOURCE</u>	<u>2024 VALUATION</u>	<u>2025 VALUATION</u>
Real Estate	\$3,150,756,955	\$3,648,326,921
State Assessed Utilities	29,140,556	27,183,208
Personal Property	<u>738,777,360</u>	<u>775,699,850</u>
Total	<u>\$3,918,674,871</u>	<u>\$4,451,209,979</u>

(b) The amount of revenue required to be produced from the property tax is \$25,833,914.

(c) The tax rates proposed to generate this revenue and their estimated yield are as follows:

<u>PURPOSE</u>	<u>PROPOSED TAX LEVY</u>	<u>ESTIMATED REVENUE</u>
Art Museum	\$0.0356	\$1,722,298
Public Parks	\$0.1698	\$8,219,011
Public Health	\$0.1158	\$5,606,536
Municipal Purposes	<u>\$0.2424</u>	<u>\$11,731,337</u>
Total	<u>\$0.6104</u>	<u>\$27,279,182</u>

Section 5 – City Council finds that proper notice was given pursuant to “Exhibit A,” which is attached hereto and incorporated herein by reference, containing the information set forth in Section 2 above, and that a public hearing has been held regarding the proposed rates of taxes.

Section 6 – Within such time so as to permit the aforesaid taxes to be extended upon the assessment books, the levies so established herewith shall be certified by the City Clerk to the Director of Finance and to the County Collector of Greene County, Missouri, who shall proceed to extend the aforesaid taxes for the year upon the assessment books, in appropriate columns.

Section 7 – City Council hereby finds and declares that an emergency exists in that this Ordinance relates to the fixing of tax rates and may be passed as a one-reading ordinance pursuant to City Charter Section 2.12(5). Therefore, this Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: [Signature], City Manager

CITY OF SPRINGFIELD PUBLIC HEARING NOTICE

SUBJECT: Setting tax levy for the City of Springfield budget for 2025-2026

DATE AND TIME: August 25, 2025 at 6:30 P.M.

PLACE: Regional Police-Fire Training Center, 2620 W Battlefield, Springfield, MO 65807

SUPPLEMENTAL INFORMATION: To provide citizens of the City of Springfield, Missouri, the opportunity to submit written and oral comments on the City's tax levy. Assessed valuations for 2025 are:

<u>SOURCE</u>	<u>VALUATION</u>
Real Property	\$3,648,326,921
State Assessed Utilities	27,183,208
Personal Property	<u>775,699,850</u>
Total	<u>\$4,451,209,979</u>

The proposed tax rates are expected to generate the amount of revenue listed below.

<u>FUND</u>	<u>TAX LEVY</u>	<u>YIELD</u>	<u>SURTAX</u>	<u>TOTAL</u>
Art Museum	\$.0356	\$ 1,584,631	\$ 137,667	\$ 1,722,298
Public Parks	.1698	7,558,154	660,857	8,219,011
Public Health	.1158	5,154,501	452,035	5,606,536
Municipal Purposes	<u>.2424</u>	<u>10,789,733</u>	<u>941,604</u>	<u>11,731,337</u>
Total	<u>\$.5636</u>	<u>\$25,087,019</u>	<u>\$2,192,163</u>	<u>\$27,279,182</u>

Address written comments to Ms. Anita Cotter, City Clerk, P. O. Box 8368, Springfield, MO 65801-8368. Written comments received before or at the hearing will be in the hearing record.

Anita Cotter, City Clerk
City of Springfield, Missouri



EXPLANATION TO COUNCIL BILL 2025-186 (HOSMER)

FILED: 07/24/2025

ORIGINATING DEPARTMENT: Health

TITLE: A special ordinance authorizing the City Manager, or designee, to accept a grant renewal in the amount of \$100,000 from the Missouri Children's Trust Fund for use by the Springfield-Greene County Health Department to continue operating the Family Connects Program to parents of newborns in Greene County, Missouri; to enter into agreements necessary to carry out the grant; and amending the Fiscal Year 2025-2026 budget in the amount of \$100,000 to appropriate the grant funds.

PURPOSE: Authorizing the City Manager, or designee, to accept a grant renewal in the amount of \$100,000 from the Missouri Children's Trust Fund for use by the Springfield-Greene County Health Department to continue operating the Family Connects Program that offers no-cost home visits to parents of newborns in Greene County, Missouri and to enter into necessary agreements to carry out the grant; and amending the Fiscal Year 2025-2026 budget in the amount of \$100,000 to appropriate the grant funds.

BACKGROUND INFORMATION: The Springfield-Greene County Health Department ("SGCHD") has the opportunity to accept \$100,000 in funding from the Missouri Children's Trust Fund ("CTF"), a Missouri non-profit corporation. The CTF funds will be used to support SGCHD's continued operation of Family Connects, a program that offers free newborn and postpartum health assessments for all families with newborns in Greene County. Through the Family Connects program, a trained nurse visits participants' homes to systematically assess family needs, provide supportive guidance, and link Greene County families to community resources, as needed and desired.

This budget adjustment accepts the increase in funds and budgets the amount of \$100,000 in expenditures in the SGCHD Fiscal Year 2025-2026.

REMARKS: The Springfield-Greene County Health Department recommends approval of this Council bill and budget adjustment appropriating the grant funds.

Submitted By: Rylea Luckfield, Health Policy Analyst

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Interim City Manager 08/13/2025

Attachments: 1. 25-26 Children's Trust Fund Grant_Ord

2. 0007 HEA FC Childrens Trust Fund Budget Adjustment
BA_Exh2

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed: 08-05-25

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-186

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to accept a grant renewal in the
2 amount of \$100,000 from the Missouri Children's Trust Fund for use
3 by the Springfield-Greene County Health Department to continue
4 operating the Family Connects Program to parents of newborns in
5 Greene County, Missouri; to enter into agreements necessary to
6 carry out the grant; and amending the Fiscal Year 2025-2026 budget
7 in the amount of \$100,000 to appropriate the grant funds.
8
9 _____

10 WHEREAS, the Springfield-Greene County Health Department ("SGCHD") has
11 the opportunity to accept \$100,000 in funding from the Missouri Children's Trust Fund
12 ("CTF"), a Missouri non-profit corporation; and
13

14 WHEREAS, this funding will be used to support the continued operation of
15 Family Connects, a program that offers free newborn and postpartum health
16 assessments for all families with newborns in Greene County. Through the Family
17 Connects program, a trained nurse visits participants' homes to systematically assess
18 family needs, provide supportive guidance, and link Greene County families to
19 community resources, as needed and desired.
20

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows, that:
23

24 Section 1 – The City Manager, or designee, is hereby authorized to accept grant
25 funds in the amount of \$100,000 from the Missouri Children's Trust Fund and to execute
26 contracts necessary to carry out the intent of this grant on forms approved by the City
27 Attorney.
28

29 Section 2 – The Fiscal Year 2025-2026 budget of the Springfield-Greene County
30 Health Department is hereby amended in the accounts and in the amounts as shown on
31 Budget Adjustment No. 007, a copy of which is attached hereto and incorporated herein
32 by reference as "Exhibit A."

33 Section 3 – City Council finds that the budget adjustment made above has been
34 recommended by the City Manager.
35

36 Section 4 – The City Manager, or designee, is directed to cause the appropriate
37 accounting entries to be made in the books and records of the City. In the event
38 additional funding is provided under this grant by the grantor, the Director of Finance is
39 hereby authorized to adjust this appropriation by an amount not to exceed 20 percent.
40

41 Section 5 – This Ordinance shall be in full force and effect from and after
42 passage.
43

44
45 Passed at meeting: _____
46

47 _____
48 Mayor
49

50 Attest: _____, City Clerk
51

52 Filed as Ordinance: _____
53

54
55 Approved as to form: Mary B. Bozart, Assistant City Attorney
56

57
58 Approved for Council action: [Signature], City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
007

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
27290	11	53590	416020	103246		\$ 100,000	Family Connects funding from The Childrens Trust Fund
Net Revenue Adjustment						\$ 100,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
27290	11	53590	500110	103246		\$ 100,000	Family Connects funding from The Childrens Trust Fund
Net Expenditure Adjustment						\$ 100,000	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY26 budget to allow funding from The Children's Trust Fund for the Family Connects program

Requested By:



Department Head

08-19-2025

Date

Approved By:



Director of Finance

08-19-2025

Date

City Manager

Date

Authorization:

Council Bill No. 2025-186

Ordinance No. _____

1st Reading _____

2nd Reading _____

Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-187 (ADIB-YAZDI)

FILED: 08/05/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance amending the Fiscal Year 2025-2026 operating budget of the City of Springfield by increasing both revenue and expenses in the amount of \$370,000, for the purpose of appropriating accumulated interest proceeds in the 2020 Level Property Tax Bond I Project fund, for the purpose of funding the Hazelwood Cemetery office and maintenance building project.

PURPOSE: To authorize a budget adjustment to appropriate an additional \$370,000 in funding for the Hazelwood Cemetery office and maintenance building project, to be appropriated from accumulated interest proceeds in the 2020 Level Property Tax Bond I project fund.

BACKGROUND INFORMATION: This project includes new office and workspace for administrative and maintenance staff at Hazelwood Cemetery, which is necessary for Public Works to maintain the grounds and provide necessary services for purchasing plots and providing burials. The existing facility is in the worst condition of any building that currently houses staff in the City. The project is currently funded at \$1.2 M with Level Property Tax Bond II funding and \$130,000 in General Fund funding from the Fiscal Year 2026 adopted budget. Additional funds are needed in the amount of \$370,000 for this existing project, due to an overall price escalation consistent with other recent construction projects.

Accumulated interest proceeds in the 2020 Level Property Tax Bond I project fund, was intended to be allocated in the FY2026 proposed budget. The list of department budget requests were provided to City Council during the budget workshop meetings and referenced this funding. This fund is not typically utilized in the budget process and was excluded from the proposed budget in error. This council bill will allocate the funds necessary to complete the project.

Submitted By: Tammy Beeman, Financial Analyst

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Collin Quigley, Interim City Manager 08/14/2025

Attachments:

1. Hazelwood Cemetery Office and Maintenance Building Budget Adjustment
2. Exhibit A - Budget Adjustment 010

One-rdg. _____
Emer. _____
P. Hrngs. _____
Pgs. 4
Filed: 08-19-25

Sponsored by: Adib-Yazdi

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-187

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Fiscal Year 2025-2026 operating budget of the City of Springfield
2 by increasing both revenue and expenses in the amount of \$370,000,
3 for the purpose of appropriating accumulated interest proceeds in the
4 2020 Level Property Tax Bond I Project fund, for the purpose of
5 funding the Hazelwood Cemetery office and maintenance building
6 project.
7 _____
8

9 WHEREAS, the Fiscal Year 2025-2026 budget passed by City Council in Special
10 Ordinance 28155 provided \$1.2 million in Level Property Tax Bond II funding and
11 \$130,000 in General Fund funding to be used for the Hazelwood Cemetery office and
12 maintenance building project; and
13

14 WHEREAS, \$370,000 in accumulated interest proceeds in the 2020 Level
15 Property Tax Bond I project fund was intended to also be allocated for this project, but
16 was inadvertently left out of the Fiscal Year 2025-2026 budget; and
17

18 WHEREAS, the City Council wishes to amend the City's budget for Fiscal Year
19 2025-2026 to appropriate \$370,000 in accumulated interest proceeds in the 2020 Level
20 Property Tax Bond I project and to provide for up to \$370,000 in costs expected to be
21 incurred, as set forth in "Exhibit A," Budget Adjustment No. 010.
22

23 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
24 SPRINGFIELD, MISSOURI, as follows, that:
25

26 Section 1 – The budget of the City of Springfield, Missouri, for Fiscal Year 2025-
27 2026, is hereby amended in the accounts and amounts shown on Budget Adjustment
28 No. 010, which is attached hereto as "Exhibit A" and incorporated herein by reference.
29

30 Section 2 – City Council finds the budget adjustment has been recommended by
31 the City Manager.
32

33 Section 3 – The City Council hereby directs the City Manager, or designee, to
34 cause the appropriate accounting entries to be made in the books and records of the
35 City.

36
37 Section 4 – This Ordinance shall be in full force and effect from and after
38 passage.

39
40 Passed at meeting: _____

41 _____
42 Mayor

43
44 Attest: _____, City Clerk

45
46 Filed as Ordinance: _____

47
48 Approved as to form: Laura Vales, Assistant City Attorney

49
50
51 Approved for Council action: [Signature], City Manager
52

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
010

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						\$ -	

Expenditures:

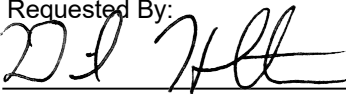
Fund	Dept	Org	Account	P&G	Location	Amount	Description
45070	20	73020	509110	103325	00000	\$ 370,000	Hazelwood Cemetery New Grounds Maint. Building
Net Expenditure Adjustment						\$ 370,000	

Fund Balance Appropriation:

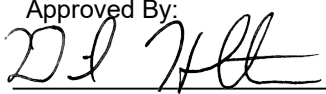
Fund	Title	Amount
45070	2004 LPT Projects	\$ (370,000)

Explanation: To amend the FY2025-26 budget by appropriating accumulated interest proceeds in the 2020 Level Property Tax Bond I project fund to complete the Hazelwood Cemetery grounds maintenance and administrative building, as provided in the FY2026 budget workshop meeting.

Requested By:


Department Head 08-19-2025
Date

Approved By:


Director of Finance 08-19-2025
Date

City Manager Date

Authorization:

Council Bill No. 2025-187
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

EXPLANATION TO COUNCIL BILL 2025-188 (HARDINGER)

FILED: 08/05/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A special ordinance authorizing the City Manager, or designee, to enter into a Joint Funding Agreement for Water Resource Investigations with the United States Department of the Interior in the amount of \$71,350 for the purpose of operating and maintaining six streamgages.

PURPOSE: Authorizing the City Manager, or designee, to enter into a Joint Funding Agreement with the United States Department of the Interior for the purpose of operating and maintaining six streamgages.

BACKGROUND INFORMATION: Streamgages are an important tool for various public entities when it comes to water resources. The United States Geological Survey (“USGS”) operates and maintains over 11,000 streamgages across the country, of which 229 are located in Missouri. Streamgages provide real-time, continuous data of gage height (water-surface elevation) and stream flow, which is used when designing highways and bridges, mapping floodplains, issuing flood warnings during major storm events, water-quality monitoring studies, watershed planning purposes, and education and research. The City of Springfield has shared in the cost of three streamgages since 1998. These streamgages are located on Wilsons Creek at Scenic Avenue, Wilsons Creek at Farm Road 156, and South Creek at Highway FF. A fourth streamgage was added in 2004 on Pearson Creek at Farm Road 148. Two additional gages, (Wilson Creek near Brookline and James River near Boaz) are included this year. The data from these streamgages is also used by the National Weather Service to create river forecasts during times of flooding.

The Joint Funding Agreement (“Exhibit A”) is from October 1, 2025, to September 30, 2026, to continue the operation and maintenance of these six streamgages. The total cost for maintaining these six streamgages is \$101,400, with \$71,350 funded by the City of Springfield, \$21,600 funded by USGS, and the remaining \$8,450 provided by the Missouri Department of Transportation (specifically for the Pearson Creek gage). Funds budgeted annually to the Department of Public Works Stormwater Services Division and Environmental Services will be used for the City’s portion of the cost, and no budget adjustment is needed.

Supports the following City Council Priorities:

- Public Safety



REMARKS: Public Works recommends approval of this Council bill.

Submitted By: Brett Foster, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 08/18/2025

Attachments:

1. USGS Streamgages_ord
2. USGS Stream Gages_Exh A

One-rdg. _____
P. Hrngs. _____
Pgs. 8
Filed: 08-19-25

Sponsored by: Hardinger

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-188

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to enter into a Joint Funding
2 Agreement for Water Resource Investigations with the United States
3 Department of the Interior in the amount of \$71,350 for the purpose of
4 operating and maintaining six streamgages.
5 _____
6

7 WHEREAS, the U.S. Geological Survey ("USGS"), which is part of the
8 Department of the Interior, maintains over 11,000 streamgages across the country, with
9 229 being located in the state of Missouri; and
10

11 WHEREAS, these gauges provide real-time, continuous data of water-surface
12 elevation and stream flow; and
13

14 WHEREAS, this data is used when designing highways and bridges, mapping
15 floodplains, issuing flood warnings due to major storm events, water-quality monitoring
16 studies, watershed planning purposes, and for education and research; and
17

18 WHEREAS, the City has shared in the costs of three streamgages since 1998,
19 with a fourth streamgage added in 2004, and a fifth and sixth streamgage added this
20 year as authorized in Special Ordinance 28181; and
21

22 WHEREAS, the proposed Joint Funding Agreement would authorize the City and
23 USGS to share in the cost of six streamgages located on Wilson's Creek at Scenic
24 Avenue, Wilson's Creek at Farm Road 156, South Creek at Highway FF, Pearson
25 Creek at Farm Road 148, Wilson's Creek near Brookline, and James River near Boaz
26 for a three-year period from October 1, 2025, to September 30, 2026; and
27

28 WHEREAS, the total annual cost to operate and maintain these six streamgages
29 is \$101,400, with \$71,350 funded by the City of Springfield and already budgeted as
30 part of the Fiscal Year 2025-2026 General Fund Budget for the Department of Public
31 Works and Department of Environmental Services.
32

33 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF

34 SPRINGFIELD, MISSOURI, as follows, that:

35
36 Section 1 – The City Manager, or designee, is hereby authorized to enter into a
37 Joint Funding Agreement for Water Resource Investigations with the U.S. Department
38 of the Interior in the amount of \$71,350 for the purpose of operating and maintaining six
39 streamgages, with said Agreement to be in substantially similar form as that document
40 attached hereto and incorporated herein by reference as "Exhibit A."

41
42 Section 2 – This Ordinance shall be in full force and effect from and after
43 passage.

44
45 Passed at meeting: _____

46
47 _____
48 Mayor

49
50 Attest: _____, City Clerk

51
52 Filed as Ordinance: _____

53
54 
55 Approved as to form: _____, Assistant City Attorney

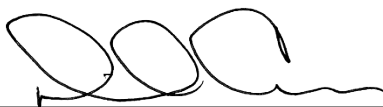
56
57 
58 Approved for Council action: _____, City Manager

Exhibit A



United States Department of the Interior

U.S. GEOLOGICAL SURVEY

CENTRAL MIDWEST WATER SCIENCE CENTER

MISSOURI

1028 S. Bishop Ave., PMB 206
Rolla, MO 65401

ILLINOIS

405 N. Goodwin Ave.
Urbana, IL 61801

IOWA

400 S. Clinton St. Rm 269
Iowa City, IA 52240

Chris Dunnaway
Principal Engineer
City of Springfield - Public Works
P.O. Box 8368
Springfield, MO 65802

Dear Chris Dunnaway:

Enclosed is our standard joint-funding agreement **26NEJFA212** between the U.S. Geological Survey Central Midwest Water Science Center and **City of Springfield - Public Works** for operation and maintenance of six (6) streamgages; Pearson Creek near Springfield, MO, Wilson Creek at Springfield, MO, Wilson Creek near Springfield, MO, South Creek near Springfield, MO, Wilson Creek near Brookline, MO, James River near Boaz, MO, during the period **October 1, 2025** through **September 30, 2026** in the amount of **\$71,350.00** from your agency. U.S. Geological Survey contributions for this agreement are \$21,600.00 for a combined total of \$92,950.00. Please sign and return one fully-executed original to Megan Miller at memiller@usgs.gov.

Federal law requires that we have a signed agreement before we start or continue work. Please return the signed agreement by **October 1, 2025**. If, for any reason, the agreement cannot be signed and returned by the date shown above, please contact Jon Lageman at (815) 901-5530 or email jlageman@usgs.gov to make alternative arrangements.

This is a fixed cost agreement to be billed quarterly via Down Payment Request (automated Form DI-1040). Please allow 30-days from the end of the billing period for issuance of the bill. If you experience any problems with your invoice(s), please contact Megan Miller at phone number (319) 358-3655 or memiller@usgs.gov.

The results of all work performed under this agreement will be available for publication by the U.S. Geological Survey. We look forward to continuing this and future cooperative efforts in these mutually beneficial water resources studies.

Sincerely,

Amy Russell
Associate Director, Central Midwest WSC

Enclosure
26NEJFA212

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Customer #: 6000001460
Agreement #: 26NEJFA212
Project #: NE009KT
TIN #: 44-0553154

Fixed Cost Agreement YES[X] NO[]

THIS AGREEMENT is entered into as of October 1, 2025, by the U.S. GEOLOGICAL SURVEY, Central Midwest Water Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the City of Springfield - Public Works party of the second part.

1. The parties hereto agree that subject to the availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation for **operation and maintenance of six (6) streamgages; Pearson Creek near Springfield, MO, Wilson Creek at Springfield, MO, Wilson Creek near Springfield, MO, South Creek near Springfield, MO, Wilson Creek near Brookline, MO, James River near Boaz, MO,** herein called the program. The USGS legal authority is 43 USC 36C; 43 USC 50, and 43 USC 50b.

2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) include In-Kind-Services in the amount of \$0.00

- (a) \$21,600 by the party of the first part during the period
October 1, 2025 to September 30, 2026
- (b) \$71,350 by the party of the second part during the period
October 1, 2025 to September 30, 2026
- (c) Contributions are provided by the party of the first part through other USGS regional or national programs, in the amount of: \$0

Description of the USGS regional/national program:

- (d) Additional or reduced amounts by each party during the above period or succeeding periods as may be determined by mutual agreement and set forth in an exchange of letters between the parties.
- (e) The performance period may be changed by mutual agreement and set forth in an exchange of letters between the parties.

3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.

4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.

5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.

6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.

7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

8. The maps, records or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program, and if already published by the party of the first part shall, upon request, be furnished by the party of the first part, at cost, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records or reports published by either party shall contain a statement of the cooperative relations between the parties. The Parties acknowledge that scientific information and data developed as a result of the Scope of Work (SOW) are subject to applicable USGS review, approval, and release requirements, which are available on the USGS Fundamental Science Practices website (<https://www.usgs.gov/office-of-science-quality-and-integrity/fundamental-science-practices>).

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR

Customer #: 6000001460
Agreement #: 26NEJFA212
Project #: NE009KT
TIN #: 44-0553154

Water Resource Investigations

9. Billing for this agreement will be rendered quarterly. Invoices not paid within 60 days from the billing date will bear Interest, Penalties, and Administrative cost at the annual rate pursuant the Debt Collection Act of 1982, (codified at 31 U.S.C. § 3717) established by the U.S. Treasury.

USGS Technical Point of Contact

Name: Jon Lageman
Acting Associate Director for Networks
Address: 1425 W. Lincoln Hwy
DE Kalb, IL 60115
Telephone: (815) 901-5530
Fax: (217) 328-9770
Email: jlageman@usgs.gov

Customer Technical Point of Contact

Name: Chris Dunnaway
Principal Engineer
Address: P.O. Box 8368
Springfield, MO 65802
Telephone: (417) 864-1876
Fax: (417) 864-1907
Email: cdunnaway@springfieldmo.gov

USGS Billing Point of Contact

Name: Megan Miller
Budget Analyst
Address: 400 S Clinton St Rm 269
Iowa City, IA 52240
Telephone: (319) 358-3655
Fax: (217) 328-9770
Email: memiller@usgs.gov

Customer Billing Point of Contact

Name: Chris Dunnaway
Principal Engineer
Address: P.O. Box 8368
Springfield, MO 65802
Telephone: (417) 864-1876
Fax: (417) 864-1907
Email: cdunnaway@springfieldmo.gov

U.S. Geological Survey
United States
Department of Interior

City of Springfield - Public Works

Signature

By _____ Date: _____

Name: Amy Russell, Acting for Acting Center
Director Wade Kress

Title: Associate Director, Central Midwest WSC

Signatures

By _____ Date: _____

Name:
Title:

By _____ Date: _____

Name:
Title:

By _____ Date: _____

Name:
Title:

City of Springfield - Public Works

Attachment for 26NEJFA212
2025-10-01 to 2026-09-30

SURFACE WATER							
SITE NUMBER	DESCRIPTION	CODE	NO. UNITS	DIFF FACTOR	USGS FUNDS	CUST. CASH	OTHER FUNDS TOTAL COST
07050690	Pearson Creek near Springfield, MO Full Range Streamflow Station	QCONT	0.5	1		\$8,450	
				SW Total:			\$8,450
07052000	Wilson Creek at Springfield, MO Full Range Streamflow Station	QCONT	1	1	\$7,200	\$9,700	
				SW Total:			\$16,900
07052100	Wilson Creek near Springfield, MO Full Range Streamflow Station	QCONT	1	1	\$7,200	\$9,700	
				SW Total:			\$16,900
07052120	South Creek near Springfield, MO Full Range Streamflow Station	QCONT	1	1	\$7,200	\$9,700	
				SW Total:			\$16,900
07052152	Wilson Creek near Brookline, MO Full Range Streamflow Station	QCONT	1	1		\$16,900	
				SW Total:			\$16,900
07052250	James River near Boaz, MO Full Range Streamflow Station	QCONT	1	1		\$16,900	
				SW Total:			\$16,900
SW Grand Total:					\$21,600	\$71,350	\$92,950

SUMMARY FOR				
TYPE	USGS FUNDS	CUST. CASH	OTHER FUNDS	TOTAL COST
SURFACE WATER (SW)	\$21,600	\$71,350		\$92,950
GRAND TOTAL	\$21,600	\$71,350		\$92,950



EXPLANATION TO COUNCIL BILL 2025-190 (SCHRAG)

FILED: 07/01/2025

ORIGINATING DEPARTMENT: Law

TITLE: A general ordinance suspending enforcement of Sec. 70-36(c) of the City Code, requiring proof of payment of all personal property taxes as a prerequisite of obtaining an occupational license; and referring the same to the Plans and Policies Committee.

PURPOSE: Suspending enforcement of Sec. 70-36(c) of the City Code, requiring proof of payment of all personal property taxes as a prerequisite of obtaining an occupational license; and referring the same to the Plans and Policies Committee.

BACKGROUND INFORMATION: City Council recently adopted changes to Sec. 70-36 of the City Code for the purpose of requiring proof of payment of all personal property taxes as a prerequisite of obtaining an occupational license.

Sec. 2-53(e)(11) of the City Code states that “[i]t is the policy of the city council to encourage the referral of council bills involving policy issues and substantive changes to the appropriate city council committee.”

The changes to Sec. 70-36 of the City Code involve policy issues and substantive changes, and were made without referral to the appropriate city council committee.

City Council desires to refer the changes to Sec. 70-36 of the City Code to the Plans and Policies Committee. City Council further desires to suspend enforcement of Sec. 70-36(c) of the City Code pending a committee recommendation regarding the same.

Submitted By: Jordan Paul, City Attorney

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Collin Quigley, Interim City Manager 07/07/2025

Attachments: 1. SGF CB RE suspend Sec. 70-36(c) and refer to plans policies comm - CB

One-rdg. _____
P. Hrngs. _____
Pgs. 3
Filed: 07-08-25

Sponsored by: Schrag

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-190

GENERAL ORDINANCE _____

AN ORDINANCE

1 SUSPENDING enforcement of Sec. 70-36(c) of the City Code, requiring proof of
2 payment of all personal property taxes as a prerequisite of obtaining
3 an occupational license; and referring the same to the Plans and
4 Policies Committee.
5 _____
6

7 WHEREAS, City Council recently adopted changes to Sec. 70-36 of the City
8 Code for the purpose of requiring proof of payment of all personal property taxes as a
9 prerequisite of obtaining an occupational license; and
10

11 WHEREAS, Sec. 2-53(e)(11) of the City Code states that “[i]t is the policy of the
12 city council to encourage the referral of council bills involving policy issues and
13 substantive changes to the appropriate city council committee”; and
14

15 WHEREAS, the changes to Sec. 70-36 of the City Code involve policy issues
16 and substantive changes, and were made without referral to the appropriate city council
17 committee; and
18

19 WHEREAS, City Council desires to refer the changes to Sec. 70-36 of the City
20 Code to the Plans and Policies Committee; and
21

22 WHEREAS City Council further desires to suspend enforcement of Sec. 70-36(c)
23 of the City Code pending a committee recommendation regarding the same.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – City Council hereby suspends Sec. 70-36(c) of the City Code,
29 requiring proof of payment of all personal property taxes as a prerequisite of obtaining
30 an occupational license.
31

32 Section 2 – City Council hereby directs the City Manager, or designee, to
33 suspend enforcement of Sec. 70-36(c) of the City Code, requiring proof of payment of
34 all personal property taxes as a prerequisite of obtaining an occupational license.
35

36 Section 3 – City Council hereby refers the policy issues and substantive changes
37 involved with the changes to Sec. 70-36 of the City Code, specifically the issue of
38 requiring proof of payment of all personal property taxes as a prerequisite of obtaining
39 an occupational license, to the Plans and Policies Committee.
40

41 Section 4 – This Ordinance shall become effective immediately upon its passage.
42

43 Passed at meeting: _____
44

45 _____
46 Mayor
47

48 Attest: _____, City Clerk
49

50 Filed as Ordinance: _____
51

52 _____
53 Approved as to form:  _____, City Attorney
54

55 _____
56 Approved for Council action:  _____, City Manager

City of Springfield – Committee Recommendation Report

Committee Name: Plans and Policies Committee

Meeting Date: August 25, 2025

Prepared By: Anita J. Cotter, City Clerk

1. Referral Information

Referral Language:

Refer to the Plans and Policies Committee review and consideration of changes to General Ordinance 6913.

Date Referred: June 23, 2025

Referral Requested By: Mayor Schrag

Committee Assigned: Plans and Policies

2. Summary of Actions Taken

The Plans and Policies Committee met on July 9 and August 13, 2025, to review the effectiveness of General Ordinance 6913, consider potential changes, and request additional data from staff. At the August 13 committee meeting, staff provided a detailed analysis, and the Police Department developed an informational card for vehicle owners with custody tows. After reviewing the responses and materials, the Committee determined that the ordinance is working as intended and recommended no changes at this time.

3. Supporting Documentation

Deputy City Manager Colling Quigley provided a staff report pertaining to this issue. (See Attached)

4. Committee Recommendation

Recommendation of no changes at this time.

Committee Vote:

The Committee voted unanimously that no changes are needed to General Ordinance 6913 at this time, concluded the ordinance is achieving its intended goals, and expressed satisfaction with the information provided to the public by the Police Department.

5. Signature

Committee Chair: _____ Date: _____

For City Clerk's Office Use Only:

Date Received: _____

Added to Council Agenda Date: _____



MEMORANDUM

Date: August 14, 2025

To: Mayor Schrag and Members of City Council

From: Collin Quigley, Deputy City Manager

Re: Plans and Policies Committee Review – General Ordinance 6913

Executive Summary

The Plans and Policies Committee met on July 9 and August 13, 2025, to review the effectiveness of General Ordinance 6913, consider potential changes, and request additional data from staff. At the August 13 committee meeting, staff provided a detailed analysis in the attached *Towing & Registration Ordinance – March–June 2025 Data Summary* (Attachment A), and the Police Department developed an informational card for vehicle owners with custody tows (Attachment B). After reviewing the responses and materials, the Committee determined that the ordinance is working as intended and recommended no changes at this time.

Background

At the July 9, 2025 meeting, the Committee discussed questions regarding towing numbers, storage fees, inspection requirements, potential maximum tow costs, alternative enforcement methods, and the ordinance's impact on vehicle registration and insurance compliance. The Committee requested staff to research and provide answers to the following questions:

- Number of vehicles towed in total, and number of custody tows.
- Number of vehicles towed specifically under the ordinance, and their disposition (released vs. in storage).
- Towing and storage costs for released vehicles, and how fees are assessed.
- Status of vehicles that remain in storage, and reasons they remain there.
- Impact of the ordinance on vehicle registration activity in Greene County.

- Impact of the ordinance on personal property tax collections, including late assessment penalties.
 - Whether vehicle owners receive clear information about custody tow costs and retrieval process, and how that information is provided.
-

Analysis

Staff reviewed these questions and prepared the attached *Towing & Registration Ordinance – March–June 2025 Data Summary* (Attachment A). In addition, the Police Department created an informational card (Attachment B), as suggested by the Committee, to be given to individuals whose vehicles are in custody. This card includes:

- Key information on the custody tow process.
 - Contracted tow and storage rates.
 - A QR code linking to additional details and guidance online.
-

Conclusion

At the August 13, 2025 meeting, the Plans and Policies Committee reviewed the staff responses and the informational card. The Committee voted unanimously that no changes are needed to General Ordinance 6913 at this time, concluded the ordinance is achieving its intended goals, and expressed satisfaction with the information being provided to the public by the Police Department.

Towing & Registration Ordinance – March–June 2025 Data Summary

1. Total Tows

- **Private Lot Tows:** Data unavailable (private tow company records not accessible).
 - **Custody Tows:** Springfield Police Department towed **2,164 vehicles** (traffic accidents, abandoned vehicles, custody tows, etc.).
-

2. Tows Related to New Ordinance

- **Vehicles Towed Under New Ordinance:** 24 (out of 2,164 total SPD tows).
 - **Disposition:**
 - **Released to Owners:** 12 vehicles; towing fees ranged **\$90–\$960** (average \$282.50).
 - **Not Released:** 12 vehicles:
 - 9 not picked up → transferred to Henry’s after 45 days.
 - 3 awaiting pickup.
 - **Fee Process:**
 - Owners must visit Police HQ for explanation of fees and payment.
 - Fees assessed **only** on days when both police lobby and Henry’s Towing are open (Mon–Fri).
 - No fees incurred on weekends or holidays.
-

3. Greene County Vehicle Registration Data

- **Vehicle Assessments Paid (March–June 2025):** 51,142
 - **Vehicle Assessments Paid (March–June 2024):** 43,654
 - **Year-over-Year Change:** +15.8%
-

4. Greene County Personal Property Tax Data

- **New Personal Property Accounts – March 2025:** 7,192 (vs. 4,297 in March 2024) → +67%
- **Prior Year Change (2023 vs. 2022):** +12%
- **Late Assessment Penalties – March 2025:** \$225,510 (vs. \$87,871 in March 2024) → +257%

- **Prior Year Change (2023 vs. 2022):** +50%
 - **Collector's Assessment:** Increase strongly linked to the City Ordinance; more people paying late assessments to renew registrations.
-

5. Tow Cost Awareness

- **Information Provided to Owners:**
 - Towing form completed by officers; copy given to owners at Police HQ.
 - Includes contracted tow cost and daily storage rate.
 - Emphasizes urgency due to daily fee accrual.
- **Status:** This practice is already in place.

DRAFT of Card to be provided by SPD to individuals with custody tows:

SPRINGFIELD MISSOURI POLICE DEPARTMENT

VEHICLE TOWING INFORMATION

Report #: _____

Date & Time: _____

Officer: _____ DSN: _____

All custody towed vehicles are towed to Henry's Towing (2806 S. Farm Road 115, Brookline, MO). Prior to getting a vehicle from impound, you must get a release form from SPD.



<https://www.springfieldmo.gov/988/Obtain-My-Impounded-Vehicle>



Springfield
POLICE

Created 08/08/2025

City Council Committee Referral Request Form

1. Council Member Requesting the Referral: Hosmer

2. Referral Information

- Date of Referral: 8/25/25 ☐ Citizen Request
- Title of Referral: Amending the Springfield City Code, Chapter 46 – Elections, by enacting a new Section 46-6 – Campaign finance.

- **Description/Purpose of referral and Desired Outcome:** (Provide a detailed description of the item to be referred, including background information, objectives, desired outcome, and any relevant context.) (Attachments see #5.)

On November 8, 2016, Missouri voters approved Constitutional Amendment 2, which, among its provisions, imposes campaign contribution limits on certain candidates for state office, including statewide offices, legislative office, and judicial offices. City Code does not currently provide for campaign contribution limits for city council candidate elections. Establishing campaign contribution limits for city council candidate elections promotes important interests in preventing corruption or the appearance thereof, promoting transparency, and preventing circumvention of campaign finance regulations.

- **Relates to which Adopted City Council Priority Objective:** Governance & Legislative Engagement.
- **Time Constraints or Pertinent Deadlines for review:** (Provide information pertaining to any deadlines or timeframes that may affect what priority this issue is given in Committee.)

N/A.

☐ Request recommendation or ☒ Request Draft Ordinance for City Council to review.

3. Requested Committee for Referral: Finance and Administration Committee.

- **Finance and Administration Committee** (Areas of Responsibility include fees and charges for City services; Economic Development; Federal and State assistance programs, supervises Internal Auditor, Monitors Internal Audit plan, makes Recommendations to Council regarding Audit findings.)
- **Plans and Policies Committee** (Areas of Responsibility include Master Planning, of all areas, Council goals and procedures; City Code revisions.)
- **Community Involvement Committee** (Areas of Responsibility include Legislative priorities, neighborhood issues, environmental issues.)
- **Public Involvement Committee** (Area of Responsibility include Recommendations for appointment to Boards and Commissions.)
- **Committee of the Whole** (Areas of Responsibility include Recommendations for appointment to Board of Public Utilities and Police Civilian Review Board or any other referred matter.)

Reason for Referral to Selected Committee: (Explain why this item should be referred to the selected

Areas of responsibility include financial policies.

4. Additional Information

- **Additional Notes or Comments:** (Any additional information or special considerations regarding the referral.)

5. Supporting Documents

- **Attachments:**
 - (Include any supporting documents or materials relevant to the item being referred. e.g., reports, data, previous meeting minutes, etc.)

For City Clerk's Office Use Only

Referral Outcome

Referred: _____

Withdrawn: _____

Committee referred to: _____

Committing Meeting Dates Considerations: _____

Recommendation to City Council: _____

Council Action: _____

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: _____

Sponsored by: _____

First Reading: _____

Second Reading: _____

COUNCIL BILL _____ 2025- _____

GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING the Springfield City Code, Chapter 46 - Elections, by enacting a new
Section 46-6 - Campaign finance.

WHEREAS, on November 8, 2016, Missouri voters approved Constitutional Amendment
2, which, among its provisions, imposes campaign contribution limits on certain candidates for
state office, including statewide offices, legislative offices, and judicial offices; and

WHEREAS, City Code does not currently provide for campaign contribution limits for city
council candidate elections; and

WHEREAS, City Council desires to establish campaign contribution limits for city council
candidate elections; and

WHEREAS, City Council finds that establishing campaign contribution limits for city
council candidate elections promotes important interests in preventing corruption or the
appearance thereof, promoting transparency, and preventing circumvention of campaign
finance regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The Springfield City Code, Chapter 46 – Elections, is hereby amended by
enacting a new Section 46-6 - Campaign finance, as follows:

“Sec. 46-6. - Campaign finance.

(a) Title; definitions.

(1) Title. This section may be cited as the Springfield Campaign Finance Ordinance.

(2) Definitions. Words, terms, or phrases used in this section shall be accorded the same
meaning as in Sec. 130.011, RSMo., as amended from time to time. The following
terms, which are not defined in Sec. 130.011, RSMo., shall have the meaning
designated in this subsection:

a. *Political committee* means any committee or group of two or more individuals or
persons, including a continuing committee, formed for the sole purpose of

39 influencing a city council candidate election or which in any election cycle solely
40 makes expenditures, whether independent or otherwise, or contributions to
41 influence any city council candidate election which in the aggregate exceed
42 \$200.00. A political committee does not include a candidate committee or political
43 party committee.
44

- 45 b. *Independent expenditure* means an expenditure for a communication by a person
46 expressly advocating the election or defeat of a clearly identified candidate which
47 is made without cooperation or consultation with any candidate, or any authorized
48 committee or agent of such candidate, and which is not made in concert with or at
49 the request or suggestion of any candidate, or any authorized committee or agent
50 of such candidate. This provision shall be interpreted and applied in the same
51 manner as the Federal Election Commission interprets and applies its comparable
52 definition of "independent expenditure" at 11 CFR 100.16.
53
54 c. *Related committees* means two or more political committees that are established,
55 maintained, financed, or controlled by substantially the same person.
56
57 d. *Election cycle* means the period of time beginning one day after the most recent
58 election for the office a candidate is seeking and ending the date of the election for
59 that office.
60

61 (b) Applicability of state law.
62

- 63 (1) Campaign Finance Disclosure Law. The contribution and expenditure limitations,
64 disclosure and reporting requirements, together with all other applicable provisions, of
65 the Missouri Campaign Finance Disclosure Law, Chapter 130, RSMo., as amended
66 from time to time, shall govern all city council elections.
67
68 (2) Other state law. The provisions of state law, as amended from time to time, relating to
69 the qualifications of electors, the manner of voting, the duties of election officers and
70 the form for ballots, the duties of the city clerk, notice of election, numbers of judges,
71 duties, and appointments thereto, polling hours, canvass of the vote, and all other
72 particulars in regard to the conduct of elections shall govern all city elections so far as
73 such provisions are applicable.
74

75 (c) Limitations on contributions and non-independent expenditures.
76

- 77 (1) Contributions to and non-independent expenditures on behalf of political committees
78 (PACs). No single contributor shall make or receive contributions to or non-
79 independent expenditures on behalf of any political committee or any set of related
80 committees which exceed \$2,600 during any election cycle.
81
82 (2) Limitations on contributions and non-independent expenditures per election cycle. No
83 single contributor shall make contributions to or non-independent expenditures on
84 behalf of a candidate seeking election to the city council or to such a candidate's
85 committee which exceed \$2,600 during any election cycle.
86
87 (3) Independent expenditures. The limitations on contributions and expenditures contained
88 in this section do not apply to independent expenditures.
89

(d) Registration and disclosure requirements for political committees.

(1) Registration. All political committees shall file a statement of organization with the clerk of the city on a form prescribed by the clerk no later than ten days after becoming a political committee within the meaning of subsection (a)(2)a of this section.

(2) Disclosure. Any political committee not otherwise required by state law to file disclosure reports shall file disclosure reports with the clerk of the city on the forms provided in the same manner and subject to the same schedule as would pertain if the committee were a continuing committee. All such reports shall be available to the public upon request.

(e) Penalties.

(1) Any person who accepts or gives contributions or makes expenditures in violation of this section shall be punished as provided in section 1-7 and subject to a penalty equal to the nonallowable contribution or expenditure to be imposed by the municipal court upon conviction. A person who has received a nonallowable contribution shall not be guilty of violating this section if the contribution is returned within ten days after the contribution has been made. A person who has received or made a nonallowable contribution or expenditure shall not be guilty of violating this section if that person pays the finance director of the city a sum of money equal to the nonallowable contribution or expenditure as determined by the finance director within ten days after being notified of the violation of the nonallowable contribution or expenditure. The notification given by the finance director of the violation and all other reports filed with the city clerk shall be available to the public upon request. Any person who fails to file the required disclosure report with the city clerk shall be subject to a fine of up to \$500.00 per day for each day the required disclosure report is delinquent.

(2) The penalty provisions of this section shall not apply to any contribution which violates provisions of Sections 130.071 or 130.072, RSMo."

Section 2 – Severability Clause. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, sentences, clauses, or phrases be declared invalid.

Section 3 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or cause of action occurred or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 4 – This Ordinance shall become effective immediately upon its passage.

Passed at meeting: _____

Mayor

141
142 Attest: _____, Anita J. Cotter, City Clerk
143
144 Filed as Ordinance: _____
145
146 Approved as to form: _____, Jordan L. Paul, City Attorney
147
148 Approved for Council action: _____, David Cameron, City Manager



EXPLANATION TO COUNCIL BILL 2025-191 (LEE)

FILED: 08/04/2025

ORIGINATING DEPARTMENT: Health

TITLE: A special ordinance authorizing the City Manager, or designee, to accept funds in the amount of \$45,000 from Mercy Hospital Springfield through The Bobby Allison Fund for use by the Springfield-Greene County Health Department's Family Connects Program; and amending the Fiscal Year 2025-2026 budget in the amount of \$45,000 to appropriate the grant funds.

PURPOSE: Authorizing the City Manager, or designee, to accept funds in the amount of \$45,000 from Mercy Hospital Springfield through The Bobby Allison Fund for use by the Springfield-Greene County Health Department's Family Connects Program; and amend the Fiscal Year 2025-2026 budget in the amount of \$45,000 to appropriate the funds.

BACKGROUND INFORMATION: The Springfield-Greene County Health Department ("SGCHD") has the opportunity to accept \$45,000 in funding from Mercy Hospital Springfield ("Mercy") through The Bobby Allison Fund for Mercy's participation in SGCHD's Family Connects Program that offers free newborn and postpartum health assessments for all families with newborns in Greene County, Missouri. The funds will be used to support the compilation of reports to measure the impact and efficacy of the Family Connects Program.

This budget adjustment accepts the increase in funds and budgets the amount of \$45,000 in expenditures in the SGCHD Fiscal Year 2025-2026.

REMARKS: The Springfield-Greene County Health Department recommends approval of this Council bill and budget adjustment appropriating the grant funds.

Submitted By: Rylea Luckfield, Health Policy Analyst

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Interim City Manager 08/13/2025

Attachments:

1. 25-26 Bobby Allison Mercy Family Connects Grant_Ord
2. 0008 HEA FC Mercy-Bobby Allison Fund_ExhA

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 08-19-25

Sponsored by: Lee

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-191

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to accept funds in the amount of
2 \$45,000 from Mercy Hospital Springfield through The Bobby Allison
3 Fund for use by the Springfield-Greene County Health Department's
4 Family Connects Program; and amending the Fiscal Year 2025-2026
5 budget in the amount of \$45,000 to appropriate the grant funds.
6 _____
7

8 WHEREAS, the Springfield-Greene County Health Department ("SGCHD") has
9 the opportunity to accept \$45,000 in funding from Mercy Hospital Springfield ("Mercy")
10 through The Bobby Allison Fund for Mercy's participation in SGCHD's Family Connects
11 Program that offers free newborn and postpartum health assessments for all families
12 with newborns in Greene County, Missouri; and
13

14 WHEREAS, this funding will be used to support the compilation of reports to
15 measure the impact and efficacy of the Family Connects Program.
16

17 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
18 SPRINGFIELD, MISSOURI, as follows, that:
19

20 Section 1 – The City Manager, or designee, is hereby authorized to accept grant
21 funds in the amount of \$45,000 from Mercy Hospital Springfield through The Bobby
22 Allison Fund and to execute contracts necessary to carry out the intent of this grant on
23 forms approved by the City Attorney.
24

25 Section 2 – The Fiscal Year 2025-2026 budget of the Springfield-Greene County
26 Health Department is hereby amended in the accounts and in the amounts as shown on
27 Budget Adjustment No. 0008, a copy of which is attached hereto and incorporated
28 herein by reference as "Exhibit A."
29

30 Section 3 – City Council finds that the budget adjustment made above has been
31 recommended by the City Manager.
32

33 Section 4 – The City Manager, or designee, is directed to cause the appropriate
34 accounting entries to be made in the books and records of the City. In the event
35 additional funding is provided under this grant by the grantor, the Director of Finance is
36 hereby authorized to adjust this appropriation by an amount not to exceed 20 percent.
37

38 Section 5 – This Ordinance shall be in full force and effect from and after
39 passage.
40

41
42 Passed at meeting: _____
43

44
45 _____
46 Mayor

47 Attest: _____, City Clerk
48

49 Filed as Ordinance: _____
50

51
52 Approved as to form: Mary B. Bozant, Assistant City Attorney
53

54
55 Approved for Council action: [Signature], City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
0008

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
27310	11	53590	416030	103246		\$ 45,000	Family Connects funding from Mercy Hospital/Bobby Allison Fund
Net Revenue Adjustment						\$ 45,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
27310	11	53590	500110	103246		\$ 45,000	Family Connects funding from Mercy Hospital/Bobby Allison Fund
Net Expenditure Adjustment						\$ 45,000	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY26 budget by appropriating \$45,000 from Mercy Hospital/Bobby Allison Fund to be used for the Family Connects Program.

Requested By:

Department Head

08-19-2025

Date

Approved By:

Director of Finance

08-19-2025

Date

Authorization:

Council Bill No. 2025-191

Ordinance No.

1st Reading

2nd Reading

Journal Imp No.

City Manager

Date



EXPLANATION TO COUNCIL BILL 2025-192 (HARDINGER)

FILED: 07/31/2025

ORIGINATING DEPARTMENT: Economic Vitality

TITLE: A resolution confirming the appointment of Dale Moore to the Galloway Community Improvement District Board of Directors, as the representative of the Springfield-Greene County Park Board.

PURPOSE: To appoint Dale Moore to the Galloway Community Improvement District Board of Directors. (Staff recommends approval.)

BACKGROUND INFORMATION: As required by the petition establishing the Galloway Community Improvement District ("CID"), the Mayor shall appoint Directors to the CID Board of Directors with the consent of the City Council. The CID Board of Directors requests the following appointment to the Board:

Seat	Name	Qualification	Term	Notes
8	Dale Moore	Springfield-Greene County Park Board Representative	8/12/2029	New Appointment

REMARKS: Staff recommends approval.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 08/13/2025

Attachments: 1. Galloway CID Park Board Appointment

One-rdg. X
P. Hrngs.
Pgs. 3
Filed: 08-19-25

Sponsored by: Hardinger

COUNCIL BILL 2025-192 RESOLUTION

A RESOLUTION

CONFIRMING the appointment of Dale Moore to the Galloway Community Improvement District Board of Directors, as the representative of the Springfield-Greene County Park Board.

WHEREAS, on August 12, 2019, City Council passed Special Ordinance 27216 approving a petition requesting the formation of the Galloway Community Improvement District ("CID") and thereby establishing the same; and

WHEREAS, said petition established the qualifications and process for appointing members of the Galloway CID Board of Directors through appointment by the Mayor with confirmation by City Council; and

WHEREAS, said petition provides that "[O]ne voting Director shall at all times be a legally authorized representative of the Springfield-Greene County Park Board"; and

WHEREAS, there is presently a need to appoint such representative from the Springfield-Greene County Park Board to the Galloway CID Board of Directors; and

WHEREAS, at its August 8, 2025, meeting, the Springfield-Greene County Park Board appointed Dale Moore to serve as the representative of the Springfield-Greene County Park Board on the Galloway CID Board of Directors.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The Mayor hereby appoints, and City Council hereby confirms the appointment of, Dale Moore to the Galloway Community Improvement District Board of Directors, with said term to expire on August 12, 2029.

Section 2 – This Resolution shall be in effect immediately upon adoption.

Passed at meeting:

Mayor

Attest: _____, City Clerk

Filed as Resolution _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: [Signature], City Manager



EXPLANATION TO COUNCIL BILL 2025-193 (HARDINGER)

FILED: 07/24/2025

ORIGINATING DEPARTMENT: Health

TITLE: A special ordinance authorizing the City Manager, or designee, to accept Child Care Health Consultation grant funds from the Federal Department of Health and Human Services, through the Missouri Department of Elementary and Secondary Education, in the amount of \$19,950 for use by the Springfield-Greene County Health Department to implement health promotion activities to benefit children; to enter into necessary agreements to carry out the grant; to amend the Fiscal Year 2025-2026 budget in the amount of \$19,950 to appropriate the grant funds; and declaring this Ordinance qualifies for approval in one reading pursuant to Section 2.16(25) of the City Charter.

PURPOSE: Authorizing the City Manager, or his designee, to accept Child Care Health Consultation grant funds from the Federal Department of Health and Human Services, through the Missouri Department of Elementary and Secondary Education, in the amount of \$19,950 for use by the Springfield-Greene County Health Department to implement health promotion activities to benefit children, and to enter into necessary agreements to carry out the grant; amending the Fiscal Year 2025-2026 budget in the amount of \$19,950 to appropriate the grant funds; and declaring this Ordinance qualifies for approval in one reading.

BACKGROUND INFORMATION: The Springfield-Greene County Health Department ("SGCHD") has the opportunity to accept Child Care Health Consultation ("CCHC") grant funds from the Federal Department of Health and Human Services ("HHS"), through the Missouri Department of Elementary and Secondary Education ("DESE"). This funding is available from the HHS Administration for Children and Families' Child Care and Development Block Grant and the HHS Health Resources and Services Administration's Maternal and Child Health Services Block Grant. The purpose of the CCHC grant is to enhance childcare health, mental health, safety, and wellness practices for childcare providers, children aged newborn to kindergarten-entry enrolled in childcare, and their families, through the implementation of education/training, health, and safety consultation and health promotion activities. The grant funds will be used to further support the current SGCHD efforts in these areas.

This budget adjustment accepts the increase in funds and budgets the amount of \$19,950 in expenditures in the SGCHD Fiscal Year 2025-2026.

This Ordinance authorizes the acceptance of grant funds from the state or federal government and may be passed as a one-reading ordinance under City Charter Section 2.16(25).



REMARKS: The Springfield-Greene County Health Department recommends approval of this Ordinance and budget adjustment appropriating the grant funds.

Submitted By: Rylea Luckfield, Health Policy Analyst

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Interim City Manager 07/30/2025

Attachments:

1. 2025 CCHC Grant Fund Amendment_Ord
2. 0006 HEA CCHC Budget Adjustment BA_ExhA

One-rdg. X
P. Hrngs.
Pgs. 5
Filed: 08-05-25

Sponsored by: Hardinger

First Reading:

Second Reading:

COUNCIL BILL 2025-193

SPECIAL ORDINANCE

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to accept Child Care Health
2 Consultation grant funds from the Federal Department of Health and
3 Human Services, through the Missouri Department of Elementary
4 and Secondary Education, in the amount of \$19,950 for use by the
5 Springfield-Greene County Health Department to implement health
6 promotion activities to benefit children; to enter into necessary
7 agreements to carry out the grant; to amend the Fiscal Year 2025-
8 2026 budget in the amount of \$19,950 to appropriate the grant funds;
9 and declaring this Ordinance qualifies for approval in one reading
10 pursuant to Section 2.16(25) of the City Charter.
11
12

13 WHEREAS, the Springfield-Greene County Health Department ("SGCHD") has
14 the opportunity to accept Child Care Health Consultation ("CCHC") grant funds from the
15 federal Department of Health and Human Services ("HHS"), through the Missouri
16 Department of Elementary and Secondary Education ("DESE"), which funding is
17 available from the HHS Administration for Children and Families' Child Care; and
18

19 WHEREAS, the purpose of the CCHC grant is to enhance childcare health,
20 mental health, safety, and wellness practices for childcare providers, children enrolled in
21 childcare, and their families through the implementation of education/training, health,
22 and safety consultation, and health promotion activities. The grant funds will be used to
23 further support the current SGCHD efforts in these areas.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – The City Manager, or his designee, is hereby authorized to accept
29 grant funds in the amount of \$19,950 from the federal Department of Health and Human
30 Services, and to execute contracts, on forms approved by the City Attorney, necessary
31 to carry out the intent of this grant.
32

33 Section 2 – The Fiscal Year 2025-2026 budget of the Springfield-Greene County
34 Health Department is hereby amended in the accounts and in the amounts as shown on
35 Budget Adjustment No. 006, a copy of which is attached hereto and incorporated herein
36 by reference as “Exhibit A.”
37

38 Section 3 – City Council finds that the budget adjustment made above has been
39 recommended by the City Manager.
40

41 Section 4 – The City Manager, or designee, is directed to cause the appropriate
42 accounting entries to be made in the books and records of the City. In the event
43 additional funding is provided under this Grant by the grantor, the Director of Finance is
44 hereby authorized to adjust this appropriation by an amount not to exceed 20 percent.
45

46 Section 5 – City Council hereby finds and declares that this Ordinance may be
47 passed as a one-reading ordinance under City Charter Section 2.16(25) as it relates to
48 a contract for the acceptance of grant funds from a state or federal agency. Therefore,
49 this Ordinance shall be in full force and effect from and after passage.
50

51
52 Passed at meeting: _____
53

54 _____
55 Mayor
56

57 Attest: _____, City Clerk
58

59 Filed as Ordinance: _____
60

61
62 Approved as to form: Mary B. Bozart, Assistant City Attorney
63

64
65 Approved for Council action: [Signature], City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
006

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
27240	11	50010	500110	103464		\$ 19,950	Additional funds for Child Care Health Consultation Grant
Net Revenue Adjustment						\$ 19,950	

Expenditures:

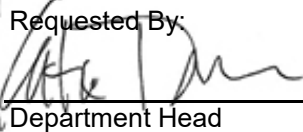
Fund	Dept	Org	Account	P&G	Location	Amount	Description
27240	11	50010	500110	103464		\$ 19,950	Salary
Net Expenditure Adjustment						\$ 19,950	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY26 budget by appropriating \$19,950 for additional Child Care Health Consultation grant funds.

Requested By:


Department Head 08-19-2025
Date

Approved By:


Director of Finance 08-19-2025
Date

City Manager Date

Authorization:

Council Bill No. 2025-193
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-181 (ADIB-YAZDI)

FILED: 08/12/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Terragreen Condominiums Phase VI, generally located at 2305 South Blackman Road, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (By: Blackman Road Properties, LLC; ERCO Real Estate Company, LLC; H2D2-TGD, LLC; & 2305 Blackman Road Bldg A, LLC; 2305 South Blackman Road; Preliminary Plat of Terragreen Condominiums Phase VI.)

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Terragreen Condominiums Phase VI, generally located at 2305 South Blackman Road upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of Terragreen Condominiums Phase VI dated July 7th, 2025, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in Exhibit B, Attachment 3.
- B. The Planning and Zoning Commission held a public hearing on July 17th, 2025, and approved the Preliminary Plat by a vote of 8 to 0, subject to the following conditions:
 - 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.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

Submitted By: Andrew Menke, Senior Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. Preliminary Plat of Terragreen Condominiums Phase VI - 2305 South Blackman Road
 2. PPlat Terragreen Condominiums Phase VI_exhA
 3. PPlat Terragreen Condominiums Phase VI_exhB

One-rdg. _____
P. Hrngs. _____
Pgs. 19
Filed: 08-05-25

Sponsored by: Adib-Yazdi

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-181

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 public streets and easements to the City of Springfield, Missouri, as
3 shown on the Preliminary Plat of Terragreen Condominiums Phase
4 VI, generally located at 2305 South Blackman Road, upon the
5 applicant filing and recording a final plat that substantially conforms to
6 the preliminary plat; and authorizing the City Clerk to sign the final plat
7 upon compliance with all the terms of this Ordinance.
8 _____
9

10 WHEREAS, an original Preliminary Plat of Terragreen Condominiums Phase VI,
11 dated July 7, 2025, is on file with the City's Department of Planning and Development;
12 and
13

14 WHEREAS, the Planning and Zoning Commission of the City of Springfield,
15 Missouri, held a public hearing and conditionally approved the Preliminary Plat of
16 Terragreen Condominiums Phase VI on July 17, 2025, by a vote of 8 to 0, a copy of the
17 Record of Proceedings from said public hearing being attached hereto and incorporated
18 herein by this reference as "Exhibit A."
19

20 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
21 SPRINGFIELD, MISSOURI, as follows, that:
22

23 Section 1 – City Council hereby authorizes the Director of Planning and
24 Development, on behalf of the City of Springfield, to accept the land, easements, and
25 improvements dedicated to the City, as shown on the Preliminary Plat of Terragreen
26 Condominiums Phase VI, which is generally located at 2305 South Blackman Road, as
27 approved by the Planning and Zoning Commission. The original Preliminary Plat of
28 Terragreen Condominiums Phase VI is on file in the Department of Planning and
29 Development ("Approved Preliminary Plat"), a reduced version of which is attached
30 hereto for general reference as "Exhibit B – Attachment 3." All of "Exhibit B," including
31 attachments, is incorporated herein by this reference.
32

33 Section 2 – The Director of Planning and Development shall be authorized to

34 accept the land, easements, and improvements dedicated to the City, as shown on said
35 plat, upon the applicant filing and recording a final plat in accordance with this
36 Ordinance and the Subdivision Regulations of the City, which final plat shall
37 substantially conform to the Approved Preliminary Plat, including those conditions
38 described in "Exhibit B – Attachment 2," and upon the Director of Public Works certifying
39 to the Director of Planning and Development and the City Clerk that the public
40 improvements have been made in accordance with City standards and specifications.
41 Said public improvements shall not be accepted until the occurrence of all conditions
42 referenced herein and in "Exhibit B – Attachment 2."
43

44 Section 3 – The final plat shall not be recorded until: (1) the public improvements
45 relating to the Approved Preliminary Plat have been constructed according to the
46 specifications of the City of Springfield, Missouri, and are approved by the Director of
47 Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned
48 by or in connection with the construction of said improvements have been paid to the
49 City; or (2) in lieu of the construction of the improvements, that the Applicant has filed
50 with the City Manager, according to the terms of the Subdivision Regulations of the City,
51 the prescribed financial assurances in a form acceptable to the City to ensure the
52 construction of the improvements and the payment to the City of all engineering fees,
53 permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the
54 construction of the improvements.
55

56 Section 4 – Upon compliance with all the requirements of this Ordinance,
57 including the conditions described in "Exhibit B – Attachment 2," the City Clerk is hereby
58 authorized to endorse City Council's approval upon the final plat pursuant to Section
59 445.030, RSMo., and such endorsement shall constitute the acceptance of the Public
60 Improvements contained therein.
61

62 Section 5 – This Ordinance shall be in full force and effect from and after its
63 passage.
64

65 Passed at meeting: _____
66

67 _____
68 Mayor
69

70 Attest: _____, City Clerk
71

72 Filed as Ordinance: _____
73

74 Approved as to form: Laura Vales, Assistant City Attorney
75

76 _____
77 Approved for Council action: _____, City Manager
78

EXHIBIT A
RECORD OF PROCEEDINGS
Planning and Zoning Commission – July 17, 2025

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.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', is written over a horizontal line.

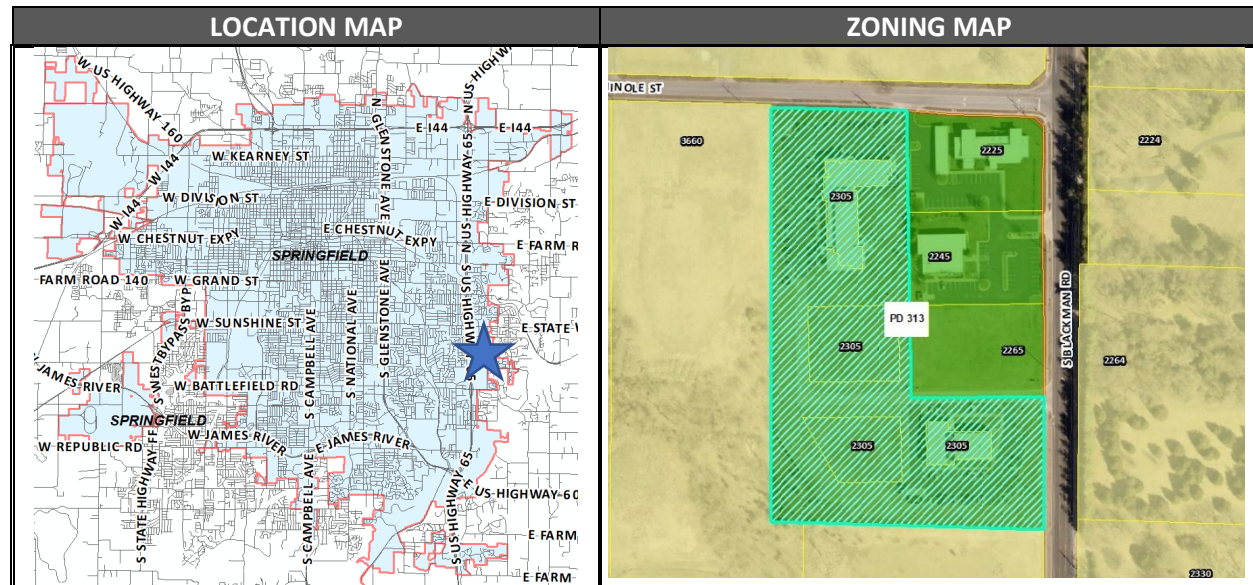
Bob Hosmer, AICP
Planning Manager

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Terragreen Condominiums Phase VI
Location:	2305 South Blackman Road
Total Acres:	5.92 acres
Applicant:	Blackman Road Properties, LLC; ERCO Real Estate Company, LLC; H2D2-TGD, LLC; & 2305 Blackman Road Bldg A, LLC
Existing Land Use:	Offices & Undeveloped Property
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	July 17, 2025
City Council:	August 11, 2025
Public Notification:	Posted property
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve the preliminary plat of Terragreen Condominiums Phase VI subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to amend a condominium plat of approximately 5.92 acres of property generally located at 2305 South Blackman Road. The purpose is to expand the buildable floor area of one (1) of the existing four (4) condominium units to facilitate the development of the site.

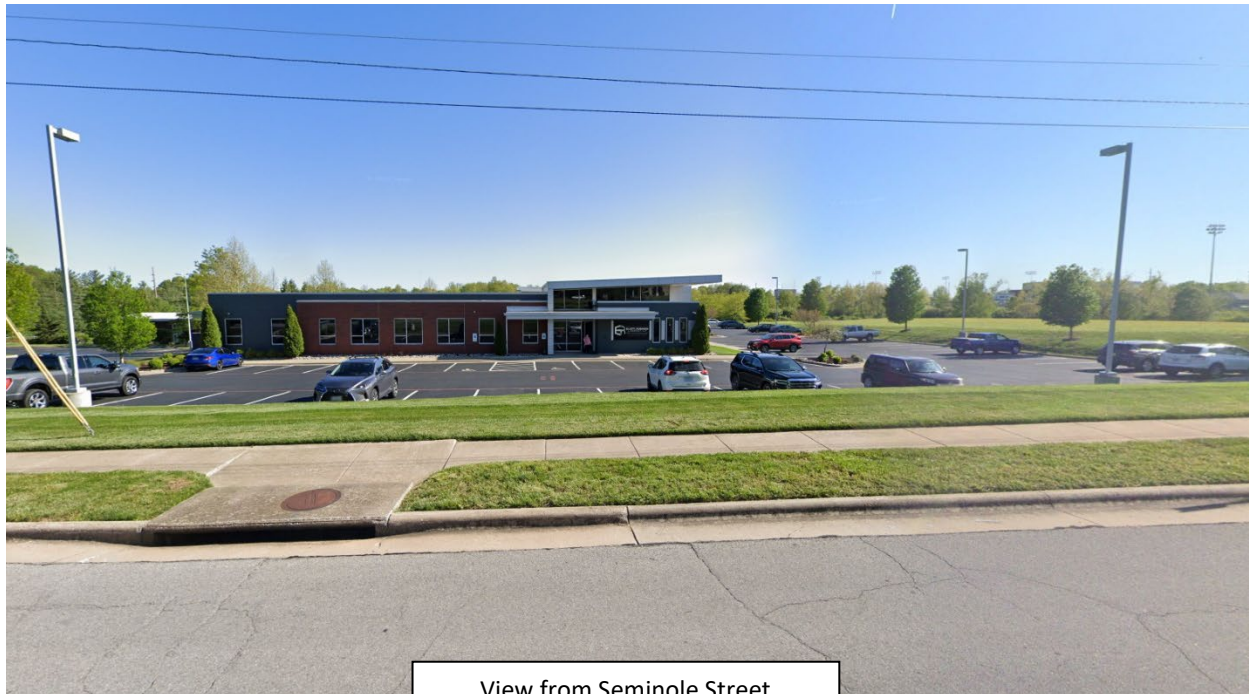


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

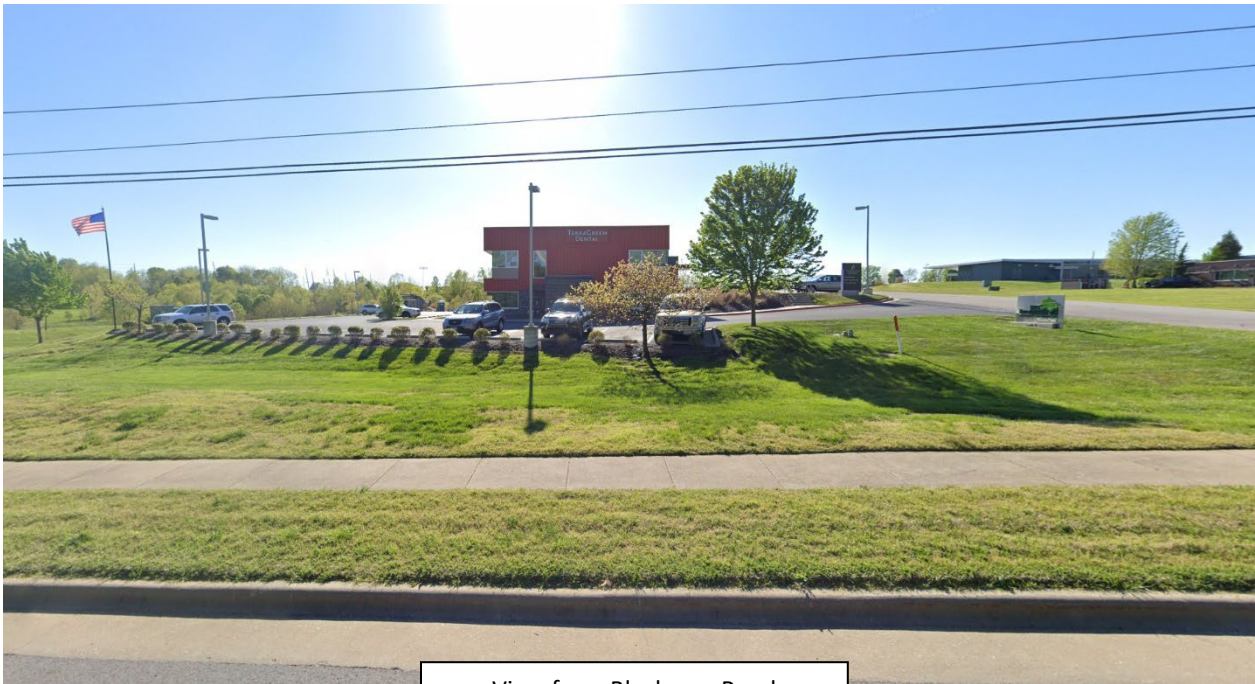


GOOGLE MAPS STREET VIEW:



View from Seminole Street

DEVELOPMENT REVIEW STAFF REPORT



View from Blackman Road

PROPERTY HISTORY:

The subject property was annexed into the city in 1989.

At the time of the 1995 citywide remapping the property was rezoned to R-SF, Single-Family Residential. The property was rezoned to Planned Development District 313 in 2007.

The original condominium plat was approved in 2009. Subsequent phases that modified the boundaries of the units were approved in 2014, 2015, and 2021. Phase V was approved administratively earlier this month.

PLANNING AND ZONING COMMISSION AUTHORITY:

Action Type: Administrative.

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

Relevant Authority

Revised Statutes of Missouri

DEVELOPMENT REVIEW STAFF REPORT

Sections 89.400 through 89.470

City Charter

Sec. 11.7. – Legal status of master plan.

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

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

DEVELOPMENT REVIEW STAFF REPORT

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

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

City of Springfield Land Development Code

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

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.

DEVELOPMENT REVIEW STAFF REPORT

- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 - 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 - 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT 313
Minimum lot dimension requirements	N/A
Maximum structure height	Thirty-five (35) feet
Front yard setback	Twenty-five (25) feet
Side yard setback	Ten (10) feet, except that no side yard is required for a building having a common wall on a side lot line.
Rear yard setback	Ten (10) feet
Street Classification	S Blackman Road – Secondary Arterial E Seminole Street – Local
Sidewalks	Sidewalk is required along the frontage of all adjacent streets. Sidewalk currently exists along all adjacent streets.
Open Space Requirements	A minimum of five (5) percent of the areas devoted to parking and vehicular use will be covered by living landscaping comprised of grass, ground cover, plants, shrubs, and/or trees.

MAJOR THOROUGHFARE MAP:



Subject property fronts a Secondary Arterial roadway and a Local roadway

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to amend the existing condominium plat, consisting of approximately 5.92 acres and four (4) existing condominium units, by way of a new plat named "Terragreen Condominiums Phase VI".
2. The purpose of the preliminary plat is to enlarge an existing condominium unit, Unit 4, to accommodate the footprint of a proposed addition to the existing office building.
3. The new preliminary plat will increase the size of Unit 4 from 0.42 acres to 0.53 acres. The existing "need not be built" area of Unit 4 will expand along its west, south, and east edges. No other changes will be made to the existing condominium plat.
4. Buildings or building additions may be constructed within the building envelopes of the condominium units, as designated in this Preliminary Plat. Once constructed, an Administrative Condominium Plat will be submitted to reduce the boundaries of the building envelopes to the location of the exterior walls of the structures.
5. The proposed increase in building envelope size for Unit 4 does not risk exceeding the maximum building coverage for Planned Development District 313, which is 50%. To completely build out all units in the proposed preliminary plat would result in only 24.8% building coverage.
6. All lots meet the minimum requirements of the City's subdivision regulations and Planned Development District 313.
7. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
8. The Land Development Code requires that each lot have adequate public facilities including but not limited to water, sanitary sewer, electricity, gas, open space, storm drainage, access to the public transportation system, and that any existing natural features such as floodplains, stream buffers and sinkholes have been identified on the preliminary plat.
9. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

1. The proposed subdivision meets all applicable requirements of the City of Springfield's *Land Development Code* for subdivisions and is compatible with the zoning requirements of Planned Development District 313.
2. Staff recommends approval as submitted in the staff report.

PLANNING AND ZONING COMMISSION OPTIONS:

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

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

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

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing.

No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

Did not respond in allotted review time.

2. CITY UTILITIES:

No issues with the prelim plat/expansion of unit 4.

3. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

Approved.

4. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved. The location map, it has Section 34, and in the description under the location map, it is shown as Section 39.

5. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with plat.

6. FIRE DEPARTMENT:

No comments.

7. PARKS & GREENWAYS:

Approved.

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

Approved.

DEVELOPMENT REVIEW STAFF REPORT

9. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

	Drainage Basin	Fee in Lieu of Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
2305 S Blackman Rd	Peirson Creek	No, Existing SCM	No, Existing SCM	No	No	No

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

Detention and Discharge Requirements

1. The Terragreen Condo Subdivision built the Public Improvement 7PW6032 providing Flood Control volume in an extended dry detention basin.

Water Quality Requirements

1. The Terragreen Condo Subdivision built the Public Improvement 7PW6032 providing Water Quality volume in an extended dry detention basin.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

Floodplain

N/A

Natural Channels and Stream Buffers

N/A

Sinkholes and Karst Features

N/A

10. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Access

There is currently one driveway access point to the property from S. Blackman Road and one driveway access point onto the property from E. Seminole Street. No additional driveways will be allowed.

Trails, Bus Stops, And Additional Information

There are no Greenway Trails near the property. There are no bus stops near the property.

Improvements

DEVELOPMENT REVIEW STAFF REPORT

No improvements are required for this preliminary plat. A traffic study is not required for this plat.

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E. Seminole Street	Local	City	30	30	NA	No	Yes	Yes
Street 2	S. Blackman Road	Secondary Arterial	City	35	35	5,872	No	Yes	Yes

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk, and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush, and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

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

PROPERTY DESCRIPTION

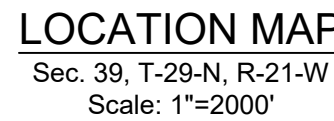
NOTES

- Building Setbacks:**
Front Yard Setback: 25 feet
Side Yard Setback: 10 feet, except that no side yard is required for buildings having a common wall side lot line
Rear Yard Setback: 10 feet
Max. Building Height: 35 feet

<u>Parking/Vehicle Setbacks:</u>	
Front Yards:	5 feet
Rear Yards not bordering R-SF district:	None
Rear Yards bordering R-SF district:	15 feet
Side Yards:	None

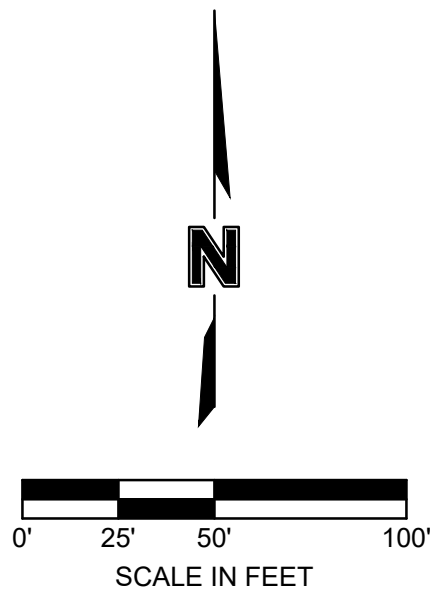
21. Sanitary Maintenance Notices: Property Owners within the Plat of TerraGreen Condominiums Phase V will be responsible for the upkeep, maintenance, and repair of the private sanitary sewer lines that lie in the common area of the Plat of TerraGreen Condominiums Phase V and that said property owners acknowledge that the City of Springfield, MO is not responsible for upkeep, maintenance, and repair of the private sanitary sewer laterals located within said Plat of TerraGreen Condominiums Phase IV.
22. Plat References:
- a. Final Plat of TerraGreen Condominiums Phase IV, a Replat of Units 1, 2, 3, 4 and the Common Area of TerraGreen Condominium Phase III, recorded in Plat Book AAA, Page 758
 - b. Final Plat of TerraGreen Condominiums Phase III, a Replat of Units 1, 2, 3, 4 and the Common Area of TerraGreen Condominium Phase II, recorded in Plat Book AAA, Page 404
 - c. Final Plat of TerraGreen Condominiums Phase II, a Replat of Units 1, 2, 3, 4 and the Common Area of TerraGreen Condominiums recorded in Plat Book AAA, Page 307
 - d. Final Plat of TerraGreen Condominiums, a Replat of Lot 4 of Blackman Development, recorded in Plat Book AAA, Page 94
 - e. Final Plat of Blackman Development, recorded in Plat Book ZZ, Page 364

SHEET
1 of 1



City of Springfield COS #221A
Elevation: 1327.58

1



Control Station: GR-94
Site Grid Factor: 0.99993115
N: 492290.323 E: 1429376.269

○	Found Monument (As Noted)
(M)	Measured
(P)	Platted
BSL	Building Setback Line
	Ex. Utility Easement
	Ex. Sanitary Sewer Easement
	Ex. Drainage Easement
	Ex. Cross Access Easement
	Ex. Building Footprint

Total Overall Area:	257,980± sf - 5.922± ac
Total Common Area:	193,892± sf - 4.451± ac
Total Units Area:	64,088± sf - 1.471± ac
Total No. of Units:	4
Smallest Unit:	Unit 1 - 7,252± sf - 0.166± ac
Largest Unit:	Unit 3 - 23,677± sf - 0.544± ac
Current Zoning:	PD-313

