



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Bill Knuckles
Helen Gunther
Betty Ridge

Bruce Colony
Eric Pauly
Christopher Lebeck
Layne Hunton

September 11, 2025

6:30 PM

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

1. **ROLL CALL.**
2. **APPROVAL OF MINUTES.**
 - 2.1. August 14, 2025
3. **COMMUNICATIONS.**
 - 3.1. August 2025 Planning and Zoning / City Council Actions
4. **CONSENT ITEMS.**
 - 4.1. Relinquishment of Easement 965
1414 West Elfindale Street and 1429 West Sunshine Street (Applicant: Guaranty Bank and Lester E. Cox Med Center Business Office)
5. **UNFINISHED BUSINESS.**
6. **PUBLIC HEARINGS.**
 - 6.1. Z-15-2025
1012 West Buena Vista Street (Applicant: The Ridge HZ, LLC)
 - 6.2. Z-16-2025
2565 North Kansas Expressway (Applicant: Neal Wood, Morris Loan and Investment Company)

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

6.3. Z-17-2025
3358 North Beaver Road and 5242 East Farm Road 104 (Applicant: William Mullen, CREDC Strafford, LLC)

6.4. Z-18-2025
1544 North National Avenue (Applicant: 3 Patel, LLC)

6.5. Z-20-2025 COD 276
1739, 1745, 1755 South National Avenue and 1111, 1119, 1133, and 1141 East Sunshine Street and 1138 East University Street (Applicant: BK&M, LLC)

ADMINISTRATIVE ACTION: SUBDIVISION

6.6. Preliminary Plat of The Vibe Crossing
3861 West University Street (Applicant: Flintrock C, LLC, PMJK Investments, LLC, and JAX23, LLC)

7. OTHER BUSINESS.

8. ADJOURN.

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

Dan Scott, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Randall Doennig, Chair

Bruce Colony
Eric Pauly
Bill Knuckles
Layne Hunton

August 14, 2025

6:30pm

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

ROLL CALL.

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

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

APPROVAL OF MINUTES.

The minutes of July 17, 2025 were approved.

COMMUNICATIONS.

City Council summary for July 2025 in the packet and will be combining items 6.1 (Z-14-2025 COD 274) and 6.4 (Preliminary Plat of Fort Amor) presentations but with separate votes and noted that Planned Development 392 has been remanded back to the Planning and Zoning Commission, date to be determined.

CONSENT ITEMS.

Relinquishment of Easement 962
4580 West Calhoun Street
Applicant: APAC Central, Inc.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Item (Relinquishment of Easement 962); Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony. Abstain: None.

UNFINISHED BUSINESS. None

PUBLIC HEARINGS.

COMMISSION ACTION: (combine items)

Planning and Zoning Commissioner Scott moved to combine presentations for Z-14-2025 COD 274 and Preliminary Plat of Fort Amor. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony. Abstain: None.

Z-14-2025 COD 274

2808 North Fort Avenue

Applicant: Tip Top Homes, LLC

Combined presentations for Z-14-2025 COD 274 and Preliminary Plat of Fort Amor.

Mr. Hosmer states that this is a request to rezone approximately 1 acre from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 274 and Mr. Menke states that this is a request to approve a preliminary plat for a 5-lot residential subdivision.

Commissioner Pauly asked about the stream buffer and Mr. Hosmer noted they will have a protection area around the buffer regarding the stream and Andrew Menke will address the buffer yard when he presents for the plat.

Mr. Menke stated that the stream itself is off site, and the stream buffer is just to prevent any issues when the site is developed.

Mr. Doennig opened the public hearing.

Mr. Robert McCartney, 5266 N. Farm Road 171 and here on behalf of Tip Top Homes, LLC and here to answer any concerns.

Commissioner Pauly again questioned about lot #5 and its location is within the stream buffer and McCartney noted that they will be duplexes which do not require outbuildings.

Mr. Joe Codichini, Public Works, stated that there will be public improvements as required and will have something that will prevent fences, sheds, and other kind of material.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-14-2025 COD 274; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony. Abstain: None.

Preliminary Plat of Fort Amor
2808 North Fort Avenue
Applicant: Tip Top Homes, LLC

Combined presentations for Z-14-2025 COD 274 and Preliminary Plat of Fort Amor.

Mr. Hosmer states that this is a request to rezone approximately 1 acre from R-SF, Residential Single-family District to R-TH, Residential Townhouse and establishing Conditional Overlay District No. 274 and Mr. Menke states that this is a request to approve a preliminary plat for a 5-lot residential subdivision.

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Mr. Doennig opened the public hearing.

Mr. Robert McCartney, 5266 N. Farm Road 171 and here on behalf of Tip Top Homes, LLC and here to answer any concerns.

Commissioner Pauly again questioned about Lot 5 and its location is within the stream buffer and McCartney noted that they will be duplexes which do not require outbuildings.

Mr. Joe Codichini, Public Works, stated that a stream buffer easement is required and will be dedicated as part of the major subdivision process and public improvement plans. The easement will prevent fences, sheds, and other kinds of material that could obstruct the stream or drainage from the site.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

Conditional Use Permit 483
1027 East Walnut Street
Applicant: McField, LLC

Mr. Sparlin states that this is a request to permit a restaurant as a Conditional Use Permit within a R-HD High Density Multi-Family Residential District and the Walnut Street Urban Conservation District No. 1, Area West.

Mr. Doennig opened the public hearing.

Ms. Sydney Davis, 1027 E. Walnut Street and wanting to reopen it into a commercial restaurant (Ebbets Field Sports Bar & Patio).

Commission members expressed excitement for the restaurant to reopen and that the building will be active again.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Conditional Use Permit 483; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony. Abstain: None.

Planned Development 393
5585 South Robberson Avenue

Applicant: Springfield Land and Development Co., LLC

Mr. Sparlin states that this is a request to rezone approximately 3.14 acres of property from GR, General Retail to Planned Development No. 393.

Mr. Doennig opened the public hearing.

Mr. Geoff Butler, 4449 E. Valley Water Mill representing the applicant stated that GR, General Retail requires multi-family to be above and behind commercial, but they will be eliminating the commercial use as requested by the developer.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to approve Planned Development 393; Commissioner Hunton seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck, Commissioner Gunther, and Commissioner Colony. Abstain: Commissioner Doennig.

Preliminary Plat of Chimney Rock Subdivision - Revised
3040 South Arcadia Avenue

Applicant: JCRS Development, LLC

Mr. Menke states that this is a request to approve a preliminary plat for a 29-lot residential subdivision and went over the notable differences, i.e., the number of lots have decreased from 40 lots to 29 lots and the connection between Carson Avenue. and Arcadia Avenue no longer exists, and that Lot 1 is now located between the western edge of Carson Avenue and the end of Arcadia Avenue.

Commissioner Knuckles asked about the easement from Lot 1 to Arcadia Avenue, Mr. Menke stated that the easement will need to be relinquished prior to the recording of the final plat.

Mr. Menke states that the temporary driveway easement gives access to the parcel just east of the subdivision. Further discussion on the recorded easement and that it expires when new access is provided to Lot 1.

Commission Knuckles asked about a traffic study and Mr. Chad Zickefoose, Public Works stated that in the peak hour it is approximately 3030 cars, and it does not meet the threshold for a complete traffic impact analysis. Further discussion on other traffic counts on Luster Avenue and Mimosa Avenue.

Mr. Doennig opened the public hearing.

Mr. Dan Shannon, 8689 Gourley Road, Mountain Grove, stated that the changes were from the neighborhood concerns and here to answer any questions.

Ms. Pat Scott, 3252 S. Ridgeway Court and voiced her concerns regarding the traffic and noted that there are 7 different streets with 8 cul-de-sacs and asks for a full traffic study and believes traffic will cut through her subdivision and that it cannot handle two-way traffic.

Commissioner Knuckles asked about school buses servicing the location and Ms. Scott pointed out examples of traffic issues.

Ms. Sonja Shaw, 2771 E. Ridgewood Street, stated that she is glad for the revised plat, but is concerned about the entrance to the subdivision on Mimosa Avenue and noted that the city has made amendments to the zoning codes and is implementing tree preservation. She commented on design standards and traditional neighborhoods and that Chimney Rock is very dissimilar to the existing neighborhoods. She also noted that requiring larger setbacks would allow for tree preservation, stormwater management and further alignment with Forward SGF.

Ms. Tammy Fulk, 3134 S. Aradia stating that it has been difficult the last several months and gave some history of the property noting the times the area has been rezoned and replatted, asking for the revised plat to include protection from future development to Carson, Arcadia and Mimosa as she believes the hammerhead may only be temporary and can easily be extended. She stated they need something more permanent such as a cul-de-sac at the north end of Carson with no right of access to prevent future development and not allow construction vehicles to access Arcadia.

She also stated that after the last City Council meeting, the city put a solid yellow line down the middle of Mimosa between Patterson and Ventura and it did not fix any of their concerns.

Mr. Doennig closed the public hearing.

Commissioner Knuckles stated, "From what I understand from staff, the subdivision meets the subdivision requirements and from traffic the way the current status of Mimosa and the additional traffic from these 29 lots that it doesn't generate a traffic study and that there's adequate flow based on the city's traffic department to Mimosa, so I don't see a reason to not approve the Preliminary Plat."

Commissioner Pauly stated, "The last speaker brought up a very interesting point about the hammerhead versus a cul-de-sac. And if a cul-de-sac were to be put at the end of Carson Avenue as opposed to a

hammerhead, what type of guarantees would that give this speaker and the rest of the neighborhood that there would not be the ability to go ahead and attach Carson to Mimosa Street?"

Mr. Hosmer responded that a hammerhead or cul-de-sac is allowable and either one could allow future access, noting the difference is that the subdivision is labeled with no access along the entire north line, and they would have to apply again to remove the no access note on the plat.

Commissioner Pauly stated, "That that is a concern that I have looking at this and I wanted to make sure that the neighbors felt more comfortable going forward that there would be a level of protection that they do expect out of this." He asked for Ms. Fulk to come back to the podium, and she stated that she does not want to go through this process again.

Ms. Vales, City Attorney stated that from a legal standpoint that nothing could be done to completely prohibit any action or development on a piece of property in the future. The only safeguard the city can provide is that one would have to come back through the public hearing process to further develop. The assurance that is provided on this plat, that there can be no development on this piece of property without that process, is the most that the City can provide.

Commissioner Ridge stated, "Mimosa is not a street that a lot of us are very familiar with. If we don't live in that area and you all drive it every day. I don't, so, when I first was coming down that way, I thought this street is awkward because part of it is a divided street and part of it isn't and if it's the first or second time you come down there you can get kind of confused. Secondly, I also would like to see preservation for many of those trees as possible and I'm very concerned about the quality of life that these trees help provide."

Commissioner Scott stated, "I would say to call your Councilman and see if you can encourage them to make this a priority on the list of improvements for the neighborhood."

Commissioner Doennig stated, "From the previous look at this development and preliminary plat and tonight's meeting I'm encouraged by the changes that were made from my background in the title universe, I can tell you that a plat is a plat and it's going to be very difficult to overcome that. I feel confident that there is a neighbor in this subdivision that it's going to make a lot of noise for you guys and the opportunity for you to come back to Commission and to City Council if they want to connect those streets and I hope that the developer's representative is listening to the comments about the trees because we would love to see as many old growth trees as possible preserved in this area."

COMMISSION ACTION:

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

OTHER BUSINESS. None

ADJOURN.

PNZ City Council Results

Meeting Dates From: 08/01/2025 **To:** 08/31/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Relinquishment of Easement 963 1221 E KINGSLEY ST	8/14/2025		
Z-14-2025 COD 274 2808 N FORT AVE	8/14/2025 Approved		
PPlat of Fort Amor 2808 N FORT AVE	8/14/2025 Approved		
Relinquishment of Easement 962 4580 W CALHOUN ST	8/14/2025 Approved		
Conditional Use Permit 483 1027 E WALNUT ST	8/14/2025 Approved		
Planned Development 393 5585 S ROBBERTSON AVE	8/14/2025 Approved		
PPlat of Chimney Rock Subdivision - Revised 3040 S ARCADIA AVE	8/14/2025 Approved		
Z-10-2025 COD 273 2961 E REPUBLIC RD 4152 S MIDDLETON AVE	7/17/2025 Approved	8/11/2025 Complete	8/25/2025 Approved
Conditional Use Permit 482 1212 N BROADWAY AVE	7/17/2025 Approved	8/11/2025 Complete	8/25/2025 Approved
Planned Development 392 3830 E DIVISION ST	7/17/2025 Denied	8/11/2025 Remand	
Z-11-2025 COD 271 2747 E SUNSHINE ST 2662 E STANFORD ST 2702 E STANFORD ST 2710 E STANFORD ST 2740 E STANFORD ST 2701 E SUNSHINE ST	7/17/2025 Approved	8/11/2025 Complete	8/25/2025 Approved
PPlat Terragreen Condominiums Phase VI 2305 S BLACKMAN RD	7/17/2025 Approved	8/11/2025 Complete	8/25/2025 Approved
Z-12-2025 2800 N KANSAS EXPY	7/17/2025 Approved	8/11/2025 Complete	8/25/2025 Approved
Z-13-2025 COD 272 1100 E KEARNEY ST 2306 N HOWARD AVE 2303 N TAYLOR AVE 2307 N TAYLOR AVE 1101 E TURNER ST	7/17/2025 Approved	8/11/2025 Complete	8/25/2025 Approved

PNZ City Council Results

Meeting Dates From: 08/01/2025 To: 08/31/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
A-6-2025		8/11/2025 Complete	8/25/2025 Approved

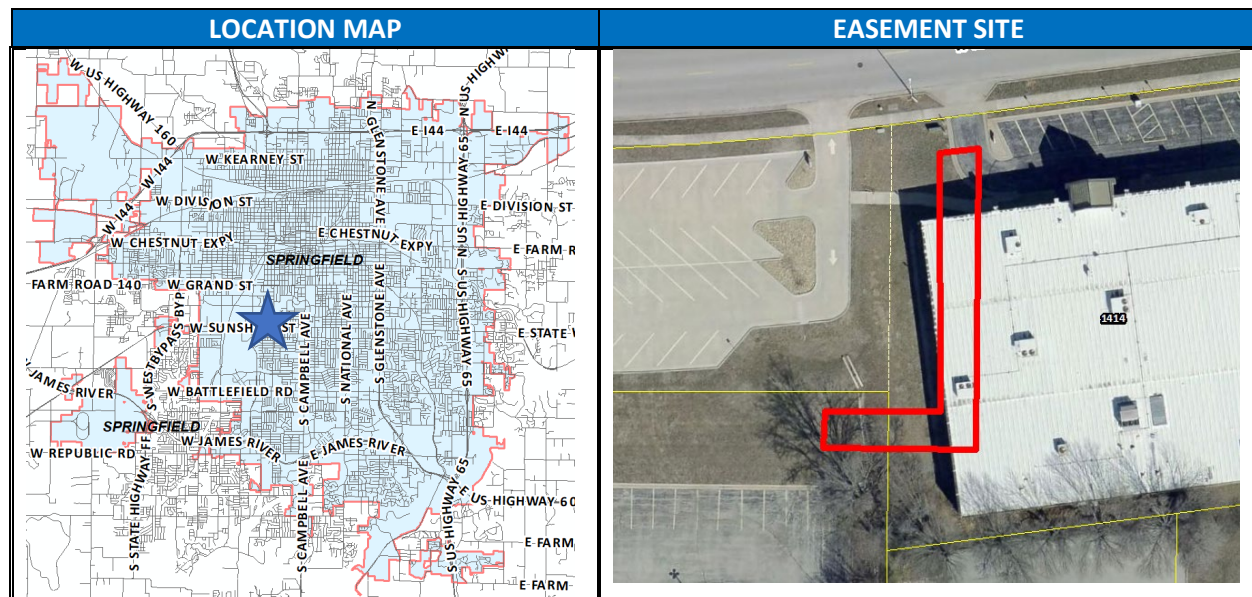
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 965
Location:	1414 West Elfindale Street & 1429 West Sunshine Street
Total Acres:	0.30 acres
Applicant:	Guaranty Bank & Lester E. Cox Med Center Business Office
Existing Land Use:	Office Building
Planning and Zoning Commission:	September 11, 2025
City Council:	N/A
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 965 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Guaranty Bank, is requesting to relinquish an electrical utility easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

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

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. AT&T:

No conflicts. ATT has facilities feeding along the east side of 1414 Elfindale. For further questions and information please contact Adam Moon am8421@att.com

2. MEDIACOM:

Approved.

3. CITY UTILITIES:

No issues with the proposed relinquishment. No impact to CU facilities.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish an electrical utility easement to facilitate the development of the property.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

REQUIREMENTS FOR APPROVAL:

TABLE A

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

DEVELOPMENT REVIEW STAFF REPORT**LEGAL DESCRIPTION:**

A RELINQUISHMENT OF AN ELECTRIC EASEMENT RECORDED IN BOOK 2091, PAGE 1619 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE, SAID EASEMENT LYING IN LOTS 11 & 12 OF ELFINDALE FIRST ADDITION AMENDED PLAT OF LOTS 1, 3 & 6 OF ELFINDALE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 12 OF SAID ELFINDALE FIRST ADDITION AMENDED PLAT OF LOTS 1, 3 & 6 OF ELFINDALE, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ELFINDALE STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 83°43'18" EAST, 18.44 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 04°52'57" EAST, 9.24 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID ELECTRIC EASEMENT NORTH 83°52'43" EAST, 15.14 FEET TO A POINT ON THE EAST LINE OF SAID EASEMENT; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE SOUTH 01°47'12" WEST, 123.55 FEET TO A POINT ON THE SOUTH LINE OF SAID EASEMENT; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH LINE NORTH 88°12'48" WEST, 62.50 FEET TO A POINT ON THE WEST LINE OF SAID EASEMENT; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE NORTH 01°47'12" EAST, 15.00 FEET TO A POINT ON THE NORTH LINE OF SAID EASEMENT; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE SOUTH 88°12'48" EAST, 47.50 FEET TO A POINT ON THE WEST LINE OF SAID EASEMENT; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE NORTH 01°47'12" EAST, 106.46 FEET TO THE POINT OF BEGINNING, CONTAINING 13,214 SQUARE FEET (0.30 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT "B"

SECTION 26
TWP. 29N, RNG. 22W
GREENE CO., MISSOURI



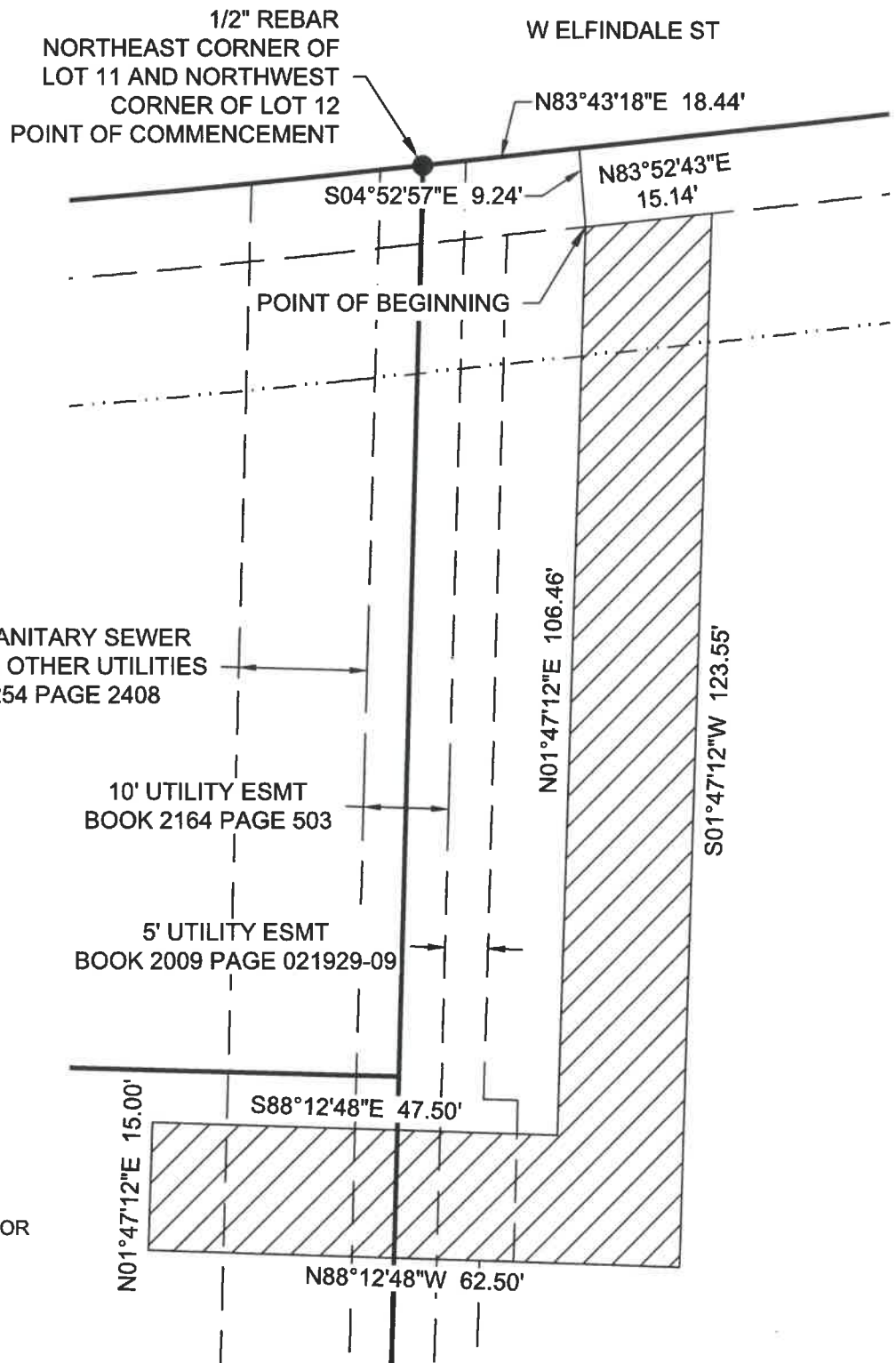
BASIS OF BEARING
MISSOURI STATE PLANE
NAD 83 CENTRAL ZONE



NOTE: DRAWING REPRODUCTION
AND SCALING MAY CHANGE THE
INDICATED GRAPHIC SCALES
H. SCALE: 1" = 20'



KENT R. PETERSON - LAND SURVEYOR
MO# 2659



LEGEND

● FOUND MONUMENT AS NOTED

--- SECTION LINE

— R/W — RIGHT-OF-WAY LINE

▨ EASEMENT AREA

EASEMENT AREA
13,214 SQUARE FEET
0.30 ACRES

DATE	REVISION	#	 1550 E. REPUBLIC ROAD SPRINGFIELD, MO 65804 Ph: 417-888-0645 Fax: 417-888-0657 www.tothassociates.com CERTIFICATE OF AUTHORITY: MO# LS-2011008787 © 2025 Toth and Associates, Inc.			PROJECT:
07/08/25	ISSUED FOR REFERENCE	0				CHILD ADVOCACY CENTER DEVELOPMENT
						LOCATION: 1414 W ELFINDALE ST. SPRINGFIELD, MO 65803
						CLIENT: CHILD ADVOCACY CENTER 1033 E WALNUT ST. SPRINGFIELD, MO 65806
						TITLE: EASEMENT RELIQUISHMENT GUARANTY BANK
						SHT NO: 1 OF 1

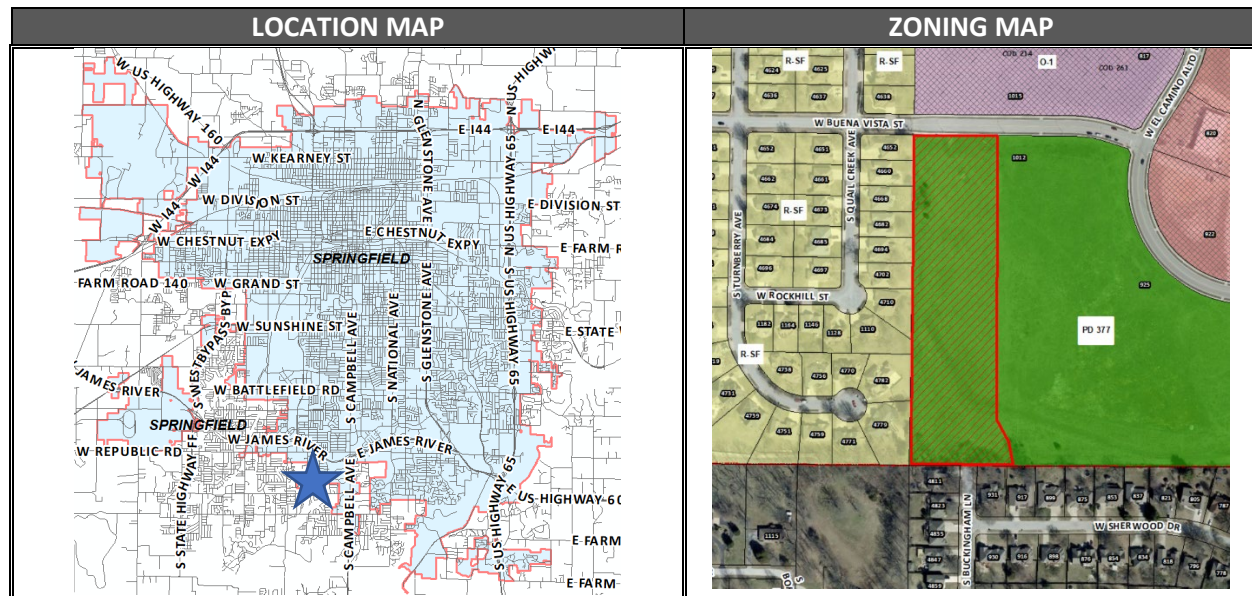
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-15-2025
Location:	1012 W. Buena Vista Street
Total Acres:	6 acres
Applicant:	Ridge HZ, LLC
Existing Land Use:	Vacant/undeveloped land
Neighborhood Meeting:	August 12, 2025
Planning and Zoning Commission:	September 11, 2025
City Council:	October 6, 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-15-2025 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

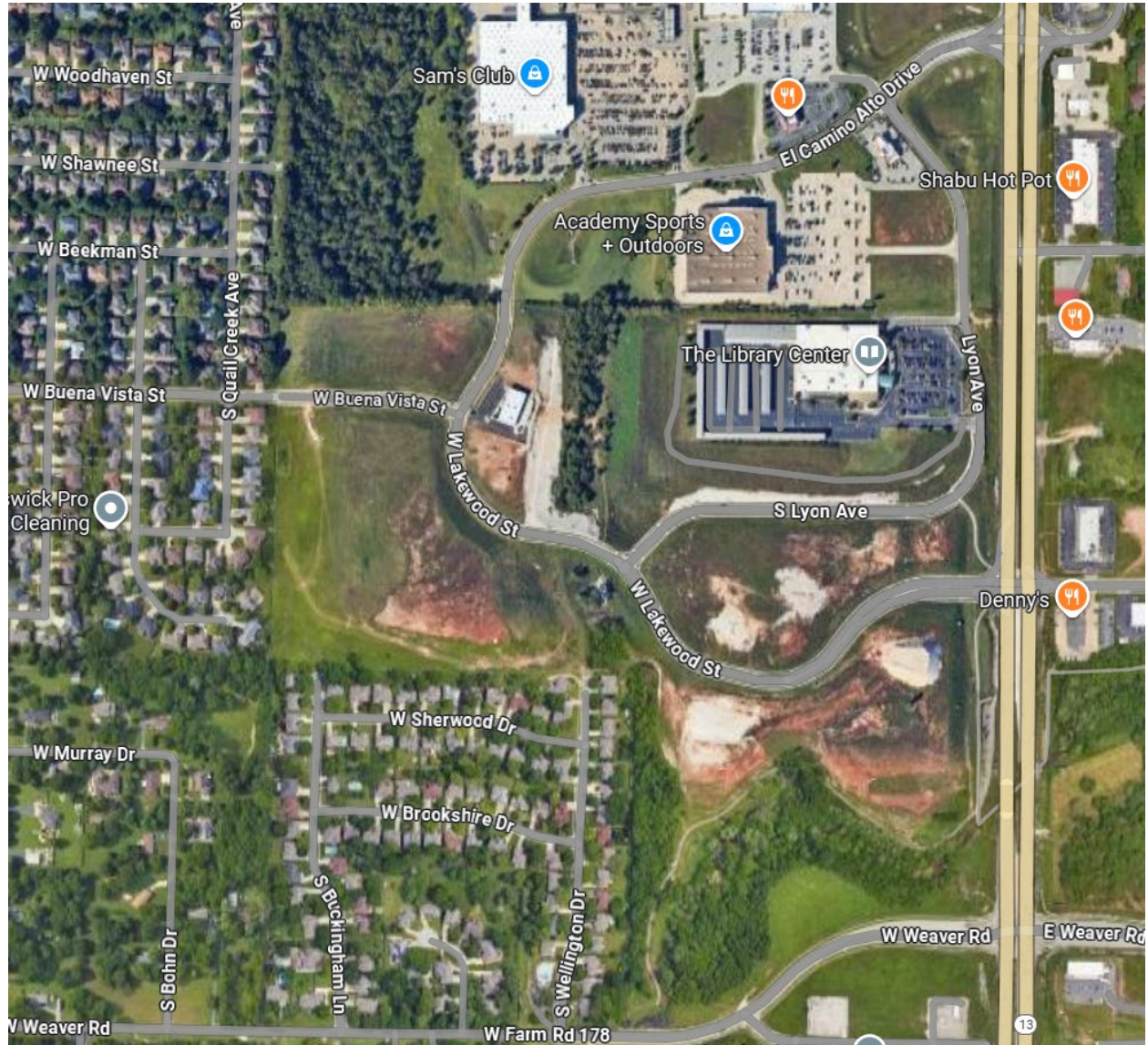
PROJECT SUMMARY:

Request to rezone approximately 6 acres generally located on a portion of 1012 W. Buena Vista Street from Planned Development No. 377 to R-SF, Single-Family Residential 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 to Planned Development No. 377 in 2021 which allowed for a high-density single-family residential development and a gated emergency exit onto Buckingham Avenue to the south.

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-SF DISTRICT
Use Limitations	(a) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (b) No use shall emit an odor than creates a nuisance as determined by chapter 2A, article X, Springfield City Code.
Minimum Lot Size	(a) Minimum lot area: 6,000 square feet. (b) Minimum lot width: 50 feet. (c) Minimum lot depth: 80 feet.
Maximum Height	1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Bulk Plane	None.
Minimum Yard Requirements	1. <i>Front yard:</i>

DEVELOPMENT REVIEW STAFF REPORT

	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 yard</i>: Five feet or as required by section 36-453, supplemental open space and yard regulations. 3. <i>Rear yard</i>: Ten percent of the lot depth but may not be less than ten feet nor shall more than 20 feet be required.
Minimum Open Space	Not less than 30 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 for all uses except single-family detached dwellings. (b) A plot plan meeting the requirements of subsection 36-331(3) shall be submitted and approved for all single-family detached dwellings. (c) A landscaping 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 for all uses except single-family-detached dwellings. (d) All off-street parking lots and vehicular use areas for permitted nonresidential uses shall be screened from all residential uses in accordance with section 36-480, screening and fencing. (e) Refuse storage areas for permitted nonresidential uses shall be screened from view in accordance with section 36-480, screening and fencing. (f) Required front yards shall be landscaped with grass, ground cover, plants, shrubs, or trees. Decorative landscaping materials such as rock, bark, and mulch are also permitted. Impervious surfaces in required front yards shall be minimized and, unless otherwise meeting the provisions of subsection 36-483(2), shall be limited to driveways leading to off-street parking areas located outside the required front yard and walkways necessary for access to structures on the property. Circular driveways are permitted if sufficient frontage is available and if approved by the traffic engineer. (g) Storage of maintenance or other equipment incidental to any permitted or conditional use except a single-family detached dwelling shall be screened from view in accordance with the provisions of section 36-480, screening and fencing.

DEVELOPMENT REVIEW STAFF REPORT

	(h) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening and fencing. (i) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.
Buffering and Landscaping	Whenever any nonresidential development in an R-SF district is located adjacent to a residential use in the R-SF district or a different zoning district, screening, and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype; however, it is on the edge between the Traditional Neighborhood placetype to the south and west, so this is considered a transition area.

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

DEVELOPMENT REVIEW STAFF REPORT

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

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

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

TRANSITIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

PLACETYPE ASSIGNMENTS AND TRANSITIONS

Assignments

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

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

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

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

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

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

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

Other Considerations –

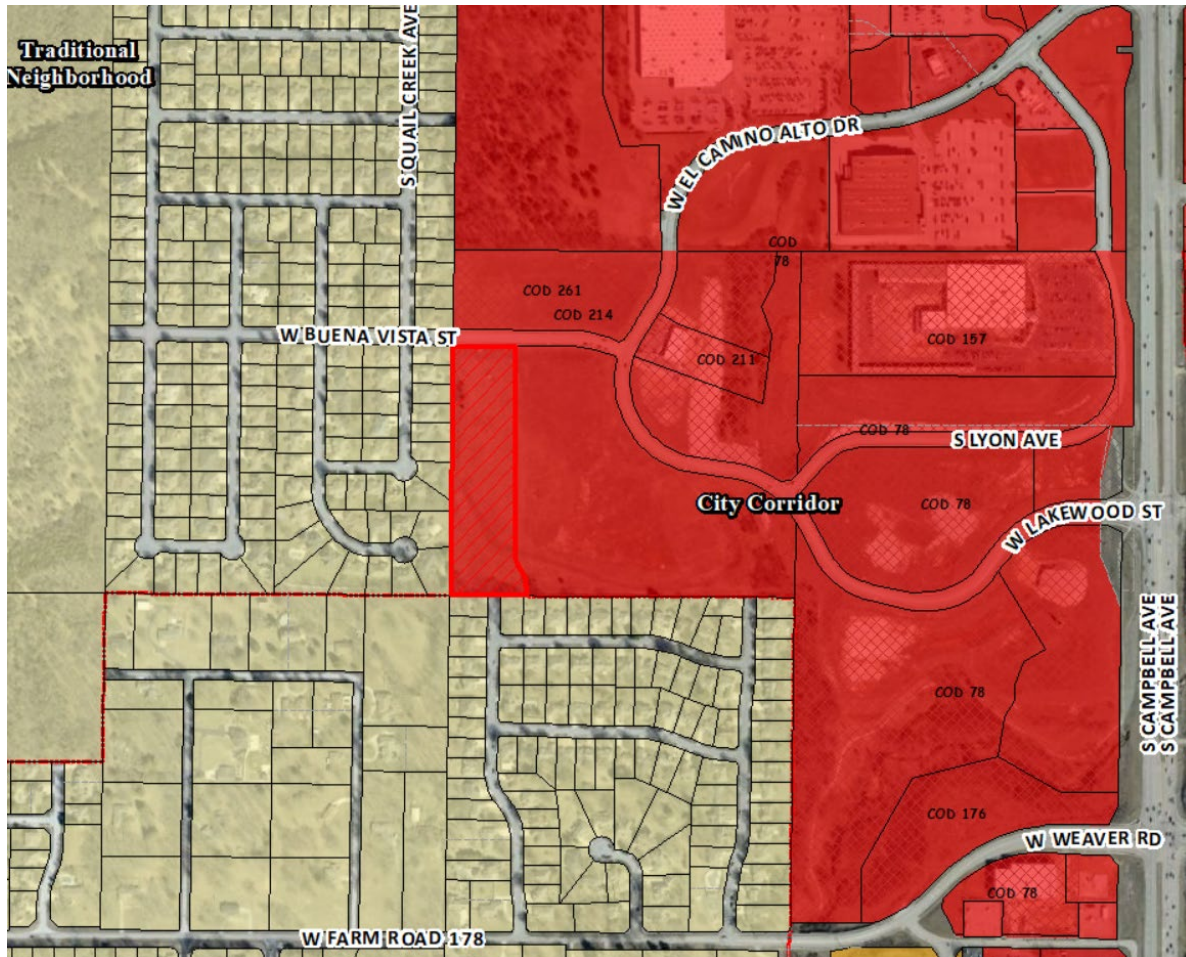
- Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
- Greater focus on integrating diverse uses at the edges and areas of transition.
- Community expectations
- More walkable, livable integrated neighborhoods and districts
- Documented increases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

Transitions

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:

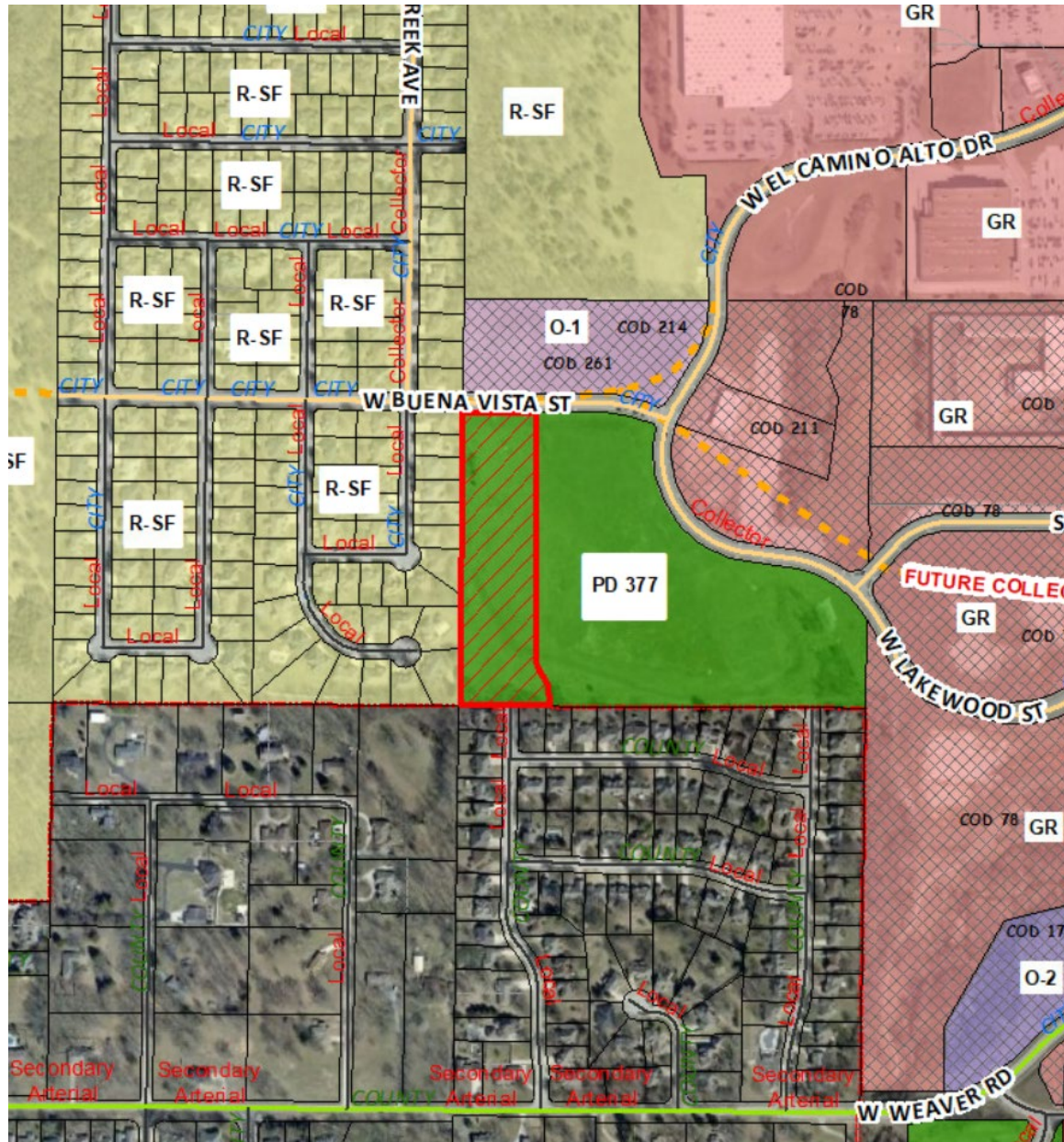


PLACETYPES	LAND USES															
	Single Family Detached	Single Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	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	O-1	County R-1	GR COD 78	R-SF
LAND USE	Vacant/Undeveloped	Single-family residential	Vacant/undeveloped	Single-family residential
PLACETYPES	City Corridor	Traditional Neighborhood	City Corridor	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with proposed rezoning or lot split. Both lots would have access to CU electric/gas/water along Buena Vista or Lakewood.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning. Both lots have access to public sewer and are in an approved sewer district.

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	W Buena Vista	Collector	City	30	30	NA	No	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 or 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 Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
1012 W Buena Vista St	Ward Branch	Yes	No	Yes	No	No

DEVELOPMENT REVIEW STAFF REPORT

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

DETENTION AND DISCHARGE REQUIREMENTS

1. A fee in lieu of detention for flood control was completed as part of public improvement 2018PW0065.

WATER QUALITY REQUIREMENTS

1. Water Quality is provided in an extended dry detention basin on site. Built as public improvement 2018PW0065.
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 CHANNEL & STREAM BUFFERS

1. Ward Branch tributary has a recorded Stream Buffer on the existing The Ridges at Ward branch PH2 Final Plat.

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 6 acres generally located on a portion of 1012 W. Buena Vista Street from Planned Development No. 377 to R-SF, Single-Family Residential District. The applicant is proposing a single-family residential subdivision. A preliminary plat will be submitted at a later date.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype; however, it is on the edge between the Traditional Neighborhood placetype to the south and west, so this is considered a transition area.
3. The range of uses in the proposed R-SF district is compatible with the uses permitted on other property in the immediate vicinity and the existing Planned Development which allows for single-family uses. The properties to the south and west have existing single-family residential uses.
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.

DEVELOPMENT REVIEW STAFF REPORT

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.
11. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
12. The applicant held a neighborhood meeting on August 12, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
13. The public notice was advertised in the Springfield News Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD 377 to R-SF
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 8-12-25 4:00-6:30
3. Meeting Location: 1012 W. BUENA VISTA
4. Number of invitations that were sent: 145
5. How the mailing list was generated: BY CITY STAFF
6. Number of neighbors in attendance (attach a sign-in sheet): 16
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).

- MOST ALL NEIGHBORS WANT TO KEEP THE EXISTING GATE AT THE PROPOSED CONNECTION POINT TO RUCKINGHAM LANE.
- THE OWNER WOULD SUPPORT KEEPING THE GATE IN PLACE AS AN EMERGENCY ENTRANCE
- WANTED TO KNOW SIZE OF HOUSE & BUILDING MATERIALS
- TO BE DETERMINED BY HOME BUILDER

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

None

I, DAVID BODEEN (print name), attest that the neighborhood meeting was held on 8-12-25 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

DAVID BODEEN
Printed name of person completing affidavit



JOB _____
 SHEET NO. _____ OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE _____

NAME	ADDRESS	PHONE	E-MAIL
JOHN BARBER	4656 S. WOODPOINT	417-353-5131	Draper193@att.net
MARGARET WILCOX	4756 S. TURNBERRY	417-880-1953	M2WB13@GMAIL.COM
JIM SHIRATO	4590 S. QUAIL CREEK	417-850-6158	JIMSHIRATO@yahoo.com
PHIL RAIDER	4613 S. Quail Creek	417-766-3196	
David Cobb	4651 S. Quail Crk	417 450 0072	AC1947@msn.com
Ryan Steck	4638 S Quail Crk		u2vertigo77@gmail.com
✓ Sheri McCall	821 W Sherwood 65810		slmccall@sbcglobal.net
JEFF FIERKE	818 W. SHERWOOD 65810		JEFFK2121@YAHOO.COM
Connie Paschal	898 W Sherwood 65810		
Jim & Grace Burcheli	1110 Rockhill 65810	417-848-1266	tube70@msn.com
Tom Bouse	805 W. Sherwood Dr.		twbouse@gmail.com
Danny & Sara Brodersen	4637 S. Turnberry		sarabrodersen@gmail.com
Scott Richardson	875 W Sherwood Dr		
Aleta Meyer	4926 So Wellington Dr		
Michael Meyer			
Beverly Barnett	Dale Clarke 1122 W Woodhaven		msbers200@aol.com

From: [Jackie Bailiff](#)
To: Zoning@springfieldmo.gov
Subject: Regarding Project 1012 W. Buena Vista
Date: Tuesday, August 19, 2025 10:56:36 AM

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

Secured by Check Point

Bob Hosmer

Date: 8/19/25

Name: Jackie Bailiff

Address: 850 W. Brookshire Dr.

Springfield, MO 65810

Project Address: 1012 W. Buena Vista

Keeping Buckingham Lane closed to this new development is essential to our neighborhood. In addition to added street noise, we know that pouring added traffic down our narrow streets which were not built for this, is a huge safety concern for the residents of Wellington Hills. I have lived in this neighborhood for 35 years and I personally never drive on Buckingham Lane because it enters onto an inadequate Weaver Road. Drivers DO NOT regard the speed limit on Weaver Road, and you risk an accident with possible injury or death pulling out from Buckingham Lane. We are a neighborhood filled with families with beautiful children. Our neighborhood has expressed our valid concerns several times in the past with you all and are once again depending on the City Council to see the safety issues for us. We beg you to keep Buckingham Lane closed to traffic from this new development. The risk is just too high.

Thank you for your attention to this matter and thank you for your service to our community.

DATE:	8-17-25	Telephone No.	417-353-0251
YOUR NAME:	Oma Dean		
YOUR ADDRESS:	1115 W. Murray Dr.		
PROJECT ADDRESS:	1012 W. Buena Vista		

COMMENTS:

The gentleman at the neighborhood meeting, in charge of answering questions, was unsure if the new road connecting with Buckingham would also include the opening of the emergency gate there. I agree with many neighbors on Buckingham that the gate needs to be remain closed. The street is too narrow to accomodate the increased flow of traffic. I also agree with many affected that 26 lots are too many, they are too small.

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
 Application for Zoning Map Amendment & Planned Developments
 *Fees are non-refundable

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

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

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	8.20.25	Telephone No.	
YOUR NAME:	Steven Hamilton		
YOUR ADDRESS:	4823 S. Buckingham Ln.		
PROJECT ADDRESS:	1012 W. BOENA VISTA		
COMMENTS:	Kids and families play on these streets. Adding access to stores off W. Lakewood street will encourage many vehicles to bypass traffic from S. Campbell and drive through the neighborhood. Also, visability of Weaver from S. Buckingham is not great. Adding more traffic is a dangerous accident waiting to happen, not an "if", its a "when".		

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

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	8/20/2025	Telephone No.	417.849.6290
YOUR NAME:	Shelby Hamilton		
YOUR ADDRESS:	4823 S. Buckingham Ln		
PROJECT ADDRESS:	1012 W. BOONA VISTA		

COMMENTS: It is my understanding that the plan now includes opening the gate at the end of Buckingham to the new development and, therefore, traffic. This would lead to traffic from Sam's, Academy, etc. cutting through our street to get to Weaver. The intersection at Weaver and Buckingham is dangerous already. Increasing the traffic volume there is very poor planning. Additionally, Buckingham is a residential street with lots of children playing. This change would effectively turn Buckingham into a speedway, greatly reducing safety of residents and property value.

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

Application for Zoning Map Amendment & Planned Developments

Please do not allow this road to be connected. It would be disastrous for the community and so dangerous at Weaver/178 and Buckingham where the sight distance to pull on to Weaver is nonexistent.

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

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	8/18/25	Telephone No.	417-425-6072
YOUR NAME:	MARIE MAIN		
YOUR ADDRESS:	4926 S. Buckingham Lane, Springfield, MO 65810		
PROJECT ADDRESS:	1012 W. BOENA VISTA		

COMMENTS:

I wish to note that I oppose the opening of Buckingham Lane from the project address to Weaver Road, there are many children that play on Buckingham Lane, the extra traffic can be a detriment. Thank you.

Marie Main

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	8/16/25	Telephone No.	417.988.1580
YOUR NAME:	JEFF FIERKE		
YOUR ADDRESS:	818 W. SHERWOOD DR		
PROJECT ADDRESS:	1012 W. BOENA VISTA		
COMMENTS:	— OPENING BUCKINGHAM LAKE TO TRAFFIC FROM SAMS, ACADEMY AND THE BEGINNING OF A NEW SUBDIVISION IS UNACCEPTABLE AND WOULD RECEIVE AN ABSOLUTE 'NO' FROM THIS HOUSEHOLD. TRAFFIC IN THE NEIGHBORHOOD IS ALREADY HEAVY AND THE INTERSECTION OF BUCKINGHAM AND WEAVER IS EXTREMELY DANGEROUS — AND RESCINDING THE ZONING FROM THE REMAINING PORTION OF 1012 W. BOENA VISTA IS CONCERNING, NOT KNOWING WHAT NEW ZONING MIGHT BE APPLIED FOR		

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

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

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	8/18/25	Telephone No.	817-564-3439
YOUR NAME:	Gary Paschal		
YOUR ADDRESS:	898 W Sherwood Dr. Springfield MO 65810		
PROJECT ADDRESS:	1012 W. BUENA VISTA		
COMMENTS:			

I am in opposition to opening the Ridge up to traffic in our Wellington Hills neighborhood. Specifically Buckingham. Our HOA has already voiced this concern with the previous zoning and do not want the added traffic from Weaver to Buena Vista (The Ridge) and ultimately to Sam's Club or Walmart.

Also I have concerns to the specific type of homes that would be built if this rezoning takes place. Our property values would be impacted by any homes that are low income and or starter homes. Both Wellington Hills and Quail Creek have HOAs that protect home values and having another neighborhood without building restrictions would be a big risk to the investments of our homes.

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	8/22/2025	Telephone No.	801-814-1388
YOUR NAME:	Cheryl Sever		
YOUR ADDRESS:	918 W Brookshire Dr Springfield MO 65810		
PROJECT ADDRESS:	1012 W. BOENIA VISTA		
COMMENTS: Hello, I'm detesting this because the roads and intersection of Buckingham Lane and Weaver Rd are already too dangerous			
A company truck ran me off the road and I came very close to ending up in the ditch just trying to get onto Weaver from Buckingham. The speed limit right there says 15 mph through our area yet most people do not even go 30 mph. People in the past have been hit by vehicles etc. Connecting the area and roads would cause unsafe and likely disastrous situations.			
I do strongly feel a putting a sidewalk as well as speed watch showing people's speed along weaver road would be a very good idea and Would hopefully help it be safer especially where the speed limit changes to 15 mph !			

From: reginawelch1@gmail.com
To: Zoning@springfieldmo.gov
Subject: Wellington Hills/Buckingham Street
Date: Monday, August 18, 2025 9:21:01 AM
Attachments: [Ridge Comment Card.pdf](#)

August 19, 2025
Mrs. Regina Welch
4950 South Wellington Drive
Springfield, Missouri 65810
417-818-1300

To Whom It May Concern:
As a long time resident of Wellington Hills, I am
STRONGLY OPPOSED to opening
Buckingham Street as a thoroughfare to
other areas.

Ours is a RESIDENTIAL NEIGHBORHOOD that
gets enough traffic with us trying to get an exit
on to Weaver Road.

Children live and play on our streets in the
neighborhood with this proposed measure
impacting the safety of our children and residents.

Property Values would decline with this
proposal.

I understand that progress must prevail at times
but this measure is not a safe or productive alternative for this area. The flow of traffic on
Weaver Road is intractable at times as is without
other tributaries feeding into it through our
neighborhood.

I would greatly appreciate a resounding NO
on this proposal.

Sincerely,
Mrs. Regina Welch
Residency 1986

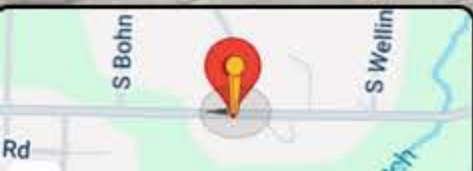
Sent from my iPhone

4990 S Buckingham Ln

Springfield, Missouri

 Google Street View

Jul 2023 [See more dates](#)



899 W Weaver Rd

Springfield, Missouri

 Google Street View

Jul 2023 [See more dates](#)



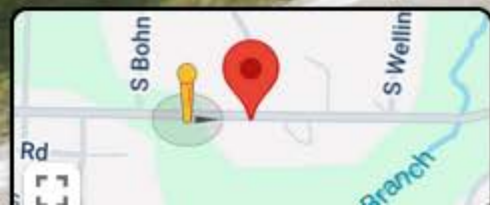
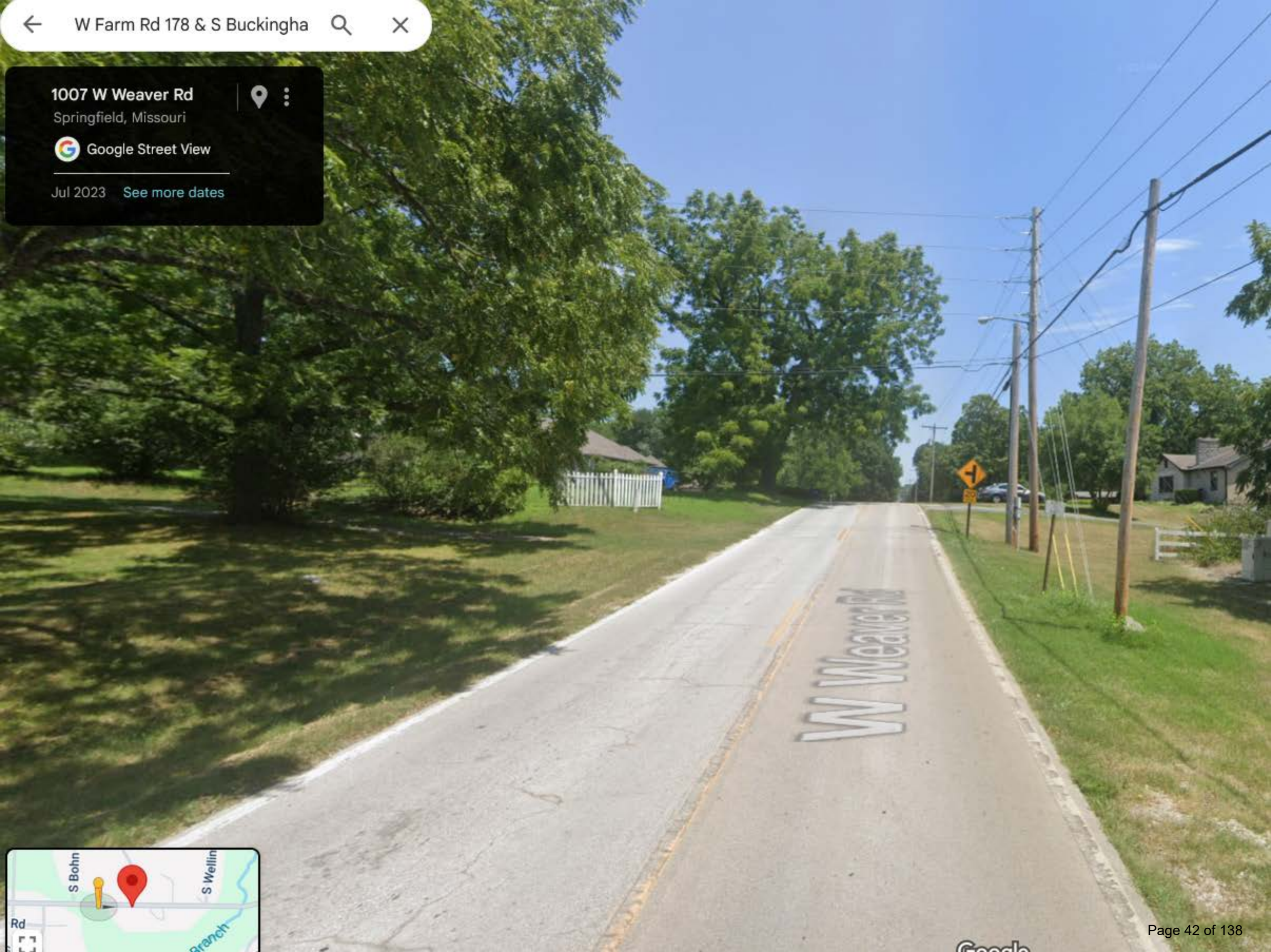
1007 W Weaver Rd

Springfield, Missouri



Google Street View

Jul 2023 [See more dates](#)



**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: September 4, 2025

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Z-16-2025

This case is postponed to the next Planning and Zoning Commission meeting on October 9, 2025.

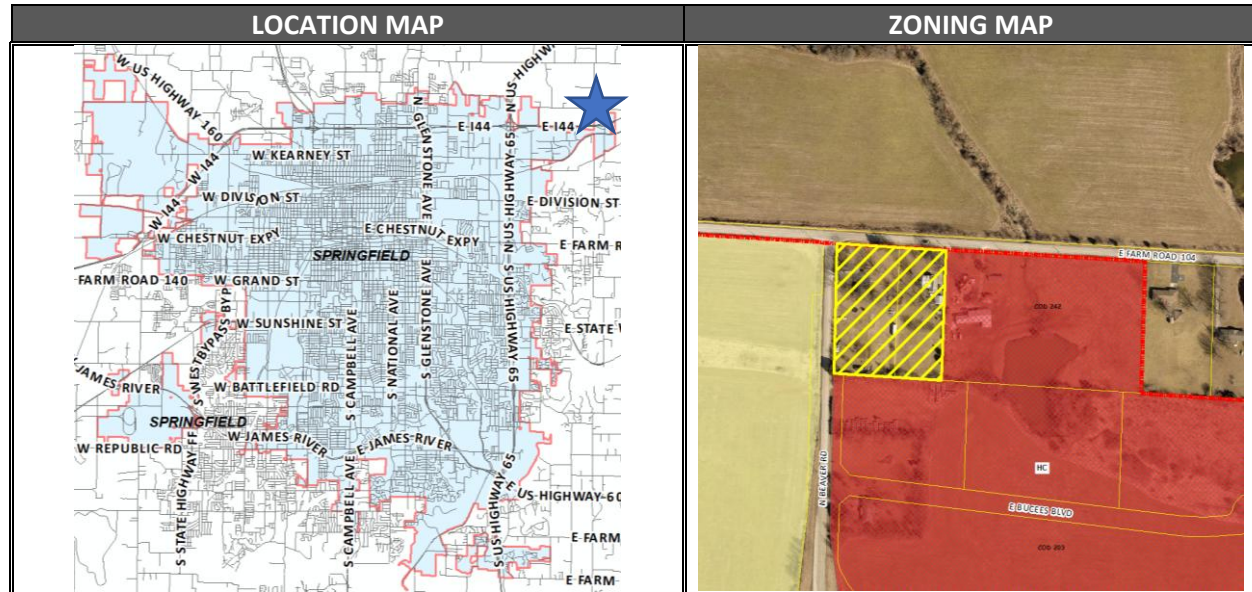
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-17-2025
Location:	3358 North Beaver Road & 5242 East Farm Road 104
Total Acres:	3.3 acres
Applicant:	CREDC Strafford, LLC
Existing Land Use:	Single-family homes
Neighborhood Meeting:	May 22, 2025
Planning and Zoning Commission:	September 11, 2025
City Council:	October 6, 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-17-2025 (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 3.33 acres generally located at 3358 North Beaver Road and 5242 East Farm Road 104 from a County C-1 district to a HC, Highway Commercial District.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The subject property was annexed into Springfield City Limits by City Council on June 9, 2025 and has retained its County C-1 zoning.

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.

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HC DISTRICT
Use Limitations	(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors. (b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district. (c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface. (d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Minimum Lot Size	Not applicable to the HC District
Maximum Height	None.
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
Minimum Yard Requirements	1. <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

DEVELOPMENT REVIEW STAFF REPORT

	modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved. (b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved. (c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing. (d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing. (f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-484, lighting standards. (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.
Buffering and Landscaping	Whenever any development in an HC district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. Business Flex areas are located on secondary roadways, where good street connectivity and access to major roadways and distribution routes can be easily accessed. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors,

DEVELOPMENT REVIEW STAFF REPORT

Business Flex provide support services, sales, service, and supply of goods to consumers and contractors, where high visibility road frontage is not a priority. Planning for this placetype focuses on ensuring Business Flex operations have sufficient land available to expand and grow, while not dominating corridors where high visibility, retail frontage is prioritized.

Placetypes are not as rigid as zoning districts and allow for supporting or ancillary uses which complement and enhance its sense of place; as an extension of this, a single placetype is not likely to be defined by a single zoning district or even a collection of closely related zoning districts (e.g. industrial districts), but rather a mix of tangentially related zoning districts which together form a cohesive sense of place when developed with similar character, scale, and form.

Primary Land Uses:

- Maker spaces, artisan, and innovation spaces
- Personal and outdoor storage
- Light industry
- Warehousing and distribution facilities

Supporting Land Uses:

- Parks, greenways and open space
- Sports complexes and recreational facilities
- Urban agriculture
- Office, hospitality, retail sales and service
- Universities, colleges, and vocational schools Government, healthcare and institutional facilities
- Airport, railroad, and freight facilities

Characteristics

Transportation and 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 are integrated and incentivized into 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.
- 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.
- Pedestrian and bicycle infrastructure, and micro-mobility are integrated.

Urban Design- Building and Site Typology

- Perimeter landscaping screens surface parking lots that accommodate the high number of employees, vehicles, delivery, and large truck traffic.

DEVELOPMENT REVIEW STAFF REPORT

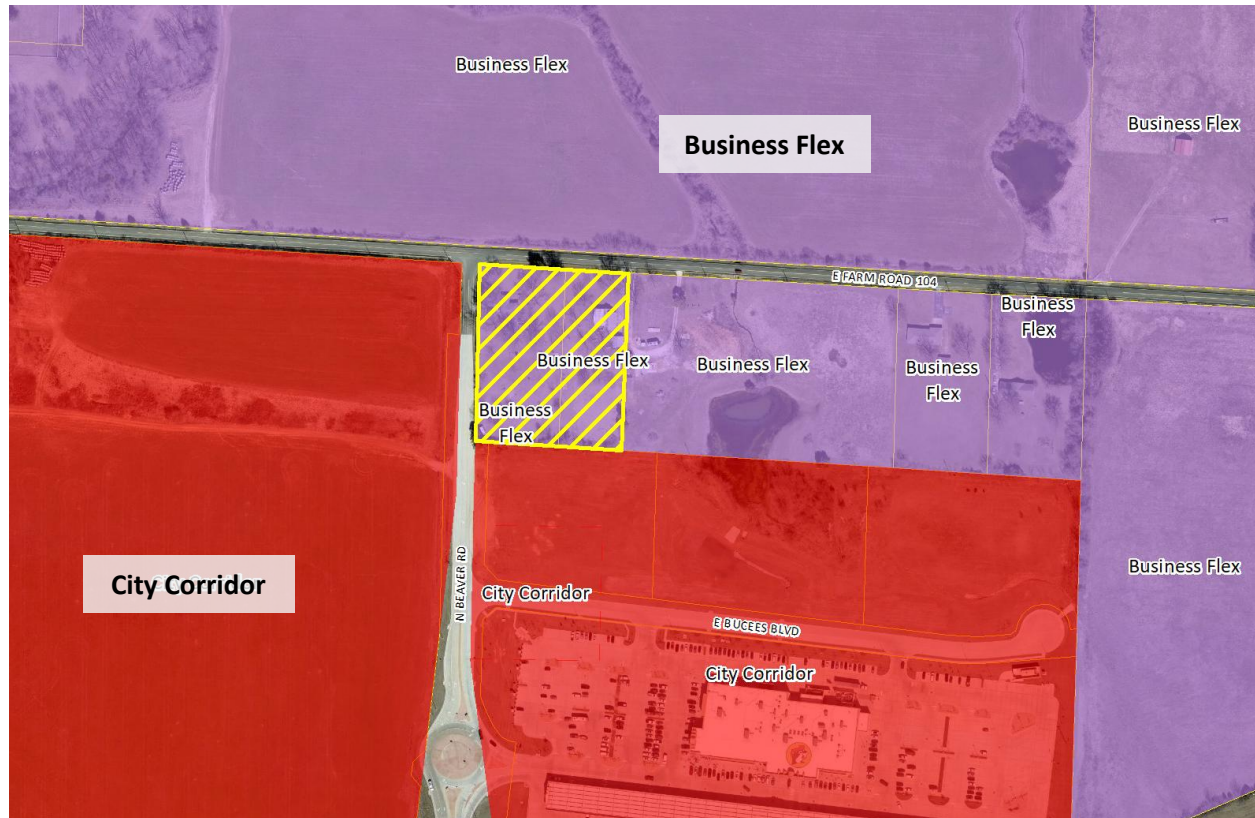
- Outside storage, auto oriented, or light industrial uses are screened from view from the right-of-way.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured 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 discourage the placement of mechanical equipment along major roadways or should be completely screened, along with trash receptacles, and recycling bins.

Transitions

- Appropriate site design, parking access, massing, building orientation, screening, buffering, and separation standards are adopted and used to mitigate adjacent incompatible uses.
- Commercial and smaller office uses within the placetype are directed to its perimeter to provide a gradual transition into surrounding placetypes.

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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 & Service	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Health Care & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry
Residential Neighborhood	●	○	◇	○	◇	◇	○							
Mixed Residential	●	●	●	○	◇	◇	○							
Downtown		●	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor		○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center		○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			○	○	○	○	○	○	○	○	○	○	○	○

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	County R-1	HC	HC COD 242	R-SF
LAND USE	Agriculture, underdeveloped land	Undeveloped land	Undeveloped land	Agriculture, underdeveloped land
PLACETYPES	Business Flew	City Corridor	Business Flex	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning.

FIRE DEPARTMENT:

No issues with 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	Beaver Rd	Primary Arterial	City	50	24	NA	No	Yes	No
Street 2	Farm Rd 104	Collector	County	30	22	NA	No	Yes	No

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

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

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
3358 N Beaver Rd	South Dry Sac	No	No	No	No	No

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

DETENTION AND DISCHARGE REQUIREMENTS

1. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.

a. The future site plan will require a stormwater report to determine the required volume of flood control for the site and discharge location.

DEVELOPMENT REVIEW STAFF REPORT

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 3.33 acres generally located at 3358 North Beaver Road and 5242 East Farm Road 104 from a County C-1 district to a HC, Highway Commercial District.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Business Flex placetype. This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services.
3. The Business Flex placetype lists retail services as a supporting use. The HC district would be consistent with this use recommendation.
4. This subject property is adjacent to the City Corridor placetype which are key locations that rely on proximity to retail, commercial services, and employment centers.
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 known changing conditions in the area affected that make the proposed rezoning necessary.

DEVELOPMENT REVIEW STAFF REPORT

7. The range of uses in the proposed HC district are compatible with the uses permitted on other property in the immediate vicinity. The properties to the south are zoned HC.
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 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 Business Flex 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.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: C-1 Neighborhood Commercial to Highway Commercial
(existing zoning) (proposed zoning)
2. Meeting Date & Time: August 19, 2025; 4:00 pm - 6:30 pm
3. Meeting Location: 2025 E Kerr St, Springfield, MO 65803
SpringHill Suites Springfield North - Hotel Conference Room
4. Number of invitations that were sent: 12
5. How the mailing list was generated: mailing labels provided by the planning and zoning dept.
6. Number of neighbors in attendance (attach a sign-in sheet): 1
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).

N/A

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

N/A

I, Regan Etheridge (print name), attest that the neighborhood meeting was held on 08/19/2025 (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

Regan Etheridge

Printed name of person completing affidavit

Sign-in Sheet

Page 57 of 138

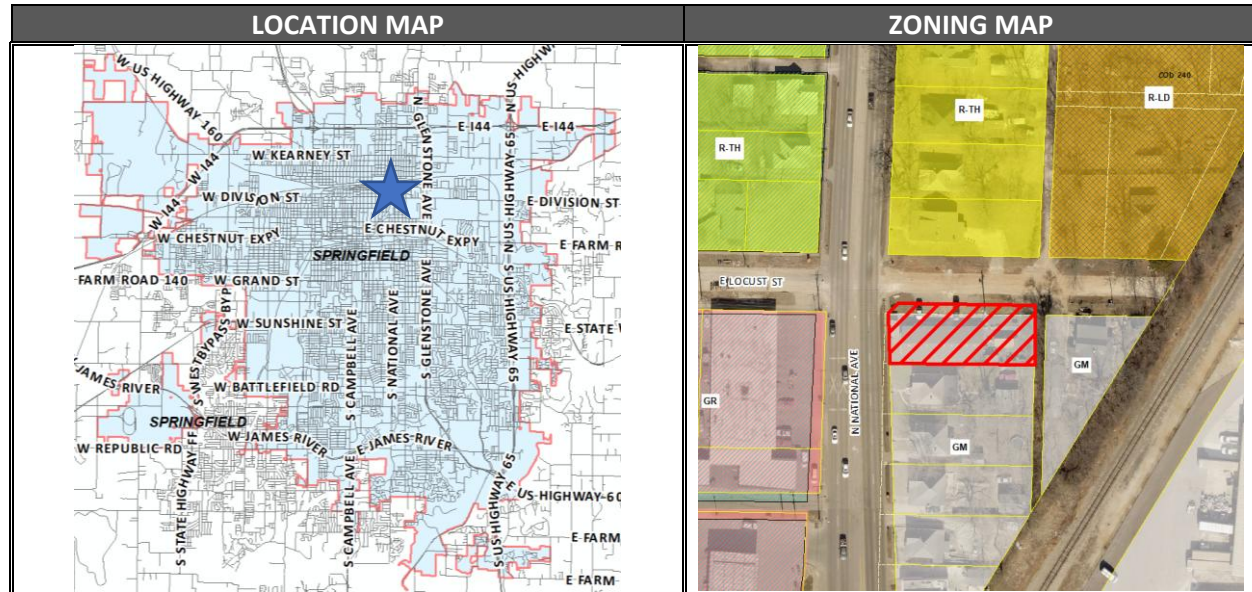
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-18-2025
Location:	1544 North National Avenue
Total Acres:	0.20 acres
Applicant:	3 Patel, LLC
Existing Land Use:	Vacant commercial building
Neighborhood Meeting:	August 21, 2025
Planning and Zoning Commission:	September 11, 2025
City Council:	October 6, 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-18-2025 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

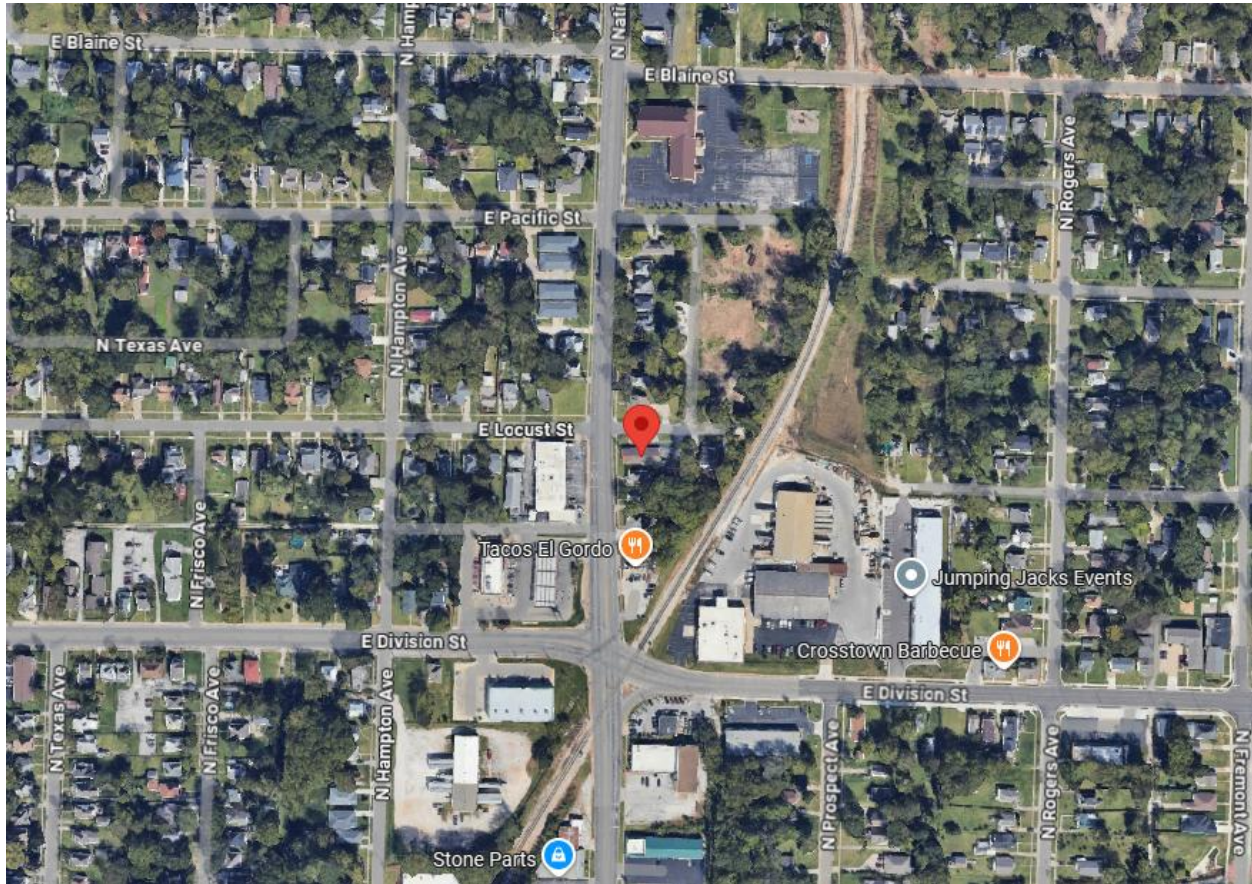
PROJECT SUMMARY:

Request to rezone approximately 0.20 acres generally located at 1544 North National Avenue from a GM, General Manufacturing to a GR, General Retail district.

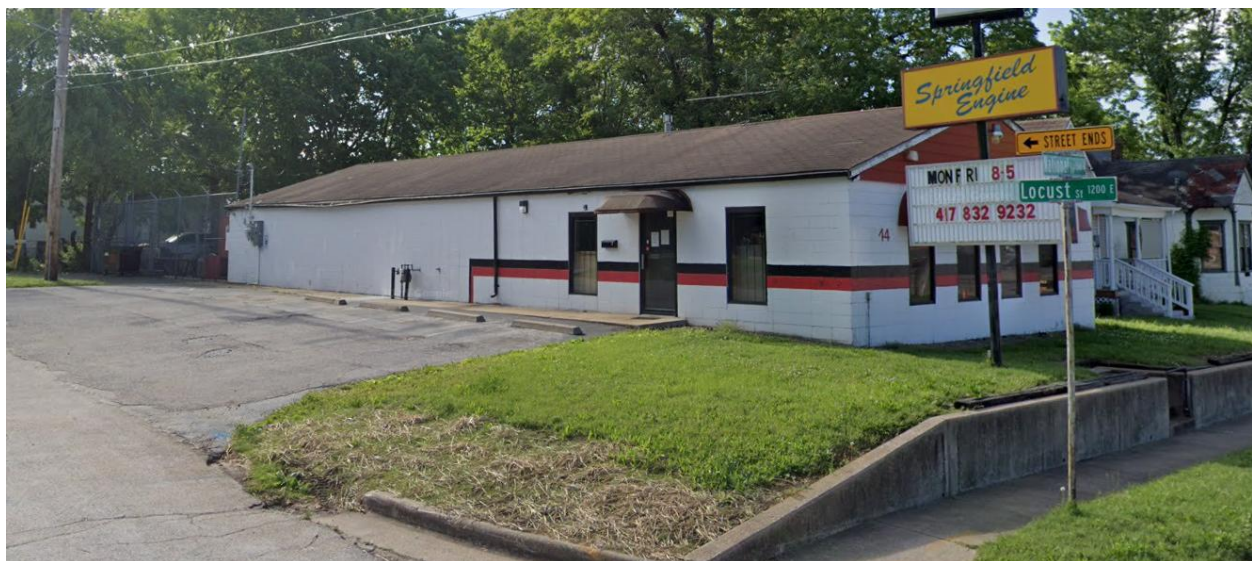


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned GM during the 1995 city-wide remapping. Vacation No. 834 was approved in January 2024 which incorporated a 10-foot strip of land north and adjacent to the subject property so that parked cars will be on private property and not on public right-of-way.

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.

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ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GR DISTRICT
Use Limitations	(a) All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses as provided in subsection 36-421(2), permitted uses, as follows: 1. If any portion of the premises abuts any residential zoning district, the outdoor activities may be permitted, provided they meet the provisions of, and a conditional use permit is issued pursuant to Section 36-363, conditional use permits, of this article. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. 2. If the premises abuts only nonresidential zoning districts, the outdoor activities may be permitted. A conditional use permit will not be required. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. (b) No outdoor storage except as provided in subsection 36-421(2), permitted uses, and subsection 36-421(3), conditional uses. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d) No use shall emit an odor that creates a nuisance as determined by Springfield City Code. (e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22). (f) Streets through an adjacent residential area shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.
Minimum Lot Size	Not applicable to the GR, General Retail District
Maximum Height	Not applicable to the GR, General Retail District
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.
Minimum Yard Requirements	Front yards – 25 feet when fronting on a street classified as collector or higher, or as required by Section 36-453, Supplemental open space, and yard regulations. 15 feet when fronting a street classified as local, or as required by Section 36-453. The front yard setback may be reduced

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	below the minimum required above if a Conditional Use Permit is approved in accordance with Section 36-363, Conditional use permits, or if a preliminary plat is approved in accordance with the City's subdivision regulations. Side yards – None, except as required by Section 36-453 and the bufferyard requirements contained in Section 36-482, Landscaping and bufferyards. Rear yards – None, except as required by the bufferyard requirements contained in Section 36-482.
Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan, meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved. (b) A landscape plan, meeting the requirements of Sections 36-482 and 36-483, Off-street parking and loading design standards, shall be submitted, and approved. (c) Off-street parking and vehicular use areas shall be screened from all residential uses, in accordance with Section 36-480, Screening and fencing. (d) Refuse storage areas shall be screened from view in accordance with Section 36-480. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards. (g) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	A landscape plan, meeting the requirements of sections 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted and approved.

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COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

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

Primary Land Uses:

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

Supporting Land Uses:

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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

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

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

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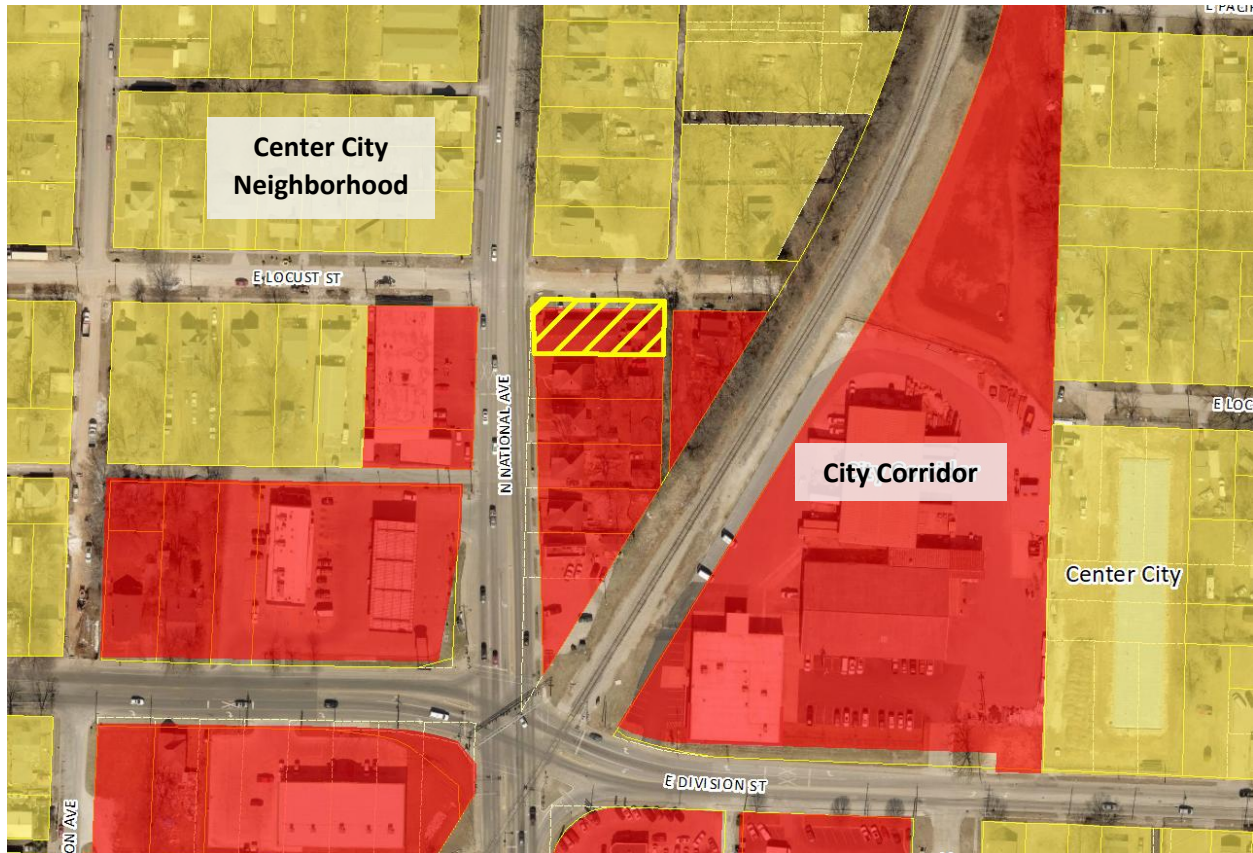
- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes 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.

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FUTURE PLACETYPE MAP:



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

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

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

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

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-TH	GM	GM	GR
LAND USE	Single-family residence	Single-family residence	Single-family residence	Retail/Commercial uses
PLACETYPES	Center City neighborhood	City Corridor	City Corridor	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

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CITY UTILITIES:

No issues with the proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning.

FIRE DEPARTMENT:

No issues with 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	N National Ave	Primary Arterial	City	50	35	14,000	No	Yes	Yes
Street 2	E Locust St	Local	City	25	25	NA	No	No	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 bus stops near the property on National Ave.

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 Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
1544 N National Ave	Jordan Creek North Branch	No, Existing Impervious	No	No	No	No

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

DETENTION AND DISCHARGE REQUIREMENTS

1. Site is 100% existing impervious area. Reduction of impervious area does not trigger detention for flood control.

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WATER QUALITY REQUIREMENTS

N/A

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 0.20 acres generally located at 1544 North National Avenue from a GM, General Manufacturing to a GR, General Retail district. The applicant intends to utilize the existing non-residential structure for a commercial or retail use.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype. This 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 GR district is consistent with the City Corridor placetype. Retail sales and service is listed as a primary land use in the City Corridor placetype.
4. The GR, General Retail district is less intense than the existing GM, General Manufacturing district and considered a down-zoning of the property.
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 known changing conditions in the area affected that make the proposed rezoning necessary.
7. The range of uses in the proposed GR district are 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.

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

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: gm to gr
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 8/21/25 - 4:00PM to 6:30PM
3. Meeting Location: 1544 IV. National Ave
4. Number of invitations that were sent: 89
5. How the mailing list was generated: City
6. Number of neighbors in attendance (attach a sign-in sheet): NONE
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).

No one show PVP-

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

NONE

I, VASANT PATEL (print name), attest that the neighborhood meeting was held on 8/21/25 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Vasant Patel

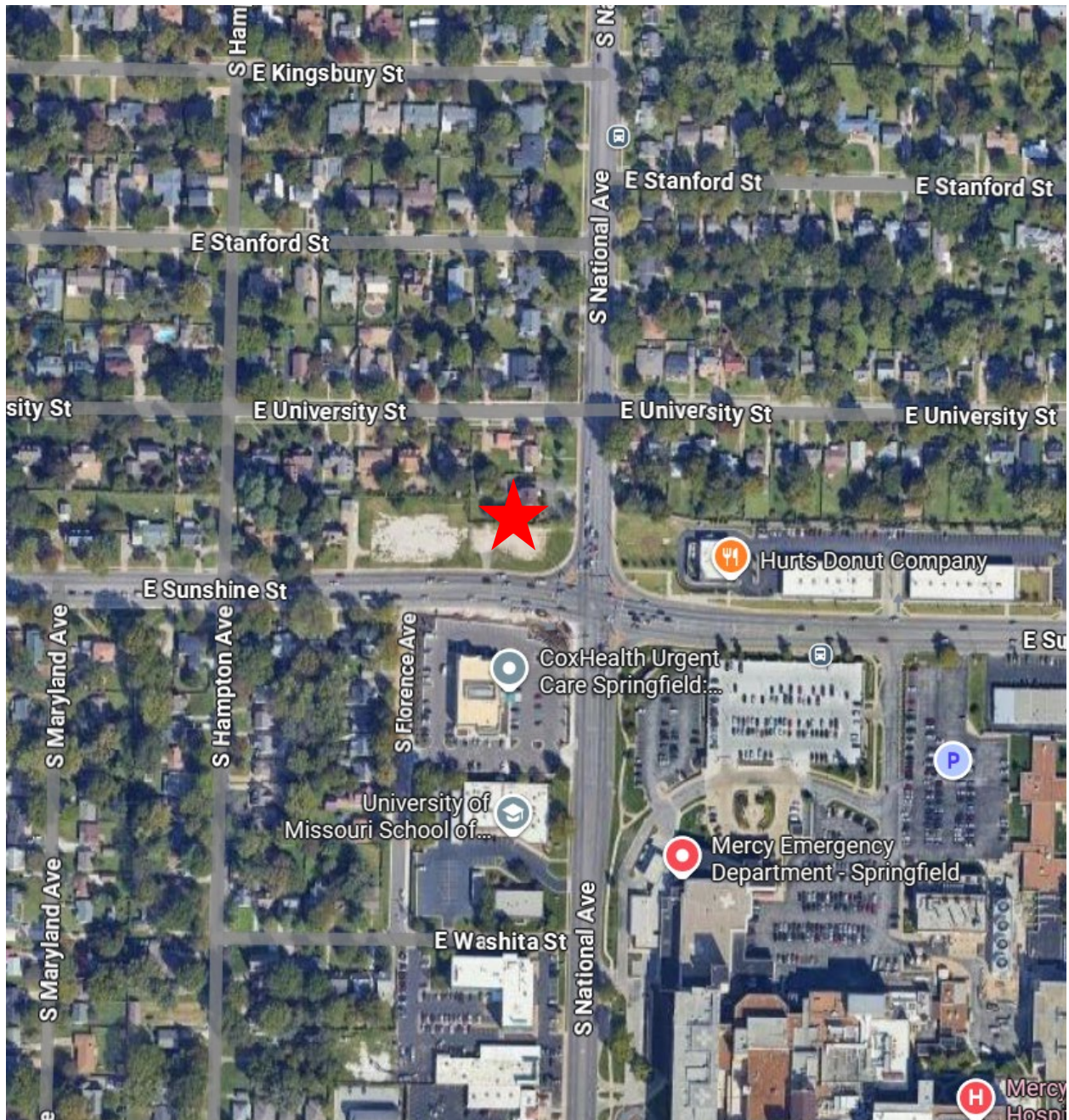
Signature of person completing affidavit

VASANT PATEL

Printed name of person completing affidavit

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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



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GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject properties have been zoned R-SF, Single-Family Residential District since the Citywide remapping in 1995.

The original rezoning application for General Retail (GR) zoning with Conditional Overlay District (COD) was submitted in August of 2022. That application was withdrawn in October of 2022 because the applicant had acquired 3 lots to add to the rezoning so a new application for GR with COD was resubmitted and later postponed until April of 2023. On April 6, 2023, Planning and Zoning Commission recommended denial of the proposed rezoning to GR with COD No. 220. At the May 22, 2023, City Council meeting the applicant proposed changes to the Conditional Overlay District and City Council remanded the rezoning case back to Planning and Zoning Commission. The case was postponed until the Planning and Zoning Commission meeting on December 14, 2023, where it was recommended for denial. The rezoning case was withdrawn in January and the applicant applied for a Planned Development in February. The PD application was withdrawn in July of 2024. A new rezoning request for GR with a COD was recommended for denial by Planning and Zoning Commission in August of 2024 and an amended bill was denied by City Council in October of 2024.

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.

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ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR O-2 DISTRICT
Use Limitations	(a) All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building. (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).
Minimum Lot Size	Not applicable to the Office District
Maximum Height	O-2: None.
Bulk Plane	O-2: None.
Minimum Yard Requirements	1. <i>Front yard:</i> a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations. c. 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 an approved preliminary plat in accordance with the city's subdivision regulations. 2. <i>Side yard:</i> Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for any building that has a common wall on a lot line. 3. <i>Rear yard:</i> Twenty percent of the lot depth but may not be less than ten feet nor more than 25 feet be required.
Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.

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Design Requirements	(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved. (b) A landscape plan meeting the requirements of sections 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 lots 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, 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 residential area and in accordance with section 36-484, lighting standards. (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.
Buffering and Landscaping	Whenever any development in an O 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 properties as the Traditional neighborhood placetype; however, this is considered a transition zone between the Traditional Neighborhood and Institutional & Employment placetype where supporting uses can be integrated if appropriately designed and buffered.

Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

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

PRIMARY USES

- Single-family detached

SUPPORTING USES

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

Institutional & Employment Center Placetype

PRIMARY USES

- Universities, colleges, and vocational schools
- Government, healthcare, and institutional facilities

SUPPORTING USES

- Single-family detached
- Single-family attached
- Multi-family
- Parks, greenways, and open space
- Sports complexes and recreational facilities
- Office, hospitality, retail sales and service
- Maker, artisan and innovations spaces
- Public and private schools and places of worship

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CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

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

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

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

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- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

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

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

Transitions:

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.

The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

PLACETYPE ASSIGNMENTS AND TRANSITIONS

Assignments

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

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

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

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

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

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

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

Other Considerations –

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

Transitions

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

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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	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major Retail & Wholesale	Public & Private Schools & Places of Worship	Government, Colleges & Vocational Schools	Personal Services & Institutional Facilities	Light Industry	Warehouse & 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	○	○	○	○	○	○	○	○	○	○	○	○	○	○

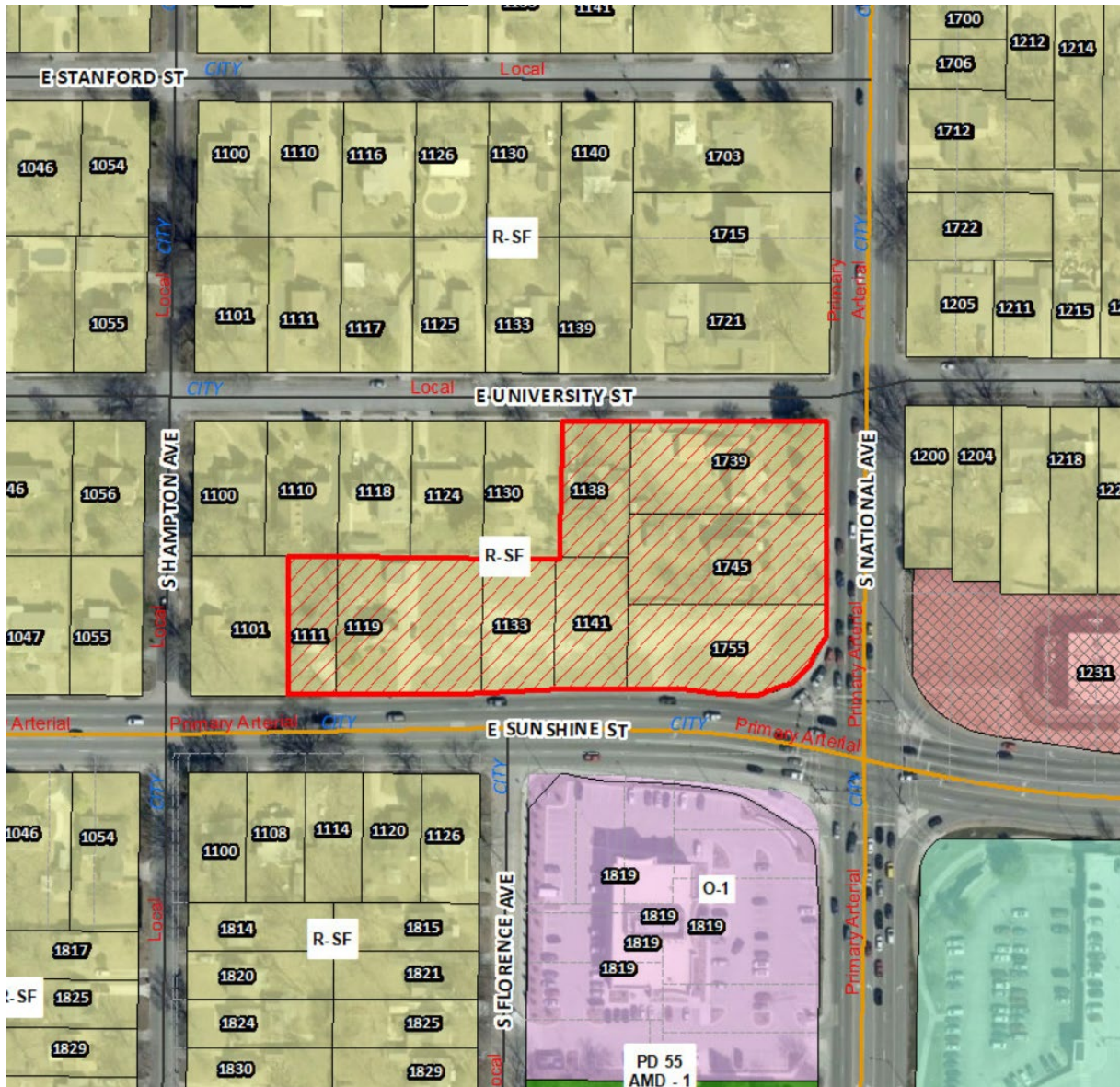
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	O-1 & R-SF	GR & R-SF	R-SF
LAND USE	Single-family residential	Medical Clinic and single-family residential	Retail and eating and drinking establishments & single-family res.	Single-family residential
PLACETYPES	Traditional Neighborhood	Institutional & Employment	Institutional & Employment	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with rezoning or COD language. To achieve the proposed buffer yard standards, existing overhead electric & telecom facilities may have to be relocated underground, which may also impact services to neighboring properties.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning.

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. National Avenue	Primary Arterial	City	50	40	31,910	No	Yes	Yes
Street 2	E. Sunshine Street	Primary Arterial	City	50	50	28,940	No	Yes	Yes
Street 3	E. University Street	Local	City	25	25	260	Yes	Yes	Yes
				Daily		AM Peak		PM Peak	
Existing Trips Generated				125		11		13	
*Proposed Trips Generated				1872		42		244	
Additional Trips Generated				1747		31		231	
*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Conditional Overlay District, and traffic impact analysis.									

ACCESS - All new and existing driveway approaches shall comply with the accepted traffic study and planned development.

- National Avenue: No direct access is allowed to S. National Avenue from the development.

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- Sunshine Street: Access P1 will serve as a Right-in/Right-out/Left-In only access driveway, providing ingress and egress to the development.
- University Street: Access P2 will serve as Right-in/Right-out/Left-In only access driveway, providing ingress and egress to the development.

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

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

- a raised concrete median on National Avenue restricting access to University Street to Right-in/Right-out only on the west side of National Avenue and Right-in/Right-out/Left-in only on the east side of National Avenue.
- a raised concrete median on Sunshine Street restricting access to the development to Right-in/Right-out/Left-in only.
- a raised concrete median on University Street restricting access to the development to Right-in/Right-out/Left-in only.
- traffic calming measures on University Street and/or Hampton Avenue, as approved by the Director of Public Works.
- the development should be completed in a manner, or right-of-way provided, to allow future construction of the southbound National Avenue to westbound Sunshine Street right turn lane.
- any change in use that creates an increase in total trip generation, as determined by the Director of Public Works, as presented in the accepted TIA of more than 500 trips daily and/or 50 trips in the peak hour will require a modified TIA.
- The requirements of said study shall be incorporated in the site plan, PIP, or other permits as applicable.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/Floodway
1111 E Sunshine St	Fassnight Creek	No	No	No	No	No

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

DETENTION AND DISCHARGE REQUIREMENTS

- Any development or redevelopment that increases runoff, through the increase in impervious surface, must meet current detention requirements per Chapter 3 Sec. 2.3.3.
 - Detention of stormwater runoff is required. A fee in lieu of detention for this development will not be permitted. The proposed rezoning is for eight properties increasing use from single family residential to general retail. The combined lot and future development will add 1.23 acres of impervious area (see table below).

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Estimated Impervious Area from GIS

Total Combined Area	2.6 acres
Existing Impervious Area	0.85 acres
Allowable Impervious Area	2.08 acres
New Impervious Area	1.23 acres

b. Wrecking Permit for 1755 S National Ave is credited for the impervious area for 5 years.

October 2027 the existing impervious area will decrease by 0.18 acres to 0.67 acres.

c. The current property has two drainage areas draining West and East/Northeast with the high point at 1119 E Sunshine St. The West drainage area is 0.3 acres and drains to 1111 E Sunshine St and 1110/1118 E University St. The East drainage area is 2.3 acres and drains to S National Ave along with part of E Sunshine St. The proposed site plan does not show elevations but is capable of being graded to change the drainage patterns to all 2.6 acres draining to the east.

d. PW-Stormwater would recommend the onsite detention connect to the 48"x30" Box Culvert running North along the East side of S National Ave. The development can possibly connect to the street curb inlet box on S National Ave by 1721 E University St. The area inlet is connected the Box Culvert through an 18-inch diameter RCP.

2. Any Stormwater infrastructure serving more than one property needs to be submitted on public improvement plans. City Code 98-14 requires all PIP work completed prior to issuance of the building permit or Final Plat. PIP must be approved and Completed or Escrowed through the Bond or Security.

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

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NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 2.6 acres of property generally located at 1739, 1745 and 1755 S. National Avenue and 1138 E. University Street and 1111, 1119, 1133 and 1141 E. Sunshine Street from R-SF, Single-Family Residential District, to O-2, Office District with Conditional Overlay District No. 276.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional Neighborhood placetype. These subject properties are on the edge of the Traditional Neighborhood placetype adjacent to Sunshine Street and National Avenue which are classified as primary arterial roadway on the City's Major Thoroughfare Plan. The intersection of Sunshine & National is a major intersection in the city with an enormous amount of traffic that significantly affects access. The other three corners of this major intersection of the city are designated as Institutional & Employment Placetypes with existing businesses and services that serve the Mercy hospital and medical clinics and offices in the area.
3. The proposed Office District with COD is more restrictive than the northeast corner of Sunshine and National which rezoned and redeveloped starting in 2016. It also has more restrictions than the O-1 development (CoxHealth clinic) to the southwest specifically the design and bufferyards.
4. The applicant is proposing the O-2, Office District as opposed to the GR, General Retail District which will limit the intensity of permitted uses more than previous iterations.
5. The proposed Conditional Overlay District requirements prohibit many objectionable uses that could be incompatible with the neighborhood and will limit traffic volumes; however, the Growth Management and Land Use Chapter of the Comprehensive Plan states it is important to ensure that new land uses are not detrimental to residential areas and to recognize the vulnerability of residential areas to certain adverse impacts. This objective does not mean that non-residential land uses are automatically inappropriate in residential areas; it means that design and location criteria must consider the existing residential areas. The applicant has prohibited entertainment-oriented use group and personal service use group which can be high- volume traffic generators. Other potentially objectionable uses such as retail sales of adult novelties, pawn shops, vape shops, convenience stores with gas pumps, and are also prohibited amongst others as listed in the COD (Attachment 1).
6. The Use Limitations restrict businesses operating within the proposed district shall be limited to business hours of 6:00 a.m. to 11:00 p.m. on all days of the week. No business

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activity is allowed on the premises outside of these times. This limitation shall not apply to nursing homes, retirement homes or residential uses.

7. The applicant has added design requirements to the COD that are based on the existing code requirements "Revised Multi-Family Location and Design Guidelines" that will be applied to any development of the site. The site will have requirements for pedestrian amenities, orientation of buildings to the street, avoiding blank walls on buildings along all street frontages, blending the building scale and setback with existing developments, street facing walls must be articulated and providing additional bicycle parking that will encourage pedestrian activity. The applicant will be required to provide pedestrian and bicycle connections to adjoining public sidewalks that will provide a good circulation system. The site will be designed to respect the natural environment by incorporating functional amenities in the open space, requiring additional trees with larger caliper to replace existing trees that are removed and requiring tree protection for trees being preserved onsite.
8. The building facades shall be designed to have a similar level of quality and architectural finish on all sides of the buildings visible to the public. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design. Architectural design guidelines have been added which provide design styles that any buildings must be substantially consistent with. Colonial Revival, Craftsman or Tudor Revivals are listed.
9. The COD limits building materials and colors to those that will have low reflectance. High-intensity, metallic or fluorescent colors will be prohibited. Façades shall incorporate no less than 60 percent brick, stone, stucco or craftsman style cementitious board or wood into the design. Stone veneer can be engineered stone or natural cut stone. No building shall have more than 50 percent exterior glazing on a frontage facing Sunshine Street or National Avenue and the first floor of any building facade facing a public right-of-way shall include transparent, clear glass windows and/or doors arranged so that the uses inside are visible from and/or accessible to the street. Window and/or doors with reflective or tinted glass that impede views into a building shall be prohibited. If roofs are visible to the public, whether viewed from the public right-of-way or adjacent property, they shall be comprised of architectural asphalt shingle roofing. These design elements will enhance compatibility with neighboring residential structures and are supportive of urban design that emphasizes pedestrian oriented buildings and traditional urban character as recommended by the Comprehensive Plan.
10. The development of the property will require a bufferyard along the west and north property lines immediately adjacent to the R-SF, Single-Family Residential zoning district. The normal bufferyard required between O-2 and R-SF would be a bufferyard "Type D" at least fifteen (15) feet wide. For each one hundred (100) linear feet of bufferyard, there must be two (2) canopy trees, two (2) understory trees, two (2) evergreen tree and fourteen (14) shrubs. A structure (i.e. fence, wall, berm or hedge row) is not required as part of this bufferyard. A bufferyard type S1 is required along the north side of the property that is along University Street. This bufferyard is a minimum of

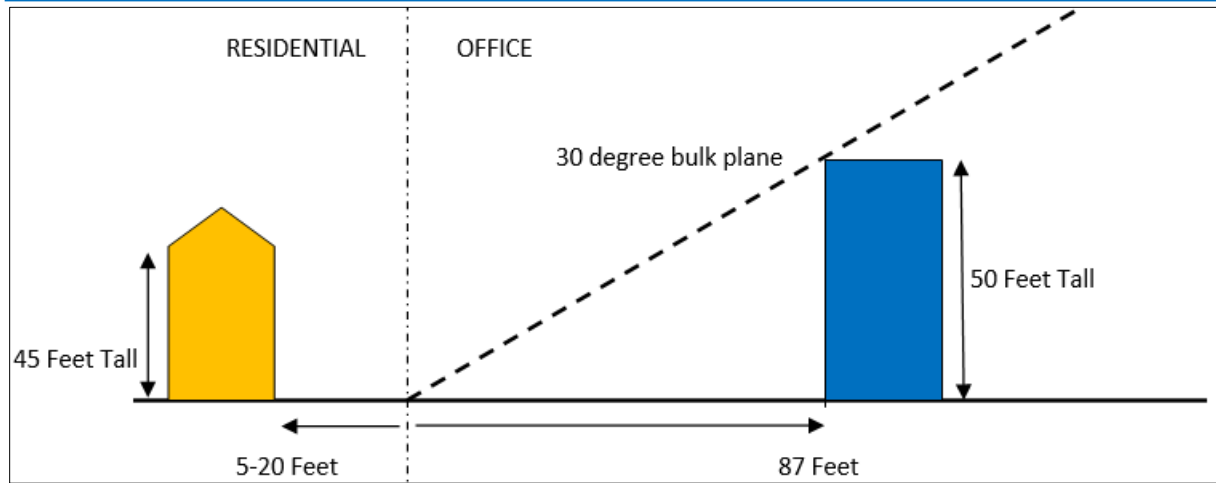
DEVELOPMENT REVIEW STAFF REPORT

fifteen (15) feet in depth with plantings. A structure (i.e. fence, wall, berm or hedge row) is not required as part of this bufferyard S1.

11. The applicant is voluntarily proposing to install more mature landscaping than is currently required by code or a 6-foot-tall solid wood fence and has eliminated the ability to administratively reduce the proposed bufferyard widths below the code required minimum standards. The increased height and bulk of the landscape material will assist with providing an enhanced landscape buffer between the site and the surrounding residential development, thus increasing compatibility between the differing land uses.
12. As part of the COD, the applicant is proposing two bufferyard options. A 6-foot solid wood fence (with bufferyard type D plantings) or non-deciduous evergreen trees at 8 feet on center to be planted in the bufferyard areas adjacent to the R-SF and along University Street. It also stipulates that each tree is to be a minimum of approximately 12 feet tall when planted. This can be a part of the evergreen tree bufferyard requirements; however, anything over and above the standard bufferyard landscaping must be planted in addition to the bufferyard area. It also states that these additional trees and landscaping shall not interfere with sight distance or any other city code requirements.
13. The proposed COD will restrict the structure height to 50 feet above finished grade. This makes the maximum height of any structures at three or four stories. The 30-degree bulk plane will still apply, but in the areas where the bulk plane doesn't limit the height below 50 feet, then this restriction will come into effect. The O-2 District has no bulk plane requirement, so the COD is more restrictive than current code.

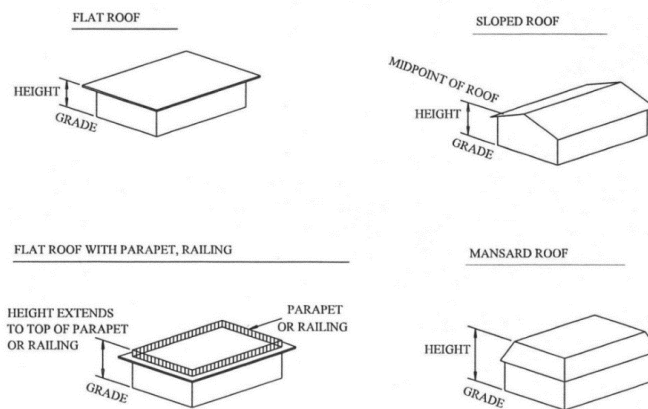
The bulk plane is a theoretical plane beginning at a district boundary (in this case) and rising over a slope determined by an acute angle measured up from the horizontal. The bulk plane defines the relationship of the height of a structure and the structure's setback from the district boundary. The Zoning Ordinance requires a **30-degree bulk plane** for the height of structures in a GR District measured from the R-SF District boundary line. **This means that for every one (1) foot of structure height, the building must be set back 1.73 feet from the district boundary line (example below).** This requirement would limit the height of the structure from the R-SF district boundaries to the north (across University Street), northwest (adjacent private property), east (across National Avenue), south (across Sunshine Street) and west (adjacent private property).

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The applicant is proposing to limit the height of the structure to 50 feet. The definition of height is the vertical distance of a structure measured from the average established grade at the street lot line or from the average natural ground level, if higher; or if no street grade has been established to the highest point of the roof's surface if a flat surface; to the deck line of mansard roofs; and to the mean height level between eaves and ridge for hip or gable roofs. In measuring the height of a building, the following structures shall be excluded: chimneys, cooling towers, telecommunication towers, ornamental cupolas, domes, or spires, elevator bulk heads, penthouses, tanks, water towers, and parapet walls not exceeding four feet in height.

Figure 2-5



This height limitation of 50 feet would not start limiting the structure until 87 feet from any R-SF district boundary into the site if the site was completely flat. The site increases approximately 10 feet in grade from University Street to Sunshine Street (from northeast to southwest) with the highest points at the southwest portion of the property along Sunshine Street.

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14. The exterior lighting and signage requirements of the COD will limit the height of lighting sources to control glare and light spillover, and signage will be required to be compatible with the style of the building.
15. The Additional Requirements in section L. of the COD includes requirements for lot combination that will require additional right-of-way to meet current standards, access restrictions and site plan review for conformance by the Administrative Review Committee. Also, the applicant has provided an illustrative non-binding COD attachment (Attachment 2).
16. 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. City Utilities' state that all subject properties have access to CU Electric/Gas/Water. To achieve the proposed bufferyard standards, existing overhead electric & telecom facilities may have to be relocated underground, which may also impact services to neighboring properties.
17. There are changing conditions in the area affected that make the proposed rezoning necessary. The intersection of Sunshine and National has some of the highest traffic volumes in the city. Redevelopment of property within the vicinity has been occurring.
18. The range of uses in the proposed O-2 district with COD are compatible with the uses permitted on other property in the immediate vicinity to the east and south of the intersection. Non-residential uses exist at all other corners of this major intersection. There is an existing retail shopping center at the northeast corner, the Mercy hospital campus at the southeast, and a new CoxHealth clinic at the southwest corner. These properties are on the edge of Placetypes and in a transition area of the Institutional & Employment placetype. The O-2 district is designed to allow more intense use of land that is in close proximity to the central city district or other high intensity use areas specified in the Springfield Comprehensive Plan.
19. The impact of the proposed uses is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. A Traffic Impact Analysis (TIA) has been completed and accepted by the city. The improvements required based on the TIA are required to be submitted on Public Improvement Plans (PIP) and the improvements constructed, or funds escrowed prior to approval of a building permit. Required improvements include a raised concrete median on National Avenue restricting access to University Street to Right-in/Right-out only on the west side of National Avenue and Right-in/Right-out/Left-in only on the east side of National Avenue; a raised concrete median on Sunshine Street restricting access to the development to Right-in/ Right-out/Left-in only; traffic calming measures on University Street and/or Hampton Avenue; the development should be completed in a manner, or right-of-way provided, to allow future construction of the southbound National Avenue to westbound Sunshine Street turn lane; and any change in use that creates an increase in total trip generation, as determined by the Director of Public Works, as presented in the final accepted TIA of more than 500 trips daily and/or 50 trips in the peak hour will require a modified TIA. The requirements of said study shall be incorporated in the site plan, PIP, or other permits as applicable.

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20. The following required traffic calming measures are to be installed, as approved by the City Traffic Engineer, and included in the Public Improvement Plans:
- Midblock speed cushions on East University Street between Hampton and the development and between S Hampton Ave and S Kings Avenue.
 - Midblock speed cushions on S Hampton Avenue between E Sunshine Street and E University Street and between E University Street and E Stanford Street.
 - Midblock speed cushion on E Stanford Street between S National Avenue and S Hampton Street.
21. The required dedication of additional right-of-way along National Avenue will facilitate the city's ability to construct a southbound to westbound right turn lane on National Avenue. The addition of this right turn lane on National Avenue will improve the overall level of service and traffic flow of the Sunshine St and National Avenue signalized intersection.
22. City Code requires access on National Avenue to be a minimum of 400-feet from the nearest right-of-way line of E. Sunshine Street and access on E. Sunshine Street to be a minimum of 300-feet from the nearest right-of-way line of S. National Avenue. There is not enough property frontage to meet these requirements along S. National Avenue, therefore access will not be allowed on S. National Avenue. Currently, City Code requires the proposed access from E. University Street to be a minimum of 110-feet from the nearest right-of-way line of S. National Avenue. Access to E. University Street can meet this requirement. A Traffic Impact Study has been conducted, and right-of-way and traffic improvements will be required to ensure the development is consistent with access management design standards and City Code.
23. 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. There is not an error being corrected with this application.
24. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
25. Private covenants or restrictions on private property are a civil matter. The City does not consider or enforce such matters as their legal status must be determined by a court.
26. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
27. Water quality measures and detention of stormwater runoff is required. A fee in lieu of detention for this development will not be permitted. The proposed development has 8 properties combining into one lot. The combined lots and future development will add approximately 1.23 acres of impervious area.

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28. The applicant held a neighborhood meeting on August 21, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).
29. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

DEVELOPMENT REVIEW STAFF REPORT**ATTACHMENT 1****CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 276**

The requirements of Section 36-400. of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

A. PERMITTED USES

1. Any residential dwelling existing at the time the district is mapped. As a conforming use, such dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within 18 months of being destroyed.
2. Community gardens without retail or wholesale sales in accordance with the performance standards of City Code.
3. Educational, religious, cultural, public, or nonprofit institutions such as churches, museums, art galleries and libraries, but not including correctional institutions or hospitals.
4. General office use group.
5. Medical office use group.
6. Nursing and retirement homes.
7. Public and private parks, and playgrounds, excluding gold courses, miniature golf courses and driving ranges
8. Residential uses provided such uses are located above the first floor or behind non-residential uses so as to create a continuous nonresidential façade, on the first-floor level. When a lot has multiple street frontages, first-floor non-residential uses will be required on the street with the highest classification. All other street frontages may contain residential uses.
9. Retail sales use group located in an office building provided the total floor area of such uses does not exceed ten percent of the gross floor area of all the office buildings on the same lot. Excluding:
 - a) Adults motion picture theater, adult stores, or cabaret as defined by City Code.
 - b) Convenience stores with gas pumps
 - c) Dollar stores, which means stores that sell inexpensive items priced usually at a dollar or a few dollars.
 - d) Medical, comprehensive or microbusiness marijuana dispensary facility
 - e) Pawn Shops
 - f) Self-service laundromat
 - g) Vape shops
10. Short-term rental type 3 in accordance with City Code.

B. USE LIMITATIONS

1. Businesses operating within the proposed rezoning district shall be limited to business hours of:
 - a. 6:00 a.m. to 11:00 p.m. on all days of the week.
 - b. No business activity is allowed on the premises outside of these times. This limitation shall not apply to nursing homes, retirement homes, or residential uses.

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2. All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited.
3. No outdoor storage.
4. No use shall emit an odor that creates a nuisance as determined by City Code.
5. Trash services shall pick up trash between 5 p.m. and 11 p.m.

C. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

- a. Maximum multi-family residential density of 29 dwelling units per acre and meeting the design requirements of City Code.

D. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

- a. Maximum structure height: 50 feet above finished grade.
- b. All structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH/R-MX1 district.

E. DESIGN REQUIREMENTS

1. Building development in the proposed rezoning district shall be based on existing references within the context of the adjacent neighboring community to create harmony between this site and the neighboring community.
2. The site shall be designed to encourage pedestrian activity and shall:
 - a. Provide pedestrian amenities such as pedestrian scale lighting and street furniture to enhance the pedestrian environment.
 - b. Orient buildings to the street or public/common open space and provide pedestrian access to the street.
 - c. Blend the building scale and set back with existing developments along National and Sunshine that are consistent with these guidelines. Street facing walls that are greater than 50' in length must be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in vertical planes of the building of at least 18 inches or more; and
 - d. Provide bicycle parking equal to five percent of required vehicle parking spaces or ten spaces, whichever is less.
3. The site shall be designed to provide a good circulation system and shall:
 - a. Provide pedestrian and bicycle connections to adjoining public sidewalks; and

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- b. Provide connectivity by including direct vehicular, pedestrian and bicycle connections between abutting or adjacent developments.
- 4. The site shall be designed to respect the natural environment and shall:
 - a. Incorporate functional amenities in the open space and recreational areas such as outdoor seating areas.
 - b. A tree study performed on the site identified five trees that should be preserved if possible. Due to redevelopment of the site, it is only practicable to preserve one tree, the Magnolia tree located in the northeast corner of the property. The Magnolia tree should be preserved to the extent reasonably possible; and
 - c. The remaining four trees being removed must be replaced with a tree of at least two inches (2") in diameter. Trees meeting the landscape requirements in the zoning ordinance may be counted toward this requirement.
- 5. The building facades shall be designed with the following requirements:
 - a. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design.
 - b. Building materials and colors.
 - (1) Facade colors shall have low reflectance. High-intensity, metallic, or fluorescent colors are prohibited.
 - (2) Façade shall incorporate no less than 60% brick, stone, stucco, or craftsman style cementitious board or wood into the design. Stone veneer can be engineered stone or natural cut stone.
 - (3) Façade shall not have more than three materials or changes in color, excluding glass. Metal, Vinyl, or plastic siding is prohibited.
 - (4) No building(s) shall have more than fifty percent (50%) exterior glazing on any frontage facing Sunshine Street or National Avenue.
 - (5) The ground level of nonresidential or mixed-use buildings must offer pedestrian interest along sidewalks and pedestrian paths through the placement of window and doors. Therefore, the first floor of any building façade facing a public right-of-way shall include transparent, clear glass windows and/or doors arranged so that the uses inside are visible from and/or accessible to the street. Window and/or doors with reflective or tinted glass that impede views into a building shall be prohibited.
 - (6) If roofs are visible to the public, whether viewed from the public right-of-way or adjacent property, they shall be comprised of architectural asphalt shingle roofing.
 - c. Service and Loading Areas. Off-street loading shall be regulated in accordance with City Code. The following requirements are supplementary:
 - (1) All service and loading areas shall be in the side or rear yard of buildings.

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(2) Service and loading areas shall be designed so that the entire service and loading operations are conducted on the building site. The visibility of service and loading from public streets shall be minimized.

- d. Architectural design guidelines. All sides of buildings visible to the public, whether view from the public right-of-way or nearby property, shall be substantially consistent with Colonial Revival, Craftsman, or Tudor Revival style, characteristics of which are as follows:
 - (1) Exposed Structural Columns and Pilasters: classical details, frequently found on porches or framing the entrance.
 - (2) Brick or wood or stone siding
 - (3) Portico: A covered entrance supported by columns.
 - (4) Natural Materials: Use of wood, stone, and other natural materials.
 - (5) Earthy Color Palette: Use of warm, natural colors reflecting the surrounding landscape.

F. OPEN SPACE, LANDSCAPING & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the district; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

- 1. Open Space Requirements
 - a. Minimum open space: 20%
 - (1) Pervious pavement will not be allowed to count towards open space requirements.
 - b. Maximum impervious area: 80%
- 2. Bufferyards and Screening
 - a. A minimum 20-foot-wide buffer yard adjacent to R-SF zoning consisting of:
 - (1) An 6-foot-tall wood privacy fence; or
 - (2) Non-deciduous evergreen trees planted in the buffer yard at 8 feet on center. Each tree shall be a minimum of approximately 12 feet tall when planted and maintained in the bufferyard. An irrigation system will be installed as well to ensure maintenance, life and growth. Trees and landscaping shall not interfere with sight distance or other city code requirements.
 - b. Required bufferyards on a lot or tract shall be installed when the lot or tract is developed.
 - c. Required bufferyards in common areas shall be installed when any development occurs in the proposed rezoning district unless the installation is specifically delayed by the requirements.
- 3. Vehicular use area open space
 - a. Perimeter Landscaping. The requirements and standards of City Code, in effect at the time of development shall apply.
 - b. Interior Landscaping. The requirements and standards of City Code, in effect at the time of

DEVELOPMENT REVIEW STAFF REPORT

development shall apply.

4. Open space landscaping
 - a. Landscaping plantings. In all open space areas required by this District the following landscaping shall be planted and maintained for each five hundred (500) square feet of such open space area. Existing trees approved for preservation shall be counted toward satisfaction of this provision.
 - (1) One (1) canopy tree or (2) understory, ornamental or evergreen trees.
 - (2) Six (6) shrubs.
 - b. Landscaping standards
 - (1) Tree species, sizes and spacing shall be approved consistent with City Code.
 - (2) Tree preservation shall be provided as required by City Code.
 - (3) Maintenance of required landscaping. Upon installation or preservation of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required materials that do not remain healthy shall be replaced consistent with this article.

G. EXTERIOR LIGHTING

1. All outdoor lighting fixtures shall either have a fixture cutoff classification of “full cutoff” or be fully shielded, unless otherwise expressly permitted.
2. All outdoor lighting utilizing a light-emitting diode (LED) fixture shall meet the following standards:
 - a. Color rendering. Outdoor LED fixtures shall be rated a minimum color rendering index (CRI) value of 70 or higher.
 - b. Color temperature. Outdoor LED fixtures shall have a correlated color temperature between 4,000- and 5,000-degrees Kelvin.
3. Maximum height of lighting poles shall not exceed 20 feet in height.

H. NOISE

The requirements and standards of City Code, in effect at the time of development shall apply; and

Buildings and outdoor use areas such as patios should be placed and oriented in a manner that minimizes noise exposure to the adjoining residential properties. Speakers and noise emitting devices should be directed toward Sunshine Street and National Avenue.

I. ACCESS TO PUBLIC THOROUGHFARES

1. Access to the public street system shall be governed by the Traffic Impact Assessment which has to be approved by the City of Springfield Public Works Director.
 - a. Access P1 (Sunshine Street): Shall construct a raised concrete median on Sunshine Street to restrict access to Right-in/Right-out/Left-in only.
 - b. Access P2 (University Street): Shall construct a raised median on University Street to restrict

DEVELOPMENT REVIEW STAFF REPORT

- access to Right-in/Right-out/Left-in only.
- c. University Street at National Avenue: Shall Construct a raised concrete median on National Avenue to restrict access to Right-in/Right-out only on the west side of National Avenue and Right-in/Right-out/Left-in only on the east side of National Avenue.
 - d. University Street and/or Hampton Avenue: Shall install traffic calming measures, as approved by the City Traffic Engineer, and include them in Public Improvement Plans.
 - e. The development should be completed in a manner, or right-of-way provided, to allow future construction of the southbound National Avenue to westbound Sunshine Street turn lane.
 - f. A 5-foot permanent sidewalk easement along National Avenue may be required by the City of Springfield.
2. An internal pedestrian system connecting the front doors of each building with one another, and the sidewalks located along Sunshine Street and National Avenue shall be constructed as part of the development.
 3. The existing driveway approaches on Sunshine Street and National Avenue in the proposed rezoning district shall be reduced so that there is no driveway or approach on National Avenue and no more than one driveway approach on Sunshine Street for ingress/egress to the subject properties.

J. SIGNS

1. Signs located on any building façade are required to be compatible with the style of the building in terms of location, scale, color, and lettering.
2. Signs that are visible from the public right-of-way inside of a window or door are prohibited.
3. The owner is required to build, maintain, and repair a University Height Neighborhood identification sign at the entrance of E University Street. The sign shall be a monument sign with a minimum height of four (4) feet and a width of eight (8) feet and an effective area of thirty-two (32) square feet. The sign shall be constructed concurrently with the site. The sign shall comply with all requirements of the City Code.
4. All other signage requirements and standards shall meet City Code, in effect at the time of development shall apply.

K. REQUIRED IMPROVEMENTS

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

DEVELOPMENT REVIEW STAFF REPORT

Improvements” of the Public Works Department shall be provided to the City.

2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
 - a. the required improvements are completed prior to occupancy of the structures; or
 - b. the Director of Public Works has determined that:
 - (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
 - (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
 - a. Street improvements.
 - (1) Shall construct a raised concrete median on Sunshine Street to restrict access to Right-in/Right-out/Left-in only.
 - (2) Shall Construct a raised concrete median on National Avenue to restrict access to Right-in/Right-out only on the west side of National Avenue and Right-in/Right-out/Left-in only on the east side of National Avenue.
 - (3) Shall construct a raised median on University Street to restrict access to Right-in/Right-out/Left-in only.
 - (4) Shall install traffic calming measures, as approved by the City Traffic Engineer, and include them in the Public Improvement Plans.
 - a. Midblock speed cushions on East University Street between Hampton and the development and between S Hampton Ave and S Kings Avenue.
 - b. Midblock speed cushions on S Hampton Avenue between E Sunshine Street and E University Street and between E University Street and E Stanford Street.
 - c. Midblock speed cushion on E Stanford Street between S National Avenue and S Hampton Street.
 - b. Sanitary sewer facilities.
 - (1) It is recommended that public sewer be extended onto the site to better serve the development.
 - c. Storm water management facilities.
 - (1) On-site detention and water quality will be required for the site.
4. Improvement Standards. Improvements shall conform to the following standards:
 - a. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus

DEVELOPMENT REVIEW STAFF REPORT

shall be adequately screened and landscaped.

L. ADDITIONAL REQUIREMENTS

1. A lot combination of all subject properties in accordance with all applicable subdivision regulations.
2. Vehicular access shall be limited to Sunshine Street and University Street and approved by the director of Public Works. The Existing driveways on National Avenue and Sunshine Street shall be removed so that there is no driveway approach on National Avenue and no more than one driveway or approach on Sunshine Street for ingress/egress to the proposed rezoning district. Access on Sunshine Street shall be restricted to right-in/right-out/left-in only as approved by the Director of Public Works; and
3. A final site plan, showing conformance with the requirements of this COD, shall be submitted to the Director of the Planning and Development Department for review and approval prior to the issuance of permits for the construction of permanent improvements within the proposed rezoning district.



LEGAL DESCRIPTION:

ALL OF LOT TEN (10), IN UNIVERSITY HEIGHTS, AN ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALL OF LOT ELEVEN (11) IN UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT I:
ALL OF LOT TWELVE (12), UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY
OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

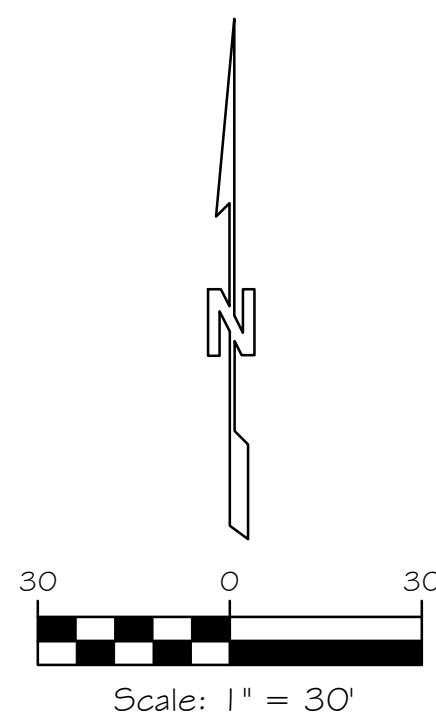
TRACT II:
THE EAST ONE HALF (E1/2) OF LOT THIRTEEN (13), UNIVERSITY HEIGHTS, AN
ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALL OF THE WEST ONE-HALF (W1/2) OF LOT THIRTEEN (13), IN UNIVERSITY HEIGHTS, AN ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALL OF THE EAST SEVENTY (70) FEET OF LOT FOURTEEN (14), IN UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALL OF LOT TWENTY-EIGHT (28), IN UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALL OF THE EAST FIFTY (50) FEET OF LOT TWENTY-NINE (29), IN UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



BEARINGS ARE ASSUMED

ELEVATIONS BASED ON
CITY OF SPRINGFIELD BENCHMARK 513
ELEVATION 1341.34 NAVD88

UTILITY PROVIDERS:

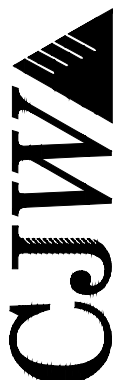
WATER & GAS
C.U. NATURAL GAS & WATER ENGINEERING
MR. BRANDON BRAUN
1321 W. CALHOUN, P.O. BOX 551
SPRINGFIELD, MO 65801
TEL. (417) 831-8445

SEWER
CITY OF SPRINGFIELD
MR. MATT TAYLOR
840 BOONVILLE AVE
SPRINGFIELD, MO 65801
TEL. (417) 831-8445

ELECTRIC
CITY UTILITIES ELECTRICAL DISTRIBUTION
MR. PETER TEUDAN
828 N. PRINCE LANE
SPRINGFIELD, MO 65802
TEL. (417) 874-8006



Prepared by:



CJW Transportation Consultants, L.L.C.

CJW Transportation Consultants, L.L.C. Engineering	5051 S. National Suite 7A	Tel: 417.889.3400
MO C.A. #2006012385	Springfield, MO 65810	Fax: 417.889.3402
		www.GoCJW.com

PRELIMINARY
Not For Construction

COD ATTACHMENT
BK&M LLC
SUNSHINE AND NATIONAL

<i>Date:</i>				
<i>No.: Description:</i>				
SURVEY BY	CJW			
DATE	08-27-25			
DWG	PUD			
DESIGN	CJW			
DRAWN	CJW			
CHECKED	CJW			
SCALE HOR.	1" = 30'			
SCALE VERT.	N/A			

COD
ATTACHMENT

SHEET NO.
01
CJW NO. 24002 OF 01

Attachment 3

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF to O-2
(existing zoning) (proposed zoning)
2. Meeting Date & Time: August 21, 2025 - 4:00-6:30
3. Meeting Location: TownePlace Suites - 2009 S National Ave. Springfield, MO
4. Number of invitations that were sent: 164
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 17
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).

- Existing traffic volume and cut through traffic. Development on corner would only make traffic worse.
- Proposed uses. Neighborhood would like to see the corner remain single family residential or a park/garden
- Step down zoning. Concern that 3-4 story office is not step down.
- Existing homes are not being maintained.
- Architecture of proposed use will not be consistent with neighborhood.

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

- We believe that with O-2 zoning the traffic pattern will be normalized based on the allowable uses. In addition to a regular traffic pattern ROW provided by the developer will improve traffic at national & Sunshine by allowing for a new right turn lane. Traffic calming will be added to the neighborhood to help reduce and control cut through traffic.
- Residential and park uses are allowed under O-2 and are included in the COD. However, the development team believes that residential single family is not appropriate for the 2nd busiest intersection in Springfield and that it would be better suited for office or mixed use.
- Looking at the intersection of national and sunshine we believe that office/mixed use is step down/transitional zoning. The 3 other corner of the intersection have an 8 story hospital, strip retail center and 2 story medical clinic. While it is adjacent to a residential neighborhood it is a step down from the residential and institutional uses.
- Development team has included a variety of architectural standards in the language so that any new development will be designed in a way to include and match architectural components of the UH neighborhood

I, Chris Wynn (print name), attest that the neighborhood meeting was held on 8-21-25 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Chris Wynn
Printed name of person completing affidavit

NATIONAL and SUNSHINE Rezoning

SIGN-IN SHEET - 8-21-25

Name	Address or Company	Phone	E-mail
Karen Burmood	1224 E. Stanford St	417.877.1988	teacherKL43@yahoo:
Ray Burmood	"	417.844.4625	rayeburmood@hotmail
Jason Ray	1136 E. Kingsbury St	417-379-6890	jasonray59@gmail.com
Karen Craig	SBJ men	417 210 9030	krcraig@sbj.net
Jack McGee	SGF Daily Citizen	417-719-5229	jmcgee@sgfcitizen.org
Sara Hollis	1326 E. Delmar St	417-818-8179	sashohollis@gmail.com
Bruce Adib-yazdi	1946 S. Holland	417 848 6001	bruce.adib.yazdi@gmail
MARA Milze	NEWS-leader	417-258-8167	mmilze@news-leader.com

**NATIONAL and SUNSHINE Rezoning
SIGN-IN SHEET - 8-21-25**

Name	Address or Company	Phone	E-mail
Donna Henann	University Heights Board		
Renée Fogle	1125 E Kingsbury		
Maggie Castrey	1006 E Linwood Dr.		
Holly Acharya	972 E Linwood Dr		
DAN SCOTT	P&Z		
Lisa Dixon	1118 E University		
Julie Schulze	505 E Ottawa Ct 65807		
Jeff VanDenBerg	801 E. Kingsbury St 65807		
Nicole Massey	1041 E. Stanford		

From: boyer50@mediacombb.net
To: Zoning@springfieldmo.gov
Subject: Comment Card
Date: Tuesday, August 12, 2025 8:42:22 AM

Comment Card

Date: August 12, 2025

Telephone No. (417) 887-4811

Your Name: Mark G. Boyer

Your Address: 1140 E. Stanford St., Springfield, MO 65807

Project Address: Northwest Corner of National Ave. and Sunshine

Comments:

When is this going to stop? No matter if it is Duda or Wynn, it is the same thing over and over and over again. There has to be a limit to how many times someone can propose a change in rezoning of property. Otherwise, there is no end to it. After a process that lasted years with Duda, why are we being drawn into this again? We (the neighborhood) do not want that corner rezoned; this is a neighborhood, not a business.

I beg Planning and Zoning to stop seeing dollars (\$\$\$) and start seeing the real people who live in University Heights Neighborhood. See the people who inhabit the neighborhood, and who do not want the corner developed into businesses. And then, after seeing people instead of dollar signs, put an end to this; close it for good. Please.

If you look to see people, you would see that there are already too many cars and trucks cutting through the neighborhood. Developing the corner of National and Sunshine will only add more cars to the area, and more cars and trucks are not needed. Already at peak times, cars are lined up on National for four blocks across the intersections of University, Stanford, Kingsbury, Portland, and often beyond. A business on the corner of Sunshine and National would turn the neighborhood streets of University and Stanford into main arteries. Many cars cut through University, Stanford, Kingsbury, and Portland to avoid the light at National and Sunshine, if they are intending to make a right turn onto Sunshine. And those who do that speed through the neighborhood streets with no police around to give tickets! Businesses on the corner of Sunshine and National would only increase the traffic on and through neighborhood streets.

A neighborhood is where people live, not where businesses are located. Businesses are located in business districts. Neighborhoods should be kept neighborhoods; that was the presupposition when people bought homes in University Heights. Business space is available on the northeast corner of National and Sunshine, and that business strip has been open for several years already. It is very difficult to get to those businesses and very difficult to get out of those businesses, and the same bottle neck will be created if businesses are allowed to occupy the northwest corner of Sunshine and National.

University Heights Neighborhood contains some of the oldest homes in Springfield. I live in one built in 1918 before the neighborhood was founded in 1925. While in principle I am not opposed to the development of businesses, I am opposed to the destruction of old neighborhoods. Once it begins, there is no end to how much will be lost block by block. Part of a city's grandeur is appreciating and preserving its heritage in old buildings. There is an integrity to an old building that needs to be preserved. In University Heights there are no

cookie cutter houses; every home is different and needs to be preserved instead of being torn down in order to make way for businesses. If that corner is rezoned, many people in University Heights will move away, and that will begin the destruction of this neighborhood. Is that what the city wants?

Property values throughout the neighborhood will drop if businesses begin to be added; no one wants to live next to or near a business; no one will want to buy a house next to or near a business; there is enough noise on National and Sunshine without adding more traffic. People who live in University Heights Neighborhood do not want a business in their neighborhood. They have expressed this several times in the past and several times more recently. How loud do they need to shout before they are heard by the people they elected to hear and serve them? Is the Planning and Zoning Commission going to listen to them? They have lived in the neighborhood long before someone wanted to build a business there. Would YOU want a business removing houses and increasing traffic and noise going into your neighborhood?

Please do not rezone the northwest corner of Sunshine and National for business purposes.. Please do not grant any more requests to have homes demolished in the University Heights Neighborhood. Please keep the neighborhood intact. And please put a stop to requests for Neighborhood Meetings and Comment Cards about rezoning proposals. Then, both you and all of us can stop this ridiculous ongoing battle to change the zoning and develop the northwest corner of National Ave. and Sunshine.

Thank You,
Mark G. Boyer

From: [Matthew Calihman](#)
To: Zoning@springfieldmo.gov
Subject: Re: resident opposed to rezoning the corner Sunshine and National
Date: Tuesday, September 2, 2025 8:47:52 PM

Dear Planning and Zoning Commission:

I am a resident of University Heights, and I am writing to urge you to reject the proposal to rezone the corner of Sunshine and National.

That corner is part of a stable, safe, clean middle-class neighborhood of single-family historic residences. Almost without exception, these homes are very well maintained and add a lot of value to the city. Springfield does not have many such neighborhoods, and University Heights would be the envy of many other municipalities.

A redevelopment project of the sort being proposed has no goal apart from further enriching the developer, but the proposal puts University Heights at risk.

Thank you for your consideration.

Sincerely,

Matthew Calihman
1533 S. Clay Ave., Springfield, MO 65807

From: [Maggie Castrey](#)
To: Zoning@springfieldmo.gov
Subject: Planning and Zoning consideration for National and Sunshine
Date: Tuesday, September 2, 2025 5:16:12 PM

Dear Hard-working City Staff,

We offer the following perspectives because neighborhoods contribute far more to the city than property taxes, hence we should be considered equally valued investors in our community.

Forward SGF comprehensive plan requires that before city council can grant rezoning, seven review questions must be evaluated and balanced.

Q1. Is it consistent with the goals and objectives of the comprehensive plan and any other plan, policy or guidance adopted pursuant to that plan?

- No. The Forward SGF plan emphasizes preservation of historic buildings and neighborhoods, compatibility and benefit to existing neighborhoods, adaptive re-use of existing buildings rather than demolition, and preservation of quality of life and quality of place.

Q2. Has the area changed since the existing zoning has been in place? Is it in the public interest to rezone the property?

- No. University Heights has been fully occupied and maintained for 100 years. BK&M three years ago created the only vacant lots in the entire neighborhood. Legal experts point out that the owner of the property cannot create their own changed conditions. The deliberate blighting of properties by the developer should not be rewarded. Developers have been deliberately blighting that residential property for more than a decade, and BK&M intends to blight and destroy five more homes.
- The city must also look at the wider area around the neighborhood. A birds-eye view reveals the overwhelming preponderance of development in this area is residential.

Q3. Will the proposed rezoning enable development in character with existing or anticipated development in the area considering:

a. The design of streets, civic spaces and other open space;

- Would reduce neighbor access and use of University Street.
- Will remove the residential character of the street and adjacent homes.

b. The mix, density, or intensity of potential uses;

- Proposed 29 residences per acre compared to current average three homes per acre in neighborhood.

c. The pattern, scale, and format of buildings and sites enabled by district standards;

- Traditional neighborhood is entirely residential, almost entirely SFR.
- Putting style restrictions on proposed exteriors cannot make four-story office or apartment buildings compatible nor appropriate

d. The compatibility with and transition to other districts, development, or uses in the vicinity;

- Not a transition but a reproduction of Cox development across the six lanes of traffic on Sunshine.
- Would drastically exceed the scope of the largest buildings currently in U Heights.
- Carves away a section of a previously intact neighborhood
- Violent assault on neighborhood quality of life.
- Adds significant turning traffic in an already congested area.
- Will compound bottlenecks.

e. Any reasonably anticipated negative impacts can be mitigated by applicable development standards or should planning, design, and engineering practices applicable to the site.

- BK&M concessions in design cannot mitigate the problems of inappropriate intensity and scale.
- Destruction of residential quality of life.

f. The entirety of what may be enabled by the zoning district shall be considered with the above criteria.

- No assurances to date what will be built there.
- Proposal would allow up to 29 units per acre in an area that currently averages three residences per acre. This is not a transition.

Q4. Can the city service and support the rezoned uses in the proposed district, including capacity of the surrounding street network and access on specific street frontages.

- Sunshine is already overloaded and second busiest intersection in the city.
- Restrictions on University Street will create undue hardship for University Heights neighbors.
- A dozen failing commercial properties along Sunshine need the city's support in redevelopment, instead of rezoning more residences for a proposal that is a pig in a poke.

Q5. Reasonable viable economic use of the subject property will be precluded if the proposed rezoning is denied.

- In this traditional neighborhood, the most appropriate and viable economic use is homes, which will continue when City Council upholds the SFR zoning.
- By seeking to aggregate 8 properties, BK&M seeks to destroy the integrity of a 100-year-old neighborhood, and should not be allowed to do so.
- The neighborhood has told BK&M we would welcome appropriate improvements allowable within the existing SFR zoning. Weirdly, BK&M now includes in their latest rezoning scheme five uses ALREADY ALLOWABLE, some requiring variances, in SFR zoning.
 1. replacing homes with homes
 2. community garden
 3. church, museum, art gallery, library
 4. park and playground
 5. short term rentals

Q6. The recommendations of any professional staff or advisory review bodies, and any additional testimony or evidence on the record.

- This is inappropriate development proposal.
- Hundreds of objections from neighbors
- NO SUBSTANTIAL NEED for the development has been established by city staff to support rezoning.

7. Any relevant information submitted or presented at the public hearing

- Neighborhood testimony uniformly opposed rezoning for three years.
- Rezoning will harm the neighborhood in many ways, including starting a domino effect that continues along the corridor.

Thank you for your consideration,

Maggie Castrey

From: [Kevin Ray Evans](#)
To: Zoning@springfieldmo.gov
Subject: Letter in opposition to BK&M's petition to rezone properties at Sunshine and National to Office 02
Date: Tuesday, September 2, 2025 10:34:14 PM

Dear Chair and Commissioners,

I write this letter in opposition to rezoning of the seven properties at the corner of National and Sunshine from SFR to Office 02. I outline the reasons below:

1. **THE STUDY:** The Sunshine Corridor Study literally is in the middle of designing a unified plan for the entire thoroughfare between Glenstone and Kansas Expressway. We, neighbors and stakeholders, were permitted to present our ideas to the consultants and city staff. This study is a taxpayer funded effort that will cost \$700,000. Rezoning without knowing the results of the study would be disastrous to the entire effort. In my opinion, the proposal should be voted down unanimously or withdrawn.
2. **THE PLAN OR LACK THEREOF:** Office 02 would allow buildings up to 4 stories tall. That would be ridiculously tall for building that ostensibly would become the *de facto* anchor of a neighborhood that ForwardSGF regarded as “Traditional Residential” in words as well as on maps. *Why do the proposers of this rezoning petition presume to know better what to do with properties in our neighborhood than the hundreds (or thousands?) of citizens and many consultants who made the plan? What parts of the ForwardSGF effort, passed by City Council, utterly should be disregarded?*
3. **THE NEGLECT:** There are some blighted, poorly maintained, and underutilized commercial areas along Sunshine between National and Glenstone. Those areas are detrimental to the quality of life in neighborhoods that include and border them. Fix that problem, please. Don't make it worse by extending potential neglect into yet another neighborhood.
4. **THE NIMBY INSULT:** University Heights is a quiet neighborhood that already is host to several thriving businesses at the corner of Sunshine and Campbell, from Jefferson west to the “Chicken Strip – East,” and we are “Kitty-Corner Neighbors” of the largest tourist attraction in the State of Missouri (Bass Pro Shops). We welcome well-thought-out plans that enhance our traditional residential neighborhood, but with the proposal put forward, there is no plan, no renderings, no thought other than offload properties that have become burdens to the owners.
5. **THE TRAFFIC:** I don't think I need to reiterate arguments of current and projected congestion for this area. It is significant, and it would pose a significant deterrent to any future builder.
6. **THE FACT OF THE MATTER:** Neighbors know best. There are many things that can be built in SFR zoning: a park with a placemaking feature, appropriately sized

housing, a church, a community center. This corner is a gateway to Bass Pro Shops Headquarters, just like Springfield's Grant Street Corridor is to the west. We want to preserve and enhance the *green corridor* that is Sunshine Street between National and Sunshine School.

7. THE HISTORY: Sunshine was once a calm, quiet country road that needlessly became, between National and Jefferson, a 0.77 mile stretch of stroad, still residential, but unfriendly to pedestrians, strollers, and cyclists. We want to take it back for the sake of Springfield and University Heights and Seminole-Holland neighborhoods. It should be the showplace for the city as visitors travel from all over the Midwest to come to Bass Pro. It should not become one more mismatched structural landscape with a high-rise eyesore surrounded quaint but depreciating housing stock and lots of traffic.

UHNA held meetings with the developers at the request of Councilman Adib-Yazdi, where we expressed our vision of the corner of Sunshine and National. BK&M rejected each proposal out of hand. BK&M then hosted a meeting and presented their plan to seek rezoning to Office 02 with no notification of change from GR to Office 02 to the neighbors, and which they had filed the day before their required meeting with neighborhoods. If that is the sort of planning and forethought that represents the developer's intent, *why is a neighborhood meeting even required by the city?*

I oppose this proposed rezoning petition. In fact, University Height Neighborhood Association (UHNA) board and officers unanimously stand in opposition to the proposal.

Best regards,

Kevin Ray Evans
953 E. Linwood Dr.

From: [Donna Farr](#)
To: Zoning@springfieldmo.gov
Subject: Z-20-2025/COD 276
Date: Tuesday, September 2, 2025 2:40:12 PM

Hello,

I am a resident of University Heights (UH) neighborhood and am submitting this as my 'comment card' related to the Z-20-2025, COD 276 zoning case involving 1111, 1119, 1133, 1141 E. Sunshine, 1739, 1745, 1755 S. National, and 1138 E. University Street. My name is Donna Farr Hemann and I live at 1039 E. University Street. I serve on the University Heights Neighborhood Association Board of Directors and am a previous President of the organization. I attended the recent neighborhood meeting held by BK&M, so my comments below reflect our 4 year history addressing this rezoning request as well as the most recent information conveyed by the applicants.

Recently, the University Heights Neighborhood Association provided a public statement unanimously opposing re-zoning. We did this for reasons we all agree upon, as well as for reasons unique to each of us.

One of the most important reasons I oppose this rezoning is because the stretch of Sunshine/National that comprises our south and east borders best serves the community and our neighborhood by remaining a GREEN CORRIDOR. 'Green Corridors' are stretches of vegetation that link larger natural areas and green spaces within cities, and UH has the unique quality of being a cornerstone of an extensive green corridor connecting to the Water Wise Garden, green fields adjacent to Perry Tennis Courts, 30-acre Phelps Grove Park, Fassnight Creek and Fassnight Creek Greenway. To borrow my fellow Board member's term, it is quite literally a green lung that breathes for the now concrete jungle which surrounds it. Importantly, this green lung enhances climate resilience, biodiversity, offers myriad mental and physical health benefits, reduces flooding, urban heat and noise, and creates significant traffic calming effects for long stretches of surrounding streets. It provides vital support for wildlife and various ecosystems, bringing hawks, foxes, deer, possums, and other animals into the heart of the City in a safe way that enhances quality of life and place.

In 2024 a new 7-Brew coffee shop was approved, eliminating the residential zoning across from a church and elementary school at Sunshine and Jefferson. Sunshine from Jefferson going west was already over saturated with relatively new commercial development that had created dangerous ingress/egress and traffic chaos. Shortly after opening, Donald Abraham was killed in a head-on collision in front of that business. He was 54 years old and referred to as "an amazing, kindhearted caring man who would give you the coat off his back even if it was the only coat he had." The News-leader reported he was traveling west on Sunshine and collided with a southbound vehicle "in the heavily trafficked intersection bordered by an elementary school, a church, homes and businesses."

Please realize the applicant's desire to commercialize University Height's life-saving

green corridor is a terrible mistake for residents of the Neighborhood, City, and for travelers passing through. Despite a recent, formal survey of UH residents which shows 86% hold single-family residential living as a top value, the benefits of our zoning reach far beyond our neighbors. We hope you will recommend maintaining a residentially zoned corner which would allow for non-traffic related, desirable redevelopment on the land where BK&M razed homes, such as green space with art and park-like plantings. Re-zoning would certainly lead to damages that far exceed hypothetical benefits and would likely result in more tragedies such as the one that cost Donald Abraham his life.

Thank you for considering the value University Heights and its residents have added to the City for the past 100 years.

With appreciation for your service and warm regards,

Donna Farr Hemann
Board of Directors
University Heights Neighborhood Association

From: [Darron Hemann](#)
To: Zoning@springfieldmo.gov
Subject: Comment Card
Date: Tuesday, September 2, 2025 9:12:08 PM

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Hello,

I am a resident of University Heights (UH) neighborhood and am submitting this as my 'comment card' related to the Z-20-2025, COD 276 zoning case involving 1111, 1119, 1133, [1141 E. Sunshine](#), 1739, 1745, 1755 S. National, and 1138 E. University Street. My name is Darron Hemann and I live at 1039 E. University Street.

I am writing today to let the record show that I am adamantly opposed to the rezoning request by BK&M on the corners of National Avenue and Sunshine Street.

The builder has recently admitted in our neighborhood meetings that he has no plans to develop this land himself. His only intention at this point is to get it re-zoned and sell it to the highest bidder. That alone should be a disqualifier. UH residents should not have to live in fear of what might or might not be going in on that corner. We have invested heavily in our neighborhood and in our properties and deserve better than that.

I truly believe that this land should be left single-family residential. The builder states that the traffic count is very high and that is why it should be rezoned commercial. I would counter by saying I agree that the traffic count is very high, but that's the exact reason why it should not be considered for that type of development. In fact, I believe the traffic count is so dangerously high that it would be nearly impossible to get in and out of that corner and would force a tremendous amount of traffic coming into our neighborhood off of University and Hampton Streets.

Keeping the corner residential or turning it into a green space would be the best option for the city and our residents. After all, there are multiple places in the immediate area that are already zoned

commercial that would make much better options.

Thank you for your consideration to this important matter.

Yours truly,

Darron J Hemann
Wells Fargo Advisors
First Vice President-Investment Officer
PIM Portfolio Manager
Senior Investment Advisor
Morse, Hemann, Mangan, Gelshiemer Management Group

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

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

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	8/12/25	Telephone No.	417 861 8900
YOUR NAME:	Ron Looney, private Investments LLC		
YOUR ADDRESS:	915 E Sunshine, 712 E University, 1109 E Linwood		
PROJECT ADDRESS:	National & Sunshine, 1140 Linwood terrace		
COMMENTS:	NO, NO, NO, NO pls DON'T Ron Looney		

From: [Anne Griffin](#)
To: Zoning@springfieldmo.gov; [Council](#); [Schrage, Jeff](#); [Cameron, David](#)
Subject: UHN/BK&M
Date: Tuesday, September 2, 2025 1:27:16 PM

To: P&Z Commission, City Council, Mayor Schrage, and David Cameron

When developers present a proposal, I believe the job of city leaders and planners is not only to look at what the development could bring to the city, but what its construction would destroy. Developments that disturb unique areas of a city, promoted in the name of progress and economics but based only on a concept, should not be prioritized but scrutinized.

Power brokers need to weigh new construction against its consequential destruction. Sometimes what will be destroyed is unique, not just to immediate neighborhoods but to the entire city. Examples: Sequiota Park is unique to this city, and what makes it unique would have been destroyed or dramatically altered by a large apartment complex built right across the street. University Heights is a unique neighborhood, precisely defined by its bordering streets and valued for its history and stability. Encroachment into these borders by modern development would downgrade if not destroy much of what makes it unique. For 100 years this self-contained set of homes has provided the distinct University Heights housing option to many, convenient especially for workers at two of Springfield's major employers, MSU and Mercy, and others wanting less dependency on cars.

Government efficiency isn't just about speed and better defined codes. Rating the unique value of what would be destroyed alongside the value of a proposal should be included in the first stage when a developer approaches the city with a plan. Early awareness, acknowledgement and adjustments to negative impacts could help avoid contestable issues and delays. Possible questions: Is this build a need at this location or an ideation? What is the cost/loss to the neighborhood/community? Is what's lost replicable? Is the build replicable elsewhere? Who is reaping the most benefit from developing at this location? The city? The neighborhood? The developer?

Citizens will be less likely to rise up in opposition if equal due process and respect are given to their quality of life choices and investments in living in Springfield.

Thank you for your time and consideration
Anne Griffin

-

From: [Jeff VanDenBerg](#)
To: Zoning@springfieldmo.gov
Subject: Opposition to rezoning University Heights properties
Date: Tuesday, September 2, 2025 10:36:20 PM

Dear City Staff and Planning and Zoning Commissioners,

I am writing in opposition to the most recent University Heights rezoning request by BK&M. You are well familiar with the arguments neighbors and others in our community have shared during previous rezoning attempts. Let me add two additional thoughts. First, the city is in the middle of a \$700,000 Sunshine Corridor Study. The section of Sunshine between Jefferson/Kimbrough and National is a critical zone under community discussion, and spot rezoning the properties around Sunshine and National would most obviously preempt the study's findings. The corridor study has been a model of gathering wide community input and thoughtful reflection. Let's please respect this taxpayer-funded process.

Second, because BK&M has stated they are seeking rezoning in order to sell the properties, we should not think of this as a development decision. Rather, we should disaggregate our thinking about the eight properties. There is no compelling need to rezone all of them as a whole. This is particularly essential when considering the property on University Street which is unquestionably outside any arguments about the Sunshine and National intersection. It is instead an inappropriate rezoning deep into the heart of historic University Heights residences. There are plenty of solutions to the traffic problem on the property directly at the corner of National and Sunshine that do not demand wholesale rezoning of all eight of BK&M's properties. The neighborhood shared constructive ideas about this in our meeting with BK&M organized by Councilmember Adib-Yazdi, but BK&M was not interested in anything short of a profit-motivated rezone and sell outcome.

As we celebrate the 100th anniversary of the vibrant University Heights neighborhood, I urge you to reject this speculative rezoning proposal so that we can think creatively, constructively, and in keeping with community-wide, tax-payer funded input that benefits the whole city.

Respectfully,

Jeff VanDenBerg
801 E. Kingsbury St.
Springfield, MO 65807

From: [Pamella Vodicka](#)
To: Zoning@springfieldmo.gov
Subject: ATTN: Bob Hosmer...RE: Zoning Case: z-20-2025, COD 276
Date: Tuesday, September 2, 2025 8:23:33 PM

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RE: Properties...1111, 1119, 1133, 1141 E. Sunshine; 1739, 1745, and 1755 S. National; and 1138 E University

Zoning Case No.: z-20-2025, COD 276

To whom this concerns,

We call on Planning & Zoning and City Council to reject this rezoning request. We do so primarily because Mr. Duda and BK&M shamelessly state their current plan is to sell the property after the rezoning. This overt statement can only be interpreted one way: they have no interest in the future of our University Heights neighborhood. Their blatant acknowledgement is not only an insult to our neighborhood, but also to the spirit of Forward SGF, which was intended as a guide for growth and development in the community for the next two decades. Forward SGF very clearly highlights the importance to the city of preserving traditional neighborhoods: desirable housing; property investment; ecological green corridors; strong community; quality of life; quality of place. Mr. Duda and BK&M have indicated no interest in any of these. Furthermore, I am not aware that the city has any obligation to accommodate Mr. Duda and BK&M, who demonstrably lack interest in investment in our community, or in preserving a traditional neighborhood --our neighborhood. My wife and I have recently purchased our new home in University Heights. It was built by Mr. Carl Bissman in 1933. In 2016, the Springfield News-Leader reflected on Mr. Bissman's contribution to the unique character of University Heights and the surrounding neighborhoods. In this article, published May 30, 2016, it is reported that Mr. Richard Stahl, an associate of Mr. Bissmann, paid tribute to Mr. Bissman by saying he raised the standards of home construction in Springfield. It would be unfortunate to tarnish the legacy of Mr. Bissman and other past architects/developers who have made University Heights and the surrounding neighborhoods what they are today.

The ongoing taxpayer-funded Sunshine Corridor Study encompasses every inch of our neighborhood and seeks to develop a coherent approach to managing three miles of a major street. A hasty rezoning likely would conflict with the study's recommendations -- given Mr. Duda and BK&M's

lack of interest in the future of this property. In alignment with Forward SGF values, we welcome improvement options that would NOT require rezoning, such as parks, gardens, churches or community spaces -- all very reasonable considerations of which Mr. Duda and BK&M demonstrate no interest.

We are confident the Planning & Zoning and City Council will do the right thing and reject this rezoning request.

Respectfully,

David Harter and Pamella Vodicka
1020 E University Street
410-794-6281

From: [Sara Hollis](#)
To: Zoning@springfieldmo.gov
Subject: University Heights corner
Date: Thursday, September 4, 2025 5:12:24 PM

Dear Planning and Zoning,

1). I am opposed to commercial development at the corner of National and Sunshine. I do not agree with the methods the developer used to purchase homes. This was done prior to neighbors knowing what was happening. His ideas were not compatible with the neighborhood. He sought to capitalize on the proximity to Mercy. He sought to capitalize on the beautiful neighborhood, too. We have vacant buildings on Sunshine and Fremont, he could have had those, but that isn't the beautiful part, is it? It is also easier to buy things piecemeal, then declare them blighted, and apply for rezoning. He may have paid too much for the white house that was torn down, \$500,000, I hear, which may have been more than market value, so Steve Plaster took advantage of him? I do not want to see the "Glenstonification" of Sunshine. There is also the property on Fremont across from the day care. But he doesn't want that, I presume, because it is owned by C Arch Bay company, who would lease the land, and he can't make as much money. That horrible Cardin shopping center is an eyesore but perhaps they won't sell. I have heard rumors of a personal vendetta against Mercy by the Cardin family?

2) I would like to propose a Green Corridor concept linking the Waterwise Garden, ball field, tennis courts, the Art Museum, Phelps Grove Park, Fassnight Park, Grant Street corridor, then Jordan Valley. It could have a wall isolating the homes on the south side of University, since they are now more open. A 20-30 foot strip behind the wall could contain evergreens. In front of the wall would be greenspace. The neighborhood could be responsible for its upkeep if funds are not available. The wall could say University Heights.

3) If Mr Duda wishes to keep the houses he owns on the south side of University for executive rental, then you can't make him sell. But perhaps if he sold them he would get his money back. But definitely not sell to another developer and walk away! I'm sorry Mr Duda has spent so much money and time on engineering, but it is his fault for doing it the way he did. He mentioned the Cox Building across the street as justification. That corner was occupied by Marsh Travel since 1972, and BJ Marsh actually lived there. I would have rather it stayed a house. Mr Duda also mentioned Farmer's Park as an example of building by a neighborhood. Farmer's Park was 15.4 acres! National and Sunshine is 3 acres. There was one beautiful house there but it was torn down when Highway M was expanded, way before Farmer's Park, I believe.

4). Another option: turning the beige stucco house on National into a hospitality house? Since the first house on the corner was torn down, perhaps the one to the north of it, which is further from the intersection, could have the same usage. This would be a non-conforming use, which I interpret as it would revert to residential if no longer used as a hospitality house. There are several properties nearby such as Bambino's and Bryan Magers office which are non-conforming. The entrance could be on National as usual with the house, but the exit could be on Sunshine several hundred yards away to meet the rules of the road. This would require further discussion with the neighborhood.

5) Driving on Sunshine or National between National and Jefferson is actually pleasant due to

the lack of unpleasant commercial spaces and traffic pulling in and out. 7 Brew has produced a lot of traffic. If traffic is observed, it seems like those streets are used by people looking to get down National or Sunshine as fast as they can.

6). I have lived in Springfield since 1964. My first home was on Portland. The first restaurant I ate at was Mexican Villa. I have lived in University Heights, Phelps Grove, Midtown, Sunshine-Holland and Rountree neighborhoods. My children attended Rountree, Jarrett and Parkview schools. I love the older homes and do not want developers imposing their view that "nobody would like living there, it's unsafe so close to a busy street" or "it's so noisy because of cars, ambulances and helicopters". That logic applies to any lofts or apartments proposed for that corner, doesn't it? I have also heard Mr Duda say the prices of the homes have become prohibitive. So would the price of an apartment, loft, or executive rental built by the developer, wouldn't it? Except he would be the one making the money. There are people who want to live in the older established neighborhoods. Yes, sometimes it is noisy, but we all can't commute to the suburbs.

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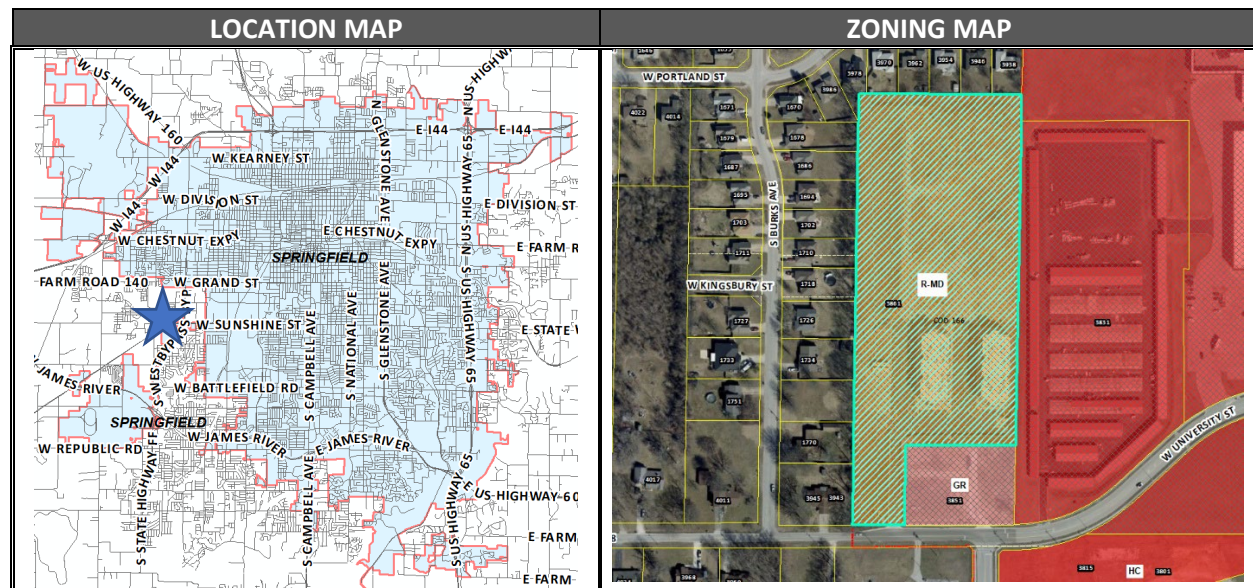
Sara Hollis, PsyD (retired)
1326 E Delmar Street
Springfield, MO 65804
h 417-831-7381
c 417-818-8179
sashollis@gmail.com

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of The Vibe Crossing
Location:	3861 West University Street
Total Acres:	8.07 acres
Applicant:	Flintrock C, LLC; PMJK Investments, LLC; & JAX23, LLC
Existing Land Use:	Multifamily Residential
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	September 11, 2025
City Council:	October 6, 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 The Vibe Crossing subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to subdivide approximately 8.07 acres of property generally located at 3861 West University Street into six (6) condominium units to facilitate the development of the site.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the city in 2019. The same year the property was rezoned from County C-1, Neighborhood Commercial to R-MD, Medium-Density Multi-Family Residential with Conditional Overlay District #166. The property was platted in 2024.

PLANNING AND ZONING COMMISSION AUTHORITY:

Action Type: Administrative.

A subdivision is the legal process to divide a surveyed tract of land into lots for the purposes of sale of the property. Platting is the process of mapping those lots and is considered part of the subdivision process. Subdivision is an administrative action. An administrative action is ministerial and non-discretionary. In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the minimum requirements set forth in the subdivision statutes and the subdivision regulations in the Land Development Code. If the plat meets these standards, approval is required.

Relevant Authority

Revised Statutes of Missouri

Sections 89.400 through 89.470

City Charter

Sec. 11.7. – Legal status of master plan.

- (1) *Master plan to provide general guidelines.* The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) *Regulations to generally conform to master plan.* All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) *Master plan to guide public improvements.* The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:

- (a) All proposals to construct or extend public streets.

DEVELOPMENT REVIEW STAFF REPORT

- (b) All proposals to improve land as a park.
- (c) All proposals to lay out or improve other public ways, grounds or spaces.
- (d) All proposals to construct public buildings and structures.
- (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
- (f) All proposals to acquire real property for public purposes.

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

City of Springfield Land Development Code

Sec. 36-226. - Major subdivision review procedure.

- (3) Preliminary plat.
 - (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.

DEVELOPMENT REVIEW STAFF REPORT

- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 - 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 - 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

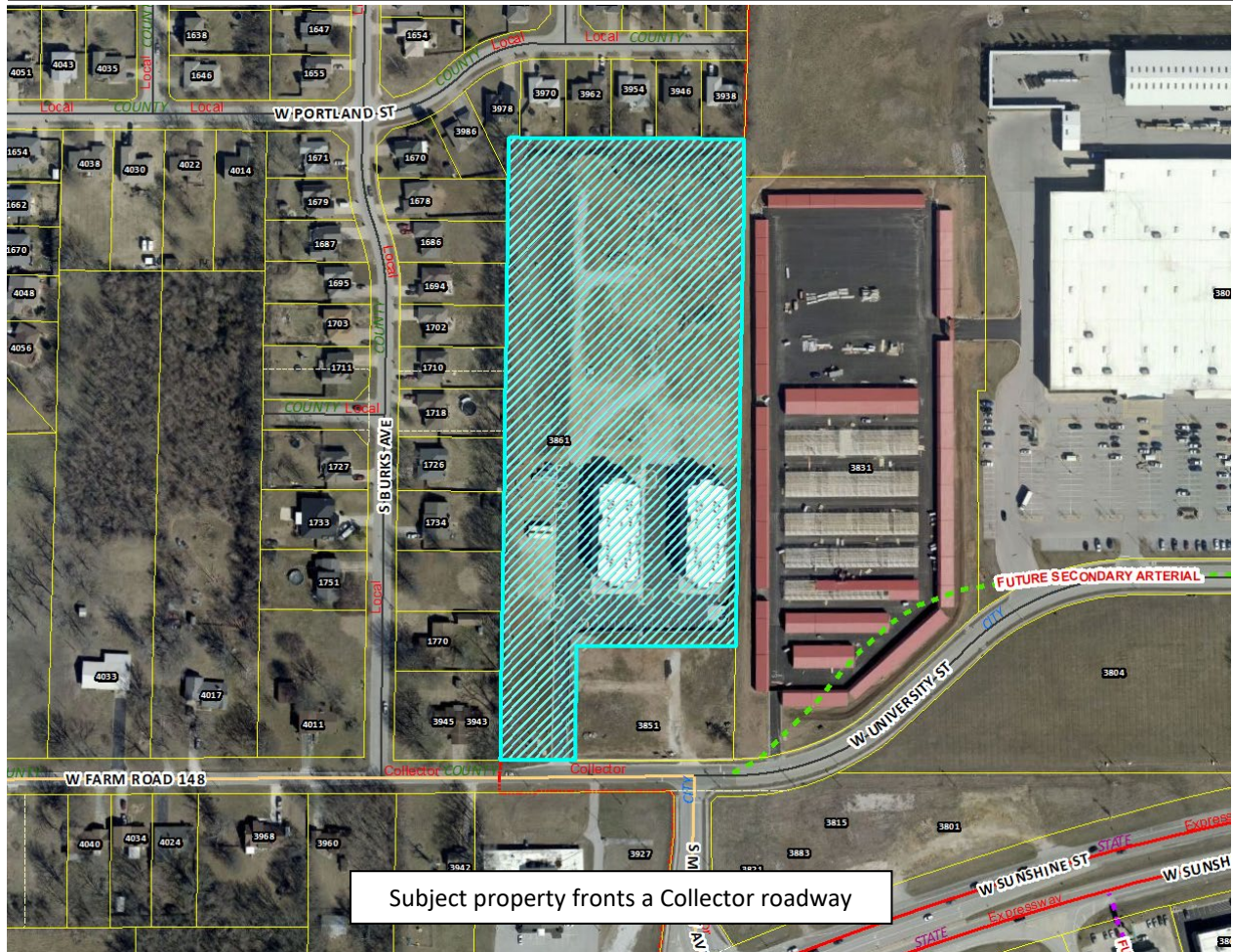
DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR MEDIUM-DENSITY MULTIFAMILY RESIDENTIAL
Minimum lot area requirements	- Each townhouse on a separate platted lot: 2,000 square feet - Duplexes: 5,500 square feet - All other uses: 8,250 square feet
Minimum lot width requirements	- Each townhouse on a separate platted lot. - End lots: 30 feet - Interior lots with driveway in front yard: 26 feet - Interior lots without driveway in front yard: 20 feet - All other uses: 45 feet
Minimum lot depth requirements	- Each townhouse on a separate platted lot: 75 feet - All other uses: 100 feet
Maximum structure 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. - No portion of a multifamily dwelling shall be higher than allowed by a 45-degree bulk plane where the property adjoins an R-SF district.
Front yard setback	15 feet along Local streets 25 feet along Collector streets or higher
Side yard setback	Six feet, except as required by section 36-453, supplemental open space and yard regulations, and the buffer yard requirements in section 36-480
Rear yard setback	Ten percent of the lot depth but may not be less than ten feet nor will more than 20 feet be required, and the buffer yard requirements in section 36-480
Street Classification	W University Street – Collector
Sidewalks	Sidewalk is required along the frontage of University Street and currently exists at this location.
Open Space Requirements	Not less than 20 percent of the gross floor site area.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide the 8.07-acre property into six (6) condominium units, by way of a new condominium plat named "The Vibe Crossing".
2. The purpose of the preliminary plat is to establish each building as a separate condominium unit. The units of the existing structures match the footprint of the buildings. The units for the structures not yet built will be simple rectangular shapes (also referred to as building envelopes). All units will be established by the approval of a subsequent application for an Administrative Final Plat.
3. Buildings will be constructed within the building envelopes of the condominium units, as designated in the Final 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.
4. The Administrative Review Committee has met and determined that the absence of some multifamily structures and the relocation of amenities are in substantial conformance with the site plan of Conditional Overlay District #166.
5. All lots meet the minimum requirements of the City's subdivision regulations, the R-MD, Medium-Density Multi-Family Residential District, and Conditional Overlay District #166.
6. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
7. The Land Development Code requires that each lot have adequate public facilities including but not limited to water, sanitary sewer, electricity, gas, open space, storm drainage, access to the public transportation system, and that any existing natural features such as floodplains, stream buffers and sinkholes have been identified on the preliminary plat.
8. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision meets all applicable requirements of the City of Springfield's *Land Development Code* for subdivisions and is compatible with the zoning requirements of the R-MD, Medium-Density Multi-Family Residential District, and Conditional Overlay District #166.
2. Staff recommends approval as submitted in the staff report.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION OPTIONS:

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

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

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

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing.

No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

Approved.

2. CITY UTILITIES:

City Utilities will need 10 ft wide utility easement for all primary electric infrastructure including transformers and conduit stubs for future phases. The plat notes should be updated to add a statement indicating that private utility service lines are permitted to cross the common areas/elements. These changes can be added to the final plat.

3. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

Approved.

4. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved.

5. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with plat. Each lot is served by gravity sewer.

6. FIRE DEPARTMENT:

Approved.

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
3861 W University St	Wilsons Creek	Completed Regional SCM	Completed Regional 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. Detention for Flood Control provided in regional detention basin constructed as part of the public improvement project 2019PW0048.

Water Quality Requirements

1. Detention for Water Quality provided in regional detention basin constructed as part of the public improvement project 2019PW0048.

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

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

Trails, Bus Stops, And Additional Information

There are no Greenway Trails or Bus Stops near the property.

DEVELOPMENT REVIEW STAFF REPORT

Improvements

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	W University Street	Collector	City	30	30	1,435	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.

OWNERSHIP AND DEDICATION:

FLINTROCK C, LLC, PMJK INVESTMENTS, LLC AND JAX23, LLC, EACH BEING A MISSOURI LIMITED LIABILITY COMPANY (THE "DECLARANT") IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON. THE PLAT IS FILED FOR RECORD SUBJECT TO THE FOLLOWING PROVISIONS:

THE DECLARANT FILED THAT CERTAIN DECLARATION OF THE VIBE CROSSING CONDOMINIUM IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY, MISSOURI, (THE "DECLARATION").

THE CONDOMINIUM IS SUBJECT TO DEVELOPMENT RIGHTS AS SET FORTH IN THE DECLARATION INCLUDING BUT NOT LIMITED TO THE RIGHT OF DECLARANT TO ADD ADDITIONAL PROPERTY TO THE CONDOMINIUM; TO CREATE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS; TO SUBDIVIDE OR COMBINE UNITS AND, WITHOUT THE CONSENT OF THE OWNERS, MAY CONTINUE TO DO SO; AND OTHERWISE EXERCISE THE DECLARANT RIGHTS AS SET FORTH IN THE DECLARATION.

THE DECLARANT RETAINS A BLANKET EASEMENT OVER, UNDER AND ACROSS THE ENTIRE CONDOMINIUM FOR PURPOSES OF CONSTRUCTION AND MAINTAINING THE CONDOMINIUM AS IT DEEMS TO BE NECESSARY OR DESIRABLE. ADDITIONAL EASEMENTS HAVE BEEN RESERVED TO THE DECLARANT AND GRANTED TO THE CONDOMINIUM ASSOCIATION AS SET FORTH IN THE DECLARATION.

THE DECLARANT RETAINS A BLANKET UTILITY AND DRAINAGE EASEMENT OVER, UNDER AND ACROSS ALL COMMON ELEMENTS REFLECTED HEREON FOR PURPOSES OF INSTALLING ALL UTILITY AND DRAINAGE FACILITIES AS IT DEEMS TO BE NECESSARY OR DESIRABLE.

EASEMENTS OF ACCESS, SUPPORT, INGRESS, AND EGRESS HAVE BEEN GRANTED TO EACH UNIT OWNER AS DESCRIBED IN THE DECLARATION. EASEMENTS OF ACCESS, INGRESS, AND EGRESS ACROSS THE STAIRS, DECKS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS AS THEY EXIST FROM TIME TO TIME AND OTHER AREAS WITHIN THE AREA SHOWN ON THIS PLAT HAVE BEEN GRANTED TO EACH UNIT OWNER AS DESCRIBED IN THE DECLARATION.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SET HIS HAND THIS ____ DAY OF _____, 202__.

FLINTROCK C, LLC PMJK INVESTMENTS, LLC JAX23, LLC

OWNER / DEVELOPER

FLINTROCK C, LLC
PMJK INVESTMENTS, LLC
JAX23, LLC
ATTN: TRAVIS LITTLE
2755 RT 2, SEYMOUR MO 65746
417-719-5064
travis@flintrockrealestate.com

SOURCE OF TITLE

WARRANTY DEEDS:
Book: 2022 Page: 049366-22
Book: 2022 Page: 049363-22
Book: 2021 Page: 059474-21

FLOODPLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI (COMMUNITY PANEL NUMBER MAP NUMBER 29077C0336E, REVISED: DECEMBER 17, 2010. NO FIELD SURVEYING WAS PERFORMED TO CONFIRM THIS.

PRELIMINARY PLAT OF
THE VIBE CROSSING
A CONDOMINIUM PLAT OF LOT 2 OPAL SUNSET SUBDIVISION

BEING A PART OF THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF
SECTION 29, TOWNSHIP 29 NORTH, RANGE 22 WEST
OF THE 5TH PRINCIPAL MERIDIAN
SPRINGFIELD, GREENE COUNTY, MISSOURI
3861 W. UNIVERSITY STREET

INTERIOR ANGLES	
▲	89°18'36"
▲	90°40'24"
▲	89°00'50"
▲	91°00'10"
▲	268°00'10"
▲	91°00'10"
TOTAL = 720°00'00"	
(6 - 2) x 180° = 720°00'00"	

UTILITY SUPPLIERS:

GAS, WATER & ELECTRIC
CITY UTILITIES OF SPRINGFIELD
301 E CENTRAL,
SPRINGFIELD, MO 65802

SANITARY SEWER & STORMWATER:

SPRINGFIELD PUBLIC WORKS
840 BOONVILLE AVE.
SPRINGFIELD, MO 65802

STORMWATER DETENTION:

CITY OF SPRINGFIELD
GREENE COUNTY (DOWNSTREAM)

PROPERTY DESCRIPTION (LOT 2):

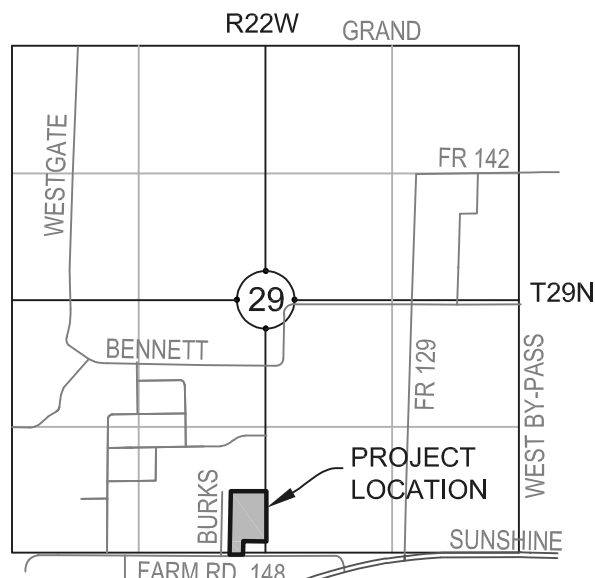
LOT 2, OPAL SUNSET SUBDIVISION AS RECORDED IN PLAT BOOK BBB PAGE 25 (BK 2024 P 015552-24), GREENE COUNTY, MO RECORDER'S OFFICE

MINIMUM YARD REQUIREMENTS:

FRONT: 25' ALONG COLLECTOR
REAR: NONE / BUFFERYARD REQUIRED
SIDE: NONE / BUFFERYARD REQUIRED

STANDARD LEGEND

○	EXISTING IRON PIN	— WAT —	WATER LINE
●	IRON PIN SET LS 1918	— OHE —	OVERHEAD ELECTRIC
■	PERMANENT MONUMENT	— X — X — X —	CHAIN LINK FENCE
(M)	MEASURED	— GAS —	GAS LINE
(R)	RECORD	— SAN —	SANITARY SEWER LINE
WV	WATER VALVE	— RW —	RIGHT OF WAY LINE
WM	WATER METER	— UE —	UNDERGROUND ELECTRIC
FH	FIRE HYDRANT	— TEL —	TELEPHONE LINE
PP	POWER POLE	---	CONTOUR
□	TELEPHONE RISER	---	INDEX CONTOUR
✉	MAIL BOX	920	
⚡	LAMP POST		
⊗	MANHOLE		
⊙	GAS		



LOCATION MAP
SCALE = 1" = 2000'

SURVEYOR'S ACKNOWLEDGEMENT

THE PLAT CONTAINS ALL THE INFORMATION REQUIRED BY MISSOURI, REVISED STATUTES, CHAPTER 449-2-109; THIS SURVEY WAS EXECUTED IN MARCH 17, 2022 ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE, DIVISION OF GEOLOGY AND LAND SURVEY, AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIP AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.

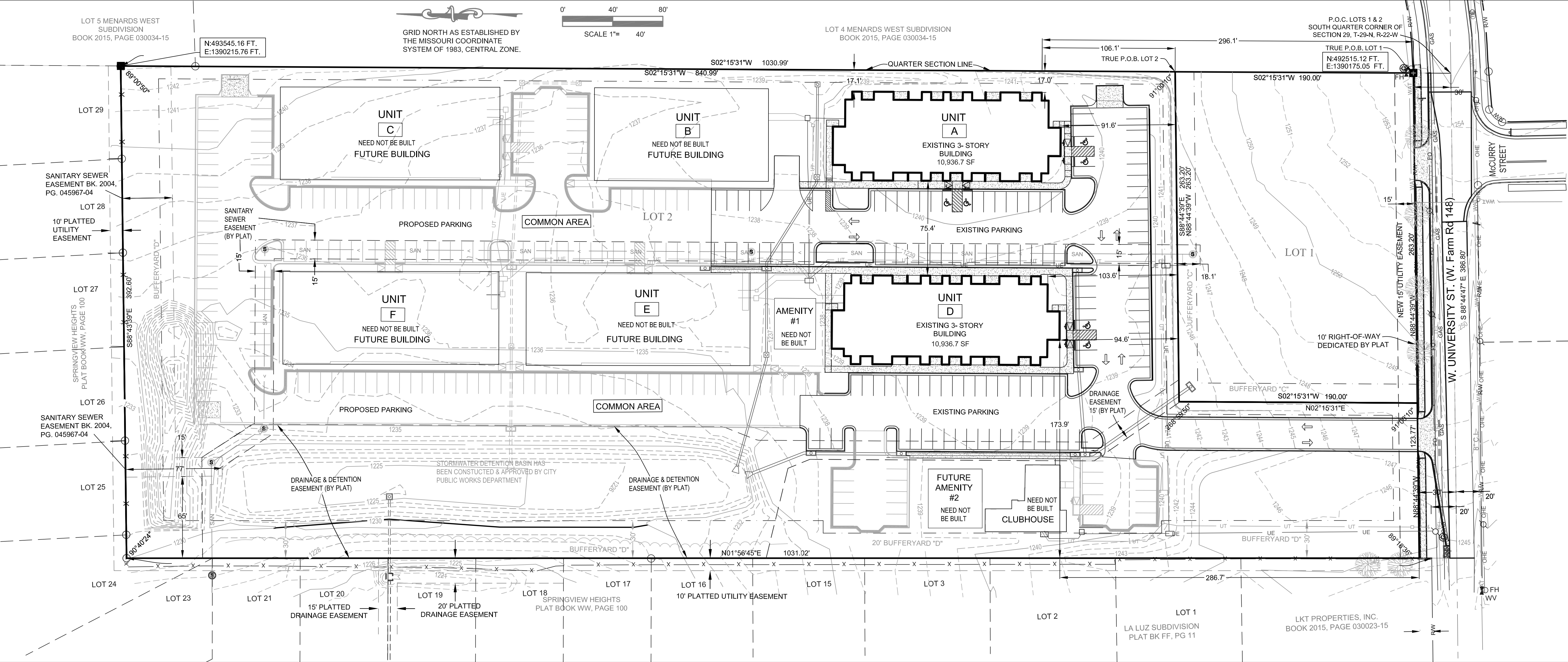


KENNETH M. HEITHAUS P.L.S. 1918

DATE

PRELIMINARY PLAT NOTES:

1. PROPERTY AREA = 8.07 AC.
2. PUBLIC SEWER HAS BEEN EXTENDED TO LOT 1 (2019PW0048).
3. DETENTION AND WATER QUALITY CONSTRUCTED AND APPROVED (2019PW0048).
4. ALL PORTIONS OF A BUILDING SHALL BE WITHIN 400 FEET FROM A FIRE HYDRANT ON AN APPROVED FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING, 600 FEET IF THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
5. THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET, OPEN DRAINAGE AND STORMWATER DETENTION FACILITIES.
6. ALL COMMON AREAS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON AREAS AND ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
7. EXCEPTING UNITS A & D, FOR THIS PRELIMINARY PLAT THE COMMON AREA IS 329,948.36+ SF.
8. THE CLUBHOUSE AND FUTURE AMENITIES ARE COMMON ELEMENTS.
9. A COPY OF THE CONDOMINIUM COVENANTS AND RESTRICTIONS WILL NEED TO BE UPLOADED FOR REVIEW AT THE TIME OF THE FINAL PLAT APPLICATION



FLINTROCK C, LLC, PMJK INVESTMENTS, LLC, JAX23, LLC

THE VIBE CROSSING
A CONDOMINIUM REPLAT OF LOT 2 OPAL SUNSET

3861 W. UNIVERSITY STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

PRELIMINARY PLAT

Field: TWH
Drawn: TWH/TAD
Checked: TAD/KMH
Date: 8/23/2025
Job No. 216051
Dwg# Vibe_Ph2
Scale: AS SHOWN

SHEET

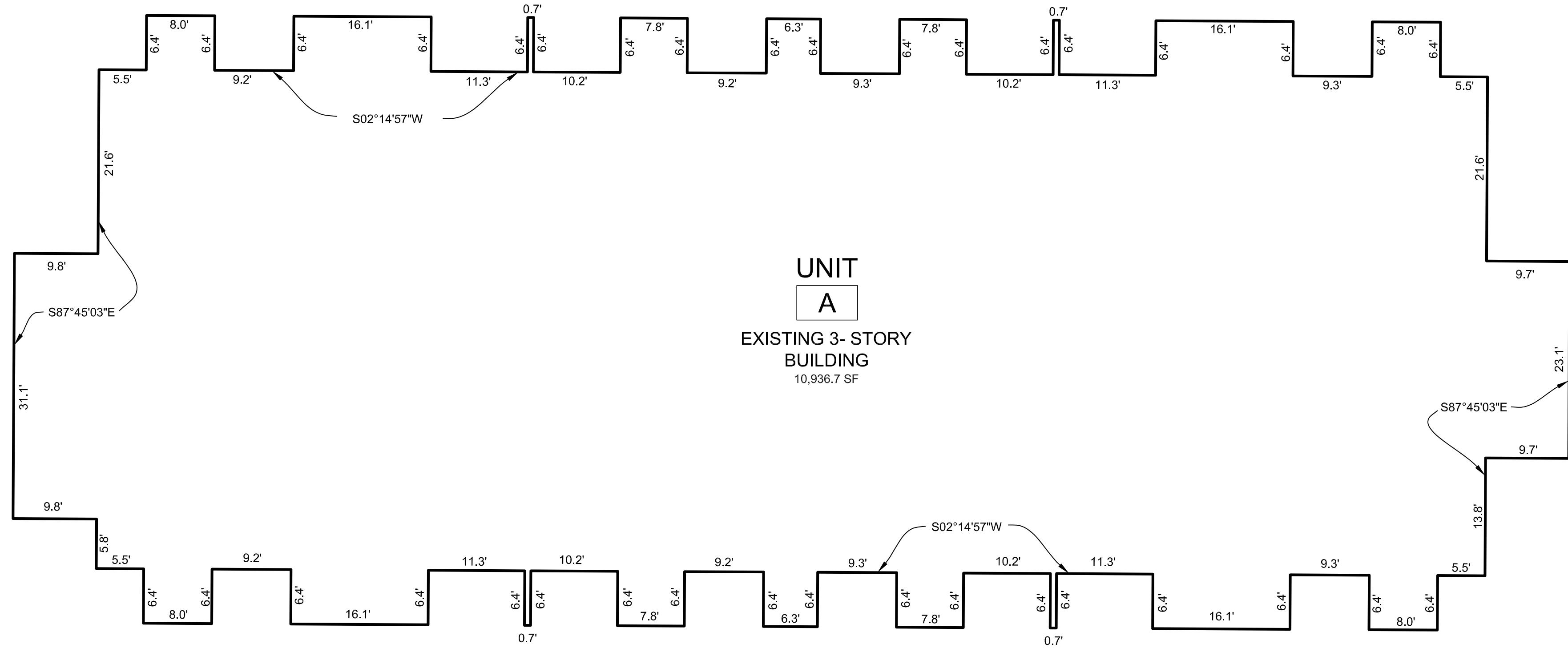
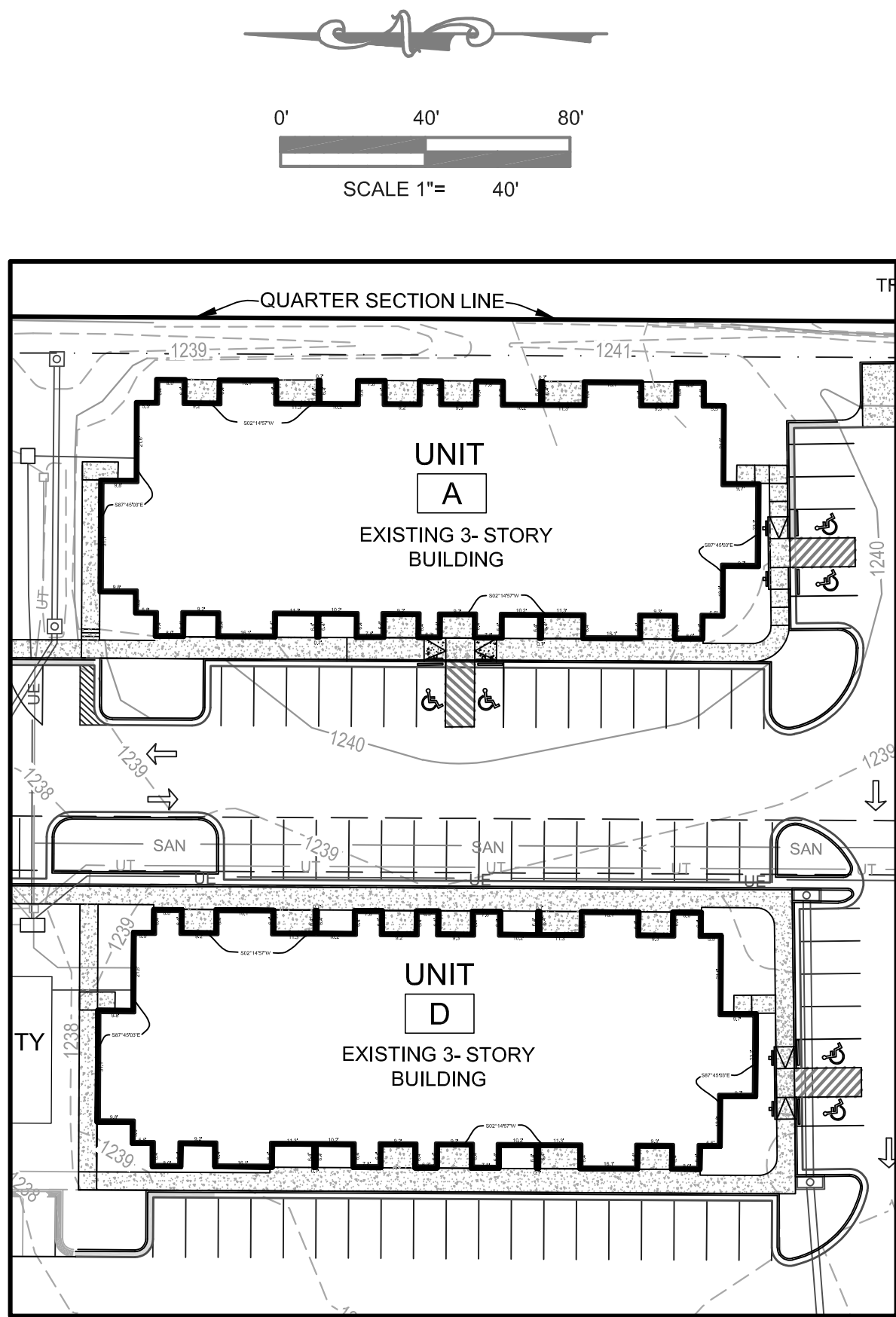
1

OF 2 SHEETS

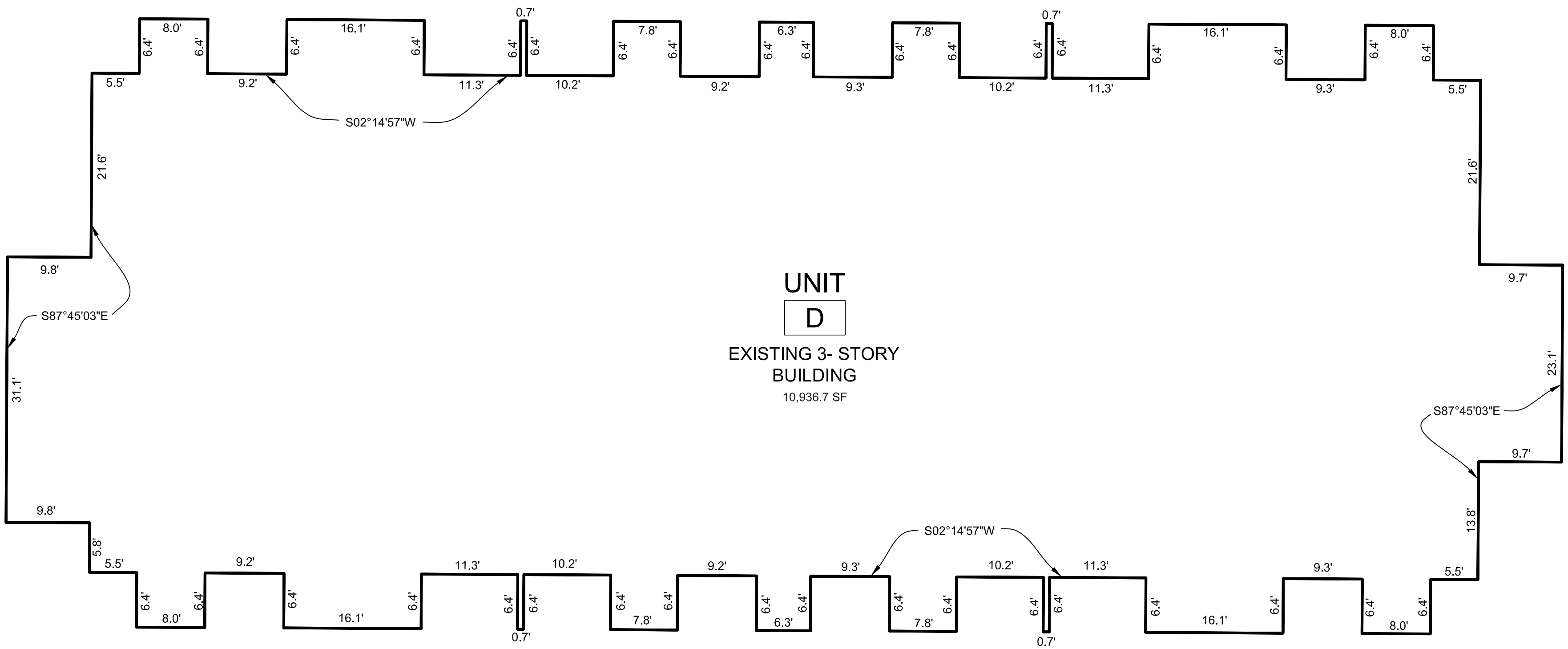
535 W. Battlefield St.
Springfield, MO 65807
(417) 887-3238
FAX (417) 887-1940
http://www.heithaus.com
HEI@heithaus.com

HEI

Heithaus Engineering & Assoc., Inc.
MO COA #2010021970 (E), #2010018087 (LS)



UNIT A
EXISTING 3- STORY
BUILDING
10,936.7 SF



UNIT D
EXISTING 3- STORY
BUILDING
10,936.7 SF

Field:	TWH	FLINTROCK C, LLC, PMJK INVESTMENTS, LLC, JAX23, LLC	Rev	Date	Description	DwnBy	App
Drawn:	TWH/TAD						
Checked:	TAD/KMH						
Date:	8/23/2025						
Job No.	216051						
Dwg#	Vibe_Pht2						
Scale:	AS SHOWN						
SHEET		THE VIBE CROSSING					
2		A CONDOMINIUM REPLAT OF LOT 2 OPAL SUNSET					
OF 2 SHEETS		3861 W. UNIVERSITY STREET SPRINGFIELD, GREENE COUNTY, MISSOURI PRELIMINARY PLAT					
		Heithaus Engineering & Assoc., Inc. 535 W. Bantfield St. Springfield, MO 65807 (417) 887-2328 FAX: (417) 887-0940 http://www.heitweb.com HEI@heitweb.com MO COA-22010021970 (13) 42010018087 (1.5)					