



City of Springfield

Agenda

City Council

Jeff Schrag, Mayor

Zone Councilmembers

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

General Councilmembers

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

October 6, 2025

6:30 PM

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

[Rules and procedures.](#)

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. September 22, 2025, City Council Meeting.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

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

4. CEREMONIAL MATTERS.

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

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2025-212 (Carroll)

A special ordinance authorizing a budget adjustment amending the budget of the Department of Economic Vitality and Workforce Development for the Fiscal Year 2025-2026 in the amount of \$500,000 to appropriate federal grant funds for a Brownfields Community-wide Assessment grant received from the United States Environmental Protection Agency.

6.2. Council Bill 2025-213 (Hosmer)

A special ordinance amending the budget for Fiscal Year 2025-2026 for the Department of Environmental Services in the amount of \$2,500,000 to appropriate retained earnings from the Clean Water Enterprise Fund for the construction of the Inman Sanitary Sewer Improvement project.

6.3. Council Bill 2025-214 (Lee)

A special ordinance authorizing a budget adjustment amending the budget of the Public Works Department for Fiscal Year 2025-2026 by appropriating \$500,000 of Spring Forward SGF 1/2-cent sales tax revenue, as recommended by the Citizens' Advisory Board, to provide funding for engineering, community outreach, and project development for a Neighborhood Works "Plus" Program.

6.4. Council Bill 2025-215 (Jenson)

A special ordinance authorizing the City Manager, or designee, to enter into an Agreement for Crossing Closure and/or Roadway Improvements with the Missouri Highways and Transportation Commission ("MHTC") and BNSF Railway Company, for the purpose of closing an existing grade crossing in the vicinity of Mill Street between Campbell Avenue and Boonville Avenue; and amending the Fiscal Year 2025-2026 budget in the amount of \$200,000 to appropriate contributions from MHTC and BNSF for this project.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2025-216 (Hardinger)

A resolution declaring the intent of the City of Springfield to potentially reimburse itself for certain expenditures related to the construction of a regional convention and event center incurred prior to the issuance of tax-exempt financings issued by or on behalf of the City.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2025-217 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.33 acres of property generally located at 3358 North Beaver Road and 5242 East Farm Road 104 from County C-1 district to HC – Highway commercial district; and adopting an updated Official Zoning Map. (By: CREDC Strafford, LLC; 3358 North Beaver Road & 5242 East Farm Road 104; Z-17-2025).

12.2. Council Bill 2025-218 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.20

acres of property generally located at 1544 North National Avenue from GM – General manufacturing district to GR – General retail district; and adopting an updated Official Zoning Map. (By: 3 Patel, LLC; 1544 North National Avenue; Z-18-2025).

12.3. Council Bill 2025-219 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6 acres of property generally located at 1012 West Buena Vista Street from Planned Development No. 377 to R-SF – Single-family residential district; and adopting an updated Official Zoning Map. (By: Ridge HZ, LLC; 1012 W. Buena Vista Street; Z-15-2025).

12.4. Council Bill 2025-220 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.60 acres of property generally located at 1739, 1745, and 1755 South National Avenue, 1111, 1119, 1133, and 1141 East Sunshine Street, and 1138 East University Street from R-SF – Single-family residential district to O-2, Office district with Conditional Overlay District No. 276; establishing Conditional Overlay District No. 276; and adopting an updated Official Zoning Map. (By: BK&M, LLC; 1739, 1745, and 1755 South National Avenue, 1111, 1119, 1133, and 1141 East Sunshine Street, and 1138 East University Street; Z-20-2025 with Conditional Overlay District No. 276).

13. FIRST READING BILLS. Requiring One Reading.

Citizens May Speak. May Be Voted On.

13.1. Council Bill 2025-221 (McGull)

A special ordinance authorizing the City Manager, or designee, to enter into a Cost Apportionment Agreement with the Missouri Highways and Transportation Commission for the purpose of funding the preliminary engineering and environmental work for future improvements at and near US-65 and Division Street; amending the Fiscal Year 2025-2026 budget in the amount of \$300,000 to appropriate federal Surface Transportation Block Grant funds for this project; and declaring that this Ordinance qualifies for approval in one reading pursuant to City Charter Section 2.16(25).

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-222 (Hosmer)

A special ordinance authorizing a budget adjustment amending the budget of the Tourism/Convention Fund for Fiscal Year 2025-2026 in the amount of \$750,000 to appropriate reserves from the Tourism/Convention Fund for the purpose of planning, designing, and constructing a Regional Convention and Event Center.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Tim Havens wishes to address City Council.

15.2. Laura Ransin wishes to address City Council.

15.3. Kevin Dwight Richardson wishes to address City Council.

15.4. Phillip George wishes to address City Council.

16. NEW BUSINESS.

16.1. Authorizing Darla Morrison to serve as the Employer Representative at the upcoming 2025 Missouri Local Government Employees Retirement System (LAGERS) annual meeting.

16.2. Refer to the Committee of the Whole a proposed resolution establishing an ad hoc committee for transit funding.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

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

19.1. Council Bill 2025-223 (Jenson)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of The Vibe Crossing, generally located at 3861 West University Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

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

20.1. Council Bill 2025-224 (Adib-Yazdi)

A resolution confirming the appointment of Jamie Thomas, Sam M. Coryell, and Mehl Maiji, and the reappointment of Amie VanDamme, Jaime Fuldner, and Jessica Pearson to the Galloway Community Improvement District Board of Directors.

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

21.1. Confirm the following reappointments to the Landmarks Board: Erik Kiser and John Sellars, with terms to expire November 1, 2028.

21.2. Confirm the following reappointment to the Springfield-Greene County Environmental Advisory Board: Louise Wienckowski with term to expire October 1, 2028.

21.3. Confirm the following appointment to the Springfield-Greene County Environmental Advisory Board: Sarah White with term to expire October 1, 2028.

22. END OF CONSENT AGENDA.

23. ADJOURN.



City of Springfield

Minutes

City Council Meeting

Jeff Schrag, Mayor

Zone Councilmembers

Monica Horton, Zone 1

Abe McGull, Zone 2

Brandon Jenson, Zone 3

Bruce Adib-Yazdi, Zone 4

General Councilmembers

Heather Hardinger, General A

Craig Hosmer, General B

Callie Carroll, General C

Derek Lee, General D

September 22, 2025

6:30 PM

Regional Police-Fire

Training Center

2620 West Battlefield Road
Room 101, 102, and 103

1. ROLL CALL.

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

2. APPROVAL OF MINUTES.

- 2.1. Approval of Minutes. September 8, 2025, City Council Meeting and September 16, 2025, Special City Council Meeting.

Councilmember Jenson moved to approve the September 8, 2025, City Council Meeting and September 16, 2025, Special City Council Meeting minutes as presented. Councilmember McGull seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

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

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

4. CEREMONIAL MATTERS.

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

Collin Quigley, Deputy City Manager, noted storm debris pickup was moving along well. He further noted finished sweeps in Zones 1 and 3, and Zones 2 and 4 were approximately 82 percent complete citywide. He added nearly 39,000 cubic yards of storm debris had been hauled away since August. Mr. Quigley noted residents in Zones 1 or 3 that still had April or June storm debris at the curb would need to call the Citizen Resource Center at 417-864-1010 to report it.

Mr. Quigley noted the Sunshine Corridor Study was moving into its next phase. A two-day design charrette would be hosted on September 29 and 30 at Jefferson Avenue Baptist. He added this was an opportunity for the community to weigh in on design concepts and help shape the vision for this important corridor.

Mr. Quigley noted the Planning & Development Department just received a statewide award from the Missouri Chapter of the American Planning Association. The recognition was for their "Missing Middle Housing" workshops, which were a key part of the City's Code update and neighborhood engagement efforts.

Mr. Quigley noted the Springfield Fire Department would open a new educational exhibit, Station 3.14, at the Discovery Center on September 30. He added it featured the cab of a real fire truck and interactive safety activities for kids.

Mr. Quigley congratulated the Springfield Police Department, which recently promoted seven officers to the rank of corporal.

Mr. Quigley noted the City was proud to celebrate an important achievement for its Public Works and Environmental Services departments. He added the meeting was joined by a representative from the American Public Works Association (APWA) to recognize this accomplishment. Mr. Quigley welcomed APWA Regional Director Bill Stogsdill, who was in attendance to present this award.

Mr. Stogsdill noted accreditation was the mark of professionalism, indicating Public Works agencies that made the commitment to continuous improvement in the delivery of Public Works operations and services in the community. He added accreditation recognized an agency's policies, procedures, and practices as evaluated against nationally recognized management practices determined to be appropriate for that agency. Mr. Stogsdill noted there were 173 organizations accredited in North America. He added there were only eight in the State of Missouri, and Springfield had two. He further noted less than 1 percent of Public Works agencies were accredited. Mr. Stogsdill noted Public Works maintained responsibility for transportation and stormwater infrastructure, while Environmental Services maintained the Regional Wastewater utility and the Integrated Solid Waste Management System. He further noted the two departments had a combined workforce of over 450 employees serving the City of Springfield. Mr. Stogsdill noted this was the fourth time Springfield had earned APWA accreditation.

Mr. Stogsdill presented the plaque to Dan Smith, Director of Public Works, and Errin Kemper, Director of Environmental Services. He also recognized Andrew Flippen, the accreditation manager.

Councilmember Horton expressed her enthusiasm for the accreditation. She noted these departments, and their management expanded her view of public safety, and expressed her appreciation for all they do.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On. Except Item 6.1. Citizens May Speak on the Substitute Council Bill Only.

6.1. Substitute Council Bill 2025-190 (Schrag, Hosmer)

A general ordinance referring Sec. 70-36(c) of the City Code, requiring proof of payment of all personal property taxes as a prerequisite of obtaining an occupational license, to the Plans and Policies Committee; and authorizing the City Manager, or his designee, to temporarily grant variances from the requirements of Sec. 70-36(c) of the City Code.

Mayor Pro Tem Hardinger read a statement from Mayor Schrag in his absence. It read, "I do not know the future of this ordinance, which will undergo formal Council Committee review. The new format whereby the City Manager or designee could issue business license for good reason solves a key issue. The pledge of City staff to educate businesses about the existence of this tax and its reporting requirement solves another issue. I appreciate the opportunity to reach a compromise on this issue with Councilmember Hosmer. I feel lucky to be serving on a Council like this one where compromise and congeniality is the norm and not the exception."

Ordinance 6950. Substitute Council Bill 2025-190 (Schrag, Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.2. Council Bill 2025-195 (McGull)

A special ordinance granting Conditional Use Permit No. 483 for the purpose of permitting a restaurant within a R-HD, High-Density Multi-Family Residential District, and the Walnut Street Urban Conservation District No. 1, Area West, generally located at 1027 East Walnut Street. (By: McField LLC; 1027 East Walnut Street; Conditional Use Permit No. 483.)

Ordinance 28206. Council Bill 2025-195 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.3. Council Bill 2025-196 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.14 acres of property generally located at 5585 South Robberson Avenue from GR, General Retail District, to Planned Development No. 393; and adopting an updated Official Zoning Map. (By: Springfield Land & Development Co LLC; 5585 South Robberson Avenue; Planned Development No. 393.)

Ordinance 6951. Council Bill 2025-196 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.4. Council Bill 2025-197 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.0 acre of property generally located at 2808 North Fort Avenue from R-SF, Single-family residential district to R-TH, Residential townhouse district, with Conditional Overlay District No. 274; establishing Conditional Overlay District No. 274; and adopting an updated Official Zoning Map. (By: Tip Top Homes, LLC; 2808 N. Fort Avenue; Z-14-2025 w/ Conditional Overlay District No. 274.)

Anita Cotter, City Clerk, noted a protest petition was received and found to be insufficient at 21.3 percent; therefore, a supermajority, or six votes, would not be required for passage. She added a copy of the supplemental explanation sheet was at City Council's places.

Ordinance 6952. Council Bill 2025-197 (Horton) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.5. Council Bill 2025-199 (Lee)

A special ordinance authorizing the City Manager, or designee, to enter into an Intergovernmental Cooperative Agreement with Ozarks Transportation Organization for the purpose of constructing an extension of the Ward Branch Greenway Trail; amending the Fiscal Year 2025-2026 budget of the Department of Public Works in the amount of \$99,337 for the purpose of funding a 20% match for said project; and authorizing the City Manager to accept donations for the purpose of funding said match.

Ordinance 28207. Council Bill 2025-199 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.6. Council Bill 2025-200 (Lee)

A special ordinance authorizing the City of Springfield, Missouri, through the City Manager, or designee, to enter into Schedule of Equipment No. 2 which will become a part of its existing Master Equipment Lease Purchase Agreement, the proceeds of which will be used to pay the costs of acquiring and installing equipment for the City's Parks Department and immutable backup storage hardware and software for use by the City, and to do all things necessary to carry out the lease-purchase transaction, including the execution of certain documents in connection therewith; and amending the budget of the City for Fiscal Year 2025-2026 in the amount of \$1,143,000.

Ordinance 28208. Council Bill 2025-200 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.7. Council Bill 2025-201 (Hosmer)

A general ordinance amending the Springfield City Code, Chapter 2, "Administration," Article VI, "Finances," Division 4, "Police Officers' and Fire Fighters' Retirement System," Section 2-441 (Definitions) and Section 2-444 (Board of trustees established; membership; election of members).

Ordinance 6953. Council Bill 2025-201 (Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.8. Council Bill 2025-202 (Carroll)

A general ordinance amending the Springfield City Code, Section 2-91, known as the "Merit System Rules and Regulations," by amending Merit Rules 1, 2.4, 10.1, 12.4, 16.3, 17.1, 18.1, 20.2, 24.5, and 26.7.

Ordinance 6954. Council Bill 2025-202 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.9. Council Bill 2025-203 (Carroll)

A special ordinance authorizing the City Manager, or designee, to accept grant funding from the Missouri Department of Higher Education and Workforce Development's Office of Apprenticeship & Work-Based Learning in the amount of \$50,000, to be utilized for the creation and support of pre-registered apprenticeship programs; enter into necessary agreements to carry out the purpose of the grant funds; and amend the Fiscal Year 2025-2026 budget of the Department of Economic Vitality and Workforce Development in the amount of \$50,000.

Councilmember Hosmer asked if the City encouraged apprenticeship programs in the private sector. He noted there were high levels of poverty and individuals that needed training for jobs. He expressed his belief the apprenticeship programs would be a good opportunity to mesh workers with available jobs. Ericka Schmeekle, Assistant Director of Workforce Development, responded there were several grants available. She added the current grant was a \$3 million Apprenticeship Building Grant which provided a unique opportunity to provide training and supportive services, including marketing and outreach to populations that weren't typically represented. She added this was the fourth round of additional funding from the State, and that more statistics would be provided.

Councilmember Hosmer asked for a report back on how the funds were utilized and how individuals needing jobs were trained and then entering the workforce. Ms. Schmeekle responded the information would be provided and noted participant progress was tracked.

Ordinance 28209. Council Bill 2025-203 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.10. Council Bill 2025-204 (Hosmer)

A special ordinance authorizing the City Manager, or designee, to accept grant funding from the Missouri Department of Higher Education and Workforce Development in the amount of \$460,068, to be utilized for temporary employment opportunities focused on clean-up and recovery in Webster County; enter into necessary agreements to carry out the purpose of the grant funds; and amend the Fiscal Year 2025-2026 budget of the Department of Economic Vitality and Workforce Development in the amount of \$460,068.

Ordinance 28210. Council Bill 2025-204 (Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.11. Council Bill 2025-208 (Hardinger)

A general ordinance approving City Utilities' Fiscal Year 2026 Operating Budget for its Fiscal Year ending September 30, 2026.

Councilmember Jenson expressed his appreciation for City Utilities staff. He noted his intention to bring forward a Committee referral to review a resolution that would establish a task force to review how the City and City Utilities could work together to provide the best transit system possible.

Ordinance 6955. Council Bill 2025-208 (Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.12. Council Bill 2025-209 (Carroll)

A general ordinance authorizing revisions to electric rates charged by City Utilities and related terms and conditions.

Councilmember Hosmer noted he received concern from a constituent regarding the rate increase, and whether City Utilities allowed local contractors to bid on City Utilities jobs. He asked if they were subject to the same 5 percent provision for local contractors. Ms. Derdall responded she would verify and provide that information. She noted local contractors were always encouraged to bid on City Utilities jobs. Ms. Derdall further noted a question recently came to their attention about the power supply construction they were doing for batteries and combustion turbines. She noted that it was a very specialized contract, and she could not comment further as the bid had not yet been awarded. Ms. Derdall noted sometimes the non-local contractors would utilize local subcontractors. Councilmember Hosmer expressed his belief City Utilities did an excellent job and provided some of the lowest rates in the country. He expressed his appreciation and expressed his belief that helping local contractors also helped the City.

Ordinance 6956. Council Bill 2025-209 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

6.13. Council Bill 2025-205 (Adib-Yazdi)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Chimney Rock Subdivision - Revised, generally located at 3040 South Arcadia Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance; and repealing Special Ordinance 28100. (By: JCRS Development, LLC; 3040 South Arcadia Avenue; Preliminary Plat of Chimney Rock Subdivision – Revised.)

Councilmember Adib-Yazdi reviewed the history of the property, noting in 2018 there was a rezoning allowing no access to Arcadia. He added in 2023, the Pollard family bought property at the top of the hill, met with the development team, and obtained temporary access to Battlefield Road. Councilmember Adib-Yazdi noted the plat approved on February 10 gave them an access point from their property to the road that would have connected to Arcadia.

He noted he had met with the neighborhood teams and the development team. Councilmember Adib-Yazdi further noted he had asked the development team for some consideration. He expressed his belief the hammerhead left room to turn around and noted the hammerhead in the proposed was ten feet narrower than the standards, and the roadway width was sufficient for the needs. He suggested the Pollard property should have access directly to a right-of-way. Councilmember Adib-Yazdi noted the Pollards would have to change their address due to the proposed and expressed his belief this was an inconvenience. He expressed his hope that the developer would consider a 20-foot rear setback in the properties that come up to the other homes. He suggested finding a way to do a tree survey within the rear yard setbacks and that staff find a way to include Mimosa Avenue widening on the capital improvements list. He asked that a bike/pedestrian access to the Galloway Greenway Trail be considered.

Councilmember Jenson expressed his appreciation for the diligence with which citizens researched the proposed and the concerns they brought forward. He expressed his belief City Council made the best decisions when they had as much information as possible. He noted the concerns that were shared were generally similar to those brought forward for the previous version of the proposed, such as a potential sinkhole and access from Mimosa Street. He added those were two items that were normally resolved through the final plat. He expressed his trust in the development process and that concerns would be thoroughly reviewed and compliance would be achieved. Councilmember Jenson noted less than 30 homes were being proposed and expressed his belief traffic would not occur all at once and impact the level of service. He further expressed his belief the sidewalk concerns were valid and asked for improvements to be made to Mimosa Street. He noted City staff were working on a mechanism to walk alongside development whenever neighbors had valid preexisting concerns. Councilmember Jenson noted the citizens' concern over property values and further noted he had not received any data that demonstrated a negative impact. Councilmember Jenson noted it was hard for him to imagine owner-occupied properties would negatively impact neighborhood character. Councilmember Jenson expressed his support for the proposed with the caveat that the City would have to figure out how to come alongside development to address real concerns from neighbors.

Ordinance 28211. Council Bill 2025-205 (Adib-Yazdi) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: Councilmember Hosmer. Absent: Mayor Schrag. Abstain: None.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2025-210 (Hardinger)

A resolution approving the revised investment policy statement for the Police Officers' and Fire Fighters' Retirement Fund.

Tony Kelley, Administrative Director for the Springfield Police Officers' and Fire Fighters' Retirement System Board, provided a brief overview of the proposed. Mr. Kelley noted the proposed would allow a slight change in the Investment Policy Statement (IPS) from the previous version which was approved in 2023. He further noted the IPS, by Code, included the Strategic Asset Allocation, and what the ranges would be, which were equities. He added in 2023 a Tactical Asset Allocation sheet was also included as they were de-risking the portfolio, which provided transparency. Mr. Kelley noted the proposed would repeal the Tactical Asset Allocation to allow the Board to be more proactive and quicker in making changes when needed. He further noted they needed to make some changes and focus on the liquidity of investments. He added the Board would move away from private credit and equity that locked up money for longer periods of time and move toward investing in funds that could be liquidated as needed.

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

Resolution 10839. Council Bill 2025-210 (Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

13. FIRST READING BILLS. Requiring One Reading.

Citizens May Speak. May Be Voted On.

13.1. Council Bill 2025-211 (Jenson)

A special ordinance approving the plans and specifications for the Scenic Avenue Bridge over Wilson's Creek project; accepting the bid of Hartman & Company, Inc. for construction of the project in the amount of \$3,087,450; authorizing the City Manager, or designee, to enter into a contract with such bidder; and declaring this Ordinance qualifies for approval in one reading pursuant to Section 2.16(25) of the City Charter.

Brett Foster, Assistant Director of Public Works, provided a brief overview of the proposed. Mr. Foster noted the proposed would allow replacement of the bridge on Scenic Avenue that went over Wilson's Creek. He further noted the bridge was built in 1933 and had reached the end of its lifespan cycle. Mr. Foster added the project was delayed until the Missouri Department of Transportation had defined a timeline for its project on Sunshine Street just east of Scenic Avenue. He added that project was set to end in December. Mr. Foster noted the contractor would have 120 days to perform the replacement, which included a 10-foot side path on the west side and a 5-foot sidewalk on the east side of the bridge. He further noted the 10-foot side path would connect to the Wilson's Creek Greenway Trail. He added this would close the gap on Scenic Avenue between Sunshine Street and Bennett Street.

Councilmember Adib-Yazdi noted he had received calls from citizens utilizing Grand Avenue as a detour and asked if there had been multiple accidents at that location. Mr. Foster responded he was not aware of anything, and he would find out.

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

Ordinance 28212. Council Bill 2025-211 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-212 (Carroll)

A special ordinance authorizing a budget adjustment amending the budget of the Department of Economic Vitality and Workforce Development for the Fiscal Year 2025-2026 in the amount of \$500,000 to appropriate federal grant funds for a Brownfields Community-wide Assessment grant received from the United States Environmental Protection Agency.

Matt Schaefer, Assistant Director of Economic Vitality, provided a brief overview of the proposed. Mr. Schaefer noted the proposed would allow acceptance of \$500,000 in community-wide assessment grants from the United States Environmental Protection Agency to fund environmental assessments, cleanup plans, and area-wide plans for Brownfield's redevelopment with a focus on the Chase and College Street corridors. He further noted the proposed would inventory and prioritize Brownfield's sites, engage the community, and create reuse strategies to turn underutilized and potentially contaminated sites into catalysts for new job creation and housing and business development.

Councilmember Horton asked if the coverage of College Street would go from Grant Avenue to Chestnut Expressway. Mr. Schaefer responded the focus was primarily between Grant Avenue to Chestnut Expressway. He noted he would verify this information.

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

14.2. Council Bill 2025-213 (Hosmer)

A special ordinance amending the budget for Fiscal Year 2025-2026 for the Department of Environmental Services in the amount of \$2,500,000 to appropriate retained earnings from the Clean Water Enterprise Fund for the construction of the Inman Sanitary Sewer Improvement project.

Errin Kemper, Assistant Director of Environmental Services, provided a brief overview of the proposed. Mr. Kemper noted the proposed would allow the Department of Environmental Services a budget adjustment in the amount of \$2.5 million for construction of the Inman Sanitary Sewer Improvement Project. He further noted the proposed would replace undersized sewer mains along Inman Creek with a larger diameter main that would improve system capacity and renew critical infrastructure. He added the improvements would reduce frequency and severity of sewer overflows in the area. Mr. Kemper noted the project was included in the supplemental overflow control plan as part of the amended consent judgment. He added funding would allow the department to move forward with bidding and construction, and any unused funds would be returned to the Clean Water Fund.

Councilmember Lee asked for clarification of the location. Mr. Kemper responded at Walnut Lawn and Kansas. Councilmember Lee asked if a map could be provided. Mr. Kemper responded he would provide the information.

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

14.3. Council Bill 2025-214 (Lee)

A special ordinance authorizing a budget adjustment amending the budget of the Public Works Department for Fiscal Year 2025-2026 by appropriating \$500,000 of Spring Forward SGF 1/2-cent sales tax revenue, as recommended by the Citizens' Advisory Board, to provide funding for engineering, community outreach, and project development for a Neighborhood Works "Plus" Program.

Brett Foster, Assistant Director of Public Works, provided a brief overview of the proposed. Mr. Foster noted the Citizens' Advisory Board unanimously approved \$500,000 in funding toward the Neighborhood Works Plus program in August. He further noted the funds would support design, engineering, community outreach, and project development for the program. He added the investment would ensure projects were prepared and could be delivered on an accelerated timeline. Mr. Foster noted the Public Works Department, Planning and Development Department, and the Office of Public Information and Civic Engagement would be working with neighborhoods in the Neighborhood Advisory Council to determine project selection criteria and perform outreach to the community. He further noted the plan was to have the first round of projects under construction in mid-summer of 2026.

Councilmember Jenson expressed his support for the effort. He asked if the funds would be partnered with existing Neighborhood Works funds or separate projects. Mr. Foster reposted there was already a 1/4-cent fund that allowed for Neighborhood Works and smaller projects with a \$100,000 cap. He added they would be able to utilize those funds as well, and they would have more strict guidelines on how they could be used. Councilmember Jenson noted in regard to the traditional Neighborhood Works program, he understood the City looked at those projects that were selected and funded and reviewed ways to incorporate elements into other projects to achieve cost savings. Mr. Foster reposted affirmatively and noted there would most likely be project minimums with discussion with the Neighborhood Advisory Council on how to equally distribute those across the community.

Councilmember Horton asked Mr. Foster if he attended the Citizens' Advisory Board meetings. Mr. Foster responded he had been to several meetings. Councilmember Horton asked how much had been allocated by that particular board for the effort being considered. Mr. Quigley responded the allocation was the second recommendation to spend funds out of the 1/2-cent sales tax. He further noted the first was the funding match for the Convention and Event Center project. He added this was a funding allocation they were reviewing for Fiscal Year 2027. Mr. Quigley noted they were recommending \$5 million for the neighborhood out of FY27 with \$10 million set aside for the Parks and Trails, and \$15 million set aside for reserves. He added specific projects would be brought to the Citizens' Advisory Board and the members would then make recommendations to City Council.

Councilmember Horton asked if the \$5 million for neighborhoods was a recommended allocation for one year or over a period of the sales tax duration. Mr. Quigley responded the recommendation was for FY27, and the Board was talking through what funding would look like throughout the whole program. Councilmember Horton expressed her belief the funding was a good start. Mr. Quigley responded it was a budget adjustment so it could be ready to go on July 1 for recommended projects.

Councilmember Hosmer asked if any of the recommendations would be reviewed by the Finance and Administration Committee. Mr. Quigley responded they would not as that was not the process that was approved. He added the Board members would make recommendations directly to City Council. Councilmember Hosmer asked for a copy of the resolution. Mr. Quigley responded affirmatively.

Councilmember Lee noted it was important that the City apply for grants to attempt to spread the money out. He further noted the design would take time and expressed his belief he would rather spread the money out and take the time to obtain public/private donations to assist with the projects. He expressed his hope the City would be intentional in obtaining extra funding. Mr. Quigley responded one of the eight criteria included was the ability to receive additional funding.

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

14.4. Council Bill 2025-215 (Jenson)

A special ordinance authorizing the City Manager, or designee, to enter into an Agreement for Crossing Closure and/or Roadway Improvements with the Missouri Highways and Transportation Commission ("MHTC") and BNSF Railway Company, for the purpose of closing an existing grade crossing in the vicinity of Mill Street between Campbell Avenue and Boonville Avenue; and amending the Fiscal Year 2025-2026 budget in the amount of \$200,000 to appropriate contributions from MHTC and BNSF for this project.

Brett Foster, Assistant Director of Public Works, provided a brief overview of the proposed. Mr. Foster noted the proposed would formalize a cooperative agreement between the Missouri Department of Transportation (MoDOT), Burlington Northern Santa Fe Railway (BNSF), and the City. He further noted they were investing together in the quality of place and safety of the Renew Jordan Creek project. Mr. Foster added the pedestrian crossing on Mill Creek would be eliminated, and with the removal of the parking facility across the street, the new open channel and pedestrian mall would eliminate the need for a mid-block pedestrian crossing.

He expressed his belief pedestrian safety would improve as the crossings of Boonville and Campbell Avenue were upgraded. He added it would also service Missouri State University facilities. Mr. Foster noted BNSF and MoDOT contributed \$100,000 each.

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

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Mitchell Budd wishes to address City Council.

Mitchell Budd did not appear.

16. NEW BUSINESS.

- 16.1. The Public Involvement Committee recommends the following reappointments to the Landmarks Board: Erik Kiser and John Sellars, with terms to expire November 1, 2028. Recommended.
- 16.2. The Public Involvement Committee recommends the following reappointment to the Springfield-Greene County Environmental Advisory Board: Louise Wienckowski with term to expire October 1, 2028. Recommended.
- 16.3. The Public Involvement Committee recommends the following appointment to the Springfield-Greene County Environmental Advisory Board: Sarah White with term to expire October 1, 2028. Recommended.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS.

20. CONSENT AGENDA – ONE READING BILLS.

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

21.1. Council Bill 2025-206 (Horton)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Fort Amor, generally located at 2808 North Fort Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (By: Tip Top Homes, LLC; 2808 North Fort Avenue; Preliminary Plat of Fort Amor.)

Ordinance 28213. Council Bill 2025-206 (Horton) was by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Pro Tem Hardinger. Nays: None. Absent: Mayor Schrag. Abstain: None.

21.2. Confirm the following appointments to Tree City USA: Ben Tegeler and Sean McKiernan with terms to expire December 1, 2027. Confirmed.

21.3. Confirm the following appointment to Tree City USA: Anna Dowell with term to expire December 1, 2028. Confirmed.

21.4. Confirm the following reappointment to Tree City USA: Nancy Evans with term to expire December 1, 2027. Confirmed.

21.5. Confirm the following appointment to the Land Clearance for Redevelopment Authority: Jacob Saylor with term to expire March 1, 2029. Confirmed.

21.6. Confirm the following reappointment to the Land Clearance for Redevelopment Authority: Ben Edmondson with term to expire March 1, 2027. Confirmed.

22. END OF CONSENT AGENDA.

23. ADJOURN.

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



EXPLANATION TO COUNCIL BILL 2025-212 (CARROLL)

FILED: 09/24/2025

ORIGINATING DEPARTMENT: Economic Vitality

TITLE: A special ordinance authorizing a budget adjustment amending the budget of the Department of Economic Vitality and Workforce Development for the Fiscal Year 2025-2026 in the amount of \$500,000 to appropriate federal grant funds for a Brownfields Community-wide Assessment grant received from the United States Environmental Protection Agency.

PURPOSE: To authorize a budget adjustment amending the budget of the Department of Economic Vitality and Workforce Development for the Fiscal Year 2025-2026 in the amount of \$500,000 to appropriate federal grant funds for a Brownfields Community-wide Assessment grant received from the United States Environmental Protection Agency.

BACKGROUND INFORMATION: The City of Springfield's Department of Economic Vitality and Workforce Development was awarded a \$500,000 grant from the United States Environmental Protection Agency ("EPA"), to be used for developing inventories of brownfield sites, prioritization of brownfield sites, conducting community involvement activities, planning, and assessments, along with development of site-specific cleanup and reuse plans city-wide.

The Brownfields Program supports the following City Council Priorities:

- Quality of Place
- Economic Vitality
- Public Safety
- Fiscal Sustainability and Accountability
- Quality Housing Options

Submitted By: Amanda Ohlensehlen, Director of Economic Vitality

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



- Attachments:**
1. Brownfields Assessment Grant BA 2025
 2. 0016 EF FY26 Brownfields Assessment Grant_Exh.A

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed: 09-16-25

Sponsored by: Carroll

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-212

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING a budget adjustment amending the budget of the Department of
2 Economic Vitality and Workforce Development for the Fiscal Year
3 2025-2026 in the amount of \$500,000 to appropriate federal grant
4 funds for a Brownfields Community-wide Assessment grant received
5 from the United States Environmental Protection Agency.
6
7

8 WHEREAS, the City of Springfield's Department of Economic Vitality and
9 Workforce Development has been awarded \$500,000 in grant funds from the United
10 States Environmental Protection Agency ("EPA"), to be used for developing inventories
11 of brownfield sites, prioritization of brownfield sites, conducting community involvement
12 activities, planning, and assessments, along with development of site-specific cleanup
13 and reuse plans across the entire City; and
14

15 WHEREAS, the City's Brownfields Program supports the City Council Priorities of
16 Quality of Place, Economic Vitality, Public Safety, Fiscal Sustainability and
17 Accountability, and Quality Housing Options; and
18

19 WHEREAS, an amendment to the budget of the Department of Economic Vitality
20 and Workforce Development for Fiscal Year 2025-2026 in the amount of \$500,000 has
21 been recommended by the City Manager.
22

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

26 Section 1 – The budget of the Department of Economic Vitality and Workforce
27 Development for Fiscal Year 2025-2026 is hereby amended in the accounts and in the
28 amounts as shown on the Budget Adjustment 016, a copy of which is attached hereto
29 and incorporated herein by reference as "Exhibit A."
30

31 Section 2 – City Council Finds that the budget adjustment made above has been
32 recommended by the City Manager.
33

34 Section 3 – The City Manager, or designee, is directed to cause the appropriate
35 accounting entries to be made in the books and records of the City.

36
37 Section 4 – This Ordinance shall be in full force and effect from and after
38 passage.

39
40 Passed at meeting: _____

41
42 _____
43 Mayor

44
45 Attest: _____, City Clerk

46
47 Filed as Ordinance: _____

48
49  _____, Assistant City Attorney

50
51
52  _____, City Manager
53

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
016

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
21130	23	60210	416010	000000	00000	\$ 500,000	Brownfields Assessment Grant BF96723701
Net Revenue Adjustment						\$ 500,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
21130	23	60210	504580	000000	00000	\$ 500,000	Brownfields Assessment Grant BF96723701
Net Expenditure Adjustment						\$ 500,000	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2025-26 budget by appropriating Federal grant funds for a Brownfields Assessment grant BF96723701 received from the Environmental Protection Agency.

Requested By:


Department Head 9-16-2025
Date

Approved By:


Director of Finance 9-16-2025
Date

City Manager Date

Authorization:

Council Bill No. 2025-212
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-213 (HOSMER)

FILED: 09/24/2025

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A special ordinance amending the budget for Fiscal Year 2025-2026 for the Department of Environmental Services in the amount of \$2,500,000 to appropriate retained earnings from the Clean Water Enterprise Fund for the construction of the Inman Sanitary Sewer Improvement project.

PURPOSE: To approve a budget adjustment to amend the Fiscal Year 2025-2026 Budget for the Department of Environmental Services in the amount of \$2,500,000 to appropriate retained earnings of the Clean Water Enterprise Fund for the construction of the Inman Sanitary Sewer Improvement project.

BACKGROUND INFORMATION: Special Ordinance No. 26047 passed by City Council on May 7, 2012, authorized the City to enter into an Amended Consent Judgment ("ACJ") with the Missouri Department of Natural Resources ("MDNR") to address issues concerning the Clean Water Act ("CWA"). This ACJ was approved by the Greene County Circuit Court on May 15, 2012. A requirement of the ACJ was to submit, for MDNR approval, a long-term Overflow Control Plan ("OCP") designed to address the City's aging sewer infrastructure. The City's proposed OCP was approved by MDNR on or about May 1, 2015.

The City successfully completed the first 5 years of the 10-year OCP plan. Results of the completed work were gathered and analyzed and Integrated Planning concepts were utilized to review the remaining OCP obligations. The analysis allowed the City to see the efficacy of the work performed and the need to adjust their investment strategy for optimal results. Special Ordinance No. 27480 passed by City Council on April 5, 2021, authorized the City to enter into a 2nd ACJ with MDNR to extend the compliance schedule and meet its regulatory obligations under the 2nd ACJ while providing a predictable sewer rate structure for the next 15 years. The Inman Sanitary Sewer Improvements Project is specifically identified in the Supplemental Overflow Control Plan that was approved concurrently with the 2nd ACJ.

Design of the Inman Sanitary Sewer Improvement Project (2022PW0049) was completed in 2025. The purpose of the Inman Sanitary Sewer Improvement Project is to upgrade and replace existing undersized sewer mains along Inman Creek with larger diameter mains that will increase the City's sewer system capacity and renew critical infrastructure. The added capacity will reduce the frequency and severity of sanitary sewer overflows within the Inman Creek area.

Environmental Services is requesting funding approval prior to bidding to decrease the



time between receiving bids and construction commencement. The requested budget adjustment covers construction and contingency funding to allow for market fluctuations and all unspent contingency funding will be returned to the Clean Water Enterprise Fund upon project completion.

This project is currently scheduled to bid in the fall of calendar year 2025. This budget adjustment is necessary for Environmental Services to appropriate funding for the project within this fiscal year.

Plans, specifications, and cost estimates have been prepared and are on file with the Department of Environmental Services. The project will be advertised through the City's Division of Purchasing. Bids will be advertised, publicly opened, and awarded pending a review by the City. The requested budget adjustment of \$2,500,000 includes the anticipated cost of construction for the project.

REMARKS: The Department of Environmental Services recommends approval of this Council bill and budget adjustment.

Submitted By: Ron Petering, Assistant Director of Environmental Services

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

Attachments:

1. Inman Sanitary Sewer Project_Ord
2. Inman Sanitary Sewer Project_ExhA_BA

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed: 09-16-25

Sponsored by: Hosmer

First Reading _____

Second Reading _____

COUNCIL BILL 2025-213

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the budget for Fiscal Year 2025-2026 for the Department of
2 Environmental Services in the amount of \$2,500,000 to appropriate
3 retained earnings from the Clean Water Enterprise Fund for the
4 construction of the Inman Sanitary Sewer Improvement project.
5 _____
6

7 WHEREAS, the City of Springfield, Missouri, by and through the Department of
8 Environmental Services desires to provide environmentally and economically
9 responsible wastewater management to the citizens of Springfield and the region; and
10

11 WHEREAS, on April 5, 2021, through Special Ordinance 27480, the City
12 approved the 2021 Supplemental Overflow Control Plan to comply with the 2nd
13 Amended Consent Judgment and the Inman Sanitary Sewer Improvement Project is
14 described as an anticipated project; and
15

16 WHEREAS, the Inman Sanitary Sewer Improvement Project (2022PW0049) will
17 upgrade and replace existing undersized sewer mains along Inman Creek with larger
18 diameter mains that will increase the City's sewer system capacity and renew critical
19 infrastructure; and
20

21 WHEREAS, this Project is listed in the Council-approved Capital Improvements
22 Program ("CIP") as 22-0001.
23

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

27 Section 1 – The budget for the Fiscal Year 2025-2026 of the Department of
28 Environmental Services of the City of Springfield is hereby amended in the accounts
29 and in the amounts as shown on Budget Adjustment No. 020, a copy of which is
30 attached hereto and incorporated herein by reference as "Exhibit A."
31

32 Section 2 – The City Council hereby finds that the budget adjustment made
33 above has been recommended by the City Manager.

34 Section 3 – The City Manager, or designee, is directed to cause the appropriate
35 accounting entries to be made in the books and records of the City.

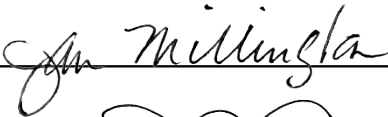
36
37 Section 4 – This Ordinance shall be in full force and effect from and after
38 passage.

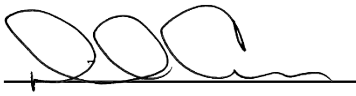
39
40 Passed at meeting: _____

41
42 _____
43 Mayor

44
45 Attest: _____, City Clerk

46
47 Filed as Ordinance: _____

48
49
50 Approved as to form: , Assistant City Attorney

51
52
53 Approved for Council action: , City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
020

Revenues:

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

Expenditures:

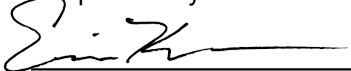
Fund	Dept	Org	Account	P&G	Location	Amount	Description
53020	08	33520	509110	103234	00000	\$2,500,000	Construction - Inman Sanitary Sewer Improvements
Net Expenditure Adjustment						\$2,500,000	

Fund Balance Appropriation:

Fund	Title	Amount
53020	Clean Water Capital Imp. Fund	(2,500,000)

Explanation: To amend the FY2025-26 budget of the Department of Environmental Services by appropriating fund balance reserves totaling \$2,500,000 of the Clean Water Capital Improvement Enterprise Fund for the construction of the Inman Sanitary Sewer Improvements.

Requested By:


Department Head 9-16-2025
Date

Approved By:


Director of Finance 9-16-2025
Date

Authorization:

Council Bill No. 2025-213
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date



EXPLANATION TO COUNCIL BILL 2025-214 (LEE)

FILED: 09/24/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A special ordinance authorizing a budget adjustment amending the budget of the Public Works Department for Fiscal Year 2025-2026 by appropriating \$500,000 of Spring Forward SGF 1/2-cent sales tax revenue, as recommended by the Citizens' Advisory Board, to provide funding for engineering, community outreach, and project development for a Neighborhood Works "Plus" Program.

PURPOSE: To approve a budget adjustment amending the Fiscal Year 2025-2026 Budget of the Public Works Department in the amount of \$500,000 by appropriating funds from the Spring Forward SGF 1/2-cent Capital Improvement Sales Tax as recommended by the Citizens' Advisory Board to provide funding for engineering, community outreach, and project development for the Neighborhood Works "Plus" Program.

BACKGROUND INFORMATION: At the meeting on August 27, 2025, the Citizens' Advisory Board unanimously approved the allocation of \$500,000 from funds available from the 1/2-cent Capital Improvement Sales Tax. These funds will be used for design, engineering, community outreach, and other project development activities necessary for the delivery of projects within the Neighborhood Works "Plus" Program, as recommended by the Citizens' Advisory Board. Public Works will administer these funds in cooperation with the Planning and Development Department to ensure effective coordination, public participation, and completion of projects defined under the Neighborhood Works "Plus" Program parameters to be determined.

Supports the following City Council Priorities:

- Quality of Place
- Fiscal Sustainability and Accountability
- Public Safety

REMARKS: Public Works recommends approval of this Council bill and budget adjustment.

Submitted By: Brett Foster, Assistant Director of Public Works

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



- Attachments:**
1. CAB Neighborhood Works Plus_ord
 2. CAB 500k for Neighborhood Works_ExhA_BA

One-rdg. _____
Emer. _____
P. Hrngs. _____
Pgs. 5
Filed: 09-16-25

Sponsored by: Lee

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-214

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING a budget adjustment amending the budget of the Public Works
2 Department for Fiscal Year 2025-2026 by appropriating \$500,000 of
3 Spring Forward SGF 1/2-cent sales tax revenue, as recommended by
4 the Citizens' Advisory Board, to provide funding for engineering,
5 community outreach, and project development for a Neighborhood
6 Works "Plus" Program.
7 _____
8

9 WHEREAS, on August 27, 2025, the Citizens' Advisory Board unanimously
10 approved the allocation of \$500,000 from funds available from the Spring Forward SGF
11 1/2-cent Sales Tax to be used for design, engineering, community outreach, and other
12 project development activities necessary for the delivery of projects within a
13 Neighborhood Works "Plus" Program; and
14

15 WHEREAS, the Public Works Department will administer these funds in
16 cooperation with the Planning and Development Department to ensure effective
17 coordination, public participation, and completion of projects defined under
18 Neighborhood Works "Plus" Program parameters that are yet to be determined.
19

20 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
21 SPRINGFIELD, MISSOURI, as follows, that:
22

23 Section 1 – The budget of the City of Springfield for Fiscal Year 2025-2026 is
24 hereby amended in the accounts and in the amounts as shown on Budget Adjustment
25 No. 017, a copy of which is attached hereto and incorporated herein by reference as
26 "Exhibit A."
27

28 Section 2 – City Council hereby finds that the budget adjustment made above
29 has been recommended by the City Manager.
30

31 Section 3 – The City Manager, or designee, is directed to cause the appropriate
32 accounting entries to be made in the books and records of the City.

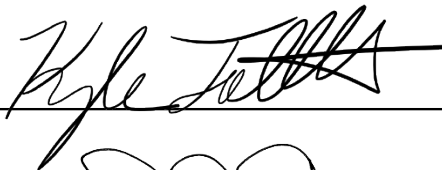
33 Section 4 – This Ordinance shall be in full force and effect from and after
34 passage.

35
36 Passed at meeting: _____

37 _____
38 Mayor
39

40 Attest: _____, City Clerk
41

42 Filed as Ordinance: _____
43

44
45 Approved as to form:  _____, Assistant City Attorney
46

47
48 Approved for Council action:  _____, City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
017

Revenues:

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

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10150	09	14120	502430	000000	00000	\$ (500,000)	Reserve App - Design & Eng Nghbhd Works "Plus" Plan
10150	20	70010	508340	000000	00000	\$ 500,000	Design & Engineering Neighborhood Works "Plus" Plan
Net Expenditure Adjustment						\$ -	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2025-26 budget by appropriating reserve funds from the Citizens' Advisory Board for the Design and Engineering for the Neighborhood Works "Plus" Plan.

Requested By:

Dan Smith 9-16-2025
Department Head Date

Approved By:

DJ Hill 9-16-2025
Director of Finance Date

City Manager Date

Authorization:

Council Bill No. 2025-214
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-215 (JENSON)

FILED: 09/24/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A special ordinance authorizing the City Manager, or designee, to enter into an Agreement for Crossing Closure and/or Roadway Improvements with the Missouri Highways and Transportation Commission (“MHTC”) and BNSF Railway Company, for the purpose of closing an existing grade crossing in the vicinity of Mill Street between Campbell Avenue and Boonville Avenue; and amending the Fiscal Year 2025-2026 budget in the amount of \$200,000 to appropriate contributions from MHTC and BNSF for this project.

PURPOSE: To authorize the City Manager, or designee, to enter into an agreement with the Missouri Highways and Transportation Commission (“MHTC”) and BNSF Railway Company for the purpose of closing an existing grade crossing in the vicinity of Mill Street between Campbell Avenue and Boonville Avenue known as D.O.T. No. 945679P; and amending the Fiscal Year 2025-2026 budget for the Department of Public Works in the amount of \$200,000 to appropriate contributions from MHTC and BNSF.

BACKGROUND INFORMATION: The Renew Jordan Creek project includes the removal of the driveway and mid-block pedestrian railroad crossing located between Campbell Avenue and Boonville Avenue, immediately south of Mill Street. As part of the project, curbs, landscaping, and a barrier chain will be installed to deter pedestrians from crossing mid-block. Given the anticipated high level of activity within the plaza space and the proximity of active railroad tracks, these measures will enhance public safety.

As part of this agreement, both MHTC and BNSF Railway Company agree to pay \$100,000 each to the City of Springfield for the permanent closure of the grade crossings to roadway and pedestrian traffic.

Supports the following City Council Priorities:

- Public Safety
- Quality of Place

REMARKS: Public Works recommends passage of this Council bill and budget adjustment.



Submitted By: Brett Foster, Assistant Director of Public Works

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

- Attachments:**
1. Crossing Closing - Brick City_ord
 2. Crossing Closure_Brick City_ExhA_Agree
 3. Crossing Closure_Brick City_ExhB_BA

One-rdg. _____
P. Hrngs. _____
Pgs. 15
Filed: 09-16-25

Sponsored by: Jenson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-215

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to enter into an Agreement for Crossing
2 Closure and/or Roadway Improvements with the Missouri Highways
3 and Transportation Commission ("MHTC") and BNSF Railway
4 Company, for the purpose of closing an existing grade crossing in the
5 vicinity of Mill Street between Campbell Avenue and Boonville Avenue;
6 and amending the Fiscal Year 2025-2026 budget in the amount of
7 \$200,000 to appropriate contributions from MHTC and BNSF for this
8 project.
9 _____

10
11 WHEREAS, the Renew Jordan Creek project includes the removal of the
12 driveway and mid-block pedestrian railroad crossing located between Campbell Avenue
13 and Boonville Avenue, immediately south of Mill Street, to enhance public safety; and
14

15 WHEREAS, as part of this Agreement, both MHTC and BNSF agree to pay
16 \$100,000 each to the City of Springfield for the permanent closure of the grade
17 crossings to roadway and pedestrian traffic.
18

19 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
20 SPRINGFIELD, MISSOURI, as follows, that:
21

22 Section 1 – The City Manager, or designee, is hereby authorized to enter into an
23 Agreement for Crossing Closure and/or Roadway Improvements with the Missouri
24 Highways and Transportation Commission ("MHTC") and BNSF Railway Company, said
25 Agreement to be substantially similar in form as the document attached hereto and
26 incorporated herein by reference as "Exhibit A."
27

28 Section 2 – The budget of the City of Springfield for Fiscal Year 2025-2026 is
29 hereby amended in the accounts and in the amounts as shown on Budget Adjustment
30 No. 022, a copy of which is attached hereto and incorporated herein by reference as
31 "Exhibit B."
32

33 Section 3 – City Council hereby finds that the budget adjustment made above
34 has been recommended by the City Manager.

35
36 Section 4 – The City Manager, or designee, is directed to cause the appropriate
37 accounting entries to be made in the books and records of the City.

38
39 Section 5 – This Ordinance shall be in full force and effect from and after
40 passage.

41
42 Passed at meeting: _____

43
44 _____
45 Mayor

46
47 Attest: _____, City Clerk

48
49 Filed as Ordinance: _____

50
51
52 Approved as to form:  _____, Assistant City Attorney

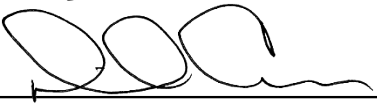
53
54
55 Approved for Council action:  _____, City Manager

Exhibit A

CCO Form: MO52
Approved: 04/04 (BDG)
Revised: 03/24 (TLP)
Modified: 12/24 (MWH)

Brick City Drive
in Springfield
Greene County
Crossing No. 945679P
Job No. RRP-024S(033)
BNSF File No. BF-20565648

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION AGREEMENT FOR CROSSING CLOSURE AND/OR ROADWAY IMPROVEMENTS

THIS AGREEMENT (this "Agreement") is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission"), acting by and through the Missouri Department of Transportation ("MoDOT" or "Department"), and BNSF Railway Company, a Delaware corporation (hereinafter, "Railroad"), and City of Springfield, Missouri (hereinafter, "Agency").

WITNESSETH:

WHEREAS, the closure of the existing grade crossing across the Railroad right-of-way related thereto appears to be warranted in Springfield, Missouri, where Brick City Drive intersects Railroad's Cuba Subdivision at or near Railroad's Milepost 202.20 at a point more particularly known as DOT# 945679P (the "grade crossing").

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The purpose of this Agreement is to provide for (i) incentive payments by Railroad, (ii) as applicable, the installation, maintenance, repair, and renewal of necessary safety improvements by Commission and Agency to accomplish the permanent abolishment and closure of the grade crossing, located on Agency's property, to roadway and pedestrian traffic, (hereinafter, "Project").

(2) SCOPE OF OBLIGATIONS RELATED TO THE INITIAL CLOSURE WORK:

(A) In coordination with the Agency's and Commission's initial closure work described herein, the Railroad shall remove the existing crossing surface and crossbuck warning signs at the grade crossing; provided that the installation of safety improvements per the Agency's, the City of Springfield's, Public Improvement Plans No. 2019PW0073 described in Subsection (2)(B) have been fully completed (or temporary barricades providing substantially similar functionality are in place prior to the Railroad's completion of the work described in Subsection (2)(A)).

(B) The Agency shall be responsible for the installation of safety improvements per the Agency's Public Improvement Plans No. 2019PW0073; obliterating

the existing roadway and pedestrian approaches and sidewalk on south side of the crossing up to the track tie ends; installing curbs, landscaping, lighting, barrier chain, and installing concrete sidewalk south of Railroad tracks; and removing existing crosswalk and crosswalk striping on north side of crossing.

(3) FUNDING AND APPORTIONMENT:

(A) The Railroad shall assume responsibility for one hundred percent (100%) of the costs of the work described in Subsection (2)(A) of this Agreement, using the Railroad's own funds.

(B) The Agency shall assume responsibility for one hundred percent (100%) of the costs of the work described in Subsection (2)(B) of this Agreement, using the Agency's own funds.

(C) The Railroad shall pay a cash incentive to the Agency from the Railroad's own funds in the amount of One Hundred Thousand Dollars (\$100,000.00) once both of Railroad's and the Commission's inspection confirming that all the work described in Section (2) of this Agreement has been completed in accordance with this Agreement, in consideration of the permanent closure of the grade crossing to roadway and pedestrian traffic.

(D) The Commission shall pay a cash incentive to the Agency from funds available to the Commission in the amount of One Hundred Thousand Dollars (\$100,000.00) once both of Railroad's and the Commission's inspection confirming that all the work described in Section (2) of this Agreement has been completed in accordance with this Agreement, in consideration of the permanent closure of the grade crossing to roadway and pedestrian traffic.

(E) The incentive payments provided in Subsections (3)(C) and (3)(D) of this agreement shall become due and payable immediately after the last to occur of (i) both of Railroad's and the Commission's inspection confirming that all the work described in Section (2) of this Agreement has been completed in accordance with this Agreement and, with respect to the Commission only, the Administrative Order, (ii) the Commission's formal authorization of the Administrative Order (defined below) directing and authorizing the Commission to undertake its obligations set forth herein, and (iii) formal authorization of the Agency directing and authorizing the Agency to undertake its obligations herein.

(4) COST OF PROJECT: The cost of the Project shall be the total monies expended by the Railroad, Agency, and Commission to complete the work and obligations described herein, together with the cash incentive payable by the Railroad in the amounts described in Section (3) of this Agreement.

(5) ADDITIONAL REQUIREMENTS RELATED TO THE INITIAL CLOSURE WORK:

(A) The Railroad, upon receipt of notification from the Commission, shall furnish all labor and material and complete the work described in Subsection (2)(A) of this Agreement, in accordance with (i) the Ordered Due Date of the Commission's Administrative Order pursuant to Section 389.610 RSMo ("Administrative Order"), (ii) to the extent applicable, in accordance with that certain Master Agreement between the Railroad and the Commission, dated September 11, 1980 (the "Master Agreement"), and, (iii) to the extent applicable, in accordance with the rules and regulations contained in Title 23 Code of Federal Regulations (CFR) Part 140 Subpart I and 23 CFR Part 646 Subpart B issued by the Federal Highway Administration (FHWA).

(B) The Agency shall complete its respective performance of the work described in Subsection (2)(B) of this Agreement, in accordance with the Ordered Due Date of the Administrative Order approving and authorizing the Project described in this Agreement.

(C) All traffic control devices installed by the Railroad or by the Agency pursuant to this Agreement shall be installed in substantial compliance with the applicable provisions of the *Manual on Uniform Traffic Control Devices* (MUTCD) (2023 Edition), published by the FHWA.

(6) FORCE ACCOUNT AND NON-FORCE ACCOUNT WORK: The Railroad will furnish all of the material and do all of the work to be performed by the Railroad with its own forces, or such work may be done by a contractor paid under a contract let by the Railroad, and, if applicable, in compliance with provisions of 23 CFR Chapter I, Subchapter B, Part 140, Subpart I and Chapter 34 RSMo. Said 23 CFR and Chapter 34 RSMo is by reference made part of this Agreement, but only to the extent such provisions are applicable. The Agency or any contractor of the Agency may not enter upon the Railroad's property for the purposes of the Commission's work until and unless such contractor(s) obtain a separate right of entry agreement from the Railroad in accordance with the Railroad's then-current **Exhibit C** and **C-1**, the Contractor's Right of Entry Agreement, as contemplated by the Master Agreement.

(7) MAINTENANCE AND OPERATION: After the completion of the initial closure work, the Agency shall maintain, repair, and renew the respective permanent barricade installed in Subsection (2)(B), using the Agency's own funds.

(8) AGENCY OBLIGATION: The Agency in coordination with the Railroad and Commission hereby agrees to cooperate in the handling of traffic during construction.

(9) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the Railroad, the Commission, and

the Agency.

(10) INDEMNIFICATION: To the extent allowed or imposed by law, the Agency shall defend, indemnify and hold harmless the Commission (including MoDOT) and Railroad, including their respective members and department employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the Agency's performance of its obligations under this Agreement.

(11) INSURANCE:

(A) The Agency is required or will require any contractor procured by the Agency to work under this Agreement:

1. To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

2. To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, MoDOT, and its employees, as additional insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities (\$600,000 per claimant and \$4,000,000 per occurrence) as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(B) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(12) NON-EMPLOYMENT OF UNAUTHORIZED ALIENS: To the extent applicable, pursuant to Section 285.530 RSMo, no business entity or employer shall knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the State of Missouri. As a condition for the award of any contract or grant in excess of Five Thousand Dollars (\$5,000) by the State or by any political subdivision of the State to a business entity, or for any business entity receiving a state-administered or subsidized tax credit, tax abatement, or loan from the state, the business entity shall:

(A) By sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. E-Verify is an example of a federal work authorization program. The business entity (to the extent applicable) must affirm its enrollment and participation in the E-Verify federal work authorization program

with respect to the employees proposed to work in connection with the services requested herein by providing acceptable enrollment and participation documentation consisting of **completed** copy of the E-Verify Memorandum of Understanding. For business entities that are not already enrolled and participating in a federal work authorization program, E-Verify is available at http://www.dhs.gov/xprevprot/programs/gc_1185221678150.shtm.

(B) By sworn affidavit (to the extent applicable), the Railroad affirms that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. A copy of the affidavit referenced herein is provided within this document, attached as **Exhibit A**.

(13) WAIVER OF HEARING ON ISSUANCE OF ADMINISTRATIVE ORDERS:

(A) This Agreement is made subject to approval of the proposed Project by a final administrative order issued by the Missouri Highways and Transportation Commission, or by the Missouri Administrative Hearing Commission (hereinafter "AHC"), in accordance with Section 389.610 RSMo Supp. 2004. With reference to the issuance of that administrative order, the Railroad (as applicable), the Agency and the Commission stipulate that the construction of the Project as described in this Agreement will promote public safety and will not adversely affect public necessity. The Railroad and the Agency each consent that the Commission or the AHC, or both, may issue administrative orders approving and authorizing the construction of this Project in conformity with the provisions of this Agreement, and the Railroad and the Agency each waives its right to notice and an opportunity for hearing before the issuance of these administrative orders, so long as no other party requests a hearing.

(14) NONDISCRIMINATION ASSURANCE: With regard to work under this Agreement, to the extent applicable, the Railroad and Agency agree as follows:

(A) Civil Rights Statutes: The Railroad (to the extent applicable) and Agency shall comply with all applicable state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 USC 2000d and 2000e, *et seq.*), as well as any applicable titles of the Americans with Disabilities Act. In addition, if the Railroad or Agency are providing services or operating programs on behalf of the Department or the Commission, it shall comply with all applicable provisions of Title II of the Americans with Disabilities Act.

(B) Administrative Rules: The Railroad (to the extent applicable) and Agency shall comply with the administrative rules of the United States Department of Transportation (USDOT) relative to nondiscrimination in federally assisted programs of the USDOT (49 CFR Subtitle A, Part 21) which are herein incorporated by reference and made part of this Agreement.

(C) Nondiscrimination: The Railroad (to the extent applicable) and Agency shall not discriminate on grounds of the race, color, religion, creed, sex, disability, national origin, age, or ancestry of any individual in the selection and retention of

subcontractors, including procurement of materials and leases of equipment. The Railroad (to the extent applicable) and Agency shall not participate either directly or indirectly in the discrimination prohibited by 49 CFR 21.5, including employment practices.

(D) Solicitations for Subcontracts, Including Procurements of Material and Equipment: These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the Railroad (to the extent applicable) and Agency. These apply to all solicitations either by competitive bidding or negotiation made by the Railroad and Agency for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the Railroad (to the extent applicable) and Agency of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, creed, sex, disability or national origin, age, or ancestry of any individual.

(E) Information and Reports: The Railroad and Agency shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access at reasonable times and places to its books, records, accounts, other sources of information, and its facilities as may be determined by the Commission or the USDOT to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the Railroad or Agency is in the exclusive possession of another who fails or refuses to furnish this information, the Railroad or Agency shall so certify to the Commission or the USDOT as appropriate and shall set forth what efforts it has made to obtain the information.

(F) Sanctions for Noncompliance: In the event the Railroad or Agency fails to comply with the applicable nondiscrimination provisions of this Agreement, the Commission shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including but not limited to:

1. Withholding of payments under this Agreement until the Railroad and Agency complies; and/or
2. Cancellation, termination, or suspension of this Agreement, in whole or in part, or both.

(G) Incorporation of Provisions: The Railroad (to the extent applicable) and Agency shall include the provisions of Section (14) of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, executive order, administrative rules or instructions issued by the Commission or the USDOT. The Railroad (to the extent applicable) and Agency will take such action with respect to any subcontract or procurement as the Commission or the USDOT may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that in the event the Railroad (to the extent applicable) and Agency becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction, the Railroad and Agency may request the United States to

enter into such litigation to protect the interests of the United States.

(15) COMMISSION REPRESENTATIVE: The Commission's Multimodal Operations Division Director is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(16) ASSIGNMENT: The Railroad or Agency shall not assign, transfer, or delegate any interest in this Agreement without the prior written consent of the Commission.

(17) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the applicable laws of the State of Missouri. The Railroad and Agency shall comply with all applicable local, state, and federal laws and regulations relating to the performance of this Agreement; provided that nothing in this Agreement is intended to waive or be construed as the Railroad's consent to waive the preemptive effect of federal law as to the Railroad.

(18) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri or if applicable, in the U.S. District Court for the Western District of Missouri.

(19) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations by providing the Railroad and the Agency with written notice of cancellation after providing written notice thereof and a reasonable cure period thereafter. Should the Commission exercise its right to cancel this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the Railroad and the Agency.

(20) AUDIT OF RECORDS: The Railroad must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at all reasonable times at no charge to the Commission and/or its designees or representatives during the period of this Agreement and any extension, and for three (3) years after the date of final payment made under this Agreement.

(21) RAILROAD NOTIFICATION: At least five (5) days prior to the commencement of any work described in Subsection (2)(A) of this Agreement to be performed by the Railroad, the Railroad shall notify the Commission and the Agency of the date it plans to commence said work.

(22) AUTHORITY TO EXECUTE: The signers of this Agreement warrant that they are acting officially and properly on behalf of their respective institutions and have been duly authorized, directed and empowered to execute this Agreement.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly appointed officials.

Executed by Railroad on _____ (date).

Executed by Agency on _____ (date).

Executed by Commission on _____ (date).

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

BNSF RAILWAY COMPANY

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

ATTEST:

AGENCY

By: _____
Commission Secretary

By: _____

Title: _____

APPROVED AS TO FORM:

ATTEST

By: _____
Commission Counsel

By: _____

Title: _____

Ordinance No. _____

Exhibit A

Annual Worker Eligibility Verification Affidavit

[to be attached hereto]

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit B

Budget Adjustment
022

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46110	20	73020	414110	103252	00000	\$100,000	Contributions from the BNSF Railway Company and the Missouri Highways & Transportation Commission for the Permanent Closure of the Grade Crossing to Roadway and Pedestrian Traffic Near Mill Street Between Campbell Avenue and Boonville Avenue as part of the Renew Jordan Creek Project
46120	20	73020	414110	103252	00000	100,000	
Net Revenue Adjustment						\$200,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46110	20	73020	509110	103252	00000	\$100,000	Renew Jordan Creek
46120	20	73020	509110	103252	00000	100,000	Renew Jordan Creek
Net Expenditure Adjustment						\$200,000	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2025-26 Budget by appropriating contributions from BNSF Railway Company (\$100,000) and the Missouri Highways and Transportation Commission (\$100,000) towards improvements related to the Renew Jordan Creek Project.

Requested By:

Dan Smith 9-16-2025
Department Head Date

Approved By:

DL Hill 9-16-2025
Director of Finance Date

Authorization:

Council Bill No. 2025-215
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date



EXPLANATION TO COUNCIL BILL 2025-216 (HARDINGER)

FILED: 09/19/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A resolution declaring the intent of the City of Springfield to potentially reimburse itself for certain expenditures related to the construction of a regional convention and event center incurred prior to the issuance of tax-exempt financings issued by or on behalf of the City.

PURPOSE: To declare the intent of the City of Springfield to potentially reimburse itself for certain expenditures related to the construction of a regional convention and event center incurred prior to the issuance of tax-exempt financings issued by or on behalf of the City.

BACKGROUND INFORMATION: The City of Springfield has called an election on Tuesday November 4, 2025, to submit to the qualified voters the question of whether an additional three percent (3%) license tax shall be imposed on the business of renting, leasing, or letting living quarters, sleeping accommodations, rooms, or a part thereof, in connection with any hotel, motel, tourist court, or short-term rental, derived from or paid by transient guests for sleeping accommodations, for the purpose of attracting travel and tourism, including the construction of a regional convention and event center (the "Project"). If said tax is approved by the qualified voters, the City intends to make expenditures related to the Project, including the acquisition of land, renovation of existing facilities, and construction of new facilities and potentially reimburse itself for such expenditures incurred prior to the issuance, with a maximum principal amount of such tax-exempt financing issued by or on behalf of the City estimated to be \$145,000,000.

Submitted By: David Holtmann, Springfield Police Officers' and Fire Fighters' Retirement System Board

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Collin Quigley, Interim City Manager 09/29/2025

Attachments: 1. Resolution to Declare Intent to Reimburse

One-rdg. X
P. Hrngs.
Pgs. 3
Filed 09-30-25

Sponsored by Hardinger

COUNCIL BILL 2025-216 RESOLUTION

A RESOLUTION

1 DECLARING the intent of the City of Springfield to potentially reimburse itself for
2 certain expenditures related to the construction of a regional
3 convention and event center incurred prior to the issuance of tax-
4 exempt financings issued by or on behalf of the City.
5
6 _____

7 WHEREAS, the City of Springfield, Missouri (the “City”) has called an election on
8 Tuesday November 4, 2025, to submit to the qualified voters the question of whether an
9 additional three percent (3%) license tax shall be imposed on the business of renting,
10 leasing, or letting living quarters, sleeping accommodations, rooms, or a part thereof, in
11 connection with any hotel, motel, tourist court, or short-term rental, derived from or paid
12 by transient guests for sleeping accommodations, for the purpose of attracting travel
13 and tourism, including the construction of a regional convention and event center (the
14 “Project”); and
15

16 WHEREAS, if said tax is approved by the qualified voters, the City intends to
17 make expenditures related to the Project, including the acquisition of land, renovation of
18 existing facilities, and construction of new facilities; and
19

20 WHEREAS, if said tax is approved by the qualified voters, the City desires to
21 issue tax-exempt financings to pay for such expenditures, with a maximum principal
22 amount of such tax-exempt financing issued by or on behalf of the City estimated to be
23 \$145,000,000; and
24

25 WHEREAS, if said tax is approved by the qualified voters, the City desires to
26 reimburse itself for such expenditures incurred prior to the issuance of said tax-exempt
27 financings; and
28

29 WHEREAS, if the City desires to potentially reimburse itself for such
30 expenditures incurred prior to the issuance of said tax-exempt financing with the
31 proceeds of such tax-exempt financings, it must pass a resolution declaring its intent to
32 do so.
33

34 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
35 SPRINGFIELD, MISSOURI as follows, that:
36

37 Section 1 – The City Council hereby finds it necessary and declares its intent to
38 finance expenditures related to the construction of a regional convention and event
39 center, including the acquisition of land, renovation of existing facilities, and construction
40 of new facilities, and to reimburse itself for such expenditures incurred prior to the
41 issuance of tax exempt financings issued by or on behalf of the City with the proceeds
42 of said tax-exempt financings, with a maximum principal amount of such tax-exempt
43 financings totaling \$145,000,000.

44
45 Section 2 – The Mayor and other officers and representatives of the City are
46 hereby authorized and directed to take such other action as may be necessary to carry
47 out the purpose of this Resolution.

48
49 Section 3 – This Resolution shall be effective immediately upon adoption.
50

51 Passed at meeting: _____
52

53 _____
54 Mayor
55

56 Attest: _____, City Clerk
57

58 Filed as Resolution _____
59

60
61 Approved as to form: Laura Vales, Assistant City Attorney
62

63
64 Approved for Council action: [Signature], City Manager

EXPLANATION TO COUNCIL BILL 2025-217 (MCGULL)

FILED: 09/18/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.33 acres of property generally located at 3358 North Beaver Road and 5242 East Farm Road 104 from County C-1 district to HC – Highway commercial district; and adopting an updated Official Zoning Map. (By: CREDC Strafford, LLC; 3358 North Beaver Road & 5242 East Farm Road 104; Z-17-2025).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 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. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-17-2025

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.

REMARKS: The Planning and Zoning Commission held a public hearing on September 11, 2025, and recommended approval, by vote of 8 to 0.

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant is requesting to rezone approximately 3.33 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.
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: 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.

Submitted By: Michael Sparlin, Senior City Planner

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

Maurice S. Jones, Deputy City Manager 09/24/2025

- Attachments:**
1. Z-17-2025 - 3358 N. Beaver Rd. and 5242 E. Farm Road 104
 2. Z-17-2025_exhA
 3. Z-17-2025_exhB
 4. Z-17-2025_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 21
Filed: 09-30-25

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-217

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 3.33 acres of property generally located at 3358 North Beaver
4 Road and 5242 East Farm Road 104 from County C-1 district to HC
5 – Highway commercial district; and adopting an updated Official
6 Zoning Map.
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 3358 North Beaver Road and 5242 East Farm Road 104 from
11 County C-1 district to HC – Highway commercial district; and
12

13 WHEREAS, following proper notice, the Planning and Zoning Commission held a
14 public hearing on September 11, 2025, a copy of the Record of Proceedings from said
15 public hearing being attached hereto and incorporated herein by this reference as
16 "Exhibit B," and said Commission made a recommendation of approval by a vote of 8 to
17 0; and
18

19 WHEREAS, the City has reviewed the applicant's request and prepared a staff
20 report concerning the application, which is attached hereto and incorporated herein by
21 this reference as "Exhibit C"; and
22

23 WHEREAS, proper notice was given of a public hearing before City Council, and
24 said hearing was held in accordance with the law.
25

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

29 Section 1 – The property generally located at 3358 North Beaver Road and 5242
30 East Farm Road 104 and described in "Exhibit A," which is attached hereto and
31 incorporated herein by this reference, is hereby rezoned from County C-1 district to HC
32 – Highway commercial district. Springfield Land Development Code, Section 36-306,
33 'Official zoning map and rules for interpretation,' is hereby amended, changed, and

34 modified consistent with this Ordinance.

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

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

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

47
48 Passed at meeting: _____

50
51 _____
52 Mayor

53 Attest: _____, City Clerk

54
55 Filed as Ordinance: _____

56
57 *Laura Vales*
58 Approved as to form: _____, Assistant City Attorney

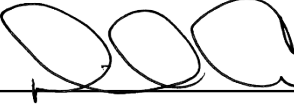
59
60 
61 Approved for Council action: _____, City Manager

EXHIBIT A
LEGAL DESCRIPTION

Tract I:

Beginning at the Northwest Corner of the East One-Half (E 1/2) of Lot Three (3) of the Northwest Quarter (NW 1/4) of Section One (1), Township Twenty-Nine (29), Range Twenty-One (21), running thence South 417.4 feet; running thence East 208.7 feet; running thence North 417.4 feet; running thence West 208.7 feet to the point of beginning, except any part used for road purposes, in Greene County, Missouri,

Tract II:

Beginning at a point 208.7 feet East of the Northwest Corner of the East Half (E 1/2) of Lot Three (3) of the Northwest Quarter (NW 1/4) of Section One (1), Township Twenty-Nine (29), Range Twenty-One (21); running thence South 417.4 feet; running thence East 140 feet; running thence North 417.4 feet; running thence West 140 feet to the point of beginning; except any part used for road purposes in Green County, Missouri

**EXHIBIT B
RECORD OF PROCEEDINGS**

Z-17-2025

3358 North Beaver Road and 5242 East Farm Road 104

Applicant: William Mullen CREDC Strafford, LLC

Mr. Sparlin states that this is a request to rezone approximately 3.33 acres from a County C-1 district to a HC, Highway Commercial District.

Mr. Doennig opened the public hearing.

Mr. Rhys Williams, 7700 Forsyth Blvd, St. Louis and here on behalf of the applicant and stated that the proposal to rezone for the redevelopment of a comprehensive marijuana dispensary. The proposed site would satisfy the requirements of more than 1000' from the nearest church, school, or daycare and all operations would occur within the enclosed building.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-17-2025. Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.



Bob Hosmer, AICP
Planning Manager



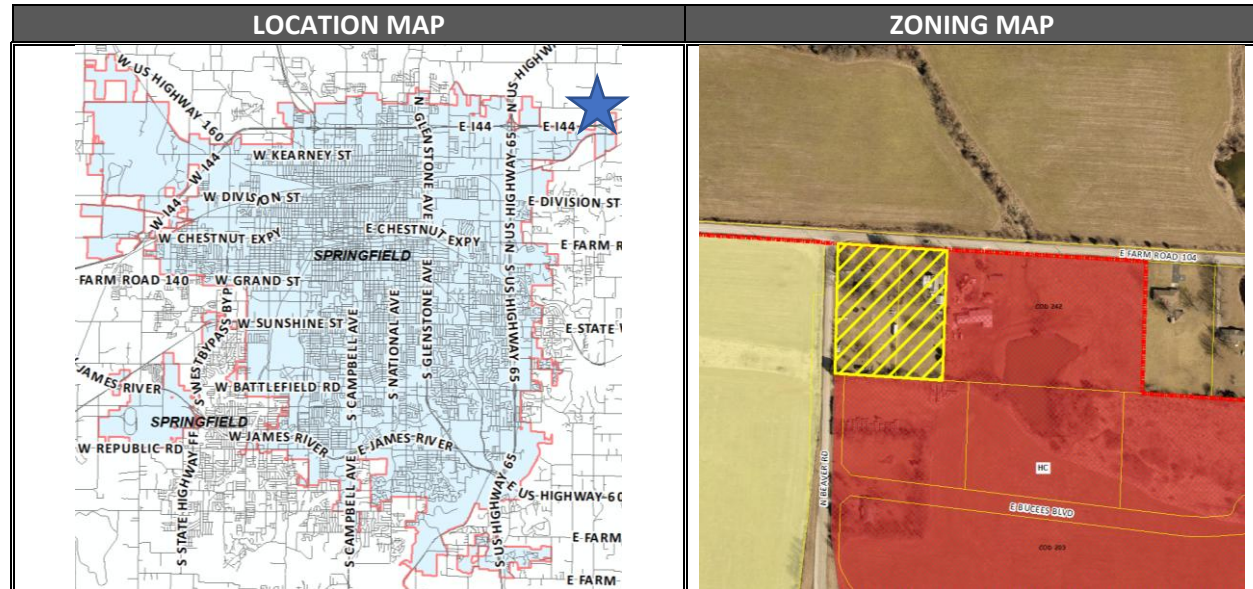
DEVELOPMENT REVIEW STAFF REPORT

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

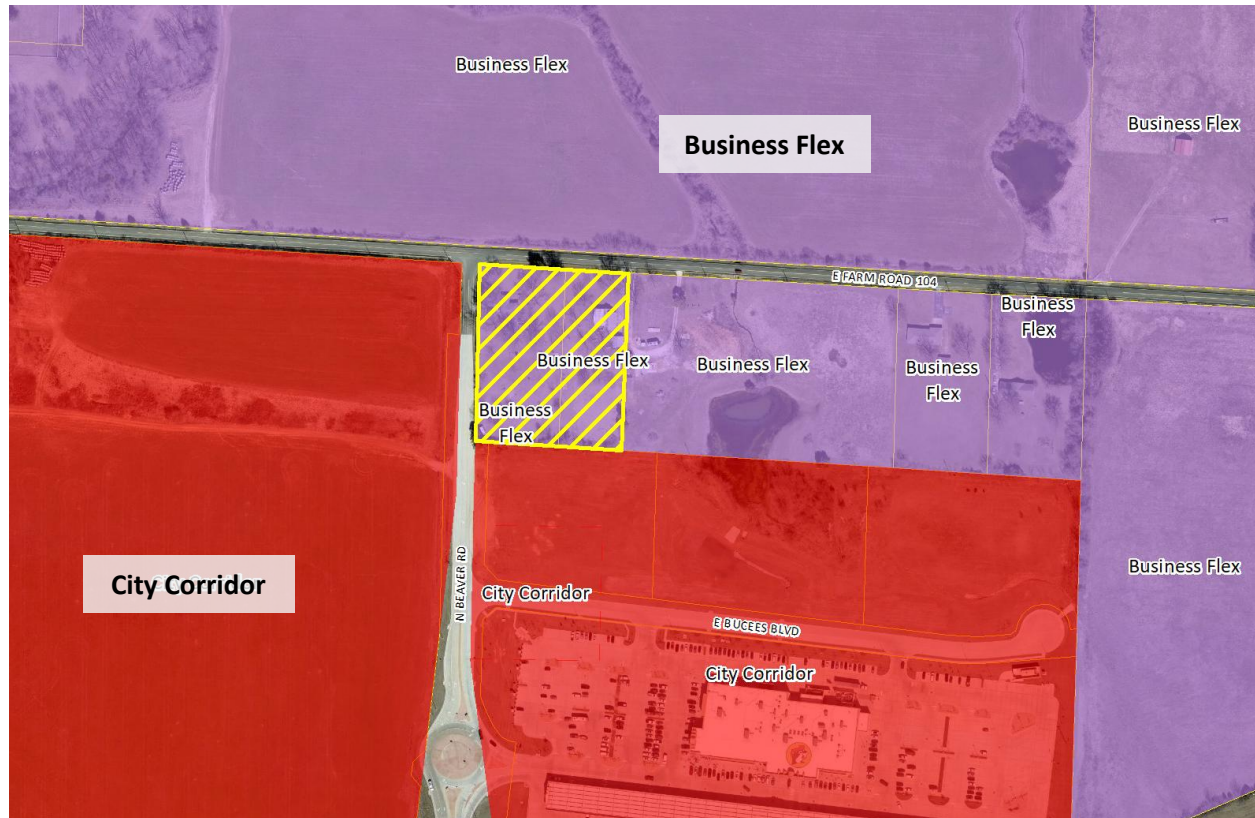
- Outside storage, auto oriented, or light industrial uses are screened from view from the right-of-way.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured 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.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major 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 73 of 270



EXPLANATION TO COUNCIL BILL 2025-218 (MCGULL)

FILED: 09/18/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.20 acres of property generally located at 1544 North National Avenue from GM – General manufacturing district to GR – General retail district; and adopting an updated Official Zoning Map. (By: 3 Patel, LLC; 1544 North National Avenue; Z-18-2025).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.20 acres generally located at 1544 North National Avenue from a GM, General Manufacturing to a GR, General Retail district. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-18-2025

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.

REMARKS: The Planning and Zoning Commission held a public hearing on September 11, 2025, and recommended approval, by a vote of 8 to 0.

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.20 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.
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: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor placetype and on the finding of facts above.

Submitted By: Michael Sparlin, Senior City Planner

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

Maurice S. Jones, Deputy City Manager 09/24/2025



- Attachments:**
1. Z-18-2025 - 1544 N. National Ave.
 2. Z-18-2025_exhA
 3. Z-18-2025_exhB
 4. Z-18-2025_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 20
Filed: 09-30-25

Sponsored by: McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-218

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 0.20 acres of property generally located at 1544 North National
4 Avenue from GM – General manufacturing district to GR – General
5 retail district; and adopting an updated Official Zoning Map.
6
7

8 WHEREAS, an application has been filed for a zoning change of the property
9 generally located at 1544 North National Avenue from GM – General manufacturing
10 district to GR – General retail district; and
11

12 WHEREAS, following proper notice, the Planning and Zoning Commission held a
13 public hearing on September 11, 2025, a copy of the Record of Proceedings from said
14 public hearing being attached hereto and incorporated herein by this reference as
15 "Exhibit B," and said Commission made a recommendation of approval by a vote of 8 to
16 0; and
17

18 WHEREAS, the City has reviewed the applicant's request and prepared a staff
19 report concerning the application, which is attached hereto and incorporated herein by
20 this reference as "Exhibit C"; and
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22 WHEREAS, proper notice was given of a public hearing before City Council, and
23 said hearing was held in accordance with the law.
24

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

28 Section 1 – The property generally located at 1544 North National Avenue and
29 described in "Exhibit A," which is attached hereto and incorporated herein by this
30 reference, is hereby rezoned from GM – General manufacturing district to GR – General
31 retail district. Springfield Land Development Code, Section 36-306, 'Official zoning map
32 and rules for interpretation,' is hereby amended, changed, and modified consistent with
33 this Ordinance.

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

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

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

45
46 Passed at meeting: _____

47
48 _____
49 Mayor

50
51 Attest: _____, City Clerk

52
53 Filed as Ordinance: _____

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

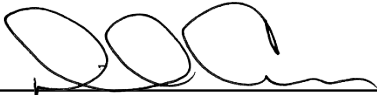
57
58 
59 Approved for Council action: _____, City Manager

EXHIBIT A
LEGAL DESCRIPTION

ALL OF LOT 7 BLOCK A OF COOMBS ADDITION AND VACATED RIGHT-OF-WAY LYING NORTH AND ADJACENT TO SAID PROPERTY AS DESCRIBED BELOW:

TRACT OF LAND LYING IN THE SOUTH ONE-HALF (S ½) OF THE SOUTHWEST QUARTER (S ¼) OF SECTION 7, TOWNSHIP 29 NORTH (T29N), RANGE TWENTY-ONE (R21W) OF THE 5TH PRINCIPAL MERIDIAN, SPRINGFIELD, GREENE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT AN EXISTING IRON PIN (EIP) AT THE NW CORNER OF LOT 7, BLOCK A, COOMB'S ADDITION TO NORTH SPRINGFIELD, A RECORDED SUBDIVISION IN SAID SPRINGFIELD ON FILE IN SAID COUNTY'S RECORDER'S OFFICE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE RIGHT-OF-WAY (ROW) OF NATIONAL AVE. & LOCUST ST. AS THEY NOW EXIST; THENCE NORTHEASTERLY 14.3' TO MAINTAIN A 10'X10' SIGHT TRIANGLE AT SAID ROW INTERSECTION; THENCE EASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID COOMB'S SUBDIVISION TO A POINT 10' NORTHERLY OF THE NORTHEAST (NE) CORNER OF SAID LOT 7; THENCE SOUTHERLY TO SAID NE CORNER; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7 TO SAID TRUE POINT OF BEGINNING (POB) CONTAINING 1,399.78 SF, 0.03 ACRES MORE OR LESS SUBJECT TO ALL EASEMENTS.

**EXHIBIT B
RECORD OF PROCEEDINGS**

Z-18-2025
1544 North National Avenue
Applicant: 3 Patel, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.20 acres from a GM, General Manufacturing to a GR, General Retail district.

Mr. Doennig opened the public hearing.

Mr. Vasant Patel 269 Katie Drive and representing the project and currently trying to change zoning to General Retail so we can rent it or use it as a gym.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-18-2025. Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.



Bob Hosmer, AICP
Planning Manager



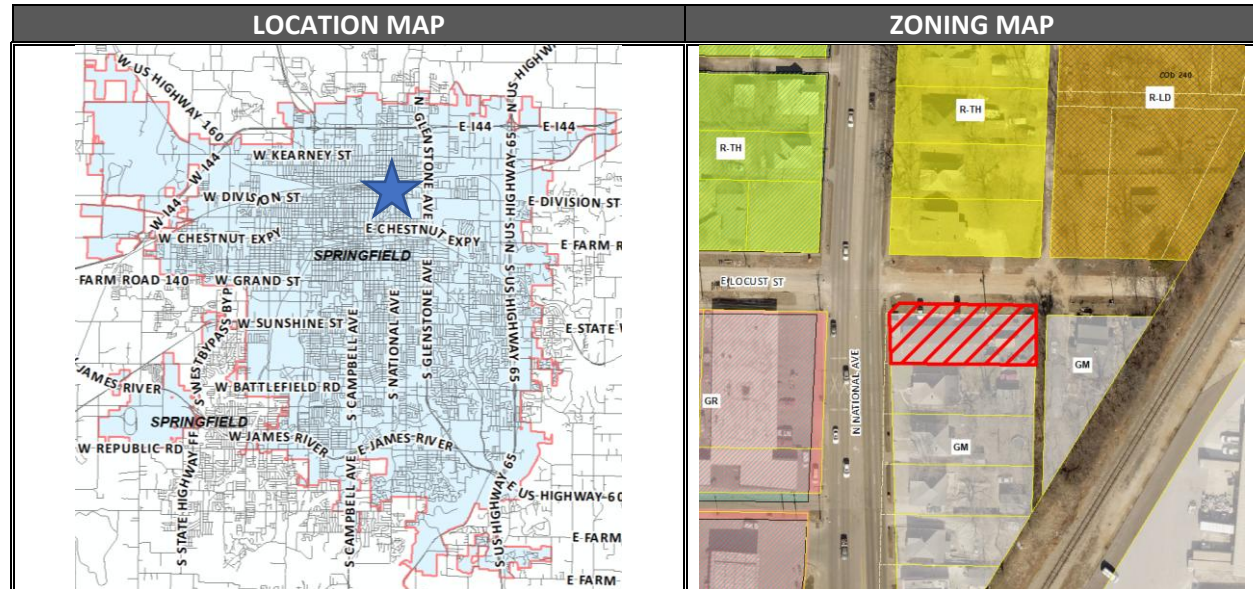
DEVELOPMENT REVIEW STAFF REPORT

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).

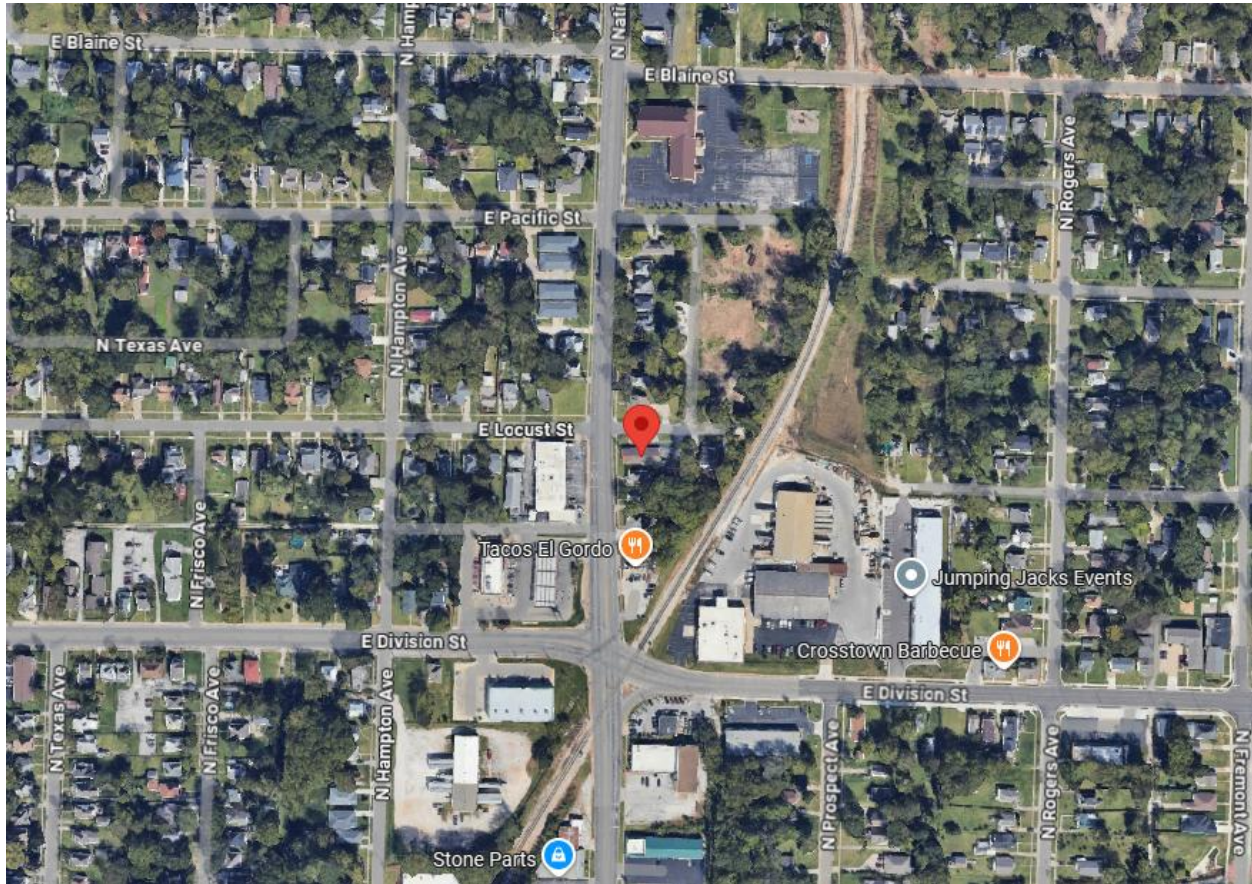
PROJECT SUMMARY:

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.

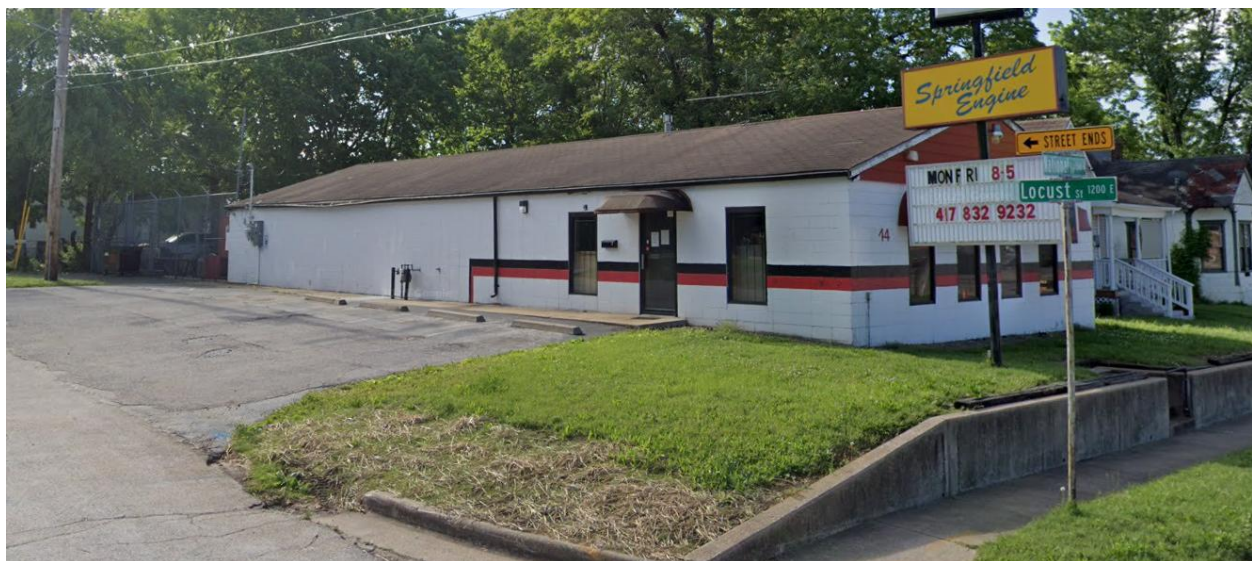


DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

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

DEVELOPMENT REVIEW STAFF REPORT

	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.

DEVELOPMENT REVIEW STAFF REPORT

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:

DEVELOPMENT REVIEW STAFF REPORT

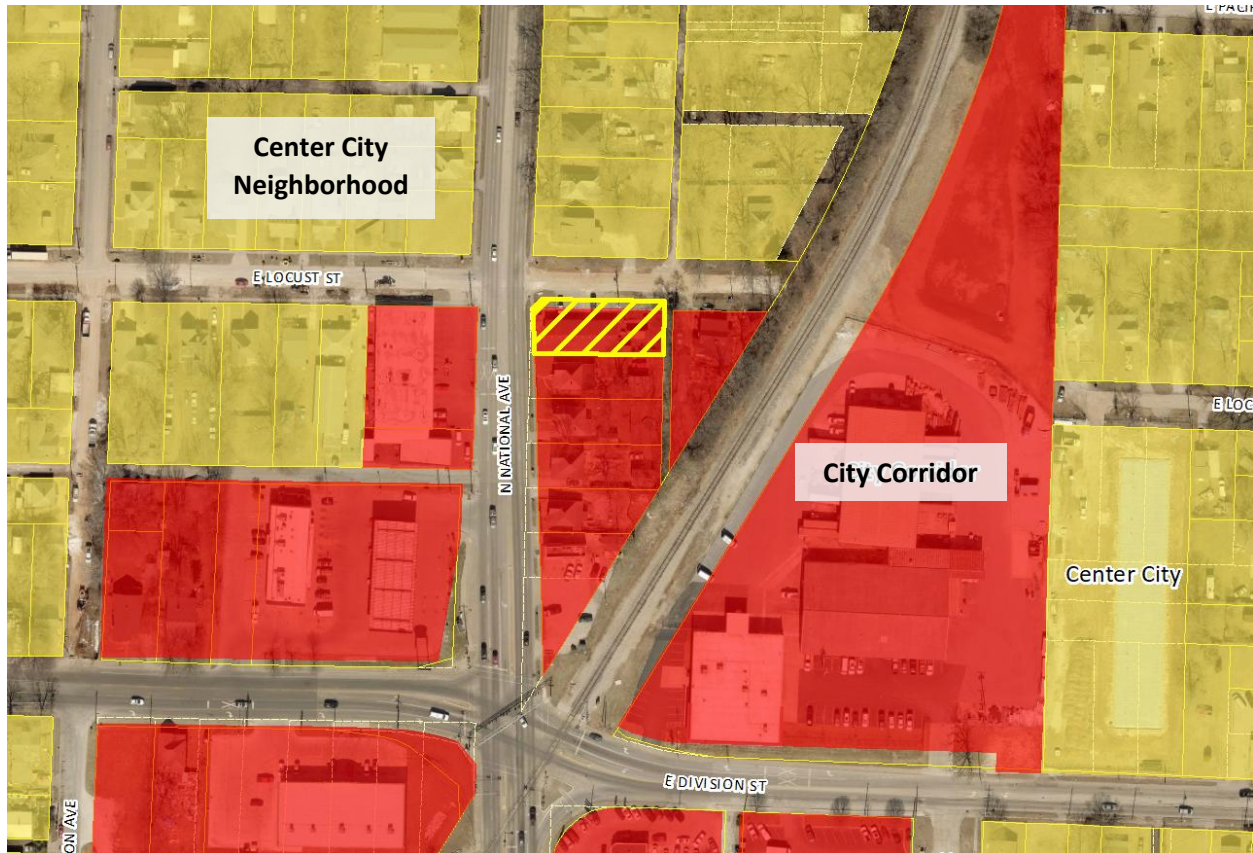
- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes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

TRANSITIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single Family Detached	Single Family Attached	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	○	○	○	○	○	○	○	○	○	○	○	○	○	○

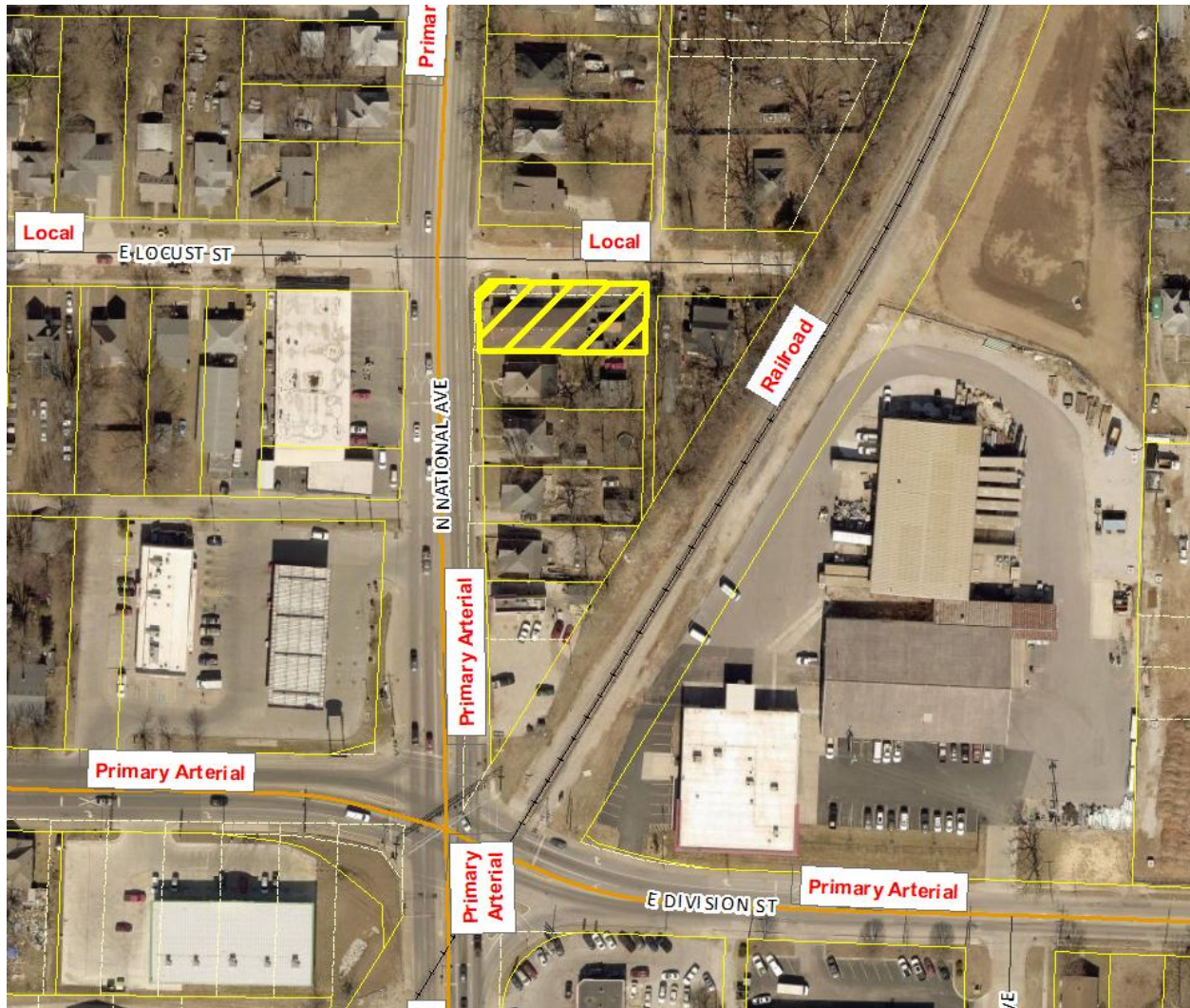
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

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



EXPLANATION TO COUNCIL BILL 2025-219 (JENSON)

FILED: 09/18/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6 acres of property generally located at 1012 West Buena Vista Street from Planned Development No. 377 to R-SF – Single-family residential district; and adopting an updated Official Zoning Map. (By: Ridge HZ, LLC; 1012 W. Buena Vista Street; Z-15-2025).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 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 (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-15-2025

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.

REMARKS: The Planning and Zoning Commission held a public hearing on September 11, 2025, and recommended approval, by a vote of 8 to 0 with a recommendation of the following condition: The preliminary plat shall depict suitable measures to calm traffic and to limit or restrict the free flow of auto traffic through the proposed development between West Buena Vista Street and South Buckingham Lane.

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype; however, it is on the edge

between the Traditional Neighborhood placetype to the south and west, so this is considered a transition area.

2. 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.
3. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy.
4. There are few changing conditions in the area affected that make the proposed rezoning necessary.
5. 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.
6. 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.
7. 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.
8. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

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

Submitted By: Daniel Neal, Senior City Planner

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

Maurice S. Jones, Deputy City Manager 09/30/2025

Attachments:

1. Z-15-2025 - 1012 W. Buena Vista St. 1
2. Z-15-2025_exhA
3. Z-15-2025_exhB
4. Z-15-2025_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 35
Filed: 09-30-25

Sponsored by: Jenson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-219

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 6 acres of property generally located at 1012 West Buena Vista
4 Street from Planned Development No. 377 to R-SF – Single-family
5 residential district; and adopting an updated Official Zoning Map.
6
7

8 WHEREAS, an application has been filed for a zoning change of the property
9 generally located at 1012 West Buena Vista Street from Planned Development No. 377
10 to R-SF – Single-family residential district; and
11

12 WHEREAS, following proper notice, the Planning and Zoning Commission held a
13 public hearing on September 11, 2025, a copy of the Record of Proceedings from said
14 public hearing being attached hereto and incorporated herein by this reference as
15 "Exhibit B," and said Commission made a recommendation of approval by a vote of 8 to
16 0 with the following condition: The preliminary plat shall depict suitable measures to
17 calm traffic and to limit or restrict the free flow of auto traffic through the proposed
18 development between West Buena Vista Street and South Buckingham Lane; and
19

20 WHEREAS, the City has reviewed the applicant's request and prepared a staff
21 report concerning the application, which is attached hereto and incorporated herein by
22 this reference as "Exhibit C"; and
23

24 WHEREAS, proper notice was given of a public hearing before City Council, and
25 said hearing was held in accordance with the law.
26

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

30 Section 1 – The property generally located at 1012 West Buena Vista Street and
31 described in "Exhibit A," which is attached hereto and incorporated herein by this
32 reference, is hereby rezoned from Planned Development No. 377 to R-SF – Single-
33 family residential district. Springfield Land Development Code, Section 36-306, 'Official

zoning map and rules for interpretation,' is hereby amended, changed, and modified consistent with this Ordinance.

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

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

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

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: [Signature], City Manager

EXHIBIT A
LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF THE RIDGE AT WARD BRANCH –
PHASE 2, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI;

THENCE, S88°03'01"E, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 270.00 FEET;

THENCE, S01°52'23"W, A DISTANCE OF 811.96 FEET;

THENCE, S23°36'03"E, A DISTANCE OF 17.58 FEET TO A POINT OF CURVATURE TO THE RIGHT,

THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 313.00 FEET, AN
ARC DISTANCE OF 136.59 FEET, A CENTRAL ANGLE OF 25°00'14", ALONG A CHORD BEARING
S11°05'56"E, A CHORD DISTANCE OF 135.51 FEET;

THENCE, S01°24'12"W, A DISTANCE OF 0.58 FEET TO A POINT ON THE SOUTH LINE OF
AFORESAID LOT 4;

THENCE, N88°34'18"W, ALONG SAID SOUTH LINE, A DISTANCE OF 308.00 FEET TO THE
SOUTHWEST CORNER OF SAID LOT 4;

THENCE, N01°52'23"E, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 963.21 FEET TO
THE POINT OF COMMENCEMENT.

CONTAINING 6.0 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND
RESTRICTIONS OF RECORD, IF ANY.

EXHIBIT B
RECORD OF PROCEEDINGS
Planning and Zoning Commission – September 11, 2025

Z-15-2025

1012 West Buena Vista Street

Applicant: The Ridge HZ, LLC

Mr. Neal states this is a request to rezone approximately 6 acres from Planned Development No. 377 to R-SF, Single-Family Residential District. They do not have a preliminary plat submitted at this time.

Mr. Knuckles asked if Buckingham Lane will have gated access and how does the gate operate.

Mr. Neal said that the single-family district is just zoning, but the Planned Development had been allowed as a private street or drive, but if they come with public street, then the gate will not be allowed.

Mr. Knuckles and Mr. Zickefoose talked about traffic for Buena Vista, Buckingham Lane, and Weaver Road and Mr. Zickefoose did state that a preliminary plat has not been submitted.

Mr. Doennig opened the public hearing.

Mr. David Bodeen, 304 W. Erie and feels that single-family zoning is more conducive and like to the neighboring property than the existing Planning Development. He noted that they had a great neighborhood meeting and believes most comments will be regarding the gate on Buckingham. We support the neighborhood leaving the gate there and we would make it a private street with a gate at both ends.

Mr. Scott asked if he has spoken with public works and Mr. Bodeen stated that he has had discussions and that it could not be a public street with a gate, but he stated he was standing on the site next to the gate on a public street.

Mr. Zickefoose stated that it was a City Council action in 2014 to add the gate but would be removed when Buena Vista connected to Quail Creek that connected to South Kansas Expressway.

Mr. Levi Wilson, 4980 S. Buckingham and is concerned about the proposed development and we were told in 2015 that there would be an emergency gate put in that area, or a turnaround put in place, noting that they have not seen the preliminary plat. He voiced his concern regarding increased traffic and noise.

COMMISSION ACTION: (adding additional speaker time)

Planning and Zoning Commissioner Scott motioned to allow Mr. Levi Wilson additional 2 minutes of speaker time at the podium. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Mr. Levi Wilson, 4980 S. Buckingham stated that he is concerned about erosion of the neighborhood character and property values and have built equity in their homes and that the infrastructure is not designed for through traffic.

Mr. Doennig asked if they should rezone to single-family as opposed to the Planned Development (current zoning) and if the neighborhood is opposed to it.

Mr. Wilson noted that they were granted the emergency gate, so if single-family housing came with a requirement of a through street, then we would be opposed to it, however if it comes with the stipulation of a turnaround, but the neighborhood could get behind single-family.

Ms. Jancie Wright, 4938 S. Wellington stated that her concerns are the increased traffic coming into the neighborhood.

Ms. Aleta Dyer, 4926 W. Willington stated that Weaver Road just east of Campbell and all the way to Republic is a narrow two-lane road and believes it will not be able to accommodate large volume of cut through traffic. She continued to give information regarding traffic in the area and would like it to be considered by keeping the north ends of Buckingham Lane and Wellington Drive closed to through traffic.

Mr. Colony said the developer has stated that the owner would be amiable to leaving the gate in place and potentially adding a gate to the north end.

Mr. Zickefoose stated that there has not been a final decision and again there has been no preliminary plat submitted.

Mr. Colony asked if they could add a recommendation for a condition after everyone has spoken.

Ms. Vales said that it is certainly something that can be brought up at the preliminary plat stage and is also something that could be a recommendation as a part of our denial of additional recommendations.

Commission members discussed connectivity and of traffic calming devices, but this would be decided with the preliminary plat.

Mr. David Hall, 4470 S. Quail Creek, representing 286 families and no one is opposed to change, but the concerns are about connectivity, the same concerns that were brought up in 2014. He commented on previous traffic calming measures that did not work and concerned for the safety in the neighborhood.

Mr. David Bodeen stated that he is a firm believer about the gate issue and will work and support the neighborhood, i.e., cul-de-sac / dead-end and that this is not a zoning issue just a preliminary plat issue.

Mr. Doennig closed the public hearing.

Mr. Knuckles does not believe they can address the gate until the preliminary plat phase, but still, it is good time to address the gate as Public Works, Planning, and the neighborhood will have time to work out a solution.

Mr. Colony said he concurs with the developer representative comments that they are wanting to work with the neighborhood and control traffic as well.

Commission discussion on the gate and a preliminary plat.

COMMISSION ACTION: (Commission recommended the addition of the following condition)

Planning and Zoning Commissioner Colony motioned to amend that the Preliminary Plat shall depict suitable measures to calm traffic and to limit or restrict the free flow of auto traffic through the proposed development between West Buena Vista Street and South Buckingham Lane. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-15-2025. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.



Bob Hosmer, AICP



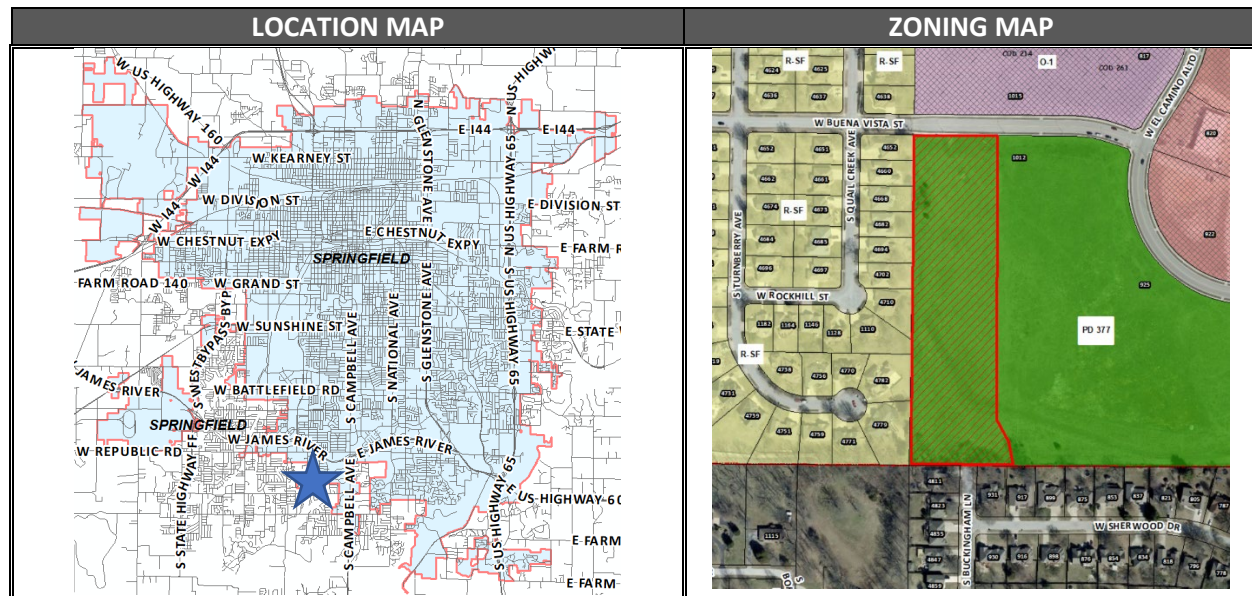
DEVELOPMENT REVIEW STAFF REPORT

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).

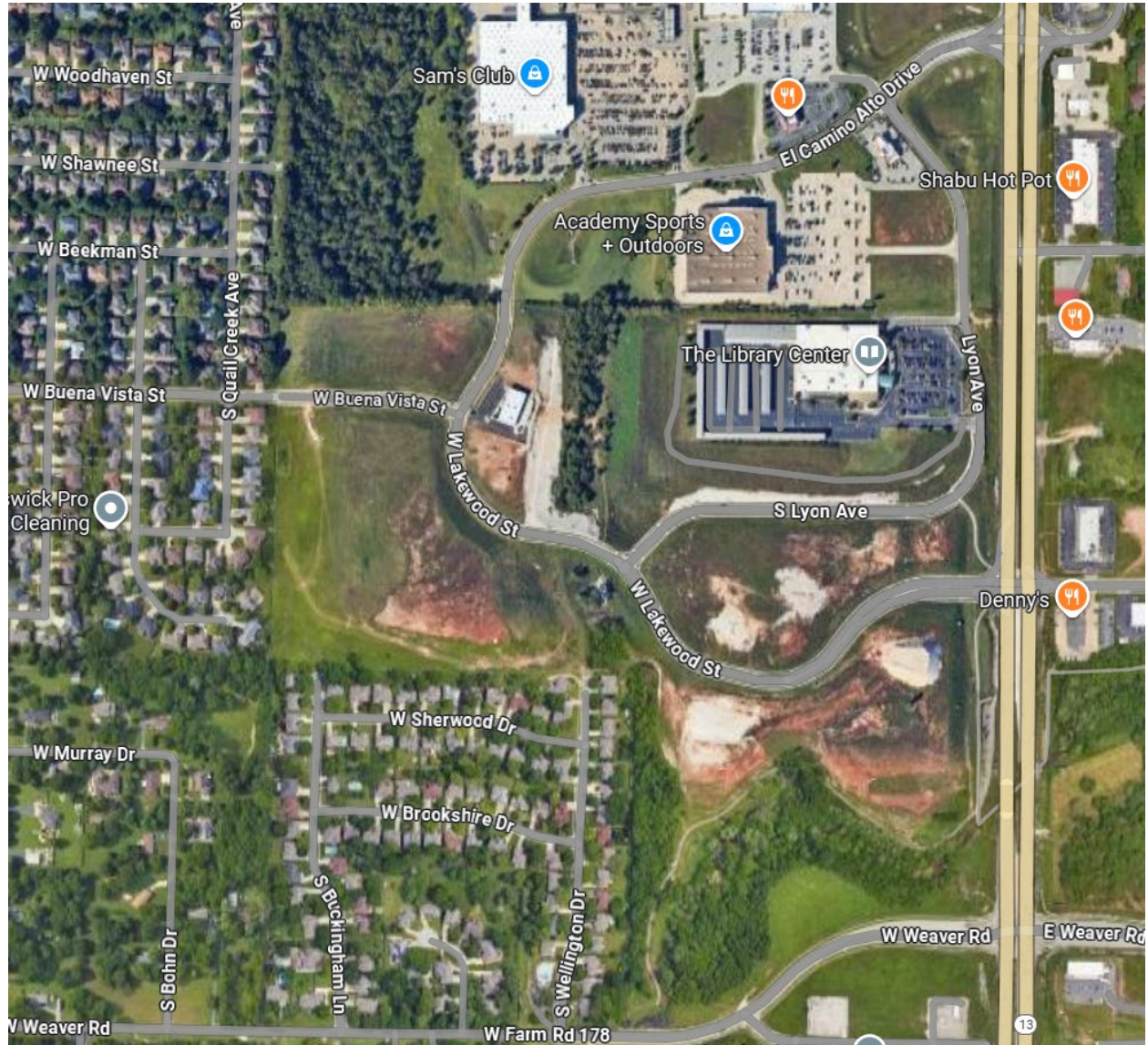
PROJECT SUMMARY:

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>

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	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.

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	(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

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- 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.

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- 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 –

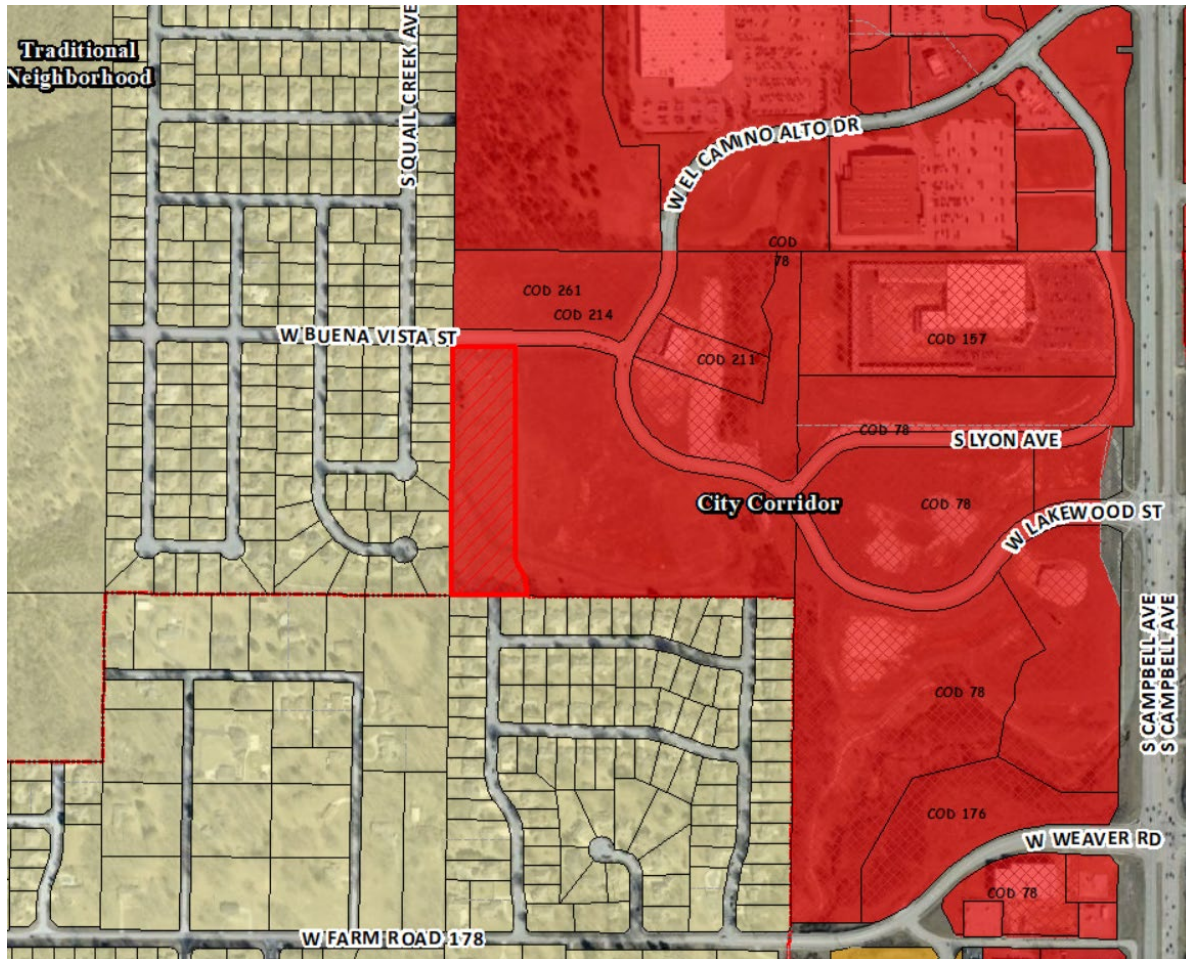
- Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
- Greater focus on integrating diverse uses at the edges and areas of transition.
- Community expectations
- More walkable, livable integrated neighborhoods and districts
- Documented increases 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.

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FUTURE PLACETYPE MAP:



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

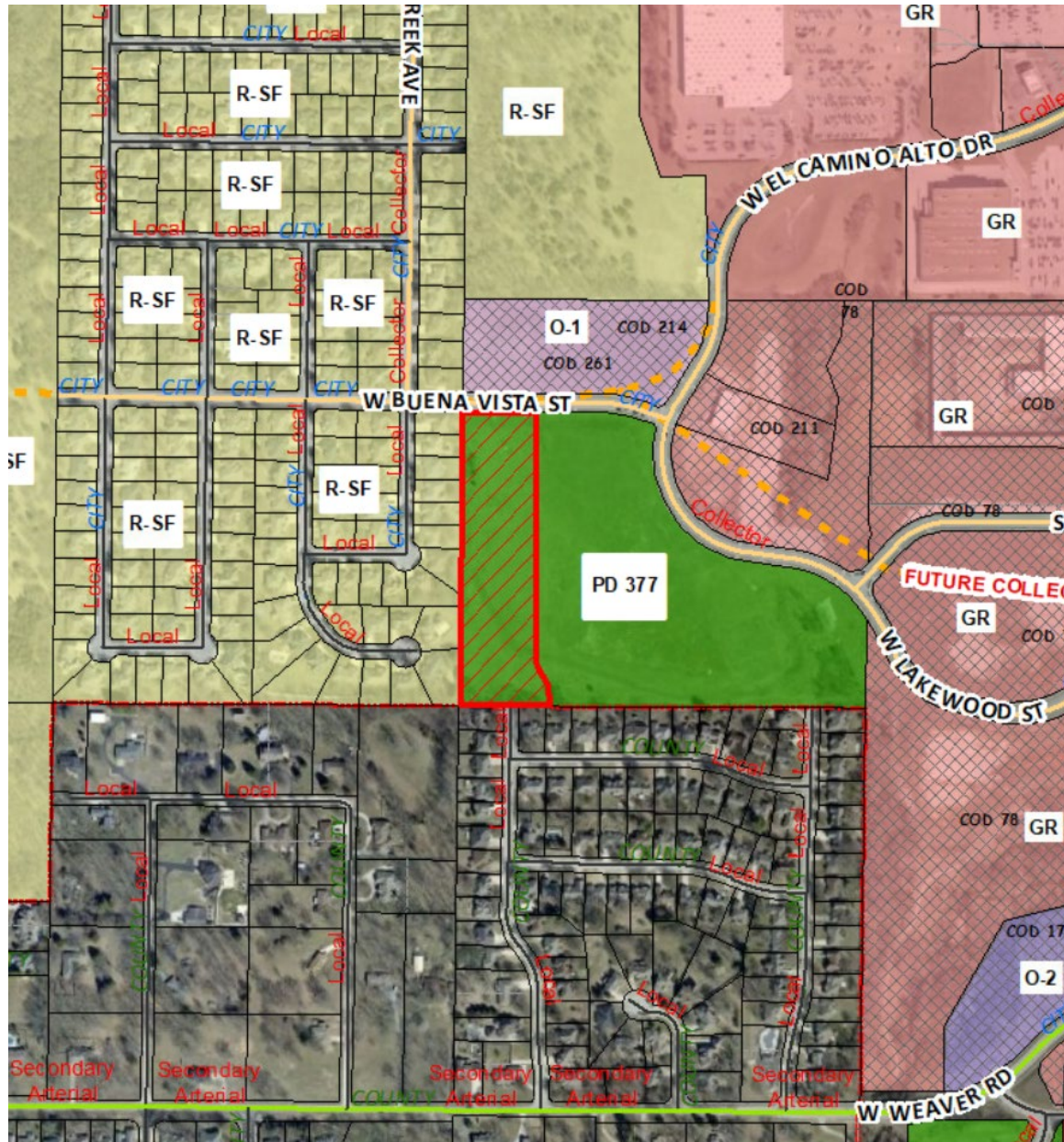
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	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

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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. 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.
7. 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.
8. 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.
9. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
10. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
11. The applicant held a neighborhood meeting on August 12, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
12. 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. Woodmont	417-353-5131	Drapette93@att.net
MARGARET WILCOX	4756 S. TURNBERRY	417-880-1983	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@AOL.COM
Connie Paschal	898 W Sherwood 65810		
Jim & Grace Butheli	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 S 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

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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:	8.20.25	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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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 print name, returnable

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.

Planning and Zoning Commission Page 18 of 27

Page 120 of 270

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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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. BOONA 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.

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
Application for Zoning Map Amendment & Planned Developments
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Marie Main

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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. BUENA 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. BUENA VISTA IS CONCERNING, NOT KNOWING WHAT NEW ZONING MIGHT BE APPLIED FOR			

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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.

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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 !			

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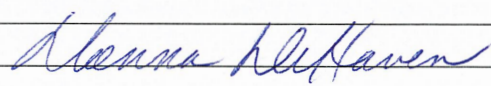
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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	8-26-25	Telephone No.	417-619-3304
YOUR NAME:	DONNA DEHAVEN		
YOUR ADDRESS:	1131 W. MURRAY DR. SPFLD, MO 65810		
PROJECT ADDRESS:	1012 W. BUENA VISTA		
COMMENTS:			
LOT SIZES ARE TOO SMALL FOR SF HOMES			
COMPARED TO NEIGHBORING PROPERTIES WHICH IN TURN			
WILL AFFECT OUR PROPERTY VALUES.			
I OPPOSE TO THIS REZONING.			
			

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.

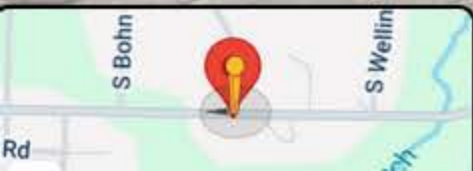
Sincerely,
Mrs. Regina Welch
Residency 1986

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](#)



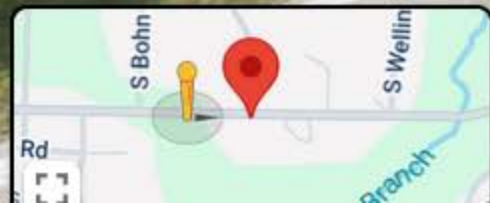
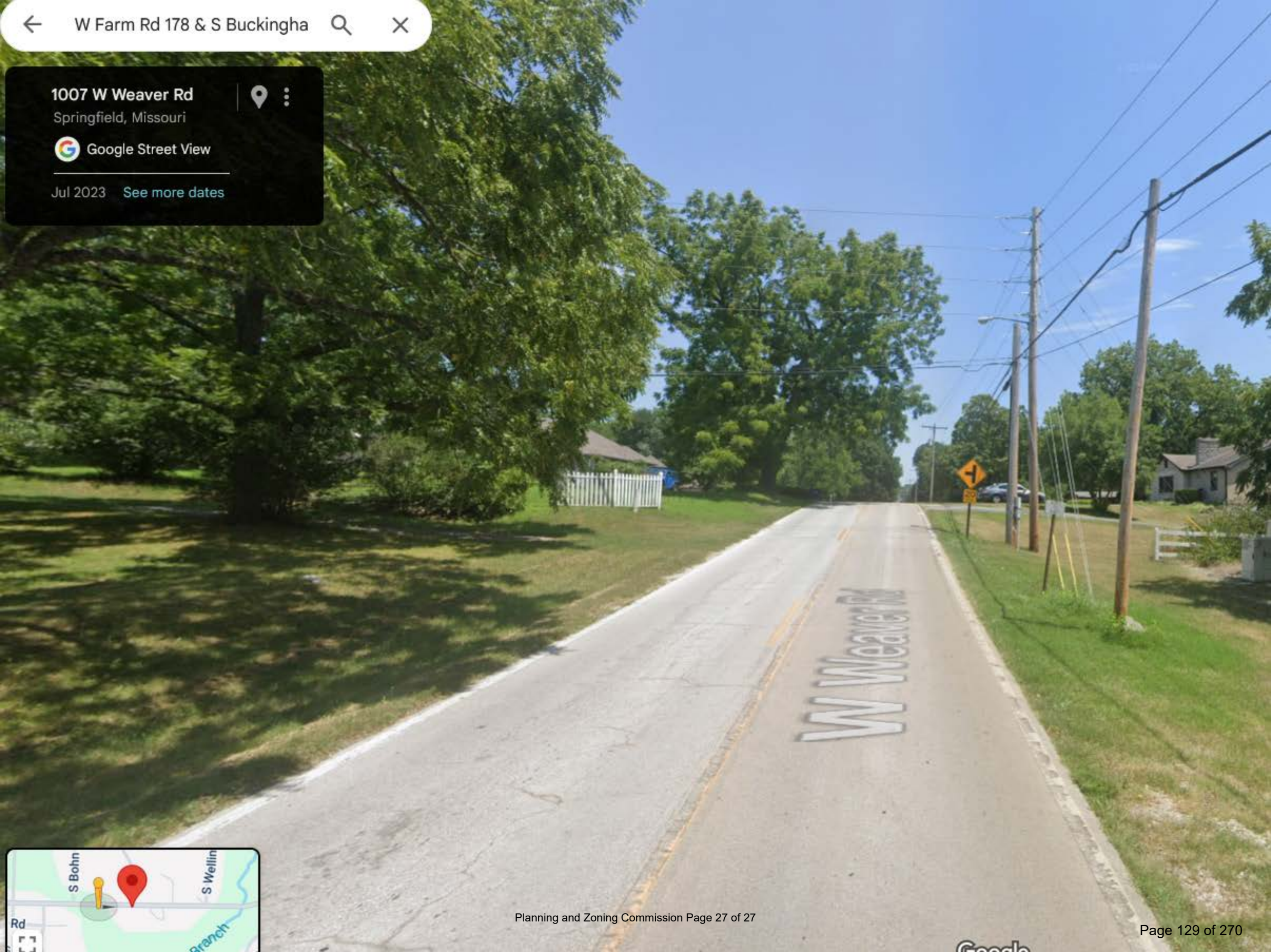
1007 W Weaver Rd

Springfield, Missouri



Google Street View

Jul 2023 [See more dates](#)





EXPLANATION TO COUNCIL BILL 2025-220 (ADIB-YAZDI)

FILED: 09/18/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.60 acres of property generally located at 1739, 1745, and 1755 South National Avenue, 1111, 1119, 1133, and 1141 East Sunshine Street, and 1138 East University Street from R-SF – Single-family residential district to O-2, Office district with Conditional Overlay District No. 276; establishing Conditional Overlay District No. 276; and adopting an updated Official Zoning Map. (By: BK&M, LLC; 1739, 1745, and 1755 South National Avenue, 1111, 1119, 1133, and 1141 East Sunshine Street, and 1138 East University Street; Z-20-2025 with Conditional Overlay District No. 276).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 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, O-2, Office District with Conditional Overlay District No. 276. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-20-2025 CONDITIONAL OVERLAY DISTRICT NO. 276

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, O-2, Office District with Conditional Overlay District No. 276. The applicant intends to sell for an office or mixed-use development.

REMARKS: The Planning and Zoning Commission held a public hearing on September 11, 2025, and recommended denial of the case, by a vote of 4 to 4.

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the 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.

2. 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.
3. 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.
4. 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, are also prohibited, among others as listed in the COD (Attachment 1).
5. 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 activity is allowed on the premises outside of these times. This limitation shall not apply to nursing homes, retirement homes or residential uses.
6. 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

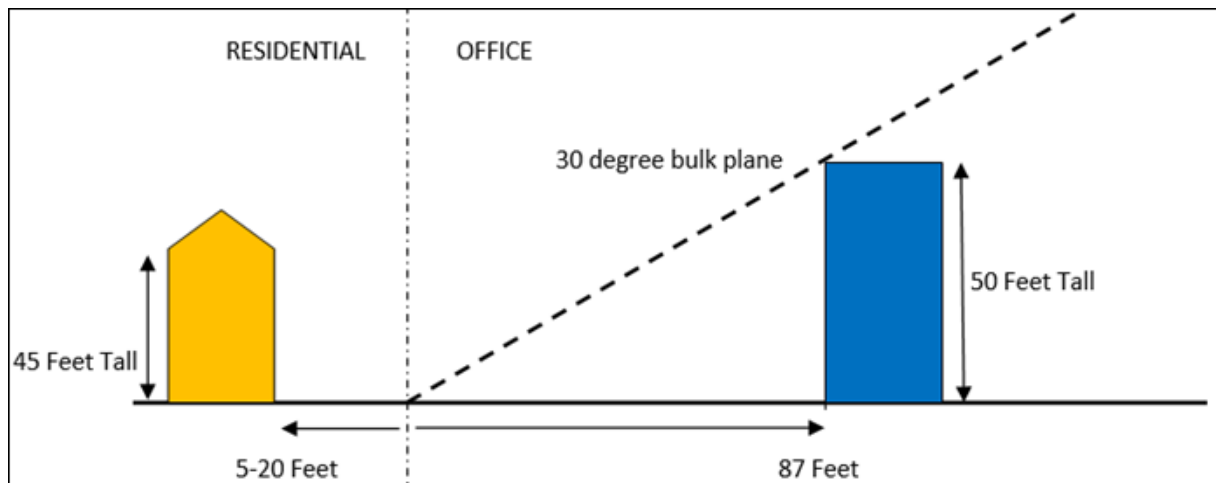
bicycle connections to adjoining public sidewalks that will provide a good circulation system. The site will be designed to respect the natural environment by incorporating functional amenities in the open space, requiring additional trees with larger caliper to replace existing trees that are removed and requiring tree protection for trees being preserved onsite.

7. 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.
8. 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.
9. 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 trees 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, which is along University Street. This bufferyard is a minimum of 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.
10. 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

required minimum standards code. 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.

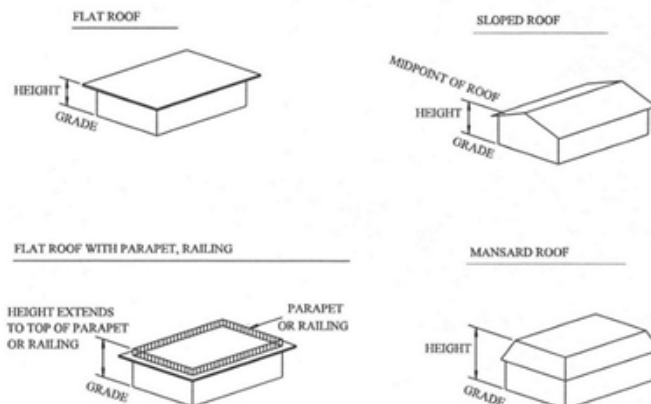
11. As part of the COD, the applicant is proposing two bufferyard options. An 8-foot solid wood fence (with bufferyard type D plantings) or non-deciduous evergreen trees at 8 feet on center to be planted in the bufferyard areas adjacent to the R-SF and along University Street. It also stipulates that 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.
12. The proposed COD will restrict the structure height to 50 feet above finished grade. This puts the potential maximum height of any structures to 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 setback 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).



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.

13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

19. The following required traffic-calming measures are to be installed, as approved by the City Traffic Engineer, and included 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.
20. 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.
21. 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.
22. 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.
23. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
24. 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.



STAFF RECOMMENDATION: 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.

Submitted By: Daniel Neal, Senior City Planner

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

Maurice S. Jones, Deputy City Manager 09/30/2025

- Attachments:**
1. Z-20-2025 COD 276 - 1739, 1745, and 1755 S. National Ave., and 1111, 1119, 1133, and 1141 E. Sunshine St., and 1138 W. University St.
 2. Z-20-2025 COD 276_exhA
 3. Z-20-2025 COD 276_exhB
 4. Z-20-2025 COD 276_exhC
 5. Z-20-2025 COD 276_exhD

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

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

40 Section 1 – The property described in "Exhibit B" is hereby rezoned from R-SF –
41 Single-family residential district, to O-2 – Office district, with Conditional Overlay District
42 No. 276. Springfield Land Development Code, Section 36-306, 'Official zoning map and
43 rules for interpretation,' is hereby amended, changed, and modified consistent with this
44 Ordinance.
45

46 Section 2 – City Council hereby establishes Conditional Overlay District No. 276,
47 which shall contain the requirements and standards provided in "Exhibit A." The
48 requirements of Conditional Overlay District No. 276 shall modify the requirements of
49 the Springfield Land Development Code Section 36-400, O-2 – Office district, by
50 requiring the property described in "Exhibit B" to comply with the requirements
51 contained in "Exhibit A."
52

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

59 Section 4 – The Official Zoning Map herein adopted shall be maintained and
60 archived in the same digital form in which this Council has approved its adoption.
61

62 Section 5 – This Ordinance shall be in full force and effect from and after
63 passage.
64

65 Passed at meeting: _____
66

67 _____
68 Mayor
69

70 Attest: _____, City Clerk
71

72 Filed as Ordinance: _____
73

74 *Laura Vales*
75 Approved as to form: _____, Assistant City Attorney
76

77 *[Signature]*
78 Approved for Council action: _____, City Manager

EXHIBIT A
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-20-2025 COD 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.
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
 - 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) Façade 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.
 - (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 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 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 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 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.

EXHIBIT B
LEGAL DESCRIPTION

1111 E. Sunshine Street: ALL OF THE EAST FIFTY (50) FEET OF LOT TWENTY-NINE (29), IN UNIVERSITY HEIGHTS, AN ADDITION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

1119 E. Sunshine Street: ALL OF LOT TWENTY-EIGHT (28), IN UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

1133 E. Sunshine Street: ALL OF THE WEST ONE-HALF (W $\frac{1}{2}$) OF LOT THIRTEEN (13), IN UNIVERSITY HEIGHTS, AN ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

1138 E. University Street: ALL OF THE EAST SEVENTY (70) FEET OF LOT FOURTEEN (14), IN UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF -

1755 National Avenue and 1141 E. Sunshine Street: 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 (E $\frac{1}{2}$) OF LOT THIRTEEN (13), UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

1739 S. National Avenue: ALL OF LOT TEN (10), IN UNIVERSITY HEIGHTS, AN ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

1745 National Avenue: ALL OF LOT ELEVEN (11), IN UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT C
RECORD OF PROCEEDINGS
Planning and Zoning Commission – September 11, 2025

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

Mr. Neal states that is a request to rezone approximately 2.6 acres of property from R-SF, Single-Family Residential District, to O-2, Office District with Conditional Overlay District No. 276.

Ms. Gunther asked if you could take a left turn out of the office complex as what is currently being proposed.

Mr. Doennig opened the public hearing.

Mr. Chis Wynn, 5051 S. National stating that the big change from previous applications is that they are rezoning to Office district (O-2) from GR, General Retail district. We have put more limitations on office zoning and can have single family or multi-family, you can also have parks, gardens, general office, medical office, etc., noting that they have tried to find something compatible and still matches the surrounding properties. He also stated the max height of 50' and it will be along the main corridors and talked about the site plan and what they are doing to prevent traffic going to the neighborhood.

Mr. Colony asked what happened to the concept of a Planned Development that was mentioned previously.

Mr. Wynn noted that their problem is that they don't have a user yet, but they tried to give as much information available.

Mr. Scott asked how they determined the street side of National and the edge of Sunshine Street of the 50' tall diagram and it may not be in conformance.

Mr. Wynn stated that in general they do not want to block anyone's view and want to get as far as away from the neighborhood, and it does meet the setback requirements.

Mr. Lee Viorell, 901 E. St. Louis Street, representing several residents. He noted several items that are in city code and being consistent with the Comprehensive Plan. He stated that the Comprehensive Plan dictates that the focus be on preservation of residential housing and noted there are two major arterials.

Mr. Scott and Mr. Viorell voiced their opinion on transition areas.

Mr. Glenn Green, 901 E. St. Louis Street representing his parents and they do oppose the zoning change. He went over the legal standards to rezoning and Missouri statute from the case of Treme v. St. Louis County, "when you have the basis for spot zoning for a different use and it's made for the sole benefit of the private interest of the owner, it's invalid. It's arbitrary and unreasonable when it's solely to benefit the private interest of the owner. And it's not the burden on the neighborhood to prove why the developer's request should be denied."

Mr. Scott and Mr. Green voiced their opinion on spot zoning,

Mr. Ashton Lewis, 1032 E. University stated that he is opposed to the rezoning, and this is about protecting the integrity, safety and stability of a neighborhood that has thrived for over a century. He wants it to stay as single family residential. He also noted the traffic is a concern and believes this rezoning would cause enormous traffic levels in the neighborhood and the depiction called a plan is not a plan.

Mr. Scott asked if the applicant is required to have a plan to seek rezoning. Mr. Hosmer noted that they did not.

Mr. Scott asked where his traffic data came from, and Mr. Lewis said it was from the staff report.

Ms. Barbara Robinson, 1010 E. University Street, and stated her concerns for the rezoning of Single Family Residential to Office 2. She also noted that BK&M clearly wants to sell or lease the property and that it is not up to the city, nor is it up to the neighborhood to make them successful. Homes owned by BK&M have value as residential homes and noting that City staff clearly indicated that a viable economic use as a subject property already exists. In other words, zoning does not need to be changed for a viable economic use of these properties. The proposed zoning is not consistent with Forward SGF for the place type. She also stated that they had done a survey, and the results were clear for the historic architecture and character, single family residential, walkability and biking-ability as well as the friendliness of the neighborhood.

Ms. Rebecca Gilmore, 1130 E. Gilmore commented on the historical value and the history of the neighborhood and that the traffic sounds horrendous. She also noted that they installed a backflow preventer in their yard due to the strip mall across the way due to stormwater, but states that history should not be destroyed, and that the neighborhood is unique.

Ms. Maggie Castrey, 1006 E. Linwood Drive noted that BK&M would erase most of the block of our traditional historic neighborhood and is concerned about traffic coming through their neighborhood and believes it would confound the mission of the Sunshine Corridor study. She believes that this spot rezoning could open the door to a continued domino effect of destruction and that preservation be prioritized.

Mr. Scott spoke about Ms. Castrey's assumption that this is going to ruin the lives of the entire neighborhood.

Mr. Pauly asked if Ms. Castrey has ever talked with other neighborhoods and if they experienced this and what was their feedback.

Ms. Castrey stated that she has spoken with people from the Rountree area.

Ms. Holly Acharya, 972 E. Linwood Drive is opposed to the proposed rezoning and the Comprehensive Plan identified a list of key initiatives and one is corridor improvements and believes it is premature to change zoning right before the study is completed and have a clear understanding. She also believes that they are trying to rezone so a profit could be made on selling.

Mr. Kevin Evans, 953 E. Linwood stated that he has lived in Springfield for fifty years and went over what could be built all over the city, and gave examples, i.e., Old Regions Bank, Ye Olde Buggy Bath, etc., and believes that the proposal to rezone to O-2 would not benefit the neighborhood and does not want them to come into our neighborhood. He would like to see it remain as single-family residents and mentioned that the corridor study that is not completed.

Mr. Hunton asked for other options for that space and what would Mr. Evans suggest. He stated would like to see the green corridor expanded into a boulevard or something like that and keep these areas that are already giving us good oxygen, cleaning the air in our neighborhoods, and keep that as a sort of viable alternative to having yet another mismatched architectural fiasco on that corner.

Mr. Jeff VanDenBerg, 801 E. Kingsbury stated that they do not want this to be rezoned and urging the Commission to consider different options stating that there are eight individual properties as one proposal and believes this would fundamentally change the neighborhood.

Ms. Sara Hollis, 1326 E. Delmar and here to oppose the plan and believes that BK&M is trying to capitalize on the proximity to the hospital and mentioned how the previous mayor regrets his vote when the corner house was proposed to be a hospitality house.

Mr. Chris Wynn, 5051 S. National and was offered a chance to speak again. He stated that they are wanting to push the buildings towards the street to match some of the other commercial building in this area. He stated that they are only allowing people to come in through the neighborhood but not leave through the neighborhood by putting in an island and

limiting access and believes this corner will not stay as single family residential. Options mentioned at the last neighborhood meeting was a museum, high-end residential assisted living care, mixed use, and townhomes, etc.

Mr. Hunton asked why they are rezoning to Office O-2. Mr. Wynn noted the only difference between O-1 versus O-2 is the height restriction.

Mr. Doennig closed the public hearing.

Mr. Doennig asked for clarity on the design requirements on the Conditional Overlay District (COD) and how can they be enforced.

Mr. Crighton stated that they would be difficult to enforce about a specific style, i.e., colonial style, business style and craftsman style and believes this could be more as a guide and less of an enforcement tool.

Mr. Scott stated that their primary job as commissioners is to judge compliance with the Comprehensive Plan and believes this project does that. He stated that he is supporting this because, "I feel like I must set aside my personal preferences, and I could see this possibly as a great townhouse development and provided a sketch a year ago to that effect. But my personal preference has nothing to do in my opinion with whether this qualifies to be submitted for rezoning or whether it qualifies for the rezoning that is proposed. I think it fits both of those criteria in my mind and so I will be supporting this."

Mr. Knuckles stated that, "As I voted on this last time to approve the zoning, I agreed with the last review that we had of the zoning case, I felt that at that time what was presented met the criteria of our Forward SGF and again this time I feel like it really falls within those requirements going to O-2 zoning, so I will also be voting in favor of this case."

Mr. Hunton asked how the transition works when the new Land Development Code is implemented.

Mr. Hosmer noted that the base zoning district would transition to CMX1, but all the conditions in the COD would remain.

Ms. Ridge stated, "I'm concerned not only with does something meet the requirements and can it be done, but should it be done and just because something can be done doesn't necessarily mean it should. I see that in this case because I'm concerned about what my community looks like. We've got an attractive residential district and University Heights is a very cohesive district. We have people who are longtime homeowners. People don't just move in here for a year and then move out. There are obviously people who have taken pride in their property for many years and have met it as their lifetime home. So, I do respect that and I give that value, they maintain the houses as well, you can drive through there and you see people walking their dogs, kids playing in the yards and all that, and I would hate to see anything change. There are office buildings on every corner practically, and I don't know that we need another one of them and it's as they've pointed out, many of those buildings are vacant. I am kind of concerned also with preserving what we do have, something that is a quality neighborhood."

Mr. Colony stated, "I am still not convinced. The developer has not convinced me that O-2 is the right solution for this corner and that rezoning this to O-2 is complimentary to the neighborhood or that it's going to tie in. There's not enough information, this corner is too important not just to the people that live in University Heights, but to the City of Springfield as a whole. We haven't completed the corridor study yet, and we can't hold them off and say we've got to wait till the corridor study is done, it is O-2 and it's going to be 50ft tall, but we don't really know much else. I can't subject the neighborhood or the City of Springfield, in my opinion, to this, I know they don't need a plan, but I am not convinced that this needs to be rezoned to O-2 because I don't think it's going to fix anything. If I was doing this, and I'm not, I would come at it with a plan development, there would be some neighborhood retail, some multifamily housing and some aspect of something, I just don't think O-2 is the answer here, and I will not be supporting it."

Mr. Pauly stated, "I've had the opportunity to listen to every iteration that has come forward to Planning and Zoning since its inception. The thing that I have not heard in any of these meetings is anything solid that we could grab a hold of and make sense out of. I think looking at the possibility of rezoning this at this point with the stated idea that the property would be sold, we're going into even a darker hole at that point of not knowing where this is going to end up."

And when we look at the second busiest intersection in the City of Springfield, I think we need to be very aware of what this is going to be and how this is going to look in the future. Which brings me to the next point of our corridor plan, that particular corridor plan was actually suggested from this body in 2022 and I think it is very important that now that we do have this in motion, that we allow it to play out so we know what Sunshine Street might look like, could look like in the future without the idea of basically just writing a blank check and saying, here you go. I think, unfortunately, what we end up doing if we were to go ahead and approve this is we truly are putting the cart before the horse on this one, and that's something that we need to avoid doing.

One final thing is that it had been brought up about just a 1% impact on the neighborhood itself. Well, I can tell you right now that if you tell me you're going to come over and cut off 1% of my fingertip, we're going to have a little discussion about that. That is not the type of thing that I think that we need to minimize when we look at these things, because this is truly an impact on not just University Heights, but the City of Springfield and like the other commissioners have brought up and several of our speakers tonight about the beauty of the area, the historic impact of this particular portion of Springfield and because of many of these things, I will not be supporting this tonight."

Mr. Doennig stated, "I will just simply state that I concur with Commissioners Ridge, Commissioner Pauly, and Commissioner Colony, and I will not be supporting this tonight for those reasons."

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-20-2025 COD 276. Commissioner Colony seconded the motion. It **Failed** with the following vote: Ayes: Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, and Commissioner Hunton. Nays: Commissioner Doennig, Commissioner Ridge, Commissioner Colony, and Commissioner Pauly. Absent: Commissioner Lebeck. Abstain: None.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', written over a horizontal line.

Bob Hosmer, AICP
Planning Manager



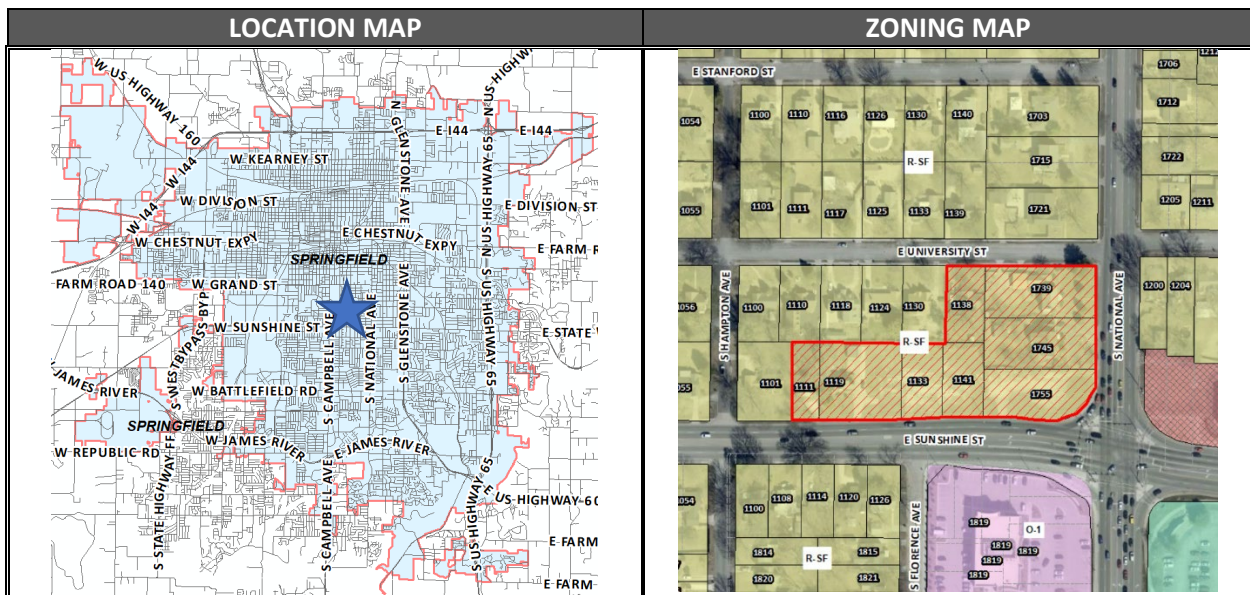
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-20-2025 with Conditional Overlay District No. 276
Location:	1739, 1745 and 1755 S. National Avenue and 1138 E. University Street and 1111, 1119, 1133 and 1141 E. Sunshine Street
Total Acres:	2.6 acres
Applicant:	BK&M, LLC
Existing Land Use:	Vacant lots and existing single-family houses
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 Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-20-2025 with Conditional Overlay District No. 276 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

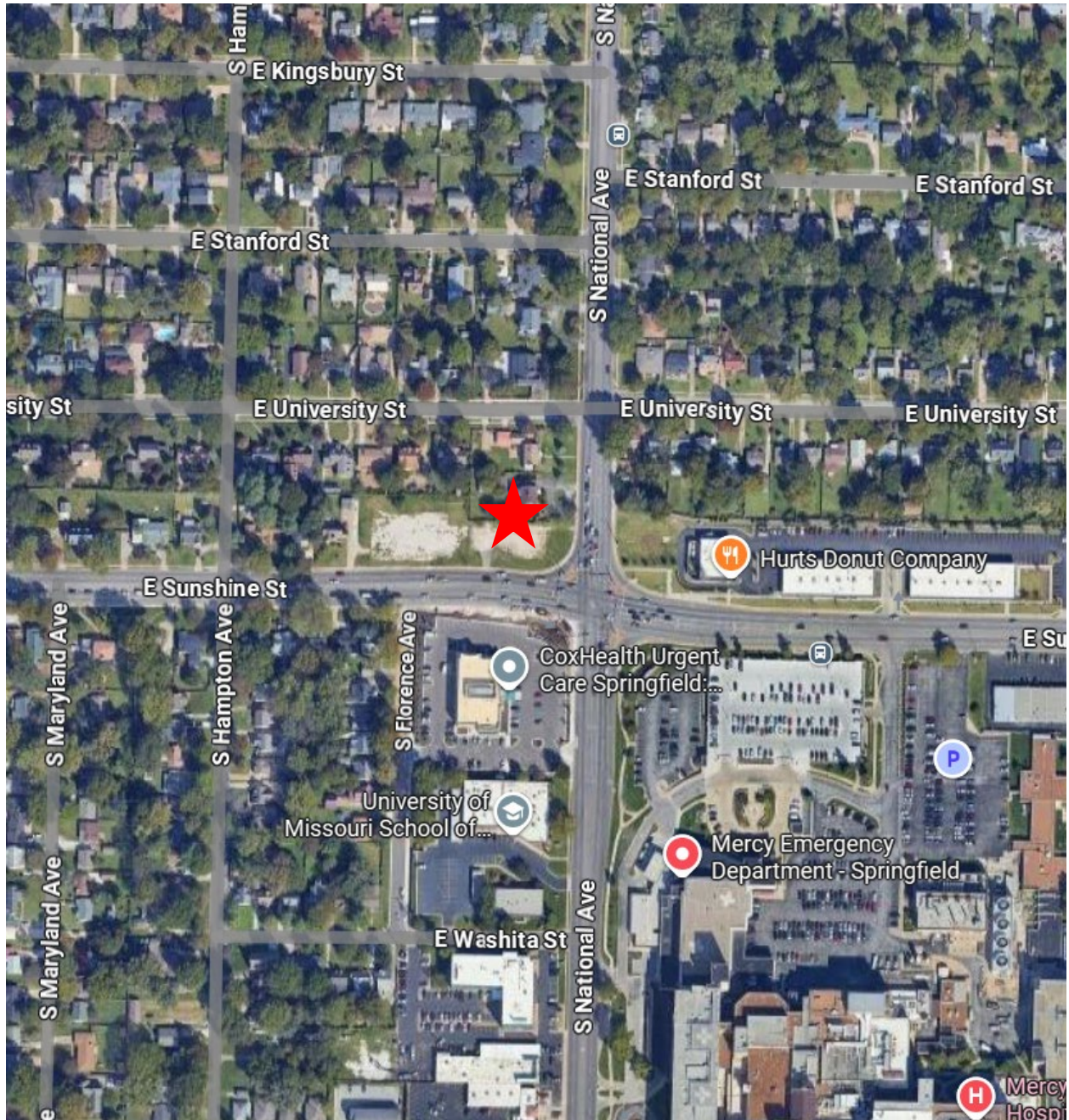
PROJECT SUMMARY:

Request to rezone approximately 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, O-2, Office District with Conditional Overlay District No. 276.



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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	Maker, Artisan & Innovation Spokes	Public & Private Schools & Places of Worship	Government, Colleges & Vocational Schools	Personal Services & Institutional Facilities	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	○	○							
Mixed Residential	●	●	○	○	◇	○	○							
Downtown		●	●	●	●	●	●	○	○	○	○	○	○	○
Mixed-Use	○	○	●	○	○	●	○	○	○	○	○	○	○	○
City Corridor			●	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○	○
Business Flex				○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics				○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			●	●	○									

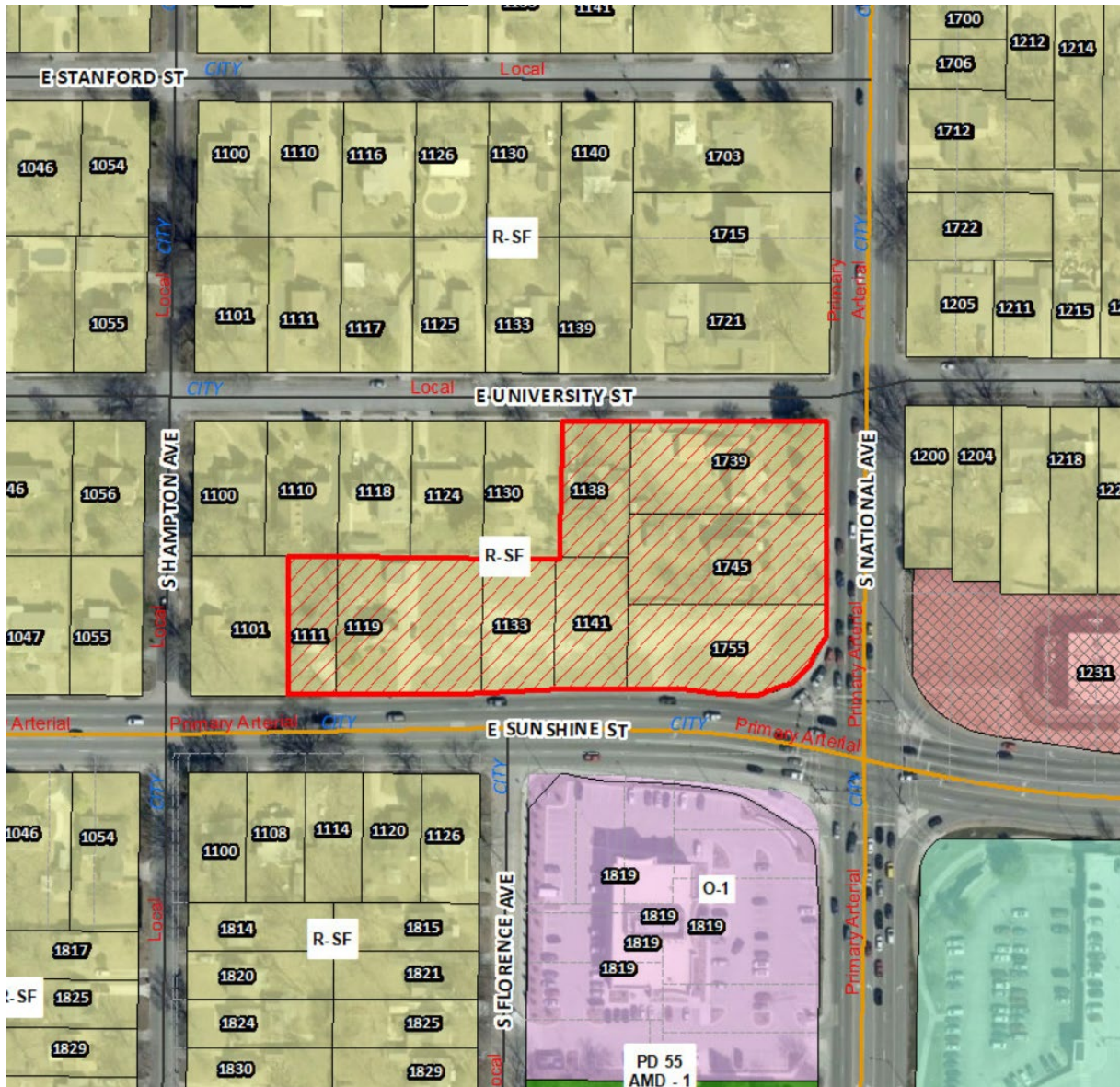
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

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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

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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

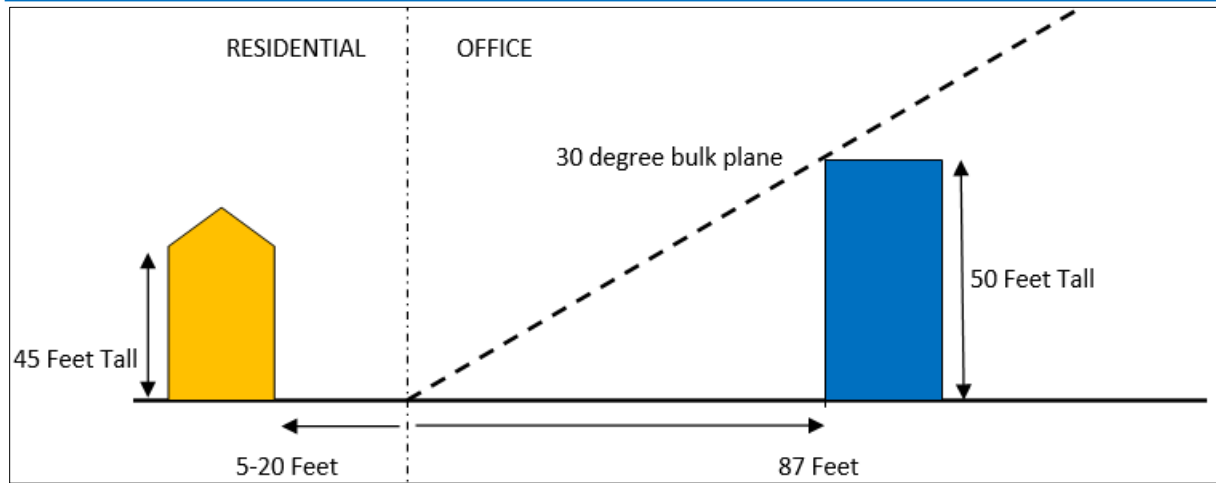
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fifteen (15) feet in depth with plantings. A structure (i.e. fence, wall, berm or hedge row) is not required as part of this bufferyard S1.

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.

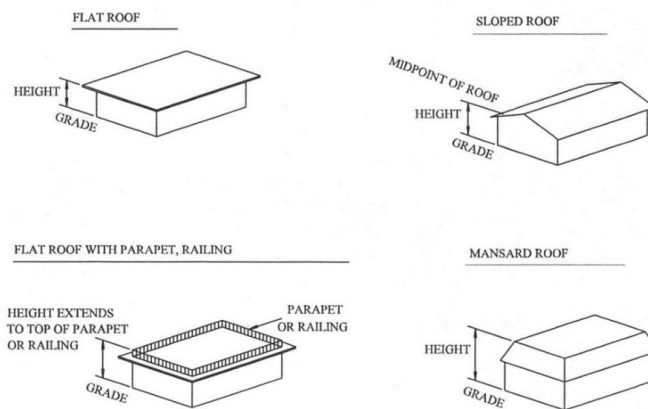
The bulk plane is a theoretical plane beginning at a district boundary (in this case) and rising over a slope determined by an acute angle measured up from the horizontal. The bulk plane defines the relationship of the height of a structure and the structure's setback from the district boundary. The 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 golf 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

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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

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- 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

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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

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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.

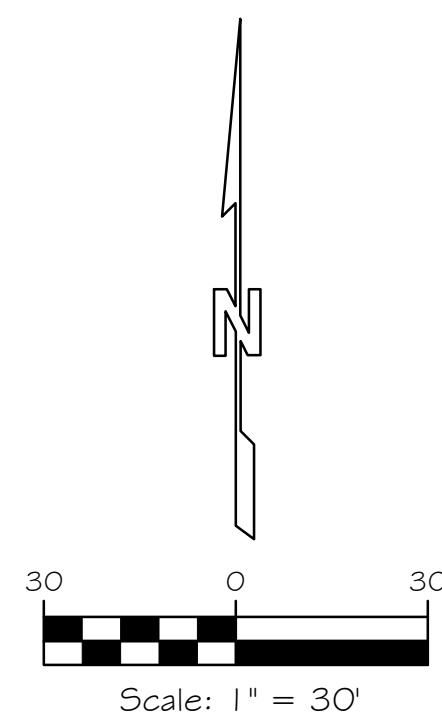
TRACT II:
THE EAST ONE HALF (E1/2) OF LOT THIRTEEN (13), UNIVERSITY HEIGHTS, AN
ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

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
MO C.A. #7066012385
Suite 7A
Springfield, MO 65810

Tel: 417.889.3400
Fax: 417.889.3402
www.GoCJW.com

PRELIMINARY
Not For Construction

COD ATTACHMENT
BK&M LLC
SUNSHINE AND NATIONAL

Date:					
No.: Description:					
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	SBS men	417 210 9030	krcraig@stj.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		
Berée 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

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

Secured by Check Point

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

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

Secured by Check Point

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.

--

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

Dear Commissioners,

Contrary to the Staff Report assessment, **Z-20-2025 COD-276** does not meet the seven requirements necessary for rezoning the NE corner of Sunshine and National in the University Heights (UH) neighborhood from SFR to O2. The Staff Report bases its judgement on two things: changing traffic patterns and changing land use patterns. These are erroneous assumptions.

1. Whether the proposed zoning district classification is consistent with the Plan.

Changing the rezoning to allow for this development, especially because of its negative impact on the neighborhood, is inconsistent with the vision and goal of Forward SGF to celebrate unique neighborhoods through historic preservation and branding. The Plan “centers on the concept of... maintaining unique and quality places” essential to the community’s long term health and prosperity. *The city should adhere to the concepts of the Plan.*

UH is the epitome of quality of place. The UH has not only survived but thrived for 100 years. The historical use, which includes this corner, has always been Single Family Residential. UH is low density with about 3 homes per acre. Homes have a wide range of value, attracting a diverse socio-economic resident from single mom to executive. Their largest investment, home buyers are willing to pay more per square foot to live in UH than in any other part of the city. UH has a very high home ownership percentage with 84% as compared to the rest of the city with 45%. (Town Charts) Sunshine Street homes are both rental and owner-occupied, with several owners locating there within the last 10 years. National Street homes are 100% owner occupied.

2. Whether there are any changed or changing conditions...that make the proposed rezoning necessary.

The staff claims that “there are changing conditions that make the proposed rezoning necessary”. This is an arbitrary assumption. This rezoning change is not “necessary”, especially since the Staff admits that there are other reasonable viable uses for the property.

Although the NE and SW corners have been developed within the last ten years, Sunshine and National buffer UH from these placetypes. The traffic volume is not a changing condition. Although this “intersection has some of the highest traffic volumes in the city”, the traffic count has not changed for the past 10 years.

There are already blighted commercially zoned areas along Sunshine that need infill growth and development, including the NE corner of Sunshine and Fremont, just blocks away.

UH does not need infill growth. The corner was once beautiful, until the owners intentionally blighted and demolished two homes, making it appear to be an area in transition. *Property owners cannot manufacture their own changing conditions.*

3. Whether the range of uses...are compatible with the uses permitted on other property in the immediate vicinity.

Even though there are nonresidential uses on the other three corners, the NE, NW, and SW areas are predominantly SFR. Staff ignores the fact that the Plan states that major roadways or buffers can separate placetypes. A one-two block transition zone between placetypes is desirable, but natural boundaries, such as roadways, also serve as a transition from one placetype to another. *The major arteries, Sunshine and National, are the transition zones.*

4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses....

It is uncertain whether adequate utility services exist or can be provided, because of the wide range of uses that would be permitted, including the extreme of a four story office complex or an 80 unit apartment building.

The applicant does not plan to develop the property but to unload it. *A new owner could decide on one of these extreme options.*

5. The impact the uses...would...have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity.

It has already been shown in earlier applications that the vehicular impact would be horrendous, especially if one of the extreme options is chosen.

The proposed road safeguards and traffic calming measures will not be enough to stop the flow of traffic into the neighborhood as drivers already cut-through the neighborhood, starting at Portland, to avoid the intersection.

The residents of the two homes facing the north ingress/egress, on University Street, will be the most impacted. This is a local street and *not* part of a commercial corridor. These homes will inevitably lose value.

With more than 65000 vehicles crossing the intersection daily, *the city should be trying to relieve traffic instead of encouraging more traffic.*

7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed zoning is denied.

Staff admits that no viable economic use will be precluded, if the application is denied. Since there are alternatives to the rezoning, specifically adhering to the SFR designation, this is *spot* zoning. Considering the lack of affordable housing in Springfield, destroying even 5 more single family houses is irresponsible. *The city should instead protect these homes.*

The failure of the strip mall on the NE quadrant and the general retail shops on the SW quadrant foreshadows the viability of any endeavor on the NW quadrant.

8. Comments

This is a lose/lose situation for UH. If any of the proposed land uses are successful, then the residents will be penalized by lower property values, higher crime rates, increased vehicular traffic, and way of life. If they fail, then the neighborhood will suffer the same consequence, but also with an abandoned eyesore. In the meantime, more speculators will want to take advantage of the precedent to rezone, creating a domino effect along Sunshine and National, continuing the Glenstonification of Springfield corridors.

The applicant has shown a lack of good judgement throughout this process. He took a business risk, purchasing the SFR property at more than fair market value, before getting rezoning approval, which is not customary or advisable. He did not canvas residents of UH for their views. He did not heed the warning from P&Z that UH might be governed by deed restrictions. He recklessly

blighted then demolished two of the houses, devaluing the properties even further. His business plan was as flimsy as the plans for developing the property – he had none, as it was ever “evolving”.

After three years of almost unanimous opposition, the residents of UH and citizens of the city have sent a clear message. The applicant has grown tired of it, wanting to rezone it, only to unload it. The wide range of uses that would still be permitted is designed to attract a buyer. He has come full circle, much like the original iteration of “The Heights”, an office complex or a residential building is totally inconsistent with the neighborhood in scale and intensity.

UH has far more to lose financially than the applicant. *It is not up to UH to bail him out of a speculative business venture.*

It has been noted in Forward SGF that the city of Springfield is not esthetically pleasing, which shows a lack of pride and investment in the community.(p 28) Given the number of visitors to Mercy Hospital and BassPro Shop, coming from outside the city, it seems that this major intersection countered that image, until two historic homes were blighted then demolished.

The remaining houses, sitting on one of the few green corridors in the city, are unique architecturally. The only suitable structures for this corner, which will benefit the neighborhood and the city, are these single family homes, which display Springfield’s rich heritage of almost a century ago. Since Forward SGF prioritizes the beautification of Springfield corridor, Springfield legislatures should respect the Plan and the wishes of the citizens of Springfield.

Respectfully,

Norma D. Capeci

From: [Steve Brooks](#)
To: Zoning@springfieldmo.gov
Subject: Proposed zoning change at the corner of National and Sunshine
Date: Monday, September 8, 2025 2:52:58 PM

Planning and zoning commissioners, I live in the University Heights neighborhood just a bit west of the proposed development. Our 2 children went to Sunshine Elementary, Jarrett Middle School, and Parkview High School throughout that era of their educational time, as we have lived here 40 years.

Some have asked, does the City owe it to BK&M to rezone this area? No. The City acknowledges BK&M made a purely speculative investment, by definition a high risk. It is not the city's job to bail him out, nor the neighborhood's. If a speculator made a bad investment, then that is on them.

Another question is should spot rezoning be granted before the Sunshine Corridor Study is completed in 2026? I say no. The purpose of the Sunshine Corridor Study is to give us a comprehensive plan for that area. Every inch of University Heights is in the corridor study area. Any spot rezoning approved before that threatens to conflict with the corridor study and do irreparable harm.

Many of us wonder about the vacant retail property, zoned commercial, 1 block to the east, at Fremont and National. A strip center sits vacant, the prior pool company building is overgrown with weeds, and a former restaurant sits vacant. Why would this company want to fight the battle at National and Sunshine (with so much traffic), when so much property is available a block away. If they succeed in the rezoning, will we soon have more vacant retail on this corner of National and Sunshine?

Perhaps it is time to consider a moratorium on these proposed developments, near historical neighborhoods, until we can create appropriate plans with the neighborhoods, in keeping with the proposals in the Forward SGF plan.

Steve Brooks
417 840-4446

From: [David Hutchison](#)
To: Zoning@springfieldmo.gov
Subject: Rezoning Request BK&M LLC
Date: Thursday, September 11, 2025 10:30:27 AM

Z-20-2025 COD 276
1739,1745,1755 S. National.
1138 E University.
1111E,1119,1133,1141 E Sunshine St

I object to the rezoning of these properties.

BK&M LLC, purchased these properties knowing they were zoned for single family homes. They calculated their risk based upon the City of Springfield would rezone the properties to commercial use. This has not happened, resulting BK&M LLC has said they abandoned their Plans to develop the properties. BK&M LLC wants to rezone the properties and sell them to another developer. Caveat emtore...let the buyer beware! This principle places the risk on the buyer!

The owners now realize the business risk they knowingly took was a huge mistake. They now want the City of Springfield to bail them out of their business error!

They could donate the land for green spaces. The homes could be used for affordable housing.

I object to the proposed limited access in and out of University St. University Heights streets are now already used to avoid the heavy traffic on National and Sunshine during peak hours. Living at the corner of Kingsbury and Hampton, I have witnessed this. Some people are courteous the way they drive. Others drive dangerously, speeding and rolling through stop signs. There is no guarantee that delivery trucks will not use University Heights streets for their access to deliver goods to the development.

I also object to the notion of a conditional overlay development proposal. The commercial buildings East of National on the north side of Sunshine have low occupancy. With the exceptional amount of traffic at peak times any development will have a problem attracting people.

Think of the problems at the north side of Sunshine near Campbell!

Thank you,
David Hutchison
1101 E Kingsbury
Springfield, MO 65807
417-830-5268



CO-FOUNDER

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MEMBERS

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GLENN P. GREEN

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September 11, 2025

Greene County Commissioners
1443 N. Robberson Ave., 10th FL.
Springfield, MO 65802

RE: **Planning & Zoning Case No. Z-20-2025 with Conditional Overlay District 276**

Request to rezone approximately 2.6 acres of property generally located at 1739, 1745, and 1755 South National Avenue; 1138 East University Street; and 1111, 1119, 1133, and 1141 East Sunshine Street from R-SF, Single-Family Residential District to O-2 with Conditional Overlay District No. 276

Matter ID 37559-000

Dear Commissioners:

I represent my parents, Walter and Kay Green, who reside at 1055 E. Kingsbury, in University Heights subdivision. They oppose the above zoning change for the reasons set forth below.

The developer in this application seeks to have an area of University Heights Subdivision changed from single-family residential to a retail zoning with a conditional overlay district. In other words, it is applying for **spot zoning** on the properties that it purchased.

If the basis of spot zoning for a different use is arbitrary and unreasonable **and made for the sole benefit of the private interests of the owner, it is invalid.** If the spot zoning is in accord and in harmony with the comprehensive zoning plan and is done for the public good, i.e., to serve one or more of the purposes of the enabling statute, and so bears a substantial relationship to the public health, safety, morals and general welfare, it is valid. Treme v. St. Louis County, 609 S.W.2d 706, 713 (Mo.Ct.App.1980).

The University Heights neighborhood does not bear the legal burden of proving why the developer's request should be denied. It is the developer's burden to prove the spot zoning is in accord and in harmony with the comprehensive zoning plan and is done for the public good, i.e., to serve one or more of the purposes of the enabling statute, and so bears a substantial relationship to the public health, safety, morals and general welfare. The party seeking to change the zoning on a property bears the burden of proving the unreasonableness of

maintaining the existing zoning. City of Arnold v. Ray Dickhaner, LLC, 649 S.W.3d 340 (Mo.Ct.App. 2022).

The most significant part of the Staff report is that it admits that the existing single-family residential zoning is not unreasonable on Page 20, which notes:

24. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. (emphasis added).

Thus, we are not dealing with the Developer being unable to put the subject parcels to a reasonably viable economic use. We are dealing with a Developer that is not satisfied with a reasonably viable use and instead impose a use to create a higher profit at the expense of the surrounding neighborhood.

The second most significant part of the Staff report is that it recommends approval of the zoning change because of high traffic on National and Sunshine, and properties on the other corners of the intersection are commercial. However, the Staff report neglects to point out that neither of these supposed justifications applies to the lot at 1138 E. University. That lot is an interior neighborhood lot that does not touch National or Sunshine. NONE of the supposed justifications used for Staff's support of the zoning change apply to that internal neighborhood lot. It is just glossed over because it is needed for the Developer to have a second access for its planned parking lot.

RSMo 89.350 requires municipalities to develop a Comprehensive Plan to guide the physical development of the community. A comprehensive plan is relied upon both by developers and homeowners to determine the characteristics of the neighborhoods around them and potential uses of neighboring properties. From the Springfield website: "The Comprehensive Plan serves as a policy guide for the overall development of the community."

Forward SGF- 2023 Comprehensive Plan

"In the summer of 2019, the City of Springfield set out to create a new Comprehensive Plan, Forward SGF, a blueprint for the future. The Plan is intended to guide growth and development in the community for the next two decades to come, establishing policies that will help City leaders make substantive planning decisions." <https://www.forwardsgf.com/>

City officials and community residents worked on Forward SGF since 2019. Forward SGF was touted to "guide Springfield's land use and development decision-making into the 2040's." Publicity about Forward SGF stated that the plan has an overarching "North Star" — to establish a "Quality of Place." The idea that every project going forward in the city of Springfield should contribute to the experience that community members feel when they visit the place. "When considering a project, Quality of Place should act as a litmus test," the plan says.

Forward SGF was publicized as a grassroots community plan seeking to address negative impressions with three themes, tying the plan's elements together. They include:

Improving the community's physical image with stronger design standards

Paying attention to arts, culture and historic preservation

Addressing community health and well-being

In a community profile of Springfield, the plan acknowledges challenges the city faces in terms of severe income inequality, lack of health insurance in some neighborhoods, and a lack of demographic diversity. The profile also highlights potential for population growth, job growth and new strategies for development. Springfield is expected to add 18,000 residents by 2040 and 18,000 jobs over the next 25 years.

The city said the plan was the result of a “bottom-up approach,” touting 10,000 “points of participation” from residents — despite facing obstacles due to COVID-19. Hundreds of Springfield residents turned out in person and online for visioning workshops, and thousands of people answered surveys.

Key issues included listening sessions about ‘neighborhood’ concerns. Attendees at the Forward SGF unveiling at Hammons Field told KSMU radio that they appreciated the plan’s focus on making Springfield neighborhoods nicer and more connected. Cora Scott, the city’s chief spokesperson, said the idea of developing Springfield’s neighborhoods was “grassroots coming from the people during all of the community engagement” that led to the Forward SGF plan.

A key component of the Plan focuses on housing and neighborhoods, with four aspirational goals to guide future policies and decision-making.

- Support the Creation of Complete Neighborhoods
- Diversify Housing Choices
- Revitalize Springfield’s Neighborhoods
- Cultivate Neighborhood Identity and Cohesion

<https://www.forwardsgf.com/initiative1/>

Goal 4. Cultivate Neighborhood Identity and Cohesion

- **(4.1)** Strengthen Identity Through Neighborhood Organization
- **(4.2)** Continue the Process of Proactive Neighborhood Planning
- **(4.3)** Encourage Neighborhood Civic Involvement
- **(4.4)** Build Strong Relationships with Neighborhood Schools and Universities
- **(4.5)** Preserve Historic Resources

<https://www.forwardsgf.com/initiative1/>

Housing & neighborhoods

Supposedly, the focus of Forward SGF was on making Springfield neighborhoods better. The plan has four neighborhood goals: Creating complete neighborhoods, diversifying housing choices for residents, revitalizing neighborhoods and cultivating identity and cohesion for neighborhoods.

Subarea plans

What are “subareas”? According to Forward SGF, they are “[distinct areas in the community that exhibit significant potential for change](#)” — with a few examples being West Chestnut Expressway, North

Glenstone Avenue, Trafficway Street, and the Boonville Avenue Corridor from City Hall to Commercial Street.

Because the city's idea is that much future development will be infill and revitalization, focus on these areas marks a change from historical patterns. The city grew 270 percent in the mid-1900s, largely along big roadways stretching out from the center of town. Now, with the "subareas," the plan showcases ways Springfield could find new development and beautification opportunities in some of those areas. This is one of the longest, most detailed parts of the new 242-page plan.

The only part of the Staff's report supporting the zoning change that potentially addresses the requirement is the following sentence:

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.

The problem with this justification is that there is nothing to demonstrate that this traffic volume situation did not exist when the new Comprehensive Plan was adopted. Even though the intersection in question has had some of the highest traffic volume in the City, there is nothing to suggest that it has markedly changed such that Single Family Residential zoning is no longer proper. Additionally, the developer and Staff have continued to acknowledge and address the fact that the developer's lot on University Street is not bounded by National Avenue or Sunshine Street whatsoever. Thus, there is no justification for that lot to be rezoned on the basis of the traffic volume at an intersection that does not touch that lot.

As mentioned above, the Staff Analysis found that "***A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.***" Thus, we are not dealing with the Developer being unable to put the subject parcels to a reasonably viable economic use. We are dealing with a Developer that is not satisfied with a reasonably viable use and instead impose a use to create a higher profit at the expense of the surrounding neighborhood.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Staff Report recommended approval of the re-zoning application. It's conclusion states:

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

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject properties as the Traditional neighborhood placetype; however, this is considered a transition area that is better suited as an Institutional & Employment placetype (see Staff Analysis and Recommendations). The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are supported by small commercial sales and service business, and a mix of community-orientated amenities. Student housing is also a common component. In the case of universities or colleges, along with mixed housing types located along the fringes and transitional areas, providing housing near major employers is important. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As

Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype.

Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher density housing developments where appropriate, to increase activity within the center.

Planning for Institutional and Employment Center placetype focuses on infrastructure and corridor improvements to facilitate traffic flow, multimodal connectivity, and streetscaping improvements, needed to enhance the character and connectivity of key corridors. As these centers of activity receive high volumes of visitors and commuters into the City, it is essential that the quality of development and visual appeal of the corridors remain attractive and representative of the City's desired image. (page 5-6)

PLACETYPE ASSIGNMENTS AND TRANSITIONS

Assignments

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

Primary use - The **predominate historical use and development pattern** of a geographic area that exists within the built and natural environment. (page 7).

Roadway classifications – Functional use and **type of roadways on the edges** or at crossroads (page 8)

Regulatory – Existing zoning, permitted and conditional uses, historic designations, and redevelopment plans. (page 8)

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. (page 8)

The Staff Analysis admits that the Comprehensive Plan's Land Use & Development chapter identifies the subject property as the **Traditional Neighborhood placetype**. (page 16, para. 2). The Staff downplays that "there are some characteristics of a Traditional Neighborhood placetype based upon historic and existing housing patterns along Sunshine and National corridors..." However, the Staff adds that "These 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 effects access." (page 16).

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	Warehouse & Distribution Facilities
Residential Neighborhood	●	○	◆	○	◆	◆	○								
Mixed Residential	●	●	○	○	◆	◆	○								
Downtown			●	○	○	○	●	○	○	○					
Mixed-Use	○	○	●	○	○	○	●	○							
City Corridor			●	○	○	○	●	○	○	○	○				
Institutional & Employment Center			○	○	○	○	○	○	○	○	○				
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			●	●	○										

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

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

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

University Heights is still designated as a Traditional Residential Neighborhood, including the Lots that are on National Avenue and Sunshine Street.

*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 ranges 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. (emphasis added).*

<https://www.forwardsgf.com/initiative2/>

Planned revisions to Development Code:

Forward SGF indicates that Springfield's Community Development Code update is driven by Forward SGF's overarching theme of **Quality of Place**.

Quality of Place

Quality of Place means our ability to provide amenity-rich neighborhoods and commercial districts. Three themes further define Quality of Place in Springfield:

- **Community Physical Image:** Strengthening Springfield's authentic urban and natural assets.
- **Arts, Culture, & Historic Preservation:** Celebrating the arts, culture, and history that defines Springfield's diverse communities.
- **Health & Wellbeing:** Integrating health and wellbeing into all aspects of community design.

Housing and Neighborhood Goals

Forward SGF defines key goals to enhance quality Housing and Neighborhoods in Springfield:

- **Complete Neighborhoods:** Create walkable patterns with neighborhood-scale commercial to provide access to daily necessities and amenities within a 15-minute walk of most homes.
- **Housing Choices:** Promote a wide range of lot sizes, building formats, and housing types in appropriate contexts and Placetypes.
- **Design & Beautification:** Focus on design over use and promote well-designed neighborhoods.
- **Revitalization:** Promote infill, support adaptive reuse, and reinvest in mixed-use multimodal corridors.
- **Neighborhood Identity:** Emphasizes unique neighborhood attributes and promote context-appropriate design strategies.

Neighborhood Identity

While neighborhood design includes the universal design elements found in every neighborhood (although how they are expressed varies by context), neighborhood identity includes specific elements unique to a given neighborhood. For example, a neighborhood's identity could be defined by a specific architectural style, boulevard-style streets, or any other design elements that make a neighborhood distinctive. Development codes will sometimes present challenges to a neighborhood expressing a unique identity, resulting in neighborhoods of cookie-cutter identical houses with no sense of place, but they can also be constructed to allow and encourage unique expressions of neighborhood identity. ***Forward SGF prioritizes neighborhood identity, clearly calling for residential infill that fits the existing character of neighborhoods, design standards that support neighborhood identity, and new development that enhances Springfield's range of neighborhood and community identities.*** (emphasis added.)

Chapter 7 – Neighborhoods & Housing

- **Goal 3.** Revitalize Springfield's Neighborhoods
 - **(3.5)** Champion Safe, Healthy, Liveable Housing and Neighborhoods

<https://www.forwardsgf.com/wp-content/uploads/2024/01/FINAL-Code-Review-Summaries-12.22.23.pdf>

For a change in zoning, pursuant to Section 36-367, the Planning & Zoning Commission should consider:

(b) *Rezoning*s. 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.

(12) *Two-thirds majority necessary when protest*. In case of a protest against such change, duly signed and acknowledged by the owners of 30 percent or more, either of the area of the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and 185 feet distance from the boundaries of the district proposed to be changed, such amendments shall not become effective except by the favorable vote of two-thirds of all the members of city council. The provisions of this subsection apply to the adoption of, additions to, changes or modifications of the official zoning map, whether such changes are initiated by the city council, the planning and zoning commission, or by petition.

Even if the Staff Analysis of a different Placetype being justified from the Comprehensive Plan's designation for the subject parcels was correct, that still does not justify this Development. There are several reasons for this:

1. The internal lot located at 1138 E. University Street is not bounded by Sunshine Street or National Avenue. None of the listed justifications for a different Placetype applies to that Lot. The only reason for the Lot to be part of the re-zoning request is because the Developer needs it for access.
2. There is no transition between the O-2, Office District zoning requested by the Developer and the remainder of University Heights neighborhood. Even the Staff Report notes that:

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. (page 8)

The current application has absolutely no Transition Zone whatsoever to complete the transition from Office Zoning to Single Family Residential.

3. The Staff Analysis also tries to justify the change in Placetype with the following statement:

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. (page 16).

This justification fails to note that National Ave. and Sunshine Street provide natural borders to differentiate the University Heights neighborhoods from the more commercial uses on the other side of each arterial. This also fails to address why the Placetype for all of University Heights did not change despite all of those characteristics existing at the time the Comprehensive Plan was adopted in its current configuration.

4. The Staff Analysis then goes on to claim that:

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. (page 16).

This justification is irrelevant. The land that was developed on the Northeast corner of Sunshine and National was not comparable to the subject neighborhood. That strip of Sunshine Street already had decades-old commercial buildings on some of the parcels. The southwest corner with the new CoxHealth clinic had been a business use for a couple of decades. Neither for those parcels were land that was exclusively Single-Family Residential housing at the time of the commercial construction. Neither contained a legacy neighborhood of Springfield like University Heights. Neither was not part of a neighborhood that has by the admission in previous Staff Reports that we have seen a constant investment in maintenance and renovations of the homes like in University Heights.

5. The Staff Analysis notes that "[...] the *Growth Management and Land Use Plan* 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. (page 16, para. 5). The Staff indicated that this does not automatically mean that non-residential uses are automatically incompatible with a residential area. However, the Staff essentially takes the position that because a broader or less restricted commercial use could be worse for the neighborhood than what the Developer is proposing that somehow this does not violate the requirement that the new land use not be detrimental. However, despite a recitation of various design features in the Developer's proposal, there is nothing to diminish the fact that this development would be the first commercial development in the University Heights neighborhood in its 100-year history and that part of this development would funnel massively higher traffic counts into a local neighborhood street.

6. The Staff Analysis is disingenuous when another justification for supporting the Developer's application by claiming:

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.

This is simply untrue. This is not a changing condition. This traffic volume was no different when the current Comprehensive Plan was adopted by the City of Springfield. If this was a condition that made rezoning NECESSARY, then the City should have proposed that during the public comment period for the current Comprehensive Plan so the public could provide input on whether this area of Springfield should be converted to a completely different Placetype. That did not happen.

Furthermore, the Staff ignores that the developer has continued to group the 1138 E. University parcel in with all the other parcels along the major thoroughfares. The Staff's traffic justification does NOT apply to that lot. This is made abundantly clear by the Staff's own statement "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.** (page 20, para. 18) (emphasis added). The parcel at 1138 E. University is not in a high intensity use area specified in the Springfield Comprehensive Plan. It is not at the National and Sunshine intersection and is an INTERNAL lot on University Street, which has a "local street" classification.

In fact, the use of the 1138 E. University parcel for a driveway is inconsistent with City Code, which provides:

Sec. 36-303. - General provisions.

(15) Driveways for non-residential districts. No land which is located in a residential district shall be used for a driveway or vehicular access to any land which is located in any nonresidential district.

Conclusion:

What we have here is a developer who speculated by buying Residential Single-Family properties in the hopes of obtaining a change to a commercial/retail zoning. The developer bears the burden to show that existing RSF zoning is inappropriate for the city and not just to benefit the developer's private economic interests.

University Heights is a crown jewel neighborhood that has a beautiful stretch of homes that lead to the Art Museum and Missouri State University. University Heights has been exclusively Single Family Residential since it was originally developed in the 1920's to 1950's.

A city's Comprehensive Plan serves multiple purposes. It is not just to allow tearing down residential neighborhoods to convert to commercial development. The Comprehensive Plan should protect and preserve neighborhoods, especially those that are historically significant and in good condition. Change in the city's Comprehensive Plan should be done where it is appropriate, and with public input. The Staff may have a vision for University Heights that is different from that of Forward SGF, but that should not be allowed to override a plan that had significant input from citizens, professionals and staff, especially when it has just gone into effect. It is incomprehensible that an administrative staff should be able to conclude that PlaceTypes that have just been put into effect should instead be altered to something else after all the public participation in the Forward SGF process.

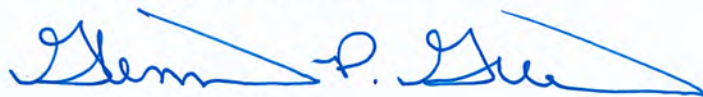
University Heights is a stable single family residential neighborhood, and the Staff report admits it remains viable with the current zoning. The developer's application is not compatible with the Forward SGF Comprehensive Plan. The Staff has had to invent a reason to change a PlaceType that was just put into place in order to claim that this change to retail zoning is compatible with the Plan. There can be no question that retail zoning is not compatible with the neighborhood, which has no other retail or commercial uses.

The fact that the other corners of the intersection are no longer Single Family Residential does not provide justification to change this part of University Heights. Both National Avenue and Sunshine Street provide a natural boundary to split commercial uses from residential across the streets. In fact, the argument that the commercial uses on the other three corners would somehow justify changing the zoning of part of University Heights shows that a re-zoning of these properties would just be the start of a domino effect to change the zoning of University Heights down Sunshine and National in the future.

Finally, none of the justifications mentioned apply whatsoever to the internal lot at 1138 E. University. It is not bounded by National or Sunshine and its sole access is on University, which is classified as a "local street." The only reason that it is part of the re-zoning application is to give the developer a second driveway access that is far enough away from the National and University intersection to meet distance requirements. This is a clear benefit solely for the developer and cannot be held to meet the Comprehensive Plan or the public benefit requirement that apply under the law.

Very truly yours,

LOWTHER JOHNSON
Attorneys at Law, LLC



Glenn P. Green

GPG:cam



EXPLANATION TO COUNCIL BILL 2025-221 (MCGULL)

FILED: 09/18/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A special ordinance authorizing the City Manager, or designee, to enter into a Cost Apportionment Agreement with the Missouri Highways and Transportation Commission for the purpose of funding the preliminary engineering and environmental work for future improvements at and near US-65 and Division Street; amending the Fiscal Year 2025-2026 budget in the amount of \$300,000 to appropriate federal Surface Transportation Block Grant funds for this project; and declaring that this Ordinance qualifies for approval in one reading pursuant to City Charter Section 2.16(25).

PURPOSE: Authorizing the City Manager, or designee, to enter into a Cost Apportionment Agreement ("Exhibit 1") with the Missouri Highways and Transportation Commission ("MHTC") to fund preliminary engineering and environmental work for future improvements at and near US65 and Division Street; amending the FY2025-2026 budget for the Department of Public Works in the amount of \$300,000 to appropriate federal Surface Transportation Block Grant ("STBG") funds for this project; amending the Capital Improvements Program as applicable to add the funded project; and declaring that this Ordinance qualifies for approval in one reading.

BACKGROUND INFORMATION: The overall cost of the MHTC project is estimated at \$1,000,000 to study the feasibility of future improvements on Division Street/Route YY from Packer Road to east of Eastgate Avenue, including the interchange with US65 and the intersection with Burlington Northern Santa Fe ("BNSF") Thayer Subdivision crossing (DOT Crossing 664101V) west of US65. Funding for the project will be shared as follows: MHTC, \$600,000; City, \$300,000; and BNSF, \$100,000. The MHTC will be responsible for project costs exceeding \$1,000,000. The City's contribution will consist of \$300,000 of STBG funds (100 percent). The project will examine needed improvements to reconstruct the US65/Division Street interchange in coordination with a potential grade separation at the BNSF railroad crossing.

As this bill authorizes a contract with the state for the purpose of using federal grant funding, we request that it be passed as a one-reading bill pursuant to City Charter Section 2.16(25).

Supports the following City Council Priorities:

- Quality of Place
- Public Safety
- Economic Vitality



- Fiscal Sustainability and Accountability

REMARKS: Public Works recommends approval of this Council bill and budget adjustment.

Submitted By: Brett Foster, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 09/24/2025

Attachments:

1. MHTC STBG US65-Division Study_ord
2. MHTC STBG US65-Division Study_Exh1
3. MHTC STBG US65-Division Study_Exh2_BA

One-rdg. X
P. Hrngs.
Pgs. 15
Filed: 09-30-25

Sponsored by: McGull

First Reading:

Second Reading:

COUNCIL BILL 2025-221

SPECIAL ORDINANCE

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to enter into a Cost Apportionment
2 Agreement with the Missouri Highways and Transportation
3 Commission for the purpose of funding the preliminary engineering and
4 environmental work for future improvements at and near US-65 and
5 Division Street; amending the Fiscal Year 2025-2026 budget in the
6 amount of \$300,000 to appropriate federal Surface Transportation
7 Block Grant funds for this project; and declaring that this Ordinance
8 qualifies for approval in one reading pursuant to City Charter Section
9 2.16(25).

10
11
12 WHEREAS, this project will study the feasibility of future improvements on
13 Division Street/Route YY from Packer Road to east of Eastgate Avenue, which includes
14 the interchange with US-65 and the intersection with the BNSF crossing west of US-65;
15 and
16

17 WHEREAS, funding for this project, estimated to cost \$1,000,000, will be shared,
18 with the Missouri Highways and Transportation Commission ("MHTC") contributing
19 \$600,000 plus any costs in excess of \$1,000,000, the City contributing \$300,000, and
20 BNSF contributing \$100,000; and
21

22 WHEREAS, the City's contribution will consist of \$300,000 of federal Surface
23 Transportation Block Grant ("STBG") funding.
24

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

28 Section 1 – The City Manager, or designee, is hereby authorized to enter into a
29 Cost Apportionment Agreement with the Missouri Highways and Transportation
30 Commission ("MHTC"), said Agreement to be substantially similar in form as the
31 document attached hereto and incorporated herein by reference as "Exhibit 1."
32

33 Section 2 – The budget of the City of Springfield for Fiscal Year 2025-2026 is
34 hereby amended in the accounts and in the amounts as shown on Budget Adjustment
35 No. 021, a copy of which is attached hereto and incorporated herein by reference as
36 “Exhibit 2.”
37

38 Section 3 – City Council hereby finds that the budget adjustment made above
39 has been recommended by the City Manager.
40

41 Section 4 – The City Manager, or designee, is directed to cause the appropriate
42 accounting entries to be made in the books and records of the City.
43

44 Section 5 – City Council hereby finds and declares that this Ordinance may be
45 passed as a one-reading ordinance under City Charter Section 2.16(25). This
46 Ordinance shall be in full force and effect from and after passage.
47

48 Passed at meeting: _____
49

50 _____
51 Mayor
52

53 Attest: _____, City Clerk
54

55 Filed as Ordinance: _____
56

57 _____
58 Approved as to form: , Assistant City Attorney
59

60 _____
61 Approved for Council action: , City Manager

CCO Form: DE07
Approved: 07/97 (DPP)
Revised: 03/24 (TLP)
Modified:

Cost Apportionment Agreement
Route: YY/Division Street
County: Greene
Job No.:SU0209
2025-07-87627
BNSF File No. BF-20585338

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
COST APPORTIONMENT AGREEMENT**

THIS AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Springfield (hereinafter, "City"), and BNSF Railway (hereinafter "Company")

WITNESSETH:

WHEREAS, the Commission owns and maintains Route YY in Greene County as part of the State Highway System;

WHEREAS, the Company owns and operates a line of railroad in and through the City of Springfield in Greene County, State of Missouri;

WHEREAS, the parties desire the improvement or reconstruction of Route YY and Division Street, extending generally from Packer Road to Eastgate Avenue; and

WHEREAS, the City and Company are willing to provide assistance in the scoping and design of the improvements, subject to the terms and conditions herein.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The purpose of this Agreement is to co-ordinate the participation by the City and Company in the cost of the Commission's public improvement for Route YY, in the County of Greene, designated as Job No. SU0209. This public improvement will involve scoping, environmental work, and preliminary design for a railroad grade separation and reconstruction of the Route YY and Route 65 interchange.

(2) LOCATION: The transportation improvement that is the subject of this Agreement is contemplated at the following location:

Division Street from Packer Road to the beginning of Route YY, including the intersection of Division Street and the BNSF Thayer North Subdivision (DOT Crossing 664101V), and on Route YY from the beginning of City right-of-way to east of Eastgate Avenue, including the interchange with Route 65.

The general location of the public improvement is shown on attachment marked "Exhibit A" and incorporated herein by reference.

(3) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the City, the Company and the Commission.

(4) USE OF RIGHT-OF-WAY: The City and Company grant the right to use the right-of-way of public roads, streets, and alleys as necessary for survey and field work related to preliminary engineering. Any work on the Company's right-of-way will require an Entry Permit. The City, the Company, or their agents must contact BNSF's Manager of Public Projects, Kara Brockamp at kara.brockamp@bnsf.com, or BNSF's permitting agent Jones Lang LaSalle Brokerage, Inc. ("JLL") at <http://bnsf.railpermitting.com/> to obtain the required Entry Permit prior to any entry.

(5) COMMISSION REPRESENTATIVE: The Commission's Southwest District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(6) PROJECT RESPONSIBILITIES: With regard to project responsibilities under this Agreement, the parties agree to contribute as follows:

(A) The Commission will be responsible for the scoping, environmental review, and preliminary design of the project. This agreement only includes consultant preliminary engineering and environmental work. This agreement does not include the Commission's, City's, or Company's in-kind costs. The plans shall be prepared in accordance with and conform to Commission requirements.

(B) The construction and maintenance of the new improvements shall be governed by a separate agreement to be entered into between the parties following completion of the preliminary design of the improvements ("C&M Agreement"). The design of the new improvements shall be subject to BNSF's review and acceptance in accordance with the BNSF-UPRR Joint Guidelines for Railroad Grade Separation Projects and any other applicable engineering standards.

(C) Notwithstanding any other part of this Agreement, nothing herein shall constitute an approval of or obligate BNSF to accept the plans prepared by the City, enter into a subsequent agreement for the construction and/or maintenance of a structure over or under the Crossing, provide any temporary or permanent easement or other property right, or otherwise authorize the new structure except as may hereafter be approved by BNSF in its discretion.

(7) PAYMENT RESPONSIBILITIES: With regard to payment responsibilities under this Agreement, the parties agree to as follows:

(A) The City is responsible for three hundred thousand dollars (\$300,000), no more and no less, of the total project cost. In fulfillment of its responsibilities in this agreement, the City agrees that the Commission may obligate up to three hundred thousand (\$300,000) of Surface Transportation Block Grant funding allocated to the City by the Ozarks Transportation Organization.

(B) The Company shall remit a check in the amount of one hundred thousand dollars (\$100,000), no more and no less, by November 30th, 2025. This check should be made payable to *Director of Revenue - Credit State Road Fund*. If the Company fails to make the deposit, the Commission is under no obligation to continue with the project.

(C) The Commission will pay for the remaining costs of the project, currently estimated to be six hundred thousand dollars (\$600,000). Of this amount three hundred thousand (\$300,000) will be provided by the Commission's Multimodal Division and three hundred thousand (\$300,000) will be provided by the Commission's Design Division.

(D) The Commission is responsible for the balance of the project in excess of one million dollars (\$1,000,000).

(8) COMMINGLING OF FUNDS: The City and Company agree that all funds deposited by the City or Company or both, pursuant to this Agreement with the Commission, may be commingled by the Commission with other similar monies deposited from other sources. Any deposit may be invested at the discretion of the Commission in such investments allowed by its Investment Policy. All interest monies shall be payable to the *State Road Fund*. If the amount deposited with the Commission shall be less than the actual obligation of the City or Company or both for this project, the City or Company or both, upon written notification by the Commission, shall tender the necessary monies to the Commission to completely satisfy its obligation. Upon completion of the project, any excess funds, excluding interest, shall be refunded to the City or Company or both based on its pro rata share of the investment.

(9) ASSIGNMENT: The City and Company shall not assign, transfer or delegate any interest in this Agreement without the prior written consent of the Commission.

(10) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the applicable laws of the State of Missouri. The City and Company shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement, provided that nothing in this agreement is intended to waive or be construed as the Railroad's consent to waive the preemptive effect of federal law as to the Railroad.

(11) APPROVAL OF FHWA AND AVAILABILITY OF FUNDS: This Agreement is entered into subject to the approval of the Federal Highway Administration and is further subject to the availability of federal and state funds for this construction.

(12) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations or for convenience by providing the City and Company with written notice of cancellation. Should the Commission exercise its right to cancel this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the City and Company.

(13) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, may be instituted only in the Circuit Court of Cole County, Missouri, or if applicable, in the U.S. District Court of the Western District of Missouri.

(14) SOLE BENEFICIARY: This Agreement is made for the sole benefit of the parties hereto and nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Commission, City and the Company.

(15) COMMISSION RIGHT OF WAY: All improvements made within the state-owned right-of-way shall become the Commission's property, and all future alterations, modifications, or maintenance thereof, will be the responsibility of the Commission, except as otherwise provided by this Agreement or a separate written agreement.

(16) NO INTEREST: By contributing to the cost of this project or improvement, the City and Company gain no interest in the constructed roadway or improvements whatsoever. The Commission shall not be obligated to keep the constructed improvements or roadway in place if the Commission, in its sole discretion, determines removal or modification of the roadway or improvements, is in the best interests of the state highway system. In the event the Commission decides to remove the landscaping, roadway, or improvements, the Entity shall not be entitled to a refund of the funds contributed by the Entity pursuant to this Agreement.

(17) AUTHORITY TO EXECUTE: The signers of this Agreement warrant that they are acting officially and properly on behalf of their respective institutions and have been duly authorized, directed and empowered to execute this Agreement.

(18) SECTION HEADINGS: All section headings contained in this Agreement are for the convenience of reference only and are not intended to define or limit the scope of any provision of this Agreement.

(19) ADDITIONAL FUNDING: In the event the Commission obtains additional federal, state, local, private or other funds to construct the improvement being constructed pursuant to this Agreement that are not obligated at the time of execution of this Agreement, the Commission, in its sole discretion, may consider any request by the City or Company or both for an off-set for the deposited funds, a reduction in obligation, or a return of, a refund of, or a release of any funds deposited by the City or Company or both with the Commission pursuant to this Agreement. In the event the Commission agrees to

grant the City's or Company's or both request for a refund, the Commission, in its sole discretion, shall determine the amount and the timing of the refund. Any and all changes in the parties' financial responsibilities resulting from the Commission's determination of the City's or Company's or both request for a refund pursuant to this provision must be accomplished by a formal contract amendment signed and approved by the duly authorized representative of the City, Company, and the Commission.

(20) NO ADVERSE INFERENCE: This Agreement shall not be construed more strongly against one party or the other. The parties to this Agreement had equal access to, input with respect to, and influence over the provisions of this Agreement. Accordingly, no rule of construction which requires that any allegedly ambiguous provision be interpreted more strongly against one party than the other shall be used in interpreting this Agreement.

(21) ENTIRE AGREEMENT: This Agreement represents the entire understanding between the parties regarding this subject and supersedes all prior written or oral communications between the parties regarding this subject.

(22) VOLUNTARY NATURE OF AGREEMENT: Each party to this Agreement warrants and certifies that it enters into this transaction and executes this Agreement freely and voluntarily and without being in a state of duress or under threats or coercion.

(23) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or immediately after delivery in person, or by facsimile or electronic mail addressed as follows:

Commission to: Missouri Department of Transportation
Attn: Stacy Reese
District Engineer
Missouri Department of Transportation
3025 E. Kearney
Springfield, MO 65803
Email:stacy.reese@modot.mo.gov

City to: Dan Smith
Director of Public Works
City of Springfield
840 N. Boonville
Springfield, MO 65801
Email: dsmith@springfieldmo.gov

Company to: Kara Brockamp
Manager of Public Projects, BNSF Railway
4515 Kansas Ave.
Kansas City, KS 66106
Email: kara.brockamp@bnsf.com

or to such other place as the parties may designate in accordance with this Agreement.

(24) INSURANCE:

(A) In the event the city or company or both are required or will require any contractor procured by the city or company or both to work under this Agreement:

(1) To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

(2) To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and the Missouri Department of Transportation and its employees, as additional insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities (\$600,000 per claimant and \$4,000,000 per occurrence) as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(B) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

[Remainder of Page Intentionally Left Blank.]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City on _____(DATE).

Executed by the Company on _____(DATE).

Executed by the Commission on _____(DATE).

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

CITY OF SPRINGFIELD

Title _____

By _____
Title _____

ATTEST:

ATTEST:

Secretary to the Commission

By _____
Title _____

By _____
Title _____

By _____
Title _____

By _____
Title _____

Approved as to Form:

Approved as to Form:

Commission Counsel

Title: _____

Ordinance No _____

BNSF Railway

By _____

Title _____

ATTEST:

By _____

Title _____

EXHIBIT A

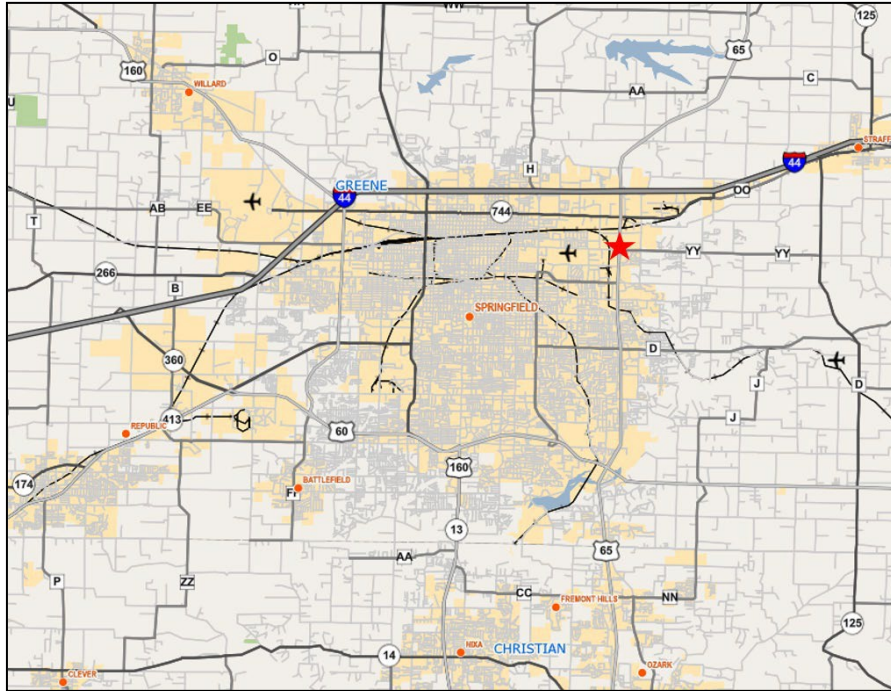


Exhibit B

Project Name: Division Street Railroad Overpass and Interchange Scoping and Design

MoDOT Project Number: SU0209

Description: Scoping for interchange improvements at Rte. 65 and railroad grade separation at BNSF Railway in Springfield.

Total Project Cost Estimate: \$1,000,000

Local Entity: City of Springfield, BNSF Railway

	Current Estimate	Cost Share/Participation Eligible
Preliminary Engineering	\$1,000,000	\$1,000,000
Right of Way Acquisition (including easements)	\$N/A	\$N/A
Right of Way Incidentals	\$N/A	\$N/A
Utilities	\$N/A	\$N/A
Construction	\$N/A	\$N/A
Construction Engineering	\$N/A	\$N/A
Total	\$1,000,000	\$1,000,000

Project Responsibilities:

Design	Commission
Right of Way Acquisition	N/A
Letting	N/A
Inspection	N/A

Financial Responsibilities:

MoDOT DBC	\$300,000	30%
MoDOT Multimodal Division	\$300,000	30%
City of Springfield - STBG	300,000	30%
BNSF	\$100,000	10%
Total:	\$1,000,000.00	100%

How are overruns and underruns handled?

Commission will pay costs exceeding \$1,000,000.

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit 2

Budget Adjustment
021

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46040	20	73020	416010	000000	00000	\$300,000	Federal Surface Transportation Block Grant (STBG) Revenues through the Missouri Highways & Transportation Commission
Net Revenue Adjustment						\$300,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
46040	20	73020	508530	000000	00000	\$300,000	Preliminary Engineering and Environmental Work for Future Improvements At & Near U.S. Highway 65 & Division Street
Net Expenditure Adjustment						\$300,000	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2025-26 Budget by appropriating \$300,000 of federal Surface Transportation Block Grant (STBG) funds for preliminary engineering and environmental work for future improvements at and near U.S. Highway 65 and Division Street. The STBG 20% local match will be covered by investment in the project by other entities.

Requested By:

Dan Smith 9-30-2025
Department Head Date

Approved By:

DJ Hill 9-30-2025
Director of Finance Date

City Manager Date

Authorization:

Council Bill No. 2025-221
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-222 (HOSMER)

FILED: 09/19/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance authorizing a budget adjustment amending the budget of the Tourism/Convention Fund for Fiscal Year 2025-2026 in the amount of \$750,000 to appropriate reserves from the Tourism/Convention Fund for the purpose of planning, designing, and constructing a Regional Convention and Event Center.

PURPOSE: To amend the budget of the Tourism/Convention Fund (the City's hotel, motel, and tourist court tax fund) for Fiscal Year 2025-2026 in the amount of \$750,000.00 to appropriate reserves from the Tourism/Convention Fund for the purpose of planning, designing, and constructing a Regional Convention and Event Center.

BACKGROUND INFORMATION: The Tourism/Convention Fund (the City's hotel, motel, and tourist court tax fund) has accumulated sufficient fund balance over the past several years and the City wishes to amend the budget to provide funds totaling \$750,000 for the purpose of planning, designing, and constructing an Event Center. These funds will cover a portion of the initial costs to plan, design, and construct the Event Center. This will allow the City to contract with various providers in this endeavor to begin both the pre-design and the pre-construction phases. The City intends to reimburse itself for these costs once financing is secured on the Event Center.

Submitted By: David Holtmann, Director of Finance

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

Collin Quigley, Interim City Manager 10/01/2025

Attachments:

1. Hotel Motel Tax Budget Adjustment September 2025
2. Exhibit A - Budget Adjustment 0023

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 09-30-25

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-222

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING a budget adjustment amending the budget of the Tourism/Convention
2 Fund for Fiscal Year 2025-2026 in the amount of \$750,000 to
3 appropriate reserves from the Tourism/Convention Fund for the
4 purpose of planning, designing, and constructing a Regional
5 Convention and Event Center.
6 _____
7

8 WHEREAS, the City desires to begin the process of planning, designing, and
9 constructing a Regional Convention and Event Center (hereinafter referred to as "the
10 Project") within the City of Springfield; and
11

12 WHEREAS, City Council desires to amend the budget to provide one-time
13 funding for such planning, designing, and construction from reserve funds in the City's
14 Tourism/Convention Fund; and
15

16 WHEREAS, the City wishes to amend the budget for Fiscal Year 2025-2026 to
17 appropriate \$750,000 in Tourism/Convention Fund reserve funds and to provide for up
18 to \$750,000 in costs expected to be incurred, as set forth in "Exhibit A," Budget
19 Adjustment 023; and
20

21 WHEREAS, the City has published Requests for Qualifications for architectural
22 services and for construction manager at risk services for the planning, design, and
23 construction of the Project; and
24

25 WHEREAS, qualified firms for both architectural services and construction
26 manager at risk services have been identified, but the selection process is not yet
27 complete; and
28

29 WHEREAS, to meet necessary timelines for constructing the Project, immediate
30 procurement of predesign and preconstruction services is necessary and desirable, until
31 the City selects an architectural services firm and construction manager at risk to
32 perform the design and construction of the Project.
33

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

36
37 Section 1 – The budget of the City of Springfield, Missouri, for Fiscal Year 2025-
38 2026, is hereby amended in the accounts and amounts shown on Budget Adjustment
39 No. 023, which is attached hereto as “Exhibit A” and incorporated herein by reference.

40
41 Section 2 – City Council finds that the budget adjustment made above has been
42 recommended by the City Manager.

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

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

49
50 Passed at meeting: _____

51
52 _____
53 Mayor

54
55 Attest: _____, City Clerk

56
57 Filed as Ordinance: _____

58
59 Approved as to form: Laura Vales, Assistant City Attorney

60
61 [Signature]
62 Approved for Council action: _____, City Manager
63

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
023

Revenues:

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

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
29250	09	14120	504580	000000	00000	\$ 750,000	Other Professional Services
Net Expenditure Adjustment						\$ 750,000	

Fund Balance Appropriation:

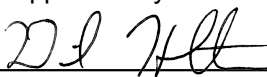
Fund	Title	Amount
29250		(750,000)

Explanation: To amend the FY2025-26 budget by appropriating fund balance from JVP Tourism Tax Fund for the purpose of planning, designing, and constructing a Regional Convention and Event Center (referred to as the Event Center).

Requested By:


Department Head 9-30-2025
Date

Approved By:


Director of Finance 9-30-2025
Date

City Manager Date

Authorization:

Council Bill No. 2025-222
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Council Committee Referral Request Form

1. Council Member Requesting the Referral Brandon Jenson and Derek Lee

2. Referral Information

- **Date of Referral:** 10/6/2025 ☒ **Citizen Request**
- **Title of Referral:** Transit Funding and Corridor Development
- **Description/Purpose of referral and Desired Outcome:** (Provide a detailed description of the item to be referred, including background information, objectives, desired outcome, and any relevant context.) (Attachments see #5.)

This referral is intended to review the proposed resolution establishing an ad hoc committee comprised of key stakeholders – including City Council, CU Board, members of the public with a vested interest in a well-functioning transit system, and the Ozarks Transportation Organization – which will be responsible for the development of stable revenue sources to fund the operational and capital costs of the medium-term recommendations of ConnectSGF. Additionally, the Committee shall provide input to staff as needed in order to prepare a corridor plan aligning with the proposed BRT route, including alignment of incentives and zoning to aggressively support Transit-Oriented Development (TOD).

- **Relates to which Adopted City Council Priority Objective:** Quality of Place/Economic Vitality
- **Time Constraints or Pertinent Deadlines for review:** (Provide information pertaining to any deadlines or timeframes that may affect what priority this issue is given in Committee.)

The ConnectSGF plan recommends implementation of the medium-term plan within 5 years of the plan's adoption, which would be January 2029. To allow for this timeline, the Committee shall provide its final report and staff shall finalize a corridor plan for Council's consideration by May 2027.

☐ Request recommendation or ☒ Request Draft Resolution for City Council to review.

3. Requested Committee for Referral:

- **Finance and Administration Committee** (Areas of Responsibility include fees and charges for City services; Economic Development; Federal and State assistance programs, supervises Internal Auditor, Monitors Internal Audit plan, makes Recommendations to Council regarding Audit findings.)
- **Plans and Policies Committee** (Areas of Responsibility include Master Planning, of all areas, Council goals and procedures; City Code revisions.)
- **Community Involvement Committee** (Areas of Responsibility include Legislative priorities, neighborhood issues, environmental issues.)
- **Public Involvement Committee** (Area of Responsibility include Recommendations for appointment to Boards and Commissions.)

- ✓ **Committee of the Whole** (Areas of Responsibility include Recommendations for appointment to Board of Public Utilities and Police Civilian Review Board or any other referred matter.)

Reason for Referral to Selected Committee: (Explain why this item should be referred to the selected committee)

In alignment with the process recently utilized by City Council to establish the ad hoc committees of the Citizens' Commission on Community Investment and Citizens' Advisory Board, this topic is referred to the Committee of the Whole to allow the full Council to provide input.

4. Additional Information

- **Additional Notes or Comments:** (Any additional information or special considerations regarding the referral.)

None.

5. Supporting Documents

- **Attachments:**
 - ConnectSGF Transit Optimization Study
 - Draft resolution

For City Clerk's Office Use Only

.....

Referral Outcome

Referred: _____

Withdrawn: _____

Committee referred to: _____

Committing Meeting Dates Considerations: _____

Recommendation to City Council: _____

Council Action: _____

One-rdg. X
P. Hrngs.
Pgs.
Filed:

Sponsored by: Jenson

COUNCIL BILL 2025- RESOLUTION

RESOLUTION

1 REQUESTING [TITLE TO BE FINALIZED WHEN DRAFT OF SECTIONS BELOW IS
2 COMPLETED].
3
4

5 WHEREAS, public transit funding shortfalls, capacity, regionalism, and
6 sustainability were first identified as Emerging Issues in the 2009 Community Focus
7 Report and financial and other community support for public transit has been included
8 as a Red Flag in each subsequent publication thereof; and
9

10 WHEREAS, the ConnectSGF Transit Optimization Study (ConnectSGF) was
11 approved by the Board of Public Utilities in January 2024, which identified short-term
12 recommendations that have already been implemented by City Utilities, and also
13 identified medium-term recommendations that could be an “interim step toward the
14 ultimate vision” and that could be feasible within a five to ten year timeframe, as well as
15 a long-term plan representing potential grown in a ten to twenty year horizon; and
16

17 WHEREAS, ConnectSGF Appendix C – Economic Impact Analysis identifies
18 potential Transit Time Savings, Auto Travel Time Savings, Auto Operating Cost
19 Savings, Road Safety Benefits, Local Air Quality Benefits, Noise Benefits, and
20 Environmental Benefits totaling over \$364 million annually at full implementation of the
21 long-term plan; and
22

23 WHEREAS, transportation is not only identified in two of the current City Council
24 priorities (Quality of Place and Economic Vitality) but was also discussed as a core
25 component of the Economic Growth priority at the September 5, 2025 Council goal
26 setting workshop; and
27

28 WHEREAS, the ForwardSGF Comprehensive Plan, adopted by City Council in
29 November 2022, identifies Corridor Improvements, including multimodal access, as one
30 of the top 10 key initiatives; and
31

32 WHEREAS, Chapter 8: Economic Development, Chapter 9: Transportation and
33 Mobility, and Chapter 12: Subarea Plans of ForwardSGF all reference improvements to
34 the multimodal system as a key component to support growth and create economic
35 development opportunities; and

36
37 WHEREAS, the City Charter Article XVI delegates to the City Utilities of
38 Springfield, Missouri “the powers necessary, desirable, or convenient to manage,
39 control, and operate” public utilities, defined to include transit systems; and
40

41 WHEREAS, at the September 8, 2025 City Council meeting, the Board of Public
42 Utilities Chair and CU Chief Financial & Supply Chain Officer both stated that City
43 Utilities has reviewed current revenues and determined that its budget cannot support
44 the operational costs nor capital costs associated with implementation of the medium-
45 term recommendations;
46

47 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
48 SPRINGFIELD, MISSOURI, as follows, that:
49

50 Section 1 – City Council hereby establishes the ad hoc Transit Funding
51 Committee (“the Committee”) with the charge of evaluating the feasibility of and then
52 prioritizing funding options to fund implementation of the medium-term plan of
53 ConnectSGF (“the Plan”) and consider any changes to the City Charter as may be
54 necessary.
55

56 Section 2 – The Committee will complete its work with the following objectives:
57

58 1. Develop a clear understanding of the community survey results, human
59 impact study, and economic impact study, as well as the operational and capital
60 expenditures associated with the recommendations of the Plan. These benefits should
61 be evaluated against scenarios in which a similar amount of funding would be applied to
62 traditional street repair, improvement, and expansion projects, if possible.
63

64 2. Determine the legal and financial viability of, as well as partner
65 communities’ interest in, providing regional transit service as recommended in the Plan,
66 utilizing a consultant as and to the extent necessary or advisable to do so.
67

68 3. Analyze the organizational/operational structure of the public transit
69 system, as outlined in the City Charter, and determine if changes should be
70 recommended to achieve the most efficient and effective implementation of the Plan.
71

72 4. Develop a comprehensive funding recommendation that utilizes legally
73 available revenue sources to implement the Plan.
74

75 5. Provide input to the City Manager as needed in order to prepare a corridor
76 plan as outlined in Section 4 of this Resolution.
77

78 6. Conduct the work of the Committee in a transparent manner, in full view of
79 the public.
80

81 7. Bring a final report and recommendations to the full City Council by May
82 2027.
83

84 Section 3 – City Council determines that it is in the interest of the City regarding
85 these important matters to include key stakeholders. The Committee shall be
86 comprised of three City Council members as appointed by the Committee of the Whole,
87 two Board of Public Utilities members as appointed by the Chair, one representative of
88 an employer whose employees utilize the public transit system, and one transit user.
89 The Executive Director of the Ozarks Transportation Organization, or their designee,
90 shall serve as an ex-officio, non-voting member. The Chair and Vice-Chair shall be City
91 Council members as appointed by the Committee of the Whole. The Committee shall be
92 staffed by both City and City Utilities staff. The Committee shall be terminated upon
93 completion of the tasks
94

95 Section 4 – City Council hereby directs City staff to develop a transit-oriented
96 development corridor plan, including but not limited to recommendations for any
97 additions or modifications to the land development code and Economic Development
98 Incentives Manual, to support economic development and public-private partnerships
99 along the corridors identified in Section 2 by the Committee.
100

101 Section 5 – This Resolution shall be in effect immediately upon adoption.
102

103 Passed at meeting: _____
104
105

106 _____
107 Mayor
108

109 Attest: _____, City Clerk
110

111 Filed as Resolution: _____
112
113

114 Approved as to form: _____, City Attorney
115
116

117 Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2025-223 (JENSON)

FILED: 09/18/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of The Vibe Crossing, generally located at 3861 West University Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance.

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of The Vibe Crossing, generally located at 3861 West University Street upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of The Vibe Crossing dated August 23rd, 2025, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in Exhibit B, Attachment 3.
- B. The Planning and Zoning Commission held a public hearing on September 11th, 2025, and approved the Preliminary Plat by a vote of 8 to 0, subject to the following conditions:
 1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk, and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush, and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

REMARKS: Staff recommends approval.

Submitted By: Andrew Menke, Senior Planner

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

Maurice S. Jones, Deputy City Manager 09/24/2025

Attachments:

1. Preliminary Plat of The Vibe Crossing - 3861 W. University St.
2. PPlat The Vibe Crossing_exhA
3. PPlat The Vibe Crossing_exhB

One-rdg. _____
P. Hrngs. _____
Pgs. 20
Filed: 09-30-25

Sponsored by: Jenson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-223

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 public streets and easements to the City of Springfield, Missouri, as
3 shown on the Preliminary Plat of The Vibe Crossing, generally located
4 at 3861 West University Street, upon the applicant filing and recording
5 a final plat that substantially conforms to the preliminary plat; and
6 authorizing the City Clerk to sign the final plat upon compliance with
7 all the terms of this Ordinance.
8
9 _____

10 WHEREAS, an original Preliminary Plat of The Vibe Crossing, dated August 23,
11 2025, is on file with the City's Department of Planning and Development; and
12

13 WHEREAS, the Planning and Zoning Commission of the City of Springfield,
14 Missouri, held a public hearing and conditionally approved the Preliminary Plat of The
15 Vibe Crossing on September 11, 2025, by a vote of 8 to 0, a copy of the Record of
16 Proceedings from said public hearing being attached hereto and incorporated herein by
17 this reference as "Exhibit A."
18

19 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
20 SPRINGFIELD, MISSOURI, as follows, that:
21

22 Section 1 – City Council hereby authorizes the Director of Planning and
23 Development, on behalf of the City of Springfield, to accept the land, easements, and
24 improvements dedicated to the City, as shown on the Preliminary Plat of The Vibe
25 Crossing, which is generally located at 3861 West University Street, as approved by the
26 Planning and Zoning Commission. The original Preliminary Plat of The Vibe Crossing is
27 on file in the Department of Planning and Development ("Approved Preliminary Plat"), a
28 reduced version of which is attached hereto for general reference as "Exhibit B –
29 Attachment 3." All of "Exhibit B," including attachments, is incorporated herein by this
30 reference.
31

32 Section 2 – The Director of Planning and Development shall be authorized to
33 accept the land, easements, and improvements dedicated to the City, as shown on said

plat, upon the applicant filing and recording a final plat in accordance with this Ordinance and the Subdivision Regulations of the City, which final plat shall substantially conform to the Approved Preliminary Plat, including those conditions described in "Exhibit B – Attachment 2," and 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. Said public improvements shall not be accepted until the occurrence of all conditions referenced herein and in "Exhibit B – Attachment 2."

Section 3 – The final plat shall not be recorded until: (1) the public improvements relating to the Approved Preliminary Plat have been constructed according to the specifications of the City of Springfield, Missouri, and are approved by the Director of Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in connection with the construction of said improvements have been paid to the City; or (2) in lieu of the construction of the improvements, that the Applicant has filed with the City Manager, according to the terms of the Subdivision Regulations of the City, the prescribed financial assurances in a form acceptable to the City to ensure the construction of the improvements and the payment to the City of all engineering fees, permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the construction of the improvements.

Section 4 – Upon compliance with all the requirements of this Ordinance, including the conditions described in "Exhibit B – Attachment 2," the City Clerk is hereby authorized to endorse City Council's approval upon the final plat pursuant to Section 445.030, RSMo., and such endorsement shall constitute the acceptance of the Public Improvements contained therein.

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

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: [Signature], City Manager

EXHIBIT A
RECORD OF PROCEEDINGS
Planning and Zoning Commission – September 11, 2025

Preliminary Plat of The Vibe Crossing
3861 West University Street

Applicant: Flintrock C, LLC, PMJK Investments, LLC, and JAX23, LLC)

Mr. Menke states that this is a request to approve a preliminary plat for a 6-unit condominium plat.

Mr. Doennig opened the public hearing.

Ms. Teresa Davison, 535 W. Battlefield Road stated that they have went through the Administrative Review Committee (ARC) to confirm the layout and we are presenting for the condo plat because it was inconsistent with the original City Council approval site plan. We are relocating the amenities and buildings and believes that it meets the intent of the original layout.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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



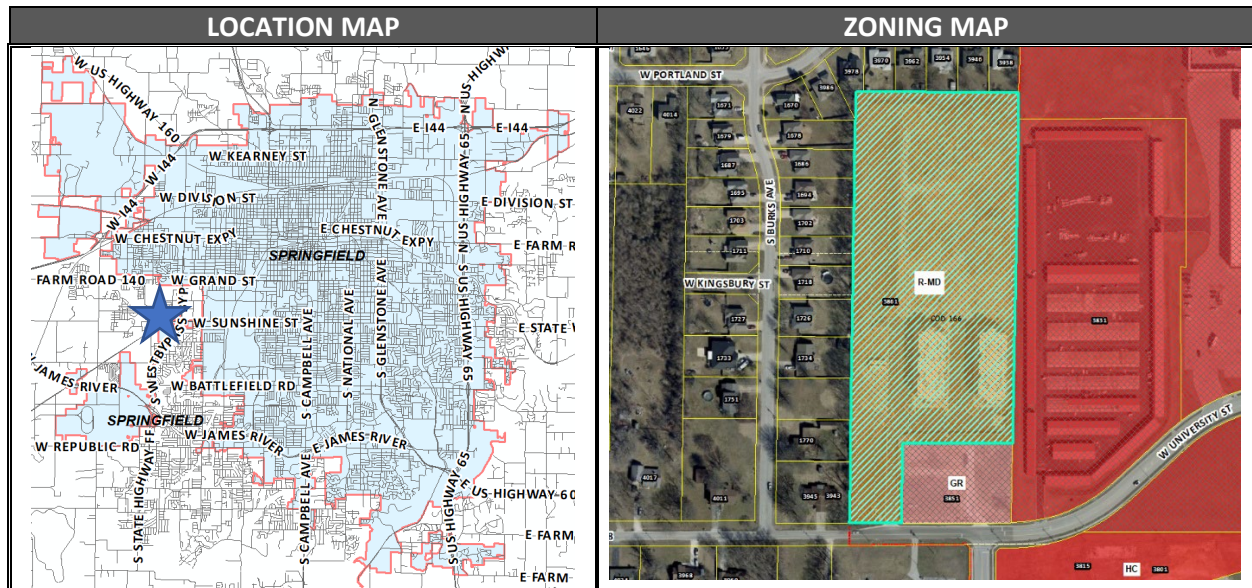
Bob Hosmer, AICP
Planning Manager

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.

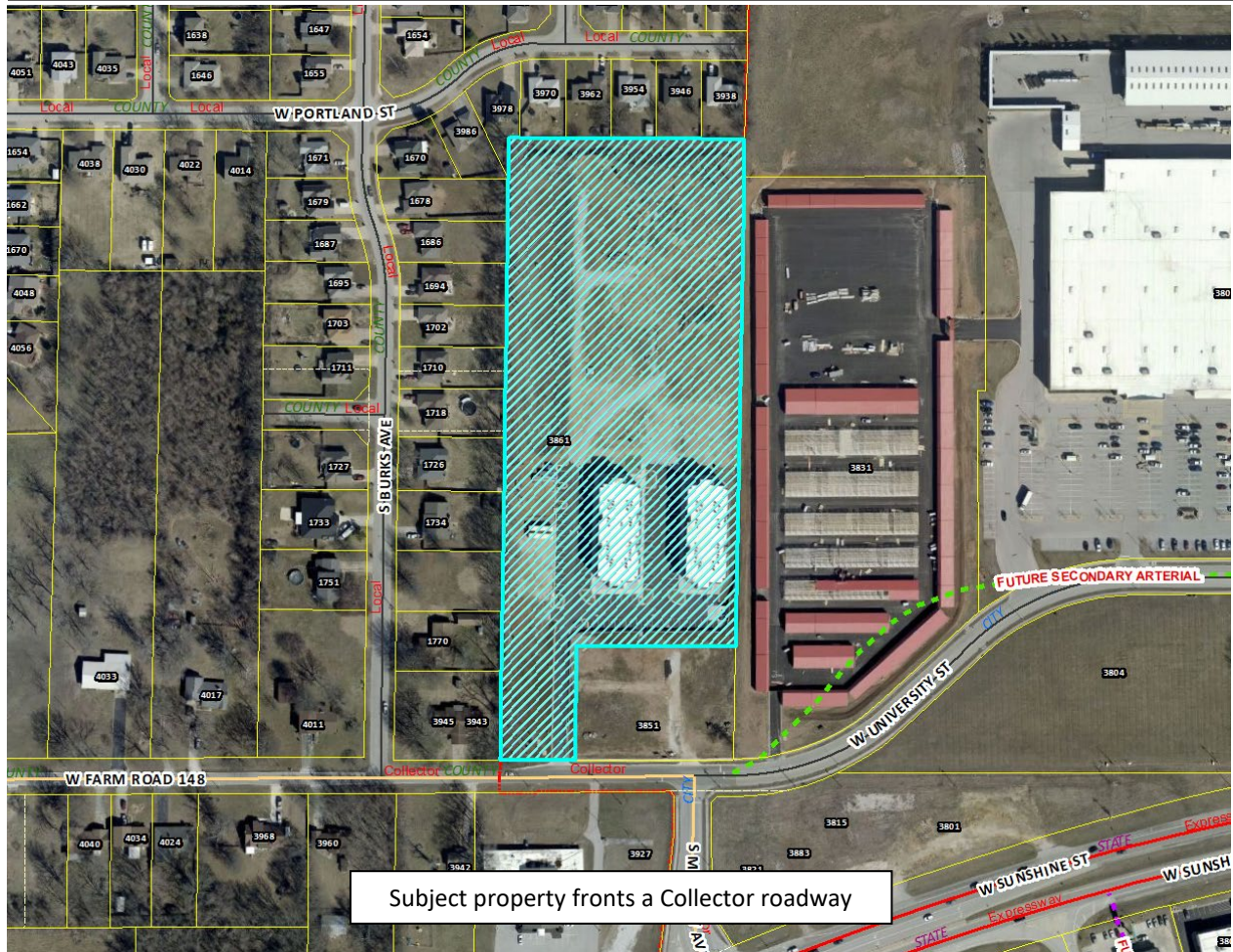
DEVELOPMENT REVIEW STAFF REPORT

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

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

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

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

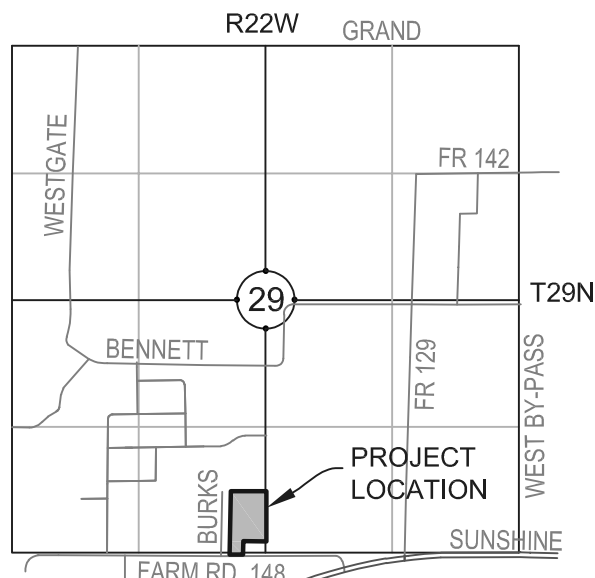
MINIMUM YARD REQUIREMENTS:

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

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"	

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'

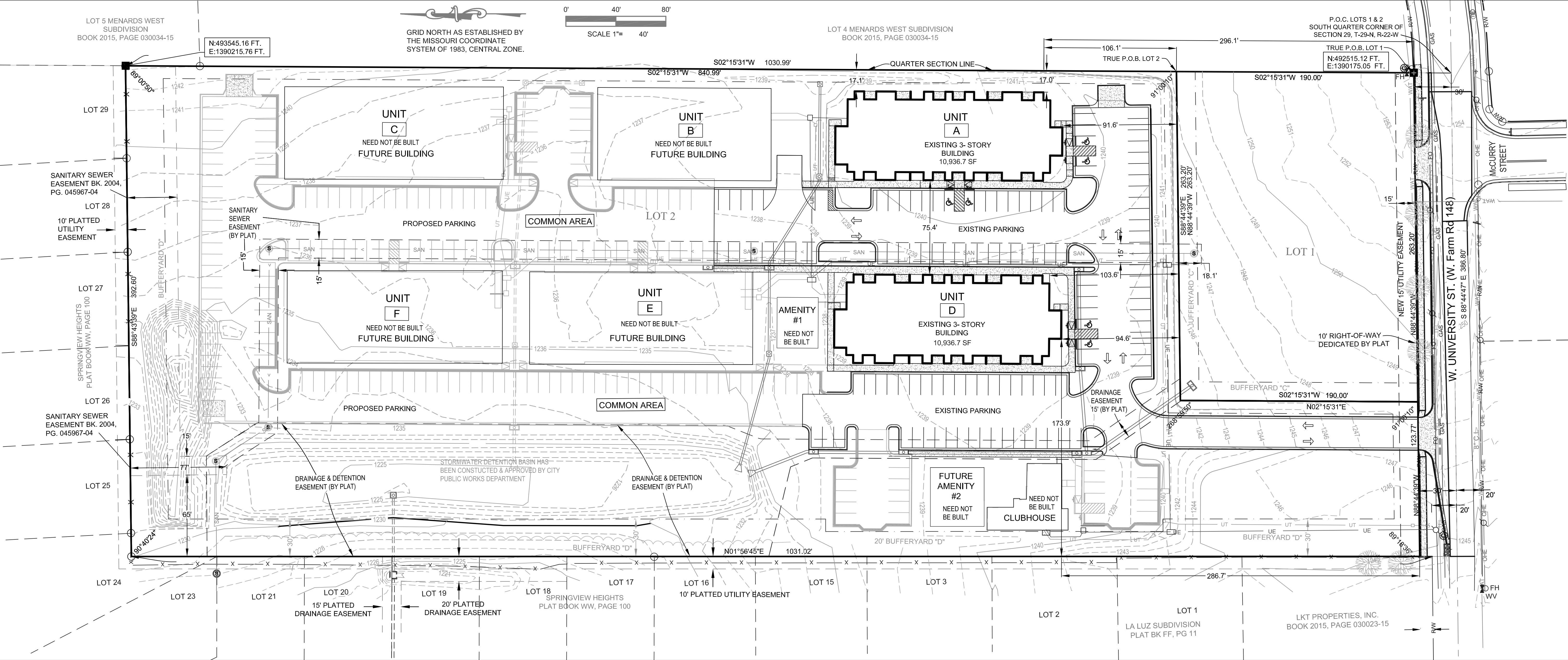
SURVEYOR'S ACKNOWLEDGEMENT

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



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

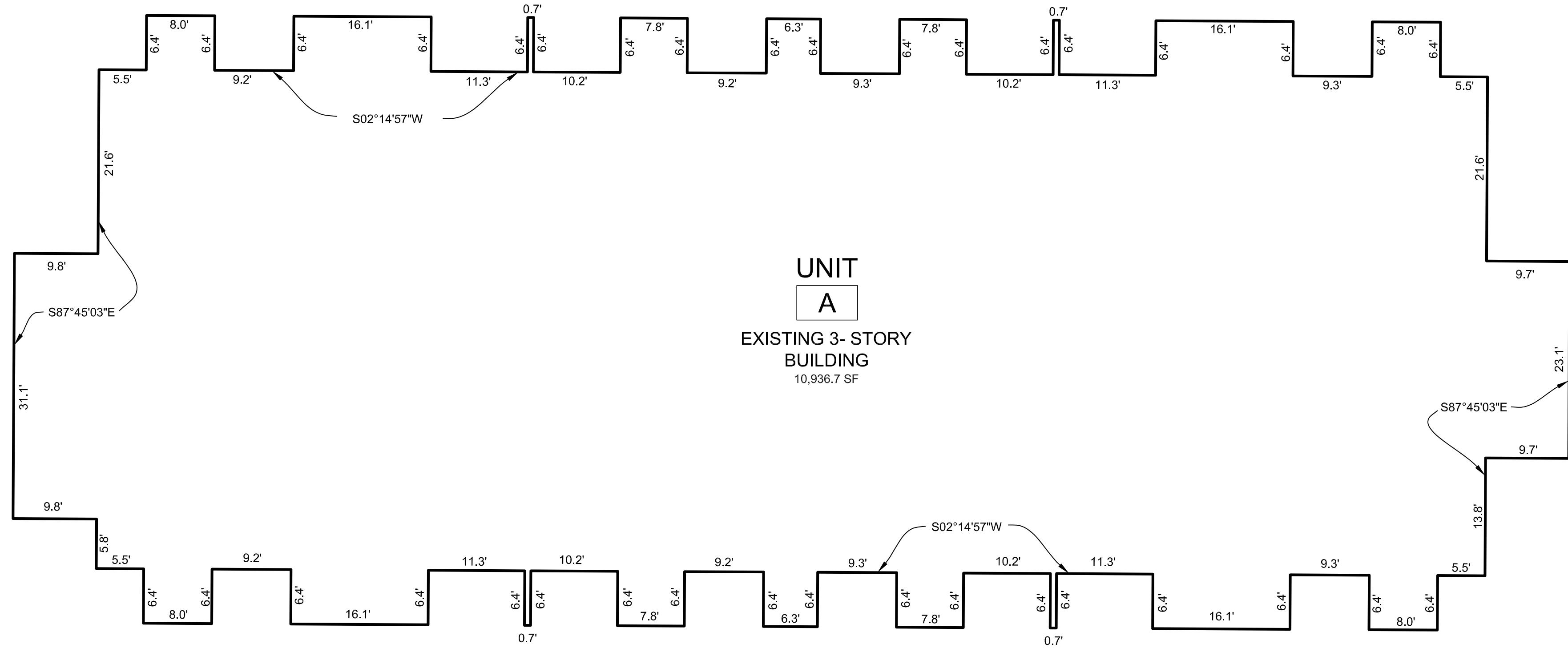
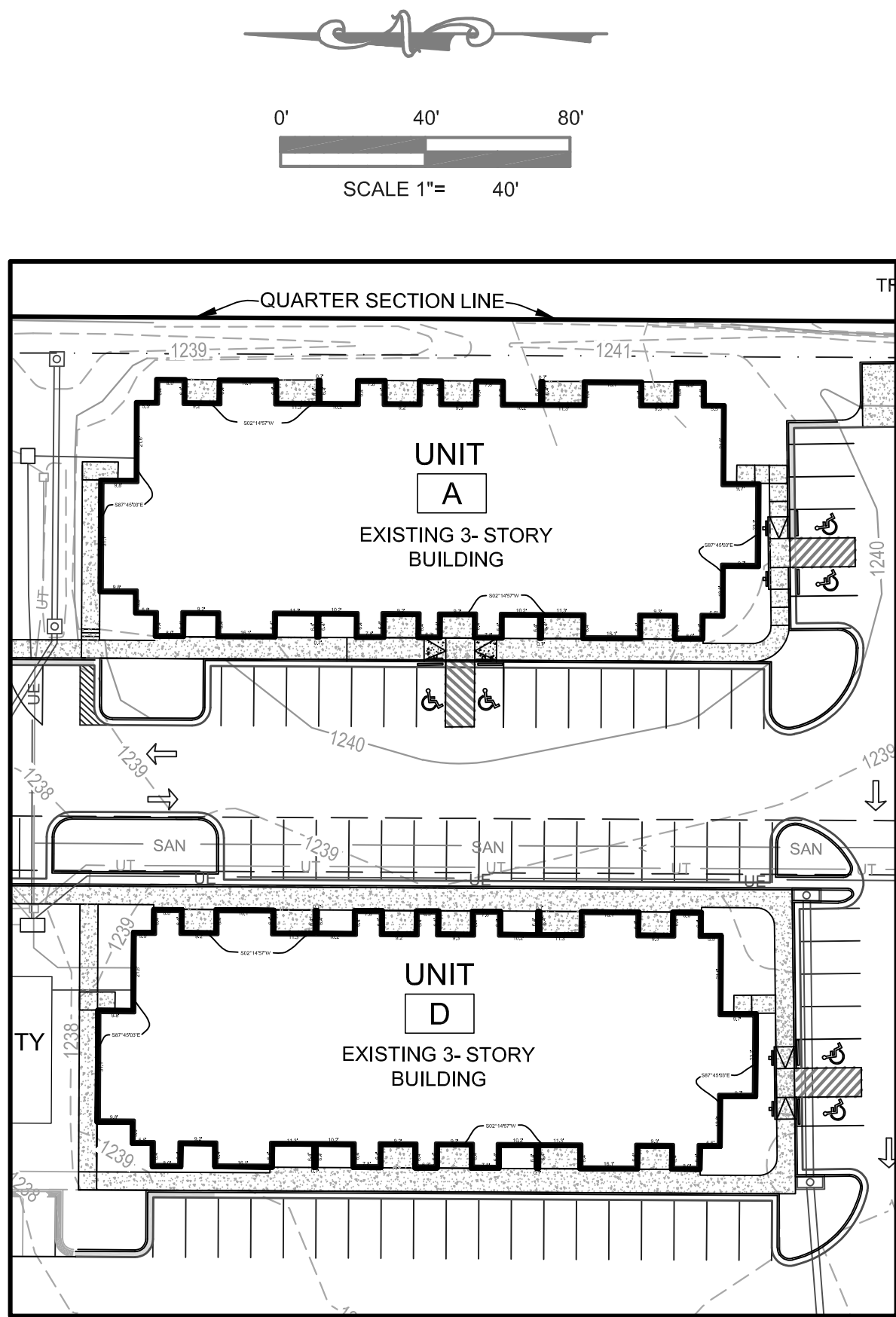
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OF 2 SHEETS

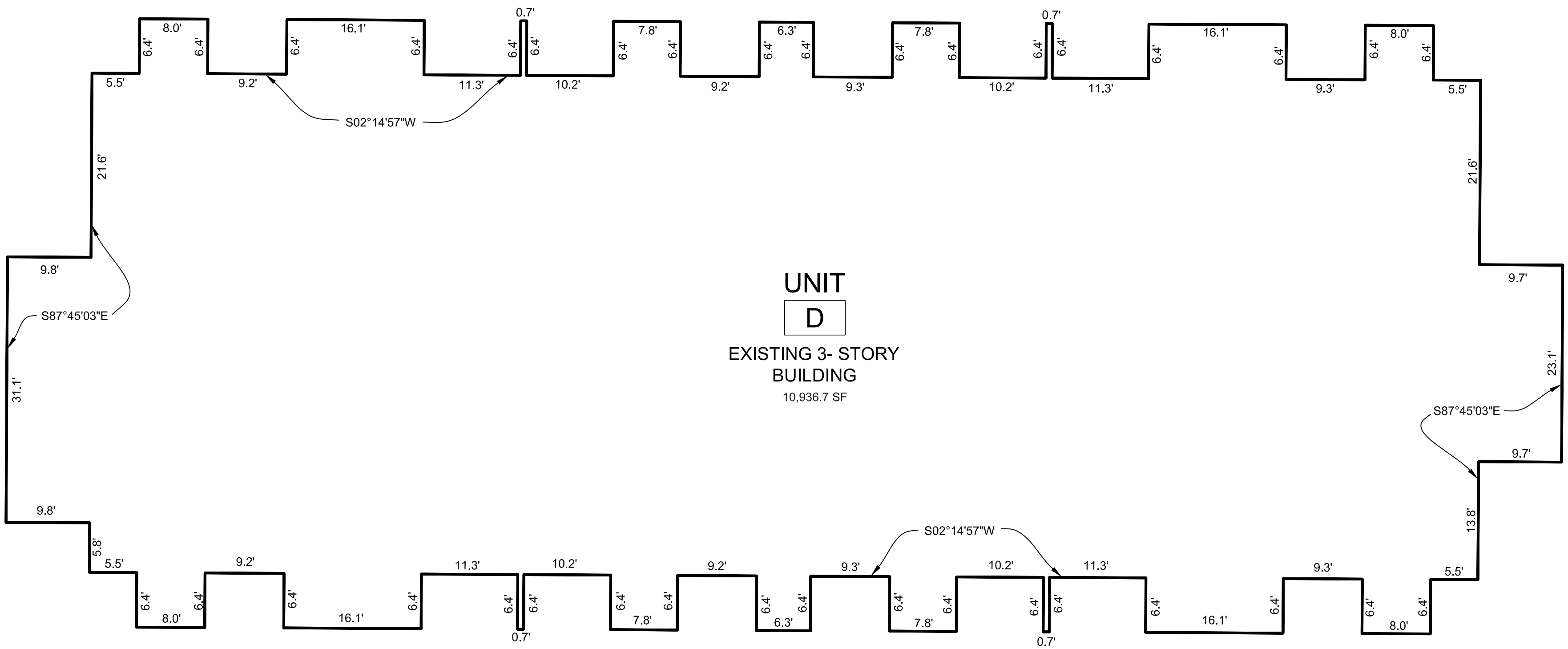
535 W. Battlefield St.
Springfield, MO 65807
(417) 887-3238
FAX (417) 887-1940
http://www.heiweb.com
HEI@heiweb.com

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 A CONDOMINIUM REPLAT OF LOT 2 OPAL SUNSET 3861 W. UNIVERSITY STREET SPRINGFIELD, GREENE COUNTY, MISSOURI PRELIMINARY PLAT					
2							
OF 2 SHEETS							

535 W. Bantfield St.
Springfield, MO 65807
(417) 887-2328
FAX (417) 887-0940
http://www.heitweb.com
HEI@heitweb.com

HEI

Heithaus Engineering & Assoc., Inc.
MO COA-22010021970 (13) #2010018087 (1.5)



EXPLANATION TO COUNCIL BILL 2025-224 (ADIB-YAZDI)

FILED: 09/30/2025

ORIGINATING DEPARTMENT: Economic Vitality

TITLE: A resolution confirming the appointment of Jamie Thomas, Sam M. Coryell, and Mehl Maiji, and the reappointment of Amie VanDamme, Jaime Fuldner, and Jessica Pearson to the Galloway Community Improvement District Board of Directors.

PURPOSE: To confirm the appointment of Jamie Thomas, Sam M. Coryell, and Mehl Maiji, and the reappointment of Amie VanDamme, Jaime Fuldner, and Jessica Pearson to the Galloway Community Improvement District Board of Directors.

BACKGROUND INFORMATION: As required by the petition establishing the Galloway Community Improvement District ("CID"), the Mayor shall appoint Directors to the CID Board of Directors with the consent of City Council. The CID Board of Directors requests the following appointments to the Board:

Name	Qualification	Term	Notes
Jamie Thomas	Property Owner	9/29/2027	New appointment
Amie VanDamme	Property Owner	9/29/2027	Reappointment
Jamie Fuldner	Property Owner	9/29/2029	Reappointment
Jessica Pearson	Property Owner	9/29/2027	Reappointment
Sam M. Coryell	Property Owner	9/29/2029	New appointment
Mehl Maiji	Property Owner Representative	9/29/2027	New appointment

REMARKS: Staff recommends approval.

Submitted By: Matthew Schaefer, Senior City Planner

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

Maurice S. Jones, Deputy City Manager 09/30/2025

Attachments: 1. Galloway CID Appointments 2025

One-rdg. X
P. Hrngs.
Pgs. 3
Filed: 09-30-25

Sponsored by: Adib-Yazdi

COUNCIL BILL 2025-224 RESOLUTION

A RESOLUTION

1 CONFIRMING the appointment of Jamie Thomas, Sam M. Coryell, and Mehl Maiji, and
2 the reappointment of Amie VanDamme, Jaime Fuldner, and Jessica
3 Pearson to the Galloway Community Improvement District Board of
4 Directors.
5
6

7 WHEREAS, on August 12, 2019, City Council passed Special Ordinance 27216
8 approving a petition requesting the formation of the Galloway Community Improvement
9 District ("CID") and thereby establishing the same; and
10

11 WHEREAS, said petition established the qualifications and process for
12 appointing members of the Galloway CID Board of Directors through appointment by
13 the Mayor with confirmation by City Council; and
14

15 WHEREAS, there is presently a need to appoint six (6) members to the Galloway
16 CID Board of Directors; and
17

18 WHEREAS, the Galloway CID Board of Directors has submitted a slate to the
19 City Clerk recommending the appointment of Jamie Thomas, Sam M. Coryell, and Mehl
20 Maiji, and the reappointment of Amie VanDamme, Jaime Fuldner, and Jessica Pearson
21 to the Galloway CID Board of Directors.
22

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

26 Section 1 – The Mayor hereby appoints, and City Council hereby confirms the
27 appointment of, Jamie Thomas to the Galloway Community Improvement District Board
28 of Directors, with said term to expire on September 29, 2027.
29

30 Section 2 - The Mayor hereby appoints, and City Council hereby confirms the
31 appointment of, Sam M. Coryell to the Galloway Community Improvement District Board
32 of Directors, with said term to expire on September 29, 2029.
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34 Section 3 - The Mayor hereby appoints, and City Council hereby confirms the
35 appointment of, Mehl Maiji to the Galloway Community Improvement District Board of

Directors, with said term to expire on September 29, 2027.

Section 4 - The Mayor hereby reappoints, and City Council hereby confirms the reappointment of, Amie VanDamme to the Galloway Community Improvement District Board of Directors, with said term to expire on September 29, 2027.

Section 5 - The Mayor hereby reappoints, and City Council hereby confirms the reappointment of, Jamie Fuldner to the Galloway Community Improvement District Board of Directors, with said term to expire on September 29, 2029.

Section 6 - The Mayor hereby reappoints, and City Council hereby confirms the reappointment of, Jessica Pearson to the Galloway Community Improvement District Board of Directors, with said term to expire on September 29, 2027.

Section 7 – This Resolution shall be in effect immediately upon adoption.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Resolution _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: [Signature], City Manager