



## City of Springfield

### Agenda

#### Administrative Review Committee

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October 2, 2025

3:30 PM

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

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**1. ROLL CALL.**

**2. MINUTES FROM LAST MEETING.**

2.1. September 25, 2025

**3. HEARINGS.**

3.1. ARC2025-00026  
1515 E INDEPENDENCE ST ~ Thompson Quick Lube ~ ARC  
Applicant: BRYON OSTER  
Work Type: 04.Planned Development - Final Development Plan (Administrative)

**4. JOIN ZOOM MEETING.**

4.1. Meeting ID: 912 8621 5381  
Passcode: 334931

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



**September 25, 2025**  
**MINUTES OF THE Administrative Review Committee (ARC)**  
Springfield, Missouri

The Administrative Review Committee met in regular session in 2 West Conference Room and/or via Zoom.

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**ARC2025-00025**

2655 N GRANT AVE

**Applicant:** MICHAEL STALZER

**Work Type:** Land Development Code Unclear

**ATTENDANCE:** Travis Campbell, Justin Crighton, and Chad Zickefoose. Staff: Bob Hosmer, Laura Vales, Samantha Payne, and Joe Codichini

**REPRESENTATIVE:** Mike Stalzer

**PUBLIC:**

Staff: Went over the request - Project involves a two-lot subdivision of existing church property. Lot 1: The existing church property, which includes all current facilities and Lot 2: The remaining portion of the property, intended for future condominium development and common areas (currently including a soccer field and gymnasium).

Staff/Mike: Phase 1: Involves recording the final plat to subdivide the property, allowing Lot 1 (church) to be sold off as a standalone parcel. The church property must have all necessary, independent infrastructure (sewer, water, access) without relying on easements through Lot 2. Phase 2: Will encompass the development of Lot 2, including the construction of condominium units and all associated public improvements.

Mike: Sewer for the church (Lot 1) is served off Grant Avenue. A 150-foot public sewer main extension from Missouri Avenue will be part of Phase 2 for Lot 2, with the balance being private lines. Existing water service for the church comes off Grant Avenue. Lot 2 will have private water lines.

Staff: Lot 1 (church) does not require new stormwater detention for its existing impervious area and will continue to drain towards Lot 2.

Mike: Lot 2 will include a new stormwater detention facility designed for 120% of the required capacity, accounting for runoff from both the new development and the existing church property.

Staff/Mike: An existing road serving the gymnasium will be eliminated and two driveways on Grant Avenue serving the church will be closed as part of Phase 2 improvements. This closure is stipulated in the PD document and public improvement plans and a new primary access to Grant Avenue will be constructed for the condominium development (Lot 2), with a cross-access easement to the church (Lot 1) as part of the PD and purchase contract.

**ARC ACTION:**

Justin motioned to approve the phasing plan. Chad seconded. 3/0 **Approved**

Staff: The developer will proceed with recording the final plat for the two-lot subdivision and when ready for condominium development on Lot 2, the developer will submit a final development plan (including landscaping, impervious areas, etc.) for pre-development review. Public Works improvement plans for Phase 1 of the condominium development, covering entrances, stormwater, and sanitary sewer, are already submitted.

Chad motioned to approved the September 11, 2025 minutes. Travis seconded. 3/0 **Approved**

**Result:** Approved