



City of Springfield

Agenda

Administrative Review Committee

September 4, 2025

3:30 PM

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

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. July 31, 2025

3. HEARINGS.

3.1. ARC2025-00020

2305 S BLACKMAN RD ~ Elliott Robinson Expansion ~ ARC

Applicant: KALEB MANN

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

3.2. ARC2025-00023

3861 W UNIVERSITY ST ~ The Vibe Condo Plat - Amenity Locations ~ ARC

Applicant: HEITHAUS ENGINEERING & ASSOCIATES, INC.

Work Type: Land Development Code Unclear

4. JOIN ZOOM MEETING.

4.1. Meeting ID: 912 8621 5381

Passcode: 334931

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

July 31, 2025
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

ARC2025-00018

1500 N FARMER AVE

Applicant: HEITHAUS ENGINEERING & ASSOCIATES, INC.

Work Type: Right of Way Reduction

ATTENDANCE: Steve Childer, Kelly Foster, and Chad Zickefoose. Staff: Bob Hosmer, Laura Vales, and Samantha Payne (zoom).

REPRESENTATIVE: Teresa Davison, Jeff Ballard

PUBLIC:

Teresa: Went over the request for a right of way reduction and noted that that is almost not buildable on Farmer Road and that there is a 35' transmission line overhead.

Staff went over the requirements, landscaping (open space), parking, etc., and comments how they could reduce the right of way, i.e., bike rakes.

ARC ACTION:

Chad motioned to approve the required right-of-way reduction from 20 feet down to 5 feet along Division Street. Steve seconded the motion. Approved 3/0

Result: Approved

ARC2025-00019

3444 W SUNSHINE ST

Applicant: TARGET

Work Type: Land Development Code Unclear

ATTENDANCE: Steve Childer, Kelly Foster, and Chad Zickefoose. Staff: Bob Hosmer, Laura Vales, and Samantha Payne (zoom).

REPRESENTATIVE: Thomas Walker

PUBLIC:

Staff: Went over the request to amend the master sign plan for the Sunshine Town Centre for 5 signs (a, b, c, d, and e). Some of the signs are already or being built, but signs d and e have not been completed and where the signs will be located.

Rep: Went over what restrictions are being placed by the recorded easement agreement and approved by Target.

Staff: Comments regarding ordinances and standards.

ARC ACTION:

Steve motioned to approve the accepted changes to the Master Sign Plan to allow signs a, b and c already constructed and permitted as submitted and signs d & e detached monument signs not to exceed 50 square feet in area and 8 feet in height. Chad seconded the motion. Approved 3/0

Chad motioned to approve the July 10, 2025 minutes. Steve seconded. 3/0 Approved

Result: Approved