City of Springfield

Agenda

City Council

Jeff Schrag, Mayor

Zone Councilmembers	General Councilmembers
Monica Horton, Zone 1	Heather Hardinger, General A
Abe McGull, Zone 2	Craig Hosmer, General B
Brandon Jenson, Zone 3	Callie Carroll, General C
Bruce Adib-Yazdi, Zone 4	Derek Lee, General D

October 20, 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. October 6, 2025, City Council Meeting and October 7, 2025, Special 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, RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING, AND REPORT FROM THE CHAIR OF THE CITIZENS' TAX OVERSIGHT COMMITTEE.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On. Except Item 6.4. Citizens May Speak on the Amended Council Bill Only.

6.1. 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).

6.2. 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).

6.3. 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).

6.4. Amended 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).

6.5. 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.

7. RESOLUTIONS.

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 2025-225 (Carroll)

A special ordinance approving the Amended Petition to Establish the Sunshine Towne Centre Community Improvement District; and authorizing the City Manager, or designee, to execute the First Amendment to the Cooperative Agreement between the City of Springfield, the Sunshine Towne Centre Community Improvement District, and Springfield West Partners, LLC.

12.2. Council Bill 2025-226 (McGull)
A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 48 acres of property generally located at 3830 East Division Street from County A-1, Agriculture District, to Planned Development No. 392; and adopting an updated Official Zoning Map. (By: East Division Development, LLC Etal; 3830 E. Division Street; Planned Development No. 392.)

13. FIRST READING BILLS. Requiring One Reading.

14. FIRST READING BILLS. Requiring Two Readings.
Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-227 (Carroll, Hardinger, Horton, Lee)
A general ordinance amending the Springfield City Code by enacting a new Chapter 75 'RESIDENTIAL RENTAL LICENSE AND INSPECTION PILOT PROGRAM.'

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Jahnavi Delmonico wishes to address City Council.

16. NEW BUSINESS.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS.

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

20.1. Council Bill 2025-228 (Lee)
A special ordinance to levy and assess a special tax against the lots, blocks, and parcels of ground hereinafter described and to establish rates to pay for the cost of the construction of sanitary sewers in the City of Springfield, Missouri, in Sanitary Sewer District No. 217 of Section No. 15, in the general vicinity of Bagnell Street and Biloxi Avenue; providing for inclusion of said district in the City Sewer Financial Assistance Program; authorizing the City Clerk to issue special tax bills and deliver the same to the Director of Finance to be registered in his office in accordance with this Ordinance; and declaring that this Ordinance qualifies for approval in one-reading under City Charter Section 10.15.

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

21.1. 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.

22. END OF CONSENT AGENDA.

23. ADJOURN.

City of Springfield

Minutes

City Council Meeting

Jeff Schrag, Mayor

Zone Councilmembers	**General Councilmembers**
Monica Horton, Zone 1	Heather Hardinger, General A
Abe McGull, Zone 2	Craig Hosmer, General B
Brandon Jenson, Zone 3	Callie Carroll, General C
Bruce Adib-Yazdi, Zone 4	Derek Lee, General D

October 6, 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, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Absent: Councilmember Carroll.

2. APPROVAL OF MINUTES.

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

Councilmember Adib-Yazdi moved to approve the September 22, 2025, City Council meeting minutes as presented. Councilmember Jenson seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

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

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

4. CEREMONIAL MATTERS.

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

Mr. Cameron noted Public Works crews, in coordination with contracted partners, continued to make progress following the severe weather experienced earlier in the year. He commended the team and noted the timeliness given having to wait for a Federal Emergency Management Agency (FEMA) declaration. He added the first storm was declared a FEMA declaration and the second was not. He further noted approximately 43,632 cubic yards of debris had been collected curbside. That was 3,636 dump trucks' worth of material, and approximately 99.5% of the debris was cleared to date. He thanked the crews that had been working extended hours to get neighborhoods back in order, and Cora Scott, Director of Public Information and Civic Engagement, for communicating volunteer efforts.

Mr. Cameron noted staff monitored progress at the Jenny Lind Apartments each week. He further noted the largest elevator was set to be completed in six weeks. He added there were currently four individuals in extended-stay hotels, and property management continued to offer lower-level apartments to those living in higher floor apartments, as they become available.

Mr. Cameron noted planning was underway for the National Route 66 Centennial Kickoff Celebration, set for April 30 through May 2, 2026. He added Ms. Scott was the chair of the Missouri Route 66 Centennial Commission, who was producing the major event, and Springfield would be honored to serve as the national host city for this historic milestone. Mr. Cameron added Ms. Scott had raised millions of dollars for the project and expressed his belief she would continue to raise sponsorships. He added she had some front-name talent for the event. He noted the City encouraged individuals to continue to sponsor the event and become partners.

Mayor Schrag moved City Council suspend the rules and consider item 12.4, Council Bill 2025-220, before considering second reading bills. Councilmember McGull seconded the motion and discussion continued. Mayor Schrag noted the motion would require a two-thirds majority, or six votes, for passage.

Councilmember Horton asked for an explanation of why the rules were being suspended. Mayor Schrag responded a large number of speakers were anticipated, and the developer had asked for the proposed to be remanded to the Planning and Zoning Commission. Mayor Schrag noted if remanded the neighbors would not have to sit through a long meeting. Councilmember Horton asked if there were any significant changes discussed that could be shared. Mayor Schrag noted there was a motion and second to be completed first.

The motion to take item 12.4 out of order passed by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Mayor Schrag. Nays: Councilmember Adib-Yazdi. Absent: Councilmember Carroll. Abstain: None.

12.4 Council Bill 2025-220 (Adib-Yazdi)

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).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the request to remand. Mr. Crighton noted a request was received from the applicant to remand the proposed to the Planning and Zoning Commission.

Mayor Schrag moved to remand Council Bill 2025-220 (Adib-Yazdi) to the Planning and Zoning Commission. Councilmember McGull seconded the motion, and it was discussed.

Councilmember Horton asked if staff had additional details related to remanding the proposed. Mr. Crighton responded between the Planning and Zoning Commission meeting and the current meeting; the developer made a request to add to the conditional overlay district (COD) and allow for temporary lodging uses or hotels as a permitted use. He added the way the COD was structured did not list all the uses that wouldn't be permitted, but the uses that would be, and the hotel was not included in that list. Mr. Crighton added the developer would prefer to have that as an allowed use. He noted the proper course of action would be to remand the proposed to the Planning and Zoning Commission.

Councilmember Horton asked why Councilmember Adib-Yazdi voted no to taking the item out of order. Councilmember Adib-Yazdi responded the proposed was a rezoning case with a conditional use to be added to Office-2. He further noted for the use to be added for a hotel to be allowed, it first needed to be rezoned for Office-2. He expressed his belief in doing this in the proper steps; the zoning would be first, with the conditional use permit (CUP) next.

Councilmember Hosmer asked when the City was notified the applicant wanted to remand the proposed. Mr. Crighton responded Friday afternoon. Councilmember Hosmer noted the proposed was to do a conditional overlay district but not a planned development. He asked if the developer intended to sell the property. Mr. Crighton responded he believed the developer wished to rezone the property for the purpose of selling it. Councilmember Hosmer asked if the proposed would go to the Planning and Zoning Commission on November 6 if remanded. Mr. Crighton responded affirmatively.

Councilmember Hosmer asked when the Sunshine Corridor Study would be completed. Mr. Crighton responded at the end of the first quarter of 2026. Councilmember Hosmer expressed his belief it would make sense to continue the item until after the corridor study. He noted the study was approximately $700,000 of taxpayer money and would determine how to best utilize the Sunshine Street Corridor.

Councilmember Adib-Yazdi noted he understood Councilmember Hosmer's position and expressed his belief he would not want to hold up the process as a developer. He asked if the property would need to be zoned O-2 prior to obtaining the conditional use of a hotel. Mr. Crighton responded this situation was different in that the City was translating to a new zoning map, with a new CMX -1 district. Councilmember Adib-Yazdi noted he was only asking about the current situation. Mr. Crighton responded affirmatively. Councilmember Adib-Yazdi noted the developer could complete a conditional use permit application for a hotel if approved for office use. Mr. Crighton responded that would be an alternative path. Councilmember Adib-Yazdi expressed his belief that putting in a conditional use that was a conditional use only, but including it in the rezoning, seemed like short-circuiting the process by doing them both. He further expressed his belief that remanding the proposed would not help the conversation with the neighborhood, and that would be a burden on everyone's time.

Councilmember McGull asked if the developer had asked the proposed to be remanded to the Planning and Zoning Commission. Mr. Crighton responded affirmatively. Councilmember McGull asked if the developer was requesting there be conditional overlay districts that limited the use of the property, and if so, what he was limiting himself to. Mr. Crighton responded affirmatively and noted the limitations were in the staff report. Mr. Crighton noted the idea behind that was to severely restrict uses to things that would be appropriate to the neighborhood. The limitations included were no entertainment uses, no vaping, no dollar stores, and any previous limitations. Councilmember McGull expressed his belief the request to remand should be treated the same as others that have requested the same and the process should be followed and the developer allowed to have the opportunity to be heard before the Planning and Zoning Commission.

Councilmember Lee noted the City Attorney had once given City Council guidance on reasons to vote against legislative actions and asked if that would apply in this case, and if it were appropriate to delay the proposed until a traffic study was conducted. Mr. Paul responded traffic was certainly an appropriate reason to base a decision for rezoning. He added a remand to the Planning and Zoning Commission to study that further was appropriate.

The motion to remand Council Bill 2025-220 to the Planning and Zoning Commission failed by the following vote: Ayes: Councilmember McGull, Councilmember Hardinger, Councilmember Lee, and Mayor Schrag. Nays: Councilmember Hosmer and Councilmember Adib-Yazdi. Absent: Councilmember Carroll. Abstain: Councilmember Jenson and Councilmember Horton.

Mr. Crighton provided a brief overview of the proposed. Mr. Crighton noted the proposed was a request to rezone approximately 2.6 acres located at Sunshine Street and National Avenue to O-2 district. He further noted the request had come before City Council multiple times and this request differed in that the developer was requesting a different zoning classification. He added the applicant submitted a plan illustrating where the buffer yards would be adjacent to the existing residential neighborhood. Mr. Crighton noted there was a 20-foot interior buffer and the standard buffer along University Street was 15 feet. He further noted there were additional streetscape improvements. He added there were additional requirements the Planning Department would ask of the applicant, such as a lot combination to consolidate the properties and a site plan to show conformance with the criteria of the COD. Mr. Crighton noted the Comprehensive Plan Land Use and Development Chapter identified the area as a traditional neighborhood, and it was within the one-to-two block area that it also defined as a transitional area. He further noted staff felt this was an appropriate use of the property and an appropriate implementation of the traditional neighborhood placetype.

An opportunity was given for citizens to express their views.

Chris Wynn, a representative of the applicant, provided an explanation as to why they wanted the proposed remanded to the Planning and Zoning Commission. Mr. Wynn noted under the current zoning case, they had the option to come back in front of City Council with a conditional use permit to have a hotel. He further noted if the case were approved, the next time they could return for a conditional use permit was November 29, and that would not come before City Council until mid-February of 2026. He added after that point, the new classification of CMX-1 would rezone the property. He noted CMX-1 would not allow for a hotel, even with a COD, and they requested the proposed be remanded to allow the addition of a hotel. Mr. Wynn further noted they chose the O-2 designation because retail was not an option, and their remaining options fell into the O-2 zoning. He added the allowable uses for the property fell into four categories: mixed use, multifamily or single-family residential, office, or assisted living. He noted they attempted to limit the height and improve bufferyards and surrounding roads.

Councilmember Jenson asked if notifications had gone out for the citywide rezoning process. Steve Childers, Director of Planning and Development, responded they would go out October 10. Councilmember Jenson asked if the City initiated the remapping project. Mr. Childers responded affirmatively. Councilmember Jenson asked Mr. Childers to confirm there would be no cases of upward or downward rezoning. Mr. Childers responded affirmatively and added there could be situations, possibly depending on the overlay district, that could cause that to occur. He noted with the proposed, the COD as submitted in the application did not include a hotel, and it would transfer as it was because the COD was not submitted to list a hotel with the approval of a CUP. Councilmember Jenson asked if every single property in the City was included in the citywide remapping process, and if they were all being brought at the same time. Mr. Childers responded affirmatively. He added the remapping process would come forward to City Council toward the end of the year. Councilmember Jenson asked if the pending rezoning would be included in the citywide remapping. Mr. Paul responded all would be included.

Councilmember Adib-Yazdi asked what the timeframe was for remapping to occur. Mr. Childers responded it was hard to know how many issues would occur, and they were anticipating the entire mapping process would be completed, and the new zoning code adopted, by April 1. Councilmember Adib-Yazdi asked if a conditional use permit for a hotel could be considered if the O-2 was approved for the proposed. Mr. Childers responded anything that started while the remapping was in process would be considered. Mr. Paul noted after remapping was complete, a new rezoning could be applied for.

Ralph Duda, the applicant, addressed City Council. Mr. Duda expressed his belief it was difficult to summarize three-and-a-half years in three minutes. Mr. Duda noted the day before the Planning and Zoning Commission meeting, they were going with a General Retail District with a COD to allow 8 to 10 uses, including a hotel. He expressed his belief they were pressured by the City to go with O-2 with a hotel allowed with the CUP. He further expressed his belief the CMX-1 designation that would be used would not make economic sense. Mr. Duda expressed his belief his company was being treated differently.

Lee Viorel, a representative of several University Heights property owners, addressed City Council. Mr. Viorel expressed his belief the focus should be on placing the burden on the developer to explain why the proposed should be spot zoning. He further expressed his belief the proposed was not consistent with the Comprehensive Plan and the arterials that ran on the south side of Sunshine Street were deemed to be buffer zones that isolated University Heights. Mr. Viorel noted the Comprehensive Plan dictated City Council should focus on preservation of residential housing and housing patterns. He expressed his belief O-2 was not compatible with the neighborhood due to high levels of traffic.

Holly Acharya expressed her opposition to the proposed. Ms. Acharya expressed her belief neighbors were in a tough position because their goals did not align with the applicant whose purpose was to make money for their investors. Ms. Acharya thanked Councilmember Adib-Yazdi for trying to bridge the gap and facilitate a meeting and expressed her belief it was helpful to have those opportunities. Ms. Acharya asked City Council to vote down the proposed and reopen a dialogue between the City and residents.

Donna Hemann, a representative of the University Heights Neighborhood Association, expressed her appreciation to City Council for their service. Ms. Hemann expressed her belief a compelling reason to retain the current zoning was that the proposed would best serve the City as green space. She noted green corridors were stretches of vegetation that linked larger green areas within cities. Ms. Hemann further noted University Heights was the cornerstone of one of those connecting all the way to the Fassnight Creek Greenway and providing homes and safety to people and wildlife. She further expressed her belief the area provided traffic-calming to Sunshine Street and National Avenue. Ms. Hemann expressed her belief the Sunshine Corridor Study echoed these facts.

Ashton Lewis, a resident of University Heights, expressed his opposition to the proposed. Mr. Lewis expressed his belief there was a need to preserve the integrity, safety, and stability of an established community that contributed greatly to the City. He noted his opposition was due to the lack of a plan and an increase in traffic. Mr. Lewis noted in the City's development review staff report showed the daily vehicle trips could rise from approximately 125 to 1,900. He expressed his belief O-2 zoning was incompatible with the surrounding residential use.

Barbara Sue Robinson, a resident of the University Heights neighborhood, spoke in opposition to the proposed. Ms. Robinson noted the applicant purchased the properties knowing they were zoned for Single-Family Residence and expressed her concern for the increased scope of the proposed development. Ms. Robinson noted she had personally invested in many homes in the area. She further noted a survey conducted with residents showed the top four values of University Heights residents were historic architecture and character, single-family residential nature, walkability and bikeablity, and friendliness of the neighborhood.

Rina Edge thanked Councilmember Jenson and Councilmember Adib-Yazdi for their meeting and expressed her belief further guided discussions would be beneficial. She further expressed her belief single-family residential or a group home designation for a single family was a viable option. She noted the current homes were being rented out and expressed her belief it would be difficult for the renters to find alternate housing. Ms. Edge expressed concerns with traffic and premature left turns into the neighborhood. She further expressed her belief the proposed was not of practical use.

Jeff VanDenBerg, a resident of University Heights, spoke in opposition to the proposed. Mr. VanDenBerg questioned the need for the properties to be rezoned and noted there was no plan for development of the site. He noted the absence of a plan created uncertainties in a historic neighborhood with housing. He further noted housing was a priority for the City and expressed his belief the proposed was not the right balance. Mr. VanDenBerg noted neighborhoods on the south side of Sunshine Street were in the traditional zone and expressed his belief there should not be rezoning in the heart of a viable residential neighborhood. Mr. VanDenBerg expressed his belief it would be preemptive of the Sunshine Corridor Study to rezone at this point.

Councilmember Hosmer asked Mr. VanDenBerg how long he had lived in University Heights. Mr. VanDenBerg responded 27 years. Councilmember Hosmer asked Mr. VanDenBerg what he thought an unknown development would do to the neighborhood. Mr. VanDenBerg responded it was unknown. He expressed his belief the properties were too important to not have certainty. He added they did not know whether the development would be compatible with the neighborhood or not. He further expressed his belief the neighborhood did not want the properties to be vacant, but added an office building and a hotel were not a good fit.

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

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.

Ordinance 28214. Council Bill 2025-212 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

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.

Ordinance 28215. Council Bill 2025-213 (Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

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.

Ordinance 28216. Council Bill 2025-214 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

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.

Ordinance 28217. Council Bill 2025-215 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

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.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the proposed would allow the City to reimburse itself for expenditures related to the construction of a regional convention and events center that were incurred prior to the issuance of tax-exempt financing that would potentially be issued in the future. He further noted City Council called for an election on November 4 of this year, asking voters to increase the licensing tax on hotels, motels, tourist courts, and rentals by 3 percent to construct a regional convention and event center.

Councilmember Jenson asked for confirmation that costs would only be incurred should the November ballot issue pass. Mr. Holtmann responded the intention was to be ready to go upon passage; however, there were certain costs already incurred.

Councilmember Hosmer asked why the request was necessary. Mr. Holtmann responded that otherwise they would not be able to go back and recover costs from the tax-exempt financing that were incurred prior to issuing the debt. He added this would add transparency.

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

Resolution 10840. Council Bill 2025-216 (Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

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).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow rezoning of three-and-one-third acres of property adjacent to Buc-ee's property to Highway Commercial District. He added the proposed was aligned with the Comprehensive Plan.

An opportunity was given for citizens to express their views.

Rhys Williams, counsel for the applicant, spoke in support of the proposed. Mr. Williams thanked Planning staff for their support and collaboration. He noted the site was annexed into the City effective June 9, 2025. He further noted the applicant was seeking to rezone to commercial district with the intent to redevelop the property as a comprehensive marijuana dispensary, which was permitted in that zoning, and the faculty would satisfy all the City's specific ordinances that pertained to marijuana facilities. Mr. Williams noted the facility would be a thousand feet from any school, daycare, or church, have no residence located in the building, remain closed between the hours of 10:00 p.m. and 6:00 a.m., and have rigorous security onsite.

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

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).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow rezoning of .2 acres of property located just north of the railroad tracks on National Avenue. He further noted the property was historically used as a commercial property and was rezoned to manufacturing district due to its proximity to the railroad. He added the request was supported by the Comprehensive Plan's Land Use chapter.

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

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).

Councilmember Lee recused himself from Council Bill 2025-219 and left the dais.

Jordan Paul, City Attorney, provided a brief overview of the proposed. Mr. Paul noted it was recommended a condition be added at the Commission level, which was appropriate. He added the condition recommended was consistent with appropriate zoning considerations and was specifically regarding traffic. Mr. Paul expressed his belief the condition was made on the spot in a way that was slightly problematic from a legal perspective. He added it was framed in terms of the preliminary plat, which was a subdivision regulation that made enforcement more difficult.

Mr. Paul noted he was asking the City Council to consider amending the proposed to change the language from 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, to change to the requirements of the Springfield Land Development Code Section 36- 380 RSF Single Family Residential District are modified to require that development of the property described in Exhibit A, which would be the legal description, shall require suitable measures to calm traffic and to limit or restrict the free flow of auto traffic through their proposed development between West Buena Vista Street and South Buckingham Lane. Mr. Paul further noted the condition language proposed by the Planning and Zoning Commission was unchanged; it was attached as a condition to the zoning code rather than the preliminary plat.

Mayor Schrag moved to amend Council Bill 2025-219 (Jenson) by modifying the conditions recommended by the Planning and Zoning Commission to delete the reference to subdivision regulations, specifically the preliminary plat, and add a reference to the zoning regulations as set forth in the written motion. Councilmember Jenson seconded the motion, and discussion continued.

Councilmember Adib-Yazdi asked if the preliminary plat would include the conditions. Mr. Paul responded a normal traffic restriction would typically be based on the recommendation of the City Traffic Engineer. Councilmember Adib-Yazdi asked if it would be part of the preliminary plat. Mr. Paul responded it should be reflected in the plat.

The motion to amend Council Bill 2025-219 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll and Councilmember Lee. Abstain: None.

Mayor Schrag noted Council Bill 2025-219 was amended. He further noted the public hearing on the amended Council Bill would be held at the October 20, 2025, City Council meeting.

Councilmember Lee returned to the dais.

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).

Dan Smith, Director of Public Works, provided a brief overview of the proposed. Mr. Smith noted would be a cost share with the Missouri Department of Transportation (MoDOT) and Burlington Northern Santa Fe (BNSF) Railway, which would anticipate a study looking at Division Street near Highway 65. He further noted MoDOT was planning to replace the bridge on Division Street over Highway 65 by 2037. He noted this would be ideal timing for reviewing the grade railroad crossing and added a railroad study in 2006 recommended the City look for opportunities to place a bridge over the rail crossing and eliminate the grade crossing for safety and traffic flow. Mr. Smith further noted the cost share would be $600,000 from MoDOT and $300,000 from the City. He added federal funds would be used with no local funds, and BNSF would provide $100,000. Mr. Smith noted MoDOT would cover any costs above the million-dollar threshold of the study. He further noted there was a lot of economic activity happening, and a corridor study on Division Street east of Highway 65 would be developed in the next couple of years.

Mayor Schrag asked for clarification on the date MoDOT was planning on replacing the bridge. Mr. Smith responded the thought was they needed to rebuild the bridge by 2037.

Councilmember McGull expressed his support and belief that it was a great idea due to the economic vitality on East Division Street. He asked if there was any thought given to Cherry Street. Mr. Smith responded Cherry Street was mentioned in the railroad reconfiguration study. He added it was shown as a lower priority given priorities such as traffic volumes. Mr. Smith added there could be opportunities in the future.

Councilmember Adib-Yazdi noted LeCompte Road was mentioned and asked if it stopped short of the project. Mr. Smith responded LeCompte Road went to Eastgate and to the west to Packer Road. He noted the project would go far enough to ensure the grade changes necessary to go along with the bridge replacement and bridging over the railroad would be accommodated.

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

Ordinance 28218. Council Bill 2025-221 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

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.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the proposed would allow the Fiscal Year 2025-2026 budget of the Tourism Convention Fund to be amended by $750,000 for the purpose of planning, designing, and constructing a regional convention and event center. He added the funds would cover a portion of pre-design and pre-construction planning so the City would be able to continue to make progress on the project if the tax initiative passed. Mr. Holtmann noted this was the second part of the earlier resolution that was shared.

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. Tim Havens wishes to address City Council.

Tim Havens did not appear to address City Council.

15.2. Laura Ransin wishes to address City Council.

Laura Ransin addressed City Council. Ms. Ransin noted she was born and raised in Springfield and recently started to pay close attention to City Council meetings. She further noted just becoming aware that the City did not have campaign contribution limits in place for municipal elections. She expressed her belief that having these would be good common sense. Ms. Ransin further expressed her belief there was a risk that large donors could have a disproportionate influence on elections without reasonable limitations in place, and this created the perception that big money was more important than the voices of everyday constituents.

15.3. Kevin Dwight Richardson wishes to address City Council.

Kevin Dwight Richardson addressed City Council. Mr. Richardson thanked Councilmember Hosmer for bringing up the campaign finance issue in the previous month. He requested the issue have a hearing very soon so the community would have the opportunity to voice their thoughts. He added there were nearby cities that had passed common sense resolutions for their City Council. He expressed his belief campaign financing limits would open the field for more individuals to represent their community.

Councilmember McGull thanked Mr. Richardson and the others for speaking. He noted a further concern could be that limiting campaign contributions favored the incumbent. He further noted the issues would be addressed by the Plans and Policies Committee.

15.4. Phillip George wishes to address City Council.

Phillip George did not appear to address City Council.

15.5. Rachel Jamieson wishes to address City Council.

Rachel Jamieson addressed City Council. Ms. Jamieson thanked City Council for their dedication and service to the community. She noted that surrounding cities and the State of Missouri have campaign finance limits and was surprised that the City did not. She expressed her belief that not having limits could allow donors to have vastly disproportionate influence on elections or policymaking. Ms. Jamieson further expressed her belief limits could allow everyday constituents to be more involved in the democratic process.

Councilmember McGull expressed his belief if there were campaign contribution limits there should also be term limits. He noted this issue would be addressed by the Committee.

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.

Mayor Pro Tem Hardinger moved to approve authorizing Darla Morrison to serve as the Employer Representative at the upcoming 2025 Missouri Local Government Employees Retirement System (LAGERS) annual meeting. Councilmember Lee seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

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

Councilmember Jenson noted he understood there was a concern that transit may not need to be a priority at this time. He further noted he would take time to recount some of the information included with the draft resolution and beyond.

Councilmember Jenson moved to refer to the Committee of the Whole a proposed resolution establishing an ad hoc committee for transit funding. Councilmember Hosmer seconded the motion, and discussion continued.

Councilmember Jenson noted multimodal transit improvements to the corridors were identified as one of the top 10 key initiatives within Forward SGF. He added there was an agreement among City Council during discussions in September that transit should be a component of economic development as one of the four established City Council priorities. He added City Utilities considered improvements to the transit system enough of a priority to allocate funding for a study, conduct significant community engagement, implement the short-term plan, and present the plan to the Board of public Utilities and City Council for adoption, then implement the short-term plan. He further noted he had communicated with organizations that provided job coaching services, and they had to limit their clients to jobs based on their ability to transport themselves.

Councilmember Jenson noted having transit set the City apart in the region. He expressed his belief there was a need to focus on something only the City could provide to developers, which was a high-quality transit system that could attract and maintain talent. He further noted the idea of creating a new committee and the structure of the committee was based off of his recent experience on the community leadership visit to Cincinnati. Councilmember Jenson added one of the sessions they attended included a discussion on transit as a key economic development component for incentivizing the development of the community. He noted the issue would require a significant amount of work over the next year and a half. He added all City Council Committees were very active and had a long list of topics pending before them. He expressed his belief it was important that stakeholders be an active part of the policymaking process. Councilmember Jenson noted the referral would not establish the ad hoc committee for studying transit funding but would refer the topic to the Committee of the Whole for deliberation.

Councilmember Jenson noted there were several safeties built into the draft resolution: to require the committee to evaluate the feasibility of moving forward with the effort and evaluation of whether a similar amount of investment in other forms of transportation such as roads, sidewalks, and trails would yield the same or better results, and it would require a report by mid-2027 to allow review of a recommended funding structure. Councilmember Jenson shared a quote from Cincinnati Mayor Pureval who noted cities had moments in time that could change the course of their community forever. He expressed his belief a transit system befitting the city was one of those moments.

Councilmember McGull expressed his belief this was a big issue, and it would possibly be more feasible to break the issue up into various committees. He further expressed his belief it could first go to the Finance and Administration Committee and not be created as a new committee or go through the Committee of the Whole.

Councilmember Adib-Yazdi noted the topic was included as an economic growth priority and expressed his belief it was important to plan for such an issue sooner than later due to planning and coordination with stakeholders. He further noted attending a workshop a couple of years prior where teams of young professionals and students were assigned red flag issues in the city and four of the seven teams selected transit as their priority. He noted this was an indication the issue of transit was not only for low-income individuals, but transit was on the minds of the next generation. Councilmember Adib-Yazdi noted he received an email from one of the young professionals and the information provided was on his presentation which focused on how connecting residents to third places was key for retention. He added the problem was these places were not readily accessible, and the presentation was advocating for an expansive public transit system that provided an opportunity for all.

Mayro Pro Tem Hardinger expressed her belief the issue was very complex and agreed it was a topic that was important to the future of the community. She asked if the purpose of sending the referral to the Committee of the Whole was so it could be discussed.

Councilmember Jenson noted it was an intentional choice modeled specifically after the Citizens' Commission on Community Investment resolution which was used to establish the recommended ballot language for the three-quarter-cent sales tax approved the prior November. He added this would allow the full City Council to have input in a structured environment and establish a separate body to make recommendations. Mayor Pro Tem Hardinger asked why the ad hoc committee was the most natural choice and expressed her support for sending the topic to the Committee of the Whole for discussion.

The motion to refer was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Adib-Yazdi. Nays: Councilmember McGull and Mayor Schrag. Absent: Councilmember Carroll. Abstain: Councilmember Lee.

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.

Ordinance 10841. Council Bill 2025-224 (Adib-Yazdi) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

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. Confirmed.

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

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

22. END OF CONSENT AGENDA.

23. ADJOURN.

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

October 7, 2025
Springfield, Missouri

The City Council met in special session on October 7, 2025, in the Councilman Denny Whayne Conference Room on the 4th Floor of the Busch Municipal Building. The meeting was called to order by Mayor Schrag.

Roll Call

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

Closed Session

Councilmember Lee moved City Council hold a closed meeting to discuss hiring, firing, disciplining, or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded pursuant to Section 610.021(3) RSMo.; and this meeting, record, and vote shall be closed, and the City Council shall stand adjourned at the end of the closed session.

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

Prepared by
Michelle Kaasa

_____
Anita J. Cotter, MMC/MPCC
City Clerk

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

FILED: 10/08/2025

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:

<u>ZONING CASE NUMBER Z-20-2025 CONDITIONAL OVERLAY DISTRICT NO. 276</u>

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 developmentof 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.

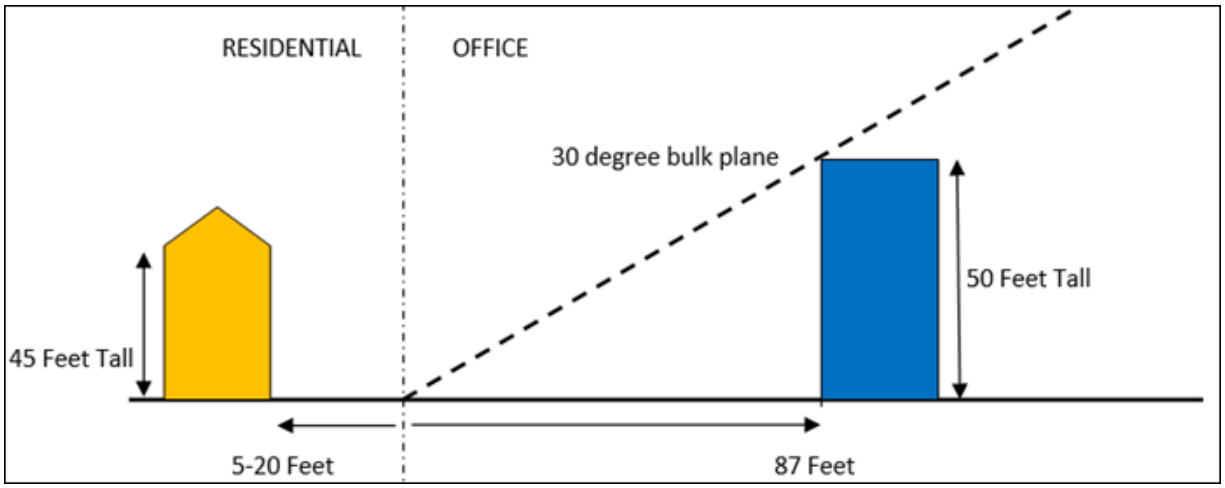
10. The applicant is voluntarily proposing to install more mature landscaping than is currently required by code or a 6-foot-tall solid wood fence and has eliminated the ability to administratively reduce the proposed bufferyard widths below the

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.

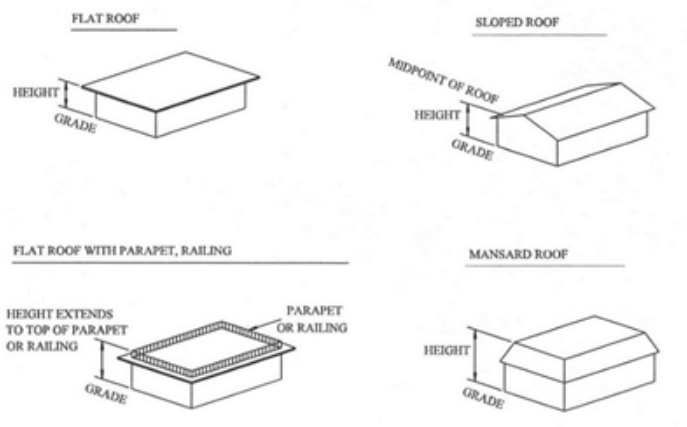
12. The proposed COD will restrict the structure height to 50 feet above finished grade. This puts the potential maximum height of any structures to three or four stories. The 30-degree bulk plane will still apply, but in the areas where the bulk plane doesn't limit the height below 50 feet, then this 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:

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

One-rdg. _____
P. Hrngs. X
Pgs. 94
Filed: 09-30-25

Sponsored by: Adib-Yazdi

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-220 GENERAL ORDINANCE_____

AN 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.

WHEREAS, an application has been filed for a zoning change of the 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, and establishing Conditional Overlay District No. 276; and

WHEREAS, Conditional Overlay District No. 276 shall modify the requirements of the Springfield Land Development Code Section 36-400, O-2, Office district, by requiring that the property described in "Exhibit B" comply with the requirements described in "Exhibit A," both attached hereto and incorporated herein by this reference; and

WHEREAS, following proper notice, the Planning and Zoning Commission held a public hearing on September 11, 2025, a copy of the Record of Proceedings from said public hearing being attached hereto and incorporated herein by this reference as "Exhibit C," and said Commission made its recommendation of denial with a vote of 4 to 4; and

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

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

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

Section 1 – The property described in "Exhibit B" is hereby rezoned from R-SF – Single-family residential district, to O-2 – Office district, with Conditional Overlay District No. 276. 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 establishes Conditional Overlay District No. 276, which shall contain the requirements and standards provided in "Exhibit A." The requirements of Conditional Overlay District No. 276 shall modify the requirements of the Springfield Land Development Code Section 36-400, O-2 – Office district, by requiring the property described in "Exhibit B" to comply with the requirements contained in "Exhibit A."

Section 3 – 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 4 – 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 5 – 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: _____, 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) 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.
(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 (W½) 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 (E½) 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 the 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.

Bob Hosmer, AICP
Planning Manager

Exhibit D

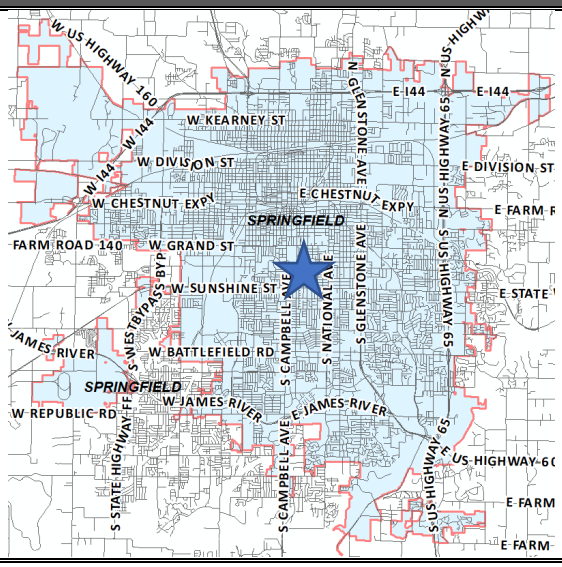
DEVELOPMENT REVIEW STAFF REPORT

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).

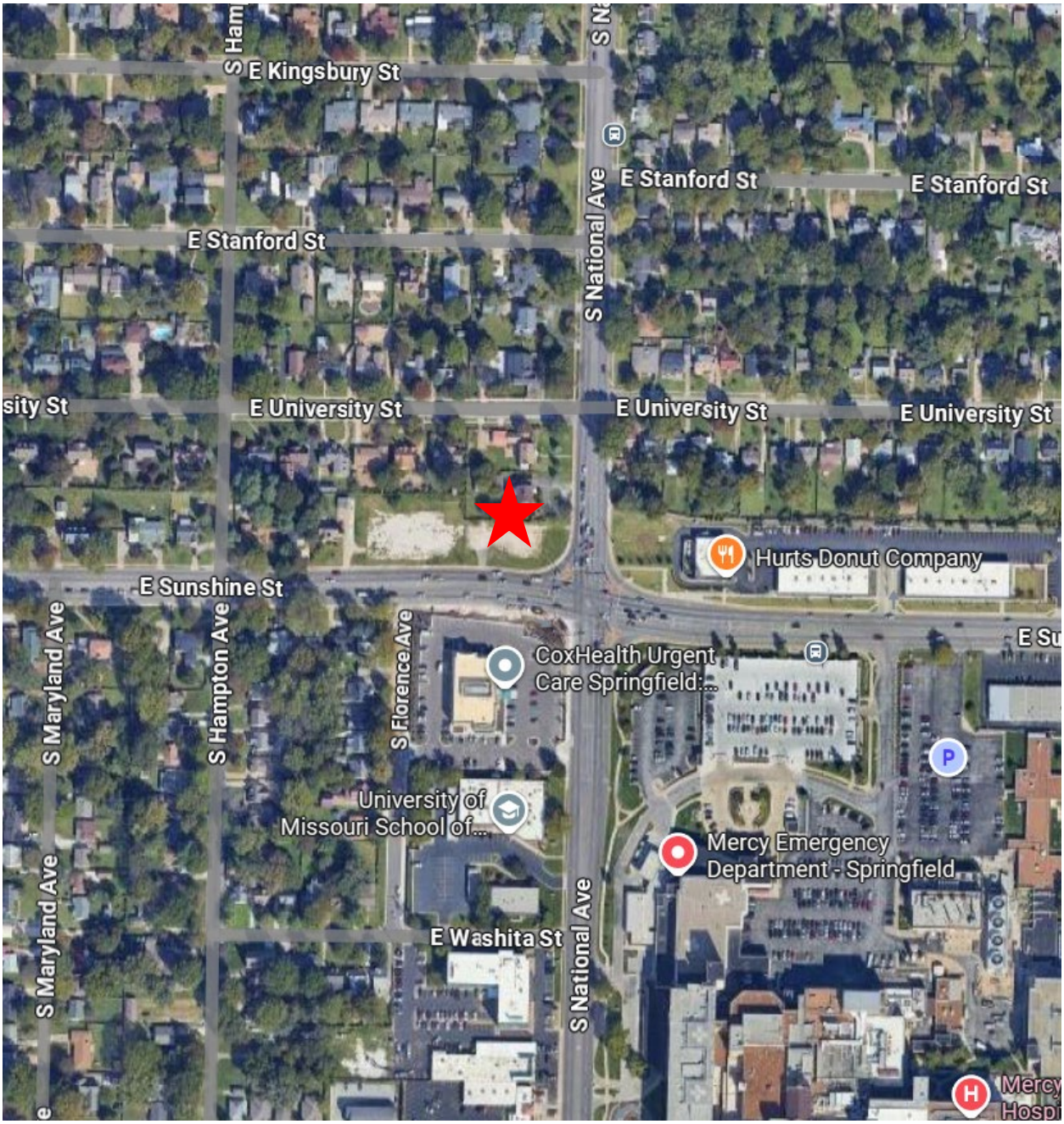
PROJECT SUMMARY:

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.

LOCATION MAP	ZONING MAP
	

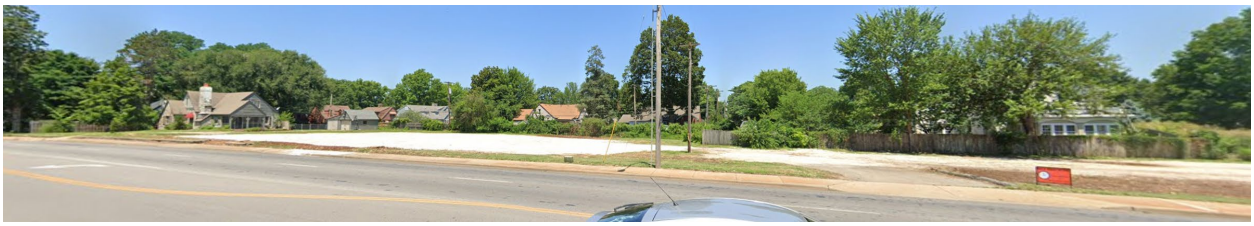
DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

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) Rezonings. 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 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. *Front yard:* 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. *Side yard:* 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. *Rear yard:* 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.

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.

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

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.

- 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.

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

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

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

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

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

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

Other Considerations –

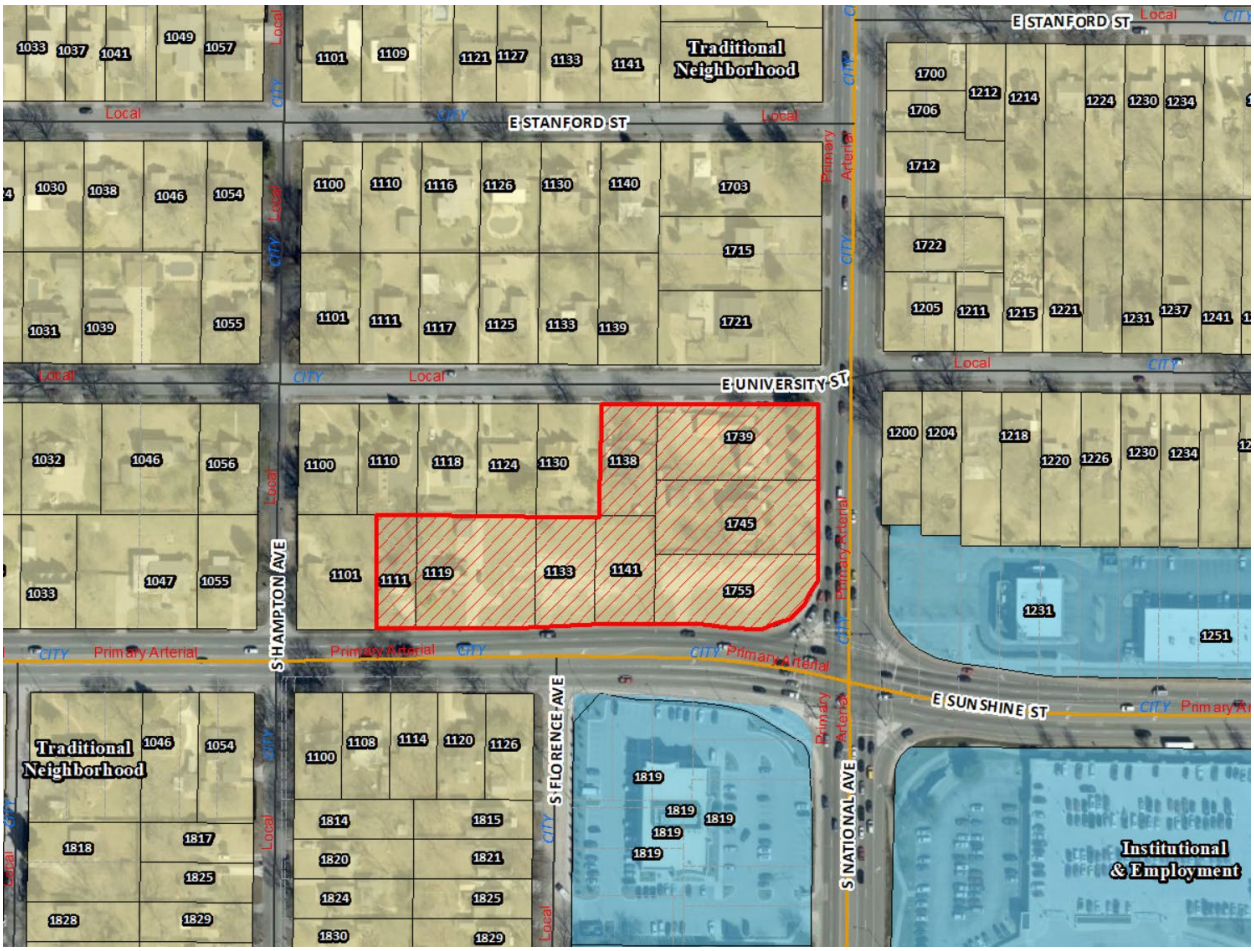
- Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
- Greater focus on integrating diverse uses at the edges and areas of transition.
- Community expectations
- More walkable, livable integrated neighborhoods and districts
- Documented increases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

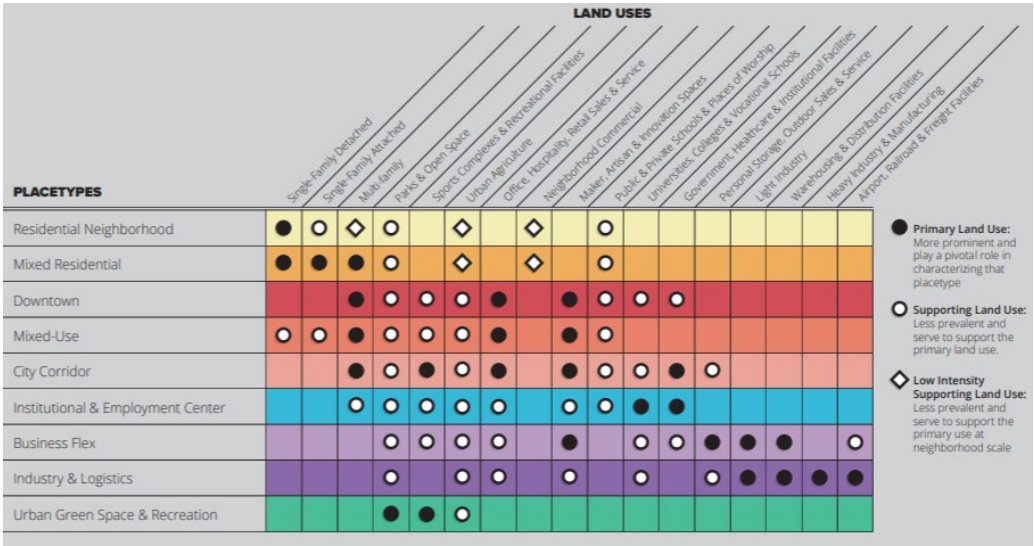
Transitions

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

DEVELOPMENT REVIEW STAFF REPORT

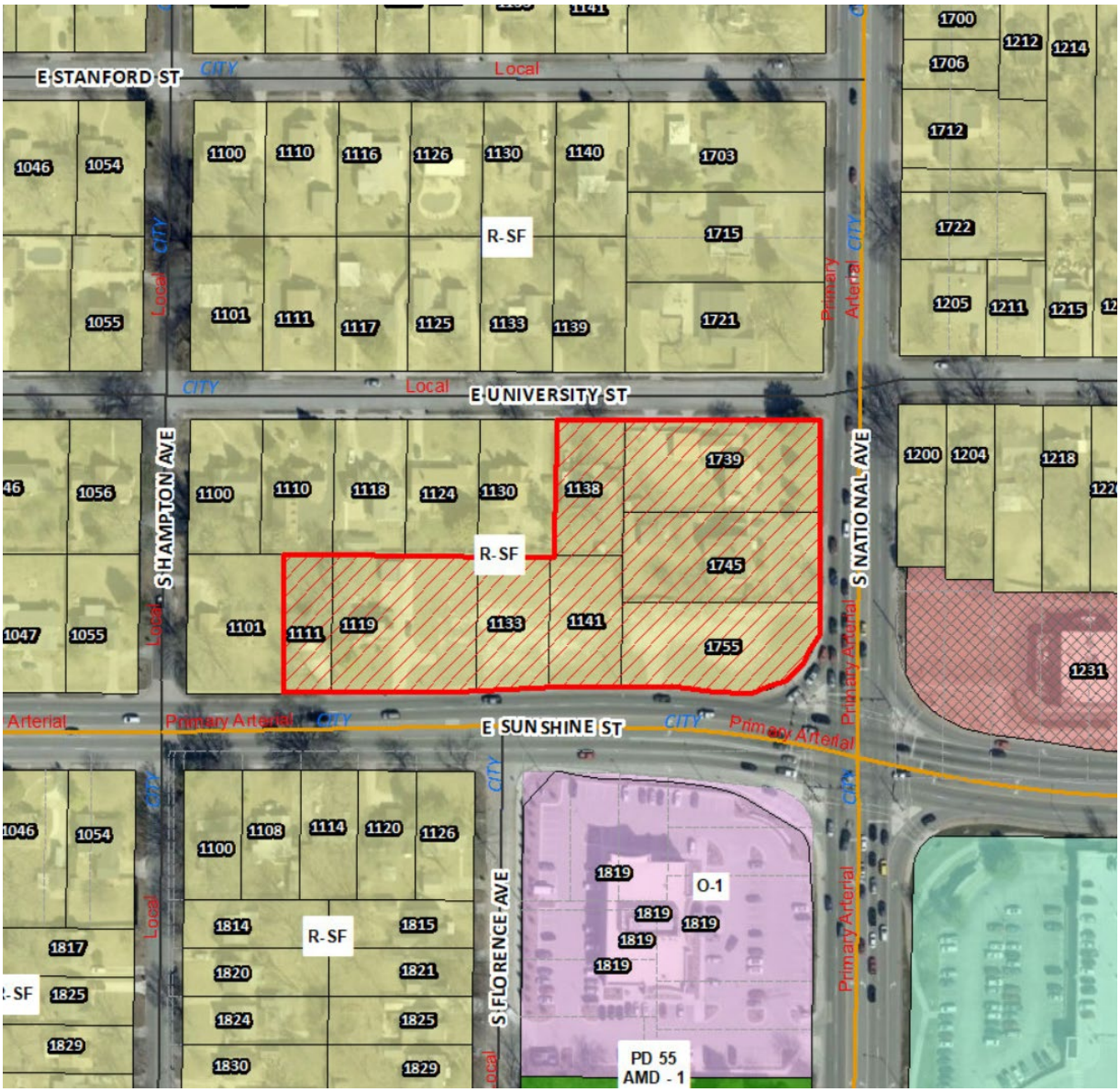
FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	O-1 & R-SF	GR & R-SF	R-SF
LAND USE	Single-family residential	Medical Clinic and single-family residential	Retail and eating and drinking establishments & single-family res.	Single-family residential
PLACETYPES	Traditional Neighborhood	Institutional & Employment	Institutional & Employment	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

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

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S. National Avenue	Primary Arterial	City	50	40	31,910	No	Yes	Yes
Street 2	E. Sunshine Street	Primary Arterial	City	50	50	28,940	No	Yes	Yes
Street 3	E. University Street	Local	City	25	25	260	Yes	Yes	Yes

	Daily	AM Peak	PM Peak
Existing Trips Generated	125	11	13
***Proposed Trips Generated**	1872	42	244
Additional Trips Generated	1747	31	231

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Conditional Overlay District, and traffic impact analysis.

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

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

- 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

1. 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.

a. 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).

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

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

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

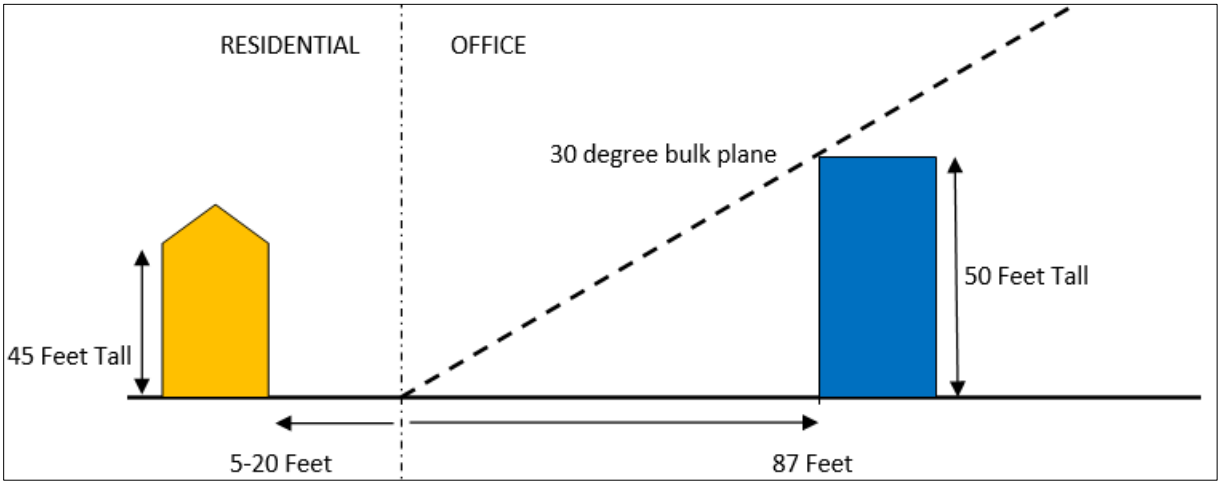
fifteen (15) feet in depth with plantings. A structure (i.e. fence, wall, berm or hedge row) is not required as part of this bufferyard S1.

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.

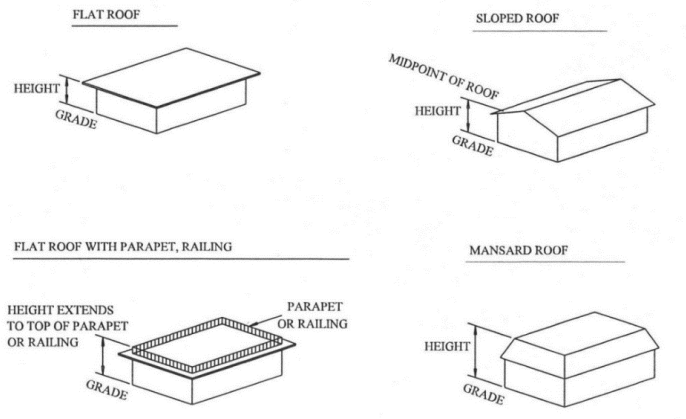
13. The proposed COD will restrict the structure height to 50 feet above finished grade. This makes the maximum height of any structures at three or four stories. The 30-degree bulk plane will still apply, but in the areas where the bulk plane doesn't limit the height below 50 feet, then this restriction 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).



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.

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.

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:

    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.

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.

28. The applicant held a neighborhood meeting on August 21, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).

29. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1
CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 276

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

A. PERMITTED USES

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

B. USE LIMITATIONS

1. Businesses operating within the proposed rezoning district shall be limited to business hours of:

   a. 6:00 a.m. to 11:00 p.m. on all days of the week.

   b. No business activity is allowed on the premises outside of these times. This limitation shall not apply to nursing homes, retirement homes, or residential uses.

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) 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.

(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.

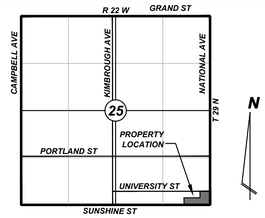
2. Vehicular access shall be limited to Sunshine Street and University Street and approved by the director of Public Works. The Existing driveways on National Avenue and Sunshine Street shall be removed so that there is no driveway approach on National Avenue and no more than one driveway or approach 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.

COD ATTACHMENT 2

O-2 ZONING WITH COD

SUNSHINE ST & NATIONAL AVE
SPRINGFIELD, MISSOURI



LOCATION SKETCH
SCALE 1" = 2000'

OWNER/DEVELOPER:

BK&M, LLC.
C/O RALPH DUDA
5126 S CHELSEA AVE
SPRINGFIELD, MO 65804
RJDUDA@GMAIL.COM

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.

= NEW SHRUB

= NEW EVERGREEN

= NEW UNDERSTORY TREE

= NEW CANOPY TREE

N

30 0 30
Scale: 1" = 30'

BEARINGS ARE ASSUMED

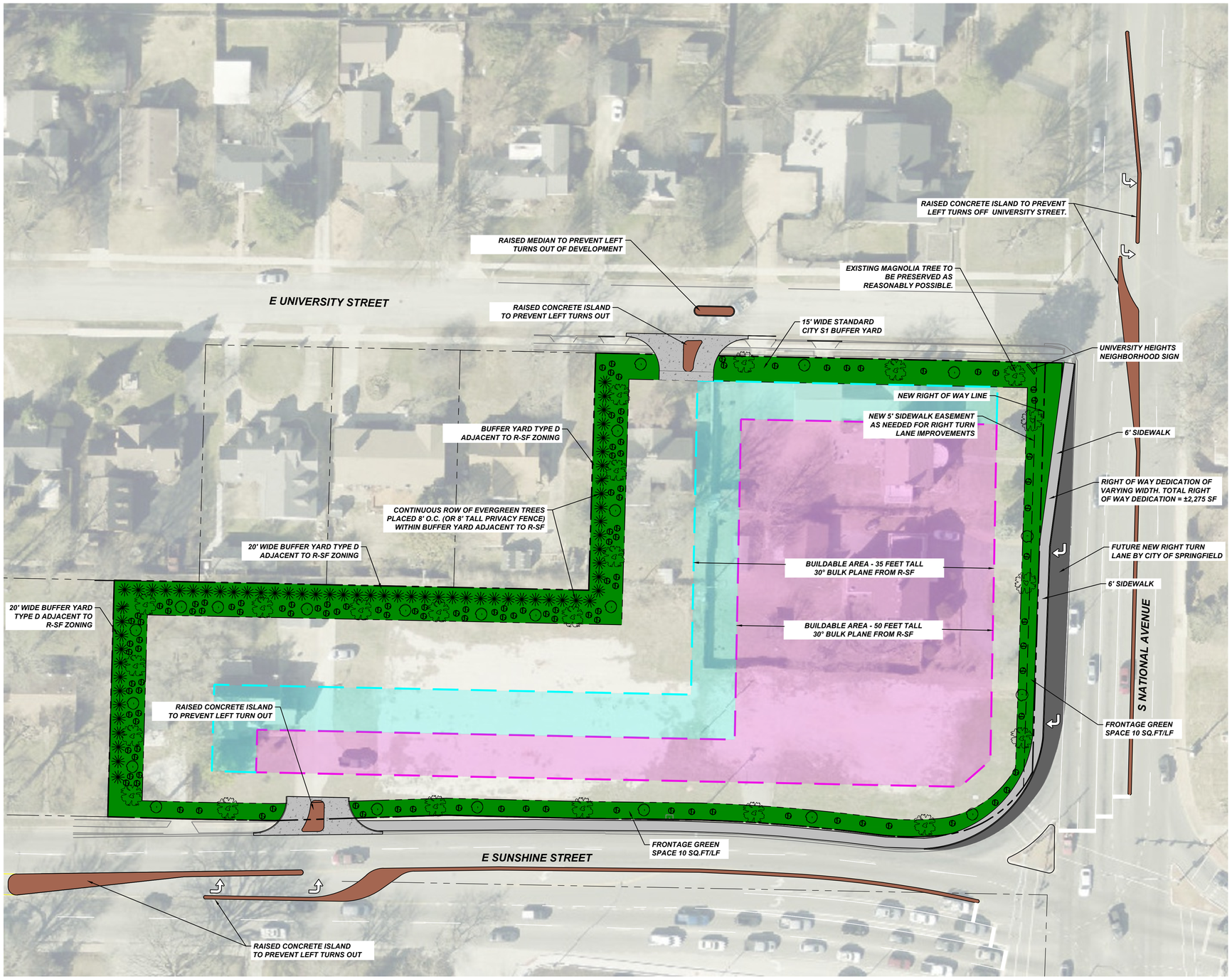
ELEVATIONS BASED ON
CITY OF SPRINGFIELD BENCHMARK 513
ELEVATION 1341.34 NAVD88

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



MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE or 811
www.mo1call.com

Prepared by:
CJW
CJW Transportation Consultants, L.L.C.
CJW Transportation Consultants, L.L.C. Engineering MO C.O.A. #2006012365
5051 S. National Suite 71 Springfield, MO 65810
Tel: 417.889.3400 Fax: 417.887.4022 www.GoCJW.com

PRELIMINARY
Not For Construction

COD ATTACHMENT
BK&M LLC
SUNSHINE AND NATIONAL

No.:	Description:	Date:

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

C:\Users\Chris_Wynn\CJW Transportation\CJW PROJECTS - Documents\2024\24002 - BK&M Sunshine National Rezone\Design dwg\PUD Zoning Exhibit 8-27-25.dwg - LAST SAVED: 08/27/25 1:40:46 PM - PLOTTED: 08/27/25 1:21:10 PM

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF (*existing zoning*) to O-2 (*proposed zoning*)
2. Meeting Date & Time: August 21, 2025 - 4:00-6:30
3. Meeting Location: TownePlace Suites - 2009 S National Ave. Sprignfield, 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 adajcent to a reisdential neighborhood it is a step down from the residential and institutional uses.
- Development team has a 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 Craigo	SBJ media	417 210 9030	kcraigo@sbj.net
Jack McGee	SGF Daily Citizen	417-729-5229	jmcgee@sgfcitizen.org
Sara Hollis	1326 E. Delmar St	417-818-8179	sashollis@gmail.com
Bruce Adib-yazdi	1946 S. Holland	417 848 6001	bruce.adib.yazdi@gmail
Matt Mieze	News-Leader	417-258-8167	mmieze@news-leader.com

NATIONAL and SUNSHINE Rezoning

SIGN-IN SHEET - 8-21-25

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

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

Comment Card
Date: August 12, 2025
Telephone No. (417) 887-4811
Your Name: Mark G. Boyer
Your Address: 1140 E. Stanford St., Springfield, MO 65807
Project Address: Northwest Corner of National Ave. and Sunshine
Comments:

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

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

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

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

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

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

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

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

Thank You,
Mark G. Boyer

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

Dear Planning and Zoning Commission:

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

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

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

Thank you for your consideration.

Sincerely,

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

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

Dear Hard-working City Staff,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- In this traditional neighborhood, the most appropriate and viable economic use is homes, which will continue when City Council upholds the SFR zoning.
- By seeking to aggregate 8 properties, BK&M seeks to destroy the integrity of a 100-year-old neighborhood, and should not be allowed to do so.
- The neighborhood has told BK&M we would welcome appropriate improvements allowable within the existing SFR zoning. Weirdly, BK&M now includes in their latest rezoning scheme five uses ALREADY ALLOWABLE, some requiring variances, in SFR zoning.

    1. replacing homes with homes
    2. community garden
    3. church, museum, art gallery, library
    4. park and playground
    5. short term rentals

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

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

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

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

Thank you for your consideration,

Maggie Castrey

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

Dear Chair and Commissioners,

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

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

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

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

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

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

Best regards,

Kevin Ray Evans
953 E. Linwood Dr.

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

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

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

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

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

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

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

With appreciation for your service and warm regards,

Donna Farr Hemann
Board of Directors
University Heights Neighborhood Association

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

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 Inc		
YOUR ADDRESS:	915 E Sunshine, 712 E University, 1109 E Linwood, 1140 Linwood terrace		
PROJECT ADDRESS:	National & Sunshine		

COMMENTS:

NO, NO, NO, NO

PLS DONT

Ron Looney

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

To: P&Z Commission, City Council, Mayor Schrag, 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 "Glensonification" 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. Natonal 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

Lowther Johnson
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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

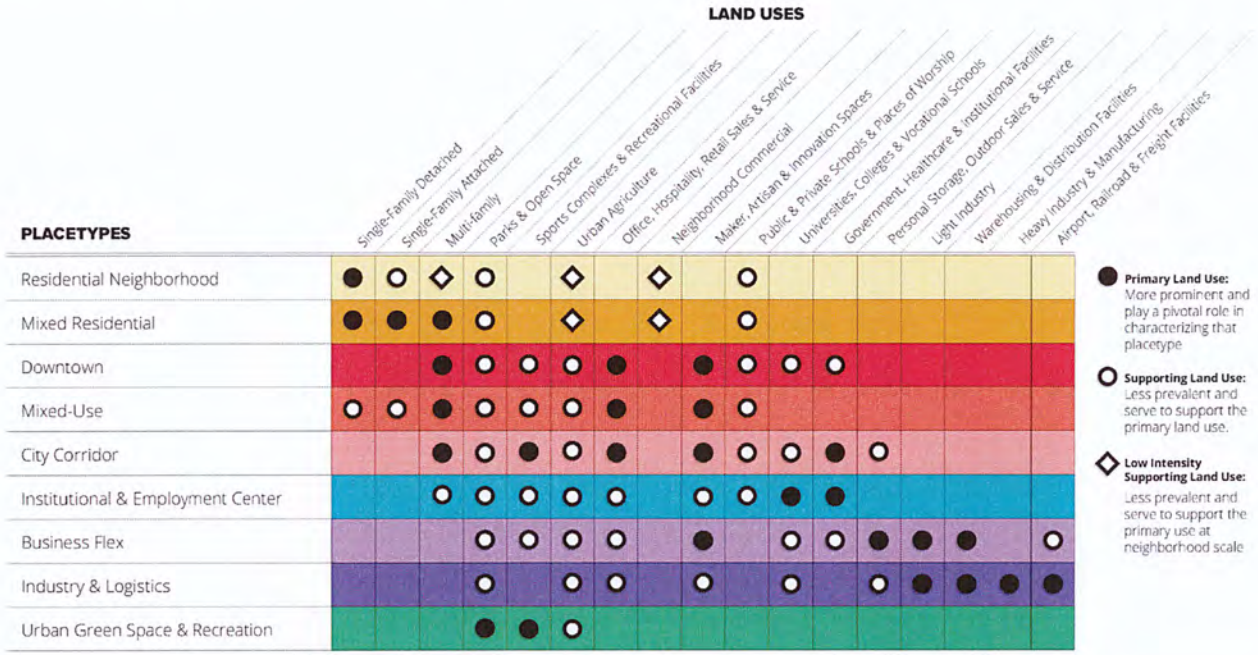
More walkable, livable integrated neighborhoods and districts

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).



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) *Rezonings.* 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 0-2, 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. He 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 2025-217 (MCGULL)

FILED: 10/08/2025

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:

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

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.

WHEREAS, an application has been filed for a zoning change of the 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

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

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

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

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

Section 1 – The property generally located at 3358 North Beaver Road and 5242 East Farm Road 104 and described in "Exhibit A," which is attached hereto and incorporated herein by this reference, is hereby rezoned from County C-1 district to HC – Highway commercial 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: _____, 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

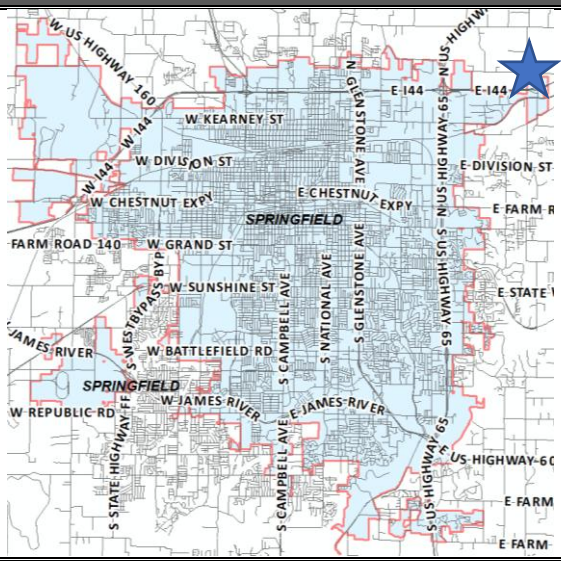
DEVELOPMENT REVIEW STAFF REPORT

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.

LOCATION MAP	ZONING MAP
	

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) Rezonings. 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. *Front yard:* 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. *Side yards:* None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection (8). 3. *Rear yards:* None, except as required by the bufferyard requirements in subsection (8).
Minimum Open Space	Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless

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

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.

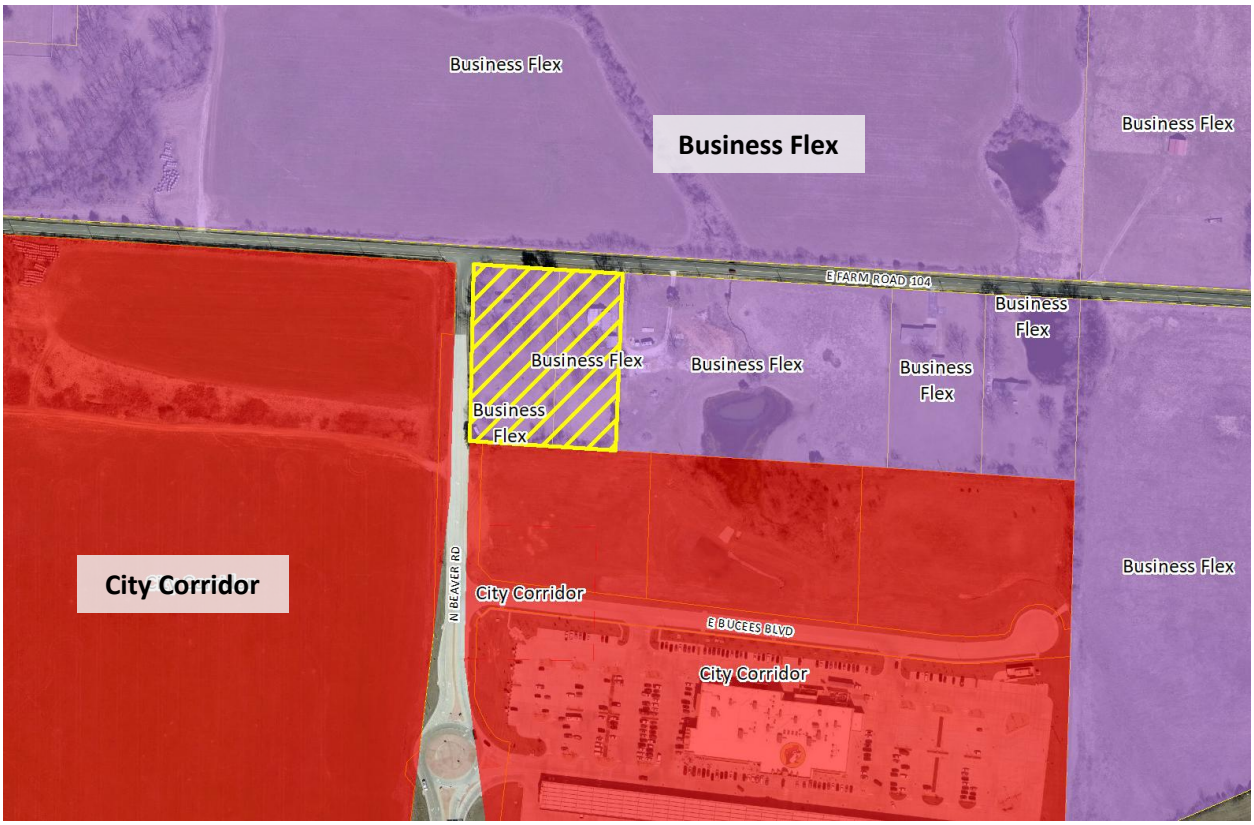
- Outside storage, auto oriented, or light industrial uses are screened from view from the right-of-way.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured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

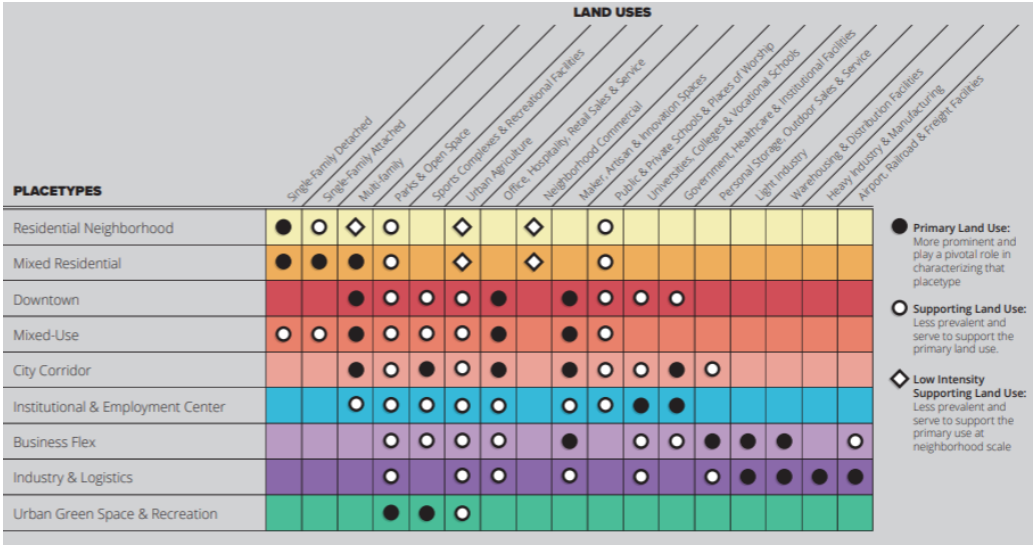
Transitions

- 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:





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 ENGINERRING 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.

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.

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."

Regan Etheridge
Signature of person completing affidavit

Regan Etheridge
Printed name of person completing affidavit

August 19, 2025

Neighborhood Meeting for the rezoning of:

3358 N Mulroy Road, Springfield, MO 65757 & 5242 E Farm Road 104, Springfield, MO 65757

Sign-in Sheet

Name:	Address:	Phone Number:
Miranda Manning	1027 E Scott St	314 440 2859

EXPLANATION TO COUNCIL BILL 2025-218 (MCGULL)

FILED: 10/08/2025

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:

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

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.

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

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

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

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

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

Section 1 – The property generally located at 1544 North National Avenue and described in "Exhibit A," which is attached hereto and incorporated herein by this reference, is hereby rezoned from GM – General manufacturing district to GR – General retail 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: _____, 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

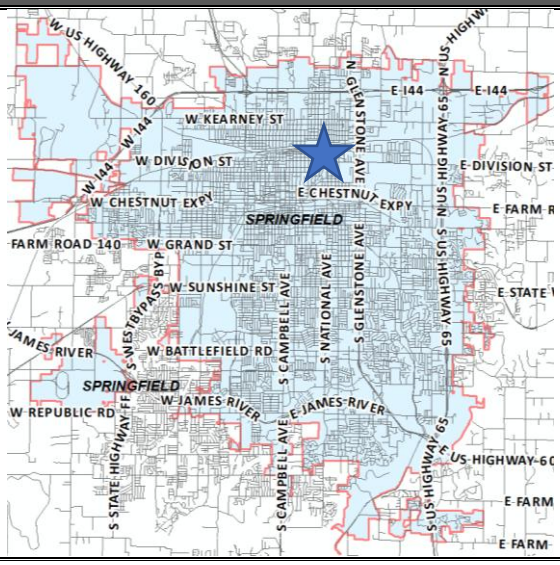
DEVELOPMENT REVIEW STAFF REPORT

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).

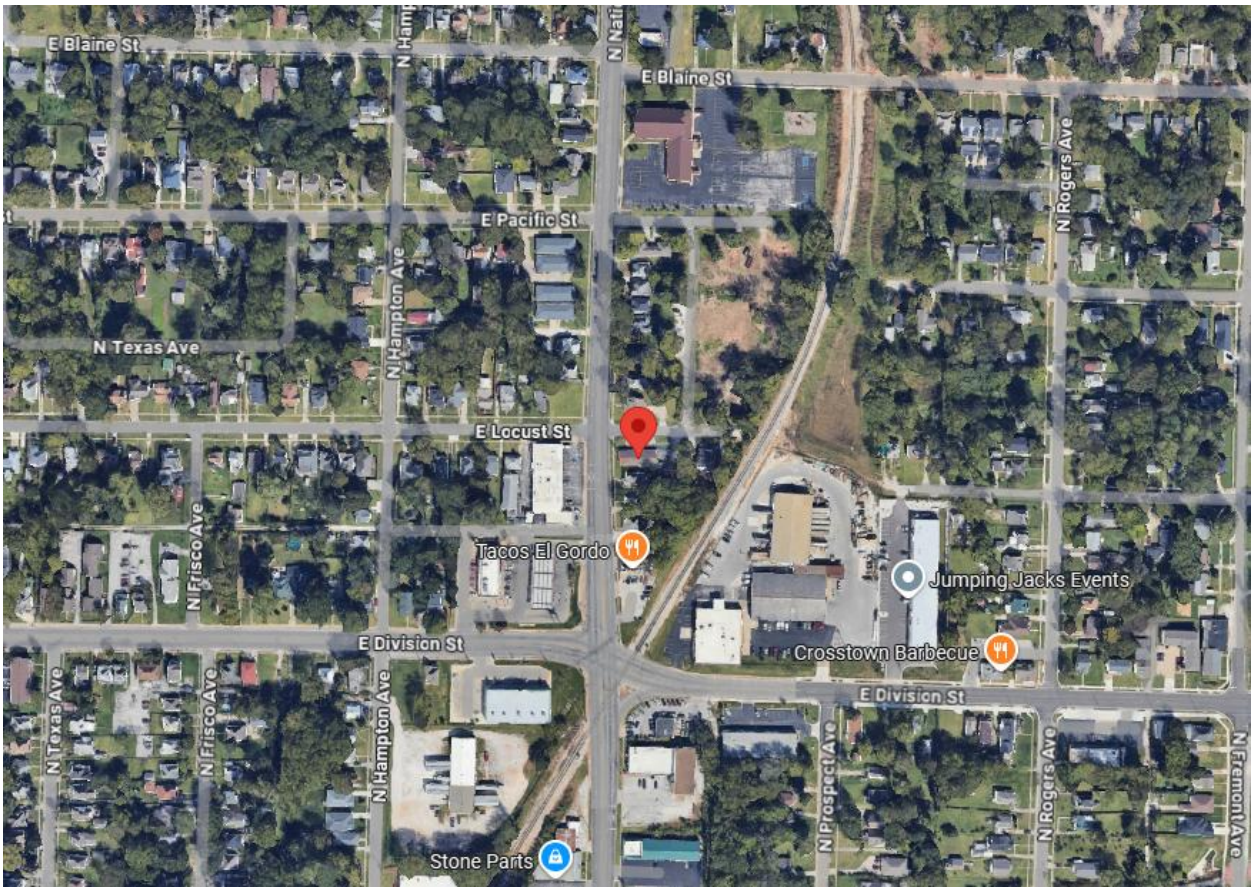
PROJECT SUMMARY:

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.

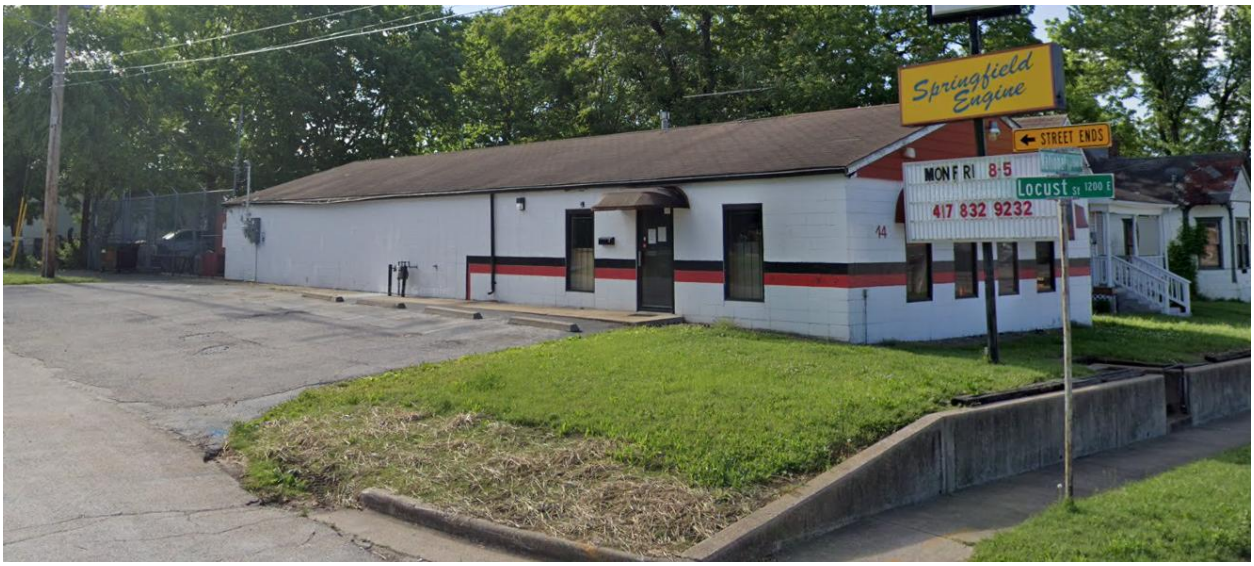
LOCATION MAP	ZONING MAP
	

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) Rezonings. 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

	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.

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:

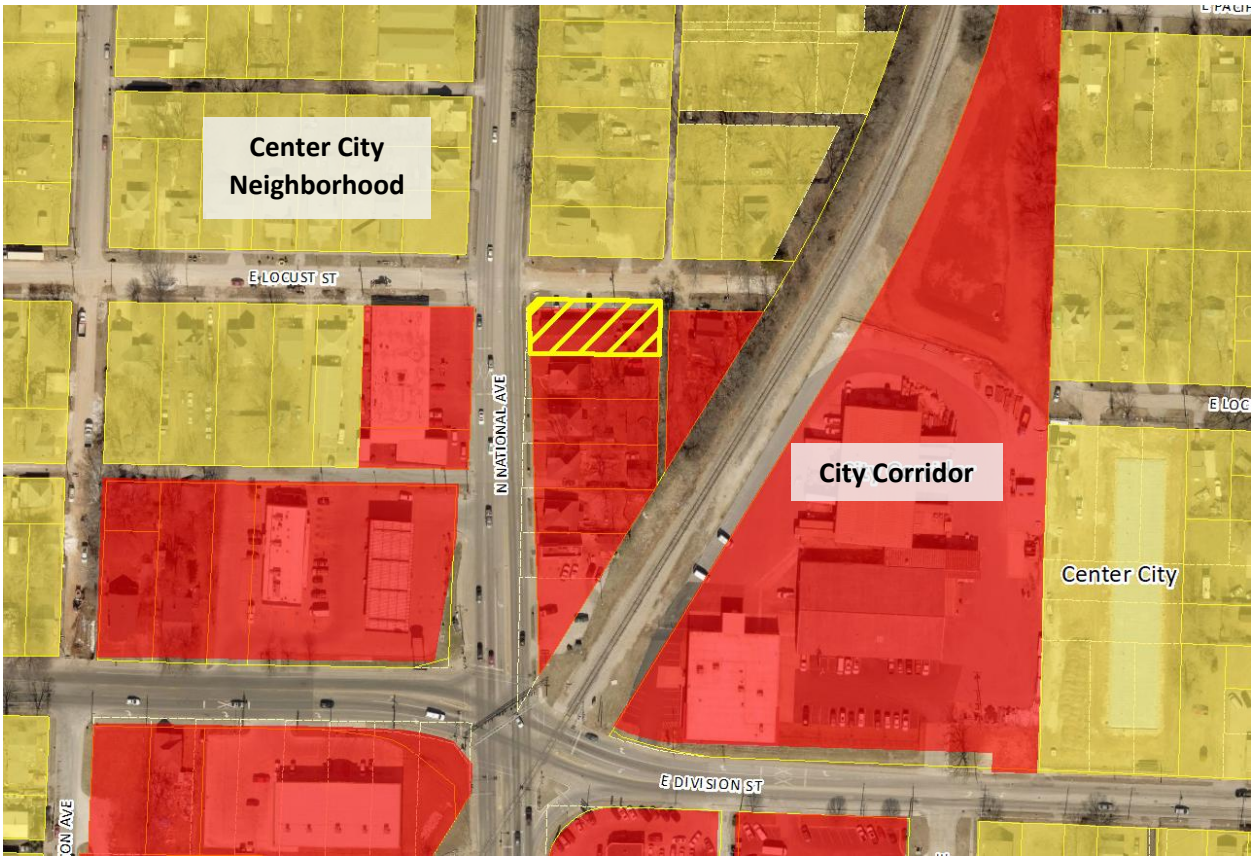
- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes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

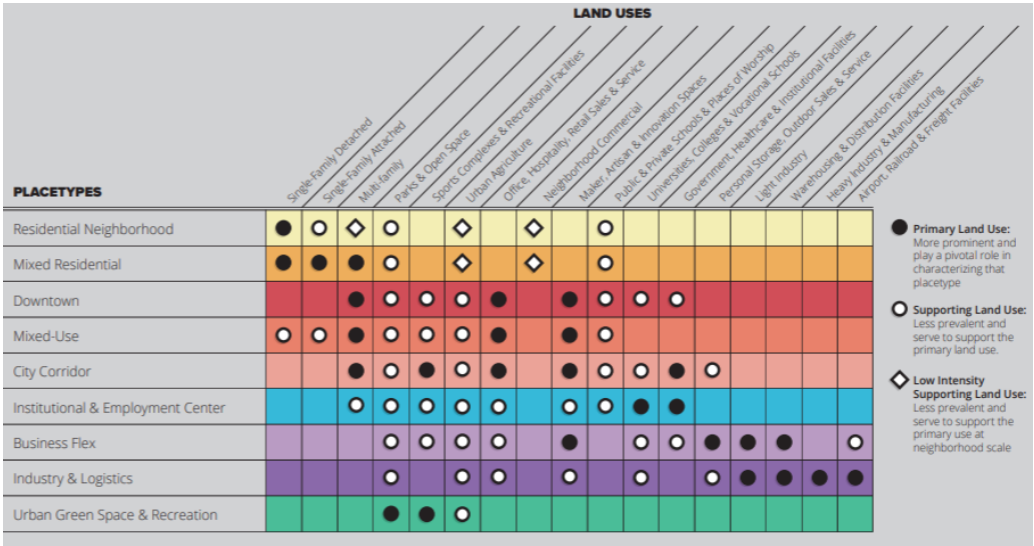
TRANSITIONS:

- 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

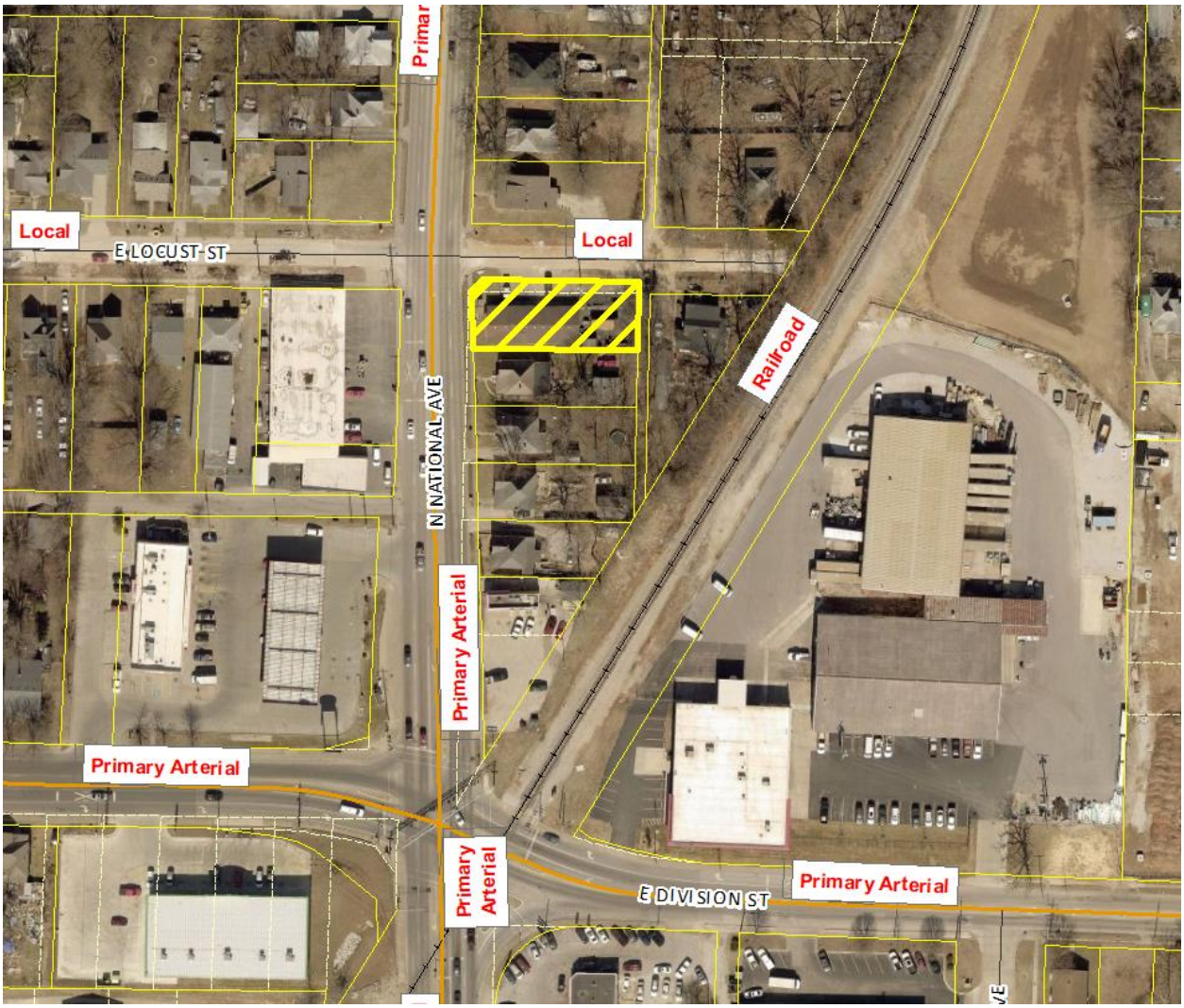
FUTURE PLACETYPE MAP:





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 Coty neighborhood	City Corridor	City Corridor	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

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 ENGINERRING 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.

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.

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. N. 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 up-

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

SUPPLEMENTAL EXPLANATION TO AMENDED COUNCIL BILL 2025-219

DATE: October 14, 2025

ORIGINATING DEPARTMENT: Law

PURPOSE: To amend Council Bill 2025-219 (Z-15-2025 – 1012 W. Buena Vista St.)

REMARKS: On October 6, 2025, Council Bill 2025-219 was amended as follows:

Council Bill 2025-219, line 20, was amended by inserting the following language:

"WHEREAS, the City Council desires to modify the condition recommended by the Planning and Zoning Commission to read as follows: the requirements of the Springfield Land Development Code Section 36-380, - R-SF - Single-family residential district, are modified to require that development of the property described in Exhibit "A" shall require 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; and"

Council Bill 2025-219, line 37, was amended by inserting the following language:

"Section 2 – The requirements of the Springfield Land Development Code Section 36-380, - R-SF - Single-family residential district, are modified to require that development of the property described in Exhibit "A" shall require 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."

Council Bill 2025-219, line 37, was amended by deleting the number "2" and inserting the number "3" in lieu thereof.

Council Bill 2025-219, line 43, was amended by deleting the number "3" and inserting the number "4" in lieu thereof.

Council Bill 2025-219, line 46, was amended by deleting the number "4" and inserting the number "5" in lieu thereof.

Submitted by:

Laura Vales, Assistant City Attorney

Approved by:

David Cameron, City Manager

EXPLANATION TO AMENDED COUNCIL BILL 2025-219 (JENSON)

FILED: 10/08/2025

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:

Attachments:
1. Z-15-2025 - 1012 W. Buena Vista St. (Amended)
2. Z-15-2025_exhA
3. Z-15-2025_exhB
4. Z-15-2025_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 36
Filed: 09-30-25

Sponsored by: Jenson

First Reading: _____ Second Reading: _____

AMENDED
COUNCIL BILL 2025-219 GENERAL ORDINANCE _____

AN 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.

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

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

WHEREAS, the City Council desires to modify the condition recommended by the Planning and Zoning Commission to read as follows: the requirements of the Springfield Land Development Code Section 36-380, R-SF – Single-family residential district, are modified to require that development of the property described in Exhibit "A" shall require 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; and

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

WHEREAS, proper notice was given of a public hearing before City Council, and

said hearing was held in accordance with the law.

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

Section 1 – The property generally located at 1012 West Buena Vista Street and described in "Exhibit A," which is attached hereto and incorporated herein by this reference, is hereby rezoned from Planned Development No. 377 to R-SF – Single-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 – The requirements of the Springfield Land Development Code Section 36-380, R-SF – Single-family residential district, are modified to require that development of the property described in Exhibit "A" shall require 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.

Section 3 – 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 4 – 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 5 – 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: _____, 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

EXHIBIT C

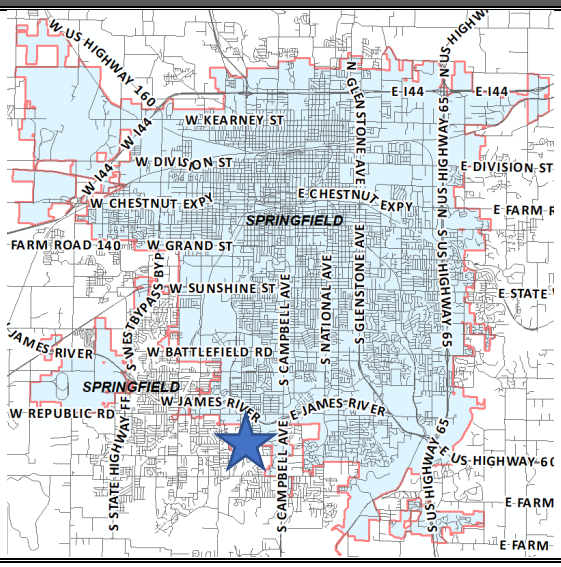
DEVELOPMENT REVIEW STAFF REPORT

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).

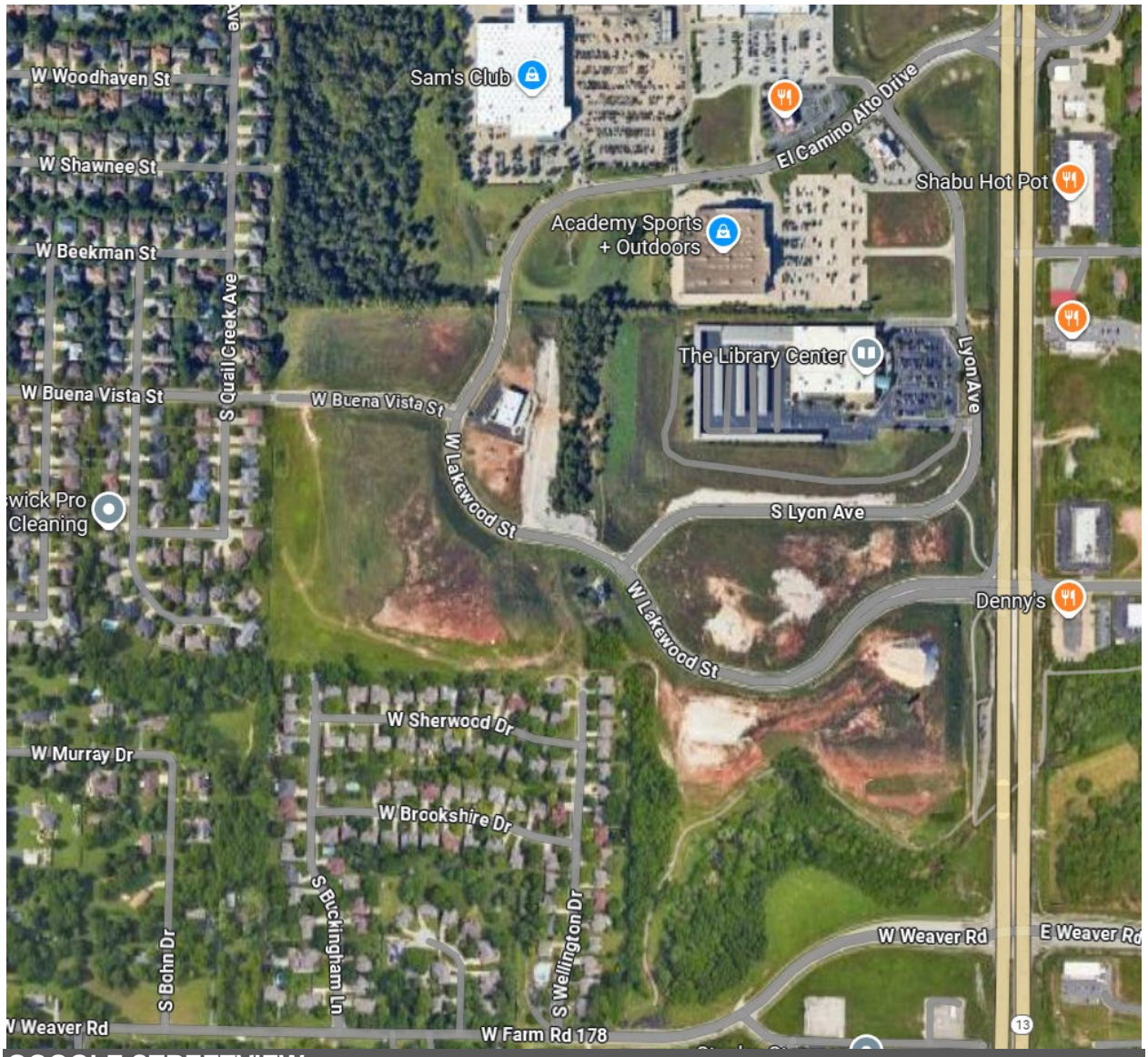
PROJECT SUMMARY:

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.

LOCATION MAP	ZONING MAP
	

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) Rezonings. 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. *Front yard:*

	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. *Side yard:* Five feet or as required by section 36-453, supplemental open space and yard regulations. 3. Rear yard: 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.

	(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

- 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.

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

PLACETYPE ASSIGNMENTS AND TRANSITIONS

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

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

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

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

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

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

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

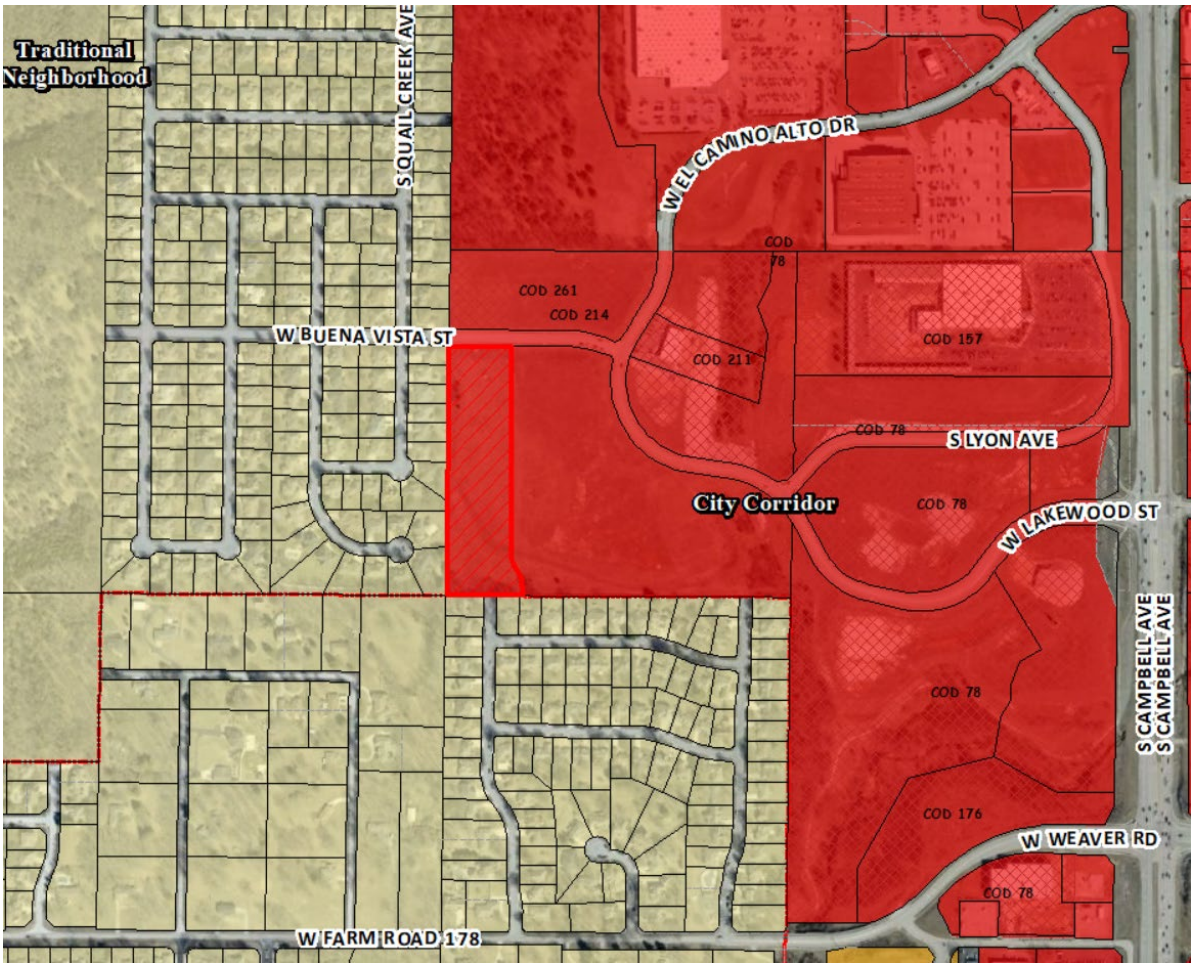
Other Considerations –

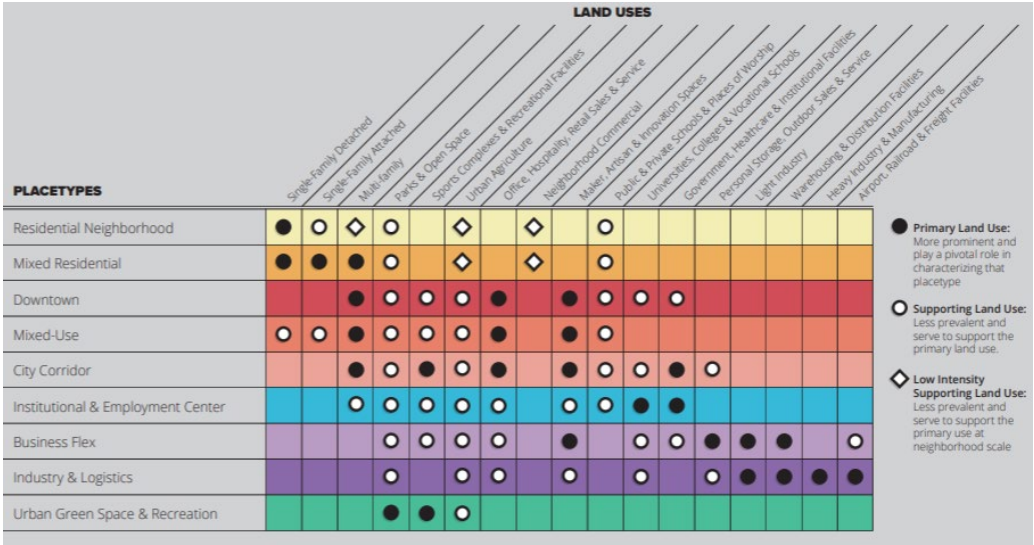
Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
Greater focus on integrating diverse uses at the edges and areas of transition.
Community expectations
More walkable, livable integrated neighborhoods and districts
Documented increases in nuisances,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

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

DEVELOPMENT REVIEW STAFF REPORT

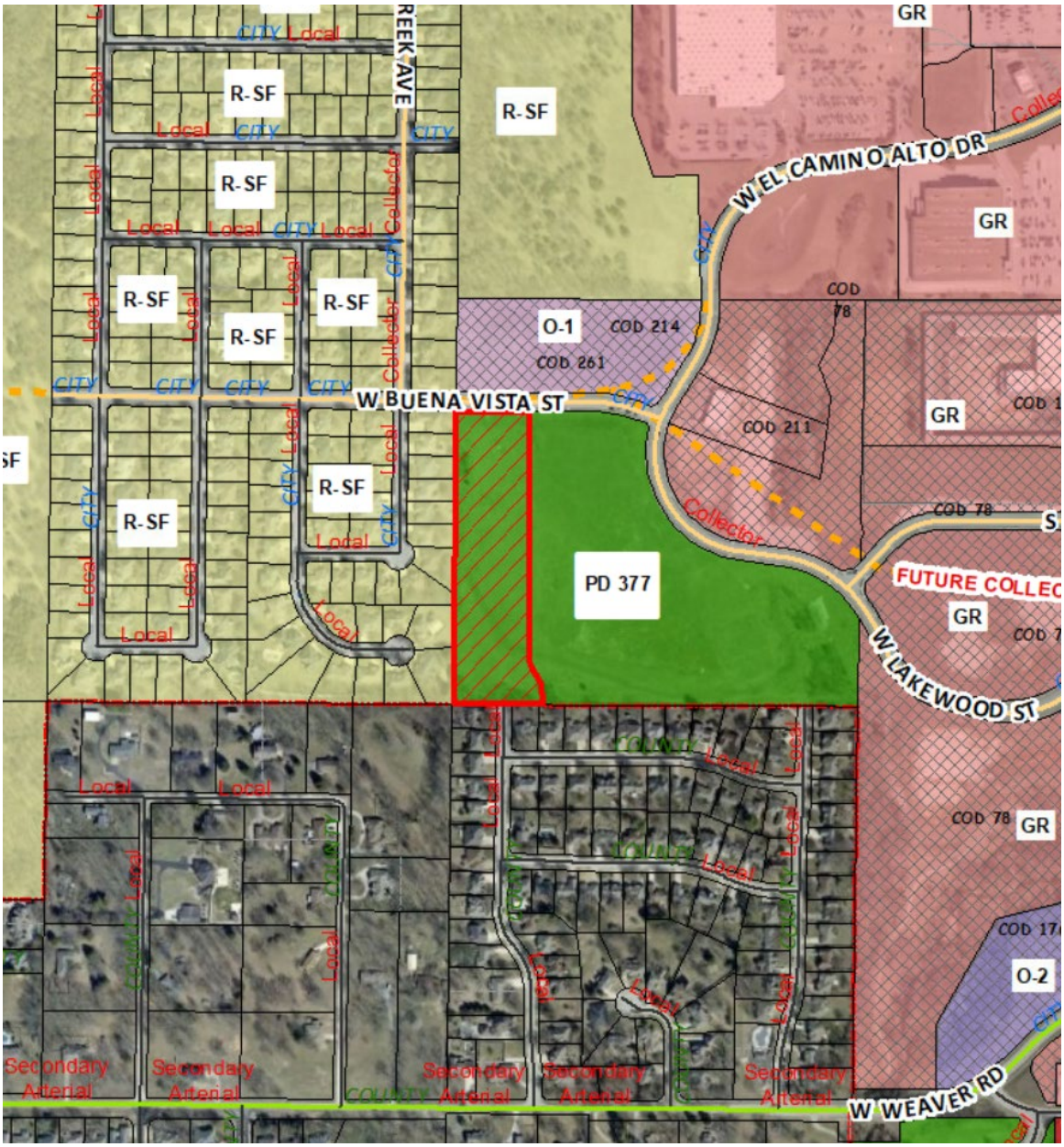
FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	O-1	County R-1	GR COD 78	R-SF
LAND USE	Vacant/Undeveloped	Single-family residential	Vacant/undeveloped	Single-family residential
PLACETYPES	City Corridor	Traditional Neighborhood	City Corridor	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

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

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

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

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W Buena Vista	Collector	City	30	30	NA	No	Yes	Yes

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

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

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

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

DEVELOPMENT REVIEW STAFF REPORT

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

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

WATER QUALITY REQUIREMENTS
1. Water Quality is provided in an extended dry detention basin on site. Built as public improvement 2018PW0065.

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

FLOODPLAIN
N/A

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

SINKHOLES & KARST FEATURES
N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 6 acres generally located on a portion of 1012 W. Buena Vista Street from Planned Development No. 377 to R-SF, Single-Family Residential District. The applicant is proposing a single-family residential subdivision. A preliminary plat will be submitted at a later date.

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

3. The range of uses in the proposed R-SF district is compatible with the uses permitted on other property in the immediate vicinity and the existing Planned Development which allows for single-family uses. The properties to the south and west have existing single-family residential uses.

4. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy.

5. There are few changing conditions in the area affected that make the proposed rezoning necessary.

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 4:30-6:30
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 BUCKINGHAM 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

PINNACLE DESIGN CONSULTANTS
CIVIL • STRUCTURAL ENGINEERING
417-501-8820 PINNACLEDC.COM

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

NAME	ADDRESS	PHONE	E-MAIL
JOHN BARBER	4656 S. WOODPOINT	417-353-5131	Brapette930@att.net
MARGARET WILCOX	4756 S. TURNBERRY	417-880-1983	MLWB13@GMAIL.com
Jim SHIRATO	4590 S. QUAIL CREEK	417 850 6758	JimShirato@YAHOO.com
PHIL RAIDER	4613 S. quail creek	417-766-3196	
David Cobb	4651 S. Quail Crk	417 450 0072	AC1947@msn.com
Ryan Steck	4638 S Quail Crk		u2vertigo77@gmail.com
Sheri McCall	821 W Sherwood 65810		slmccall@sbcglobal.net
JEFF FIERKE	818 W. SHERWOOD 65810		JEFFK2121@YAHOO.COM
Connie Paschal	898 W Sherwood 65810		
Jim & Grace Burkhali	1110 Rockhill 65810	417-848-1266	rube70@msn.com
Tom Bouse	805 W. Sherwood Dr.		twbouse@gmail.com
Danny & Sara Brodersen	4637 S. Turnberry		sarabrodersen@gmail.com
Scott Richardsen	875 W Sherwood Dr		
Alete Dyer	4926 S Wellington Dr		
Michael Dyer			
Beverly Barnett	Dale Clarke 1122 W Woodhaven		msbeys200@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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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:

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2. Neighborhood Meeting (500 feet notification from subject property)
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5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

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

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

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

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

DATE:	8.20.25	**Telephone No.**	
YOUR NAME:	Steven Hamilton		
YOUR ADDRESS:	4823 S. Buckingham Ln.		
PROJECT ADDRESS:	1012 W. BUENA 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. BOENA 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. Please do not allow this road to be connected. It would be disastrous for the community and so dangerous at Weaver/I78 and Buckingham where the sight distance to pull on to Weaver is nonexistent.

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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:	8/18/25	Telephone No.	417-425-6072
YOUR NAME:	MARIE MAIN		
YOUR ADDRESS:	4926 S. Buckingham Lane, Springfield, MO 65810		
PROJECT ADDRESS:	1012 W. BUENA 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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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:	8/16/25	**Telephone No.**	417.988.1580
YOUR NAME:	JEFF FIERKE		
YOUR ADDRESS:	818 W. SHERWOOD DR		
PROJECT ADDRESS:	1012 W. BUENA VISTA		

COMMENTS:

- OPENING BUCKINGHAM LANE 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
- 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

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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 opossition 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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City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

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

DATE:	8/22/2025	**Telephone No.**	801-814-1388
YOUR NAME:	Cheryl Sever		
YOUR ADDRESS:	918 W Brookshire Dr Springfield MO 65810		
PROJECT ADDRESS:	1012 W. BUENA 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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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:	8-26-25	**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~~ WOULD AFFECT OUR PROPERTY VALUES.
I OPPOSE TO THIS REZONING.

Donna DeHaven

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

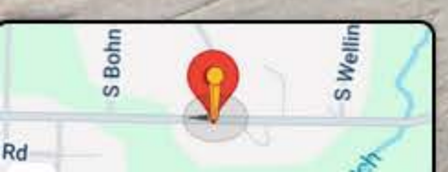
Sent from my iPhone

W Farm Rd 178 & S Buckingha

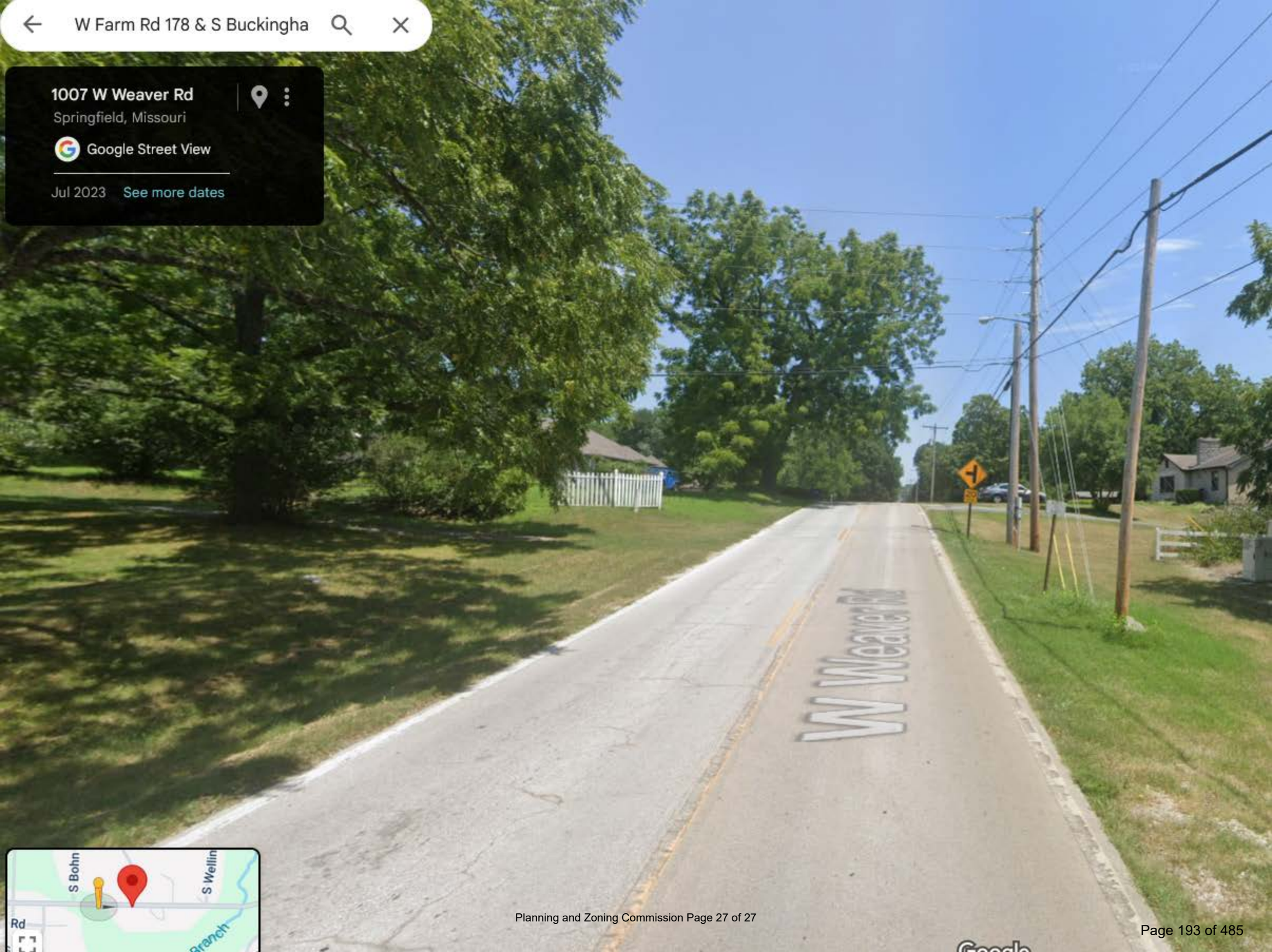
4990 S Buckingham Ln
Springfield, Missouri

Google Street View

Jul 2023 See more dates



W Farm Rd 178 & S Buckingha
899 W Weaver Rd
Springfield, Missouri
Google Street View
Jul 2023
See more dates
W Weaver Rd
S Bohn
S Wellin


W Farm Rd 178 & S Buckingha
1007 W Weaver Rd
Springfield, Missouri
Google Street View
Jul 2023
See more dates
W Weaver Rd
S Bohn
S Wellin
Rd
Branch

EXPLANATION TO COUNCIL BILL 2025-222 (HOSMER)

FILED: 10/08/2025

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:

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

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.

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

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

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

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

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

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

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

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

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

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

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: _____, City Manager

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:

9-30-2025

Department Head Date

Approved By:

9-30-2025

Director of Finance Date

City Manager Date

Authorization:

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

EXPLANATION TO COUNCIL BILL 2025-225 (CARROLL)

FILED: 10/01/2025

ORIGINATING DEPARTMENT: Economic Vitality

TITLE: A special ordinance approving the Amended Petition to Establish the Sunshine Towne Centre Community Improvement District; and authorizing the City Manager, or designee, to execute the First Amendment to the Cooperative Agreement between the City of Springfield, the Sunshine Towne Centre Community Improvement District, and Springfield West Partners, LLC.

PURPOSE: To adopt a special ordinance approving the Amended Petition to Establish the Sunshine Towne Centre Community Improvement District and authorizing the City Manager, on behalf of the City, to execute the First Amendment to the Cooperative Agreement between the City of Springfield, the Sunshine Towne Centre Community Improvement District, and Springfield West Partners, LLC. (Staff recommends approval.)

BACKGROUND INFORMATION: In 2023, the City of Springfield entered into an Infrastructure Reimbursement Agreement ("IRA") with Springfield West Partners, LLC ("Developer") to finance certain required public improvements associated with the construction of a 22.72-acre retail development generally located along the south side of West Sunshine Street between South West Bypass and South Moore Road. The development will be anchored by a 150,000-square-foot (approx.) general retail facility ("Target") located on a 13-acre lot at the intersection of South West Bypass and West Sunshine Street. The remainder of the development consists of four smaller lots that will be developed for retail/commercial use. According to the IRA, the City will reimburse the Developer up to $4,020,560 for the costs of the improvements to West Sunshine Street, South West Bypass, and South Moore Road using one-half of the City's 1-cent (1%) general revenue, ¼-cent (0.25%) capital improvements, and 1/8-cent (0.125%) transportation sales taxes that will be generated by the proposed retail development. The IRA also includes a commitment to establish a community improvement district ("CID") over the proposed retail development, excluding Target, to fund the balance of the public improvements, including internal streets and sidewalks, stormwater facilities, and utilities, which were estimated to cost $2.22 million.

In accordance with the IRA, the Developer filed the Petition to Establish the Sunshine Towne Centre CID ("Original Petition"), which the City Council approved on March 11, 2024, by Special Ordinance 27968. The CID encompasses approximately 11.1 acres consisting of the retail development, exclusive of Target. It was established as a political subdivision of the State of Missouri that is governed by a five-member board of directors. Subject to the approval of the qualified voters, it has the power to impose a sales and use tax at a maximum rate of one percent (1.0%) on all retail sales made

within the District that are subject to taxation pursuant to state law. The revenues shall be used to reimburse the Developer up to $2,217,330 for the cost of the public improvements ("CID Projects") with interest.

The Developer has since commenced construction of the retail development, during which it has been required to construct approximately $780,000 of additional public improvements that were beyond the initial scope outlined in the Original Petition. These additional public improvements include installing water and sanitary sewer mains and relocating overhead electrical utilities to the south side of the site.

To enable the District to reimburse these additional costs, the Developer has filed the Amended Petition to Establish the Sunshine Towne Centre CID (Exhibit I). It seeks the following:

- Amend the CID Projects to include additional public improvements and increase the Reimbursable Project Costs from $2,217,330 to $2,996,640.
- Appoint Curtis Jared, David Havens, Tyler Creach, and Kerry Rovig to serve on the District's Board of Directors. They will replace Greg Smith, Jameson Clark, John Fugitt, and Sean McQueary, who have resigned from the Board.
- Reset the life of the District to 27 years from the date the Amended Petition is approved by the City Council or upon reimbursing the entire cost of the CID Projects, whichever occurs first.

The Cooperative Agreement between the City of Springfield, the Sunshine Towne Centre CID, and the Developer was executed following the establishment of the District. It outlines how District revenues are to be collected and administered, as well as the method of certifying eligible project costs, paying ongoing District operating costs, and disbursing District revenues. The First Amendment to the Cooperative Agreement (Exhibit II) modifies the CID Projects and the maximum reimbursement costs to be consistent with the Amended Petition.

REMARKS: The Springfield City Clerk has reviewed the Amended Petition and verified that it substantially complies with Sections 67.1401 to 67.1571, RSMo, the Community Improvement District Act. 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 10/09/2025

Attachments: 1. Amended Petition to Establish the Sunshine Towne Centre CID

2. Amended Petition to Establish the Sunshine Towne Centre CID_exh1
3. Amended Petition to Establish the Sunshine Towne Centre CID_exh2

One-rdg. _____
P. Hrngs. X
Pgs. 37
Filed: 10-14-25

Sponsored by: Carroll

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-225 SPECIAL ORDINANCE _____

AN ORDINANCE

APPROVING the Amended Petition to Establish the Sunshine Towne Centre Community Improvement District; and authorizing the City Manager, or designee, to execute the First Amendment to the Cooperative Agreement between the City of Springfield, the Sunshine Towne Centre Community Improvement District, and Springfield West Partners, LLC.

WHEREAS, Sections 67.1401 to 67.1571 RSMo. (the "Community Improvement District Act") authorize the governing body of any municipal corporation, upon a proper petition requesting the formation of a community improvement district, or requesting the amendment of an existing community improvement district's petition, and after a public hearing to adopt an ordinance establishing or amending the petition creating the community improvement district; and

WHEREAS, the Sunshine Towne Centre Community Improvement District (the "CID") was established by Special Ordinance 27968 on March 11, 2024, and consists of approximately 11.1 acres of retail development at the intersection of South West Bypass and West Sunshine Street in Springfield, Missouri; and

WHEREAS, the original petition establishing the Sunshine Towne Centre CID included reimbursable expenses for the cost of public improvements in an amount not to exceed $2,217,330; and

WHEREAS, upon commencement of construction of retail development, it was determined that additional public improvements were necessary, totaling approximately $780,000, including the installation of water and sanitary sewer mains and the relocation of overhead electrical utilities to the south side of the site; and

WHEREAS, Springfield West Partners, LLC (the "Developer"), has submitted an Amended Petition to Establish the Sunshine Towne Centre CID (the "Amended Petition"), which proposes to include additional public improvements and increase the Reimbursable Project Costs to $2,996,640, appoint four new members to the CID's

Board of Directors to replace members who have resigned, and reset the life of the CID to 27 years from the date the Amended Petition is approved by the City Council or upon reimbursing the entirety of the Reimbursable Project Costs, whichever occurs first; and

WHEREAS, on August 26, 2025, the Amended Petition was filed with the City Clerk of the City of Springfield and included all required signatures in support of said petition; and

WHEREAS, the City Clerk has verified that the Amended Petition complies with the Community Improvement District Act and set a public hearing with all proper notice being given in accordance with the Community Improvement District Act or other applicable law; and

WHEREAS, all mailed and published notices of the required public hearing for the Amended Petition have been provided in accordance with the Community Improvement District Act; and

WHEREAS, the City Council held a public hearing on October 20, 2025, at which time all persons interested in the amendment of the petition were allowed an opportunity to speak; and

WHEREAS, the City Council finds that the Amended Petition is proper and meets all the requirements of the Community Improvement District Act.

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

Section 1 – The verified Amended Petition to Establish the Sunshine Towne Centre Community Improvement District (the “Amended Petition”), attached hereto and incorporated herein by this reference as “Exhibit 1,” is hereby approved, with said amendments including additional public improvements, increasing the Reimbursable Project Costs to $2,996,640, appointing Curtis Jared, David Havens, Tyler Creach, and Kerry Rovig to the Board of Directors, and resetting the life of the Sunshine Towne Centre Community Improvement District (the “CID”) to 27 years from the date that the Amended Petition is approved.

Section 2 – The City Manager, or designee, is authorized on behalf of the City of Springfield (the “City”), to execute the First Amendment to the Cooperative Agreement between the City, the Sunshine Towne Centre CID, and Springfield West Partners, LLC (the “Developer”), a copy of which is attached hereto and incorporated herein by this reference as “Exhibit 2,” to reflect the additional public improvements and increased Reimbursable Project Costs.

Section 3 – The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development and the State Auditor the report specified in

Subsection 6 of Section 67.1421 of the Community Improvement District Act and to further notify the Office of the Greene County Clerk of the District's amended petition.

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: _____, City Manager

EXHIBIT 1

City Clerk Verification

Pursuant to Section 67.1401 to 67.1571 of the Revised Statues of Missouri (the "CID Act"), I, Anita J. Cotter, City Clerk of Springfield, Missouri, state the following:

1. An amended petition to establish the Sunshine Towne Centre Community Improvement District was filed in the office of the City Clerk of Springfield, Missouri on the 26th day of August, 2025.

2. I have reviewed the petition and have determined on September 4, 2025, which does not exceed ninety days after receipt of the petition, that the petition substantially complies with the requirements of Section 67.1421.2 of the CID Act.

Date: 9/4/2025

Anita J. Cotter

Anita J. Cotter, MMC/MPCC
City Clerk

AMENDED PETITION TO ESTABLISH THE

SUNSHINE TOWNE CENTRE

COMMUNITY IMPROVEMENT DISTRICT

City of Springfield, Greene County, Missouri

Originally approved March 11, 2024
Amendment submitted August 26, 2025

AMENDED PETITION TO ESTABLISH THE SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT

To the City Council of the City of Springfield, Greene County, Missouri (the "City")

The undersigned (collectively, the "**Petitioners**"), being the owners of record of more than fifty percent (50%) by assessed value of the real property within the boundaries of the Sunshine Towne Centre Community Improvement District (the "**District**"), which was formed by the City pursuant to Ordinance No. 27968 (the "**Ordinance**") and the owners of record of more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City approve this Amended Petition in accordance with Section 67.1421.5(3), RMSo of the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo. (the "**Community Improvement District Act**" or "**Act**") in accordance with this Petition.

As set forth in the Ordinance, the District was formed to provide funding for certain public improvements within the District (the "CID Project"). As contemplated by Section 13 of the Original Petition, the District entered into a the Agreement (as defined herein) with Springfield West Partners, LLC (the "Developer") and the City. In furtherance of the CID Project, the Developer re-subdivided the real property within the District and commenced construction of certain public improvements, including the CID Project. In connection with the development of the CID Project, the City required certain public improvements which were not reasonably foreseeable at the time the City adopted the Ordinance (such work as more particularly described in Exhibit D, is referred to as the "Additional Work"). As such, the Petitioner has submitted this Amended Petition to add the Additional Work (and the estimated cost thereof) to the CID Project.

In support of this Petition, Petitioners state as follows:

1. **Legal Description and Map of District Boundaries; Property Areas; Ownership.**

   The legal description of the District is attached hereto as **Exhibit A**. A map illustrating the District boundaries is attached hereto as **Exhibit B**. The boundaries of the District are contiguous. The Petitioners collectively own more than 50% by assessed value of the real estate within the District and comprise more than 50% per capita of all owners of real property within the boundaries of the District. A listing of all the owners of real estate in the District is attached hereto as **Exhibit C**.

2. **Name of District.**

   The name of the District is the "Sunshine Towne Centre Community Improvement District."

3. **Signatures May Not Be Withdrawn Later Than Seven Days After Submittal.**

Notice has been provided to all Petitioners that their signatures may not be withdrawn later than seven (7) days after the filing of this Amended Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. **Five-Year Plan.**

An amended five-year plan stating a description of the purposes of the District, the services it will provide, each improvement it will make from the list of allowable improvements under Section 67.1461 of the Act, including the Additional Work, an estimate of costs of these services and improvements to be incurred, the anticipated sources of funds to pay the costs, and the anticipated terms of the sources of funds to pay the costs is attached hereto as **Exhibit D** and includes **Exhibits D-1 and D-2**.

5. **Type of District.**

Pursuant to the Ordinance, the District was formed as a political subdivision.

6. **Board of Directors.**

A. The is (and will be) governed by a five (5) member board of directors (the "Board").

B. Each Director, during the Director's entire term, shall:

i) Be at least 18 years of age;

ii) Be a resident of the state of Missouri; and

iii) Be an owner of real property within the District, which is defined in the Act as the individual or individuals or entity or entities who own a fee interest in real property that is located within the district ("**Owner**") or their legally authorized representative ("**Owner Representative**"); or an owner of a business operating within the District, which the Act defines for business organizations and other entities as the individual who is legally authorized to represent the entity with regard to the District ("**Business Owner**"); and

iv) Notwithstanding the foregoing subsection (iii), at least one Director must not be an Owner, Owner Representative, or Business Owner, and instead must meet all of the following:

(a) Be a resident of the City of Springfield;

(b) Be qualified and registered to vote under RSMo. Chapter 115 according to the records of the election authority as of the thirtieth (30th) day prior to the date of the applicable election;

(c) Have no financial interest in any real property or business operating within the District; and

(d) Not be a relative within the second degree of consanguinity or affinity to an owner of real property or a business operating in the District.

C. Each Director who is an Owner or Owner Representative located in the District must declare to be either an Owner or Owner Representative. All Owner Representatives must be certified in writing as an Owner Representative by the Owner. In the event the Owner de-certifies an Owner Representative as an authorized representative of the Owner, for any reason at the discretion of the Owner, the Owner Representative shall immediately be ineligible to be a Director and shall automatically be removed from the Board.

D. Except for the Directors named below, each Director shall be appointed by the Mayor with the advice and consent of the City Council according to a slate submitted by the Board to the City Clerk.

E. The following slate of Directors were approved by the ordinance. Since that time, Sean McQueary, Greg Smith, Jameson Clark, and John Fugitt have all resigned. As such, the following individuals are hereby appointed for the remainder of such directors' terms.

Original Director	Status	New Director	TERM	Expiration
Tom Walker			4 Years	April 22, 2028
Greg Smith	Resigned	Curtis Jared	4 Years	April 22, 2028
Jameson Clark	Resigned	David Havens	2 Years	April 22, 2026
John Fugitt	Resigned	Tyler Creach	2 Years	April 22, 2026
Sean McQueary	Resigned	Kerry Rovig	2Years	April 22, 2026

F. Their successors shall serve for four-year terms or until their successors are appointed in accordance with the Act. If so appointed, there shall be no limits on the number of times a person may serve as a Director and there shall not be any term limits.

G. In the event for any reason a Director is not able to serve his or her full term or is removed from the Board for any reason ("**Exiting Director**"), any vacancy to the Board shall be filled by appointment of an interim director ("**Interim Director**") which shall be nominated by the remaining Directors and appointed by the Mayor as per Section 7 of this Petition. Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth in this Section 6, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director. However, the failure to meet such representation requirements shall not affect the Board's authority to hold meetings, exercise any of the District's powers or take any otherwise lawful action, assuming a lawful quorum to do so.

7. **Successor Directors.**

A. Successor Directors, whether to serve a new term or to fill a vacancy on the Board, shall be appointed in accordance with the Act according to a slate submitted to the City Clerk by the Board. The City Clerk shall deliver the slate to the Mayor. The Mayor may appoint the successor Directors according to the slate submitted, provided that such appointments shall not be effective unless the City Council consents to said appointments by resolution; or the Mayor or the City Council may reject the slate submitted and request in writing that the Board submit an alternate slate.

B. If an alternate slate is requested, the Board shall submit an alternate slate to the City Clerk. The City Clerk shall deliver the alternate slate to the Mayor. The Mayor may appoint the successor Directors according to the alternate slate submitted, and the City Council may consent by resolution to the appointment; or, the Mayor or the City Council may reject the alternate slate submitted and request that the Board submit another alternate slate.

C. The procedure described above shall continue until the successor Directors are appointed by the Mayor with the consent of the City Council.

8. **Total Assessed Value.**

As of the date of submittal of this Petition, the total assessed value of all privately-owned real property located within the District is $300,705.60.[1]

9. **Determination of Blight.**

The Petitioners do not seek a determination that the District, or any portion thereof, is a blighted area.

10. **Life of District.**

Subject to the provisions of Section 13 of this Petition, the District will continue to exist and function until the earlier of: (i) 27 years from the effective date of the Ordinance unless the municipality extends the length of time under section 67.1481 of the Act; (ii) until the entire cost of the CID Projects (and accrued interest), as such term is defined on Exhibit D attached hereto, and including Exhibits D-1 and D-2, is reimbursed by the CID Sales Tax Revenue, as herein defined; or (iii) until any bond, notes, or other obligations issued by or on behalf of the District (the "**CID Obligations**") to pay the costs of the CID Projects (including the Additional Work) have been fully repaid (however, in this regard, a refinancing or restructuring of said bond issue shall not constitute a repayment thereof).

11. **Maximum Rates of Business License Tax, Real Property Tax and Sales Tax.**

[1] As the District includes portions of certain parcels, the value of such partial parcels was prorated based on the area of such parcel located within the District.

A. **License and Real Estate Taxes.**

The District will not impose business license taxes or real estate taxes.

B. **Sales and Use Taxes.**

On or about April 23, 2024, the District adopted Resolution No. 24-009 imposing a district sales and use tax (the "CID Sales Tax"), at a maximum rate not to exceed one percent (1.0%), on all retail sales made in the District which are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo., except sales of motor vehicles, trailers, boats, or outboard motors and sales to or by public utilities and providers of communications, cable, or video services. On or about June 25, 2024 the qualified voter approved the CID Sales Tax by mail-in ballot.

12. **Maximum Rates of Special Assessments and the Method of Assessment.**

The District will not impose special assessments.

13. **Cooperative Agreement Relating to CID Sales Tax Revenue Collection and Distribution.**

Pursuant to Resolution No. 24-007, the District is authorized to enter into an intergovernmental agreement the City and the Developer (the "**Agreement**") concerning the collection and administration of the District revenues, the method of certifying eligible project costs, payment of ongoing District operating costs, disbursement of District revenues, and other rights, duties, and obligations of the District, City, and Developer for the operations of the District. Within six (6) months of the Ordinance approving this Amended Petition, the District, the City, and the Developer shall enter into an amendment to the Agreement concerning the Additional Work.

14. **Limitations on Borrowing Capacity.**

The District has the authority to borrow funds from any public or private source and issue obligations and provide security for the repayment of same as provided by the Act and as otherwise provided by Missouri law, including, without limitation, pledging CID Sales Tax Revenue. Petitioners do not seek limitations on the borrowing capacity of the District.

15. **Limitations on Revenue Generation.**

The District has no limitations on the revenue it may generate.

16. **Other Limitations on District Powers.**

The District has the authority and powers granted to community improvement districts and political subdivisions under the Act and as otherwise provided by Missouri law.

17. **Annual Reports and Meetings.**

The District shall continue to comply with the reporting and meeting requirements described in Sections 67.1471 and 105.145, RSMo., and acknowledges that such meetings shall be open to the public and subject to the requirements of the Missouri Sunshine Law set forth in RSMo. Section 610.010, et seq.

18. **Request for Ordinance Establishing District.**

The Petitioners respectfully request the City Council of the City of Springfield, Missouri to hold a public hearing in accordance with section 67.1421, RSMo. and adopt an ordinance to adopt this Amended Petition.

19. **Severability**

If any provision of this Petition shall be held or deemed to be invalid, inoperative, or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions or this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative, or unenforceable to any extent whatsoever.

[Remainder of page left intentionally blank]

Signature Page to Petition to Establish the
Sunshine Towne Centre Community Improvement District

The undersigned requests that the City Council of the City of Springfield, Missouri establish the Sunshine Towne Centre Community Improvement District according to the preceding Petition.

Name of Owner: **Springfield West Partners LLC**
Owner's Telephone Number: **(417) 877-7900**
Owner's Mailing Address: **2870 S INGRAM MILL RD # A, SPRINGFIELD, MO 65804**
If Signer is different from **Owner**
Name and Title of Signer: **CURTIS JARED, MANAGER**
Basis of Signer's Legal Authority to Sign: MANAGER
Signer's Telephone Number: **(417) 877-7900**
Signer's Mailing Address: **2870 S INGRAM MILL RD # A, SPRINGFIELD, MO 65804**

Owner's Property within District

New tax ID	Address	Acres	2024 EAV	Owner
1333210040	1903 S FARM ROAD 133	4.962	$ 7,110.00	SPRINGFIELD WEST PARTNERS LLC

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: _____ 08/14/25
Curtis Jared, *Manager* Date

STATE OF MISSOURI)
) SS.
COUNTY OF GREENE)

Before me personally appeared Curtis Jared, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 14th day of August 2025.

_____
Notary Public

My commission expires: July 20, 2029

LEIGH G. BABBIT-BEKEBREDE
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires July 20, 2029
Commission #12864740

Signature Page to Petition to Establish the
Sunshine Towne Centre Community Improvement District

The undersigned requests that the City Council of the City of Springfield, Missouri establish the Sunshine Towne Centre Community Improvement District according to the preceding Petition.

Name of Owner: **OG Real Estate Springfield MO LLC**
Owner's Telephone Number: **(417) 877-7900**
Owner's Mailing Address: **2870 S INGRAM MILL RD # A, SPRINGFIELD, MO 65804**
If Signer is different from **Owner**
Name and Title of Signer: **CURTIS JARED, MANAGER**
Basis of Signer's Legal Authority to Sign: MANAGER
Signer's Telephone Number: **(417) 877-7900**
Signer's Mailing Address: **2870 S INGRAM MILL RD # A, SPRINGFIELD, MO 65804**

Owner's Property within District

New tax ID	Address	Acres	2024 EAV	Owner
1333210041	3370 W SUNSHINE ST	2.567	$115,460.00	OG REAL ESTATE SPRINGFIELD MO LLC

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: Curtis Jared 08/14/25
Curtis Jared, *Manager* Date

STATE OF MISSOURI)
) SS.
COUNTY OF GREENE)

Before me personally appeared Curtis Jared, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 14th day of August 2025.

Leigh G. Babbit-Bekebrede
Notary Public

My commission expires: July 20, 2029

LEIGH G. BABBIT-BEKEBREDE
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires July 20, 2029
Commission #12864740

Signature Page to Petition to Establish the
Sunshine Towne Centre Community Improvement District

The undersigned requests that the City Council of the City of Springfield, Missouri establish the Sunshine Towne Centre Community Improvement District according to the preceding Petition.

Name of Owner: **3310 W SUNSHINE LLC**
Owner's Telephone Number: **(417) 877-7900**
Owner's Mailing Address: **2870 S INGRAM MILL RD # A, SPRINGFIELD, MO 65804**

If Signer is different from **Owner**
Name and Title of Signer: **CURTIS JARED, MANAGER**
Basis of Signer's Legal Authority to Sign: MANAGER
Signer's Telephone Number: **(417) 877-7900**
Signer's Mailing Address: **2870 S INGRAM MILL RD # A, SPRINGFIELD, MO 65804**

Owner's Property within District

New tax ID	Address	Acres	2024 EAV	Owner
1333210043	3310 W SUNSHINE ST	1.154	$ 68,160.00	3310 W SUNSHINE LLC

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: Curtis Jared 08/14/25
Curtis Jared, *Manager* Date

STATE OF MISSOURI)
) SS.
COUNTY OF GREENE)

Before me personally appeared Curtis Jared, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 14th day of August 2025.

Leigh G. Babbit-Bekebrede
Notary Public

My commission expires: July 20, 2029

LEIGH G. BABBIT-BEKEBREDE
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires July 20, 2029
Commission #12864740

Signature Page to Petition to Establish the
Sunshine Towne Centre Community Improvement District

The undersigned requests that the City Council of the City of Springfield, Missouri establish the Sunshine Towne Centre Community Improvement District according to the preceding Petition.

Name of Owner: **3340 W SUNSHINE LLC**
Owner's Telephone Number: **(417) 877-7900**
Owner's Mailing Address: **2870 S INGRAM MILL RD # A, SPRINGFIELD, MO 65804**

If Signer is different from **Owner**
Name and Title of Signer: **CURTIS JARED, MANAGER**
Basis of Signer's Legal Authority to Sign: MANAGER
Signer's Telephone Number: **(417) 877-7900**
Signer's Mailing Address: **2870 S INGRAM MILL RD # A, SPRINGFIELD, MO 65804**

Owner's Property within District

New tax ID	Address	Acres	2024 EAV	Owner
1333210042	3340 W SUNSHINE ST	0.818	$ 56,930.00	3340 W W SUNSHINE LLC

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: Curtis Jared 08/14/25
Curtis Jared, *Manager* Date

STATE OF MISSOURI)
) SS.
COUNTY OF GREENE)

Before me personally appeared Curtis Jared, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 14th day of August 2025.

Leigh Babbit-Bekebrede
Notary Public

My commission expires: July 20, 2029

LEIGH G. BABBIT-BEKEBREDE
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires July 20, 2029
Commission #12864740

CLERK'S RECEIPT OF PETITION

This Amended Petition to establish the Sunshine Towne Centre Community Improvement District was filed in the office of the City Clerk of Springfield, Missouri on the 26th day of August, 2025.

[SEAL]

Anita J. Cotter, MMC/MPCC
City Clerk

EXHIBIT A

District Legal Description

Part of the NW 1/4 of Section 33, part of the NE 1/4 of Section 32, West of the Fifth Principal Meridian, Greene County, Missouri and being more particularly described as follows:

Commencing at the Northwest Corner of said NW 1/4 of the NW 1/4; thence South 88°43'00" East 226.63 feet along the North line of said Section 33; thence leaving the North line of said Section 33, South 1°17'00" West 83.14 feet , on the South Right of Way line at Station 467+64.31 with an Offset Right of 54 feet from the centerline for W. Sunshine St., as described in General Warranty Deed, Recorded in Book 2579, Page 1062, MODot Job No. J8U0509; thence continuing along W. Sunshine St. South Right of Way as shown on Final Plans, Route 60 Federal Aid Project Number FAC85-AID, Sheet 8, South 88°38'20" East 475.56 feet, to the Point of Beginning; thence continuing along said W. Sunshine St. South Right of Way line, South 88°38'20" East 559.13 feet; thence continue along said W. Sunshine St. South Right of Way line, South 48°21'33" East 53.69 feet; thence leaving said W. Sunshine St. South Right of Way line, 2°05'32" West 72.21 feet; thence around a tangent curve to the left having a radius of 125.73 feet, an arc length of 9.10 feet, a chord bearing of South 0°01'08" West and a Chord distance of 9.10; thence South 2°03'16" East 75.74 feet; thence around a tangent curve to the right having a radius of 74.27 feet, an arc length of 5.38 feet, a chord bearing of South 0°01'08" West and a Chord distance of 5.37; thence South 2°05'32" West 214.85 feet; thence around a tangent curve to the left having a radius of 1525.73 feet, an arc length of 18.43 feet, a chord bearing of South 1°44'46" West and a Chord distance of 18.43 feet; thence South 1°24'00" West 320.60 feet to a found iron pipe at the Northeast corner of Lot 1, Yandell Subdivision, Recorded March 12, 1965 in Book W, Page 65; thence North 88°38'44" West 114.33 feet along the North line of said Lot 1, Yandell Subdivision to a found iron pin at the Northeast corner of Lot 1, Final Plat, Windchime Subdivision, Recorded August 15, 1986 in Book JJ, Page 68; thence along the North line of said Windchime Subdivision, North 88°54'22" West 140.54 feet to a found iron pin; thence continue along the North line of said Windchime Subdivision, North 88°40'06" West 70.86 feet to a found iron pin; thence continue along the North line of said Windchime Subdivision, North 88°33'58" West 70.65 feet to a found iron pin; thence continue along the North line of said Windchime Subdivision, North 88°46'46" West 140.76 feet to a found iron pin; thence continue along the North line of said Windchime Subdivision, North 88°41'17" West 140.85 feet to a found iron pin; thence continue along the North line of said Windchime Subdivision, North 88°43'44" West 70.35 feet to a found iron pin; thence continue along the North line of said Windchime Subdivision, North 88°43'20" West 352.76 feet to a found iron pin; thence continue along the North line of said Windchime Subdivision, North 87°29'51" West 208.70 feet to a found iron pin on the West line of said Section 33; thence North 88°29'51" West 47.34 to a point on the Easterly Right of Way line for W. Bypass as described in General Warranty Deed, Recorded in Book 2579, Page 1062, MODot Job No. J8U0509; thence along the said W. Bypass Easterly Right of Way, around a curve to the left having a radius of 1363.24 feet, an arc length of 80.01 feet, a chord bearing of North 11°06'20" East and a Chord distance of 80.00; thence leaving said W. Bypass

Easterly Right of Way line, South 71°53'30" East 69.21 feet; thence South 81°35'38" East 59.38 feet; thence South 88°38'20" East 578.81 feet; thence North 89°06'21" East 32.94 feet; thence North 45°12'39" East 34.67 feet; thence North 1°21'40" East 280.03 feet; thence North 0°47'12" West 80.06 feet; thence North 1°21'40" East 278.01 feet; thence North 24°38'03" East 35.05 feet to the Point of Beginning

Contains 483,245 square feet or 11.094 acres of land, more or less.

EXHIBIT B

Map of District Boundary

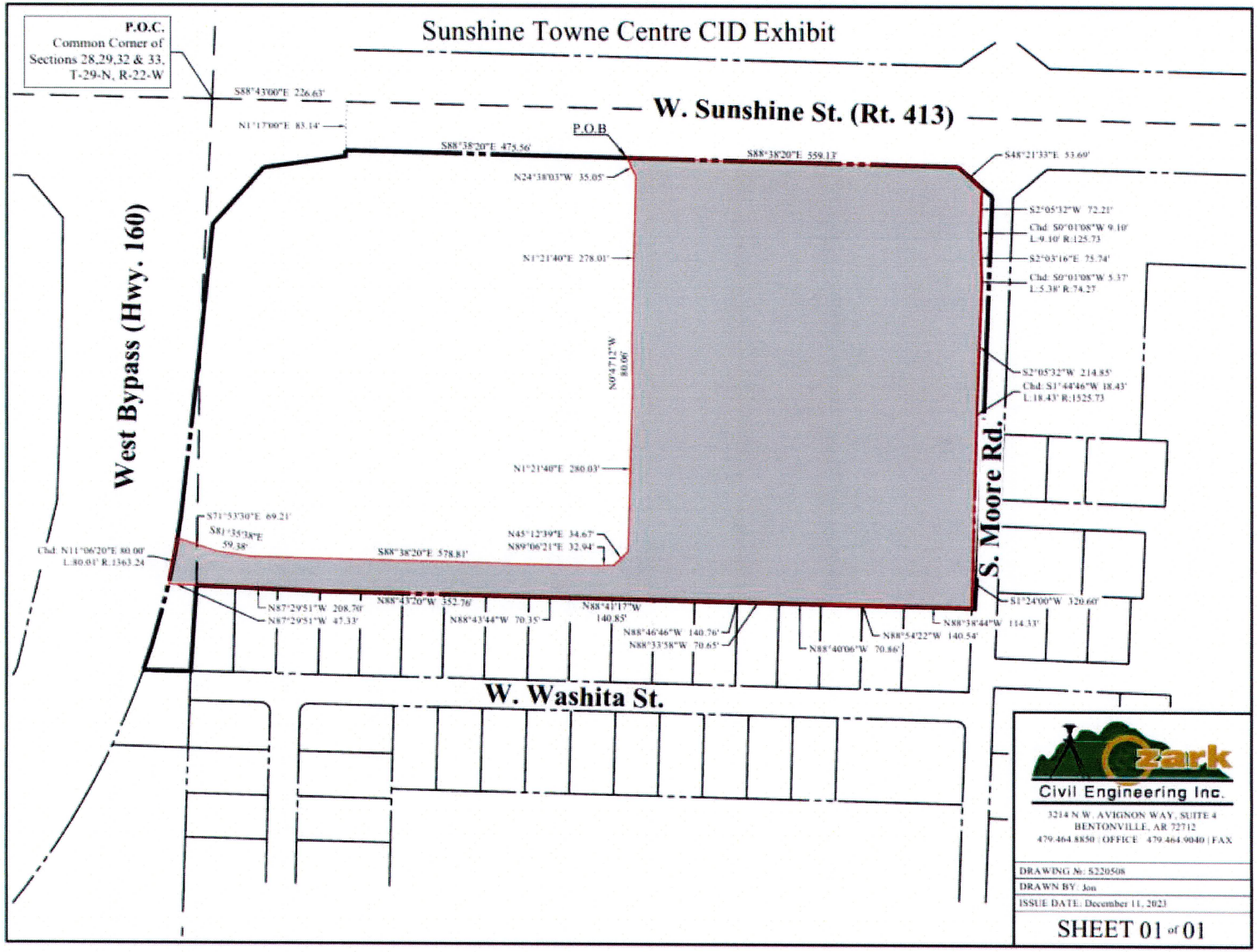


EXHIBIT C

List of Owners of Real Property within District

New tax ID	Address	Acres	2024 EAV	Owner
1333210036	Access Easement	1.58722	$ 53,045.60	TARGET CORP
1333210040	1903 S FARM ROAD 133	4.962	$ 7,110.00	SPRINGFIELD WEST PARTNERS LLC
1333210041	3370 W SUNSHINE ST	2.567	$115,460.00	OG REAL ESTATE SPRINGFIELD MO LLC
1333210042	3340 W SUNSHINE ST	0.818	$ 56,930.00	3340 W SUNSHINE LLC
1333210043	3310 W SUNSHINE ST	1.154	$ 68,160.00	3310 W SUNSHINE LLC
		11.08822	**$300,705.60**	

NOTES:

(1) Parcel No. 88-13-33-210-036 has 13.01 acres and an assessed value of $434,800. However, only 12.2% of said tract (and none of the buildings) is located in the District.

(2) The Parces shown above reflect the Plat of Sunshine Towne Centre, 1st Addition, which was recorded on August 27, 2024, in Book 2024, Page 026408, after the original formation of the District.

(3) Deed to 3340 W SUNSHINE LLC recorded on August 5, 2025 in Book 2025 at Page 025270-25.

(4) Location of Parcels set forth below:

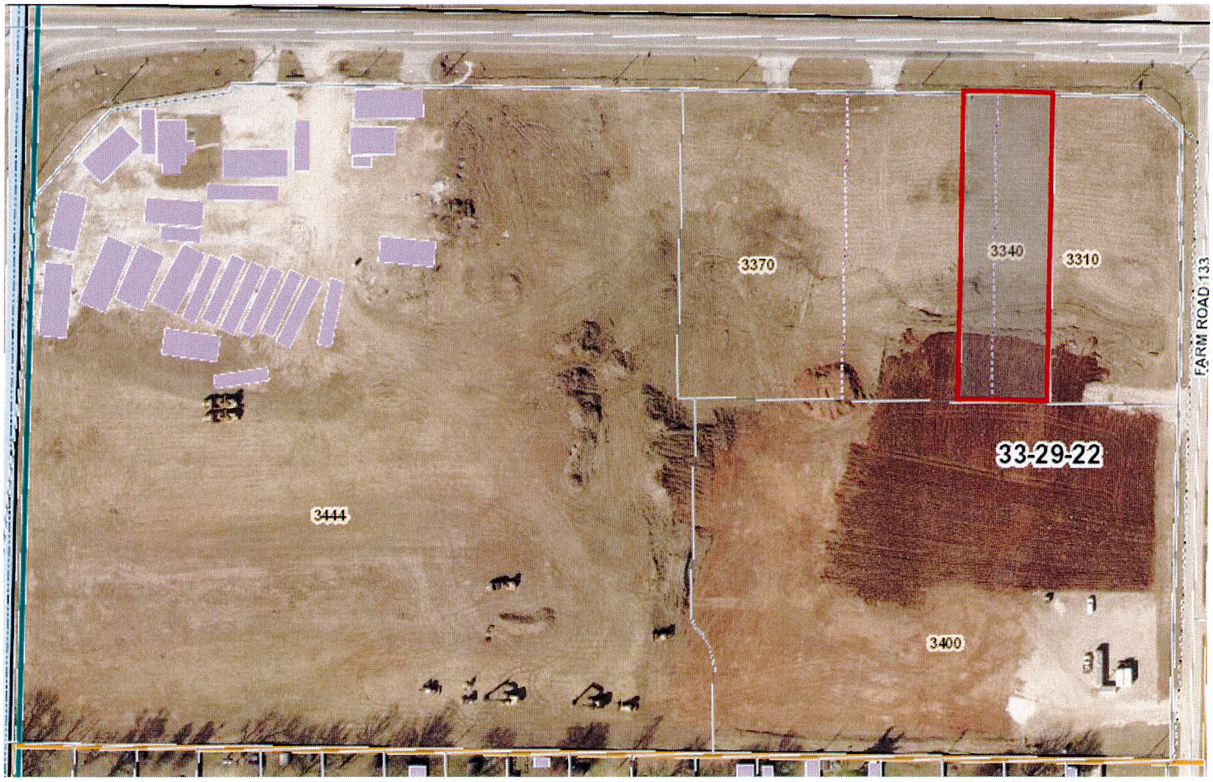


EXHIBIT D
Amended Five-Year Plan

1. **Purpose of the District.** The purposes of the District are to:

   A. Form and govern the District as provided in this Petition and in accordance with the Act and the Missouri Revised Statutes;

   B. Provide or cause to be provided for the benefit of the District, certain CID Projects as described in this Exhibit;

   C. Develop funding sources, including the levying of the CID Sales Tax, necessary in order to pay for the required expenses, costs and expenses of the District and to pay for the CID Projects in a manner provided in this Petition and as authorized by the Act;

   D. Provide for ongoing administrative activities (e.g. accounting, communications, reporting) as are required by the Act and the Cooperative Agreement; and,

   E. Such other purposes as authorized or required by the Act.

2. **CID Projects**

   A. **Services.** The services that may be performed by the District include the following:

      i) The District will oversee organizational matters of the District, including the adoption of bylaws and other governance policies; support business activity and in the District including the promotion of business activities through the construction, installation, maintenance, and equipping of improvements within the District; and undertake and satisfy administrative responsibilities required under the CID Act.

      ii) In connection with the improvements, the District may facilitate/provide funding for applicable professional fees and other costs, including (i) architectural, (ii) legal/accounting (iii) engineering, (iv) landscape design, (v) permits (vi) insurance.

   B. **Improvements.**

      i) Facilitate/provide funding in order to construct, reconstruct, install, repair, maintain, and equip any of the following: sidewalks, streets (including the access road depicted in the site plan attached hereto as Exhibit D-4), lighting, retaining walls, traffic signs and signals utilities, drainage works, water, electrical distribution facilities, storm and sewer systems and other site improvements, and any other useful, necessary or desired improvements permitted under the CID Act. Those portions of the CID Project that constitute the Additional Work are set forth in Exhibit D-1.

C. **Costs**.

i) The estimated costs of the CID Projects, including the Additional Work (exclusive of accrued interest) to be reimbursed by the District are set forth in the attached Exhibit D-1. The party or parties constructing the improvements may only be reimbursed by the CID Sales Tax for the items identified as Reimbursable Project Costs on this Exhibit D-1 (the "**Reimbursable Project Costs**"), plus accrued interest, as set forth in the Cooperative Agreement.

3. **Budget.** The anticipated sources of funds to pay the costs, the anticipated terms of the sources of funds to pay the costs, the estimated operating costs, and the estimated five-year budget are set forth in the attached Exhibit D-2 and Exhibit D-3.

EXHIBIT D-1

Estimated CID Project Costs

ESTIMATED CID PROJECT COSTS

Item	Original Project Cost	Adjusted Additional Project	Final Project Cost
Mobilization	$ 81,583.00	$ -	$ 81,583.00
Roadway/Asphalt/Curbs/Gutters/Sidewalks	$ 457,873.00	$ 5,000.00	$ 462,873.00
Master Detetion Basin Structures/Piping	$ 1,205,758.00	$ 7,371.00	$ 1,213,129.00
Fencing/Buffer/Landscaping	$ 98,600.00	$ 100,250.00	$ 198,850.00
Street Lighting/Underground conduit/Pole Bases	$ 152,315.00	$ -	$ 152,315.00
Soil Stabilization/Remediation/Rock Removal	$ 101,715.00	$ 373,395.00	$ 475,110.00
New Public Water Main	$ -	$ 95,943.00	$ 95,943.00
New Underground Electric Distribution	$ -	$ 75,572.00	$ 75,572.00
New Public Sewer Main	$ -	$ 86,370.00	$ 86,370.00
Topsoil Distribution	$ 5,831.00	$ (5,831.00)	$ -
Hydro mulching/Site Stabilization	$ 25,900.00	$ 5,600.00	$ 31,500.00
Striping	$ 4,500.00	$ (4,500.00)	$ -
Right of Way Acquisition	$ 41,143.00	$ -	$ 41,143.00
Civil Engineering	$ 15,187.00	$ 22,463.00	$ 37,650.00
Legal	$ 26,925.00	$ 17,677.00	$ 44,602.00
	$2,217,330.00	**$779,310.00**	**$2,996,640.00**

NOTE: Categories and amounts are for illustration purposes only and are not intended to establish limitations for any particular purpose. Savings in one budget category may be applied to additional costs incurred in other budget categories; provided however, the total amount may not exceed $2,996,640.00 (exclusive of interest). The amount shown above excludes accrued interest on any obligations issued by the District to finance the CID Project.

EXHIBIT D-3

Five-Year Budget with Anticipated Sources of Funds and Terms of Sources of Funds

Sunshine Towne Centre CID — **1% CID Sales Tax Estimate**

Community Improvement District

CID Sales Tax Rate: 1.000%

	2025 Year 1	2026 Year 2	2027 Year 3	2028 Year 4	2029 Year 5	2030 Year 6	2031 Year 7	2032 Year 8	2033 Year 9	2034 Year 10	2035 Year 11	2036 Year 12	2037 Year 13
Outparcel Restaurant	80,000	84,000	84,840	85,688	86,545	87,411	88,285	89,168	90,059	90,960	91,870	92,788	93,716
Outparcel Coffee	20,000	21,000	21,210	21,422	21,636	21,853	22,071	22,292	22,515	22,740	22,967	23,197	23,429
Outparcel - Drive Thru	40,000	42,000	42,420	42,844	43,273	43,705	44,142	44,584	45,030	45,480	45,935	46,394	46,858
General Retail	83,259	87,422	88,296	89,179	90,071	90,972	91,881	92,800	93,728	94,665	95,612	96,568	97,534
Net Sales Tax Revenue	**223,259**	**234,422**	**236,766**	**239,134**	**241,525**	**243,940**	**246,380**	**248,844**	**251,332**	**253,845**	**256,384**	**258,948**	**261,537**

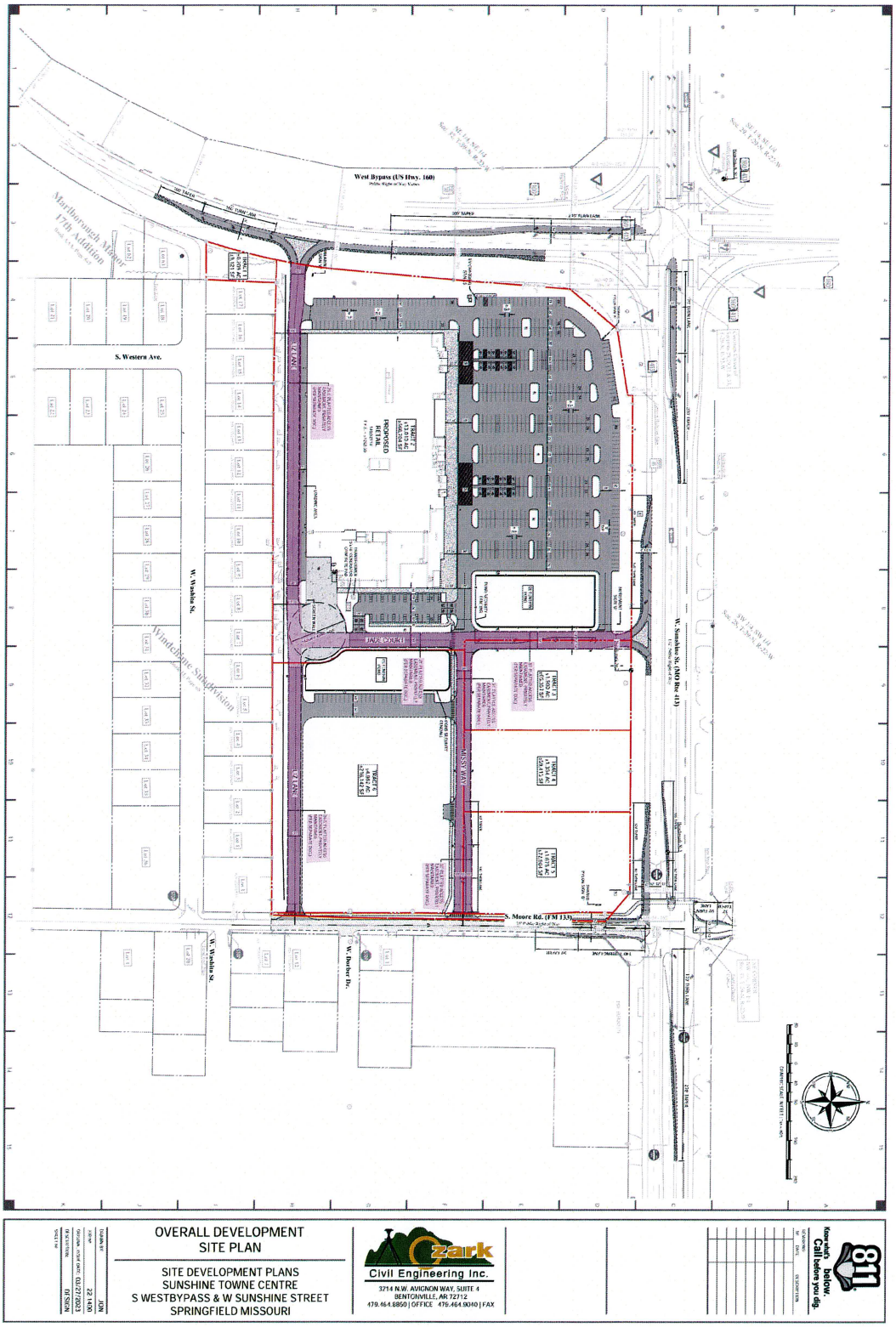
	2038 Year 14	2039 Year 15	2040 Year 16	2041 Year 17	2042 Year 18	2043 Year 19	2044 Year 20	2045 Year 21	2046 Year 22	2047 Year 23	2048 Year 24	2049 Year 25	2050 Year 26	2051 Year 27
Outparcel Restaurant	94,653	95,600	96,556	97,521	98,497	99,482	100,476	101,481	102,496	103,521	104,556	105,602	106,658	107,724
Outparcel Coffee	23,663	23,900	24,139	24,380	24,624	24,870	25,119	25,370	25,624	25,880	26,139	26,400	26,664	26,931
Outparcel - Drive Thru	47,327	47,800	48,278	48,761	49,248	49,741	50,238	50,741	51,248	51,760	52,278	52,801	53,329	53,862
General Retail	98,509	99,494	100,489	101,494	102,509	103,534	104,570	105,615	106,671	107,738	108,815	109,904	111,003	112,113
Net Sales Tax Revenue	**264,153**	**266,794**	**269,462**	**272,157**	**274,878**	**277,627**	**280,403**	**283,207**	**286,039**	**288,900**	**291,789**	**294,707**	**297,654**	**300,630**

SUNSHINE TOWNE CENTRE SUMMARY		
YEAR	1% CID Revenue	TOTAL
2025	223,259	**223,259**
2026	234,422	**234,422**
2027	236,766	**236,766**
2028	239,134	**239,134**
2029	241,525	**241,525**
2030	243,940	**243,940**
2031	246,380	**246,380**
2032	248,844	**248,844**
2033	251,332	**251,332**
2034	253,845	**253,845**
2035	256,384	**256,384**
2036	258,948	**258,948**
2037	261,537	**261,537**
2038	264,153	**264,153**
2039	266,794	**266,794**
2040	269,462	**269,462**
2041	272,157	**272,157**
2042	274,878	**274,878**
2043	277,627	**277,627**
2044	280,403	**280,403**
2045	283,207	**283,207**
2046	286,039	**286,039**
2047	288,900	**288,900**
2048	291,789	**291,789**
2049	294,707	**294,707**
2050	297,654	**297,654**
2051	300,630	**300,630**
TOTAL		**$ 7,144,715**

NOTE: THE AMOUNTS SHOWN ABOVE ARE PRELIMINARY ESTIMATES; ACTUAL REVENUES WILL VARY FROM THE ABOVE PRELIMINARY ESTIMATES. ALL REVENUES ARE GENERATED FROM THE CID SALES TAX.

EXHIBIT D-4

Conceptual Site Plan



The interior access roads are shaded in purple. The CID Project also include other necessary or desired improvements permitted under the CID Act, which are located outside of the shaded area but are necessary or directly benefitting the access roads. Site plan is conceptual and subject to change.

Exhibit 2

FIRST AMENDMENT TO COOPERATIVE AGREEMENT

among the

CITY OF SPRINGFIELD, MISSOURI,

and

SUNSHINE TOWNE CENTRE
COMMUNITY IMPROVEMENT DISTRICT

and

SPRINGFIELD WEST PARTNERS, LLC

dated as of

_____ ____, _____

FIRST AMENDMENT TO COOPERATIVE AGREEMENT

THIS FIRST AMENDMENT TO COOPERATIVE AGREEMENT ("**Agreement**"), entered into as of this ____ day of _____, 2025, among the **CITY OF SPRINGFIELD, MISSOURI**, a constitutional charter city and political subdivision of the State of Missouri (the "**City**"), the **SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT**, a Missouri community improvement district (the "**District**"), and **SPRINGFIELD WEST PARTNERS, LLC** (the "**Developer**") (the City, District and Developer being sometimes collectively referred to herein as the "**Parties**", and individually as a "**Party**", as the context so requires).

WITNESSETH:

WHEREAS, on January 16, 2024, the owners of record of more than fifty percent (50%) by assessed value of the real property within the boundaries of the District and the owners of record of more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District filed the "Petition to Establish the Sunshine Towne Centre Community Improvement District", which proposed formation of the District (the "**Original Petition**"); and

WHEREAS, the City Council of Springfield, Missouri (the "**City Council**"), adopted Ordinance No. 27968 which approved the Petition and established the District (the "**Ordinance**") for the purpose of providing funding for certain public improvements within the District (the "**CID Project**"); and

WHEREAS, pursuant to Section 13 of the Petition, the District, the Developer, and the City entered into a cooperative agreement (the "**Original Agreement**") concerning the collection and administration of the District revenues, the method of certifying eligible project costs, payment of ongoing District operating costs, disbursement of District revenues, and other rights, duties, and obligations of the District, City, and Developer for the operations of the District; and

WHEREAS, after the date of the Ordinance, the City required additional public improvements within the District (such work, as more particularly described in the Amended Petition and Exhibit A, appended hereto, the "**Additional Work**");

WHEREAS, on May ____, 2025 the owners of record of more than fifty percent (50%) by assessed value of the real property within the boundaries of the District and the owners of record of more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District filed the "Amended Petition to Establish the Sunshine Towne Centre Community Improvement District" (the "**Amended Petition**") concerning the Additional Work;

WHEREAS, pursuant to Section 4.6 of the Original Agreement and the City Council held a public hearing on ____, 202____ and adopted Special Ordinance _____, which approved the Additional Work; and

WHEREAS, the original agreement provided that the maximum Reimbursable Project Costs was $2,217,330.00 (exclusive of Operating Costs and any Accrued Interest) (the "**Max Amount**");

WHEREAS, the District is authorized under the CID Act to undertake the CID Projects, to impose the CID Sales and Use Tax to pay for Reimbursable Project Costs and other costs relating to the administration of the District and the implementation of the CID Projects, and to enter into the Original Agreement and this Amendment for such purposes; and

WHEREAS, the City, the District, and the Developer desire to enter into this Amendment to increase the Max Amount and set forth the Parties' duties and obligations with respect to the Additional Work.

NOW, THEREFORE, for and in consideration of the premises, and the mutual covenants herein contained, the Parties agree as follows:

ARTICLE 1: RECITALS, EXHIBITS, AND DEFINITIONS

Section 1.1 Recitals and Exhibits.

The representations, covenants and recitations set forth in the foregoing recitals are hereby incorporated into and made a part of this Amendment as though they were fully set forth in this Section.

Section 1.2 Exhibit A-1.

Exhibit A-1 to the Original Agreement is hereby deleted and replaced with A-1 appended to this Amendment. .

Section 1.3 Definitions.

Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in then Original Agreement. Notwithstanding the foregoing, the following definitions in the Original Agreement are hereby deleted and replaced as follows:

"**CID Projects**" means the services and public improvements within the District, eligible under the CID Act, that are provided for and constructed for, or in connection with, the District, as described in **Exhibit "A-1"** attached hereto. For avoidance of doubt, the CID Projects includes the work set forth in the Original Petition and the Additional Work.

ARTICLE 2: MISCELLANEOUS

Section 2.1 Effective Date and Term.

This Amendment shall become effective on the date set forth herein.

Section 2.2 Immunities.

No recourse shall be had for any claim based upon any representation, obligation, covenant or agreement in this Amendment maintained against any past, present or future officer, member, employee, director or agent of the City or the District, or of any successor thereto, as such, either directly or through the City or the District, or any successor thereto, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such officers, members, employees, directors or agents as such is hereby expressly waived and released as a condition of and consideration for the execution of this Amendment. The District, as a separate political subdivision of the state, is responsible for compliance with all applicable state laws and agree to hold harmless and indemnify the City from and against all suits, claims, costs of defense, damages, injuries,

liabilities, costs and/or expenses, including court costs and attorney fees, resulting from, arising out of, or in any way connected with District's failure to comply with any applicable law.

Section 2.3 Modification.

The terms, conditions, and provisions of this Amendment can be neither modified nor eliminated except in writing and by mutual agreement between the Parties. Any modification to this Amendment as approved shall be attached hereto and incorporated herein by reference.

Section 2.4 Applicable Law.

This Amendment shall be governed by and construed in accordance with the laws of the State of Missouri. In the event of any dispute under this Amendment, venue shall be proper only in the Circuit Court of Greene County, Missouri. The Parties agree that the engagement of common special legal counsel among two or more Parties to this Amendment does not materially limit the representation of those Parties and will not adversely affect the relationship between such Parties.

Section 2.6 Validity and Severability.

It is the intention of the parties hereto that the provisions of this Amendment shall be enforced to the fullest extent permissible under the laws and public policies of the State of Missouri, and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Amendment. Accordingly, if any provision of this Amendment shall be deemed invalid or unenforceable in whole or in part, this Amendment shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Amendment in order to render the same valid and enforceable.

Section 2.7 Execution of Counterparts.

This Amendment may be executed simultaneously in two or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

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IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

ATTEST:

THE CITY OF SPRINGFIELD, MISSOURI

By:_____
City Manager

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney or designee

SUNSHINE TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT

By:_____
Name:
Title:

ATTEST

By:_____

SPRINGFIELD WEST PARTNERS, LLC

By:_____
Name:
Title:

ATTEST

By:_____

EXHIBIT A-1

ESTIMATED COSTS OF CID PROJECT

A. Estimated CID Project Costs

Item	Original Project Cost	Adjusted Additional Project	Final Project Cost
Mobilization	$ 81,583.00	$ -	$ 81,583.00
Roadway/Asphalt/Curbs/Gutters/Sidewalks	$ 457,873.00	$ 5,000.00	$ 462,873.00
Master Detetion Basin Structures/Piping	$ 1,205,758.00	$ 7,371.00	$ 1,213,129.00
Fencing/Buffer/Landscaping	$ 98,600.00	$ 100,250.00	$ 198,850.00
Street Lighting/Underground conduit/Pole Bases	$ 152,315.00	$ -	$ 152,315.00
Soil Stabilization/Remediation/Rock Removal	$ 101,715.00	$ 373,395.00	$ 475,110.00
New Public Water Main	$ -	$ 95,943.00	$ 95,943.00
New Underground Electric Distribution	$ -	$ 75,572.00	$ 75,572.00
New Public Sewer Main	$ -	$ 86,370.00	$ 86,370.00
Topsoil Distribution	$ 5,831.00	$ (5,831.00)	$ -
Hydro mulching/Site Stabilization	$ 25,900.00	$ 5,600.00	$ 31,500.00
Striping	$ 4,500.00	$ (4,500.00)	$ -
Right of Way Acquisition	$ 41,143.00	$ -	$ 41,143.00
Civil Engineering	$ 15,187.00	$ 22,463.00	$ 37,650.00
Legal	$ 26,925.00	$ 17,677.00	$ 44,602.00
	$2,217,330.00	**$779,310.00**	**$2,996,640.00**

NOTE: The amounts shown above are preliminary estimates; actual casts will vary from the above preliminary estimates. Categories and amounts are for illustration purposes only and are not intended to establish limitations for any particular purpose. Savings in one budget category may be applied to additional costs incurred in other budget categories; provided however, the total amount may not exceed $2,996,640 (exclusive of Operating Costs and any Accrued Interest). The amount shown above excludes Operating Costs and any Accrued Interest on any obligations issued by the District to finance the CID Project.

EXPLANATION TO COUNCIL BILL 2025-226 (MCGULL)

FILED: 10/03/2025

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 48 acres of property generally located at 3830 East Division Street from County A-1, Agriculture District, to Planned Development No. 392; and adopting an updated Official Zoning Map. (By: East Division Development, LLC Etal; 3830 E. Division Street; Planned Development No. 392).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 48 acres of property generally located at 3830 East Division Street from County A-1, Agriculture District to Planned Development No. 392. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION: PLANNED DEVELOPMENT NUMBER NO. 392

The applicant is requesting to rezone approximately 48 acres of property generally located at 3830 East Division Street from County A-1, Agriculture District to Planned Development No. 392. This rezoning would facilitate the development of the property into a residential subdivision with a mixture of single-family, two-family and multi-family uses.

REMARKS:

The Planning and Zoning Commission approved an amendment to limit the building height of the multifamily portion of the development to three stories. The Planning and Zoning Commission then recommended denial of the application, by a vote of 6 to 2. City Council remanded the case back to Planning and Zoning Commission on August 11, 2025. The Planning and Zoning Commission held a public hearing on September 25, 2025 and October 9, 2025, and recommended approval, by a vote of 5 to 3.

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant has updated the site plan, renderings and elevations to reflect the changes. The applicant has included new information in the form of ground level perspectives on how the proposed development could look from different locations

along the site.

2. The applicant is limiting the height of multi-family residential within this development to three stories as originally recommended by Planning and Zoning Commission (Exhibit 1). They are also showing all multi-family at 3 stories or less in height (Exhibit 2).

3. If approved, the applicant will need to subdivide the property following the established major subdivision process. A street connection is required to connect to the stub street to the south unless a subdivision variance is approved by Planning and Zoning Commission.

4. The Comprehensive Plan's Land Use & Development chapter identifies this area within the Traditional Neighborhood placetype.

5. This application is consistent with the Traditional Neighborhood placetype which lists primary uses as single-family attached, single-family detached and multi-family dwellings as a primary use.

6. This application is consistent with the Housing and Neighborhoods chapter of the Comprehensive Plan and aligns with Goal 2, Diversify Housing Choices.

7. This application is intended to allow a variety of housing options. The southern and western perimeter contains single-family detached uses and multi-family uses on the interior of the site. The maximum proposed gross density is 11 dwelling units per acre for the entire Planned Development area. The proposed number of residential units is 510. Maximum residential densities are as follows:

a. Single Family = 2.9 units per acre
b. Duplex = 10.8 units per acre
c. Villas = 5.9 units per acre
d. Townhomes = 7.5 units per acre
e. Apartments = 15.5 units per acre

8. The submitted application includes representative elevations of the multi-family buildings that illustrate the proposed design requirements. Refer to Exhibit 2 showing conceptual exterior elevation for apartments and townhomes. The applicant has also provided 3 illustrative perspectives from the ground level of the proposed development in Exhibit 2.

9. The applicant states that the overall design intent of this development is to promote various housing types within a new community consisting of single-family homes, villas, townhomes, duplexes and apartments. Large community exterior/interior amenity spaces are provided for the entire development connected with sidewalks. These are not intended to show the final exterior elevations rather to show the general size,

massing and materials of the buildings.

10. The applicant is also proposing landscaping standards that address buffering for adjacent properties and street trees within the development as recommended by the Comprehensive Plan (Exhibit 2) as follows:

a. Streetscape requirements – To provide a pedestrian oriented streetscape, street trees have been added to one side of each street between the street curb and the public sidewalk. Given that this is often in conflict with a utility corridor, a 10' utility easement will abut and parallel the r/w on private property. A minimum of one canopy tree shall be planted between the back of curb and public sidewalk in the area provided for each 75 feet of linear right-of-way frontage. The spacing between trees can vary to accommodate driveways, utility crossings, crosswalks, and building facades. All public streets within the develop shall adhere to these requirements.

11. A TIS has been completed and accepted by the City. The improvements required based on the TIS 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. An eastbound right-turn lane is warranted at LeCompte Rd and Division St.
b. An eastbound right-turn lane is warranted at Access P1 and Division St.
c. An eastbound right-turn lane is warranted at Access P2 and Division St.
d. Signalization at the intersection of Division St and LeCompte Rd.

12. 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. The utility easements will be dedicated on the final plat.

13. The subject property has access to public sewer. Gravity public sewer will need to be provided for all new lots in accordance with city standards. This will require public improvement plans which will need to be constructed or escrowed before any plats could be approved.

14. There are few changing conditions in the area affected that make the proposed rezoning necessary. The Springfield Underground property to the north amended the PD to allow for multi-family residential uses to the north of the subject property. The property at the northeast corner of Division Street and Le Compte Road was recently rezoned to IC with a COD to allow for future commercial, office and manufacturing uses. Le Compte Road north of Division Street is being widened and Eastgate north of Division Street is being extended and connected into Le Compte Road further north of Division Street.

15. The range of uses in the proposed Planned Development is compatible with the

uses permitted on other property in the immediate vicinity. The PD to the north allows for multi-family residential. The intersection of Division and Eastgate has existing commercial and residential uses.

16. 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. Easements for utilities will be provided on the preliminary and final plat.

17. 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. With the proposed PD improvements, Public Works Traffic supports the request.

18. Approval of 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.

19. 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 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 10/15/2025

Attachments:
1. PD 392 - Division & LeCompte
2. PD 392 Revised_exhA
3. PD 392 Revised_exhB
4. PD 392 Revised_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 202
Filed: 10-14-25

Sponsored by: McGull

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-226 GENERAL ORDINANCE _____

AN ORDINANCE

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

WHEREAS, an application has been filed for a zoning change of the property generally located at 3830 East Division Street, and more particularly described in "Exhibit A," attached hereto and incorporated herein by this reference, from County A-1, Agriculture District, to Planned Development No. 392; and

WHEREAS, following proper notice, a public hearing was held before the Planning and Zoning Commission on July 17, 2025, and said Commission recommended denial by a vote of 2 to 6, following approval of an amendment limiting the proposed development to no more than three stories in height; and

WHEREAS, on August 11, 2025, the City Council remanded the application to the Planning and Zoning Commission for further consideration of new information, including the previously approved height limitation and a pending agreement for the installation of a traffic signal at the intersection of East Division Street and North LeCompte Road; and

WHEREAS, after conducting an additional neighborhood meeting, and following proper notice, a second public hearing was held September 25, 2025, and October 9, 2025, a copy of the Record of Proceedings from said public hearings being attached hereto and incorporated herein by this reference as "Exhibit B," and said Commission recommended approval by a vote of 5 to 3 after approval of an amendment to require the signalization of the intersection of East Division Street and North LeCompte Road; and

WHEREAS, the City has reviewed the applicant's request and prepared a staff report concerning the application, a copy of which being attached hereto and

incorporated herein as “Exhibit C”; and

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

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

Section 1 – The property described in "Exhibit A" is hereby rezoned from County A-1, Agriculture District, to Planned Development No. 392. 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 – The property described in “Exhibit A” of this Ordinance shall be subject to the requirements and standards included in “Exhibit C – Exhibit 1,” and these requirements and standards shall govern and control the use and development of the land in Planned Development No. 392.

Section 3 – 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 Springfield Land Development Code, Section 36-306, ‘Official zoning maps and rules of interpretation.’

Section 4 – 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 5 – 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: _____, City Manager

EXHIBIT A
LEGAL DESCRIPTION

ALL OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4), AND THE WEST TEN (10) ACRES OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) ALL IN SECTION FIFTEEN (15), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-ONE (21) WEST IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART USED FOR PUBLIC ROADWAYS.

Surveyed Legal Description:

A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 29 NORTH, RANGE 21 WEST, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 15; THENCE SOUTH 87°17'03" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1640.54 FEET; THENCE SOUTH 01°11'50" WEST, 34.39 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY "YY"; THENCE CONTINUING SOUTH 01°11'50" WEST, 1294.04 FEET TO THE NORTH LINE OF BRISTOL PARK SUBDIVISION RECORDED IN PLAT BOOK AAA PAGE 56, GREENE COUNTY RECORDER'S OFFICE; THENCE NORTH 87°21'04" WEST ALONG THE NORTH LINE OF SAID BRISTOL PARK SUBDIVISION, 1623.16 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FARM ROAD 185; THENCE NORTH 01°12'55" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1249.09 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY "YY"; THENCE NORTH 45°43'33" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 63.16 FEET; THENCE SOUTH 87°13'55" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 711.60 FEET; THENCE SOUTH 82°03'24" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 50.04 FEET; THENCE SOUTH 87°15'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 101.90 FEET; THENCE NORTH 87°43'31" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 48.74 FEET; THENCE SOUTH 87°25'37" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 666.61 FEET TO THE POINT OF BEGINNING, AND CONTAINING 48.16 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

EXHIBIT B
RECORD OF PROCEEDINGS
Planning and Zoning Commission – September 25, 2025

Planned Development 392
3830 East Division Street
Applicant: East Division Development, LLC et al

Mr. Neal states that this is a request to rezone approximately 48 acres of property from County A-1, Agriculture District to Planned Development No. 392 and request to vary from Section 36-243(2) of the Subdivision Regulations. The requested variance is to allow the proposed development to not provide a street connection to Danvers Road in Bristol Park Subdivision to the south.

Commissioner Gunther asked if there are legal ramifications for not using the road. Ms. Vales responded that she is not aware of any legal ramifications at this time and that it is a county road.

Commissioner Scott asked how long Mr. Neal had worked with the developer and if the proposed development meets the eight criteria that is used to evaluate the project. Mr. Neal responded that it does meet the intent of the comprehensive plan criteria.

Mr. Doennig opened the public hearing.

Mr. Will Hoey, 550 St. Louis Street noted the reason why the developer wanted to come back was the removal of the 4th story of the units, however one more apartment complex was added to offset the loss of 70/80 units. He also wanted to highlight the distance from the property line to the apartment complexes, i.e., to the south, it is approximately 310 feet from the property line and approximately 500 feet from the right of way of LeCompte Road. He noted that at the 2nd neighborhood meeting that it was suggested eliminating the connection directly to the neighborhood to the south and new traffic improvements and adding ownership to some of the units.

Commissioner Colony noted his comments from the last meeting where no one is happy about having development in their backyard and serious concerns regarding the traffic and asked if the developer would be agreeable to amend the application to include language that would require traffic mitigation and offering an amendment.

COMMISSION ACTION: (amend traffic impacts)
Planning and Zoning Commissioner Colony motioned to <u>mitigate the traffic impacts generated by this development, the applicant shall contribute a portion of the cost of constructing the planned signal improvements at the intersection of Division Street and LeCompte Road. Such funds shall be escrowed prior to the issuance of building permits and construction of all required improvements must be completed by the applicant prior to certificates of occupancy being issued for phase 1 buildings.</u> Commissioner Scott 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.

Discussion about the property line and the apartment complexes and Cooper Estates.

Mr. Matt Capen, 5039 S. National Avenue, principal architect and went over the comprehensive plan on the design use, stating emphasis on design over use. “Chapter five, states at the center of a comprehensive city plan lies the fundamental need to go guide the development and redevelopment of land with an emphasis on balanced growth on the city's edges and revitalization of established neighborhoods and corridor” and noting Forward SGF provides guidance on future use and design of the land. “Chapter seven, neighborhood revitalization will play a critical role in improving Springfield's housing stock, homeownership and economic success of residents. This includes growing inclusive and welcoming neighborhoods with a variety of housing densities that support residents of all backgrounds and the ability to comfortably age in place.”

Commissioner Scott asked for clarification on the entrance from LeCompte.

Mr. Jonathan Peitz, 550 E. St. Louis Street and here to talk about the roadway improvements. The developer has agreed and is included as part of the traffic study which has been accepted by MoDOT and the City of Springfield for a right turn lane from Division Street onto LeCompte and a right turn lane at P2, a right turn lane at P1. P2 will be right out only and P1 will have full access, but is currently in discussion between the developer, the City, and MoDOT on what the contribution will be.

Mr. Ricky Haase, 550 E. St. Louis Street, representing the developer and noted they had several meetings and looked at options on different types of housing and what the comprehensive plan was calling for. He stated that he has met with various HOA's and incorporated their comments as well as have a second neighborhood meeting, stating that the development is thoughtfully phased and carefully designed to meet the city's vision and future growth.

Questions about the median on Division Street and restriping which will be coordinated with MoDOT.

Commissioner Colony asked if the developer, the City and MoDOT have had conversations about the traffic signal and the traffic concerns, Mr. Haase noted that they are still having meetings.

Mr. Bernie Burrier, 1155 N. Chesire Court noted the change since 1980 and questions why the developer will be adding apartments, and that people are wanting to protect the value of their homes and would like the developer to move the project to another location.

Commissioner Scott asked if the speaker was aware that there is an approved multi-family housing across the street for 432 units. Mr. Burrier stated that he was not aware of that but emphasized the protection of home values.

Mr. Joe Farley, 3730 E. Cromwell noted at the last meeting an amendment was passed limiting the height of the apartments to three floors but stated that the reduction in the total number of units is insignificant and should be limited to 2.6 units per acre for a total of 124 units. He also noted that Springfield Underground has opened a third entrance and with more truck traffic as well as additional runoff that will disappear into the existing sinkhole and that the developer has acknowledged the sinkhole.

Commissioner Pauly asked for clarification on the sinkhole and where it feeds to.

Mr. Codichini, Stormwater, Public Works noted that there is a depression on the property and could have been an old farm pond and the developer must provide a geotechnical report by the time of the public improvements.

Commissioner Colony asked if the city has requirements and plans for the developer and Mr. Codichini noted that it will be based on the geotechnical study and if it is a sinkhole then a boundary will be established with a 25-foot buffer around it or if it is small or could be remediated then it will be discussed at that time.

Mr. Ken Carter, 1302 N. Fenchurch Lane commented on the apartment units and parking spaces and that there is not adequate parking based on the number of the units, he also expressed concerns regarding traffic egress/ingress.

Commissioner Colony asked if he has looked at the developer plans and the traffic improvements already designed, and Mr. Carter sated that he is only dealing with the traffic within the development and is not sure that the proposed modifications will be adequate to handle the traffic.

Mr. David Rosenbuth, 4459 E. Kentbrook Drive expressed his concerns for the proposed development and that it does not align with the spirit and letter of Forward SGF noting that the area east of Hwy 65 off Division Street is composed of traditional single-family neighborhoods and is one of the fastest middle-class families and preserving its quality of place is critical and supporting low intensity elements, this proposed development does not reflect that vision, stating that10 midrise apartment buildings are not low intensity by any reasonable standard.

Ms. Denise Rosenbuth, 4459 E. Kentwood Drive expressed concern over the increase of traffic in a tight area and that it does not account for the rapid growth in the surrounding neighborhoods and gave examples which subdivisions are planning for more development.

Mr. Roy Erwin, 4372 E. Kentbrook Drive and voiced his concern over the density of the apartments and ask for a redesign at a lower density that would complement the scale and character of the surrounding neighborhoods.

Ms. Roberta Osborn, 3504 E. Cooper Blvd, asking for the Commission to reject rezoning the parcel and keep the area zoned for single-family residential.

Mr. Mark Nelson, 4404 E. Kentbrook Drive noted that the staff report states that it is partnering has been done, but tonight it is still in the process of being negotiated and it needs to be put in writing and monies need to be escrowed and voiced his concern regarding the traffic increases as well as ingress/egress issues.

Mr. Chuck Cox, 4273 E. Sherwood Ct, stating that they will introduce more than 500 residential units into a narrow corridor already under strain and it could easily add 1,500 more trips per day as well as the industrial traffic from the Springfield Underground. He also noted a fatality from a neighborhood person when riding her bicycle on Division Street and that there have been several other near misses and asks for the Commission to prioritize public safety.

Commissioner Ridge stated that she has noted while driving around the area that a lot of people come out east on Division and turn around in the neighborhood.

Mr. Cox stated that they are getting a lot of 18-wheelers coming and making U-turns at the first intersection to the neighborhood.

Discussion about tractor trailers and the proposed development.

Mr. Mike Bettlach, 4366 E. Sherwood Street and here to discuss concerns that were discussed about the major intersection along Division Street and Highway YY, noting that the exit ramp traveling south on Hwy 65 is inadequate as a single and it will back up down the ramp. He voiced his concern regarding the safety for the drivers in the area and gave out examples of current and proposed driving conditions.

Ms. Carmen Jones, 1405 N. Bristol Avenue stated that there was a financial analysis done to determine if the development will have affordable one-bedroom apartments, etc., the analysis show that a one-person household cannot afford a one-bedroom apartment and that a two person could barely afford the rent. She commented on the missing middle, and it appears that the apartments will be unavailable for the very people that Springfield wants to help.

Commissioner Hunton asked about the affordability of the homes/apartments and if she is wanting more affordable units (low-income options) and Ms. Jones noted that she would like it to be people that can afford to live there.

Mr. Darlene Matrone, 1722 N. Waterstone Avenue stated that she is a resident who values the character and long-term health of the community noting that these apartments will not be affordable and gave examples of what some of the current apartments around Springfield cost and believes this will be cause high vacancy.

Amie Rogers, 4450 E. Lancaster understands what makes neighborhood desirable and what create value as well as buyers and what repels them. She expressed serious concerns regarding the proposed development due to the dramatic change of neighborhood character and spoke about the density of Cooper Estates and what the proposed development would have and that it is not a gentle transition, but a hard break.

Mr. Michael Smith, 1465 N. Bristol Avenue addressed the commissioners about their major concerns by asking the following questions. "We want to know why this revised proposal is still ultra-high density why not any allowable space was to be used for the low-density options." "We also want to know how this proposal, this revised proposal is not detrimental to the currently thriving neighborhoods that exist in this area." "How does it conform to the Comprehensive Plan because we don't feel like that has been adequately addressed with us as well revitalization and whether or not it would be a good fit for our neighborhoods." "How does this accomplish all of that and what does it do to match the character of the existing neighborhoods that already exist there?"

Mr. Phil Jones, 1405 N. Bristol Avenue stated that he believes the will of the people is not being and that the developers' ideas and plans are taking precedence of the logic of the neighborhood and asking if the city has the legal right to adversely impact the neighborhoods, to take the land, to cause the neighborhoods to suffer. He also said that proposed

development is missing 4 or 5 guidelines and violates the ones that were written, and the developer was supposed to reduce the 74 units, it was reduced to 20.

Commissioner Scott stated that he had requested the reduction to three stories but make it clear that the developer could make up the density in other areas.

Mr. Dennis Owens, 4056 E. High Ridge Drive, would like the development to be single family homes as the proposed development does not fit and voiced his concern regarding traffic and congestion.

Ms. Catherine Kershaw, 1304 N. Fenchurch Lane, went over the comprehensive plan noting that the surrounding areas have single dwelling homes and to include multiple dwelling homes or rental property seems to be inconsistent. She voiced traffic concerns.

Ms. Barbara Schneider, 3827 E. Brookdale Terrace moved to the neighborhood to get away from the noise and traffic and feel the plan to allow an out-of-state contract to develop in this area would end the secure and peaceful life. She also noted that the schools and roads will not be able to handle the increase traffic.

Mr. David Childers, 3811 E. Brookside Terrace, believes there will be too much density and traffic and the possibility of people getting hurt if they only put out manual controls as reported in the press release.

Mr. Zickefoose, Traffic Engineering, Public Works, stated that it may been regarding current road work and may be talking about stop signs, however he is not sure.

Mr. Alec Martinez, 2144 E. Republic Road and here on behalf of the Bristol Park Community Association. He went over the density concerns and noted of the 8 criteria, that numbers 2, 3, 6 & 7 are not met with the property and proposed development.

Discussion regarding the logical reading of the code and the 8 criteria.

Mr. Frank Gardner, 3679 E. Cromwell Lane, voiced his concern over the density of the proposed development, he also said he has lived in Cooper Estates for 25 years talked about the sinkhole and remembers when they closed it. He would like the Commission members deny the request.

Discussion regarding the possible development across on Division Street.

Mr. Paul Lewis, 1450 N. Fenchurch Lane, voiced his concern regarding safety and security and stated he knew the person who was killed while riding her bike.

Ms. Sandy Hopper, 747 N. Summercreek Court, said that one of the biggest matters of the neighbors is a sense of trust and their trust has not been completely fulfilled by the inconsistences from Planning and Zoning and the developer. She spoke about the developer decreasing the elevation, but he has had to change the density and said they could build other possibilities that would not increase the traffic or put a burden on the school system and that the proposed development is too dense.

Mr. Chelsea Davison, 142 Walnut Avenue, Rogersville and here to speak in support of the development, noting that the housing supply has not kept up with the new residents that have moved to the area. She also said the concerns about traffic are real, but this project won't be a sudden impact and that it is a phased development and aligns with the city and state's infrastructure.

Mr. Jim Blaine, 3625 E. Kimberly stating that the area is almost exclusively homeowners and that homeowners have a vested interest in the long-term health and prosperity of the community and believes this development will have a negative impact and noting the traffic issues.

Discussion on the growing trend in the industry that people, especially in the younger generation and upwardly mobile professionals don't want to own, they want to rent and that this is a locally built, local operated proposal.

Ms. Michelle Jacobs, 3905 E. Brookdale and stated that this proposal is very personal, and they have a vested interest in the outcome, noting that this will permanently affect their homes, property values and their daily lives. She stated that the surrounding area is comprised of single-family owner-occupied homes and the east side of Springfield is not the missing middle and neither is Cooper Estates, Bristol Park, and Wild Horse and the density is too much for the existing community. She also said that if this project is needed for Springfield, then it needs to be placed in a location better suited for high density housing.

Mr. Allen Jacobs, 3905 E. Brookdale stating that a third of their property borders on the lower portion and this will be 19 houses in that location and stated that this proposal is not a good fit and in the wrong location. He also noted that the area is not made for the proposed density and will affect traffic adversely and our neighborhood was supposed to be a low impact area.

Ms. Bonnie Farley, 3730 E. Cromwell Lane voiced her concern over the apartment buildings and the density and volume of traffic that will occur. She noted that on the city website there is reference to a zoning of R MX1 which is specific for the missing middle. It defines that zoning as single family detached houses, duplexes, multi-unit houses of two to four units and townhouses on large lots of six units maximum and what they are proposing is not representative of the missing middle.

Ms. Connie Kiser, 3893 E. Windsor Drive asking what has this California investor done with this development that would change your mind from your original denial of the project? She voiced her concerns over traffic, school overcrowding, and density issues.

Mr. Keith Abercrombie, 1236 Newcastle Avenue noting that the apartment complex does not belong on the proposed parcel of land, and it does not make sense for a person to spend ½ million on a home within an apartment complex. He went over the heading of growth areas and annexation, "the buildings shall be post-war residential neighborhoods that contain predominantly single family detached dwellings with uniform setbacks, building designs and parcel sizes. This developer, the design group, and even the city staff can spin this any way they want to. But you cannot ignore the fact that this complex does not meet this vision in chapter six of the vision plan." He also voiced concern over sinkholes, traffic, and density.

Discussion on the summary of the ownership and that all design firms and contractors are local, but the capital using to fund the project is from California.

Mr. Doennig asked for options from the city attorney:

1. Go ahead and vote tonight, send it on to council as scheduled.
2. Close the public hearing but postpone the vote to the October 9, 2025, meeting in two weeks. It is Important to note that closing the public hearing triggers a clock. (Under code, Section 363.67 (6), gives you 30 days to take a vote from on any rezoning issue and send that to get that recommendation to pass on to council).
3. Keep the public hearing open and to postpone to the October 9, 2025, meeting and to take up the issue again. Any speakers who spoke this evening would not be eligible to speak as this is a continuation of the public hearing.

COMMISSION ACTION: (postpone / keep public hearing open – Planned Development 392)
Planning and Zoning Commissioner Scott motioned to postpone Planned Development 392 to the October 9, 2025 meeting with the condition that the public hearing remain open to allow for additional speakers. 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
Planning Manager

Planned Development 392
3830 East Division Street
Applicant: East Division Development, LLC et al

The public hearing was held open from the September 25, 2025, Planning and Zoning meeting.

Mr. Neal stated at the last meeting, the Commission amended the plan development to add language about the traffic impacts to Division Street and LeCompte Road and will be adding that to exhibit one and will be part of the amendment. Commissioners requested the developer's representative to come to the podium and give the latest update.

Mr. Ricky Haase, 550 E. St. Louis noting that they have been working with Public Works and have gotten multiple bids back on the improvements at Division Street and LeCompte Road and the three parties being the developer, the city and MODOT are now in alignment on the goals of signalizing that intersection and in general agreement on the project costs for those improvements and they are in a good spot to move forward.

Commissioner Colony asked about the agreement and Mr. Haase noted that it is being reviewed and should be in place shortly.

Commissioner Scott asked about the neighbors to the south and Mr. Haase said that to appease the neighbors, that Subdivision Variance 360 need to be approved.

Commission Lebeck asked about the timeframe for a formal agreement and Mr. Haase noted that it should be next week.

Ms. Christina Lasmet, 1412 N. Cooper Blvd spoke about the core element of the plan for the housing and neighborhood section, i.e., walkability and the lack of neighborhood amenities.

Commissioner Lebeck spoke about the eight elements needed for rezoning and asking about the lack of walkability in the area.

Commission Scott asked if Ms. Lasmet about residential development if there is no walkability and she stated that it needs to support a livable, walkable and a complete neighborhood.

Mr. Dale Fagerland, 3638 E. Cromwell Court and said that the proposal is wrong for the area, i.e., density, missing middle and the funding for the development and asking if planning regulations limit out of state ownership or investment and if this is a legitimate consideration when approving, rejecting or limiting development.

Commissioner Doennig said it does not.

Ms. Jessica Ingram, 4038 E. High Ridge Drive and lives 30 feet from the proposed development and was told not to let her children roam the area due to sinkholes, stating that a geotechnical study will only be done after the land has been rezoned. She also voiced her concern for the density and traffic problems.

Mr. Paul Logsdone, 1375 N. Lennox Court went over previous commissioner's comments from earlier meetings and wanted to correct their responses, i.e., density, band-aid solution, and the combability with the neighborhood and asking the commission to vote no.

Mr. Jim Abromovitz, 4556 E. Cromwell Street spoke about the concerns voiced at the September 25, 2025 meeting regarding the density, apartments, and traffic and the proposed traffic light and that there are many unanswered questions still need to be resolved.

Ms. Yelena Popov, 3538 E. Cooper Blvd noted her concerns regarding the traffic, high density, overcrowding for the schools and that the proposed development does not fit with the surrounding neighborhood.

Mr. Larry Summers, 4620 E. Kentbrook Drive and has lived in the area for 15 years and asked rhetorical questions. "Will Council Resolution 10188 from 2014 be required?" "The street was designated an Industrial Street and does this fit with a proposed 10.5 density of residential and does this annexation meet with RS Missouri 71.012 criteria?"

Mr. Ken Albin, 4441 E. Sherwood Avenue asked about the clarity of the meaning in the terminology of step-down, and it appears step-down has a variety of documented definitions throughout the country and gave out examples.

Ms. Maricela Burleigh, 1342 Rosedale Court and spoke about the missing middle housing initiative and its traditional definition, she also noted affordable housing alternatives and that there is a deficit of 14,000 living units and asked where the missing middle fits in this development and believes the proposal violates character of the area.

Ms. Shelia Forsyth, 1465 N. Bristol Avenue stating that she is counting on the Commission to safeguard their community and culture of their neighborhood and that Forward SGF emphases the revitalization of neighborhoods. She also voiced her concern for lack of walkability and that the proposed development does not fit and how would the Commissioners feel that if it was their homes being impacted.

Ms. Miranda Myrick, 1662 N. Oakfair Place stating that the Springfield Daily Citizen noted that Springfield is at a tipping point and encourages investments in projects and that the city provide a better quality of life. She asks for consideration of the many possibilities for the land and what is the plan to expand fire and police services. She also noted that the city wants to protect wildlife habitat and natural resources through property acquisition, conservation efforts and ecological restoration and dropping a thousand plus people onto the corner of LeCompte Road and Division Street does not protect wildlife or natural resources.

Mr. Kevin Ausburn, 4105 E. Brookdale Terrace stated that he is a big proponent of economic development of Springfield when done properly and the proposal is out of character with the surround neighborhood of high-quality owner-occupied homes, noting the rental development proposition.

Mr. Ernest Curry, 851 N. Summercreek Court voiced his concern over community ownership and that nearly every home is owner-occupied and that rental properties do not meet the same sense of responsibility regarding maintenance and treatment of neighbors. He also stated that homeowners are more likely to be long term contributors to the fabric of the community.

Ms. Esther Wood, 1365 N. Chapel Drive and asks the Commission to strongly consider the concerns of thousands of standalone residential single-family homes in the area and that the proposal would change the landscape of their east Springfield community. Concerns were density, school overcrowding and traffic issues.

Mr. Greg Box, 4427 E. Pearson Meadow Lane, stated that the stormwater runoff and sinkholes are a major concern and that there are increasing volumes of runoff in recent years and gave examples.

Mr. Brandon Corn, 801 N. Thornapple Lane stated that this development is not about quality of life, safety or responsible progress and is about dollars and profit. He noted that the developer has not addressed or corrected the concerns regarding the density and safety, and it should be the forefront of every planning and zoning decision regarding Springfield's future growth.

Mr. Andy Bennett, 771 N. Summercreek Court, stated that the proposed density is one of the biggest issues and that the developer has not chosen to rectify it.

Commissioner Lebeck asked for background information from Mr. Bennett, and it was noted that he has practiced law as a real-estate attorney in the past and that the potential development or rezoning will have a very significant impact on vehicular and pedestrian traffic for the area by lowing the values of the homes and it will be harder to get out on LeCompte Road.

Commissioner Lebeck asked if this would impact his quality of place and Mr. Bennett stated that it would.

Ms. Barbara Brozowski, 3836 E. Brookdale Terrace, stating that the development does not fit into the character of the surrounding neighborhood. Gave out information regarding apartments, villas and duplexes and asking if the Springfield rental market needs 428 new apartments and that most will be of the upper price range. She noted that the traffic light needs to be installed before development starts.

Commissioner Scott asked if she is in favor of the development if the traffic light is in place and she stated, "no" and that traffic is already an issue.

Mr. Ben Shantz, 2144 E. Republic Road here on behalf of the Bristol Park Community Association and went over the eight criteria and code that the commission is tasked with. He stated, "I do think this proposal as presented does not comport with the Comprehensive Plan. One need not look any further than the predominant single family residential neighborhoods that the code under chapter five says need to be built out in the east side of town. There's been some suggestion that the use of the word

predominantly allows for flexibility and decisions whether we're going to have units other than traditional single-family post-war houses in this area. Looking at criteria five, the impact of the uses which would be permitted if the property were rezoned would have upon the volume of vehicular and pedestrian traffic. I think the clear answer is that it would be a negative impact. Number six is whether the proposed rezoning would correct an error in the application of the article as applied to the property. There's no allegation of that that does not support approval here. Criteria seven is an interesting one, whether there's a reasonably viable economic use of the subject property that would be precluded by the denial of zoning. I think that differing minds can agree on whether that allows for this commission to place themselves in an economic use evaluator. That thankfully, we don't have to do that because paragraph 20 of the staff report says that the city's own staff has concluded that there is not a reasonably viable economic use that is precluded."

Commissioner Lebeck asked about place types and Mr. Shantz stated, "The way I view the traditional neighborhood place type, and I believe the way the Comprehensive Plan reads it, is that there must be a predominance of that very type of single family detached housing throughout the zoned area. What we see from the application is it's 9% single family detached." Commissioner Lebeck asked if Mr. Shantz thought that the infrastructure should be in place before this is considered. Mr. Shantz stated, "I would agree with that and think that it is especially important in light of the fact that we have admittedly three or four additional major developments happening around the area that we need to make sure that what we're building in infrastructure accommodates all of that additional traffic."

Commissioner Scott asked if he supports a moratorium on the houses of Wild Horse and others and Mr. Shantz stated that he does not believe a moratorium would be appropriate.

Further discussion on traffic studies and moratoriums.

Mr. Ryan Walker, 828 N. Summercreek Court, stated that his HOA has done a great job keeping them informed of the proposed development and if the capacity of the influx will handle this monstrosity, noting that the police department is already shorthanded. He said his priority is safety and believes that the influx of apartments does not fit and asked if rental developments add value to the city.

Mr. Brock Jacobs, 3905 E. Brookdale Street and believes that single family homes would be the most consistent and logical use of the property and that the current rezoning is a lose-lose for everyone.

Mr. Manuel Gonzales, 4582 East Fox Run Road stating that they are political refugees from the People's Republic of California and that he believes the first and most important responsibility of every elected official is to protect their constitutional rights to life, liberty and the pursuit of happiness. He noted that this project, is a savage attack on those rights and that people are going to die in traffic accidents on these roads.

Discussion of options for the Commissioners:

1. Hold the public hearing open and not take a vote.
2. Close the public hearing and not take a vote, but it starts the recommendation to City Council within 30 days.
3. Entertain a motion and close the public hearing for both cases.

Commissioner Colony asked to be reminded about the amendment and what is the agreement, asking if the City Attorney agrees that the amendment protects them from the development moving forward if an agreement is not reached and officially signed.

Mr. Duke McDonald, Assistant City Attorney that he would not overrule what Laura Vales, Assistant City Attorney has already said.

Commissioner Doennig closed the public hearing.

Commissioner Colony comments were, "The sinkholes are just not germane to this issue. It's a developer risk situation. Sinkholes exist everywhere in this part of Missouri. The city has requirements to address sinkholes and how they must be sealed up if one has occurred, it's really the developer's risk to develop property that may have sinkholes in it.

The missing middle, there seems to be a lot of misconception that missing middle is somehow some kind of an economic threshold or economic place type, and it's not. It's simply a range of multi-unit or clustered housing that is compatible in scale with single family homes and I believe that the missing middle housing that we have in this development is definitely compatible

with the, the single family homes that it is across the street from and I think it will be a, a great addition to have some different types of housing thrown into the higher end single family universe out there.

Compatibility, I'm a big proponent of compatibility. I do believe that a new development should be compatible with the surrounding development. I don't think it's okay to put 25 cluster homes next to a 5 acre subdivision or a subdivision full of 5 acre lots, I but in this case I believe that the transitional approach the developer has taken with putting the single family homes around the south and west perimeter, the transition through the missing middle homes that are there to this higher density apartments which are going to be nice upscale apartments. I think they're going to attract a nice younger apartment dwelling type of folks, and I think that that compatibility is therefore met through this transitional approach.

Walkability, I applaud the fact that somebody brought up walkability. It's the most unique and interesting conversation to have especially with a bunch of gated communities and no sidewalks out there except for those that are contained within their own subdivision. It would be great if we could figure out how to connect all these subdivisions together so folks could walk around and get places, but it is a guiding principle. One of the guiding principles of a comprehensive plan which is what the plan is. There is no requirement that new developments have mixed use components but would be great if we could get somewhere someday and that was the kind of development that people wanted to put in. I think it would be fantastic, but it's not a requirement and do support the fact that it was brought up. I support the fact that this development has so many sidewalks and walking trails within it, and I hope that one day they're all connected to my backyard. The several speakers have asked that we vote as if this were next door to our house or it was in our backyard or our neighborhood and I'm certain that that is not a criterion.

It's not one of the eight things that we're supposed to consider, but for the record, I would welcome this development in my backyard, especially if it would take place at the public golf courses at the end of my street. So, I still think the most viable and restrictive aspect of this development was the traffic concern and believe that the turn lanes, the right ins, the right outs, the traffic studies, all the things that the city, the developer and traffic engineers have gone through have resolved this issue.

The last missing component is, is some sort of traffic control, signal control at LeCompte Road and Division Street and believe we have an amendment in place that will relieve that obligation, that will alleviate that situation, I should say, and therefore I'll be supporting this tonight."

Commissioner Doennig stated, "It is very important that for the record, that the Commissioners feel comfortable stating why they support or do not support these issues."

Commissioner Lebeck stated, "Like Mr. Gonzalez, I, too, am a California refugee. The reason I bring up California is because I lived in Southern California and Northern California as a kid, and I'm familiar with these types of what I would call a master plan development. This, quite frankly, is a great development with a lot of positive pieces. The simple problem is it's in the wrong place in our city.

It's the wrong type of zoning as a planned development for this place, type of residential neighborhoods, and traditional neighborhood as a planned development, it simply does not fit the surrounding area. If we want people to continue to live and thrive in the city limits of Springfield, we need to start showing respect to the established neighborhoods of the city and respect the entire area and honor those individuals that have invested in our community, When we look at this, it doesn't fit the comprehensive plan and there are traffic issues out there now. By basically putting this square peg in a round hole, we're going to amplify those traffic issues, and several speakers talked about it based on their experiences in the area and a single traffic light, a single intersection is not going to have the type of impact on the traffic for this area. If we look at this in the bigger picture in the broader area, and it's amplified by a lack of suitable transportation infrastructure, both vehicle and pedestrian traffic.

If the city wants something like this to work, we've got to look at putting the infrastructure in first before we do this, so it's the traffic reason, it's the fact that this doesn't fit the comprehensive plan is why this development, this rezoning fails on three of the eight things we must consider as a board. It is not consistent with the Springfield Comprehensive Plan; the range of uses are not compatible with the uses permitted in other property in the immediate vicinity and the impact the uses have on the volume of vehicular and pedestrian traffic cannot be ignored. If our comprehensive plan that the city works so hard on is to be something more than just a bunch of written bouquet of flowery-feel-good language, then we need to follow it and honor it. A planned development of this magnitude in this area of our city that does not fit the place type does not do that, so I'm going to be voting against it."

Commissioner Pauly comments were, "I understand the importance of owner occupied within our city, I think that is very important, but I also must respect those that do not want to own their own property and would prefer to be a renter, that's just

reality of it. I live amongst the 40% to 50% of renters that we have within here within the City of Springfield and we have a very high rental population. We would like to see, of course, that changed over to more of a 60/40 split with owner occupied as opposed to renters and I will be voting no, because there are so many reasons not to go ahead and support this."

Commissioner Scott comments were, "One of the things I've struggled with is and we've been beat up by testimony saying this is extremely high-density development by numerous speakers and it's just not. In fact, our existing zoning code says this would qualify and I'm not relating this just to the apartments, but as well as the development, that this would qualify for low density, not high density, not extremely high density, but low density multifamily. Low density multifamily allows 11 units per acre up to 18 units per acre with a conditional overlay district and we are below the baseline of 11 with this proposal. Secondly, this is not going to be built all at once. The applicant's representative has indicated that they're hoping for a best-case scenario that they're built in six years and absorbed in 10 years. As I recall his testimony, we're not going to throw all this at the surrounding neighborhoods or the roads or the signals or the schools all at one time. There will be an adjustment period, and the absorption will allow this to become the common pace of life for this area of the city.

Step-down approach at edges and as we look at all these neighborhoods that are represented here tonight as the context of the traditional neighborhood in this area of town, this step-down transition is a at an edge. Across the street there is going to be another apartment complex and an office building and behind will be an industrial area that includes marijuana cultivating and processing. This development meets that step-down goal; Is it too much for this area? Too big? No, that's why I remarked about the step down as well as the 10-year absorption period that will allow this to meld into the everyday course of the lives of the neighborhoods around it.

Traffic is the second big issue, if not the biggest issue, besides density. The traffic study that's been reviewed by multiple engineers has indicated that with this development is only at about 25% capacity of LeCompte Road and Division Street. Sure, it's busy in peak times, but that's going to be helped by the regulation of the two traffic signals, one added at Eastgate Avenue and one added at Lecomte Road and that will provide an opportunity with traffic modulation for people to be able to get out of their neighborhoods or their driveways if they have direct access to one of these two roads. There are three turn lanes, and street widening that allows an additional left turn lane off LeCompte Road. These are great improvements.

There's also a great gift being given to all the neighbors from a single developer who is not required to put in a traffic signal because he has not created all the traffic that you're dealing with at this time, because right now it's a hay field. But he's providing a contribution that he does not have to make to help all the neighbors as people travel in on Division Street.

Finally, I didn't see or hear any testimony that any of the other neighborhoods wanted to be part of the solution regarding traffic. Has that been talked about in any of the neighborhood meetings, at Wild Horse, at any of the others? That maybe the developer should be asked, asked to not develop anymore until roads were improved and apply the same criteria to your current developer for your neighborhood as you're trying to put on this development. I didn't hear any comments about that. I didn't hear anyone comment that they've been trying for months or years to try to talk to their county commissioner to try to put a moratorium on development out on East Division Street to help mitigate the traffic challenges. It has been noted that there's approximately 1,000 or more living units going to be developed and half of those will come from this development. That means half of the additional problems coming down Division Street are coming from other developments. But the testimony that I'm hearing is that it's all this developer's problem and I don't think that is a fair assessment from the neighborhoods. I believe that this is compatible with comprehensive plan as edge development with a step-down from surrounding neighborhoods. And the comprehensive plan doesn't say matching, it says compatible. I think that this accomplishes that and the goal of increased density in our housing stock for the city and our desire to have missing middle housing, which, is strictly talking about built form. It is not talking about income requirements; it is talking about built form in the comprehensive plan, and I will be supporting this proposal."

Commissioner Ridge stated, "The stoplight needs to be there, but there's already a traffic problem there, and I don't think that it's going to get a whole lot better with all the developments that's planned in the surrounding area, so stoplight or no stop light, the traffic is still a problem to me. I think this is a good plan, but I don't think it's in the right place currently. I think that the three problems I see are the number of housing units, the number of people, and the number of cars, it will put on a relatively small acreage and to me, that's just too much, doesn't work and it doesn't fit with the character of the surrounding are. I will not support this idea.

Commissioner Knuckles stated, "I was concerned about the density earlier but we're looking at 11 units per acre with this development and I would look at a duplex as being something as a step down, transitional. The traffic is a concern but knowing what is coming to the north, it's going to be beginning a lot worse whether this development goes in or not and it's coming. I don't see that much that we can do with the traffic other than if the state increases the size of Division Street and the county

increases the size of LeCompte Road and probably down at Chestnut Expressway/Mill Street, but I don't think it's the decision of this Commission to tell the state that they're going to have to do it.

There is a lot of contribution from other areas that need to be addressed through the state, but I don't think it's right to put it all on one developer to improve the wrongs that are out there now in the infrastructure. I think the developer has done as much as would be reasonably expected of someone to make those improvements to improve that and feel that the developer has gone a little bit above what would require other developers to do. I will be voting in support of this case."

Commissioner Doennig stated, "There are a lot of positive things about this development regarding the mix of housing types. Do I think it's potentially too much in one space? Yes. I had consternation about the density of this at our first hearing and not a lot has been done to change that. However, when you look at the density in the context of no real traffic improvements out there, it looks different to me with some traffic improvements. I do feel that the developer is contributing significantly to try to resolve problems that they didn't create and they're trying. It's unreasonable to ask this developer to do work beyond the boundaries of the property that they purchased, and we can't expect them to fix the sidewalks all along Division Street and do other things that need to happen, but it's not their job.

When I think about this corridor, yes, you look at it today and what you see are single family residences, and that's about it, but we've already zoned other parcels along this strip that are going to look very different and they're going to be very dense. Does this fit, well, it doesn't fit what's there today but is it compatible with all the development that is coming.

If we were really concerned about traffic along Division Street, we wouldn't have been okay with additional development that is happening in the neighborhood, so the fact that we're complacent about those, yet this is somehow a tipping point, I find that troublesome and I'm going to vote in favor of this despite shortcomings."

COMMISSION ACTION:
Planning and Zoning Commissioner Knuckles motioned to approve Planned Development 392 as amended. Commissioner Colony seconded the motion. It Passed with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Colony, and Commissioner Knuckles. Nays: Commissioner Ridge, Commissioner Lebeck, and Commissioner Pauly. Absent: Commissioner Hunton. Abstain: None.

Bob Hosmer, AICP
Planning Manager

Exhibit C

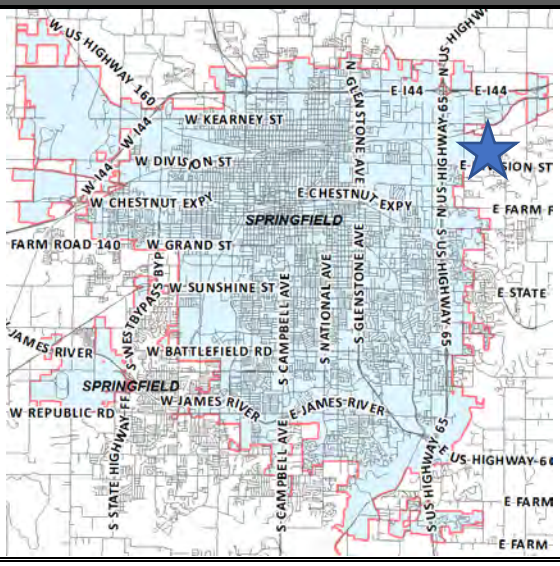
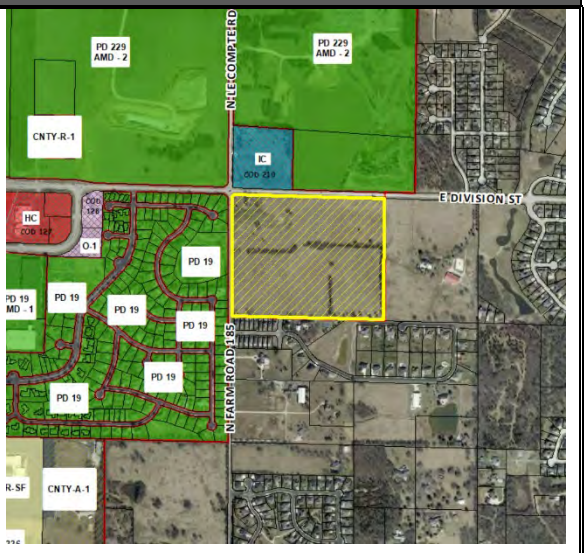
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 392
Location:	3830 E. Division Street
Total Acres:	48 acres
Applicant:	East Division Development, LLC Etal
Existing Land Use:	Agricultural/Undeveloped land
Neighborhood Meeting:	September 9, 2025
Planning and Zoning Commission:	September 25, 2025
City Council:	October 20, 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 Planned Development No. 392 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

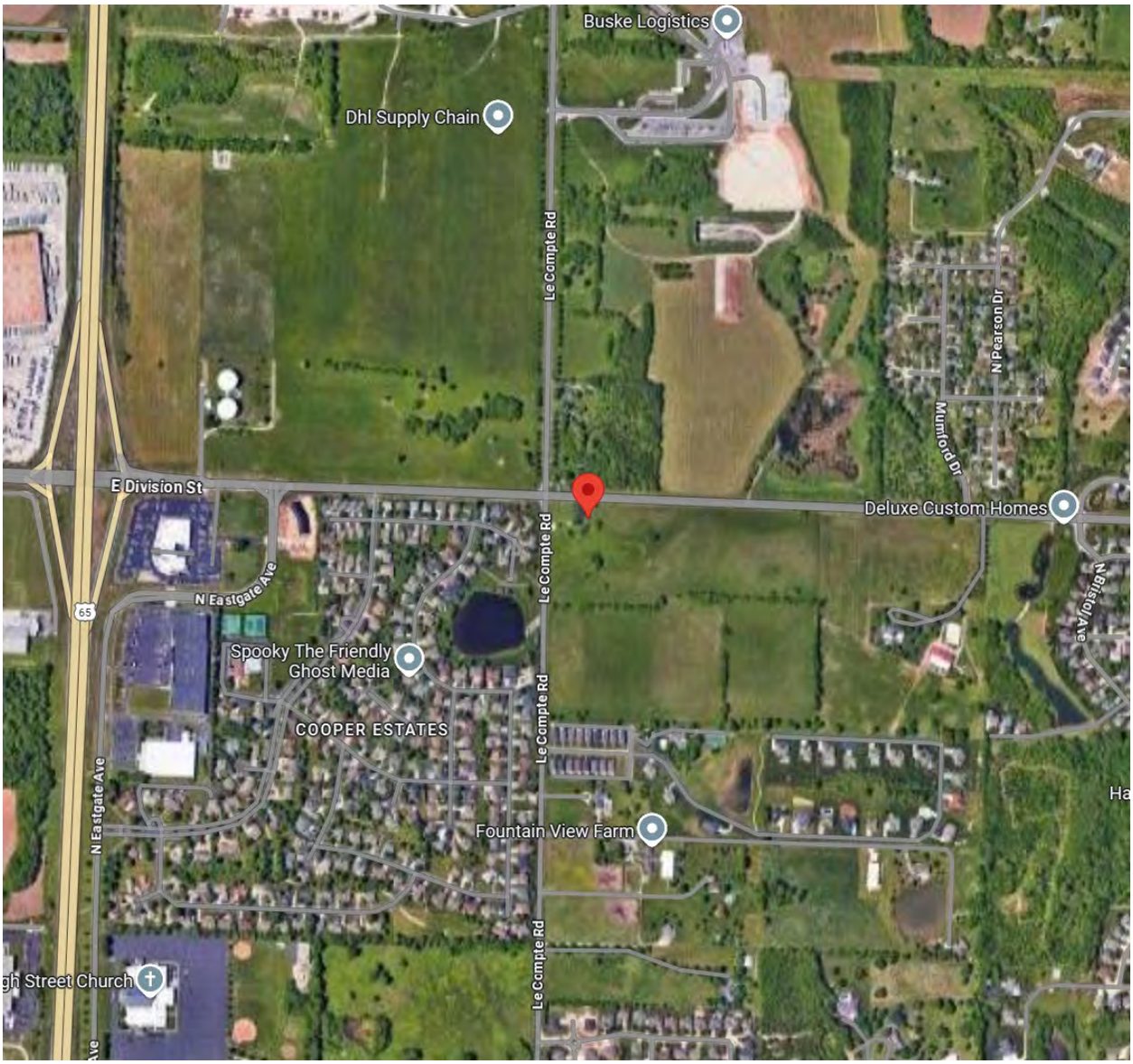
PROJECT SUMMARY:

Request to rezone approximately 48 acres of property generally located at 3830 East Division Street from County A-1, Agriculture District to Planned Development No. 392.

LOCATION MAP	ZONING MAP
	

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was recently annexed in 2025 and has the existing zoning of County A-1, Agriculture District.

The applicant's rezoning application was recommended for denial by a vote of 6 to 2 of the Planning and Zoning Commission. They also amended the original rezoning application to restrict all multi-family uses to a maximum of 3 stories in height. The applicant's request was remanded to Planning and Zoning Commission with a new neighborhood meeting and other changes.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezonings. 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 PD 392
Minimum Yard Requirements	See Exhibit 1
Maximum Structure Height	See Exhibit 1
Minimum Open Space	See Exhibit 1
Buffering and Landscaping	See Exhibit 1

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

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

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.
- 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.

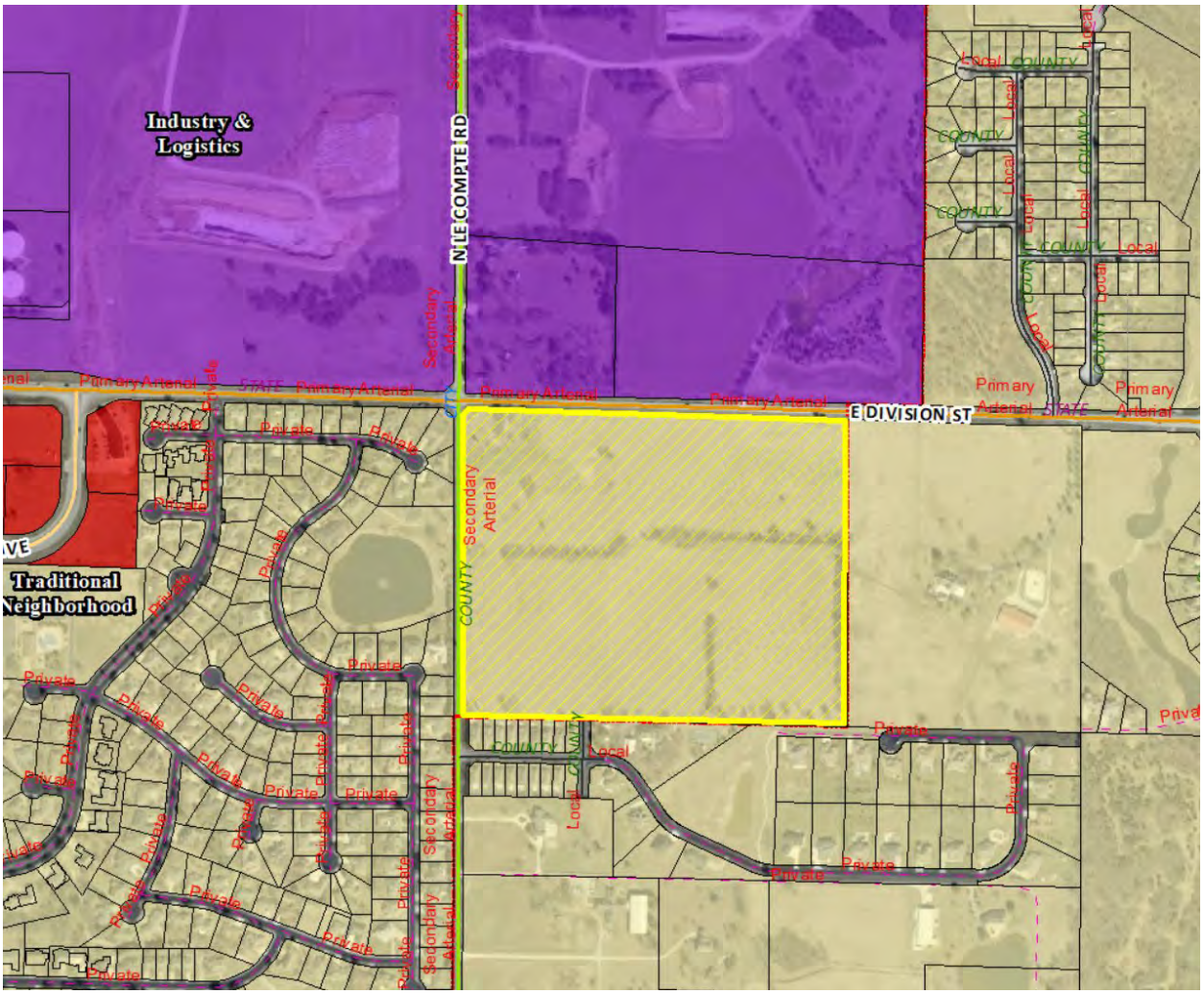
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood.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

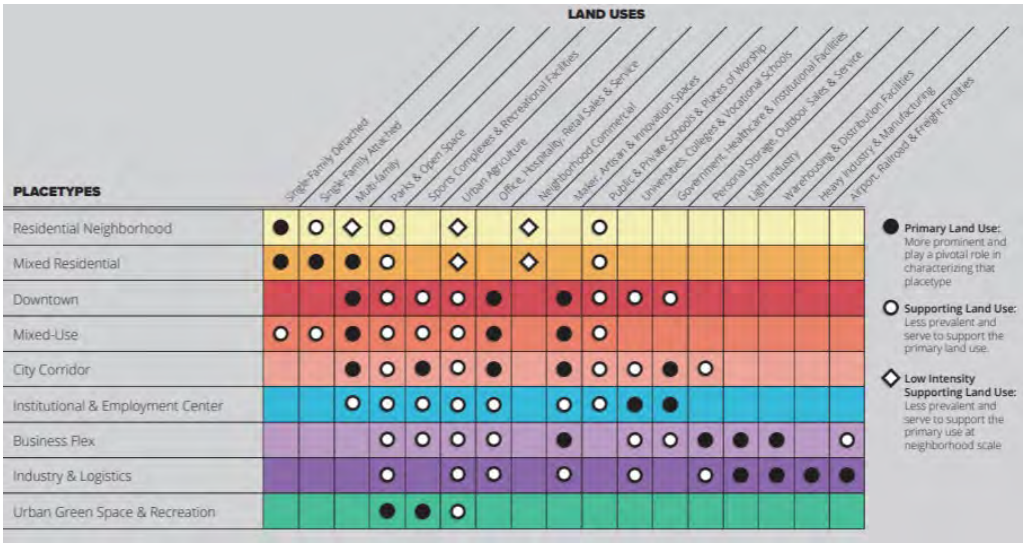
The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages creative housing solutions in Section 2.2 to add housing diversity and support downsizing households, young professionals and aging-in-place. Creative housing types can play an effective role in increasing housing diversity in a community and providing smaller scale, more affordable housing options. Examples of creative housing types include missing middle housing types, tiny homes, pocket neighborhoods, and accessory dwelling units (ADUs). The city should ensure the Land Development Code allows for such housing types in the Residential Neighborhood placetypes, where they can be targeted for infill development.

The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages the development of strategically located higher density residential development and promotes policies to create attainable, market rate housing in Section 2.3. Springfield currently has a shortage of housing units that are attainable at the lowest income levels. This shortage disproportionally impacts renter-occupied housing, as identified in the *Forward SGF Issues and Opportunities Report*. Providing quality, attainable housing for lower-income families and people in poverty was also a frequent concern expressed by the community during public engagement. By encouraging higher density residential development, the city can provide for a greater range of unit types, sizes, and price points within future development. In addition to helping address lower-income housing needs, smaller-scale housing units are often desirable for young professionals and new families looking to make a start in Springfield. They can also be attractive to empty nesters and senior citizens hoping to "age in place" and remain in Springfield for the long term.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:





DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 229, 2nd AM & IC COD 210	County PAD	County A-1	PD 19
LAND USE	Underground storage and undeveloped land	Single-family homes	Single-family home & agricultural uses	Single-family homes
PLACETYPES	Industry & Logistics	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

REVIEWING DEPARTMENTS COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues generally with proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with the PD but we do have the following critical issues for site development;
1. Public sewer needs to be extended to each lot which will require public improvement plans designed and constructed to city specifications. Submit public improvement plans for review. Engineering and inspection fees of 5.35% of the approved contract amount must be paid prior to filing the plans.
2. There is also a $0.0147 per square foot trunkline connection fee to drain into the Pierson Creek sewer basin. This is based on the area of the subdivision. This will be added to the engineering and inspection fees required to file the plans.
3. The public improvements must be approved and constructed or escrowed before any building permits or plats can be approved according to city code section 98-12(b)(c) Private Construction of Public Improvements and section 98-14. - Assurance for completion of Public Improvements.
4. Show the proposed peak and average flow rates for the entire development on any subsequent submittals.

FIRE DEPARTMENT:

All development shall comply with 2024 International Fire Code (IFC) starting in January 2026.

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	Division St.	Primary Arterial	MoDOT	50	35	13,723	No	Yes	No
Street 2	Le Compte Rd.	Secondary Arterial	City	35	20	3,073	No	Yes	No

ACCESS - All new and existing driveway approaches shall comply with the accepted Traffic Impact Study (TIS), requirements of the planned development, and current City of Springfield standards for the street classification.

- Division Street: Access P1 is a full access and will require an eastbound right turn lane. Access P2 is a right-in/right-out only access and will also require an eastbound right turn lane.
- Le Compte Road: Access P3 will serve as a full access driveway, providing ingress and egress to the development.

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

IMPROVEMENTS - A TIS has been completed and accepted by the City. The improvements required based on the TIS 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:

- An eastbound right-turn lane is warranted at LeCompte Rd and Division St.
- An eastbound right-turn lane is warranted at Access P1 and Division St.
- An eastbound right-turn lane is warranted at Access P2 and Division St.
- The Developer, City, and MoDOT are partnering to signalize the intersection of Division St and LeCompte Rd.

All public improvements shall be designed and constructed per City of Springfield Public Works Design Standards for Public Improvements.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu for Flood Control	Fee in Lieu for Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
3830 E Division St	Pierson Creek	No	No	Yes	No	No

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

DETENTION AND DISCHARGE REQUIREMENTS
1. Detention for Flood Control Volume is required for the development. The site drains to MODOT right-of-way on E Division St.

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
1. The Pierson Creek stream is present on the west side of the property and originates from the road culvert that drains the Cooper Estates Wetpond. The Cooper Estates and site drainage is greater than 40 acres and the stream is present to the existing farm pond.
a. Stream buffer area will be dedicated on the preliminary and final plat.

SINKHOLES & KARST FEATURES
N/A

MODOT COMMENTS:

MoDOT has reviewed the Updated Traffic Impact Analysis (TIA) that was submitted by the applicant.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 48 acres of property generally located at 3830 East Division Street from County A-1, Agriculture District to Planned Development No. 392. The applicant is proposing a mixed residential development with single-family detached, single-family semi-detached and multi-family townhomes and apartments.

2. The applicant has updated the site plan, renderings and elevations to reflect the changes. The applicant has included new information in the form of ground level perspectives on how the proposed development could look from different locations along the site.

3. The applicant is limiting the height of multi-family residential within this development to three stories as originally recommended by Planning and Zoning Commission (Exhibit 1). They are also showing all multi-family at 3 stories or less in height (Exhibit 2).

4. If approved, the applicant will need to subdivide the property following the established major subdivision process. A street connection is required to connect to the stub street to the south unless a subdivision variance is approved by Planning and Zoning Commission. For this reason, there is a subdivision variance request running concurrently with the PD application.

5. The *Comprehensive Plan's Land Use & Development* chapter identifies this area within the Traditional Neighborhood placetype.

6. This application is consistent with the Traditional Neighborhood placetype which lists primary uses as single-family attached, single-family detached and multi-family dwellings as a primary use.

7. This application is consistent with the Housing and Neighborhoods chapter of the Comprehensive Plan and aligns with Goal 2, Diversify Housing Choices.

8. This application is intended to allow a variety of housing options. The southern and western perimeter contains single-family detached uses and multi-family uses on the interior of the site. The maximum proposed gross density is 11 dwelling units per acre for the entire Planned Development area. The proposed number of residential units is 510. Maximum residential densities are as follows:

    a. Single Family = 2.9 units per acre
    b. Duplex = 10.8 units per acre
    c. Villas = 5.9 units per acre
    d. Townhomes = 7.5 units per acre
    e. Apartments = 15.5 units per acre

9. The submitted application includes representative elevations of the multi-family buildings that illustrate the proposed design requirements. Refer to Exhibit 2 showing conceptual exterior elevation for apartments and townhomes. The applicant has also provided 3 illustrative perspectives from the ground level of the proposed development in Exhibit 2.

10. The applicant states that the overall design intent of this development is to promote various housing types within a new community consisting of single-family homes, villas, townhomes, duplexes and apartments. Large community exterior/interior amenity spaces are provided for the entire development connected with sidewalks. These are not intended to show the final exterior elevations rather to show the general size, massing and materials of the buildings.

11. The applicant is also proposing landscaping standards that address buffering for adjacent properties and street trees within the development as recommended by the Comprehensive Plan (Exhibit 2) as follows:

    a. Streetscape requirements – To provide a pedestrian oriented streetscape, street trees have been added to one side of each street between the street curb and the public sidewalk. Given that this is often in conflict with a utility corridor, a 10’ utility easement will abut and parallel the r/w on private property. A minimum of one canopy tree shall be planted between the back of curb and public sidewalk in the area provided for each 75 feet of linear right-of-way frontage. The spacing between trees can vary to accommodate driveways, utility crossings, crosswalks, and building facades. All public streets within the develop shall adhere to these requirements.

12. A TIS has been completed and accepted by the City. The improvements required based on the TIS 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. An eastbound right-turn lane is warranted at LeCompte Rd and Division St.
b. An eastbound right-turn lane is warranted at Access P1 and Division St.
c. An eastbound right-turn lane is warranted at Access P2 and Division St.
d. The Developer, City, and MoDOT are partnering to signalize the intersection of Division St and LeCompte Rd.

13. 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. The utility easements will be dedicated on the final plat.

14. The subject property has access to public sewer. Gravity public sewer will need to be provided for all new lots in accordance with city standards. This will require public improvement plans which will need to be constructed or escrowed before any plats could be approved.

15. There are few changing conditions in the area affected that make the proposed rezoning necessary. The Springfield Underground property to the north amended the PD to allow for multi-family residential uses to the north of the subject property. The property at the northeast corner of Division Street and Le Compte Road was recently rezoned to IC with a COD to allow for future commercial, office and manufacturing uses. Le Compte Road north of Division Street is being widened and Eastgate north of Division Street is being extended and connected into Le Compte Road further north of Division Street.

16. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD to the north allows for multi-family residential. The intersection of Division and Eastgate has existing commercial and residential uses.

17. 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. Easements for utilities will be provided on the preliminary and final plat.

18. 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. With the proposed PD improvements, Traffic supports the request.

19. Approval of 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.

20. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

21. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).

22. The applicant held a neighborhood meeting on June 26, 2025, regarding the rezoning request. The applicant held a second neighborhood meeting on September 9, 2025. A summary of both meetings and correspondence are attached (Attachment 2).

23. 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.

Planned Development No. 392
Exhibit 1 Narrative

1. Application

a. Building or other permits may not be issued for development permitted by this planned development, nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit. All requirements of the Springfield Zoning Ordinance shall apply unless modified by the requirements and standards that follow.

2. Intent

a. The intent of the Planned Development district is to encourage more creative and imaginative design than generally is possible under conventional zoning regulations. In addition, a development plan should be designed to ensure that the following general goals are achieved.
    i. The proposed development shall be of such design that it will promote achievement of the stated purposes of the Springfield Comprehensive Plan.
    ii. The development will efficiently utilize the available land, and will protect and preserve to the extent possible, natural features of the land such as trees, streams and topographic features.
    iii. The development shall provide for harmonious and coherent site and building design that creates a sense of place.
    iv. The quality, scale and relationship between land use, structures and site design are of vital importance in creating a healthy and livable community.

3. Uses Permitted

a. Single Family
b. Duplex
c. Villas
d. Townhomes
e. Apartments
f. Leasing offices
g. Amenities

4. Use Limitations

a. All uses shall operate in accordance with the noise standards contained in as permitted by the *Springfield Zoning Ordinance* in effect at the time of development.
b. No use shall emit an odor that creates a nuisance as determined by Springfield City Code.

5. Intensity of Development (Density)

a. Development shall adhere to the following standards.
    i. The current developable area is 48.16 acres which includes all future public right of way to be dedicated.
    ii. The maximum residential units is 510.
    iii. The maximum allowable overall density is 11 units per acre.
        1. Single Family = 2.9 units per acre
        2. Duplex = 10.8 units per acre
        3. Villas = 5.9 units per acre
        4. Townhomes = 7.5 units per acre
        5. Apartments = 15.5 units per acre

6. Bulk, Area, Setbacks, and Height Requirements

a. Development shall adhere to the following standards.
    i. Single Family
        1. Minimum lot area.

a. 10,000 square feet
2. Minimum lot width.
a. 80 feet
3. Minimum lot depth.
a. 125 feet
4. Minimum Setbacks
a. Front: 20 feet
b. Back: 25 feet
c. Side: 5 feet
d. Side yard: 15 feet
5. Maximum structure heights: 2 stories excluding basement

ii. Duplex
1. Minimum lot area.
a. 7,500 square feet
2. Minimum lot width.
a. 75 feet
3. Minimum lot depth.
a. 100 feet
4. Minimum Setbacks
a. Front: 15 feet
b. Back: 20 feet
c. Side: 5 feet
d. Side yard: 15 feet
5. Maximum structure heights: 2 stories excluding basement

iii. Villas
1. Minimum lot area.
a. 7,000 square feet
2. Minimum lot width.
a. 50 feet
3. Minimum lot depth.
a. 100 feet
4. Minimum Setbacks
a. Front: 10 feet
b. Back: 20 feet
c. Side: 5 feet
d. Side yard: 10 feet
5. Maximum structure heights: 2 stories excluding basement

iv. Townhomes
1. Minimum lot area.
a. 3,000 square feet per unit
2. Minimum lot width.
a. 25 feet per unit.
3. Minimum lot depth.
a. 100 feet.
4. Minimum Setbacks
a. Front: 5 feet
b. Back: 20 feet
c. Side: 5 feet
d. Side yard: 15 feet
5. Maximum structure heights: 2 stories excluding basement

v. Apartments
1. Minimum Setbacks
a. Front: 15 feet
b. Back: 15 feet
c. Side: 15 feet
d. Side yard: 15 feet

2. Maximum structure heights
    a. 3 stories excluding basement

vi. All setbacks are measured to the building foundation and not the roof overhang.

vii. Accessory structures such as dumpsters are not required to meet setback requirements.

7. Design Requirements

a. Building Design Requirements: The overall design intent of this development is to promote various housing types within a new living community consisting of Single-Family Homes, Villas, Townhomes, Duplexes and Apartments. Large community exterior/interior amenity spaces are provided for the entire development connected with pedestrian sidewalks. Refer to attachment showing conceptual exterior elevation for Apartment and Townhomes. These are not intended to show the final exterior elevations rather to show the general size, massing and materials of the buildings.

    i. Building Facades: 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. Two or more of the following design elements shall be incorporated for each fifty (50) horizontal feet of a building façade:
        1. Changes in color, texture or material.
        2. Projections, recesses and reveals expressing structural bays, entrances, or other aspects of the architecture.
        3. Groupings of windows or fenestration.

    ii. Building Materials and Colors: Variations of brick, stone, cement siding and wood trim (as generally shown on attachments) to provide a residential feel to the development.
        1. Prohibited Materials:
            a. Metal shall not be used as a primary exterior surface material. It may be used as a trim material covering no more than ten (10) percent of the façade.
            b. Vinyl Siding shall not be used. Cementitious siding is allowed.
            c. Fluorescent colors are prohibited.

b. Parking Requirements

    i. Parking as permitted by the *Springfield Zoning Ordinance* in effect at the time of development.

    ii. All other housing has 1 parking stall within the garage and 1 stall in the driveway

c. Alley Design Requirements

    i. 15’ width (minimum)

d. Retaining Walls

    i. Outcropping Stone – This wall type can be used for walls of any height.

ii. Brutus Wall Block – Walls less than 30 inches in height or walls stemming from the building.
iii. Split Face Block – Walls less than 30 inches in height or walls stemming from the building.

8. Open Space, Landscaping, and Screening

a. Open Space Requirements
   i. Minimum open space = 20%.
   ii. Maximum impervious area = 80%

b. Landscaping. 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.
   i. Landscaping standards.
      1. Tree species, sizes and spacing shall be approved consistent with the City of Springfield's Arboricultural Design Guidelines on file with the Planning and Development Director or as permitted by the *Springfield Zoning Ordinance* in effect at the time of development.
      2. Tree preservation. Preservation of each healthy existing tree of an approved species that is at least four and one-half (4-1/2) inches caliper shall count as two (2) trees toward fulfillment of the tree requirements of this District.
      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.
   ii. Bufferyards - Required bufferyards on a lot or tract shall be installed when the lot or tract is developed.
      1. Required bufferyard between wet detention and parking
         a. Provide a solid evergreen hedge along the edge of parking. The hedge shall achieve a minimum height of 3’ at the first two years of installation and shall continue to achieve this height thereafter. Canopy trees shall be spaced at 50-foot intervals, and one understory tree shall be placed midway between each two

Canopy trees. Offset the hedge and tree trunks from the back of curb (or parking blocks) to allow for bumper overhang.

2. Required bufferyard along eastern property line
    a. For each 100 linear feet of apartment use abutting the existing single-family property to the east, provide 1 canopy tree, 2 understory trees, 2 evergreen trees, and 10 shrubs. The minimum depth of the bufferyard is 15'. If the bufferyard depth is 20' or greater the plant quantities can be reduced by 20%.

iii. Streetscape requirements – To provide a pedestrian oriented streetscape, street trees have been added to one side of each street between the street curb and the public sidewalk. Given that this is often in conflict with a utility corridor, a 10' utility easement will abut and parallel the r/w on private property. A minimum of one canopy tree shall be planted between the back of curb and public sidewalk in the area provided for each 75 feet of linear right-of-way frontage. The spacing between trees can vary to accommodate driveways, utility crossings, crosswalks, and building facades. All public streets within the development shall adhere to these requirements.

iv. Parking lot and vehicular use area landscaping requirements

1. Perimeter Landscaping. Perimeter landscaping shall be provided where a parking lot or vehicular use area is within 50 feet of a public right-of-way, excluding alleys, and there is not an intervening building. Perimeter landscaping areas shall be protected from vehicular encroachment or overhang through appropriate wheel stops or curbs.

    The perimeter landscape treatment shall consist of the following:

    a. A landscape area located within 30 feet of the adjacent street right-of-way containing at least ten square feet of open space for each one foot of street frontage. The landscape area shall be arranged to create a strip at least five feet wide directly adjacent to the street right-of way and to accommodate the required plantings. If a utility easement is in the same corridor, required trees may be placed just outside of the easement. Preference shall be given to massing landscape areas at access drives to the site. The perimeter landscape area shall not be counted towards the required interior landscaping area for the parking or vehicular use area.
    b. The plantings within the perimeter landscape area shall consist of at least one canopy tree, one understory, ornamental, or evergreen tree and four shrubs per 100 linear feet of street frontage.
    c. The landscape area located directly adjacent to the street right-of-way may be reduced to less than five feet in width but not less than two feet in width when at least 12 square feet of open space for each one foot of street frontage is provided. At least 75 percent of the required landscape area shall be located within 30 feet of the adjacent street right-of-way. The remaining 25 percent of the required open space shall be provided elsewhere on the site. In addition to the landscaping required above, four shrubs shall be planted on the site with preference given to locations within or adjacent to the parking area.
    d. Necessary accessways from the public right-of-way shall be permitted through all such landscaping. All accessways shall comply with the Springfield City Code at the time of development.

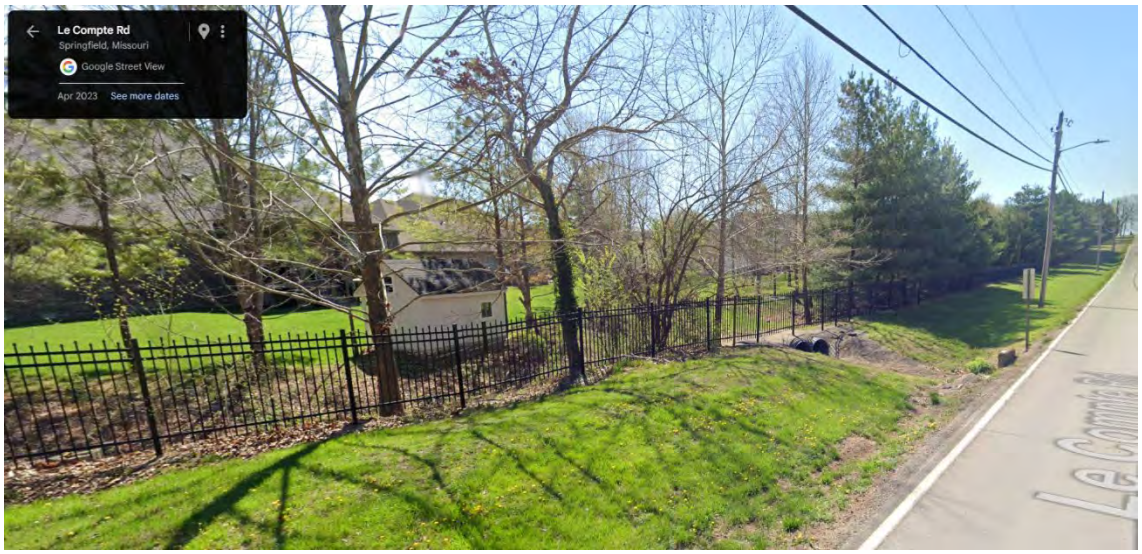
2. Interior Landscaping.
    a. A landscaped area must abut paved areas on at least two sides or more than 50 percent of the landscaped area perimeter to qualify as an interior landscape area.
    b. Interior landscape areas shall be protected from vehicular encroachment or overhang through appropriate wheel stops or curbs.
    c. Interior landscaping shall be provided in general conformance with the attached Preliminary Development Plan attached.

c. Screening and fencing.
    i. *Location and height of required screening.* The following shall be required in addition to any bufferyard required, unless a screening structure is provided as a part of the bufferyard design.
        1. *Refuse storage areas.* For all uses other than single-family, two-family and townhouse dwellings, refuse storage areas visible from the property line shall be visually screened by a solid fence or wall, not less than the height of the refuse storage containers, on all sides except the side used for refuse pick-up service. Such side shall not be required to be screened
        2. *Household resource recovery collection centers.* Unless inside a building, collection containers and any equipment for household resource recovery collection centers shall be visually screened by a solid fence or wall six feet high on all sides except the side used for drop-off of resources. Such side shall not be required to be screened. The collection containers and equipment shall be arranged so that they are screened from residential districts and public rights-of-way. Signs, advertising the collection center and materials collected, may be placed on the fence or wall in addition to any freestanding signs on the property.
        3. *Mechanical and electrical equipment.* Mechanical and electrical equipment, such as air conditioning units, shall be screened from public view as space allows.
            a. Screening of mechanical and electrical equipment for single-family detached and duplex dwellings meets the screening requirements of this section if the equipment is located behind the front building line of the main structure. Equipment may not be able to be screened along the street frontages as this equipment will likely be in a utility easement.
            b. Mechanical or electrical equipment for other residential and nonresidential uses shall be visually screened from all residential districts, when the equipment is located within 200 feet of a residential district, and public rights-of-way by a wall, fence or landscaping not less than the height of the mechanical or electrical equipment. Screening is required whether the equipment is located on the ground or on the roof of a structure. For this article, mechanical and electrical equipment includes equipment that provides service to building, such as air conditioning units and does not include industrial processing equipment, such as conveyors and dust collectors.
        4. *Maintenance and other equipment.* Unless stored in an enclosed building, maintenance and other equipment shall be visually screened from adjoining property and public rights-of-way if required by the zoning district in which the property is located.
    ii. *Screening standards.* Any of the following types of screening will satisfy the requirements of subsection.

1. *Screening alternate A.* Screening alternate A shall consist of a solid masonry or concrete wall.
2. *Screening alternate B.* Screening alternate B shall consist of a landscaped earthen berm. Side slopes of berms shall have a minimum of two feet of horizontal distance for each one foot of height. Berms shall contain such drainage provisions as may be required by the ordinances of the city.
3. *Screening alternate C.* Screening alternate C shall consist of a solid wood fence.
4. *Screen alternative D.* Screening alternative D shall consist of an evergreen hedge at least two-thirds the minimum height required at the time of planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen which shall be at least the minimum height required within two years after time of planting.

iii. *Fencing Along Division Street.* Fencing shall be like the fencing seen below (Ameristar Montage or approved equal) along the single-family residential area. Fencing in all other areas along Division Street are not required but may be installed. If installed, the fence must also match the Ameristar Montage style. Wood fencing is not allowed in any locations.

iv. *Fencing Along Le Compte Road.* Fencing shall be like the fencing seen below (Ameristar Montage or approved equal). Wood fencing is not allowed in any locations.



v. *Maintenance.* The owner of the property shall be responsible for maintaining, in a neat and orderly manner at all times, all required screening materials. Plant materials which die shall be replaced with healthy plant material of similar variety and meeting the size requirement of this section

vi. *Buffer areas.* Whenever landscaping and bufferyards of this P.D. requires the installation of a buffer area, the screening required by this section should be construed to be an additional requirement.

9. Exterior Lighting

a. The requirements and standards of the Springfield Zoning Ordinance, in effect at the time of the time of development shall apply.

10. Access to Public Thoroughfares

a. Access to the public street system, as shown on the attached exhibits, shall be governed by the existing standards as permitted by the City of *Springfield* in effect at the time of development for the applicable street classification.

b. Internal public roadways are proposed as Local Residential classification and shall have a dedicated 50 foot right of way. Division is classified as a Primary Arterial and Le Compte is classified as a Secondary Arterial.
c. Internal and external site triangles will be provided in accordance with City of Springfield design standards:

RIGHT-OF-WAY TRIANGLE REQUIREMENTS

Intersection of / With	Expressway	Primary Arterial	Secondary Arterial	Collector		Non-Residential Local	Residential Local	Marginal Access
Expressway	A	A	A	B		B	B	B
Primary Arterial	A	A	A	B		B	C	C
Secondary Arterial	A	A	B	B		C	D	D
Collector	B	B	B	C		C	D	D
Non-Res. Local	B	B	C	C		C	D	E
Residential	B	C	D	D		D	E	E
Marginal Access	B	C	D	D		E	E	E

KEY:
A – 100' X 100' ROW triangle w/separate right turn lanes
B – 30' X 30' ROW triangle w/50' corner radii
C – 10' X 10' ROW triangle w/30' corner radii (or 15' ROW radius)
D – 10' X 10' ROW triangle w/20' corner radii (or 15' ROW radius)
E – No ROW triangle w/15' corner radii

11. Signs

a. The requirements and standards of the Springfield Zoning Ordinance, in effect at the time of development, shall apply.

12. Required Improvements

a. 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:
   i. construct the required improvements; or
   ii. To mitigate the traffic impacts generated by this development, the applicant shall contribute a portion of the cost of constructing the planned signal improvements at the intersection of Division St. and LeCompte Rd. Such funds shall be escrowed prior to the issuance of building permits, and construction of all required improvements must be completed by the applicant prior to certificates of occupancy being issued for phase 1 buildings
   iii. 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.

b. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
   i. the required improvements are completed prior to occupancy of the structures; or
   ii. 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.

iii. 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.

c. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
   i. Street improvements as defined in the approved traffic study.
   ii. Sanitary sewer facilities required to provide public sanitary service to each parcel.
   iii. Storm water regional management facilities as shown in the attached exhibits.

d. Improvement Standards.
   i. Improvements shall conform to the following standards.
   ii. All new 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.

13. Maintenance of Common Areas and Facilities

a. The maintenance of common areas, all amenities, and stormwater facilities (ponds, basins, and stream corridor) within the Planned Development shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

14. Phasing

a. Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

   i. The development is anticipated to be completed in 3 phases. The first phase is anticipated to be completed within 2 years of zoning approval, at the latest.

15. Final Development Plan

a. A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Administrative Review Committee and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development plan. Final development plans designating the location of uses shall be submitted to the Administrative Review Committee, either as a whole or in phases.

   1. The intent of Exhibit 2 is to illustrate the general improvements. The site plan is subject to change but will maintain conformance with the stipulations mentioned above. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by Subsection 36-405 (9) (c) of the Springfield Zoning Ordinance.

2. The final development plan shall be submitted for Pre-Development Review and then submitted to the Administrative Review Committee for review. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan per section 36-405 (9) (c). Such authority shall not, however, be construed to permit:
    A. Any uses within the District other than those specifically prescribed by the ordinance.
    B. Any increase in the intensity of use permitted within the district.

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apartments
townhome
duplex
single-family lot
villa lots

August 28th, 2025

division & le compte development

master plan

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apartments | townhome | duplex | single-family lot | villa lots

August 28th, 2025

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master plan

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division & le compte development

view one

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division & le compte development

view two

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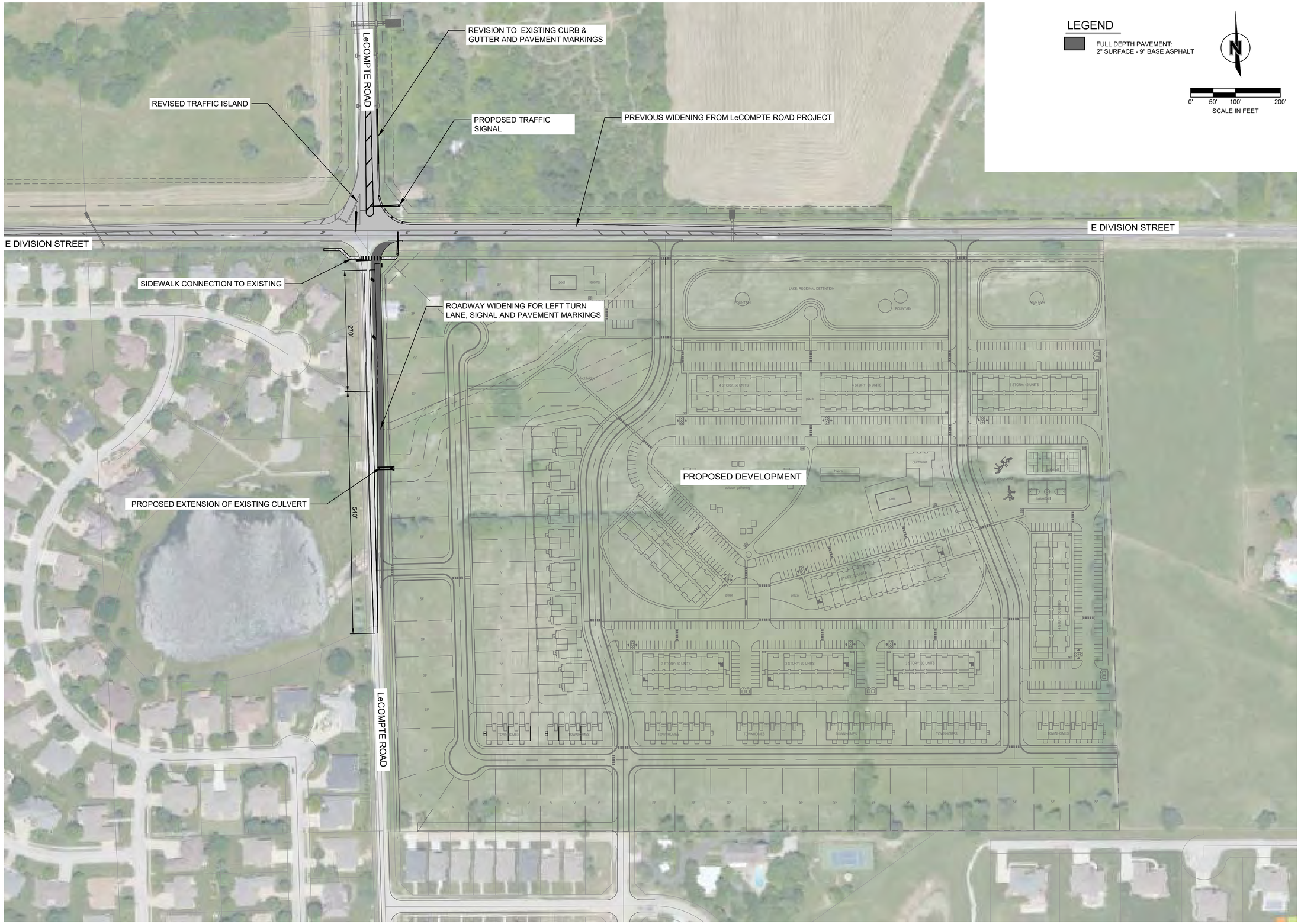
division & le compte development

view three



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PRELIMINARY
NOT FOR CONSTRUCTION

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

ROADWAY IMPROVEMENTS EXHIBIT

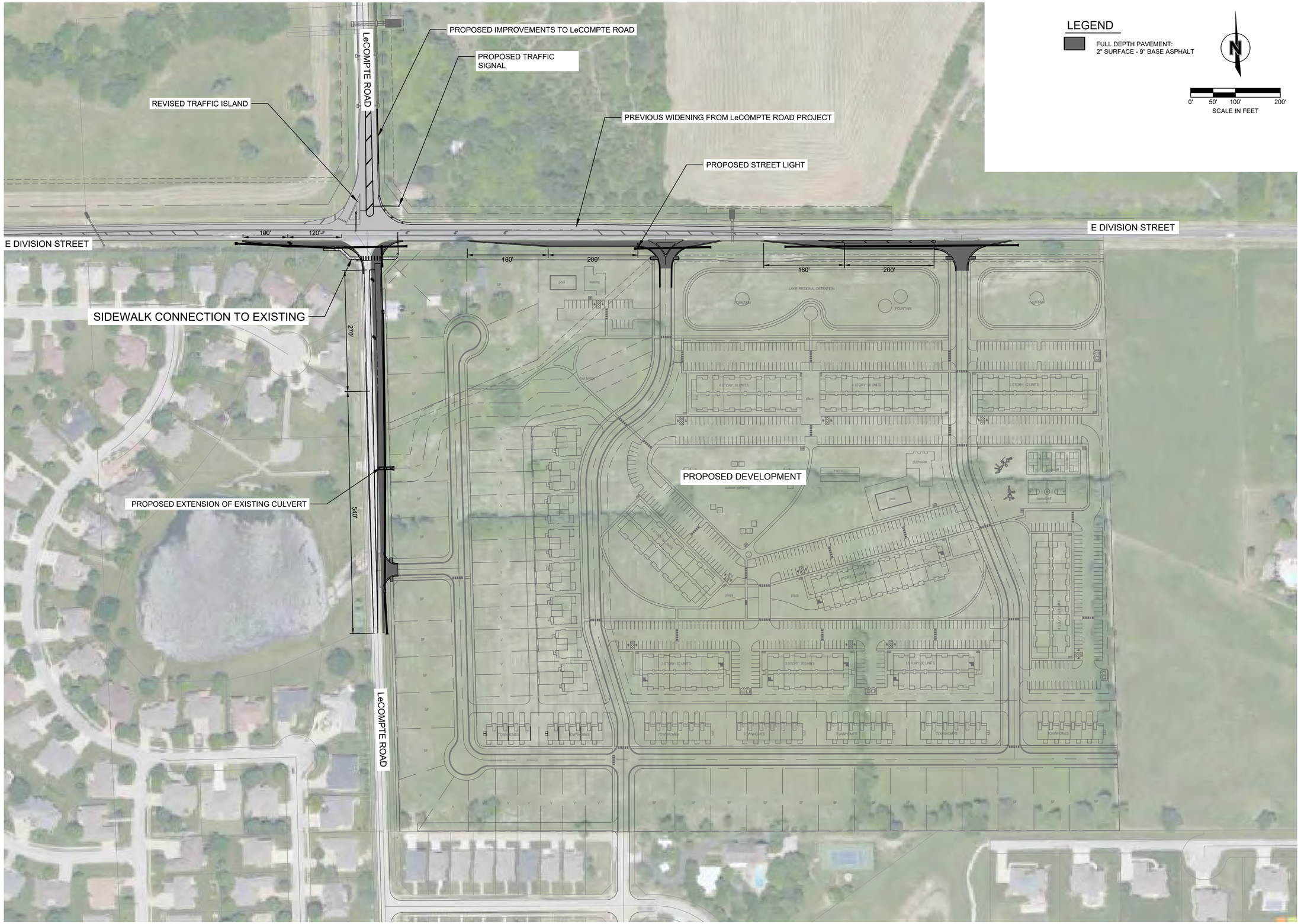
2830 E DIVISION DEVELOPMENT
ROADWAY IMPROVEMENTS

SPRINGFIELD, MO

2025

drawn by: MJM
designed by: MJM
project no.: 02X-XXXXX
date: 9/5/2025

SHEET
EX-01



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REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

ROADWAY IMPROVEMENTS EXHIBIT

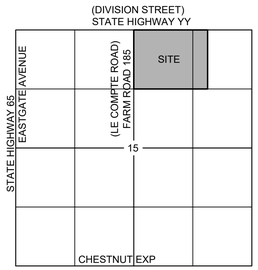
2830 E DIVISION DEVELOPMENT
ROADWAY IMPROVEMENTS

SPRINGFIELD, MO

2025

drawn by: MJM
designed by: MJM
project no.: 02X-XXXXX
date: 9/4/2025

SHEET
EX-01



LOCATION SKETCH
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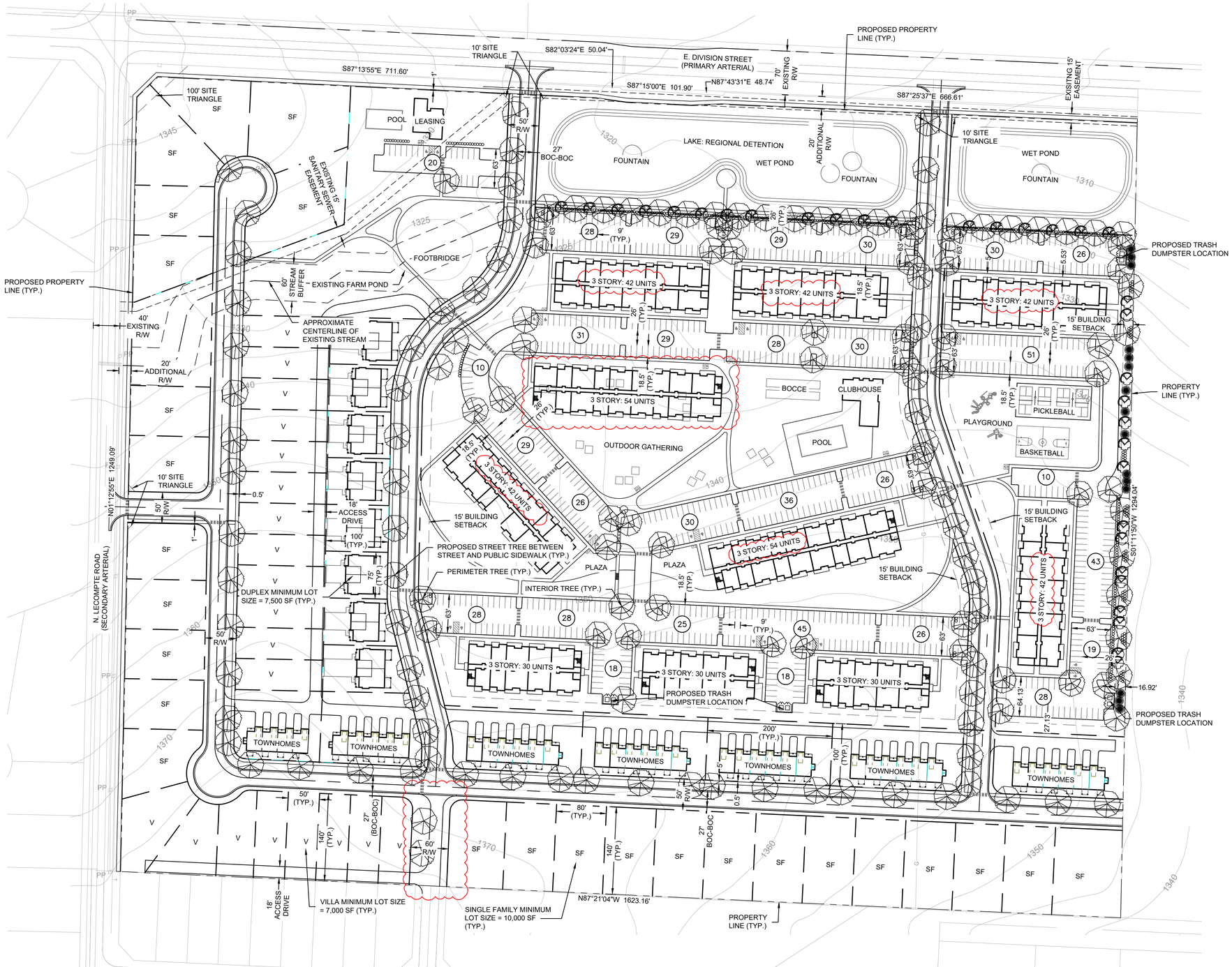

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINES
- LOT LINES
- ROAD CENTERLINE
- EASEMENT LINES
- SETBACK LINES

0' 40' 80' 160'
SCALE IN FEET

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REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

PLANNED DEVELOPMENT EXHIBIT
SITE PLAN

NAPREDAK BUILDERS, LLC
3830 E. DIVISION STREET

SPRINGFIELD, MISSOURI

2025

drawn by: RPJ
designed by: JKE
project no.: 025-01404
date: 06.09.2025

SHEET
1 of XX

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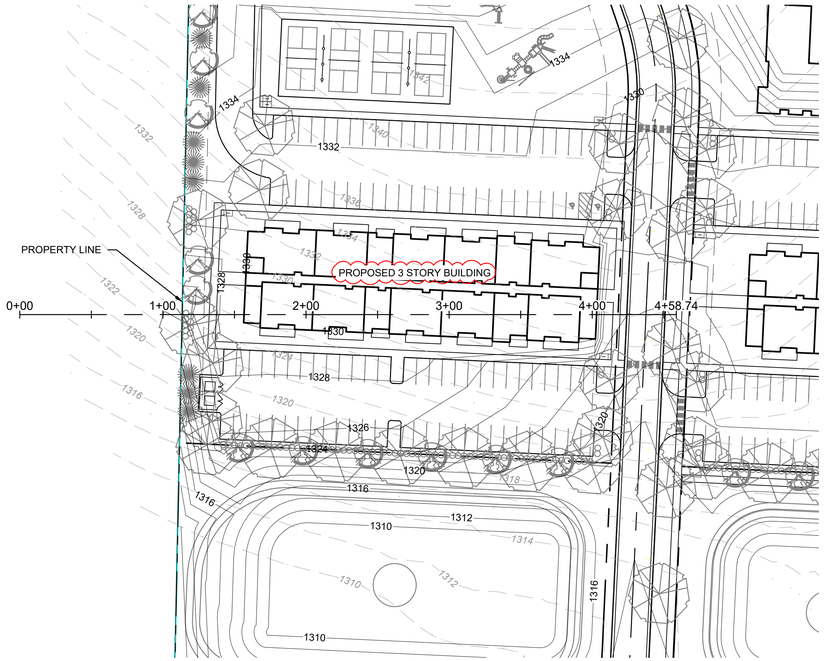
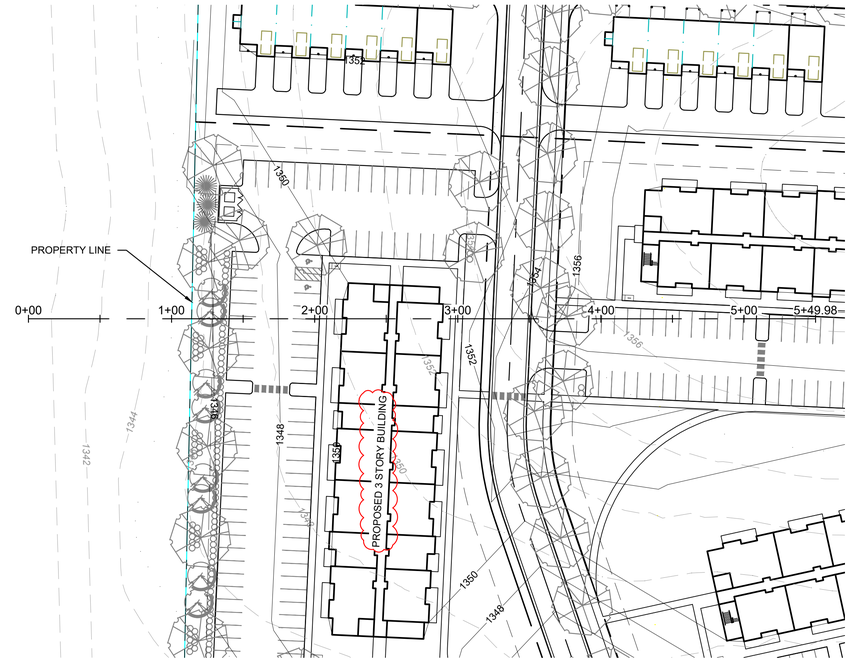
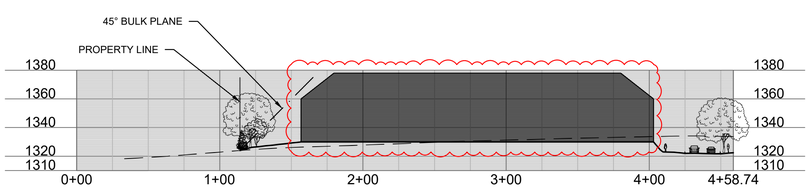




LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 1300 EXISTING CONTOUR
- 1300 FINISH GRADE CONTOUR

SITE SECTION #1
STA: 0+0.00 - 4+58.74



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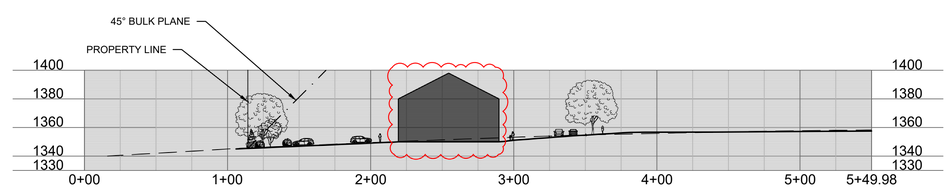

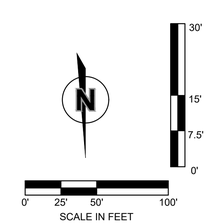

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REV NO.	DATE	DESCRIPTION	BY

PLANNED DEVELOPMENT EXHIBIT
PRELIMINARY SITE SECTIONS PLAN

NAPREDAK BUILDERS, LLC
3830 E. DIVISION STREET

SPRINGFIELD, MISSOURI

2025

drawn by: RPJ
designed by: JKE
project no.: 025-01404
date: 06.09.2025

SHEET
2 of XX

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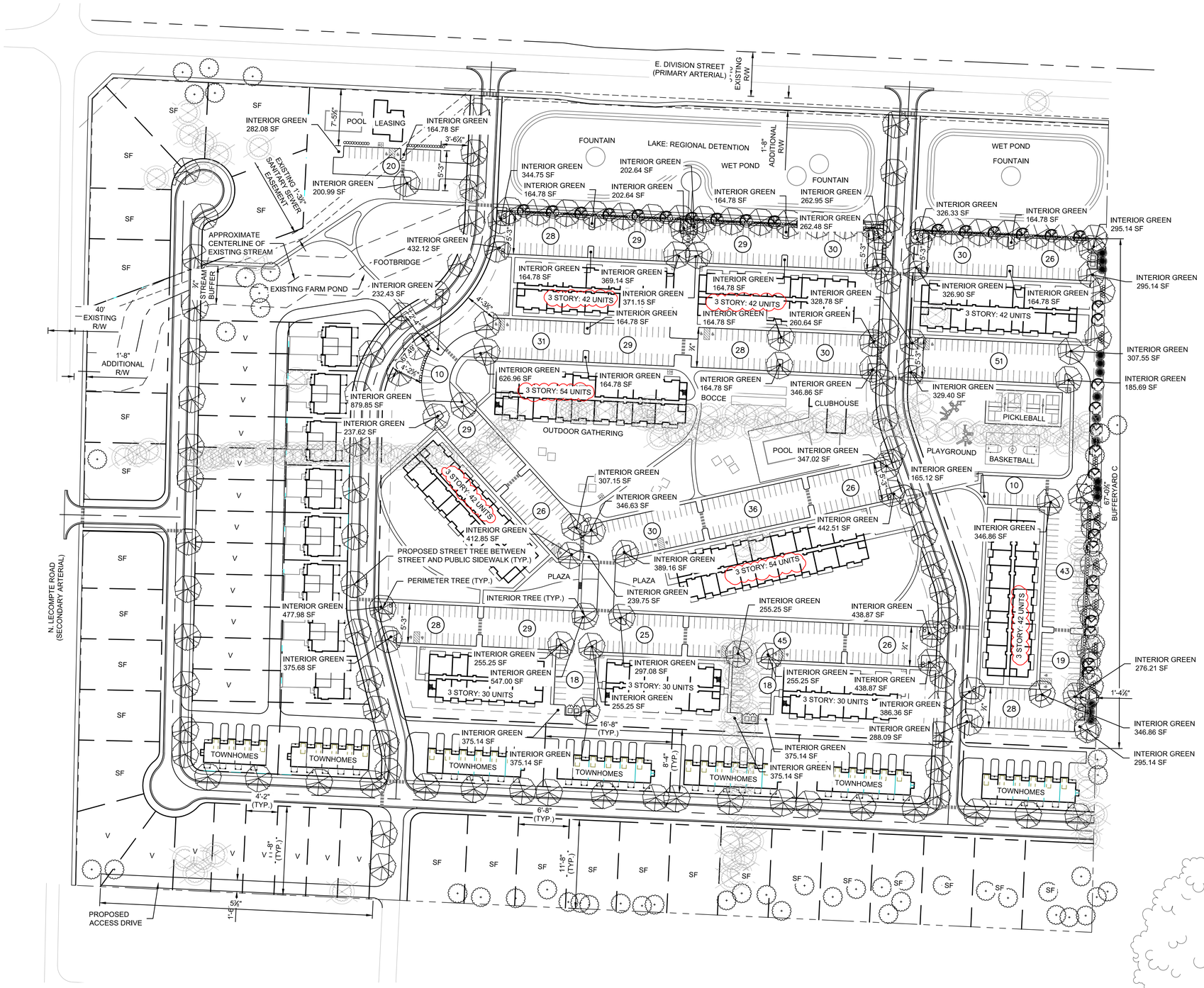


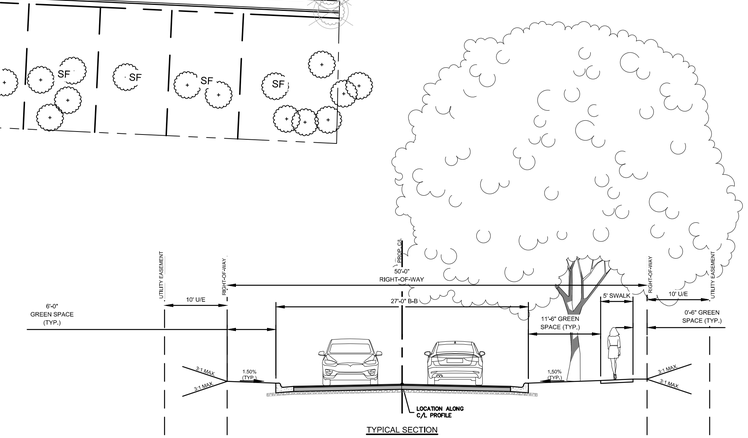
LANDSCAPE LEGEND

- EXISTING TREES TO BE REMOVED. ALL OTHER EXISTING TREES TO BE PRESERVED. (SEE EXISTING TREE REMOVAL TABLE ON SITE CALCULATION SHEET)
- NEW SHADE TREE
- NEW UNDERSTORY TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- EXISTING TREE TO REMAIN

LEGEND

SF	SINGLE FAMILY LOT
V	VILLA LOT
(X)	PARKING COUNT

NOTE: IF ADDITIONAL EXISTING TREES ARE REMOVED AS A RESULT OF CONSTRUCTION (FOR EXAMPLE, DUE TO UTILITY LINE INSTALLATION), THEN THEY WILL BE REPLACED 1 FOR 1.



TYPICAL SECTION

0' 40' 80' 160'
SCALE IN FEET

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REVISIONS

PLANNED DEVELOPMENT EXHIBIT
LANDSCAPE PLAN

NAPREDAK BUILDERS, LLC
3830 E. DIVISION STREET

SPRINGFIELD, MISSOURI

2025

drawn by: RPJ
designed by: JKE
project no.: 025-01404
date: 06.09.2025

SHEET
4 of XX

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LANDSCAPE CALCULATIONS:

Property is Zoned A-1 Agriculture (Greene County), rezoning to PD (mixed residential) and annexing into Springfield MO
Adjacent Property Zoning
North - IC with COD 210, and PD 229 AMD-2
East - GR (Greene County))
South - R-SF (varying density)
West - PD 19 - Cooper Estates single family subdivision

Apartment, Clubhouse and Leasing Office Areas
Impervious Area = 596,863.30 SF
Pervious Area = 527,856.98 SF
Total Lot Area = 1,124,720.28 SF
Total Open Space Required = 20%
Total Open Space Provided = 46.93%

PERIMETER LANDSCAPING

Northern Boundary - Adjacent to E. Division Street. No buffer requirement. No parking lot within 50' of the right-of-way, therefore, no screening requirement.

However, plantings are proposed in the PD to screen the northernmost apartment parking lots from the street. This includes canopy trees spaced at 50' with understory trees between them and a solid evergreen hedge paralleling the curb (with separation between the curb and hedge to accommodate bumper overhang).

Eastern Boundary - No street frontage. Adjacent property is A-1 Agriculture (with a single family use). Bufferyard C is proposed.
803 LF of eastern boundary
Per 100 LF of Bufferyard C (15' depth) landscape, provide 1 canopy tree, 2 understory or ornamental, 2 evergreen tree, and 4 shrubs
For 20' minimum depth quantities are reduced to 80% of the required total. Therefore:
Perimeter Landscape Required = 8 canopy trees, and 15 understory or ornamental, 15 evergreen tree, and 72 shrubs
Perimeter Landscape Provided = 8 canopy trees, and 15 understory or ornamental, 15 evergreen tree, and 72 shrubs

Plus Headlight Screening

Southern Boundary - No street frontage. Adjacent property is single family residential and proposed use is single family residential, no buffer requirements.

Western Boundary - Adjacent to N. LeCompte Road. No buffer requirement No parking lot within 50' of the right-of-way, therefore, no screening requirement.

Parking Lots within the site within 50' of New Street Right-of-way - Street frontage requires the following perimeter.
There is typically 63 LF of parking lot frontage for each location.
Required = 10 SF of perimeter green per each LF of Street Frontage
Required = 10 x (63 LF less 27' driveway) = 360 SF of perimeter green
Provided = 360 SF of perimeter green
Per 100 LF of perimeter landscape, provide 1 canopy tree, 1 understory or ornamental or evergreen tree, and 4 shrubs
Perimeter Landscape Required = 1 canopy tree, and 1 understory or ornamental or evergreen tree, and 4 shrubs
Perimeter Landscape Provided = 2 canopy trees, and 4 shrubs.

Streetscape Trees - To soften the site views and provide pedestrian scale, street trees are proposed for the PD at a minimum spacing of one street tree per LF of new right-of-way internal to the development. This excludes the E. Division Street and N. LeCompte Road right-of-ways.

INTERNAL LANDSCAPING

Leasing Office
5% of vehicular use area
Vehicular Use Area = 9,006 SF x 5% = 450 SF required parking island(s)
Interior Trees required = 1 canopy tree OR two understory trees per 30 parking spaces (or 12,000 SF) - 20 parking spaces (or 9,006 SF) = 1 trees required
Interior Island SF and Trees provided = 648 SF parking island(s) and 1 canopy tree

Apartments & Clubhouse
5% of vehicular use area
Vehicular Use Area = 262,936.91 SF x 5% = 13,146.85 SF required parking island(s)
Interior Trees required = 1 canopy tree OR two understory trees per 30 parking spaces (or 12,000 SF) - 787 parking spaces (or 262.937 SF) = 26 trees required
Interior Island SF and Trees provided =19,322.90 SF parking island(s) and 32 canopy tree

Public R.O.W. Tree Replacement
Each removed R.O.W. tree will be replaced at a rate of 1:1 with a tree of 2" caliper at installation.

1 existing right-of-way tree removed (refer to table on this sheet)
Required: 1 replacement R.O.W. trees
Provided: 1 replacement R.O.W. trees (within the new internal street R.O.W.)

Private Site Tree Replacement
A tree 6" or greater in diameter must be preserved or replaced with a tree of at least 2" in diameter - for a maximum total of 7 trees per acre. Trees meeting the landscape requirements in the zoning ordinance may be counted toward this requirement.

140 existing site trees removed (refer to table on this sheet)
Required: 140 replacement trees
Provided: 140 replacement trees (many are proposed within the new street R.O.W.)

Headlight Screening
Parking does not face directly into Residential property.
NO additional screening required.

Bike Parking
2 Bike spaces can be substituted for each required automobile space.
Therefore, up to 78 (maximum) automobile spaces can be removed.

Provided: 32 Bike racks; allowing for 64 bikes

PROPOSED ZONING:

PLANNED DEVELOPMENT

UNIT TABULATION:

MULTI FAMILY:

1 BEDROOM UNITS	129 UNITS
2 BEDROOM UNITS	234 UNITS
3 BEDROOM UNITS	45 UNITS
SUBTOTAL	408 UNITS

RESIDENTIAL LOTS	QTY	
10,000 S.F. SINGLE FAMILY LOTS	26	26 UNITS
7,000 S.F. VILLA LOTS	20	20 UNITS
7,500 S.F. DUPLEX LOTS	8	16 UNITS
TOWNHOMES	7	40 UNITS
SUBTOTAL		102 UNITS

510 TOTAL UNITS ON 48.16 ACRES = 10.58 DU PER ACRE

MAX BUILDING HEIGHT: 3-STORY BUILDING

LOT SIZES & SETBACKS

SINGLE FAMILY
MINIMUM LOT AREA = 10,000 SQUARE FEET
MINIMUM LOT WIDTH = 80 FEET
MINIMUM LOT DEPTH = 125 FEET
MINIMUM SETBACKS
FRONT: 20 FEET
BACK: 25 FEET
SIDE: 5 FEET
SIDE YARD: 15 FEET
MAXIMUM STRUCTURE HEIGHTS: 2 STORIES EXCLUDING BASEMENT

DUPLEX
MINIMUM LOT AREA = 7,500 SQUARE FEET
MINIMUM LOT WIDTH = 75 FEET
MINIMUM LOT DEPTH = 100 FEET
MINIMUM SETBACKS
FRONT: 15 FEET
BACK: 20 FEET
SIDE: 5 FEET
SIDE YARD: 15 FEET
MAXIMUM STRUCTURE HEIGHTS: 2 STORIES EXCLUDING BASEMENT

VILLA
MINIMUM LOT AREA = 7,000 SQUARE FEET
MINIMUM LOT WIDTH = 50 FEET
MINIMUM LOT DEPTH = 100 FEET
MINIMUM SETBACKS
FRONT: 10 FEET
BACK: 20 FEET
SIDE: 5 FEET
SIDE YARD: 10 FEET
MAXIMUM STRUCTURE HEIGHTS: 2 STORIES EXCLUDING BASEMENT

TOWNHOME
MINIMUM LOT AREA = 20,000 SQUARE FEET
MINIMUM LOT WIDTH = 200 FEET
MINIMUM LOT DEPTH = 100 FEET
MINIMUM SETBACKS
FRONT: 5 FEET
BACK: 20 FEET
SIDE: 5 FEET
SIDE YARD: 15 FEET
MAXIMUM STRUCTURE HEIGHTS: 2 STORIES EXCLUDING BASEMENT

APARTMENT
MINIMUM SETBACKS
FRONT: 5 FEET
BACK: 15 FEET
SIDE: 15 FEET
SIDE YARD: 15 FEET
MAXIMUM STRUCTURE HEIGHTS: 4 STORIES EXCLUDING BASEMENT

APARTMENT PARKING CALCULATIONS:

RESIDENTIAL PARKING
(129) 1 BED @ 1.5/ = 194
(279) 2 AND 3 BED @ 2/ = 558
GROSS PARKING REQUIRED BY CITY = 752
STANDARD MULTIFAMILY PARKING CODE

PARKING ADJUSTMENTS

UNIT COUNT >50 (1/10 UNITS OVER 50)
(752-50) / 10 = -70 MAX.

BIKE REDUCTION = 10% = -75 MAX.
(78 BIKE RACKS WITH 2 BIKES EACH)

NET RESIDENTIAL REQUIRED BY CITY = 607 MIN.
STANDARD MULTIFAMILY PARKING CODE

TOTAL PARKING SPACES PROVIDED = 787 (INCLUDING 18 ADA)
TOTAL BIKE RACKS PROVIDED = 30 BIKE RACKS (2 BIKES ON EACH)

THE LEASING OFFICE FOR THE RESIDENTIAL PROPERTIES HAS 20 PARKING SPACES AND 2 BIKE RACKS (2 BIKES ON EACH)

OPEN SPACE/GREEN AREA:

APARTMENT, CLUBHOUSE AND LEASING OFFICE
TOTAL AREA = 1,124,720 SF
OPEN SPACE REQUIRED = 20% MIN.
OPEN SPACE PROVIDED = 588,587.51 SF (52.33%)

TOWNHOMES
TOTAL LOT SIZE = 100' X 200' (20,000 SF)
OPEN SPACE REQUIRED = 20% MIN.
OPEN SPACE PROVIDED = 8,590 SF (42%)

DUPLEXES
TOTAL LOT SIZE = 75' X 100' (7,500 SF)
OPEN SPACE REQUIRED = 30% MIN.
OPEN SPACE PROVIDED = 3,300 SF (44%)

VILLAS
TOTAL LOT SIZE = 70' X 100' (7,000 SF)
OPEN SPACE REQUIRED = 30% MIN.

SINGLE FAMILY
TOTAL LOT SIZE = 80' X 125' (10,000 SF)
OPEN SPACE REQUIRED = 30% MIN.

EXISTING SITE TREE REMOVAL TABLE

SIZE	NUMBER REMOVED
6" AND GREATER	140
196 EXISTING TREES ONSITE	
140 EXISTING TREES REMOVED	
56 EXISTING TREES REMAIN	

EXISTING R.O.W. TREE REMOVAL TABLE

SIZE	NUMBER REMOVED
6" AND GREATER	1
4 EXISTING TREES IN R.O.W.	
1 EXISTING TREES REMOVED	
3 EXISTING TREES TO REMAIN	

ENGINEER:

OLSSON
RICKY HAASE
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
TELE: (417) 890-8802
FAX: (417) 890-8805

SURVEYOR:

GLOBAL PRECISION SURVEYING, LLC.
P.O. BOX 790
REPUBLIC, MO 65738
TELE: (417) 883-0300

OWNER/DEVELOPER:

NAPREDAK BUILDERS, LLC.
ATTN: JOSH BRYAN
300 S. JOHN Q. HAMMONS PKWY., SUITE 501
SPRINGFIELD, MO. 65806
TELE: (417) 838-8464

SITE AREA:

TOTAL SITE AREA = 48.16± AC. OR
2,097,793.47± S.F.

BENCHMARKS:

ELEVATION BENCHMARK: GR09AZ
INTERSECTION: LECOMPTE @ DIVISION
LOCATION: SW QUADRANT
SET BY: DNR
ELEVATION=1348.55

PRESENT ZONING:

CURRENT PROPERTY:
A1 - AGRICULTURAL (GREENE COUNTY)

ADJACENT PROPERTY ZONING:

NORTH - IC WITH COD 210, AND PD 229 AMD-2
EAST - GR (GREENE COUNTY)
SOUTH - R-SF (VARYING DENSITY)
WEST - PD 19-COOPER ESTATES SINGLE FAMILY SUBDIVISION

UTILITY COMPANIES:

WATER/ELECTRIC/GAS
CITY UTILITIES OF SPRINGFIELD
2665 S. BLACKMAN ROAD
SPRINGFIELD, MO 65809
CONTACT: DEVELOPER SERVICES
PH: (417) 831-8888
EMAIL: Developer_Services@cityutilities.net

SANITARY
CITY OF SPRINGFIELD -
ENVIRONMENTAL SERVICES
840 BOONVILLE AVENUE
SPRINGFIELD, MO 65802
CONTACT: MATT TAYLOR
PH: (417) 864-1934
EMAIL: mtaylor@springfieldmo.gov

STORM SEWER
CITY OF SPRINGFIELD -
STORMWATER SERVICES DEPT.
840 BOONVILLE AVENUE
SPRINGFIELD, MO 65802
CONTACT: JOSEPH CODICHINI
PH: (417) 864-1876
EMAIL: joseph.codichini@springfieldmo.gov

TELEPHONE
AT&T
600 ST. LOUIS STREET
SPRINGFIELD, MO 65806
CONTACT: ADAM MOON
PH: (417) 836-2146
EMAIL: am8421@att.com

SPRINGNET
301 E. CENTRAL STREET
SPRINGFIELD, MO 65802
CONTACT: BETHANY FORRESTER, P.E.
PH: (417) 831-8529
EMAIL: bforrester@springnet.net

EXAMPLE PLANT LIST (SPECIES MAY BE MODIFIED DURING FINAL DESIGN)

Qty	Abbrev.	Scientific Name	Common Name	Size	Notes
Canopy Trees					
XX	TH	Gleditsia triacanthos v. inermis 'SKYLINE'	Thornless Honeylocust	2" Caliper	Canopy
XX	BG	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2" Caliper	Canopy
XX	SO	Quercus coccinea	Scarlet Oak	2" Caliper	Canopy
XX	WO	Quercus nigra	Water Oak	2" Caliper	Canopy
XX	PE	Ulmus americana 'Princeton'	Princeton Elm	2" Caliper	Canopy
XX	YW	Cladrastis kentukea	Yellow wood	2" Caliper	Canopy
Evergreen Trees					
XX	IA	Ilex x attenuata	Foster Holly	5' Ht. min.	Evergreen
XX	JC	Juniperus chinensis 'Keteleen'	Keteleen Juniper	5' Ht. min.	Evergreen
XX	PS	Pinus strobus	Eastern White Pine	5' Ht. min.	Evergreen
Understory Trees					
XX	RB	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Caliper	Understory
XX	EH	Ostrya virginiana	Eastern Hophornbeam/Ironwood	2" Caliper	Understory
XX	SB	Amelachier arborea	Serviceberry	2" Caliper	Understory
XX	FT	Chionanthus virginicus	White Fringe Tree	2" Caliper	Understory
Shrubs					
xx	IH	Illex glabra	Inkberry Holly	5 Gallon	18" min. installed height after pruning (immediately following installation)
xx	WH	Illex verticilliata	Winterberry Holly	5 Gallon	18" min. installed height after pruning (immediately following installation)
xx	NB	Physicarpus opulifolius	Ninebark	5 Gallon	18" min. installed height after pruning (immediately following installation)
xx	FS	Rhus aromatica	Fragrant Sumac	5 Gallon	18" min. installed height after pruning (immediately following installation)
xx	VS	Itea virginica	Virginia Sweetspire	5 Gallon	18" min. installed height after pruning (immediately following installation)
Perennials					
xx	EA	Echinacea angustifolia	Purple Coneflower	1 Gallon	
xx	HS	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gallon	
xx	RH	Rudbeckia hirta	Black Eyed Susan	1 Gallon	

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TEL 417.890.8802
FAX 417.890.8805
Olsson - Landscape Architecture
Missouri COA #2005000285

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

PLANNED DEVELOPMENT EXHIBIT
SITE CALCULATIONS

NAPREDAK BUILDERS, LLC
3830 E. DIVISION STREET

SPRINGFIELD, MISSOURI

2025

drawn by: RPJ
designed by: JKE
project no.: 025-01404
date: 06.09.2025

SHEET
5 of XX

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DATE: Sep 08, 2025 12:54pm USER: tdrake

townhome elevation example

apartment elevation example

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hdesigngroup

AUGUST 26, 2025

division & le compte development

elevations

MEETING NOTES

Neighborhood Rezoning Meeting

Project Name:	3830 E Division Street Proposed Development
Project Location:	Springfield, MO
Client:	City of Springfield
Project Manager:	Ricky Haase
Date:	09/09/2025

1) List of verbal comments and how we plan to address any issues as needed:

a) When are the meeting dates?

1) September 25 – P + Z meeting
2) October 20 – City council public hearing
3) November 3rd – City council meeting + vote

b) How many villas are there?

1) 26 single family, 20 villas
2) 50-75% of properties will be sold

c) Are the buildings made of brick?

1) They are brick or masonry requirements within the PD.

d) Is there something to handle the traffic on Le Compte?

1) There is a signal being added to Division and Le Compte, and a right turn lane into the development at each entrance, and the entire section gets signalized.

e) Is there a signal at Eastgate?

1) Yes, at Division and Eastgate

f) Can you turn left onto Division?

1) Yes

g) Are there a lot of signals being added along Division?

1) One at Eastgate and our project would add one at Le Compte.

h) How much room / how many lanes can you build on Division? How much area do you have between the development and MoDOT jurisdiction?

1) It can eventually be built out to a full primary arterial roadway section. So, from the centerline south, we are dedicating the maximum required right of way to MoDOT.

i) How many people does MoDOT predict will be driving down the highway? How much will the lights stop? What is the number of cars?

1) MoDOT has a traffic study and built roadway improvements accordingly. That study shows car counts.

j) Does the traffic study predict for what is being built?

1) No, we can't predict something that isn't built yet.

k) Do the roadway improvements accommodate for the 400+ new cars?

1) MoDOT has a traffic study and built roadway improvements accordingly. That study shows car counts.

l) We did not receive a letter. Can we get a letter?

1) The letters were only sent to the residents within 500 ft of the new development.

m) What is on the north side of Division?

1) All undeveloped, it's zoned for different uses.

n) You've eliminated 2 egress drives, so there are only 3 left.

1) We only removed the one at Bristol Park.

o) So, are all the MoDOT developments equipped to handle the new traffic?

1) MoDOT has a separate study for pre-development and post-development.

p) What time of year or time of day was the study done?

1) This can all be found in the traffic study.

q) Are they taking into consideration the traffic from school?

1) Yes

r) Density doesn't seem like it has changed. A story was removed but an additional building was added.

1) We reduced by 20 units or roughly 5%.

s) Has the elevation view been raised?

1) No, the elevation has not been raised at all.

t) It's not just personal vehicles, think about deliveries and school buses. She mentioned that she just got back from St. Louis and tried to exit 65 to Division and couldn't get off the highway. Her daughter had to call 911 because of traffic on the highway. I can't imagine they keep Le Compte open for truck traffic.

1) We are combating this by providing another way to access the underground for trucks.

u) When are they planning to do the roadway developments?

1) There are improvements being constructed now. The proposed improvements we show on the exhibit would be done with the first phase of our development.

v) Most people here don't mind the development; the problem is the apartments. They are on hills, and they will look gigantic.

1) See this exhibit for elevations on how these apartment buildings step down the hill.

w) Can they sell the lots as single-family units instead of the apartments? This will not be affordable for anyone.

1) No

x) What is the stormwater situation for the property because she lives at Wildhorse, and my backyard is full of lakes.

1) We are providing approximately 3 acres of wet detention ponds for the development.

y) When it floods, where does the runoff go? How do you control it all the way down to the lakes? What do you do with the water?

1) We are providing approximately 3 acres of wet detention ponds for the development.

z) HOA fees were mentioned, what is the development going to have for fees? Will renters be paying fees?

1) This comes from maintenance costs. We don't have these exact numbers at this time.

aa) What is the property value change of Lakes at Wildhorse due to this development?

1) I am not an appraiser so I cannot answer that question.

bb) You anticipate the private dwellings being sold for 4-6 hundred thousand dollars. I don't think these are worth that much.

1) We're modeling them after Lakes at Wildhorse.

cc) What about the sinkholes that are in that area? Can the land handle that?

1) A geological study will be done at the time of preliminary platting or before construction.

dd) Is there potential development to the east?

1) Not by our developer.

ee) What year was the road study done?

1) Most recent was this year but has been studied from 2020.

ff) The city approved a traffic study, but MoDOT has not, when did that change? Are we able to see those documents?

1) I gave this gentleman MoDOT's contact information.

gg) The water detention basin on Division, is it safe there? Buses are going up and down that street all the time so what safety is there to protect buses from hitting water?

1) It will be designed according to MoDOT standards. There will be a shoulder, ditch, and sidewalk.

hh) Are the trees on the east and south property line existing or proposed?

1) We are coordinating to keep the existing ones, but the ones in the plans are proposed.

ii) Is the lighting that is proposed to be put up going to shed out on the neighbors?

1) 1 foot candle at the property lines or less.

jj) On the south side, there are 5 trees, will there be more than that?

1) We will try to keep the existing and add more trees.

kk) Will people have to turn right off Division and take a U-turn to leave and go to Springfield?

1) Only at our western exit point.

ll) For units, how many parking spaces will be added?

1) 607 parking stalls will be added for apartment units is the minimum requirement.

mm) Has anyone considered the traffic going south on Le Compte? Do you believe the road can handle it?

1) The traffic study was done on both Le Compte and Division.

nn) What is the median income for the residents living in these units?

1) We don't know, but the rent will be $1,300-$1,500 per unit.

oo) When you talk about the developer, is it the one from California?

1) The people constructing and operating this are local. The people from California are funding it.

pp) There are 3 LLC's and property owners.

1) No, there is one LLC.

qq) Is the funder a private equity?

1) I don't know.

rr) Will there be another water well?

1) No.

ss) What about sewer? Is there capacity?

1) Yes.

tt) Are 607 parking stalls enough?

1) The 607 stalls are only for the apartments. All other residential areas will have their own private parking (garage and driveway). This will be enough parking based on the developers experience with other local developments.

uu) Most families have 2 vehicles. Is this enough spaces?

1) Yes

vv) You are offering apartments at a high price, who would invest their money in this?

1) The developer feels they will fill these units or they wouldn't be building it.

ww) What are the proposed stages of development?

1) 3 phases, northern, middle, southern. Ideally it would be 1 phase every 2 years, but it likely won't happen that quickly.

xx) How large are the lots? Is this similar to Wildhorse? Is this smaller than most properties in the area?

1) It is exactly like Wildhorse. 10k square feet.

yy) Stone Creek and this development are different because the mass density center here is different than the density in the residential area in Stone Creek. Stone Creek has a 4-lane highway.

1) A primary arterial can become a 4-lane highway.

zz) How much green space is there? Does this include everything?

1) 527,000 sq ft, so roughly 25%

aaa) Will the trees be planted in a later phase?

1) Landscaping will get done first.

bbb) What does "missing middle" mean?

1) Look at the comprehensive plan.

ccc) The apartments are not the missing middle

1) Yes, they are.

ddd) Why were the apartments added in the first place?

1) There is a housing crisis we are trying to resolve.

eee) How does the apartment cost fill the missing middle?

1) It is determined by building type, not cost.

fff) Will there be a limit to the number of cars for the apartments?

1) It is based on how many bedrooms the unit has.

ggg) We don't want anything to do with California. Why did you ruin the single-family residence with apartments?

1) We are trying to move past the housing crisis.

hhh) What about apartments for college students? What is the rent for them?

1) I don't have that answer.

iii) The biggest concern was density first; how did you change it to fix that?

1) We reduced the density to match the property intention.

jjj) We are surrounded by gated communities. We don't want an out-of-town landlord because it will take away our control of our properties. We are not against the development; it is just misplaced with the density.

1) I understand your concerns.

kkk) The developer knows that the density is too high.

1) I understand your concerns.

lll) Is there any chance of voicing concerns to the developer and reclassify the area? You have done nothing other than barely reducing units to combat the density.

1) I disagree. We are trying to make adjustments throughout the plan as requested by neighbors.

mmm) This was voted down even at 3 story heights, what makes you think it will pass now?

1) It got reduced to 3 story, and a building was added to combat lost units.

nnn) Was there a consideration for the property to be tailored for an older community? That will be the age group that can afford it.

1) No.

ooo) You mentioned that there will be 607 parking spaces for apartments, so close to 750 cars in there. At 5pm there will be a lot of cars coming in and out. What is your anticipation for the number of vehicles coming in and out of an already congested area? My concern is that waiting 2-4 years leaves out safety for children and families.

1) I understand your concerns. These project will take 6-10 years to build which will lessen the impact. All the parking will be built in nearly 10 years, so that provides time to coordinate studies with MoDOT.

ppp) How long would Division be closed for the stoplight?

1) Division would not be closed to add the stoplight. It would be similar to how it is now.

qqq) Would you have a conversation about future growth along Division? Aren't there width issues? Is all this out there for us to see?

1) We're dedicating an acre and a half of right of way for roadway developments.

rrr) Have they thought about the traffic being put into other traffic developments? They can't go anywhere.

1) They can go west.

sss) Can a roundabout be put in?

1) At Eastgate and Division there is a signal, so there is no design to do a roundabout at Le Compte.

ttt) Where is the line for the city of Springfield?

1) Everything to the south is part of Greene County

uuu) Have they talked about speed limit changes on Division?

1) We have talked to MoDOT but right now, they are unwilling to reduce it.

vvv) The highway patrol has no control over this area. This is all controlled by SPD, so if there is a complaint, you must voice it to the city police.

1) Understood.

www) Who is the engineer in charge of the MoDOT developments?

1) I can give you MoDOT's contact information after the meeting.

xxx) Are there any plans to widen Division and make more visibility to get around other people?

1) The whole south side is getting improved.

yyy) If it's approved, will streetlights go in before the development starts?

1) Yes

zzz) You are lucky if one car can get through, near Wildhorse. It's like Nascar getting in and out of Wildhorse from 65 to Chestnut Expressway to Division.

1) I understand your concerns.

aaaa) Have you been in contact with SPS and Hickory Hills Schools?

1) When you annex a property to Springfield, the schools, fire, and police are made aware.

bbbb) Are they building a sidewalk?

1) Yes, along Division and Le Compte.

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
September 9, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Janet Helfrecht	4674 E. Kentbrook Dr.	(561) 676-7624
CONNIE KEISER	W' MORE	914.720.6247
ERICA GAYNOR	W' MORE	417.766 2208
Chuck + Jo Cox	4273 E Sherwood Circle	417.884.0178
KEVIN + LYNN AUSBURN	4105 E. BROOKDALE TERRACE	417-860-0694
Nancy Hudson	1360 N. Cooper Blvd	417-863-6061
BOB HONG	1122 N. NEW CASTLE AVE	815-685-5420
JERRY PARSLEY	W'MORE	417-~~570~~ 597 4729
MIKE FEY	3828 E. BROOKDALE TER	417-709-7604
Austin Dinwiddie	5067 E Wild Horse Dr	970-222-5815

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
September 9, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Kathy Christy	N313 E. KENTBROOK DRIVE	417. 224. 2826
Jean Grabeel	1241 N Cooper BLVD	417 459-5344
John + Bonnie Keil	4477 E Hidden Oak ST	816-898-9447
Norma Goddard	3832 E. Brookdale Dr	417-234-6078
Catharine Kershaw	1304 N. Fenchurch Ln	417-834-0658
Barb + Dean Ruvak	4035 E Brookdale Terr	503-593-4167
Michael: Jessica Ingram	4038 E. High Ridge Lane Spfld MO 65802	417 569-8166
Yelena Popov	3538 E Cooper Blvd Spfd MO 65802	405-326-2731
Catherine + Mark Kreuther	1351 N. Lennox Ct SpfD MO. 65802	Phase 1 417-350-4200
Carolyn Malcolm	430 E Sheffield Ct. 65802	417-849-8094
Miranda Myrick	1662 N Oakfair Pl	417 9206487

550 St Louis Street / Springfield, MO 65806
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Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
September 9, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Robert J. Shirley	3824 E. Brookdale Ter.	417 839 7365
Dennis + Barbara Bergmann	3836 E Brookdal Ter	417-319-5048
Dennis & Brenda Owens	4056 E High Ridge Lane	417-326-9220
David & JuLeAnn Childers	3811 E. Brookdale Ter.	417-839-5405
Brian Glasgow	3962 E. Brookdale Ter.	417 827-3912
JOE & SUE JOHNSON	3912 E. WINDSMORE	417-840-7754
Barbara Thompson	4292 E. Sherwood	417-838-4064
JASON BLUM	4288 E. SHERWOOD CIR	417-827-4249
Jay MASSART	1368 N MARLOWE AVE	206 954 7385
Ken + Charlene Albin	4441 E. Sherwood	417-840-8915
Christine Combs	4392 E Ambrose Dr	417-840-2819
MARK E. NELSON	4404 E. KENTBROOK DR	417-236-4940
ROY ERWIN	4372 E. KENTBROOK	417-266-373

MORE

550 St Louis Street / Springfield, MO 65806
O 417.890.8802 / olsson.com

Mark Murphy 4360 Fentbrook Drive 417-848-1658

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
September 9, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Mike Boatright	3823 E. Brookdale Terr	417 840 1346
Larry & Barbara Brewster	1428 N Marlowe Ave	417-689-1305
Dale & Judith Fagerlund	3676 E Cromwell Ct	417-848-3786
Jean Bardy	1335 N. Bristol Ave	806-787-4478
Jo Cox	4273 E. Sherwood Cir.	417-894-0174
Randy Nelson	4410 E. Sherwood	620-330-4458
Randy & Debbie Beydler	1440 N Marlowe Ave	417-693-0027
Larry & Esther Wood	1365 N. Chapel Drive	417-987-3334
Bonnie Farley	3730 N. Cromwell Drive	417-725-2431
Joe Farley	"	417-725-2431
Stan Shollenberger	1731 N Bristol Ave	573-825-0064
Thomas & Marcia Nelson	445 N Bellflower Dr. Springfield, Mo. 65802	
Robbie Vienhage	1445 N. Grindstone Ave	417-830-2120

TURN OVER

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
September 9, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
LARRY JEFFERIS	4146 E BROOKDALE TERR	417-860-2463
RALPH & BEVERLY TUTER	3840 E. BROOKDALE TER	417 332 5854
Bob & Barb Schneider	3827 E Brookdale	417-343 8554
Marilyn Dennis	3701 E. Cromwell Lane	417-425-5051
Bob & A.J. Gilbert	4320 E Ambrose Dr	417-844-2952 417-844-3052
Ernest & Diane Lewis	1460 N. Bristol AVE	417-350-1955
Bob & Joyce Somerville	1338 N. Bristol Ave	417 830 8123
James Rabby	4518 E Pearson Mid. Dr	417 844 1188
David & Denise Rosenbluth	4459 E Kentbrook Dr	972 834 3634
Andy Bennett	771 N. Summerdale Ct	417 860 - [illegible]

Owen

BRUCE FETTEN 1235 COOPER 417-343-4210
Randell + Carla Wallace 794 N Thompson 417-234-7161
Jim + Sue McDowell 4020 E High Ridge Lw
Pam Tynes 5362 E DIVISION 417848-5200
David Thornton 5171 E. Fm. Rd 122 02 417-234-6614

550 St Louis Street / Springfield, MO 65806
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Marilyn Chana & Rod	1054 N. NewCastle	417 773-0723
Paul Lewis	1450 N. Fenchurch Lane	417-861-6350
Maricela Burleigh	1342 Rosedale Court	
Maria Burleigh	1342 Rosedale Court	417-414-7676
Malcolm Burleigh	1342 Rosedale Ct	417-234-7964
Keith Abercrombie	1236 Newcastle Ave	417-838-0258
Michael Smith	1465 N. Bristol Ave.	417-988-4792
Christina Lashmet	1412 N. Cooper Blvd	417-827-0125
[illegible]	1465 N. Bristol Ave.	417.988.4632
David Stanislaus	1428 N. Chapel DR	(417) 417-4435
Gina & Mark Stillwell	3660 E. Sheffield Way	4417 830-9259
Mark & Melody Mikkelsen	4484 E Kentbrook Dr	(417) 839-5838
Ken & Pat CARTER	1302 N. Fenchurch Ln	417-849-3030
DAN & AUDRE BARRETT	4749 E. RUTHERFORD ST.	262-388-4515
LORI SCOTT	1413 N. Fenchurch Lane	(573) 719-4318
SANDY HOPPER	747 N. SUMMERCREEK CT	417-270-7271
O.T. & Sharon Brewer	3649 E. Cromwell Lane	417-234-7764
Allen Wrather	4462 E. Sherwood St	414-234-3900
Brenda Wrather		

Duane & Linda Ottmar - 5018 E. WILD HORSE DR. - 417-844-6501

Paige Burleigh	1342 Rosedale Court	813 693 8235
Shawn Burleigh	1342 Rosedale Court	~~813~~ 417 849-4796
Everett Benson	1417 N Bristol Ave	417-825-7293
PHIL JONES	1405 N. BRISTOL	309-360-4244

Joyce Snyder	1229 N New Castle Ave SpFd, Mo 65802	417-849-0359
KALPESH PATEL	1662 N Marlowe AVE SPfd. Mo - 65802	417 234 0422
ALIkesh patel	4110 E High Ridge Ln springfield Mo-65802	816-585-4884
Donna Barrett	1622 N Waterstone	216 633-6166

From: Carla Jones
To: boardcommunication@spsmail.org; Zoning@springfieldmo.gov; Council
Subject: Strong Opposition to Proposed Development at Division & Le Compte
Date: Monday, August 11, 2025 2:07:01 PM

This is the first time you received an email from this sender (jones.carla5952@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

8/11/2025

Dear Planning & Zoning Commission / City Council Members / Commissioners,
I am writing as a concerned resident of Windsmore, located near the site of the proposed residential development at the southeast corner of Division Street and Le Compte Road. I strongly oppose this development in its current form and urge the Planning & Zoning Commission to DENY its approval due to the serious and lasting consequences it may pose to our community.
The scale and density of the proposal—550 residential units, including over 400 apartments—are fundamentally incompatible with the existing character of our neighborhood and raise significant concerns in the following areas:
1. Traffic and Safety
This project would substantially increase traffic along Division Street and Le Compte Road, neither of which is designed to accommodate such a volume. Multiple planned entrances and exits only heighten the risk of congestion, accidents, and delayed emergency response times. A
full, publicly reviewed traffic impact study is necessary before any approval is granted.
2. Infrastructure and Public Services
Hundreds of new households would place considerable strain on water, sewer, waste management, and other city services. It remains unclear whether the current infrastructure can support such expansion without significant upgrades, costs that may ultimately fall on taxpayers.
3. School Overcrowding
Local schools are already operating near or at full capacity. The additional student population generated by this development—particularly from the high number of apartment units—will further strain educational resources, enlarge class sizes, and compromise educational quality.
4. Neighborhood Character and Property Values
The introduction of high-density apartment buildings is out of alignment with the low-density, single-family character of the surrounding community. Such a shift risks permanently altering the neighborhood's identity, reducing privacy, and lowering surrounding property values.
5. Environmental and Drainage Concerns
The removal of green space and increase in impervious surfaces will exacerbate stormwater runoff, potentially leading to long-term drainage and flooding problems for nearby residents, issues that are often underestimated and difficult to reverse.

6. Transparency and Accountability
This proposal comes from an out-of-state developer (East Division Development, LLC, based in
California). This raises concerns about long-term accountability, responsiveness to community issues, and ongoing property maintenance. The developer has no stake in our schools, our

infrastructure, or the long-term well-being of this community.

This development, as currently presented, is not in the best interest of our community.
Sincerely,
Carla Jones
3941 E. Windsmore Dr.
Springfield Mo

From:	Connie Keiser
To:	Childers, Steve; Connie Keiser; Neal, Daniel
Cc:	Schrag, Jeff; McGull, Councilmember
Subject:	2025-177 (3830 E Division St Springfield, Mo.
Date:	Friday, August 15, 2025 2:48:09 PM

I, along with the other 130+ concerned citizens who attended Monday night's City Council (CC) meeting, were pleased that the CC remanded the above project back to Planning and Zoning (P&Z) per the developer's request "... so that they may provide NEW/additional information."

That motion for a remand came along with a request from A. McGull, that even though NOT required, the developer hold another neighborhood meeting for the revised plan, in a space sufficient to hold the numbers of individuals who would attend.

I am asking that this email be shared with the individuals at P&Z who will be evaluating that "NEW /additional information" from the developer.

On July 17, 2025, the P&Z board listened to and heard the concerns and issues of the various communities and soundly recommended to the CC a denial of the above project by a 2-6 vote.

Comments made during the meeting by commissioners and citizens about density, traffic and other issues are still of major concern and need to be addressed and resolved.

Yet the developer still feels that he "has to have 530 doors."

Any NEW/additional information must be vastly significant to overturn the original denial from P&Z.

ISSUES & QUESTIONS

A. DENSITY

Original Project

- 530 doors on 48 acres which includes:
  - 9 apartments buildings
    - 5 four story
    - 4 three story
  - 670 parking spaces (As a visual comparison, the nearby Menard's has +/-400 spaces)

Comparison with local neighborhoods

Hickory Hills	100 doors on	37 acres
Windsmore	55 doors on	30 acres
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There are no apartment buildings and no 3 or 4 story structures in any of these developments.
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In fact there is no other development in Springfield with the proposed density of this project.

B. INFRASTRUCTURE

Apparently there are 3 known sinkholes on the property.

Yet the Missouri Department of Natural Resources has not been requested to do a/any sinkhole study to determine:
● the kind
● the size
● and the protential effect of sinkholes on any development of this land and to the surrounding areas.

Shouldn't a study be required prior to any P&Z decision?

C. TRAFFIC

There has been no comprehensive area MODOT study.

A July 2025 study on FR 185 & Division is incomplete regarding several traffic issues of concern raised by the communities affected.

As Commission Chair Randall Doennig said at the July 17 meeting:

" It's difficult for me as a commissioner to embrace something like this with MODOT as a wild card."

Re the proposed stoplight at Le Compte (FR 185) and Division he said "... the practical news is that it's going to be years in the making."

A spoke person at Greene County Highway Department advised me that one of the requirements for GCHD to do a traffic survey of a county road requires:

"...a minimum threshold of 100 additional vehicles to see that impact of what that new traffic looks like during peak hours."

Clearly this proposed development generates over 100 new additional vehicles utilizing the proposed entry/exit on FR 185 let alone the 2 proposed entries on Division (one which does not allow a West turn from the development) with the 530 doors and 670 parking spaces.

He also advised that with the City's annexation of this property, that stretch of "a very narrow 2 lane county road" from Division south to the Bristol Park community is now the responsibility of the City of Springfield Street Department.

Per a City Streets employee no study has been ordered or requested with regards to evaluate the new traffic generated by this size of a development.

Common sense says you have to have that information in order to evaluate the effect of additional vehicle traffic generated by this development on the existing streets.

Will you do so or require such a study prior to a decision?

D. FORWARD SPRINGFIELD COMPREHENSIVE PLAN

Chris Lebeck stated that "... this (proposed plan) did not comform to (the Forward Springfield plan) as it did not

1. Encourage home ownership (the project is 100% rental i.e. no home ownership)

2. Was not compatible with the immediate nearby land uses

3. ..and in his eyes, would be detrimental to a current thriving area."

Commissioners agreed that "...the intent was good (i.e. Springfield's needs for more housing) but they felt that this went a little too far in terms of density and felt the development would add too much traffic to streets that were not able to handle it."

Does the proposed revised NEW deal change any of this?

E. IS THIS MIDDLE INCOME HOUSING?

Olsson advised that the 1 bedroom apartments would "probably rent for $1300-$1500 PLUS an HOA fee not yet determined."

Olsson advised that rent prices for 2 or 3 bedrooms apartments or for the other proposed structures (12 residential houses, 12 townhouses plus the condos) has not yet been determined.

Data USA advises that the 2023 median gross income in Springfield was $45,985 with the gross per capita income at $30,864.

Most financial institutions advise using 30% of gross income for housing purposes.

Here's the math:

$45,984÷12=$3,537.23 X 30%=$1061.17

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Obviously the proposed rent of $1300-$1500 + HOA fees for a 1 bedroom in this development would fall outside of the 30% range.

For those Springfield families who fall in that "median ncome/per capita range, a 1 bedroom apartment in this development would be unaffordable.

Let alone be able to afford the unknown rent on the larger structures.

F. SPRINGFIELD PUBLIC SCHOOLS

The elephant in the room.

According to several teachers and families Hickory Hills Elementary School (HHES) is at or above capacity now.

An additional 530 doors would not only add more students but also increase the traffic during school hours and after school activities.

SPS does not provide busing within 1.5 miles; all the students in this development would require private transportation as it is 1.1 miles from LeCompte & Division to the HHES site.

So you would have the additional school traffic at least twice a day and more depending on after school activities.

And while I understand that SPS is its own separate entity, shouldn't this level of additional traffic be a significant factor in the P&Z evaluation?

G. TRACK RECORD

The developer has stated that they have 2 developments in this area.

Have any calls been made to the governing bodies in those areas from P&Z?

Have the following questions been asked?
- How did it go?
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- Would you do it again? or what would you do/require differently?

Seems like common sense to me.

SUMMARY

Any "NEW/additional information" must provide significant changes to reverse P&Z's original denial and to bring this matter once again for public comments and another P&Z vote.

Thank you for your attention to this matter and follow-up on these critical issues.

REFERENCES

- SBJ online posted August 12 @ 12:33pm
- www.ozarksfirst.com/news/springfield-housing-proposal-concerns
- Greene County Assessors Office

From:	Connie Keiser
To:	Childers, Steve; Connie Keiser; Neal, Daniel
Cc:	Schrag, Jeff; McGull, Councilmember
Subject:	Re: 2025-177 (3830 E Division St Springfield, Mo.
Date:	Thursday, August 21, 2025 10:14:03 AM

ADDITIONAL INFORMATION FOR CONSIDERATION:

Here is additional information that needs to be evaluated /considered by P&Z for the above proposed development along with the:

- any of the "NEW/additional information" submitted by the developer

- the other issues/questions asked in my August 15, 2025 email.

Please share this email with any individuals at P&Z or any City staff who will be reviewing the developer's revised plan.

NEW TRAFFIC INFORMATION TO CONSIDER:

QUESTIONS:

What are the effects of the continuing construction and build out of The Lakes at Wild Horse and The Reserve?

And yes this is Greene County, not City of Springfield.

However the significant new traffic generated from the new construction will travel west into Springfield and through the already challenged E. Division Street and LeCompte intersection.

The additional traffic will also have an effect on the new Eastgate extension/intersection.

The build out, will have a major effect on the communities surrounding this area as well as the City of Springfield.

At the August 18, 2025 POA Annual Meeting, Stu Stenger provided the following information:

1. Currently there are.140 single family homes. There are no rental apartments or 3 or 4 story buildings.

2. There are 4 as yet undeveloped, pre-approved traditional single family communities.

Each of those communities wil have 60 doors or a total of 240 new doors.

3. Phase 7, with 60 planned doors, is currently underway.

4. When completed, the neighborhood will end at Farm Road 197 with a total of 380 doors.

5. Estimated completion for the "Wild Horse" neighborhood is 5-10 years out coinciding with the proposed completion of 2025-177 (estimated out at 6-7 years).

MODOT

The recent MODOT traffic study did not take into account these additional 380 doors when it assumed a "2% annual traffic growth rate".

Let alone address the other MODOT concerns stated in the P&Z meeting by the Commissioners referenced in my August 15, 2025 email.

Common sense says that this significant number of new doors requires a comprehensive traffic study to
be completed prior to approval of any development in this area.

1. Again, will a comprehensive MODOT study be done?

2. Again, will you ask or coordinate with Greene County Highway Department to do a study?

SUMMARY

This information, along with the issues and questions in my August 18, 2025 email, need to be considered and fully evaluated to see if there is significant differences/changes in any NEW plan to overturn the original decision to recommend denial of this project to the City Council.

On Fri, Aug 15, 2025, 2:47 PM Connie Keiser <keiserproperties@gmail.com> wrote:

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Thank you for your attention to this matter and follow-up on these critical issues.

REFERENCES
■ SBJ online posted August 12 @ 12:33pm
■ www.ozarksfirst.com/news/springfield-housing-proposal-concerns
■ Greene County Assessors Office

From: Catherine Kershaw
To: Zoning@springfieldmo.gov
Subject: Planned Development 392
Date: Wednesday, September 3, 2025 8:29:26 PM

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

Secured by Check Point

September 3,2025

Re: Planned Development 392

A "Neighborhood Meeting " is scheduled for 9/9/25 at 4:00 p.m. to be held at Hickory Hills Middle School Gym. I appreciate a larger venue in which to meet since this development impacts so many who live in existing surrounding communities. Many will want to attend.

When I read the proposed changes, I did not see much change in the development plan. I continue to oppose it! I anticipated development of the property but what is planned is not single home development which is greatly needed but instead we will have an extremely densely populated parcel of land and many fighting for a piece of the road to get in and out.

I would like to express my opposition to the change in zoning from A-1 to Planned Development, conditional use permit. I would request consideration to R-1 zoning to be consistent with the zoning in the surrounding communities. (R-1 - Single-Family Residential Zone - 0 to 4 dwelling units/acre).

Please regard the requests and wishes of our voting citizens and not to an outsider who has little or no regard for the neighbors.

Thank you
Catherine Kershaw (property owner within 500 ft of the property)
1304 N. Fenchurch Ln
Springfield, MO
417-234-0657
Project address: 3830 East Division Street

Sent from my iPad

From:	Alyssa Kruzel
To:	Hosmer, Bob
Cc:	Zoning@springfieldmo.gov
Subject:	3820 E. Division St. property
Date:	Tuesday, August 12, 2025 11:43:48 AM

Hi Bob,

My name is Alyssa Kruzel. I saw your contact info on the Planning and Zoning Commission webpage, please pass my message on to others if you aren't the right contact.

I read the story in the Daily Citizen about the possible housing development on 3820 E. Division St. My partner sold his home, 4378 Sherwood St., in April in the housing development to the west of Hickory Hills Elementary School across Farm Rd. 193. He lived in the neighborhood for about 15 years.

While we don't live in the neighborhood anymore, we had serious safety concerns during our time there. I was constantly stressed driving in and out of the neighborhood because of how unsafe Division St. is from Hwy 65 to just past the elementary school. The current speed limit is way too high to accommodate all the current traffic from the housing developments and the elementary school that have gone in over the years. Drivers are also constantly speeding and the site lines are tricky due to the mild elevation changes, a few small hills, making turning on to Division unsafe from the housing developments. The road is also extremely narrow with no shoulder, making it nearly impossible to avoid a head to head accident if there is lane encroachment; there is nowhere to pull over if you are run off the road.

I reached out to both MoDOT and the county (I was told they both manage parts of Division from Hwy 65 to past the school) about my concerns after a few close calls and didn't get answer around how these issues are being addressed or if there are any plans to assess the safety more in depth with like a study.

There are already significant safety concerns on this road and adding in 530 more units is going to make it even more unsafe. I am glad we no longer live in the neighborhood and I am concerned for the safety of the people that still do. If a housing development is going to be seriously considered at this location, actions by the city, county and MoDOT need to be taken to address the safety concerns of Division St. such as significantly lowering the speed limit and increased speed enforcement, adding in turn lanes, increase the width of the shoulder, intersection modifications to La Compte, Mumford, Bristol/Kentbrook, Marlow, Farm Rd. 193 and the elementary school's access.

I know Division is the responsibility of MoDOT and the county but the city can't allow for this development until Division is studied and safety improvements are made. It is irresponsible for the city to allow something that puts community members at such safety risk.

I strongly encourage city/county and MoDOT staff, elected officials, zoning and planning commission members to spend a few hours on Division to see what I am talking about.

Please do what you can to get Division looked at and improvements made, not only for the possible new development but the community members that already live there.

Thank you for your time,

Alyssa

--
Alyssa Kruzel
akruze008@gmail.com
651-442-1223

My Pronouns: She/Her/Hers (What are Pronouns and why they matter)

From:	Wyle Potter
To:	Council; Zoning@springfieldmo.gov; boardcommunication@spsmail.org
Subject:	Strong Opposition to Proposed Development at Division & Le Compte
Date:	Monday, August 11, 2025 2:07:25 PM

8/11/25

Dear Planning & Zoning Commission / City Council Members / Commissioners,
I am writing as a concerned resident of Windsmore, located near the site of the proposed residential development at the southeast corner of Division Street and Le Compte Road. I strongly oppose this development in its current form and urge the Planning & Zoning Commission to DENY its approval due to the serious and lasting consequences it may pose to our community.
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California). This raises concerns about long-term accountability, responsiveness to community issues, and ongoing property maintenance. The developer has no stake in our schools, our infrastructure, or the long-term well-being of this community.

This development, as currently presented, is not in the best interest of our community.
Sincerely,
Wyle Potter

3941 E Windsmore Dr
Springfield Mo 65802

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:	Sept 12, 2025	**Telephone No.**	417-343-8554
YOUR NAME:	Barbara Schneider		
YOUR ADDRESS:	3827 E Brookdale Terrace		
PROJECT ADDRESS:	3830 E Division Planned Development 392		

COMMENTS: The plans for this development are still so over built. The number of units this developer is proposing is absolutely rediculous. This area cannot support the number of occupants they have proposed.

Even if the plan was for single family housing, it would still be over built for the area, considering the roads in the area and the impact it would have on Hickory Hills School. We would appreciate it if you would consider all the adverse effects it would mean to the area.

Please vote "no" to multi-family housing!

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

Everett and Sharon Benson
1417 N. Bristol Ave
Springfield, MO 65802
417-825-7293 or 417-825-7292

September 15, 2025

City of Springfield
Dept. of Planning and Development
P.O.Box 8368
Springfield, MO 65801-8368

Reference: Proposed Plan Development 392 located on E. Division Street

Dear Members of the Dept. of Planning and Development:

We're writing this letter as concerned residents regarding the proposed development of approximately 50 acres of land referenced in Proposal 392 that is currently being reviewed. While we understand the need for responsible growth and development, we do have several concerns including greatly increased traffic flow and, the focus of this letter, the potential impacts of increased stormwater runoff resulting from this proposed project.

As you are aware, the removal of natural vegetation and the addition of surfaces such as roads, roofs, and parking lots significantly alter the way stormwater is absorbed. The common area on the south side of Division Street next to the Lakes at Wildhorse is in a water retention shed and includes several ponds. Over the years the ponds have taken in a lot of silt and no longer hold runoff water at the volume they once did. Their current condition has been worsened by the development of Hickory Valley and more recently from the construction site at Division and Le Compte Road. With this letter, we are including several pictures that were taken on July 6, 2025, following a rainstorm. The majority of the pictures were taken from our back deck that show significant runoff coming down the hill from the west and combining with runoff from the north side of Division. One picture was taken on the same date near the entrance to our neighborhood looking west on Division Street from Bristol Ave. Unfortunately, we do not have a clear picture of the runoff flowing over Division. The runoff coming down the hill from the intersection of Le Compte and Division rushed down either side of Division like roaring rivers. In low spots along Division it spanned the road and rose quickly to a level of 5-6 inches. It was the closest to hazardous and impassable that we have seen Division. We have also included

pictures taken from the same angles in "dry" weather to underscore how quickly the water runoff escalated. Additional runoff, not adequately controlled, could reasonably be expected to worsen these conditions.

We strongly urge the Committee to reconsider Proposal 392 and/or pursue a more comprehensive stormwater management plan as a required part of the development proposal. This plan should include:

- Adequate detention and retention systems to handle peak flows that take into account runoff from Cooper Estates as well as accounting for waterflow in its entirety through all of the property between the proposed development and the Lakes at Wildhorse common area. This should also include a study of the efficiency of the ponds in the Lakes common area and assure water runoff be adequately controlled until it flows into Pearson Creek and beyond if applicable.
- **Guarantees that post-development runoff will not exceed pre-development levels.**
- On-going maintenance requirements for any stormwater systems installed, as well as additional retention and discharge systems that may be needed.

Protecting the existing residents and the environmental health of our area should be a top priority as Proposal 392 is considered. We respectfully ask that you take the concerns we have expressed as well as those of other effected home owners into consideration (including traffic volumes on Division and neighboring streets, school infrastructure, and various other concerns) during your review process and require the necessary safeguards to be put in place.

Thank you for your time.
Sincerely,

E.C. Benson Sharon Benson

Everett and Sharon Benson

Hello, my name is Anita Baker. I reside at The Lakes at Wild Horse (The Lakes) subdivision, which is located down Division Street/YY from the proposed. I would first like to express my appreciation to the Planning and Zoning Commission and City Council members who took time out of their busy schedules to attend the recent neighborhood meeting held at the Hickory Hills school with Olsson, the developer's representative.

I would like to request of you to please oppose the proposed as presented.

The most important aspect when we moved to The Lakes was the Hickory Hills school being K-8 for my son to establish lasting friendships with other kids without having to transfer to another school until high school. Hickory Hills is near our home. As many of you know, having kids is a life-long commitment as a parent and their welfare, quality of place and life, which includes public safety, are crucial for their future and our community, as well as for future generations. They deserve to be protected.

As a concerned parent of a Hickory Hills middle school student who has attended this school since kindergarten, I have concerns regarding the density the proposed will bring to our existing Community. I have witnessed a significant increase in traffic flow within the area and within our subdivision. Particularly when school is in session.

Motorists who don't reside within The Lakes frequently park within our subdivision, which is across from Hickory Hills, to avoid the long carpool lines to drop-off and pick-up kids. Vehicular traffic can form from Division Street/YY turning south on Farm Road 193 and lines can form from Chestnut Expressway/Mill Street heading north on Farm Road 193 towards the school. Thus, making the flow of traffic bottleneck in this area before and after school at times. Sometimes this includes tractor trailers, trash trucks and commercial vehicles getting to and from their destinations.

I have provided a copy of a letter sent out by Hickory Hills school administration dated August 20, 2025, which addresses school drop offs, pickups, and school safety for the kids and staff for your information.

In the afternoons, vehicles already parked down several of our neighborhood streets, park at intersections within the subdivision and sit there, and block some resident driveways until they pick-up their kids.

They start parking vehicles in the neighborhood around 1:45 pm, kids get out of school at 2:20 pm, the kids utilize the crosswalk area across Farm Road 193, the motorists wait for their kids to get in their vehicle, and then they drive off while there are other neighborhood kids still walking or traveling on bikes/scooters to their destination.

After Hickory Hills has dismissed, some kids have been nearly hit by motorists including my son due to people being in a hurry to get out of the subdivision after picking up their kids. At times, motorists will honk or provide hand type gestures to others to get out of their way. Some motorists who are waiting for their kids will park on both sides of the street on Sherwood, which can be difficult for traffic flow.

Last year towards the end of the school year, my son witnessed a vehicular crash in the subdivision after school was dismissed. Luckily, no one was significantly hurt, and no kids were hit.

Several years ago, I personally witnessed a crossing guard nearly get hit by a motorist traveling on Farm Road 193 in a company truck. The crossing guard was in the crosswalk with her stop sign while helping kids (including my son) get safely to the school sidewalk. The motorist honked at her to get out of his way. The crossing guard was visibly upset and shaken up, but said she was ok.

Approximately 2 years ago, my son was leaving school with three other friends riding their scooters within our subdivision. They were followed by an angry parent, because her son and another kid who was with my son had apparently been having disagreements at school. She chased them with her vehicle and nearly hit one of them. Hickory Hills Administration and the Greene County Sherrif's Office got involved regarding the incident, but no charges were filed because the angry parent cooperated with authorities and Hickory Hills.

According to my son, there have been several incidents at the middle school with students fighting, and just last week, there was rumored a student threatened to bring in weapons to Hickory Hills and shoot the school up.

According to a neighbor who has spoken with Springfield Public School (SPS) facilities administration, Hickory Hills is currently at approximately 70-75% student compacity. There already seems to be a lot of issues at Hickory Hills and SPS regarding dealing with student safety. Is there a proactive plan in place between the City, SPS, and Greene County on how to handle additional public safety issues and concerns for added students for the additional new and future development plans within our area. This is now the time to be proactive instead of reactive.

These are just a few of the incidents that have occurred within our area.

We should all strive to be proactive in addressing the issue of public safety relating to the proposed and future developments within our area for our kids and Community.

Regarding the issue of public safety within our area, could lowering the speed limit on Division Street/YY be done? The speed limit on Chestnut Expressway/YY is 40 miles an hour.

Also, will the City be constructing a Fire Station within the nearby area to address and handle all these newly proposed, new and existing developments? Our community fire district station is the Strafford Fire Protection district building located down Division/YY, which is near Highway 125. To my knowledge it is not staffed full-time. The closest City stations would be the one located at Patterson just off of Chestnut Expressway, the newly built one located on Sunshine near Hy-Vee, or the one on Blackman Road between Sunshine and Battlefield.

What about law enforcement? The City already has difficulty in finding officers to hire to cover Springfield now. With the added traffic volume for the proposed, current, and new developments for our area, will there be regular patrols available by police. Can Public Works and City Utilities staff handle more right-of-way construction, such as for roads, sidewalks, sewer work, water detention, and utilities that will be needed.

Let's not further add to the current situation before there are proactive plans in place to address issues and concerns to the satisfaction of the residents.

I am not opposed to developing the area in question. I am asking that the density of the proposed be decreased, which could be done by instituting row type two-story townhome/condo or villa housing with garages, or cottages, etc. These would accommodate the "missing middle housing" that Olsson kept noting at the recent neighborhood meeting.

In closing, thank you for your consideration and I ask you to please vote in opposition of the proposed as presented.

From: **HICKORY HILLS** noreply@finalsiteconnect.com
Subject: IMPORTANT: PLEASE READ
Date: August 20, 2025 at 6:14 PM
To: achrisb72@icloud.com

A message from HICKORY HILLS

Greetings, Hickory Hills Families:

I'm writing to share important information related to morning drop off & afternoon pick up. It is important that all families read these updates to ensure a smooth drop off and pick up process each day.

1. **There should be absolutely no students dropped of in the front of the school in the mornings.** Some students are being dropped off at the front of the building before buses arrive. We have *no* student supervision out front before school, buses begin arriving at 6:55 am, and doors do not open until 7:00 am. **ALL CAR RIDERS MUST BE DROPPED OFF THROUGH THE CAR LINE AT THE BACK OF THE BUILDING**.

2. **The morning car line is long right now, but it will get better as more students are routed on the buses.** Thank you for your patience. As families are adjusting to the morning car line, we are not counting students tardy that arrive to class after 7:20 am. Safety is our number one priority. If your child is eligible to ride a bus, that is the most efficient way to get your child to school.

3. **Morning Car Line - IMPORTANT INFORMATION**:

- **Always follow staff directions in the car line - they are working to create a safe & efficient drop off for our families.**
- All car riders **must** be dropped of at the back of the building (south side), **no exceptions**.
- **All cars will enter the car line from the west side of the building off Farm Road 193.** Cars should **not** use the entrance off of Highway YY near the baseball field.
- **All cars follow a single-line path through the loop of the car line that takes you along the sidewalk on the back side of the school**.
- **All cars should pull all the way to the last open spot in front of you**. Students should **exit the car on the passenger side** so they are not walking through cars to enter the school.
- **Do not allow your child to exit the car until your car is stopped along the sidewalk on the south side of the school.** It is not safe to allow your child to exit your car from further back in the line and have them walk through the parking lot or through the waiting cars. This is a significant safety risk.
- **Cars should not drive in the passing lane and allow students to exit the car.** This is a significant safety risk.
- Cars should not drive forward and attempt to cut in the car line. This creates confusion and frustration for drivers, and a safety risk for students.

4. **Afternoon Car Line - IMPORTANT INFORMATION**:

- **Always follow staff directions in the car line - they are working to create a safe & efficient pick up for our families.**
- **Please stay in your car - staff will assist in loading your child into the car.**
- **Students should load the car on the passenger side** - it is a safety risk for students & staff to walk between cars.
- **Please do not park in the back parking lot and walk up to the porch to retrieve your child.** Staff are loading students into cars and will not be able to go inside to find a specific student. If you need to pick your child up in person, you may park in the front parking lot and check them out through the office.
- **If your child needs assistance to be buckled into a booster seat, once your child has loaded the car, please pull all the way forward to the open space past Spot #1** - this will ensure we can keep our car line moving for other families, and will allow you the time you need to buckle your child in.
- **Always display your child's car tag while in the car line, even after a staff member has called your child's name.** Student's don't always recognize their cars and this can create delays.
- **Please pull all the way forward** - we will send students to you once you have parked.

It is our goal to provide a safe, efficient drop off and pick up system for our car riders. If all families work to follow these guidelines, our car line will run smoothly. Thank you for your help & commitment to make this happen each day!

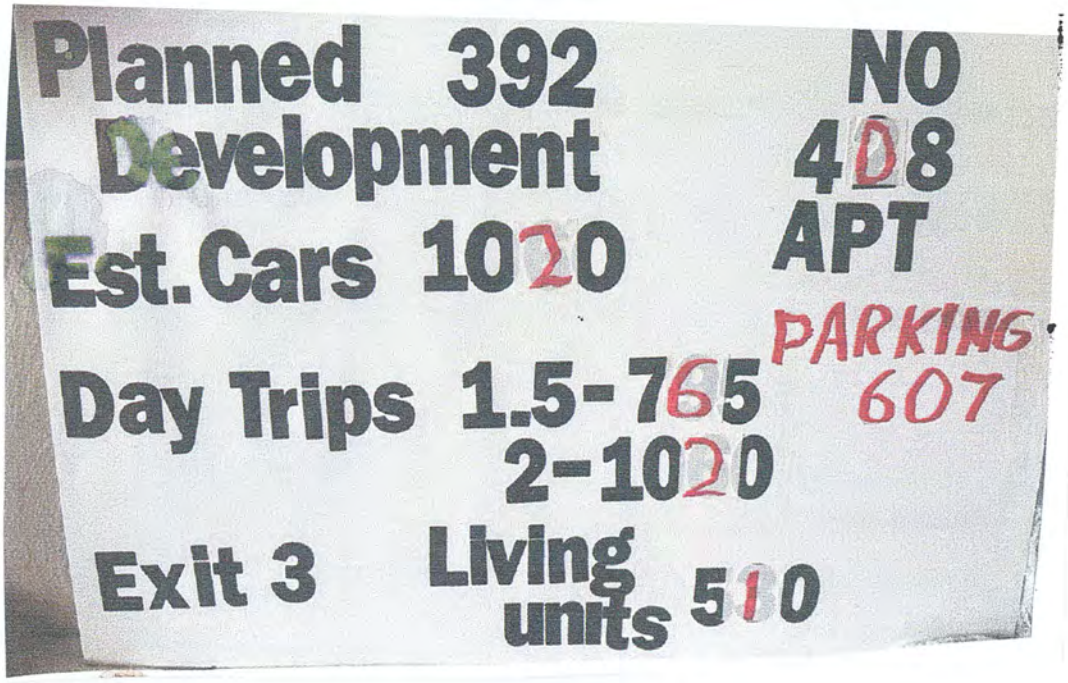
Sincerely,

Mrs. Young, Mr. Johnson, and Mrs. Shatto

HHK8 Admin Team

This e-mail has been sent to you by HICKORY HILLS. To maximize their communication with you, you may be receiving this e-mail in addition to a phone call with the same message. If you no longer wish to receive email notifications from HICKORY HILLS, please click here to unsubscribe.

To view the HICKORY HILLS privacy policy, please click here.


Planned 392
Development
Est. Cars 1020
Day Trips 1.5-765
2-1020
Exit 3
Living units 510
NO
408
APT
PARKING
607

MIKE B

A meeting was held with MODOT's Project Planning and Traffic Departments. Here are the7 **Specific** concerns that were discussed about the **major intersections** along Division/YY:

1. The majority of the **exit ramp** from 65 North onto Division is an inadequate, **single lane** for trucks and vehicles.
   During rush hours there has been **backed up traffic down** the ramp and **onto** 65N
   This will be even worse when Underground Storage adds **250 anticipated** semi trucks/day.
2. The stoplight at the **East** end of the **65 overpass** is **inadequate** for at least **4 reasons:**
   a. The stoplight **only** controls the West and North directions.
   b. The West turn lane **only** has a permanent "**Yield"** sign.
   c. When trucks and cars are **waiting** at the stoplight to go **West or North**, the people wanting to go East are **blocked** from seeing the **overpass traffic** going East. This makes for a **dangerous situation** for trucks/cars wanting to **turn East** onto Division.
   d. During the evenings the enormous **glare** from the Associated Wholesale Grocery's parking lot lights make it **impossible** to view traffic going East across the overpass..
3. We hear **Eastgate** interchange gets a **stoplight.** This means West-bound vehicles must now **stop** to permit **250** trucks/day to cross Division. **Also** trucks coming **from** Underground Storage wanting to get on Division West or 65 South will have to **cross traffic** to get into the correct lane.
4. The **new interchange** at **LeCompte** is very complicated. Cars and trucks will be running North, South, East and West, **sometimes** in opposite directions on the **same lane.** This intersection is going to require driver patience, and a complex **traffic control.** I have a detailed diagram if you would like to see the details.
5. **The ½ mile distance between the West side of the 65 overpass and LeCompte will have 4 stoplights. This is certainly a unique challenge for a highway.**
   We can predict that drivers will be up in arms about the stoplight **delays and safety concerns**.
6. The intersection of **Wild Horse** and Division is a **"potential death trap"**. The people wanting to turn onto Division can't see **55MPH traffic** going West on Division. This is because of a **hill** on Division that is **very close** to this intersection. When the 380 planned homes are added to this area, this intersection will be even more **dangerous**.
7. The remaining **12 additiona**l intersections from Highway 65 to Farm Road 197 already **add** more traffic and safety concerns.

MODOT **agreed** with these 7 concerns. They said there is **not** enough **money or priority** to fix these problems. They **admit** that the projected **750** additional vehicles from Proposal 392 would **increase** the **already inadequate** Division/YY situations. They have **no plans** for a **comprehensive study** of this entire Division/YY area.
All This **reinforces** your comments at our **last meeting** about the **inadequacy** of Division/YY..

A **comprehensive** study of traffic on Division is needed **before any more** traffic is added to **current** volumes.
For **all** the reasons mentioned, please **Deny** the requested **Rezoning** and **Proposal 392.**

CARMEN

FINANCIAL ANALYSIS OF ONE BEDROOM APARTMENT:

One-bedroom apartments are the **lowest cost** units in Proposal 392.
Developer stated these units would rent for $1,350-1,500 + HOA fee per month.
For analysis: used $1,400 rent + $25 HOA fee for conservative estimate of rental charge.
One financial expert says total rent cost should be less than 25% of **take home pay.**
Calculating a generic amount of **payroll deductions** is a challenge.
Fair estimates of Fed/Mo, SS, Medicare were made.
Another financial expert said it should be **less** than 30% of **total income.**
The 30% limit is easier to use, **but** is being questioned by experts.
US Census Bureau provided **Median Income data for Springfield, MO.**
Latest data is from their 2023 reports. ($ rounded up for ease of illustration)
"Affordability" was determined by **averaging** the conclusions for the two methods.

Analysis Method for 25% limit of **take home pay:** (author = Dave Ramsey)

	One Person	Two Person Household
Yearly Median Total Income	$30,000	$56,000
Yearly Pay check (estimated Fed/MO, SS,Medicare)	$26,000	$48,000
Monthly Income becomes	$ 2,167	$ 4,000
25% rent limit/month	$542	$1,000
Mo. Cost of 1 Bedroom + HOA	$1,425	$1,425
Affordability Result	**($883)**	**($425)**

Analysis Method for 30% limit of **total income:** (some lenders still use)

	One Person	Two Person Household
Yearly Median Total Income	$ 30,000	$56,000
Converted to Monthly Income (no payroll deductions)	$ 2,500	$ 4,667
30% rent limit/month	$750	$1,400
Mo. Cost of 1 Bedroom + HOA	$1,425	$1,425
Affordability Result	**($675)**	**($25)**

Note: some experts question this method because even though it is a higher percentage to cover insurance and utilities, it does not include payroll deductions that have significantly increased since this method was introduced several years ago.

To try to determine a **fair** analysis, the decision was made to **average** the two methods:
Average Affordability of two methods: **($779)** **($225)**
The intent is not to get a **precise** number, but a **general indication** of the **Affordability.**

Conclusions: "**One** Person" **can't afford** the rent.
The "**Two** Person Household" might **barely afford** the rent. **However,** because of the reasons stated above the experts probably would **not** recommend them renting.

Can these apartments **really** be classified by the City as **Missing Middle Housing**?

DAR

Good evening. I am here not just as a real estate professional, but also as a **resident** who deeply values the **character** and **long-term health** of my community.

You just heard a presentation about the Financial Analysis of the **cheapest** rental unit in Proposal 392. That analysis concluded that based on the Springfield median income data for a single person, these apartments are **not affordable**. I would like to add further comments on what that **reality means** for this development and for our **nearby** communities.

This concern is **how** the apartments in Proposal 392 will **compete** with existing similar apartments AND the additional **hundreds** that are being developed.

Zillow provided this data about the **current availability** of similar High End apartments in Springfield. They say 241 rental apartments are currently available in the price range of $1,000 to $1,600. In fact, many of these are **larger** than 1 bedroom units.

Napredak Builders is involved in Proposal 392. This builder already has an apartment complex named **Stone Creek Apartments** in Republic. Its **High End** apartments rent for $842 for a studio apartment, 2 bedrooms for $1258 and 3 bedroom/ 2 baths for $1,467. This raises a question of why is this sister development renting a **3 bed/2bath** apartment for only about $100 more per month than Proposal 392 **single bed** apartment. The Stone Creek ones also have the advantage of a more **relaxed environment** and **MUCH less traffic congestion.**

Perhaps the difference in costs is mainly due to the fact that the land for Proposal 392 cost **$3,000,000** and the developer has the almost **impossible task** of getting a favorable Return On Investment

Another concern is the probability of a **high vacancy rate** at the Proposal 392 site. Renters not only have the affordability issue, but also they must be willing to endure the **terrible traffic congestion**, the continued **erosion of the character** of

the general area, the **distance to shopping areas** and the **ultra-high density** of their own complex.

So **why** is high vacancy a concern to **curren**t residents? It is **not** just an investor problem, it is also a **neighborhood** problem. Vacancies in Ultra-High density rental units lead to **landlord concessions**, quick **tenant turnover,** and **instability**. This puts downward pressure on **surrounding home** values.

This could hurt **current housing** resale values and **push potential buyers to other areas.**

The City should be encouraging housing that meets the **real needs** of Springfield residents. This means **attainable homes for purchase**, **missing-middle price points**, and developments that **enhance** the fabric of the community, not **stress** it.

I am requesting that this Proposal, at this location, should be DENIED.

Springfield News-Leader

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Renting in Springfield: See what apartment costs looked like in August

Story by USA TODAY Network • 1d • 2 min read

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Apartment for Rent sign in East Providence.
© Kris Craig, The Providence Journal

Renters in Springfield saw apartment listing prices increase 5% from last year's median of $1,095, an analysis of new data from rental marketplace Zumper shows.

The typical apartment listed for rent at $1,145 in August. Median listing prices in Springfield are trending slightly upwards from last month's $1,129 price.

The data covers all bedroom sizes, ranging from studios to four-bedroom units, within the specified metropolitan area. It reflects the median rent for all listings that were active at any given point during the month, according to Russell Middleton, co-founder of Zumper. New construction is included in the data and listings that are currently occupied or no longer available are excluded.

over

Information on your local apartment rental market, along with other useful community data, is available at data.news-leader.com.

One-bedroom apartments listed to rent at a median of $890, slightly higher than July, when they were $875. Since last year, one-bedroom rental prices rose 12% from $795.

Two-bedroom apartments listed for rent were slightly higher than July at a central price of $1,075, compared to $1,063. Since last year, two-bedroom rental prices rose 9% from $990.

Statewide, Missouri rental listing prices are slightly lower than July's median of $1,295. One-bedroom rentals were listed for a typical price of $990, slightly higher than July's average of $980. Two-bedroom rental listing prices are nearly the same as July's central price of $1,199.

In Springfield, the typical apartment listed for rent is 10% below the state median. One-bedroom rentals were 10% below the state median, while two-bedrooms listed 10% below.

Nationwide, apartment rental listing prices slightly decreased from last month's $1,949 to $1,925. One-bedroom rentals across the nation listed for a typical price of $1,560, nearly the same as last month, while two-bedroom rental listing prices approximately the same as last month's median of $1,838.

In Springfield, the typical apartment listed for rent is 41% below the national median. One-bedroom apartment rentals listed 43% below the national median, with two-bedroom rentals listed 41% below.

The median apartment rental prices used in this report are gathered from Zumper, which aggregates over one million active listings posted by brokers and landlords to Zumper's Landlord Platform and third-party listings from MLS providers to calculate median asking rents. Read more about their rent estimate methodology here.

The USA TODAY Network is publishing localized versions of this story on its news sites across the country, generated with data from Zumper . Please leave any feedback or corrections for this story here. This story was written by Ozge Terzioglu. Our News Automation and AI team would like to hear from you. Take this survey and share your thoughts with us.

This article originally appeared on Springfield News-Leader: Renting in Springfield: See what apartment costs looked like in August

Money Talks News · 1d

CarBuzz · 6d

Seniors Face Hidden Costs in Age-Restricted Living

AMIE

My name is Amie Rogers and I'm a real estate professional with a deep understanding of what makes neighborhoods desirable-what creates value, what attracts buyers, and just as importantly what repels them. From that lens, I want to express **serious** concern about the proposed development- not just because of its scale and density but because of how dramatically it would change the character of our area. Let's start with a comparison. The nearby Cooper Estates has a density of 2.7 units per acre and this proposal is asking for 10.5 units per acre. That's four times the density of the very neighborhoods this project will sit beside. That's not a gentle transition, that is a hard break. Character is not just about aesthetics-it's about livability. It's about how a neighborhood feels to walk through, the types of homes you see and the quality of construction. The expectation that what's next door will be complementary and not clashing. What's proposed here-nine 3-story apartment buildings is not complementary, It's **disruptive**. In my work, when I bring buyers into neighborhoods like this one they are looking for space, peace and consistency. They're drawn to the look and feel of well-maintained single-family homes on generously spaced lots. That's the character they're buying into. It's not just about the house it's about the entire environment around it .Now imagine trying to sell a $500,000+ home next to towering rental units with hundreds of transient neighbors, minimal greenspace, and parking lots for views. That's not just a tough sell it's a value drop waiting to happen. And let's be honest: renters aren't the issue. But a massive concentration of rentals with zero ownership opportunity doesn't reflect long-term investment in the community. It invites turnover and weakens neighborhood cohesion. That kind of imbalance undermines stability, and buyers sense that instantly. I want to ask: Does this proposal enhance the appearance and livability of our neighborhood, as required by the City's own development guidelines? Or does it do the opposite, jam in as many units as possible at the detriment of everything that makes this area desirable? In real estate, we say,

"location is everything." But location doesn't exist in a vacuum--it's shaped by zoning decisions just like this.

Approving this proposal would set a precedent that density outweighs character. That growth matters more than quality and that's not a message I think this Council wants to send.

I urge you--please deny this project. Protect what makes this part of Springfield special. Because once character is gone, you don't get it back.

MIKE + PHIL
5.

Mike and PhIL SUMMARY SPEECH FOR PLANNING/ZONING COMMISSIONERS 9/25:

We are going to summarize our **major** concerns by asking a series of **questions**.
Why does this revised Proposal only respond to a **small** portion of your previous concerns?
Wasn't one of your concerns the **extreme density** in the original Proposal?
Didn't Commissioner Scott indicate **two things** to reduce the **extreme density**:

1. **Limi**t all housing to **no more** than **3** stories, for maximum of **354** apartment units.
   The original Proposal had **428** apartments – **354** = **74** units to be eliminated.
   The revised Proposal has **408**, so why is it short by **54** apartments? .
2. Didn't Mr. Scott also say **any allowable space** was to be used for **lower density** options?
   Is it acceptable for a **10th apartment** to be added to **recover** most of the 1 story **losses**?

The original Proposal had a density of **11.0**. Why is the revised one still **ultra-high density** of **10.5**?
Other concerns remain: How is this Proposal **compatible** with" **immediate nearby land uses"**?
Isn't it really violating being "**Not Detrimental** to the currently-thriving neighborhoods"?
How does it conform to the "**Springfield Comprehensive Plan"**?
In other words, how does it **conform** to that **Plan's major** guidelines for "**Missing Middle Housing**".
How is this Proposal a "**Good fit** for the neighborhood"? Or how does it **"Accomplish Revitalizing"**, " **Match the Character",** and "**Create Confidence in our Neighborhoods**?
How does this Proposal **conform** to the City's "**Priority SGF Forward Plan Objectives"** of:

1. Public **Safety**. Think about risks even within the development, and traffic on Division..
2. Economic Development aimed at **improving residents' jobs and incomes**.
3. Increase **appropriate** housing with "**Missing Middle Housing**" **w/I Center City**

Has even **one approved **Major Proposal** had **any** backing from **that** specific neighborhood?
Why have Developer desires apparently taken precedence over the **Will** of the People?
Is the City acknowledging the mounting-concern residents have about approved Proposals?
Does the City have the **legal** right to **ruin** neighborhoods **just** to implement housing **goals**?
Do Developers have the **legal r**ight to **use** a "**Planned Development"** to **violate** City **Priorities?**
How does this proposal **conform** to the requirement for **"Step Down" among developments**?
Does the City have **legal** authority to **annex** land for the purpose of assisting **bad** land investment?
Isn't this Proposal an example of illegal "**Spot Zoning**"?
Why isn't a **comprehensiv**e study of **runoff water** a **prerequisite** for further developments?
Didn't the City and the Developer seem to agree the **first** version of this proposal would **not pass**.
It is **a joke** to assume that the addition of a **stoplight** to LeCompte **solves** all the traffic problems.
This proposal has increased the total apartments from 3, then to 9, now to 10.
Let's **acknowledge the truth**, there is a **basic** problem with this Proposal:
The owner paid **$3,000,000** for land that **can't produce** a positive ROI without violating the majority of the **concerns** that have been expressed, **and** the majority of **published** City Guidelines..
That **$3,000,000 is the major cause of the ultra high density and the additional traffic problems.**
The **City** must remember this **huge purchase price** was **not** their **fault,** nor **responsibility** to **solve**.
It is time for the City to **decide** whether they are going to **uphold** their published **Plans and Objectives** for Land Development, **or** are they going to **yield** to the Developer's **violations**.

We trust you Comm. to do **what is right** and **deny t**his **Rezoning** & **Proposal once and for all**.

To: Springfield Planning & Zoning Commission
Subject: Opposition to Development 392
Date: October 7th, 2025

Dear Members of the Planning and Zoning Commission,

I plan to attend the upcoming meeting on Thursday, October 9, regarding Development 392.

I would like to begin by expressing my appreciation for all that you do to help maintain the high quality of life we all enjoy here in Springfield. The work of the Planning and Zoning Commission plays a crucial role in shaping the safety, character, and long-term well-being of our community, and I sincerely appreciate your service.

That said, I trust you will do the right thing and vote **NO** on Development 392. The sheer number of community members who attended the July 17 meeting and voiced strong opposition speaks volumes about how deeply this proposal conflicts with the values and priorities of our neighborhood and the broader community.

While I was disappointed that a vote did not take place that evening, I understood and respected the decision to give the developer an opportunity to hear and address our concerns. Unfortunately, now that the revised plans have been presented, it is crystal clear that this development is not about quality of life, safety, or responsible progress—it is about dollars, doors, and profit.

In no way, shape, or form did the developer meaningfully address or correct the concerns raised regarding **density and safety**—both of which should remain at the forefront of every P&Z decision regarding Springfield's future growth. In short, there have been no meaningful improvements—only adjustments designed to appear responsive while leaving the same underlying problems intact.

As a **father of two children**, their well-being and safety are of the utmost importance to me. Like many parents in this community, I worry about how increased traffic, overcrowding, and insufficient infrastructure could impact the safety of our families. I am also a **proud employee of a family-owned business located just two miles from this proposed development**, and I care deeply about the future of this area—not just as a resident, but as someone who works and contributes to the local economy every day.

Thank you again for your time, your commitment to Springfield, and your careful consideration of this matter. I trust that you will do what's right for the community and vote **NO** on Development 392.

Respectfully,
Brandon Corn
801 N. Thornapple Ln.
Springfield, MO 65802

From:	Carla Jones
To:	Zoning@springfieldmo.gov; Council; Schrag, Jeff; Hardinger, Councilmember; Hosmer, Councilmember; Carroll, Councilmember; Lee, Councilmember; Horton, Councilmember; McGull, Councilmember; Jenson, Councilmember; Adib-Yazdi, Bruce
Subject:	Request to Vote No on Planned Development 392 (3830 E Division St)
Date:	Thursday, October 9, 2025 12:53:45 PM

Dear Council Members,

As a resident of Windsmore, I am writing to respectfully urge you to vote *no* on Planned Development 392, located at 3830 E Division Street.

While many of my neighbors have already expressed valid concerns regarding increased traffic congestion and the strain on our local school district, I would like to highlight several additional factors that I believe deserve serious consideration.

The developers—Olson Engineering, Napredak Builders, and the California-based private equity firm Canyon View Capital—claim this project will help address Springfield's affordable housing shortage. However, their proposed pricing suggests otherwise:

- **$1,700+ monthly rent for a 2-3 bedroom apartment**
- **$1,300+ monthly rent for a 1 bedroom apartment**
- **Additional, yet undisclosed, HOA fees**
- **Homes on 10,000 sqft lots priced at $400,000+**

Based on Springfield's **median household income of $67,384** (source), a one-bedroom apartment at this rate would cost residents over **$15,600 annually before HOA fees and after taxes**—a burden that is simply not sustainable for many working-class individuals and families. These costs do not align with any meaningful definition of "affordable housing." Further, I question the marketability of a $400,000 home facing a 600-space apartment parking lot and ten apartment buildings. Does this layout truly reflect that home value? As a homeowner myself, I would not consider that a worthwhile investment, and I doubt many others would.

I moved to Springfield in 2016 to attend Missouri State University and chose to stay because of the city's affordability, job opportunities, and sense of community. Developments like PD-392 threaten the very qualities that make Springfield a desirable place to live, especially for young professionals and families. If we continue to normalize these elevated costs—particularly for rental housing—how can we expect young people to stay, build families, and invest long-term in this community?

We must also consider the financial pressures facing older homeowners. With the rising costs of elder care—averaging **$77,380 to $101,470 annually** for nursing home care in Springfield (source)—many residents may rely on their home equity for retirement and end-of-life expenses. Introducing high-density apartment complexes near established neighborhoods risks undermining property values, further limiting these options.

As the youngest homeowner in the Windsmore community, I respectfully question whether a

California-based private equity firm is acting in the long-term interests of Springfield residents. If their true goal were affordability, wouldn't we be seeing single-family homes priced in the $100K–$200K range, more in line with our local cost of living? Instead, this development feels more like a short-term financial venture designed to extract profit, rather than empower residents to put down roots and thrive here.

You represent the people of Springfield. A vote *yes* on this project, in its current form, would directly undermine the quality of life for many existing residents who have already chosen to invest in this community. It is clear Canyon View Capital is attempting to wear down community opposition by prolonging the process. I urge you not to let that tactic succeed at the expense of the very people you were elected to represent. Thank you for your time and your service to our city. I trust you will weigh the long-term impacts of this development carefully, and I hope you will vote *no* on PD-392.

Sincerely,
Carla Potter

From:	Connie Keiser
To:	Neal, Daniel; Childers, Steve; Connie Keiser; Zoning@springfieldmo.gov
Cc:	Schrag, Jeff; McGull, Councilmember
Subject:	3820 East Division St Development #392
Date:	Tuesday, October 7, 2025 11:42:37 AM

PLEASE FORWARD THIS TO ALL P&Z BOARD MEMBERS

This is a formal request that you vote to deny the above "revised" plan.

As stated in my September 23, 2025 email to this board and verbally asked at the September 25, 2025 Planning and Zoning public meeting:

What has changed from the original plan?

Answer: Certainly nothing of significant that would change your original 6-2 denial vote at the July 17, 2025 meeting.

A REVIEW OF ISSUES

DENSITY

● A reduction of 20 doors from the original 530; or a reduction of less then 4% (.3773%)

● An additional 3 story apartment building, now 10 buildings vs the original 9 buildings: an 11% increase

● over 600+ parking spaces (Menards has 400+ parking spaces)

● there are an additional 144+ residences, plus a 430 door apartment complex on the north side of Division (already approved), that will add to the density created by these 510 doors.

Yes, outside of Springfield city limits but still in your wheelhouse for a better Springfield.

How do these factors change your vote?

EGRESSES

● 3 egresses instead of the original 5 egresses; a reduction of 40%.

● 2 egresses on Division instead of the original 3, a reduction of 33%; there is only 1 West turn egress on Division; the other Division egress is a right turn only (East)

What/where do you think that these vehicles will go to turn around to head West toward Springfield?

● LeCompte Road is still a narrow county 2 lane road never intended to carry current traffic, let alone the additional vehicles from a 510 door complex with only one egress from this development on LeCompte Road

How does this 40% reduction change your vote?

SIGNAL AT DIVISION & LECOMPTE ROAD

Canyon View Capital, the West Coast developer has "agreed" to add a stoplight.

It was already in MoDot's plans.

How is that a change?

Even the Olsson representative said in his rebuttal comments that "even if a signal isn't added, it doesn't change the traffic problem issue."

So let's pour oil/gas on an already burning fire?

Why does that work or change your vote?

INCREASED TRAFFIC VOLUMN

Nothing has changed.

And neither should your vote.

This high density of doors will drastically increase traffic on Division Street, LeCompte Road and through the 65/Division interchange.

And don't forget the potential traffic issues as a result of the new Eastgate exchange.

And the plans for the 430 door planned apartments to be built on Division Street's North side, the 144+ additional homes at Wild Horses and The Reserve's that will add significant traffic to this area.

In all directions.

And even though that's not in Springfield proper, that factor should also be in your wheelhouse.

SINKHOLES

No study has been done.

The Olsson representative says "costs too much"... Says they "will do after the project is approved".

What happens if the sinkholes are significant?

What are the City's requirements for building in an area that's has identified sinkholes?

Will the West Coast developer come back to P&Z with yet another request for additional apartment buildings?

Because they "need the doors" to make this project work? (ie, read because they need/want the money")

Shouldn't you have knowledge of what the potential sinkholes effects on this development would mean PRIOR to approval?

AFFORDABLE

● 1 bedroom apartments that rent for $1300 plus an as yet unknown HOA fee.
Rent and HOA fees for 2 or 3 bedrooms and duplexes as yet undetermined.

● Springfield annual median income is $30,864 (monthly $2572) so that 1 bedroom rent is 51% of before tax dollars before the HOA fee is added.

The $1700 + HOA fee rent for a 2-3 bedroom apartment is 66% of before tax dollars. Again before the HOA fee is added.

And that's affordable?

And this fits the description of affordable housing?

How?

HOME OWNERSHIP VS 100% RENTAL

The West Coast developer "has committed" to 50%-75% ownership of the 46 doors.

A total of 23 or 34 doors, or 94-96% rental vs 4-6% owned.

What kind of a commitment?
The chicken's or the pig's?

A written commitment?

What is the time frame for the build out of these 46 "owner"residences?

And again, who do you know that would buy a $400K or $500K home that has a view of 10 apartment buildings, 600+ spaces parking lot and deal with the day to day nightmare traffic of exiting in and out of the development to get to work, school, or medical and other appointments, and errands that make up every day life etc?

You heard from 2 realtors at the last meeting who told you that this would be a "real hard sell".

LOCAL INVOLVEMENT/OWNERSHIP

There is no local ownership.

This is a California private venture company:

Canyon View Capital
331 Sequel Avenue
Santa Cruz, California.

They are employing the local Olsson engineering firm for services of planning and design, engineering, technology , etc

The builder is Napredak Builders, LLC a locally owned Springfield company.

In other words employees. No skin in the game.

All the money comes from and returns to California.

Not reinvested in Springfield

Do you think that the West Coast investment firm cares about how local communities feel about an apartment complex being built in a residential area?

No. Their only concern is the return on their investment.

SPRINGFIELD PUBLIC SCHOOLS

Again not your rodeo but definitely in your wheelhouse for a greater, better Springfield.

OTHER QUESTIONS

● Have you personally driven by and into any of the communities that they have built in the area?

See how have they been maintained?

● Have you talked to any of those cities to get a feedback on how it was doing, how the the actual build out progressed, if the project was completed or/and finished on time, received a CO and yet more importantly how was it to deal with out of state owners after the project was completed and the real estate management firm took over?

Were there any things they might do differently?

Would they approve another project by this investor?

Doesn't that make common sense?

COMMUNITY FEEDBACK

It's quite obvious from the comments made at the various "neighborhood meetings", the 2 P&Z meetings and numerous emails and conversations addressed to this Board and the City Council, that NONE of the residential communities affected by this development want an apartment complex. Which this clearly is.

Residences yes. Apartment complex no.

CONCLUSION

You were correct in your initial denial of this project.

Nothing of any significance has changed.

Neither should your original 6-2 vote of denial.

If anything additional issues and concerns has been brought to your attention that validates your initial denial.

Thank you for your time and denial of this "revised" project.

September 22, 2025

Springfield Planning and Zoning Commission
City of Springfield
P.O. Box 8368
Springfield, MO 65801-8368

RE: Planned Development 392

Dear Planning and Zoning Commissioners,

My name is Kevin Ausburn, and my wife Lynn and I have lived at 4105 E. Brookdale Terrace, Springfield, MO 65802, in Bristol Park since 2016. We chose this neighborhood because of its large lots, country feel at the edge of town, and the nice, well maintained developments in the area. **We are opposed to "Planned Development 392", 3830 E. Division, as it has currently been presented.** We are proponents of economic development and readily acknowledge that this property will be developed. However, this is the wrong development for this property, and the zoning should remain a single family residential district.

This proposed development is an attempt to "force fit" an out of state investor group's idea of housing onto a location that is not suited for a 95% rental development, when the property should be protected for a traditional single family owner occupied neighborhood development commensurate in quality and value with the existing surrounding neighborhoods.

We attended the neighborhood meeting conducted by Olsson Engineering on September 9th at Hickory Hills school and appreciated the information they provided and the questions they answered from homeowners. This meeting was prompted by several revisions that they made to the original proposed development plans that had been presented at a previous neighborhood meeting that we were unable to attend. It is our impression that the changes made were minor cosmetic ones that do not address the major issues that warrant the rejection of this development's rezoning request:

- Incompatible with area residential neighborhoods
- Excessive density levels
- Traffic and safety issues
- Template approach to housing
- School overcrowding
- Water runoff issues
- Inconsistent with Forward SGF plans

Incompatible with area residential neighborhoods

The area that is roughly east of Highway 65, south of Division Street, and north of Sunshine is dominated by traditional single family owner occupied neighborhoods and is considered to be a highly desirable Springfield area to live. The immediate areas impacted by the proposed development are Cooper Estates, Windsmore, and Bristol Park. All are gated communities with

housing valued well in excess of the average home price in Springfield. Our neighborhood, Bristol Park, has 17 "villas" and 21 "estate" homes. The estate homes are on one acre lots and maintain a country feel with no sidewalks and no light poles. I have attached several photos of our neighborhood at the end of this letter. This ambiance would be destroyed, and our property values would be greatly decreased if a development along our neighborhood's north property line was allowed to proceed with 510 predominantly rental family units. This proposed development would not add value to the residential area or Springfield in general and could establish a bad precedent as residential growth moves east.

Excessive density levels

The proposed development was designed to maximize the number of family units that could be squeezed into the development to spread the infrastructure costs and corresponding expenses so that charged rental rates would achieve their desired return on investment. It is our impression that the developer has a standard template for projects like this that they have implemented around the country and are not motivated to develop quality neighborhoods that will attract long term investments by individual homeowners.

To highlight the excessive density of the proposed development with Bristol Park on its southern property border consider that the development will have 510 family units with 95% being rental on 48 acres, whereas Bristol Park has 38 owner occupied houses on approximately 30 acres.

Traffic and safety issues

The proposed development has one point of ingress/egress on Le Compte road and on Division Street there is one point of ingress/egress to the east only and one point further east of ingress/egress for 510 family units. Olsson presented traffic studies that were prepared in June 2025 by CJW Transportation Consultants that were used to support the developers claim that traffic was adequately addressed in the development plans.

Those of us that live in this area and experience the traffic on Division and Le Compte on a daily basis know firsthand the challenges navigating this area at particular times of the day. Division currently handles more traffic than it is designed for and the intersection of Division and Le Compte is a dangerous one already before adding a 510 unit development with daily work commuters. Compound this with multiple work commuters per living unit and the congestion gets even greater.

The intersection of Division and Le Compte currently has no traffic signal, and the Missouri Department of Transportation has made no commitment to add one. Even before this proposed development this intersection experiences a large number of accidents due to vehicles trying to cross Division and/or jump into the flow of traffic.

A traditional single family owner occupied neighborhood would add traffic to the area, but not at the volume level a 510 unit development would.

Template approach to housing

The developer appears to employ a standard approach to developments they promote based upon maximizing the number of living units they can get on a property. Through a combination of apartments, townhomes, duplexes, villas, and single family homes, they focus on dense unit configurations. There are no unique or distinguishing characteristics about their developments. This proposed development features only 26 single-family units out of a total of 510 units. The representative from Olsson at the September 9th meeting mentioned that the majority of the single-family homes would be leased and not owner occupied.

School overcrowding

There have been numerous neighborhoods developed recently east of Highway 65 that have impacted the student population at Hickory Hills School. The Lakes at Wild Horse and its multiple phases continue to expand on Division Street, and new developments on east Chestnut and east Cherry Street have added to the potential additional students that feed into Hickory Hills. This proposed development with its 510 family units would feed into Hickory Hills and compound the census challenges for the school. There are no sidewalks along Division Street so transportation of students to Hickory Hills will have to be addressed by the school district.

Developing this property as a single family owner occupied residential district would be much easier for the school to absorb than would a high density multifamily development with 510 units. Not to mention the consistency and stability of the student population from an owner occupied neighborhood of single family homes compared to a densely populated rental development.

Water runoff issues

The property is downstream from development along Eastgate and Cooper Estates and currently experiences excessive storm water runoff after heavy rains. Currently as undeveloped land, the property serves as a buffer for storm water runoff allowing it to gradually be absorbed and minimizing downstream problems for property further east. Adding a densely populated neighborhood with a large square footage of roofs, parking, and streets will take away the current buffer and move more water at a faster pace to property to the east. The property proposed for development also contains sink holes that have not been fully mapped or evaluated for the impact they will experience from increased storm water runoff.

If this property was developed as a single family residential district as it is currently zoned, many, if not all of the water runoff issues would be more easily addressed and not become a problem like they would in a high density multifamily development with 510 units.

Inconsistent with Forward SGF plans

Springfield does not have a shortage of apartments or rental properties. In fact, I have seen studies that Springfield has a higher percentage of rental housing, and a shortage of owner occupied homes than many communities our size. This proposed development does nothing to

promote and encourage individual home ownership. There are those that claim the city needs to promote more density in housing options. That may be the case in certain redevelopment areas of the city or areas where a transition is needed between disparate zoning categories. The location of this property does not satisfy either of these. In fact, there are only two apartment complexes that come to mind east of Highway 65, south of Division, and north of Sunshine. Both of them are on Eastgate with one of them separating a car dealership and a neighborhood and the other separating a neighborhood and railroad tracks. It is a false premise to use as an argument that Springfield needs more dense neighborhoods as a rationale for this proposed 510 unit development when the property is situated in a highly desirable area for single family owner occupied housing and is currently surrounded by higher end traditional neighborhoods.

In conclusion, there is no doubt that the property on the southeast corner of Division Street and Le Compte Road will be developed someday. In fact, we would support its development if it were done in a manner consistent with the high quality single family owner occupied residential homes that currently predominate this area. The highest and best use for this property is to continue the trend that has been established and maintain the current zoning as a single family residential district.

We do not support and vigorously oppose a change in zoning that would allow high density multifamily density for Planned Development 392.

Very Truly Yours,

Kevin and Lynn Ausburn

Kevin and Lynn Ausburn

Attachments - Photos

Location of proposed development with Bristol Park to the south

Example of Villas

Example of Estate homes

Example of lot sizes that are one acre

From: Heather Richards
To: Council; Zoning@springfieldmo.gov
Subject: Opposition to Planned Development 392 Located at 3830 E Division St
Date: Wednesday, October 8, 2025 12:30:16 PM

This is the first time you received an email from this sender (hrichards73@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Dear Members of the Planning and Zoning Commission and City Council,

I am writing to formally request that you vote to deny the revised development plan currently under consideration.

The revised proposal presents no meaningful changes that would warrant reconsideration of your original 6–2 vote of denial on July 17, 2025. Upon review, the core issues remain unresolved and, in some cases, have become more concerning.

Key Concerns:

Density

- The reduction of 20 units (less than 4%) is negligible.
- The addition of a tenth apartment building increases overall massing by 11%.
- Over 600 parking spaces will accompany this development, contributing to congestion.
- Nearby approved projects—including 430 units north of Division and 144+ homes in Wild Horses and The Reserve—will compound density concerns.

Traffic & Egress

- Egress points have been reduced from five to three, a 40% decrease.
- Only one westbound exit on Division Street remains, forcing vehicles to seek alternate routes.
- LeCompte Road, a narrow two-lane county road, is ill-equipped to handle the projected traffic volume.

Traffic Signal at Division & LeCompte

- The developer's agreement to add a signal aligns with MoDOT's existing plans and does not address the underlying traffic issues.
- Even Olsson's representative acknowledged that the signal would not resolve congestion.

Affordability

- Proposed rents—$1300+ for a one-bedroom and $1700+ for larger units—are well above what is considered affordable for Springfield residents, whose median monthly income is $2,572.
- These figures do not include HOA fees, further straining affordability.

Homeownership vs. Rental

- Of the 510 units, only 46 are proposed for ownership, with a vague commitment to 50–75% owner occupancy.
- This equates to just 4–6% ownership, leaving the vast majority as rentals.
- Realtors have expressed concern about the marketability of homes adjacent to dense apartment buildings and heavy traffic.

Local Investment

- Canyon View Capital, a California-based firm, owns the project.
- While local firms are contracted for services, ownership and profits remain out-of-state, offering little reinvestment in our community.

Environmental Concerns

- No sinkhole study has been conducted.
- The developer has stated such studies will be done post-approval, raising serious questions about safety and feasibility.

Community Sentiment

- Feedback from neighborhood meetings, public hearings, and correspondence has been overwhelmingly opposed to this development.
- Residents support residential growth—not high-density apartment complexes.

In conclusion, the revised plan does not address the fundamental concerns that led to your original denial. If anything, additional issues have surfaced that further validate your decision. I respectfully urge you to uphold your commitment to responsible planning and vote to deny this revised proposal.

Thank you for your time, consideration, and continued dedication to a better Springfield.

Respectfully,
Heather Richards
784 N. Fallbrooke Terrace
Springfield, MO 65802

From:	Ryan Walker
To:	Hosmer, Bob; Hession, Tyler; Menke, Andrew; Neal, Daniel; Pearcy, Monica; Sparlin, Michael; Werland, Amy
Subject:	Opposition to Division and LeCompte Development PD 392
Date:	Tuesday, October 7, 2025 8:33:45 AM
Attachments:	image001.png
Importance:	High

I am asking you to vote ***no*** on ***Planned Development 392 located at 3830 E Division St.***

This project raises serious concerns for residents. Increased traffic on streets not designed for heavy use will create safety risks for children, pedestrians, and cyclists. Our schools, utilities and local infrastructure are already stretched thin, and additional density will only make those challenges worse. Beyond these issues, the proposal threatens the character and stability of our neighborhood. Families have invested here with the understanding that this area would remain single-family, and changing that could lower property values and diminish the sense of community we've built.

There are other areas in our city already zoned and equipped to support multi-family housing. Placing apartments where the infrastructure and planning are more appropriate would meet the housing needs without sacrificing the quality of life in established neighborhoods.

For these reasons, I respectfully urge you to protect our community and vote against this proposal.

Sincerely,

Ryan, Adriene, and Beckham Walker

Windsmore Homeowner

828 North SummerCreek Ct. 65802

Ryan Walker
Security & Remote Facilities, Director

Sho-Me Power Electric Cooperative
A Touchstone Energy® Cooperative

Office:	417.859.2615
Mobile:	417.860.2891
Email:	RWalker@ShoMePower.com
Website:	www.ShoMePower.com
Address:	PO Box D, Marshfield, MO 65706

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From:	Ryan Walker
To:	Hosmer, Bob; Hession, Tyler; Menke, Andrew; Neal, Daniel; Pearcy, Monica; Sparlin, Michael; Werland, Amy
Subject:	Opposition to Division and LeCompte Development PD 392
Date:	Wednesday, October 8, 2025 12:49:46 PM
Attachments:	image001.png
Importance:	High

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Would they approve another project by this investor?

Doesn't that make common sense?

COMMUNITY FEEDBACK

It's quite obvious from the comments made at the various "neighborhood meetings", the 2 P&Z meetings and numerous emails and conversations addressed to this Board and the City Council, that NONE of the residential communities affected by this development want an apartment complex. Which this clearly is.

Residences yes. Apartment complex no.

CONCLUSION

You were correct in your initial denial of this project.

Nothing of any significance has changed.

Neither should your original 6-2 vote of denial.

If anything additional issues and concerns has been brought to your attention that validates

your initial denial.

Thank you for your time and denial of this "revised" project.

Ryan Walker
Security & Remote Facilities, Director

Sho-Me Power Electric Cooperative
A Touchstone Energy® Cooperative

Office: 417.859.2615
Mobile: 417.860.2891
Email: RWalker@ShoMePower.com
Website: www.ShoMePower.com
Address: PO Box D, Marshfield, MO 65706

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Ben Shantz
Direct Dial: 417-888-1022
bshantz@spencerfane.com

File No. 5526813.0001

October 8, 2025

VIA EMAIL (ZONING@SPRINGFIELD.MO.GOV)

Randall Doennig c/o Planning Director Bob Hosmer
Chairman, Springfield Planning and Zoning Commission
1010 N. Booneville
Springfield, Missouri

RE: Planned Development No. 392

Mr. Doennig and Mr. Hosmer,

As you know, my firm represents the Bristol Park Community Association, Inc. ("Bristol Park") in connection with its opposition to Proposed Planned Development No. 392 (the "Proposal" or the "Proposed Development") at 3830 E. Division St., Springfield, MO 65802. The Proposal is set to be heard before the Springfield Planning and Zoning Commission (the "Commission") on October 9, 2025, after the Commission left open the September 25, 2025 Commission meeting (the "September Meeting") for the apparent purpose of eliciting further testimony concerning the Proposal. As set forth fully below, Bristol Park respectfully urges the Commission to deny the Proposal, because it violates and contravenes applicable provisions of the Springfield Development Code and accompanying Forward SGF Comprehensive Plan.

On July 17, 2025, this Commission correctly voted to reject the Proposed Development by a vote of 6-2 when an earlier version of the Proposal (the "July Proposal") was presented. The City Council voted to remand the Proposal back to the Commission after hearing overwhelming community feedback highlighting serious concerns with the Proposal. In response to these actions, the Applicant revised the Proposal in the following respects: (1) reduced the proposed number of units to approximately 510 from 463 by removing the fourth story of the proposed mid-rise apartment buildings and adding at least one additional mid-rise apartment building; (2) removed the proposed access to Danvers Street (located in Bristol Park Neighborhood); (3) represented to the Commission that the at least 50%-75% of certain single-family detached housing units will not be made rentals; and (4) included a request that the Missouri Department of Transportation install a traffic signal at the intersection of Division Street and LeCompte Road (the "Revisions").

These Revisions, while a step in the right direction, do not adequately address the deficiencies with the Proposal including *inter alia* failure to conform with the Forward SGF Comprehensive Plan, inadequate traffic and safety improvements; and failure to satisfy the criteria contained in Section 36-367 of the

SpencerFane

Springfield Land Development Code. As more thoroughly discussed in this letter, the Commission should stand by its prior decision and vote to table or reject the Proposal as presently drafted.

I. Bristol Park Objects the Commission's Consideration of Evidence Offered by its Own Members in Support of the Proposed Development.

As an initial matter, and because the Commission has yet to undertake any vote concerning whether to recommend that the Proposal be approved or rejected by the Springfield City Council, Bristol Park objects to the Commission's consideration of evidence supplied by members of the Commission during the September Meeting, in connection with its ultimate recommendation concerning the Proposal.

During the September Meeting, dozens of concerned Springfield residents appeared and voiced their opposition to the Proposal, most of whom were met with disagreement and argument from certain members of the Commission that seemingly believe that the Proposal should be approved. During such interactions, and after such residents completed their testimony, members of the Commission consistently and periodically offered lengthy explanations and/or "clarification" as to why they believed that such residents were wrong and/or why such residents concerns were unfounded. *See, e.g.*, September Meeting,[1] at 40:45:00 (A commissioner suggesting that speaker's density concerns are unfounded because other high-density developments are likely to be constructed nearby); 1:54:50 (A commissioner offering "clarification" contradicting speaker's testimony); 2:15:50 – 2:19:00 (A commissioner offering a minutes-long explanation as to why the Proposed Development satisfies all applicable criteria in the Development Code); 2:40:30 (A commissioner explaining generally that there exists a "growing trend" that the "younger generations… do not want [to own] a home" in response to speakers' concerns regarding home prices being impacted by nearby apartment rentals); 2:55:07 (A commissioner offering a "clarification" of the speaker's "wrong impression").

The Commission is tasked with the **quasi-judicial role** of hearing and deciding the merits of the proposals presented to it based upon the evidence presented, and not with offering evidence in support or in opposition of a proposal before it. *See* Springfield, Missouri Code of Ordinances, at Art. XI, § 11.2 (explaining powers and duties of Planning and Zoning Commission); *see also Bowman v. Greene Cnty. Com'n*, 732 S.W.2d 223, 225 (Mo. App. S.D. 1987) (explaining that zoning authority's adjudication of whether to authorize a particular use pursuant to zoning code is "quasi-judicial in nature"). Accordingly, any attempts by the Commission to introduce evidence in support of, or in opposition to the Proposal are improper, and the Commission must not consider the testimony and/or evidence presented by its own Commissioners during the September Hearing in rendering its vote and ultimate recommendation with respect to the Proposed Development.

II. Zoning Amendment Criteria

As the City of Springfield acknowledges in its *Development Review Staff Report* pertaining to the Proposal, the Commission must consider the criteria set forth in Section 36-367 of Article III of the Springfield,

[1] https://cityview.springfieldmo.gov/planning-zoning/season:2/videos/planning-zoning-commission-september-25-2025-1

Missouri Land Development Code in connection with forming its recommendation for the Proposal. As described at-length by Springfield residents opposed to the Development at the September Meeting, several of the criteria contained in Section 36-367 support denial of the Proposal, as set forth fully below.

Section 36-367(7)(b) provides that "[i]f the application is for 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 the 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.

See Development Code, Art. III, § 36-367(7)(b).

Criteria Nos. 1, 2, 5, 6, and 7 above clearly support denial, and each are addressed in-turn below.

i. The Proposal Violates Criteria No. 1

With respect to Criteria No. 1, and irrespective of the evidence presented at the September Hearing and the October 9, 2025 Hearing, the Proposal categorically and as a matter of law cannot comport with the Forward SGF Comprehensive Plan (the "Plan"), which requires that development of the parcel (the "Parcel") upon which the Proposal is intended to be situated must be predominantly single family detached dwellings.

Chapter 6 of the Plan governs Growth Areas & Annexations and is applicable in this instance because the Parcel was only recently annexed into the City of Springfield. Critically, Chapter 6 contains a map (the

"Placetype Map") which assigns "placetype" categories to areas surrounding the City of Springfield. The Placetype Map governs how development **should** occur in such designated areas in the event that they are ultimately annexed into the City of Springfield. *See* Forward SGF Comprehensive Plan, p. 58. The Placetype Map offers ten (10) uses and assigns a designated use to various locations surrounding the city of Springfield, including the location of the Proposal. *See id.* The property sought to be developed in the Proposal is assigned "Residential Neighborhood: Traditional," which requires development of "[p]ost-war residential neighborhoods that contain **predominately** single-family detached dwellings with uniform setbacks, building designs, and parcel sizes." *See id.* By contrast, the Placetype Map enumerates several areas for "Mixed Residential" which is applicable to the Proposal, and includes "[p]rimarily higher density single-family attached and multi-family residential dwellings…." *See id.* However the Placetype Map does not authorize such "Mixed Residential" growth and development in the location that the Proposal seeks, and is instead concentrated in the south, west, and north portions of the City of Springfield. *See id.*

The Proposal is plainly inconsistent with the Plan in several respects including, *inter alia*, (1) by incorporating mixed high-and-low density residential spaces, in which single-family detached dwellings represent a small fraction of the total dwellings; (2) by failing to incorporate uniform setbacks; and (3) by failing to incorporate uniform parcel sizes. *See id.* Specifically, the Proposal includes predominantly mid-rise apartments, duplexes, and townhomes and **only nine percent (9%)** of the units constitute single family detached dwellings. Regardless of your definition of predominate, there is no legitimate argument that the proposed proportion of single-family detached dwellings predominate over the other housing types. The Proposal therefore categorically violates the annexation and growth requirements contained in the Plan.

In addition, the Plan calls for the city to strengthen and support existing neighborhoods.[2] As part of that principle, the comprehensive plan recognizes that while new housing is needed there should be a **gradual** transition from higher-density development to single family homes, commonly known as "step down zoning". *See* Forward SGF, Ch.7 at p.70. While the Proposal seeks to side-step this requirement by placing its high-density units in the center of the Proposed Development surrounded by a row of lower (and relatively-lower) density units, its attempt to do so is misguided. The suggestion that the gradual transition requirement is satisfied with respect to a particular parcel by simply incorporating a single row of low

[2] While certain commissioners emphasized his disagreement with the applicability of Chapter 7 of the Plan to the Proposal during the September Meeting, his criticisms were misguided. See September Meeting, at 2:15:50 – 2:19:00. Each provision of the Plan must be read in harmony with the entire Plan, which broadly sets forth the "policies that direct future growth and development." *See* Forward SGF Comprehensive Plan, p. 7. Rather than state that it is narrowly applicable to particular circumstances, Chapter 7 general sets forth broad goals of developing and maintaining quality, prideful, and cohesive neighborhoods. As concerned residents explained at-length during the September Hearing, the Proposal has the potential to negatively impact the nature and character of several neighborhoods in its vicinity. The Plan's goals concerning neighborhoods therefore should not be ignored by the Commission in assessing the Proposal.

Further applicable, the plan further states: "[a]dditional appropriate locations for higher density housing may be identified during the neighborhood planning process. The location of higher density residential development should be targeted to enhance and support existing transit and economic centers rather than drawing activity and investment away towards new centers." *See id.* Forward SGF's land use chapter reinforces this concept by restricting "[r]edevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to **identified activity centers**, where circulation and access will **not** negatively affect the adjoining neighborhood." *See* Forward SGF, Ch. 5 at p.36 (emphasis added). Bristol Park notes that the Proposal contravenes these general principles set forth in the Plan, in addition to those set forth above.

density homes contravenes the entire spirit of the Plan, which notably contains stated goals of "cultivat[ing] neighborhood identity **and cohesion**," in which the step-down is not assessed on a parcel-by-parcel basis, but instead by looking to transition uses gradually across the principal and majority uses in an area. *See id.* at p. 64 (emphasis added). If, as the Proposal suggests, the step-down requirement can be satisfied with respect to a single parcel by merely incorporating a row of similar or existing uses with a new or changed use in the center, the resulting outcome would result in a dartboard-like use pattern across the City of Springfield. The Proposal therefore fails to meet the general principles governing neighborhood development, which likewise requires rejection of the Proposal.

The Proposal should accordingly be rejected for its failure to comport with the Plan.

ii. Criteria Nos. 2, 5, 6, and 7 Support Denial of the Proposal

Like criteria No. 1, the Proposal plainly does not meet criteria 1, 3, 5, or 6.

With respect to criteria No. 2, it was suggested during the September Meeting that the existence of a general housing shortage in the City of Springfield supports approval of the Proposal. *See* September Meeting, at 2:15:50 – 2:19:00. This conclusion misapprehends Criteria No. 2, which asks whether there exists "any changed or changing conditions **in the area** that make the proposed rezoning **necessary**." *See* Development Code, Art. III, § 36-367(7)(b) (emphasis added). A general housing shortage in the City of Springfield does not satisfy Criteria No. 2, which addresses changing conditions in an "area" of the proposed development, which requires a more-narrow focus. Nor does a general housing shortage justify the conclusion that the is "necessary," while there exists more-suitable locations for high density developments elsewhere in the City of Springfield.

Criteria No. 5 was addressed at-length in the September Meeting, in which overwhelming evidence was presented to demonstrate that the Proposal would cause a significant negative impact on vehicular traffic and traffic safety in the vicinity. Bristol Park notes that it has been able to obtain a copy of the traffic study performed by MoDOT. Based upon our review of the study, its scope, and relevant conclusions, the traffic study does **not** evaluate the entire corridor from Hwy 65 to Hickory Hills school nor does it take into account planned future developments north of Division and east of the property. These material limitations on the scope of the study severely limit its usefulness in evaluating the actual future traffic conditions on Division and Le Compte should the Proposal (and other neighboring developments) move forward. As many members of this Commission already know, the intersection of Le Compte and Division is a one-way stop with poor visibility. Le Compte northbound is already severely congested at peak travel times. The Proposal does not adequately address the traffic issues at the intersection. It is clear that a traffic signal is needed at the intersection of Division and Le Compte in order to address both existing traffic and life safety issues and to mitigate future issues that will arise from increased traffic. While the neighborhood appreciates the applicant's stated desire to see a traffic signal installed at the intersection, there is no commitment from MoDOT to install such a signal. There is some reference in the staff report to a "pending agreement" to signalize that intersection, however no such agreement has been made public as of the date of this letter. Without a commitment from MoDOT to install a signal within a reasonable time, the Proposal presents a dangerous set of additional curb cuts onto busy streets. Without additional traffic safety improvements, the Proposal should be rejected.

With respect to Criteria No. 6, the Proposal contains no evidence suggesting that the proposed rezoning would correct an error in the application of the Springfield, Missouri Zoning Regulations. This criteria therefore likewise does not support approval of the Proposal.

Finally, Criteria No. 7 – which asks whether a "reasonably viable economic **use** of the subject property will be precluded if the proposed rezoning is denied" – similarly does not support approval of the Proposal. While certain commissioners suggested in the September Hearing that Bristol Park's interpretation of Criteria No. 7 contravenes "American" principles, such contention is also misguided. Neither Bristol Park nor any other concerned resident that spoke in opposition to the Proposal suggested or argued that the owner of the Parcel should not be able to develop it for **residential use** – Instead, they contended that the Proposal contains an exceptionally high density rate, and any development on the Parcel should contain a density rate that is compatible with the surrounding neighborhood. Therefore, mere development of the Proposal does not deprive the applicant of any legitimate and viable economic use – It instead places appropriate limitations on use, which is a fundamental function of any planning and zoning regulation.

Sincerely,

/s/ Benjamin J. Shantz

Ben Shantz

cc: Bristol Park Community Association, Inc.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF to Planned Development
   (existing zoning) *(proposed zoning)*
2. Meeting Date & Time: June 26, 2025 from 4:00-6:30 pm
3. Meeting Location: Greenstay Hotel and Suites 222 N Ingram Mill Ave, Springfield, MO
4. Number of invitations that were sent: 100
5. How the mailing list was generated: City of Springfield Generated List
6. Number of neighbors in attendance (attach a sign-in sheet): 89
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

   See attached document.

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

   See attached document.

I, Ricky Haase (*print name)*, attest that the neighborhood meeting was held on June 26, 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."

Ricky G Haase
Signature of person completing affidavit

Ricky Haase
Printed name of person completing affidavit

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
June 26, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Jessica Ingram	4038 E. High Ridge Dr Springfield MO 65802	417 569-8166
Jo & Bob Shurko	3824 E Brookdale Springfield Mo 65802	417 839 7365
Gayla Floyd	1305 N Fenchurch La Spfd Mo 65802	417-818-1118
Michelle Holder	1210 N. New Castle	417-770-4177
Carla Jones	3941 E Windsmore Dr	636-229-2871
Will Potter	3941 E. Windsmore D	417-813-3156
Connie Kaiser	3893 E Windsmore	914-720-6247
Erica Gaynor	3965 E Windsmore	417 766-2208
Tim Cherry	1651 N. Bristol Ave.	417-379-9131
Barb Rurak	4035 Brookdale Terr	503-593-4167
Robert + Mary Luke	1306 N Fenchurch Ln	417-848-8528
Janae Jacobs	3905 E Broondale Terr.	417-773-6202

Pama Bernie Bourier	1155 N. Cheshire Ct.	417-887-5681
Lucian + Patty Mace	1326 N Lennox Ct	380 2258901
Debbie Stokes	1327 N Lennox Ct	417-234-2847
Dennis + Barbara Brozowski	3836 E. Brookdale Ter	417-319-5048
Joyce Snyder	1229 N New Castle Ave 65803	417-849-0359
Jack Howard	1150 N. Cheshire Ct	417-859-7586
Kenda Howard	1150 N. Cheshire Ct.	417-818-6666
Linda Hills	1227 N. Yarberry Ct.	417-840-4002

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
June 26, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Phil Jones	1405 N. ARISTOC	309-360-4248
RALPH & BEVERLY TUTER	3840 E. BROOKDALE Dr.	417 332 5854
O.T. & Sharon Brewer	3649 E. Cromwell	417-234-7264
BOB HONG	1122 N. NEW CASTLE	815 -685-5420
Kathy Christy	4313 E. KENTBROOK DR.	417.224.2826
Marilyn Dennis	3701 E. Cromwell Lane	417-866-7121
Doug + Jan Black	3505 E Cooper Blvd	417-224-4569
Hubert Morris	3627 E. Sheffield Way	417-818-9031
David Rosenbluth	4459 E Kentbrook	972 834-3634
Ben Shantz	2144 E Republic RD	417-888-1000
Michelle Jacobs	3905 E Brookdale Terrace	417-861-6308

550 St Louis Street / Springfield, MO 65806
O 417.890.8802 / olsson.com

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
June 26, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Donald Melton	3924 E Windsmore Dr	417-830-3918
Nancy Hudson	1360 N. Cooper Blvd	417-863-6061
Ken Albin	4441 E Sherwood St.	417-840-8915
KEITH ABERCROMBIE	1236 NEWCASTLE AV.	417-838-0258
Beth Carroll	3739 E. Cromwell Ln	417 849-4556
David & AnnMarie Childers	3811 E. Brookdale Ter.	417-839-5405
Gina & Mark Stillwell	3660 E. Sheffield Way	417-862-7962
Jony Jindal & Bryan	3738 E. Cromwell Ln	4178603169
Tim & Leslie Kilgstuff	1164 N CHESIRE CT	417-880-9227
Sean + Christine Lashmet	1412 N. Cooper Blvd	417-827-6125
Bob + Barbara Schneider	3827 E. Brookdale Terr.	417-343-8554
Brock Jacobs	3905 E Brookdale Terrace	417-773-6481

550 St Louis Street / Springfield, MO 65806
O 417.890.8802 / olsson.com

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
June 26, 2025
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Ernest & Tracy Curry	851 N. Summercreek Ct Springfield 65802	417-766-0828
Ken & PAT CAREER	1302 N. Fenchurch LN	417-849-3030
Michael R. Smith	1465 N. Bristol Ave	417-988-4792
MARK NELSON	4404 E. KENTBROOK DR	417-236-4940
David Lawyer	719 N. FALLBROOKE	417 693-0515
PATY WALKER	3218 E Kimberly Ln	417-866-3688
Jean Grabeel	1241 N Cooper Blvd	417-459-5344
Dale Fagerland	3638 E Cromwell CT.	417-848-3786
Randy Norrwelk	3660 Cromwell	417-664 2879
Jennifer Feller	3819 E Brookdale Ter	605 927 3862
Steve & Noriko Makoski	4225 Bristol Ln.	417-576-0125

550 St Louis Street / Springfield, MO 65806
O 417.890.8802 / olsson.com

Neighborhood Meeting

Southeast Corner of Division and Le Compte Property Rezoning
June 26, 2025
4:00 p.m. – 6:30 p.m.

LORI Scott 1413 N. Fenchurch Ln Spfd. MO 65802 573 719-4318

Name	Address	Phone
Andy & Sharman Baugh	771 N. Summercreek Dr.	860-8957
PAT & CAROL BARR	1165 N NEWCASTLE	417-849-1499
Mike & Heather Ulmer	784 N. Fallbrooke Ter	417-399-7300
Maksim & Yelena Popov	3538 E Cooper Bird	405-326-2731
Norma Gaddams	3832 E Brookdale Ter	417-234-0078
Dennis & Brenda Owens	4056 E High Ridge LN.	417-326-9220
Todd Chambers	1393 N. Bristol Ave.	417-889-4444
Lydia & Chris Regier	791 N. Fallbrook Ter	417-328-8832
Mark Axtoal	1170 N Scarlett Way	843 566-4105
MIKE & KAREN BOATRIGHT	3823 E. Brookdale Terr	417 840-1846
Allen + Michelle Jacobs	3905 E Brookdale Ter	417-861-6307

MEETING NOTES

Neighborhood Rezoning Meeting

Project Name:	3830 E Division Street Proposed Development
Project Location:	Springfield, MO
Client:	City of Springfield
Project Manager:	Ricky Haase
Date:	06/26/2025

1) List of verbal comments and how we plan to address any issues:

a) **How many units are going in?**

1) 530 units in total.

2) We answered how many 1, 2, and 3 bedroom apartments there were.

b) **Are those sticks and nails? (What will they be made of)**

1) There is brick, stone, etc. That is all listed in the planned development.

c) **Why are we putting so many people in such a little space?**

1) To provide a mixed/diverse housing type. Not everyone wants a single family home.

d) **Who is paying for public improvements? Is the City contributing?**

1) This project is entirely privately funded. All required design, construction, public improvements, etc are paid for by private funding.

2) The current Le Compte/Division active project has private and public dollars involved.

e) **A lady talked to planning and zoning on September 4th. Property used to be zoned for agricultural purposes. Noted that nobody knew about the switch from agriculture to R-SF nor annexation.**

1) The city doesn't have an agricultural zoning so when the annex happens, it automatically is zoned to R-SF. There was a public notice sent out about the change and annexation. We were not required to do mailers and post signs for this.

f) **Are there hard numbers about how many cars are going to be added or kids added to schools? How many cars are going to be on the road? Can it be handled?**

1) MoDOT owns and operates roads, traffic study has been done, MoDOT is currently reviewing.

2) Please ask the City Council the question about the schools. This project is phases over 5+ years so the impact would not be immediate. School districts have time to plan for this.

g) **What are the results of the traffic study? What is the volume of traffic?**

1) We do not have the traffic study approved yet, but the study includes current traffic volumes, current traffic plus development, and it looks at future growth.

h) **Is there an impact on the schools? Can they handle the extra people? How would children get to school?**

1) That would be a question for the city council. The school districts are made aware of these projects and have time to plan around them.

i) **How many parking spots are planned out?**

1) We provided the number of parking spots, garages, parking in driveways, etc.

j) **Is this R3 zoning?**

1) That would only be if we did the whole development was apartments. We are proposing a planned development.

k) **How much are you charging for rent? What is the price of apartments?**

1) They are on the higher end. APPROXIMATELY $1,300-$1,500 per month for a 1-bedroom apartments. All other units go up for there.

2) The homes will be APPROXIMATELY $400,000-$600,000.

l) **Comprehensive plan of Springfield talks about single family residence only, not apartments. Have we had conversations with the city about a variance other than the comprehensive plan?**

1) That's what this is, we are asking for a higher density to rezone the property.

m) **Nicer living gets destroyed, what is keeping this from getting run down?**

1) Long term residency, developer owns and is keeping rentals, everything is in an HOA, HOA dues are used to upkeep the facilities.

n) **Is there anything built that is a good example of growth?**

1) The Lakes at Wild Horse are very similar for single family. Stone Creek Falls (Republic MO) is the same developer and would be a good example of apartments.

o) **Who is the developer, are they local?**

1) Napredak Builders and Canyon View Capital

p) **Are there provisions for the sinkhole?**

1) Yes, leaving it as greenspace

q) **Have you considered the other development further south of this one?**

1) That is a MoDOT question on what their roadway networks plans for. Our traffic study accounts for our development only.

r) **Is Le Compte Rd going to have a signalized turning area?**

1) There is a turn lane going in on Division and Le Compte at our entrances but the traffic study does not currently recommend a traffic signal at Division and Le Compte.

s) **What happens at the south entry of the property? We had been told it was an emergency exit only.**

1) Connects to road that is stubbed. We have no issue with making it an emergency exit, but the city told us it needs to be an open public street.

t) **When we look at traffic, we must look at the bigger picture, not just the added development. It is all dependent on each other.**

1) MoDOT is doing exactly that. They are looking at the entire area with anticipated uses.

u) **Is Le Compte not being widened?**

1) Yes, it is being widened the entire length between Kearney and Division.

v) **Who at the city is okay with this much traffic in one area?**

1) We have coordinated with Public Works and MoDOT.

w) **What are the target dates?**

1) Breaking ground 1st of next year, at the earliest. 3 phases, finished in 3-5 years, at the quickest.

2) We are still developing the 3 different phases and how it will split up. Generally, will develop from North to South. We would mass grade the entire site initially.

x) **To the east there is a horse farm being sold. If that changes, another development would be there, only further adding to congestion that is already overwhelming.**

1) MoDOT is aware of the area developing.

y) **Is there any intent for this developer to purchase the farm to the east?**

1) No. It was previously talked about.

z) **On the very south side, what type of fencing is going to be between the developments. We want a 6-foot fence.**

1) As of right now, there is no fence being added but we add that.

2) There is a fence along the western edge per coordination with Cooper Estates HOA.

aa) **Neighbor to the south thought there was an access easement on our development.**

1) We said we would review the title work and adjust as needed at time of development.

bb) **We asked "What would everyone like to see?"**

1) It does not fit, figure out a different plan.

2) Neighbors claimed they would be supportive of all single family. We explained that would not work for the project financially due to the cost of land. Also, the Comprehensive Plan states that we need more diverse housing. The missing middle housing is the issue we're trying to address.

cc) **Is the HOA going to allow rentals? What is the quality of the individuals?**

1) There are no short-term rentals. All tenants get background checks and are screened.

dd) **How will this growth impact stormwater?**

1) All the stormwater is going to Division, as it does now. The volume and flow rate will be the same after the development as it is in the current condition as a field.

ee) **All the people are going to have to take their kids to school, adding to traffic.**

1) The idea is that this is the same trip as people heading to work as well.

ff) **Is there any way to know what is on top of the rent and how much HOA fees are?**

1) I do not have the answer to that.

gg) **What happens to the value of current properties?**

1) I do not have the answer to that.

hh) **If this was only single-family residence, how many units would there be?**

1) We don't have the answer to that as we did not create a layout for single family only.

ii) **Would the developer be willing to sell?**

1) I can put you in contact with them if you'd like to negotiate.

jj) **Is this already annexed?**

1) Yes.

kk) **Are those city and commission meetings open to the public?**

1) Yes, each person gets 3 minutes to speak at each.

ll) **What is the size of the development?**

1) Approximately 48 acres.

mm) **Will there be a stoplight at Division and Le Compte?**

1) Not currently, but that is a MoDOT decision

nn) **Are you going to open the road to go into the villas to the south during construction?**

1) This area would not happen until the final phase of construction which is, at the earliest, in 5 years.

oo) **What would be the impact on crime rates? Is there security?**

1) We will have maintenance staff but no security officer.

pp) **What police and fire departments covers this development?**

1) Springfield Police Department
2) We are waiting for a response from the fire department.

qq) **What type of buffer is between the villas and Bristol Park?**

1) By code, we are not required to have buffering, but we are open to adding a fence.

rr) **Does the city put fire gates on public roads? What are fire gates?**

1) It is a Knox box, the fire department can open the gate so the fire can go through, but traffic cannot.

ss) **Who at the city is in charge of this? Can we have names?**

1) All contact information will be available in the Planning and Zoning and City Council packet that is released a few days ahead of the meeting.

J Keith Abercrombie
1236 N New Castle Avenue
Springfield MO 65802

keithabercrombie329@gmail.com

June 23, 2025

City of Springfield
Dept of Planning and Development
P.O. Box 8368
Springfield, Missouri 65801-8368

Ref: Planned Development 392
3830 E Division St

Dear Members of the Board,

We have lived in Cooper Estates for 27 years with our residence backing up to FR185 (LeCompte Road). During this time, we have enjoyed the country view and relatively quite road that runs behind our house. We are certainly not against "growth" and have always anticipated housing developments to spring up east of us. However, the proposed development on the parcel referenced can only be seen as totally unacceptable!

This area is adjacent, and surrounded by, nice single-family homes all of which will suffer dramatic loss of property value should the development be allowed to continue as proposed! Cooper Estates consists on 90 acres and has 242 homes while this development is proposing almost 500 residents on a mere 46 acres! Almost 700 parking spaces! Undoubtably the development will be a congested mess of unsightly apartment buildings and the traffic congestion caused by the volume of vehicles will be unbearable.

THIS DEVELOPMENT CAN NOT BE APPROVED AS PLANNED! Surely the Planning and Development Board cannot be so insensitive to the negative influence on property values and the traffic nightmare caused by such a development...all in the pursuit of a larger tax base. You can be sure that a large number of residents of our neighborhood as well as neighborhoods like Bristol Estates, Wildhorse, Hickory Ridge as well as Supreme Estates are opposed to this development as proposed!

Sincerely yours,

Keith Abercrombie

Keith Abercrombie

417-838-0258

Eric Anderson
4396 E Kentbrook Dr
Springfield, MO 65802

July 2nd, 2025

City of Springfield
Dept of Planning and Development

RE: Planned Development 392 located at 3830 E Division St.

I am writing **against** the above-mentioned project that is on the July 17th, 2025 Planning and Zoning meeting for the following reasons.

First, on November 11, 2022, the City adopted a Comprehensive Plan that included a Growth and Annexation Plan starting on page 56. On page 58 of that report, the City's plan for this piece of land, and the land around it, is to be zoned as *"Residential Neighborhood: Traditional. Post- war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes."*

The current design for the Planned Development does not conform to this definition of a Residential Neighborhood: Traditional, that the City said it wants in this location. The planned PD would be putting 530 units on just over 48 acres. That is just over 11 units per acre. The Springfield R-SF only allows for 7 units per acre. Additionally, of those 530 units, 428 units are multi family units. That means over 80% of the units will not fit the definition of *Residential Neighborhood: Traditional.*

Second, the infrastructure is not sufficient with the current traffic. I understand there are plans to improve the intersection of Le Compte and Division but those improvements would only make things adequate for current traffic needs. If you assume 1.5 cars per unit, this would add 795 additional cars (1,590 trips per day) to this already congested road/intersection.

Third, the impact to Hickory Hills K-8 school enrollment. The current enrollment is just over 800 students. This development would add over 900 doors to this school. If you assume one third of the of the units have one child that is kindergarten through 8th grade, this would increase enrollment 37.5%.

In closing, I would like to include part of the City's own Comprehensive Plan as part of my objection letter. On page 57 of the Comprehensive Plan, under the Managed Growth section, it discusses Prioritizing Positive Potential, Plan Infrastructure Investments, Balance Infrastructure Maintenance, among other things. This Planned Development does not include any of those considerations and in fact goes against many of those items to be considered for development. I would fully support this development going forward if it were developed as single family, or something that is similar in nature; 428 apartment units is not similar in nature.

Sincerely,

Eric Anderson

CARNAHAN EVANS®
A PROFESSIONAL CORPORATION

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JOSEPH D. SHEPPARD III
JULIE T. BROWN
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DOUGLAS D. LEE, LL.M., TAXATION
CHRISTIAAN D. HORTON [1]
JAY PRESTON
ANDREW T. PEEBLES [2]
DAVID K. OLIVE, LL.M., TAXATION
SHAWN P. BATTAGLER
JAMES E. MEADOWS

SENIOR COUNSEL
FRANK C. CARNAHAN, LL.M., TAXATION
ANDREW K. BENNETT
DOUGLAS R. NICKELL
JOHN E. PRICE

OF COUNSEL
COURTNEY L. FLETCHER [3]
ROBYN A. HORTON

ASSOCIATES
NADIA D. MOLLOY
BRETT A. HODGES
JUSTIN B. CANTWELL, LL.M., TAXATION [4]

RETIRED
C. BRADFORD CANTWELL
WILLIAM E. EVANS

CLIFFORD S. BROWN (1942-2021)
JOHN M. CARNAHAN JR (1915-1998)

July 8, 2025
VIA EMAIL AND CERTIFIED MAIL

abennett@carnahanevans.com

PRIVILEGED & CONFIDENTIAL
dneal@springfieldmo.gov
City of Springfield
Department of Planning and Development
Attn: Daniel Neal
840 N. Booneville Ave #1
Springfield, MO 65802

RE: Planned Development 392
3830 E. Division St.

Dear Mr. Neal:

I am submitting these concerns on behalf of Windsmore Homeowners Association. For the reasons stated hereunder. Our Homeowners Association is requesting that the Department of Planning and Development take one of the following actions with respect to Planned Development 392:

1. Reject the planned development;
2. Significantly reduce the density of this project; or
3. Table further consideration of this development until the residents in the area surrounding the proposed development can be provided with, and analyze, any MODOT opinions and analysis and consult with Springfield Public Schools regarding the effect of this development on affected schools.

TRAFFIC ON LECOMPTE ROAD (FARM ROAD 185)

Although the residents of Windsmore Subdivision have concerns about the effect of this development on Division Street and LeCompte Road intersection, the primary traffic concern of most residents pertains to the anticipated increase of traffic on LeCompte Road. The plan calls

1 ALSO ADMITTED IN OKLAHOMA AND ARKANSAS
2 ALSO ADMITTED IN ARKANSAS
A FULL SERVICE BUSINESS AND ESTATE PLANNING LAW FIRM
2805 S. Ingram Mill Road | Springfield, Missouri 65804
417.447.4400 | F 417.447.4401 | info@CarnahanEvans.com | CarnahanEvans.com
3 ALSO ADMITTED IN KANSAS
4 ALSO ADMITTED IN TEXAS, CALIFORNIA, AND ARIZONA

for two areas of ingress and egress on Division Street, but only one of those will allow a left hand turn onto Division Street going west. Traffic turning west onto Division Street, can then turn south onto LeCompte Road. Additionally, although the representative from Olsson suggested at the neighborhood meeting that there would be one exit directly from the subdivision onto LeCompte Road, there would actually be two entrances and exits, with one funneling traffic through the one street neighborhood of Bristol Park. This development will absolutely ruin that subdivision.

As you know, LeCompte Road is a narrow, hilly two-lane road between Chestnut Expressway and Division Street. The additional traffic from approximately 530 residential units at the corner of Division Street and LeCompte Road will create a significant safety issue on LeCompte Road. The intersection of LeCompte Road and Chestnut Expressway is already dangerous. Adding this much additional traffic will create even more safety issues.

Please do not take any further action on this Planned Development, until the residents of Windsmore Subdivision can evaluate the MODOT study.

SCHOOL OVERCROWDING

It is my understanding that Hickory Hills School is already crowded, adding 530 or so additional residential units would create even more of a burden on that school.

IMPACT OF DENSITY ON SURROUNDING

This many large apartment buildings is an astounding increase in density for this location. To change this location from what has been agricultural zoning to a Planned Development, is an unreasonable change in the character of the area. The change in density will adversely affect the value of those homes within Windsmore Subdivision which back up to LeCompte Road (although frankly, the decrease in the value of those homes may not compare to the loss in the value to the homes in Bristol Park).

Over the last few years, appropriate single-family developments have been approved along LeCompte Road, and at the south end of LeCompte Road. We can understand why the City might approve a minor increase in density at the corner of LeCompte Road and Division, however, this 530 unit proposal is not a reasonable increase in density.

If the Department of Planning and Development is not inclined to reject this proposal, I respectfully request that it at least be tabled to give Windsmore residents an opportunity to attend a more accessible neighborhood meeting. The neighborhood meeting which was held on June 26, 2024 at Greenstay, took place in a room which would not permit all of the interested people to enter the room. The moderator said that this was the only place within the authorized area where the meeting could take place. However, I am aware that Cooper Estates has a clubhouse, which could accommodate at least 200 people. It would be beneficial to all involved to have another

meeting after neighbors in this area have had an opportunity to review the MODOT study.

Thank you for your consideration. I would be glad to discuss this matter with you or anyone in your department.

Sincerely,

Andrew K. Bennett

AKB:kcg
18911-001/1346421

June 25, 2025

City of Springfield
Dept. of Planning and Zoning
P.O. Box 8368
Springfield, MO 65801-8368

RE: Project 3830 E. Division East of Cooper Estates

FACT I. We have lived on the NE side of Springfield since 1980 and there is no other apartment complex like this proposal is size and scope.

Fact 2. The entire area is almost single family homes within subdivisions.

Fact 3. Traffic - Division is only a two lane road and cannot handle the additional traffic from the proposed project.

Fact 4. Springfield underground is adding more warehousing and a strip center creating more traffic.

Fact 5. The train tracks on Division west of US 65 for E & W traffic causes massive backups when trains are passing.

Fact 6. Someone from Planning and Zoning needs to come out and drive around to see the situation for themselves.

Please do not allow this development to change our landscape forever.

Regards,

Pam and Bernie Burrier
1155 N. Chesire Ct.
Cooper Estates

From:	Beth Carroll
To:	Zoning@springfieldmo.gov
Cc:	wjfarley@gmail.com
Subject:	Proposed Development at 3830 E Division Street
Date:	Friday, June 20, 2025 10:16:20 AM

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

Secured by Check Point

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

I am writing in response to a notice I received regarding a neighborhood meeting on June 26 about a proposed development at 3830 E Division Street. My name is Beth Wannenmacher Carroll, and I live at 3739 E Cromwell Lane in the Cooper Estates neighborhood. My house is located along the fence, close to the corner of Division and LeCompte. Any development will directly impact me, but I understand that land development is inevitable. However, it should be the right development for the city and for all those who already enjoy living in this area. It is important that developers consider the negative impact their current extensive development plan will have on the neighbors on all sides.

It is already difficult to exit the back gate of Cooper Estates or navigate the Division/LeCompte intersection during peak times. With the proposed Springfield Underground development traffic, and hundreds more vehicles with this development, I do not see how it will be manageable.

The current mixed development plan that includes a multi-family apartment complex will directly affect property values, overburden roadways that are already congested, create road and traffic hazards, and will inevitably lead to overly crowded classrooms at Hickory Hills elementary and junior high schools.

Please weigh all of these considerations carefully before approving the current plan.

Thank you for the opportunity to comment.

Beth W Carroll
417-849-4556

From: Gayla Flyod
To: Zoning@springfieldmo.gov
Subject: 3830 E Division Street
Date: Thursday, June 19, 2025 8:08:52 AM

Please before allowing more housing developments out east Division Street the city / MODOT needs to look at Division and LaCompte road first.
There is no left turn lane or signal light and with all the cars and semi truck traffic it's not a safe intersection. It has a hard time now carry the
Traffic we have out here with out 500 hundred plus new homes. Living out east division and trying to get out of our neighborhood can be very difficult at times. All we ask is please address that intersection first then look at more housing development. Its for safety of all out East Division. Thank you,

RE: Strong Opposition to Proposed Development at Division & Le Compte

June 20th, 2025

Dear Planning & Zoning Commission / City Council Members / Commissioners,

I am writing as a concerned resident of Windsmore, located near the site of the proposed residential development at the southeast corner of Division Street and Le Compte Road. I **strongly oppose** this development in its current form and urge the Planning & Zoning Commission to ***DENY*** its approval due to the serious and lasting consequences it may pose to our community.

The scale and density of the proposal—550 residential units, including over 400 apartments—are fundamentally incompatible with the existing character of our neighborhood and raise significant concerns in the following areas:

1. Traffic and Safety
This project would substantially increase traffic along Division Street and Le Compte Road, neither of which is designed to accommodate such a volume. Multiple planned entrances and exits only heighten the risk of congestion, accidents, and delayed emergency response times. A full, publicly reviewed traffic impact study is necessary before any approval is granted.

2. Infrastructure and Public Services
Hundreds of new households would place considerable strain on water, sewer, waste management, and other city services. It remains unclear whether the current infrastructure can support such expansion without significant upgrades, costs that may ultimately fall on taxpayers.

3. School Overcrowding
Local schools are already operating near or at full capacity. The additional student population generated by this development—particularly from the high number of apartment units—will further strain educational resources, enlarge class sizes, and compromise educational quality.

4. Neighborhood Character and Property Values
The introduction of high-density apartment buildings is out of alignment with the low-density, single-family character of the surrounding community. Such a shift risks permanently altering the neighborhood's identity, reducing privacy, and lowering surrounding property values.

5. Environmental and Drainage Concerns
The removal of green space and increase in impervious surfaces will exacerbate stormwater runoff, potentially leading to long-term drainage and flooding problems for nearby residents, issues that are often underestimated and difficult to reverse.

6. Transparency and Accountability

This proposal comes from an out-of-state developer (East Division Development, LLC, based in California). This raises concerns about long-term accountability, responsiveness to community issues, and ongoing property maintenance. The developer has no stake in our schools, our infrastructure, or the long-term well-being of this community.

This development, as currently presented, is not in the best interest of our community.

Sincerely,

Jason Gaynor
3965 E Windsmore Drive
Springfield, MO 65802
Jason.gaynor@lpl.com 417-766-2210

July 2, 2025

City of Springfield

Dept of Planning and Development

PO Box 8368

Springfield MO 65801-8368

Re: Planned Development 392 located at 3830 E Division St

To Whom It May Concern:

I am writing to express my concerns about the planned development 392 located at 3830 E Division Street. My home is located at 1360 N Cooper Boulevard in Cooper Estates. I am concerned about the total number of units proposed (530) for the approximately 48 acres. That is an extreme number of units in an area that has very few rental units. I understand that the City is striving to have mixed developments, but I feel if this number of units is built, Hickory Hills School will be overcrowded, and the Springfield Fire Department and Springfield Police Department will be stretched even thinner than they are now (since they do not even currently have the number of employees they need for the existing city limits). It is not wise to create a large number of units without having the infrastructure to handle it in place beforehand.

I understand that the developer may want to rent all the units, so that does not help citizens buy their first home.

Please do not approve the plans as they were presented to the neighborhood meeting on June 26. I am not opposed to the property being developed, I just believe the current plans will cause more problems than they will solve.

Sincerely,

Nancy Hudson

Nancy Hudson

1360 N Cooper Blvd

Springfield MO 65802

Phil Jones
1405 N. Bristol Ave.
Springfield, MO. 65802

July 5, 2025

City of Springfield
Dept. of Planning and Development]
P.O. Box 8368
Springfield, Mo 65801-8368

Reference: Planned Development 392 located at 3830 E. Division St.

Dear Springfield Planning and Development,

I just spent over an hour on the internet trying to understand the specific guidelines for zoning requirements related to new housing projects. After attempting to understand this information from The Top 10 Initiatives, in the Forward SGF Comprehensive Plan, I gave up. The detailed information and graphs are written in such small print I could not understand them, even after using a magnifying glass. It appears more effort was spent trying to convince the public about the need/value of such a plan, than trying to define **HOW** the plan is to be accomplished. It would seem it is not too much to ask for all of that verbiage to be distilled into the major expectations.

I then reread a couple of the News Leader's articles recently written by Marta Mieze. She seems to have made an effort to define the **major HOWs** that define the standards/expectations of the City for new housing developments. I have listed here the major ones she mentioned in the articles:

1. Provide **missing middle housing** that **falls between** single family homes and multi-level apartment complexes.
2. The City will be identifying places that are a **good fit** for this development.
3. **Focus** will be **largely** on duplexes, townhouses and multi-unit homes **limited to 4 units**.
4. The housing types will **match the character** of the neighborhood
5. Housing types are to create **confidence** in the neighbors and encourage reinvestment.

When I compare these 5 guidelines to the Planned Development 392 at 3830 E. Division Street it appears this Proposal **violates all 5 of these guidelines**. The question has to be raised "How can the City of Springfield justify this proposal when it violates the SGF Forward Plan guidelines"?

Further analysis of the Proposal indicates some concerning facts:

Of the 530 units there are **428 rental apartments**

These **9 apartment buildings are 3 and 4 stories high**, containing 36 floors.

There are **787** paved parking spaces.

The housing density is **11,** which is **4 times the density of the adjoining subdivision**.

It is **7 times the density of the next-closest major subdivision**.

The car traffic from this subdivision could easily be 750 cars. Huge overload for Division.

Continued on page 2

Please notice I am **not** complaining about the number of **single family, duplex, villa, townhouses**.
I understand and support the need in our City for more of these housing units.
The **cluster** of 9 apartments in this small area is absolutely unique and inappropriate
The apartments result in a major change to the **Character** of the surrounding homes.
These homes in the current subdivisions represent major investments for the owners.
These owners chose the homes because of the unique, quiet, and low density environments.
The proposed apartments certainly **damage** the Character of our neighborhoods.
I **am suggesting** that this Proposal**, in present design**, needs to be **relocated** to the right area.

With a new Mayor and a new City Manager beginning July 7th, I am hoping there will be **more** attention to neighborhood Character and **less** priority on yielding to developer desires. The Forward SGF Plan can and should be a better balance of determining **HOW** the Plan is accomplished. Mr. Cameron claims he is "pro-process" and I am hoping he will lead the efforts to implement the Plan in a way that improves the bureaucratic process. **Much could be gained** for **both** the City and the citizens if the "HOWs" considered the existing neighborhoods and the supporting facilities. **Unless this is done** the initial developments, (if they are like the current Proposal) will (quoting Ms. Mieze's article) be extremely unfortunate and lead to a lot of strife, unhappiness and problems for everyone.

In summary, several conclusions can be made **if** the City approves this Proposal:

1. They will **continue to ignore** neighborhood input before Proposals are designed.
2. They do not care about the property values and preserving the **character** of neighborhoods.
3. They ignore the positive values of the guidelines defining WHAT implementation is done.
4. They have decided It is not an important priority to focus on **redevelopment** and **infilling** of **existing** corridors and **supporting local businesses** that are already in place.
5. They endorse **extreme** "high density housing". Reasonable "high density" is acceptable;
6. They put more priority on **developer** "wants" vs those of the impacted neighborhoods.
7. They will "flex" the Plan's guidelines to match what **they** want to be done.
8. They have **a strange definition** of "affordable housing". We were told that the cheapest housing in this Proposal will be a 1 bedroom apartment for $1350/month + HOA fees.
9. They endorse **the opposite** of "Revitalization" of the surrounding housing.
10. They are not concerned about spending public money providing **additional** schooling, fire protection, security, road widening and traffic control.
11. They are **encouraging investors** to spend $Millions on a plot of land, proceed to design a development without neighborhood input, and then "**force feed**" approval of the Proposal.

Bottom Line: The City is running the risk of approving a Proposal that does not fit **this** location.
There must be **other locations** that are more appropriate and have better **existing infrastructure**.
The **redesign** of the Proposal by **eliminating** the apartments and **adding** more of the same types of **other** housing in the Proposal would be a more acceptable fit for this location.
The City needs a "**Showcase**" to promote additional development without neighborhood animosity.
The City needs to show more good faith effort. Would the Commissioners and City Council members be willing to live near this Proposal? if not, then why are they expecting us to be happy about this Proposal?

Phil Jones

From:	Connie Keiser
To:	Neal, Daniel; zonin@springfieldmo.gov; jeffschrag@springfieldmo.gov; Connie Keiser
Subject:	Rezoning & Proposed Olsson Development of property @ East Division & LaCompte Road at July 17, 2025 meeting
Date:	Wednesday, July 9, 2025 11:14:21 AM

This email is to formally state my objection and concerns regarding the Olsson planned development and rezoning of the property located at East Division and LaCompte Road.

Upon receipt of this email, please forward it to all members of the Planning and Zoning Council as well as including it in the packet of information being prepared for the above July 17, 2025 meeting.

I am the owner of 3893 East Windsmore Drive, located in Windsmore Addition, off LeCompte Road. This development consists of 55 single residences on 30 acres with one entrance onto LeCompte Road. There are no townhouses or apartments in this development.

I am concerned about what appears to be the City's lack of attention and concern to major issues/concerns regarding this development and its effect on the surrounding communities; Bristol Park, Wild Horses, Cooper Estates, Windsmore and others.

These concerns became apparent at the developer's "neighborhood meeting" on June 26, 2025.

Several concerned residents tried to attend, however the room was too small to hold all who were there, which resulted in several people in the hallway unable to hear the presentation or ask guestions.

No handouts were available for distribution; there were 4 easels at the front of the room which were difficult to see.

Ricky Haase, PE. representing the developer Olsson, responded to several of the attendees questions with the comment "...that will be answered in the packet of information available @ the Planning and Zoning meeting on the 17th".

That was the same response given when several asked about obtaining the information displayed on the 4 easels.

That is "way too late" as several attendees remarked.

MAJOR ISSUES

DENSITY

- Site is 48 acres

- 530 new doors consisting of
  - 12 single residences with garages
  - 14 townhouses with garages
  - Apartment buildings

- 5 four story buildings
- 7 three story buildings

● 630 parking spaces

● The single residences and townhouses (with their garage spaces adds an additional 52 spaces; not counting vehicles parked in driveways.)

● A possible total of 682 vehicles if all spaces are occupied.

● For comparison the nearby Menards parking lot has +/- 400 parking spaces.

● Planned amenities; pool, paddle racket courts, basketball courts

INFRASTRUCTURE (roads, utilities etc)

● There was no discussion of the effects/or the plans regarding City Utilities, internet carriers, First Responders, City of Springfield road/street maintenance and additional costs etc. for this development.

If this proposed development is approved what is the additional cost to the City of Springfield's annual/ongoing budget for the additional first responders; Fire, Police, EMT, the additional street maintenance workers and their salaries, benefits and stations and additional vehicles?

TRAFFIC

● I was advised by two Planning and Zoning employees on June 27, 2025, the MODOT study/report for this development had not yet been completed/released as of that date.

At the very minimum this study/report would need to be completed, reviewed and discussed internally regarding its recommendations and proposed plans in order to address issues that come with this additional traffic prior to Planning and Zoning approval of this development let alone before recommending it to the City Council.

Was this report completed and distributed? If so when and to whom?

● This development has 3 planned entrances; 2 on Division of which one is a one-way, ie no left turn to Division allowed and one on LeCompte Road just north of the Bristol Park community.

● LeCompte Road is a narrow 2 lane paved County Road which was never intended to bear the amount of traffic resulting from the Hickory Hills addition, the Menards complex, Costco and the additional commercial developments.

Let alone the issue of the increasing frequency of 18 wheelers now utilizing the road making deliveries to the commercial businesses.

Let alone the additional new traffic as a result of the new entrances being built for Springfield Underground on Division and LeCompte Road.

SPRINGFIELD PUBLIC SCHOOLS

● Hickory Hills Elementary is already in an overcrowded situation.

● This proposed development is within the 1.1 miles quidelines of the "no busing available".

● There are no existing sidewalks to the school and no plans for new sidewalks to be constructed along Division.

● That means "private transportation" for the school children in this proposed development, a minimum of twice a day plus additional traffic re after school activities and special events.

ACTION REQUESTED

I am asking that this proposed rezoning and proposed development be denied and sent back to "the drawing board" to address these issues.

I am asking for common sense to prevail and have a single question:

If this affected you personally, ie your residence, your family and friends, your children's school, your commute to work, would you want this to go forward as currently proposed?

Thank you for your time, attention to this matter.

From: Irv Miller
To: Zoning@springfieldmo.gov
Subject: Zoning of property at corner of Le Compte road and Division
Date: Wednesday, July 2, 2025 11:59:16 AM

I'm very concerned about rezoning this property
There is inadequate and limited access for so many multifamily units to be built there!
Also, surrounding area is single family homes
And this high density development will adversely effect the surrounding property owners.

Also, I'm not sure how this will affect Hickory Hills school!
With the potential increase in children with such a high a density of families moving into apartments in the proposed development!

Thank you for considering my concerns

Respectfully
Irv Miller
743 n Fallbrooke Terr
Springfield MO 65802

Sent from my iPhone

From:	Connie Keiser
To:	Neal, Daniel
Subject:	Re: Rezoning & Proposed Olsson Development of property @ East Division & LaCompte Road at July 17, 2025 meeting
Date:	Friday, July 11, 2025 8:36:08 AM

Here are pictures taken Friday morning July 11, 2025 about 8:15 am, just South of the Windsmore Estates entrance.

This is a clear example of one of the many traffic issues with LaCompte Road.

And these are work trucks NOT 18 wheelers.

Please add this to the report being prepared for the upcoming July 17, 2025 meeting.

RE: Strong Opposition to Proposed Development at Division & Le Compte

June 20th, 2025

Dear Planning & Zoning Commission / City Council Members / Commissioners,

I am writing as a concerned resident of Windsmore, located near the site of the proposed residential development at the southeast corner of Division Street and Le Compte Road. I **strongly oppose** this development in its current form and urge the Planning & Zoning Commission to ***DENY*** its approval due to the serious and lasting consequences it may pose to our community. I WAS NOT INITIALLY OPPOSED TO THIS PROJECT UNTIL I SAW THE CHEAPLY DESIGNED AND POORLY PLANNED COMMUNITY.

The scale and density of the proposal—550 residential units, including over 400 apartments—are fundamentally incompatible with the existing character of our neighborhood and raise significant concerns in the following areas:

1. Traffic and Safety
This project would substantially increase traffic along Division Street and Le Compte Road, neither of which is designed to accommodate such a volume. Multiple planned entrances and exits only heighten the risk of congestion, accidents, and delayed emergency response times. A full, publicly reviewed traffic impact study is necessary before any approval is granted.

2. Infrastructure and Public Services
Hundreds of new households would place considerable strain on water, sewer, waste management, and other city services. It remains unclear whether the current infrastructure can support such expansion without significant upgrades, costs that may ultimately fall on taxpayers.

3. School Overcrowding
Local schools are already operating near or at full capacity. The additional student population generated by this development—particularly from the high number of apartment units—will further strain educational resources, enlarge class sizes, and compromise educational quality.

4. Neighborhood Character and Property Values
The introduction of high-density apartment buildings is out of alignment with the low-density, single-family character of the surrounding community. Such a shift risks permanently altering the neighborhood's identity, reducing privacy, and lowering surrounding property values. **Shouldn't Springfield strive to preserve opportunities for upscale housing that are not diminished by high-density rental developments? New projects should be held to a standard that elevates the quality of our community, not lowers it. The house next door to the acreage is currently listed for 2.7 million dollars!**

5. Environmental and Drainage Concerns
The removal of green space and increase in impervious surfaces will exacerbate stormwater runoff, potentially leading to long-term drainage and flooding problems for nearby residents, issues that are often underestimated and difficult to reverse.

6. Transparency and Accountability
This proposal comes from an out-of-state developer (East Division Development, LLC, based in California). This raises concerns about long-term accountability, responsiveness to community issues, and ongoing property maintenance. The developer has no stake in our schools, our infrastructure, or the long-term well-being of this community.

This development, as currently presented, is not in the best interest of our community.

Sincerely,

Tyler Padgitt
826 N Fallbrooke Terrace
Springfield, MO 65802

Elizabeth V. Parker
3989 E. Windsmore Drive
Springfield, MO. 65802
Cell: 816-812-4699
elizabethparker.notary@aol.com

June 21, 2025

City of Springfield
Dept of Planning and Development
P.O. Box 8368
Springfield, MO 65801-8368

RE: **Proposed Development at Division & Le Compte**

Dear Sir/Madam –

I am writing today to **discourage** you from approving and implementing the current proposed development at Division and Le Compte in east Springfield. I drive this intersection daily and it is already NOT SAFE. Traffic to and from Strafford on Division, as well as trucks to and from the underground on Le Compte, have already made this specific stretch of Springfield roads hazardous. Adding high density housing at this intersection will undoubtedly lead to further **DANGEROUS ROAD CONDITIONS**.

We must invest in road infrastructure in this area before allowing residential development. Our Farm Roads, Le Compte being a simple gully-sided farm road, cannot handle the stress of the proposed additional thousands of drivers daily. We MUST have curbs, sidewalks, turning lanes, traffic lights, and proper water runoff management in place before we simply invite over a thousand new residents to this corner of Springfield.

I come from the Kansas City area and I witnessed Lee's Summit, Missouri, FAIL to plan for growth by building huge subdivisions on farm roads creating traffic havoc. Conversely, I also witnessed Leawood, Kansas, PERFECTLY plan for growth by putting in all city infrastructure prior to approving the building of subdivisions. Your jobs are to PLAN for growth and prevent our city from catching up after growth has been approved. I strongly suggest you emulate the city planning our neighbors adopted in south Leawood, Kansas, rather than Lee's Summit, Missouri! I would be happy to take you on a driving tour if it would help open your eyes to both the right and the wrong way to grow a city.

Thank you for keeping our roads safe and managing our growth BEFORE it becomes treacherous.

Most sincerely,

Elizabeth V. Parker

June 23, 2025

City of Springfield
Dept of Planning & Development
PO Box 8368
Springfield, MO 65801-8368

Board members:

As a resident of Cooper Estates I am writing to express my opinion on the proposed development to the East of Cooper Estates. The proposed development plans approximately 550 units on 47 acres. That is a much higher density than near by residential neighborhoods. That would increase traffic and traffic noise on area streets. Division, Le Compte and Eastgate are two lane streets in this area. Recent developments have already increased traffic and traffic noise in this area. This tends to create congestion, delays, and increased chance of traffic accidents. The city of Springfield needs to do more to protect people's investment in their homes. The development should not be allowed with the planned density. Any development should be compatible with nearby residential neighborhoods.

Michael Richerson
1045 N Newcastle Ave
Springfield, MO 65802

From: ROBERT SCHNEIDER
To: Zoning@springfieldmo.gov
Subject: Re: 3830 E Division (plan 392)
Date: Saturday, June 28, 2025 12:30:56 PM

This is the first time you received an email from this sender (schneiders1959@sbcglobal.net). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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After attending the recent meeting with the rep from Olsson, we have several concerns for the plans presented.

We object to the plan of the entire area to be marketed as rental properties.

This will have an extreme effect on properties in our adjoining area.

The plan to use Danvers as an exit will cut through the middle of our subdivision with up to 500 cars daily.

The addition of that many apartments will also increase noise, crime and vandalism.

We hope the city planners will consider our concerns and make the the correct decision regarding this issue.

Robert Schneider
3827 E. Brookdale Terrace
417-343-8554
Sent from AT&T Yahoo Mail on Android

7/3/2025

Dear Sir,

I oppose the development of the property for Planned developement, at 392 located at 3830 E. Division St,
It would lower our property value.
Traffic would be a big problem.
Crime would increase and people rented usually dont take care of your property.
Besides the noise it would create,
Please put villa's, duplexes and townhouses that are maxium two story.
Please take this in consideration.
Thank you!
Lauene Zimmer
Home owner in Cooper Estates

July 13, 2025

Springfield MO

Planning & Zoning Commission/City Council

I am writing regarding Planned Development 392 located at 3830 E Division Street, Springfield, MO. These are the following Issues.

Traffic: This area is highly congested already with large trucks coming from the Underground, Associated Groceries, and area businesses who can no longer use I-44 due to rode construction. During the year, the area is even more congested with vehicular traffic and school buses. With no light installed at the intersection the traffic situation is deadly. (We have had two bicycle deaths just in the last two years in this area as well) Adding 500+ apartment dwellers to this already congested area is not necessary.

School Overcrowding: Hickory Hills School is already full. Between apartment dwellers and homes planned in this development, the school is not capable of handling additional students. Many teachers could be forced to give up their classroom to teach on a cart going from one classroom to another. This is unfair to the educators and school administrators as well as the students involved in those subjects.

Zoning: This area is zoned as Single Family. Why not keep the current zoning instead of developing a community that is so dense in population? The surrounding neighborhoods would be more inclined towards single home development of the property. There would be less traffic and overcrowding in the eastern half of the city.

City Protection: When investigating Fire Protection, there are no stations located east of Highway 65. With increasing numbers of people, structures, and rodes incapable of handling large numbers, our fire protection for existing homeowners is at risk. The nearest Police Department is 3.5 to 7.9 miles away from the east location. This also places potential response time problems for the City Police.

Construction: This planned development will also take 3-5 years to complete. The neighborhoods around the Underground development have already endured a year's worth of blasting for Eastgate road expansion. As neighbors, we have been very tolerant of development. We are "done" with the mud on Division, the traffic congestion, the water runoff, and the constant sound of heavy equipment.

Please do what is best for the neighborhood surrounding the above property! Allow only single house development!

Carol J Barr

Carol Barr

1165 N New Castle Ave

Springfield MO 65802

July 13, 2025

Springfield MO

Planning & Zoning Commission/City Council

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Please do what is best for the neighborhood surrounding the above property! Allow only single house development!

Pat Barr

1165 N New Castle Ave

Springfield MO 65802

City of Springfield
Dept. of Planning and Development
Attn. Daniel Neal, Senior Planner
P.O. Box 8368
Springfield, MO 65801-8368

July 15, 2025

RE: Planned Development No. 392
3830 East Division

Dear Mr. Neal,

I am writing regarding a sink hole located on the property to be developed that has not been addressed. For many years, residents in the area have recognized the presence of a sink hole in the Northwest corner of the property to be developed. In the architectural plot of this proposed development this area is consistently labeled "existing farm pond." One of our residents in Cooper Estates was born and raised just across Division Street from this property. She does not remember the area in question ever holding water.
Water drains along LeCompte Road ending up in the area in question. The hillside of the property to be developed drains to the same area. It has been observed the longest this area will hold water is one to two days. The water then disappears into a large sinkhole. This same area previously opened up under and on our side of LeCompte Road. This resulted in fill material being placed, bridging placed, and repair of the road surface. Advanced Geosciences Inc. has published an article titled "The 7 Most Common Signs of Sinkholes and How To Test For Them." I have included a copy of the article with this letter. This area meets five of the seven criteria.
We are requesting this development not be allowed to proceed until there has been proper geological evaluation of this area both for our safety and the safety of future residents of the proposed development.

Sincerely,

Joe Farley MD

Joe Farley MD, president
Cooper Estates property Owners Association

Office Hours: M-F 8:30 AM - 5:00 PM

The 7 Most Common Signs Of Sinkholes & How To Test For Them

Submitted by markus on Mon, 09/12/2016 - 09:35

One way that sinkholes form is when water in the atmosphere reacts with carbon dioxide and forms a weak carbonic acid. As the slightly acidic rainwater moves through fissures in the limestone, it begins to dissolve and widens the fissures—which eventually creates air or water filled pockets. When those pockets become expansive, they're called "caves" or "voids." This is a common natural phenomenon in limestone or dolomite known as karstification can be dangerous, expensive, and life-threatening when the ceiling of a void weakens and caves in. This is a "sinkhole."

At large developments and building sites, knowing whether or not you're sitting on a karst area—an area with a high density of fractures, solution channels, and caves formed in limestone and thus, possible sinkholes—is critical and can greatly affect the value of the land. In this article, we'll discuss how to identify a sinkhole (including sinkhole detection and the most common signs of sinkholes), sinkhole inspection, and what to do once you've discovered a sinkhole.

Sinkhole Detection: The 7 Most Common Signs Of Sinkholes

Not all sinkholes provide surface expressions before opening up—but many do. And it pays to be aware of the most common indicators that your property may be situated right above a sinkhole!

Here are the most common seven signs of sinkholes:

1. A round circular depression in the earth.
2. Localized subsidence or depression anywhere on the property. In other words, an area that has dropped down relative to the surrounding land.
3. A circular lake, as this can be indicative of a sinkhole that has opened up and been filled with water.
4. A foundation settling—if part of the structure starts dropping down and cracking, this could be a sign of a sinkhole forming under a house or building.
5. Cracking on roads or pavement.
6. A sudden drop of well levels on a site, as this could be indicative of a sinkhole opening up and changing the water table beneath the site with no surface expression.
7. A small opening in the ground that rainwater seems to disappear into.

Note: If you know that you are building in an area with karst terrain that is sinkhole-prone—for example, if you're in Florida, Texas, Alabama, Missouri, Kentucky, Tennessee, or Pennsylvania—there is a far greater likelihood that you may have to deal with this issue in the future. Thus, it is wise to take a look around your property and the area in general for one of the seven signs of sinkholes listed above.

Sinkhole Inspection: How To Test For Sinkholes

If you identify signs of a sinkhole at your site, you'll have to test the area to see what kind of karst area or sinkhole you're dealing with. To do so, you'd set up several electrical resistivity survey lines over the site, image the target area, and look for high resistivity areas. These areas could indicate an air-filled void that hasn't yet caved in but will likely continue to subside.

If you find a void during your geophysical survey, you can also dramatically cut down on the cost of drilling, as it provides a more precise drilling target with a much higher success rate. If the area you image has a soil layer over the limestone—both of which that show up well in the data—and then a pocket with very high resistivity, you'd certainly want to drill into that and see what you're dealing with.

Do you need to conduct an electrical resistivity survey?

If you're trying to determine whether or not there's a sinkhole beneath your future construction site, conducting a resistivity survey is an effective way to determine the best course of action.

Advanced Geosciences Inc. (AGI) is the leading developer and manufacturer of geophysical imaging systems. Since 1989, we've been producing state-of-the-art electrical resistivity meters and products for resistivity and induced

polarization (IP) imaging. If you conduct your electrical resistivity survey using an AGI imaging system, our staff will be there to help you from start to finish with free technical support.

Ready to discuss your project?

Find out the best method and equipment for your geophysical survey.

Before you buy expensive equipment you may not need, get an expert's opinion on how to approach your project.

Let's Talk

CONTACT US

+1.512.335.3338

2121 Geoscience Drive
Austin, Texas 78726
Hours: 8:30a - 5p CST (M-F)

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From: Matt Hartfield
To: Zoning@springfieldmo.gov
Subject: Plan 392 - 3830 E Division
Date: Wednesday, July 16, 2025 5:18:04 PM

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

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City of Springfield - Dept of Planning & Development,

I am writing to formally express my opposition to the proposed changes outlined in Plan 392.

After reviewing the plan linked on the civic clerk portal, I have concerns regarding its potential impact on traffic flow in the surrounding areas.

Specifically, Le Compte Rd would need to become a major feeder for supporting approximately 700 parking spaces. Considering the already overloaded traffic at Mill/Chestnut Expressway crossing MO-65 as fed from N Eastgate Ave, I believe these changes are not in the best interest of the local community and may conflict with the long-term planning goals of the City of Springfield.

I respectfully urge the Department to **reject** this proposal and to prioritize community input and sustainable development in any future revisions.

Please include this correspondence as part of the public record for Plan 392.

Sincerely,

Matthew Hartfield
823 N Grapevine Rd,
Springfield, MO 65802

To Whom it May Concern,

I am writing as a concerned resident of the Bristol Park community that is located directly south of the proposed development at the southeast corner of Division and Le Compte Street. I am writing to urge the Planning and Zoning Commission to carefully reconsider approving this due to lasting consequences it will have on my family and other surrounding neighborhoods.

The density of the proposed development having 550 residential units which would include 400+ apartments raises multiple concerns for the existing residential homes that currently reside in the area.

1.**Strain on Infrastructure**:
Rezoning often lead to a rapid influx of people. This puts a strain on existing roads that are already overcrowded, utilities and makes it harder for public and safety services.

2. **Changes to Neighborhood Character:**
Rezoning will significantly alter the aesthetic of and functionality of our neighborhood. Many residents built or purchased their homes here due to the large lot sizes, country feel for our lack of street lights and sidewalks, isolation and quiet, as well as being outside the city limits where we are not near large complexes. Rezoning will disrupt the uniformity of architecture and open spaces that are very much cherished by our residents.

3. **Environmental Concerns:** Rezoning can and will compromise green spaces and contribute to our neighborhoods environmental health and stormwater runoff. Without proper planning and accountability it could result in losing term drainage issues as well as:

*decreases biodiversity

*Increased greenhouse gas immersions from increased car usage and higher energy consumption from heating and cooling

*loss of natural ecosystems

4.**Traffic and Safety**:
The Development will drastically increase traffic flow along Division and Le Compte. These roads are not designed or equipped to handle the volume we would see with a new Development. With the multiple entrances and exits proposed, current residents are at the risk for major congestions, accidents and delays for emergency response vehicles. A comprehensive traffic study must be conducted and reviewed publicly.

5.**School Overcrowding:**

Springfield Public Schools are already operating at or near capacity. The influx of new students to Hickory Hills would gain particularly from the large number of apartments would put a massive strain on their educational resources, affect their class sizes and diminish the quality of instruction current students are receiving.

6. **Lack of Transparency and Local Accountability:**
The Developer is an out of state entity which raises concerns of long term accountability, response times to resident concerns, as well as their commitment to quality and upkeep to the proposed development.

I urge you to take further consideration for approvals until their is very clear transparency , impact analysis as well as public input. The voice of each of the surrounding neighborhoods that would be directly affected by this must be heard and have input in this process. The Proposed Development is not in the best interest of the community.

Sincerely,
Jessica Ingram

Joe D. Johnson
3912 E. Windsmore Dr.
Springfield, MO 65802
417-840-7754
jdjohnson753@gmail.com

July 12, 2025

City of Springfield
Dept of Planning and Development
P.O. Box 8368
Springfield, MO 65801-8368

In reference to Planned Development 392 located at 3830 E Division St.

Please be advised that we **OPPOSE** the new development. The proposal includes over 550 residential units, with more than 400 being high-density apartments. Our roads weren't built for this kind of traffic. Our schools can't absorb the overcrowding. Our community shouldn't be forced to bear the long-term consequences of short-sighted development.

Sincerely,

Joe & Sue Johnson

Joe & Sue Johnson

To: **City of Springfield**
Dept of Planning and Development
P.O. Box 8368
Springfield, MO
65801-8368
July 13, 2025
Concerning: **Planned Development 392 located at 3830 E Division St.**

To the City of Springfield,
As you know the residents of the neighborhoods surrounding this planned developments are deeply concerned by the lack of consideration of a number of issues that would be caused by such a large apartment complex in such a small area. We were told we should have been notified before this area was annexed into the city, but no one from any neighborhood knew this had happened. It is currently zoned by the city as a traditional single-family neighborhood and the developers are seeking to get it zoned for multifamily housing.

Traffic on Division is one of my biggest concerns. I go to work between 7:30 and 8:30 in the morning and entering Division from Cooper Estates is always difficult. Before any large housing development is put in, Division must be turned into a proper 4 lane road. And the congestion caused by the train just past 65 heading into town must be considered. Since the train passes frequently over Division, and often during rush hours, an overpass will be required to prevent a long wait.

A long time of construction will also obstruct traffic.

I request that this property remains zoned as single family housing!

Thank you for making wise decisions.

Anita Koeshall
3510 E Cooper BLVD
A. Koeshall

July 12, 2025

To: Planning and Zoning Commission

I am writing as a concerned resident of Windsmore, located within ½ mile of the proposed residential development at the southeast corner of Division St and Le Compte Rd. I strongly oppose this development in its current form and urge the Planning and Zoning Commission to DENY its approval due to the serious and lasting consequences it may pose to our community.

The scale and density of the proposal with over 500 residential units brings up significant concerns for this area of Springfield.

1. Traffic and safety
This project is dramatically going to increase traffic along Division St. and Le Compte Rd. This intersection is already a major problem with traffic and I believe even with the proposed improvements in the intersection and 3rd lanes it will continue to a major safety issue.

2. Infrastructure and Public Services
Hundreds of new households would place considerable strain on water, sewer, waste management and other city services.

3. School Overcrowding
Local schools are already near or at full capacity. With the high number of apartment units located less than two miles from a middle school, this project would place a severe strain on the resources at this school.

This development, as presented, is too densely populated for this area. Please sincerely consider my objections to this proposed development.

Sincerely,
David and Susan Layman
779 N. Fallbrooke Ter
Springfield, Mo 65802
417 693-0313

David Layman
Susan Layman

From:	Ryan McCormick
To:	Zoning@springfieldmo.gov
Cc:	Greg Box; Strausie Stephens; Gale Clithero
Subject:	3830 E Division (plan 392)
Date:	Tuesday, July 15, 2025 5:04:17 PM

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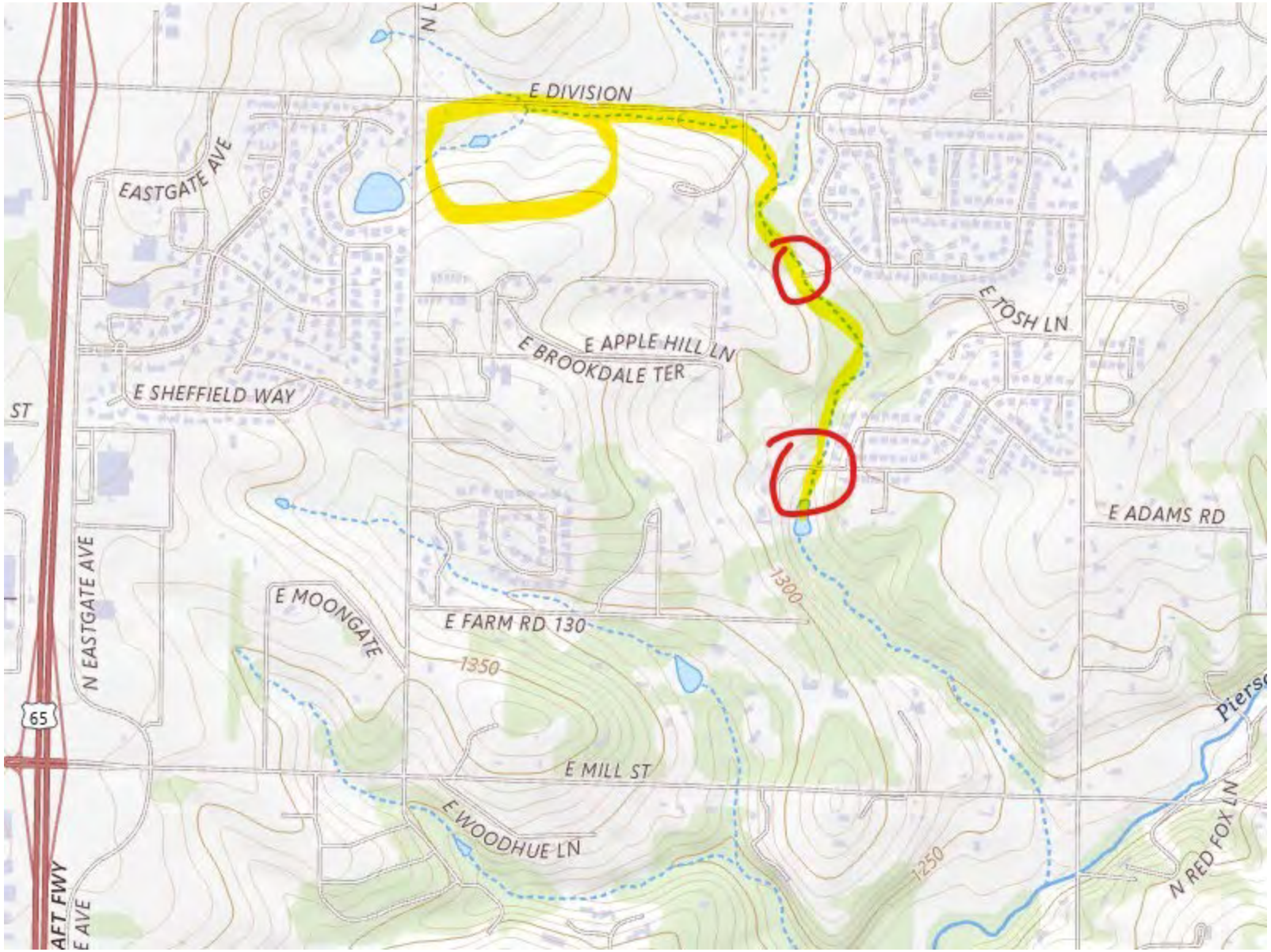
To City of Springfield Planning &Zoning,

Writing on behalf of the Pearson Meadows HOA in regards to the development proposal for the 48 acres at 3830 E Division. Our residents have similar concerns as others in the area, traffic, school crowding, and diminished property values.

However, we also have a concern about storm water runoff, as our HOA has 3 homes and a common area that are accessed via a bridge over a concrete culvert. The water from this development will follow the stream path East along Division, to the Wild Horse ponds and their culvert, then to ours and finally to Pearson Creek. Twice this year we have had significant rainfall that has put the water level to the bottom of our neighborhood bridge. I would imagine Wild Horse has had a similar experience as their ponds are regularly at the top of their available pool and cannot really capture very much stormwater.

Our concern is that adding to this could overwhelm the current infrastructure downstream of the development unless significantly more capacity and management is planned for upstream.

Thanks,
-Ryan McCormick
Pearson Meadows HOA


E DIVISION
EASTGATE AVE
E TOSH LN
E APPLE HILL LN
E BROOKDALE TER
E SHEFFIELD WAY
ST
E ADAMS RD
N EASTGATE AVE
E MOONGATE
E FARM RD 130
1300
1350
65
E MILL ST
E WOODHUE LN
1250
N RED FOX LN
AFT FWY

From:	Rajesh Bande
To:	Zoning@springfieldmo.gov
Subject:	Comment on upcoming zoning @ 3830 E Division Street
Date:	Saturday, July 19, 2025 5:32:11 PM

Hello City of Springfield Development review team,

We are writing in regards to the new proposed project at 3830 E Division Street Springfield MO by Olsson, Inc. We love within 185 feet of this land at address 4092 E High Ridge Ln, Springfield, MO 65802.
We believe the proposed zoning change to 392 with multifamily homes, apartments would cause lot of negative impact on our neighborhood. It would increase air pollution, noise pollution, increased traffic ,crime that would impact our safety, health and peace. Our school would be overcrowded which would impact our children's education and prosperity.
We strongly believe that this area can accommodate single family home neighborhoods only. We strongly oppose changing to such zoning.
We truly appreciate the city development team for providing us the opportunity to comment on this matter. We have strong faith in the city council that this proposed zoning change will not be allowed.

Regards,

Rajesh Banderudrappagari and Mamatha Nallacharu
4092 E High Ridge Ln, Springfield, MO 65802
Ph:501-529-8841

Maksim & Yelena Popov

3538 E Cooper Blvd
Springfield, MO 65802
417-983-3506
maks77im@gmail.com

July 9, 2025

City of Springfield
Department of Planning and Development
PO Box 8368
Springfield, MO 65801-8368

RE: Planned Development 392 located at 3830 E Division St

Dear Department of Planning & Development,

As current residents of Cooper Estates we are very concerned regarding the above mention planned development on E Division St. We attended the first meeting that was done by the engineering firm, studying the plans provided and are very concerned on how this development will negatively affect the surrounding neighborhoods and all of our property values that just received a tax hike. Having such a large apartment complex as you drive on Division would change the character of the area as well as lower the SF property values of surrounding neighborhoods. The traffic from this development will NOT be well absorbed on any surrounding streets, the MDOT study should have shown that. The apartments and houses in the planned development will NOT be affordable, starting price for a one bedroom as stated at the meeting will be $1300, that doesn't help with providing affordable housing in the area. The infrastructure: schools, roads, traffic, water run off, etc. in the area are not sufficient to support additional 530 units. We would love to see this site get a single family neighborhood built, what it's currently zoned for, that will bring up surrounding property values, get adequate support from infrastructure and keep everyone happy.

Thank you for your consideration.

Sincerely,

Maksim & Yelena Popov

SpencerFane

File No. 5526813.0001

Ben Shantz
Direct Dial: 417-888-1022
bshantz@spencerfane.com

July 17, 2025

VIA EMAIL

Randall Doennig c/o City Clerk Anita Cotter
Chairman, Springfield Planning and Zoning Commission
1010 N. Booneville
Springfield, Missouri

RE: Planned Development No. 392

Mr. Doennig,

My firm Spencer Fane LLP represents the Bristol Park Community Association, Inc. ("Bristol Park"). Bristol Park is an association of neighbors who have deep ties to Springfield and are integrated into our city. Bristol Park has considered the information provided to date, and the information that has not been provided, and respectfully urges the Planning and Zoning Commission ("P&Z") to table the request to rezone 3830 E. Division Street property to a planned development No. 392 consisting of 532 housing units (the "Proposal"), or, in the alternative, Bristol Park requests that P&Z deny the Proposal.

The Proposal does not comport with the comprehensive plan. The Forward SGF comprehensive plan calls for the city to strengthen and support existing neighborhoods. As part of that principle, the comprehensive plan recognizes that while new housing is needed there should be a *gradual* transition from higher-density development to single family homes. *See* Forward SGF, Ch.7 at p.70. The plan further states: "[a]dditional appropriate locations for higher density housing may be identified during the neighborhood planning process. The location of higher density residential development should be targeted to enhance and support existing transit and economic centers rather than drawing activity and investment away towards new centers." *See id.* Chapter 5: Land Use reinforces this idea by restricting "[r]edevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to *identified activity centers*, where circulation and access *will not negatively affect the adjoining neighborhood*." *See* Forward SGF, Ch. 5 at p.36 (emphasis added). Recognizing the Proposal seeks to develop newly-annexed land, Chapter 6: Growth identifies areas immediately surrounding Springfield for growth and developments within certain place types. This area is identified in the Forward SGF as a traditional residential neighborhood which includes "predominantly single-family detached dwellings with uniform setbacks." *See* Forward SGF, Ch. 6, at p.58.

The Proposal seeks to develop 530 housing units on 48 acres on what is presently open pasture. Until 2025, the property was zoned agricultural. The property is bordered on three sides (East, South, and

West) by single-family detached residential neighborhoods. The area to the north is presently zoned industry and logistics, it is effectively an open field with partially-wooded areas along Division Street. The Proposal does not take into account the important development and land use principles applicable to east Springfield. For this reason alone, the Proposal should be at least tabled to give the developer adequate time to rework the Proposal into something that comports with Forward SGF. If a reworked proposal is not possible, then denial of the application is appropriate.

Failure to follow the comprehensive plan is just one of the many issues with the Proposal, as written. Below is a summary of several of the issues that have been identified with the Proposal. Each of these issues need to at least be further investigated in order for this commission to have sufficient information to assess the information it is legally required to review prior to making a determination on the Proposal.

- Inadequacy of MoDOT traffic study

Bristol Park has learned that MoDOT performed a traffic study along YY to assess the Proposal. While Bristol Park requested a copy of the traffic study from MoDOT, one has not yet been provided. However, we have recently learned that the MoDOT traffic study does not evaluate the entire corridor from Hwy 65 to Hickory Hills school taking into account future developments north of Division and east of the property. These material limitations on the scope of the study severely limit its usefulness in evaluating the actual future traffic conditions on Division and Le Compte should the Proposal (and other neighboring developments) move forward. As many members of this Commission already know, the intersection of Le Compte and Division is a one-way stop with poor visibility. Le Compte northbound is already severely congested at peak travel times. The Proposal does not address the traffic issues at the intersection. It is clear that a traffic signal is needed at the intersection of Division and Le Compte in order to address both existing traffic and life safety issues and to mitigate future issues that will arise from increased traffic.

- Sinkhole Identification and Issues

This commission is being presented with contradictory and incorrect information regarding the existence of a sinkhole on the property covered by the Proposal. The application states that there is not a sinkhole present on the Property, however residents, neighbors, and the developer representatives all know and acknowledge that a substantial sinkhole exists on the northwest corner of the property. When asked about the plans to deal with the sinkhole, the developer representative indicated that the sinkhole area would be left as greenspace. First, this commission needs to be presented clear and consistent information regarding the existence, size, and potential issues with construction in close proximity to the sinkhole on the property. Second, the sinkhole needs to be adequately considered in light of its adjacency to Pierson Creek and the anticipated construction activity. Pierson Creek traverses the property and often floods in high rain like we have repeatedly experienced this year. Analysis and thought should be given to whether the Proposal adequately protects water resources and poses any danger to expanding the existing sinkhole.

SpencerFane

- School Busing

This Proposal contains 530 housing units, undoubtedly a number of those units will house school-age children who would fall within Hickory Hills elementary and middle school districts. Presently, Springfield Public Schools bussing policy states that free transportation is provided to children who live more than 1.0 miles from school. Exception is made if children living within 1.0 miles of school have to cross a barrier road. The Proposal seeks to develop land that is within 1.0 miles of Hickory Hills. While Division is a barrier road, the children in the development would not be required to cross Division to walk to Hickory Hills which sits on the south side of the street. There is no sidewalk running along the south side of Division from Le Compte to Hickory Hills. Unless changes are made, children without access to other forms of transportation and residing on the property would be forced to walk alongside Division street for at least 0.7 miles in order to get to school. Such a setup is dangerous and unnecessary. This life-safety issue must be further scrutinized before the Proposal can be considered.

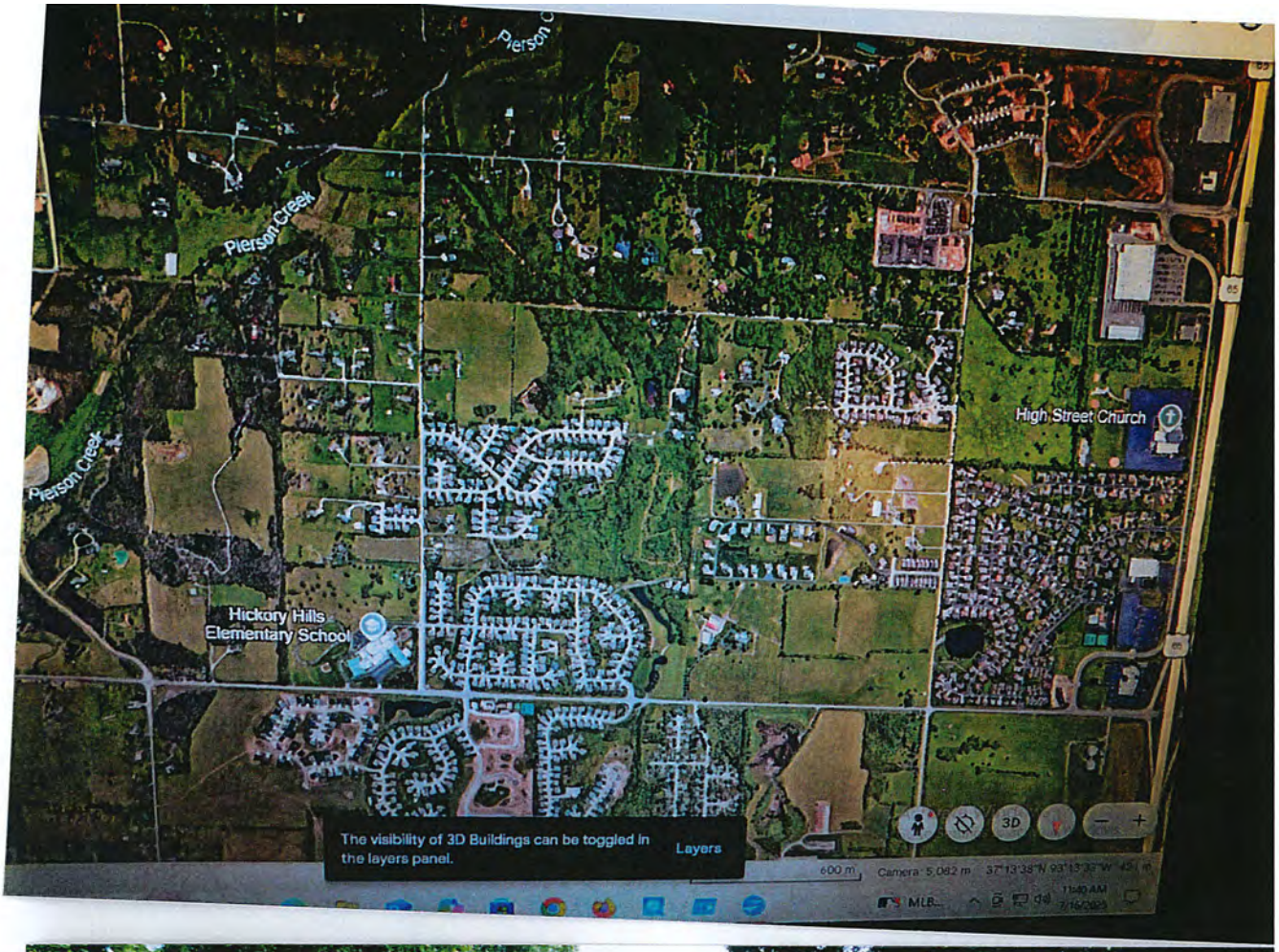
The neighbors of Bristol Park are not anti-development. They merely want to see responsible, safe development that accounts for the actual conditions of the existing property. The issues raised in this letter are just a few of the many issues that have already been raised by neighbors and concerned citizens. Bristol Park respectfully urges this Commission to table the Proposal, order a new neighborhood meeting be had, and obtain additional information from the applicable sufficient to evaluate the criteria set forth in the code and Forward SGF.

Should you have any questions about the contents of this letter or wish to speak with me or Bristol Park, please do not hesitate to call me. Thank you for your consideration on this topic.

Sincerely,

Ben Shantz

cc: Bristol Park Community Association, Inc.
Jordan Paul, City Attorney, (jpaul@springfieldmo.gov)


Pierson Creek
Pierson Creek
Hickory Hills Elementary School
High Street Church
The visibility of 3D Buildings can be toggled in the layers panel.
Layers
3D
600 m
Camera 5,082 m

YY

MOON

FARM ROAD 197 N
500
STOP

FARM ROAD 197 N
500
STOP

EXPLANATION TO COUNCIL BILL 2025-227 (CARROLL, HARDINGER, HORTON,

FILED: 09/03/2025

ORIGINATING DEPARTMENT: Building Development

TITLE: A general ordinance amending the Springfield City Code by enacting a new Chapter 75 'RESIDENTIAL RENTAL LICENSE AND INSPECTION PILOT PROGRAM.'

PURPOSE: The purpose of Chapter 75 is to implement an 18-month pilot program in the West Central Neighborhood that establishes rental licensing and safety-focused inspections for single-family and duplex rental properties. The program seeks to enhance the health, safety, and habitability of rental housing while supporting landlords with clear maintenance standards and guidance while also gathering data to help evaluate the future expansion of the program. Enforcement of the program would begin on March 23, 2026.

BACKGROUND INFORMATION: The West Central Neighborhood was selected for the pilot due to its high concentration of rental properties, frequent nuisance and blight issues, and an aging housing stock—averaging 102 years. The pilot program targets approximately 1,541 single-family and duplex rental units and is based on successful models from other communities. Local stakeholder input from the Neighborhood Advisory Council, Springfield Tenants Unite, Springfield Apartment & Housing Association and other key partners has shaped its development. By focusing the program in one neighborhood, the City of Springfield can collect data, evaluate effectiveness, make adjustments, and determine whether to expand the program citywide.

Submitted By: Brad Musick, Assistant Director

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 10/14/2025

Attachments:
1. Enacting 75 (1)
2. Chapter 75_ Exh A

One-rdg._____
P. Hrngs._____
Pgs. ____13_____
Filed:_10-14-25_____

Sponsored by: Carroll, Hardinger, Horton, Lee

First Reading: _____ Second Reading: _____

COUNCIL BILL ____2025-227_____ GENERAL ORDINANCE_____

AN ORDINANCE

AMENDING the Springfield City Code by enacting a new Chapter 75 'RESIDENTIAL RENTAL LICENSE AND INSPECTION PILOT PROGRAM.'

WHEREAS, the City of Springfield, Missouri, ("the City") commissioned a housing study in 2023, the report for which was accepted by City Council via Resolution No. 10736 on January 2, 2024 ("the 2023 Housing Study"); and

WHEREAS, the 2023 Housing Study found that 58% of the City's residents rent their homes; and

WHEREAS, the 2023 Housing Study found that "[t]he data, physical survey and input from the community confirmed that there are some sub-standard housing units offered for rent in Springfield. Bringing these units up to health and safety standards is an important safety and well-being measure for the entire community. In addition, some neighborhoods were identified as having a high percentage of investor-owned rentals which were substandard or in danger of becoming so"; and

WHEREAS, the 2023 Housing Study found that the West Central neighborhood had the highest number of investor-owned properties; and

WHEREAS, data from the City's Department of Building Development Services indicates that the West Central neighborhood experiences frequent nuisance and blight issues, and has an aging housing stock averaging 102 years; and

WHEREAS, the 2023 Housing Study recommended several implementation strategies, including housing stabilization, which highlighted the need to improve rental housing quality and specifically suggested the adoption and funding of a rental regulation program, also herein referred to as a rental inspection program; and

WHEREAS, City Council referred the question of whether to implement a rental inspection program to the Community Involvement Committee; and

WHEREAS, after study, the Community Involvement Committee recommended the implementation of a rental inspection program, specifically a new Chapter 75 'Residential Rental License and Inspection Program; and

WHEREAS, the Community Involvement Committee recommended the implementation of said program as a pilot, limited to single-family and duplex residential rental housing located within the West Central neighborhood.

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

Section 1 – Chapter 75 'RESIDENTIAL RENTAL LICENSE AND INSPECTION PILOT PROGRAM' is hereby enacted as set forth in "Exhibit A," attached hereto and incorporated herein by this reference.

Section 2 – This Ordinance shall be in full force and effect from and after passage; however, enforcement shall not begin until April 3, 2026.

Passed at Meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to Form: _____, Assistant City Attorney

Approved for Council Action: _____, City Manager

Exhibit A

Chapter 75 – RESIDENTIAL RENTAL LICENSE AND INPECTION PROGRAM

Sec. 75-1. Purpose and Scope

This chapter is designed to facilitate a Residential Rental License and Inspection pilot program. Therefore, for the time being, this chapter applies only to single-family and duplex **Residential Rental Properties** in the West Central Neighborhood, as defined in the City's Neighborhood Registry.

Sec. 75-2. Definitions

(A) **BDS** means the Building Development Services Department.

(B) **Inspection Report** means a report **BDS** makes on a **BDS** form that shows the results of an inspection under this chapter.

(C) **Dwelling Unit** means a single unit providing complete independent living facilities for one or more people, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

(D) **Entry Consent** means a **BDS** form that **BDS** will use to obtain written consent to enter a **Premises**.

(E) **Let** means to provide a **Dwelling Unit** for **Occupancy** to a **Person** who is not the **Owner** for no consideration.

(F) **Licensee** means any **Owner** the city licenses under this chapter to **Let** or **Rent** a **Dwelling Unit**. For the purposes of this chapter, **Licensee** may be used interchangeably with **Owner**.

(G) **Long-term** means thirty or more consecutive days.

(H) **Major Reconstruction** means replacing, within a twelve-month period, at least 50% of four or more primary building systems, which include: (1) HVAC; (2) electrical; (3) interior walls; (4) external structural walls; (5) windows; (6) roofs and ceilings; (7) plumbing; and (8) foundation and foundation walls.

(I) **New Construction** means any structure built entirely new, including foundation, walls, and all other components.

(J) **Occupancy** or **Occupy** means residing in a **Dwelling Unit**.

(K) **Owner** means the **Person** that possess(es) lawful title to real property and may

also include an **Owner's** authorized agent. Under this chapter, **Owner** may be used interchangeably with **Licensee**.

(L) **Person** means any: natural person; business entity, including, but not limited to, a corporation, partnership, limited liability company, or sole proprietorship; political subdivision of the State or other governmental entity; public or private agency; utility; any other legal entity; or, any successor or assign of any of the foregoing.

(M) **Premises** means a lot with its buildings, structures, and appurtenances.

(N) **Property Manager** means an **Owner's** agent responsible for complying with this **Ordinance** and authorized to receive communications, service of process, summons, notices, and other legal process on the **Owner**'s behalf. The **Property Manager** cannot be a **Tenant** of the **Owner**.

(O) **Qualified Vacant Dwelling Unit** means any **Dwelling Unit** not occupied at the time of inspection and not previously inspected by **BDS**.

(P) **Re-inspection** means any inspection following an initial inspection to verify correction of previously reported violations.

(Q) **Rent** means to provide a **Dwelling Unit** to a **Person** who does not own it for consideration under a written, oral, or implied agreement.

(R) **Rental License** means the license BDS issues under this chapter authorizing an **Owner** to **Let** or **Rent** a **Dwelling Unit** on **Residential Rental Property** within the city on a **Long-term** basis.

(S) **Rental License Application** means a form **BDS** provides to **Owners** who wish to apply for a **Rental License**.

(T) **Residential Rental Property** means any **Premises** with one or more **Dwelling Units Let** or **Rented** to one or more **Tenants**.

(U) **Short-term** means less than thirty days.

(V) **Tenant** means any **Person,** age 18 or older, who occupies a **Dwelling Unit** other than: the **Owner**; the **Owner**'s immediate family (related by blood, marriage, or adoption); or, any **Person** residing with the **Owner**.

(W) **Violation Notice** means notice on a **BDS** form stating how a **Dwelling Unit** violates this chapter.

Sec. 75-3. Rental License Required.

(A) An **Owner** must have a **Rental License** to **Let** or **Rent Residential Rental Property** on a **Long-term** basis within the city, unless exempt under this chapter.

(B) Only one **Owner** needs a **Rental License** for jointly owned **Residential Rental Property**.

Sec. 75-4. Rental License Fee.

(A) The annual fee for a **Rental License** is due upon license application or renewal.

(B) The fee may neither be prorated nor refunded upon denial, suspension, or revocation of a **Rental License**.

(C) The fee amount is in the "Evaluation of Charges for Municipal Services" on file in the City Clerk's Office.

Sec. 75-5. Rental License Application.

An applicant for a **Rental License** must apply in writing, in-person, or on the city's online portal on a **Rental License Application** and fully provide:

(A) Each **Dwelling Unit** address and its approximate construction date.

(B) The **Owner's** name, physical home address (no PO Box), physical business address (if any, no PO Box), telephone number, cellular telephone number, and e-mail address.

(C) A statement as to whether the **Dwelling Unit** is Section 8 housing or other subsidized housing and, if so, the date of its most recent inspection.

(D) The **Owner's** signature and the application date. The city will accept an application with a **Property Manager's** signature if the application includes the **Owner's** written, notarized authorization granting the **Property Manager** authority to sign documents and act on the **Owner's** behalf.

Sec. 75-6. Rental License Issuance, Approval

(A) **BDS** will review a **Rental License Application** within five business days of receiving it and issue the **Owner** a **Rental License** if the:

1. application is complete and free of any fraud, material misrepresentation, or false statement; and,

2. all fees due are paid.

(B) **BDS** will keep copies of any application denials in its files.

Sec. 75-7. Rental License Appearance, Display

(A) **BDS** will print each **Rental License** on **BDS** letterhead and include the license number, the **Licensee's** name, any **Property Manager** information, each licensed **Dwelling Unit** address, the license expiration date, and any other information **BDS** places on the **Rental License**.

(B) A **Licensee** must display a **Rental License** within the common area of each licensed **Residential Rental Property** the **Licensee** owns. In absence of a common area, the **Licensee** must display the **Rental License** within each **Dwelling Unit**. A **Licensee** must also make a **Rental License** pertinent to a **Tenant** available to such **Tenant**, or to **BDS**, upon request.

Sec. 75-8. Tenant Information

(A) For each **Dwelling Unit**, its **Owner** must access the city's online portal and enter data for each **Tenant** including, but not limited to, name, mailing address, and contact phone number or identify each vacant **Dwelling Unit**.

(B) **Owner** is responsible for updating all records for each **Dwelling Unit** in the online portal as changes occur.

Sec. 75-9. Rental License Duration

Unless revoked, a **Rental License** is valid from the date it is issued until the date it expires according to the following schedule. A **Rental License** is valid a minimum of 6 months after the issue date.

Licensee Name Begins With	**Expiration Date:**
A, B	January 31
C, D	February 28
E, F	March 31
G, H	April 30
I, J	May 31
K, L	June 30
M, N	July 31
O, P, Q	August 31
R, S	September 30
T, U	October 31
V, W	November 30
X, Y, Z	December 31

Sec. 75-10. Rental License Renewal

(A) To retain a **Rental License**, a **Licensee** must renew it annually. At least four weeks before a **Rental License** expires, **BDS** will send a renewal notice to a **Licensee** or the **Licensee's Property Manager**.

(B) To renew a **Rental License**, a **Licensee**, before the **Rental License** expires, must:

1. pay **BDS** the **Rental License** fee and any inspection fee due;
2. have passed the most recent inspection applicable to each **Rental License** to be renewed.

Sec. 75-11. Inspections

(A) Except as otherwise provided in this chapter, every **Residential Rental Property** is subject to inspection every five years.

(B) If a **Residential Rental Property** is scheduled to be inspected during the ensuing year, **BDS** will so notify the **Owner** at the time of licensing or renewal. The **Owner** must contact **BDS** during the month of licensing or renewal to schedule an inspection of any **Qualified Vacant Dwelling Unit** and schedule an inspection time of any occupied **Dwelling Unit** with **BDS**. Failure to schedule and complete an inspection is grounds for revoking a **Rental License** or declining to renew one.

1. No **Owner** will be penalized for delay of an inspection or re-inspection caused by events out of the **Owner's** control as determined by **BDS** in its reasonable discretion.
2. An **Owner** has no obligation to obtain consent from any **Tenant** for any city inspection or re-inspection.

(C) **BDS** will send **Tenants** notice of an upcoming inspection no later than 14 days prior to inspection. The notice will include an **Entry Consent** for the **Tenant** to return to **BDS** consenting to or refusing entry and inspection. Any **Tenant** who does not return the **Entry Consent** by the deadline stated in the notice thereby refuses **BDS** consent to enter and inspect. If entry is refused, **BDS** may seek entry:

1. with an administrative-search warrant: or,
2. by any other lawful means.

(D) **BDS** will make reasonable efforts to minimize inconvenience that inspections cause **Tenants**. One such effort will be to prioritize inspecting **Qualified Vacant Dwelling Units**, which Owners identify for **BDS**. **BDS** will develop other such efforts on an ongoing basis.

Sec. 75-12. Inspections for Owners with Multiple Residential Rental Properties

For **Owners** that **Let** or **Rent** 10 or more **Dwelling Units**, **BDS** will randomly select a

portion of such units for inspection in the year in which they are scheduled for inspection. The portion will be 20%, rounded up to the nearest whole number, not to exceed 25.

(A) If any inspected **Dwelling Unit** has more than seven violations, **BDS**, after giving at least seventy-two hours prior written notice, will inspect an additional 20%, rounded up to the nearest whole number, not to exceed 25. If **BDS** finds more than seven violations in the additional units, **BDS** will inspect all units under the **Owner's** control. **BDS** will assess the cost for any additional inspections to the **Owner**.

(B) If **BDS** finds recurring identical violations while inspecting similarly designed **Dwelling Units** in the same structure or apartment complex, the **Owner** must develop a corrective-action plan within 30 days after **BDS** delivers a **BDS Inspection Report** to such **Owner** stating the violations. The plan must be to correct all recurring violations and have **BDS's** approval. If the **Owner** does not timely develop a plan or if **BDS** disapproves a plan, **BDS** will inspect all other similarly designed **Dwelling Units** of the same structure or apartment complex. **BDS** will assess the cost for any additional inspections to the **Owner**.

(C) **Residential Rental Property** that qualifies as **New Construction** or as **Major Reconstruction** is exempt from inspection for 10 years after passing its final building inspection. Once construction is complete, the **Owner** must obtain a **Rental License** for each **Dwelling Unit** in such **Residential Rental Property**.

Sec. 75-13. Inspection and Administrative Fees

(A) There is no initial inspection fee per **Dwelling Unit** inspected.

(B) The administrative fee for any subsequent re-inspection, required after an initial inspection, is in the "Evaluation of Charges for Municipal Services" on file in the City Clerk's Office.

(C) For each **Dwelling Unit** scheduled for inspection, there is a $25 administrative fee chargeable to any **Owner** that does not appear for a scheduled inspection or re-inspection. At an **Owner's** request, **BDS** will re-schedule an inspection if the **Owner** makes the request with at least seven-day's prior notice to **BDS**. The administrative fee does not apply to a re-scheduled inspection an **Owner** timely requests or due to circumstances beyond the **Owner's** control.

Sec. 75-14. (Reserved)

Sec. 75-15. Premises Entry.

(A) **BDS** is authorized to enter **Premises** in a lawful way at all reasonable times:

1. when necessary to make an inspection;

2. to enforce this chapter; or,

3. when **BDS** has reasonable suspicion that any **Residential Rental Property** within Springfield city limits violates this chapter.

(B) **BDS** will seek consent to enter with an **Entry Consent**.

(C) For each occupied **Dwelling Unit**, **BDS** will notify **Tenants** that **BDS** will arrive to inspect the unit on the date and at the time stated on the notice. The notice will invite tenants to consent to **BDS** entering the unit for inspection.

(D) Once **BDS** has consent to enter and inspect from an occupying **Tenant**, **BDS**, upon arriving at the unit, will first attempt to contact an occupant, present proper credentials, and request entry. If entry is refused, **BDS** may seek entry:

1. with an administrative-search warrant: or,
2. by any other lawful means.

(E) For unoccupied **Residential Rental Property** where **BDS** is unable to contact an occupant, or is denied consent to enter, **BDS** may seek entry:

1. with an administrative-search warrant: or,
2. by any other lawful means.

Sec. 75-16. Violations.

(A) A **Dwelling Unit** violates this chapter if it violates any of the enumerated excerpts from the currently adopted *International Property Maintenance Code* as such excerpts appear in the most recent document on file with the city clerk called "Rental Inspection Items." According to **BDS** expertise, **BDS** may change the content in the "Rental Inspection Items" document as necessary to protect the public health, safety, and welfare if the changes are consistent with the currently adopted *International Property Maintenance Code*.

(B) An **Owner** violates this chapter for doing any act this chapter proscribes or failing to do any act this chapter prescribes.

Sec. 75-17. Violation Notice

(C) BDS will deliver a **Violation Notice** to the **Owner** or **Property Manager** upon determining that a **Residential Rental Property** violates this chapter.

1. To **Owners** without an e-mail address**, BDS** will deliver all notices this chapter requires **BDS** to deliver by:
   a. personal service; or
   b. postage prepaid United States certified mail, return receipt requested, and regular first-class mail; or
   c. FedEx, UPS, or similar carrier; and,
   d. posting the notice in a conspicuous location on the property, unless there has been personal service.

2. To Owners with an e-mail address, **BDS** will deliver all notices this chapter requires **BDS** to deliver exclusively by e-mail.

(D) The **Violation Notice** will state:

1. alleged violation(s); and,
2. the remedy BDS seeks.

Sec. 75-18. Revocation

(A) **BDS** may revoke a **Rental License** after considering:

1. the severity of violating conditions in the **Dwelling Unit** prompting the possible revocation;
2. mitigating and aggravating circumstances; and,
3. whether a Licensee responsible for such **Dwelling Unit** has had other violations under this chapter.

(B) **BDS** will issue a replacement **Rental License** only after a responsible **Licensee** has corrected all violations causing revocation and a **BDS** inspection confirms that.

Sec. 75-19. Unlawful Acts

It is unlawful to operate **Residential Rental Property** within the city:

(A) **Long-term** without a **Rental License;** or,

(B) as stated in the "**Violations**" section of this chapter.

Sec. 75-20. Municipal Offense

(A) It is a municipal offense to commit any act stated in the "**Unlawful Acts**" section of this chapter. Upon conviction of each such municipal offense, the minimum fine is $500; the maximum fine is $2,500.

(B) A municipal court judge may not suspend all, or any portion of, the minimum fine for letting or renting a **Dwelling Unit**:

1. without a **Rental License**; or,
2. that has more than three of the conditions listed in the "**Violations**" section of this chapter.

Sec. 75-21. Administrative Adjudication

In addition to any other remedy in this chapter, **BDS** may elect to enforce this chapter through administrative proceedings.

(A) *Notice requirements*.

a. BDS will send notice pertaining to administrative enforcement to:

   a. **Owners**; and,

   b. all others with a recorded interest in the subject property.

b. Notice will:

   1. state alleged violations;

   2. identify the **Residential Rental Property** where the alleged violations exist;

   3. order the **Owner** to correct violations within 10 days of the notice date;

   4. warn the **Owner** that failure to correct violations within 10 days of the notice date may result in:

      a. municipal-court proceedings leading to fines; or,

      b. administrative proceedings leading to imposed fines that, upon becoming final, will have the same force as circuit-court judgments.

   5. state the date, time, and location for the hearing described in this section.

(B) *Hearing.* Hearings will be recorded and the hearing officer will hear testimony under oath or affirmation. Interested parties may appear in person and by counsel.

(C) *Decision.*

a. In deciding each case, the hearing officer will issue "Findings of Fact, Conclusions of Law, and Order." The order must impose an administrative fine between $500 and $2,500 upon finding that:

   a. violations exist; and

   b. notices have been properly given.

b. The decision will be distributed to the **Owner** and others with an interest affecting title in the property, by:

   a. personal delivery;

   b. postage prepaid United States certified mail, return receipt requested, and regular first class mail;

   c. FedEx, UPS, or a similar delivery; or,

   d. e-mail, as this chapter provides.

c. The decision will be final 30 days after distribution unless there is an appeal to circuit court under RSMo Ch. 536.

(D) *Liens.* Costs and fines imposed in final decisions are a debt due the city, and may be enforced in the same manner as a judgment lien under a judgment of a court of competent jurisdiction.

Sec. 75-22. Exemptions

(A) This chapter does not apply to:

1. **Dwelling Units** an **Owner** occupies or an **Owner's** immediate family (related by blood, marriage, or adoption) occupies;

2. **Dwelling Units** an **Owner's** principal occupies when the **Owner** is not a natural person;

3. Bed and breakfasts;

4. Short-term rentals;

5. Campgrounds;

6. Group homes, day care centers, and day care homes;

7. Nursing homes;

8. Fraternity houses and sorority houses;

9. Hotels and motels;

10. Section 8 housing;

11. Any structure that belongs to the United States, the State of Missouri, Greene County, Missouri, the City of Springfield, Missouri, or Missouri State University.

(B) Though registration requirements remain, there are no **Rental License** fees nor inspection requirements for state or federally subsidized housing:

1. regularly inspected as part of the subsidy program; and,

2. rented, leased, subleased, let, or otherwise occupied by **Persons** other than an **Owner** or an **Owner's** immediate family (related by blood, marriage, or adoption).

EXPLANATION TO COUNCIL BILL 2025-228 (LEE)

FILED: 10/02/2025

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A special ordinance to levy and assess a special tax against the lots, blocks, and parcels of ground hereinafter described and to establish rates to pay for the cost of the construction of sanitary sewers in the City of Springfield, Missouri, in Sanitary Sewer District No. 217 of Section No. 15, in the general vicinity of Bagnell Street and Biloxi Avenue; providing for inclusion of said district in the City Sewer Financial Assistance Program; authorizing the City Clerk to issue special tax bills and deliver the same to the Director of Finance to be registered in his office in accordance with this Ordinance; and declaring that this Ordinance qualifies for approval in one-reading under City Charter Section 10.15.

PURPOSE: To establish rates and levy and assess a special tax against the lots, blocks, and parcels of ground hereinafter described to pay for the cost of the construction of sanitary sewers in the City of Springfield, Missouri, in Sanitary Sewer District No. 217 of Section No. 15, in the general vicinity of Bagnell Street and Biloxi Avenue; providing for inclusion of said district in the City Sewer Financial Assistance Program; authorizing the City Clerk to issue special tax bills and deliver the same to the Director of Finance to be registered in his office in accordance with this Ordinance; and declaring that this Ordinance qualifies for approval in one reading.

BACKGROUND INFORMATION: The project was scheduled for construction as part of the City's Tax Bill sewer construction program, as established in Resolution 7995, to eliminate septic tanks within the City limits and to encourage economic vitality and infill by providing sanitary sewer service. This project is funded by sewer improvement bonds that are already budgeted. It makes sewer available to 22 tracts, which eliminates 20 septic systems from within the city limits of Springfield.

Special Ordinance 27214, passed by City Council on July 29, 2019, established and defined the boundaries for Sanitary Sewer District No. 217 of Section 15.

Wastewater from this district will flow to the Southwest Treatment Plant.

Construction has been completed and the project accepted. The total amount to be assessed for the construction of this project, calculated in accordance with city code and the provisions of Resolution 10786, is 1,050,065.07, with total engineering cost capped at 15 percent of the contract bid price for construction.

The district rate based on the reduced total cost of construction for Sanitary Sewer District No. 217 of Section No. 15 is $0.5416495 per square foot of property owned.

The City will hold the tax bills for all properties inside the City limits and within the district at the same percentage rate of annual interest, that is payable by the United States of America on 10-year treasury notes at the most recent auction before the date of the issuance of the sewer tax bills, for 15 years.

Programs are available to assist property owners within the City with the costs associated with the sewer tax bill and sewer hookup. The City Sewer Financial Assistance Program offers single-family residential property owners a maximum cap per tract on the tax bill amount. The Department of Environmental Services offers a low-interest loan to help with costs for hookup to the sewer. The Sanitary Sewer Installation and Connection Assistance Program offers two types of assistance for low- and moderate-income families: a deferred, no-interest loan for sewer hookup costs and a direct grant to offset the cost of the tax bill. The City also provides a 15-year, low-interest payback arrangement for tax bill costs.

Letters have been mailed to property owners in the district with information regarding their tax bill amount and available assistance programs.

This Ordinance is for a public improvement, where a special tax bill is issued, and should be a one-reading bill under City Charter Section 10.15.

REMARKS: Environmental Services recommends passage of this Ordinance.

Submitted By: Ron Petering, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 10/09/2025

Attachments:
1. 217 of 15 levy_ord (3)
2. 217 of 15 Exhibit A
3. 217 of 15 Exhibit B 10-16-2025

One-rdg. X
P. Hrngs. _____
Pgs. 16
Filed: 10-14-25

Sponsored by: Lee

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025 -228 SPECIAL ORDINANCE_____

AN ORDINANCE

TO LEVY AND ASSESS a special tax against the lots, blocks, and parcels of ground hereinafter described and to establish rates to pay for the cost of the construction of sanitary sewers in the City of Springfield, Missouri, in Sanitary Sewer District No. 217 of Section No. 15, in the general vicinity of Bagnell Street and Biloxi Avenue; providing for inclusion of said district in the City Sewer Financial Assistance Program; authorizing the City Clerk to issue special tax bills and deliver the same to the Director of Finance to be registered in his office in accordance with this Ordinance; and declaring that this Ordinance qualifies for approval in one-reading under City Charter Section 10.15.

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

Section 1 - That construction of Sanitary Sewer District No. 217 of Section No. 15 has been completed according to the contract and is hereby accepted from the contractor, JD Wallace Contracting L.L.C.

Section 2 – That the Environmental Services Department, at the direction of the City Manager, or designee, has, in accordance with applicable city code, Special Ordinance 28075, and Resolution 10786, computed the cost and expense to be assessed for the aforesaid improvement to be $1,050,065.07.

Section 3 – That the proportionate share of costs for the construction of the district sewer on the properties within Sanitary Sewer District No. 217 of Section No. 15 served by the improvements is established at $0.5416495 per square foot.

Section 4 - There is hereby assessed against the lots, blocks, and parcels of ground within the City, hereinafter described, special tax bills to pay for the cost of construction of sanitary sewers in Sanitary Sewer District No. 217 of Section No. 15 to be levied and issued as provided for herein. See Exhibits A and B.

Section 5 – The properties within the City and in Sanitary Sewer District No. 217 of Section No. 15 will be included within the City Sewer Financial Assistance Program under Chapter 98, Article VI, Section 98-286(4)b of the Springfield City Code.

Section 6 - The City Clerk is authorized and directed under the seal of the City of Springfield, Missouri, to issue special tax bills in the name of the City against the hereinafter described lots, blocks, and parcels of ground for the respective amounts assessed against the same to pay for the cost of such construction and deliver the same to the Director of Finance.

Section 7 - Said tax bills shall be payable in 15 equal annual installments becoming due, together with interest at the rate set forth below, on each anniversary date after the issuance thereof for a period of 15 years respectively after the date of issuance of the tax bills; provided, however, that each person paying such tax bills shall have the right to pay the same in part or in full within 30 days after the issuance thereof with no interest and shall have the further right to pay any combination of annual principal payments or the unpaid balance of said tax bills with interest thereon up to the date of payment, within 30 days after the end of any yearly period when any installment is due. In addition to the above, tax bills may be paid in full at any time during the year with interest thereon up to the date of payment.

Tax bills so issued shall be payable in accordance herewith. If any annual installment of principal and interest thereof is not paid within 30 days of the due date, then all the remaining installments with interest thereon shall at once become due and payable, and payment of the entire amount of such tax bill remaining unpaid may be demanded and enforced by the City. Every special assessment shall be a lien against the property therein described from the date of issuance, which lien shall continue until paid in full or in the event suit is brought on any such assessment within the time herein limited, the lien shall continue until the termination of the legal proceedings to collect the same, including any sale of the property charged.

Section 8 - City Council hereby sets the interest rate on the sewer tax bills to be issued by the City for Sanitary Sewer District No. 217 of Section No. 15 to be the same percentage rate of annual interest that is payable by the United States of America on 10-year treasury notes at the most recent auction before the date of the issuance of the sewer tax bills, as is set forth in Section 88.812 of the Revised Statutes of Missouri.

Section 9 - The City Manager has caused to be computed the entire cost and expense of the aforesaid improvement, including any cost or expense incurred by the City, and the amounts herein charged, assessed, and levied have likewise been so

computed and are assessed and levied ratably against all lots and tracts of land within the district in proportion to the area thereof and are as follows:

Tax Bill No: 53438A

Owner(s): Charles A. Wise

Legal Description:
ALL OF LOT SEVENTEEN (17) IN REED PARK, A SUBDIVISION IN GREENE COUNTY, MISSOURI, EXCEPT THE EAST 85' THEREOF.
(272,250 sq. ft.)

Square Foot Assessment	$147,464.12
Connection Fee	$300
Total Assessment	$147,764.12

Tax Bill No: 53439A

Owner(s): Leonid V. Shunyakov

Legal Description:
THE WEST ONE-HALF (W½) OF LOT SIXTEEN (16) AND THE WEST 165 FEET OF LOT ELEVEN (11), NORTH AND EAST OF THOMPSON BRANCH AND THAT PART OF LOT ELEVEN (11), SOUTH AND WEST O5416495F THOMPSON BRANCH, ALL IN REED PARK, A SUBDIVISION IN GREENE COUNTY, MISSOURI, AND ALL OF THE EAST 85 FEET OF LOT SEVENTEEN (17) IN REED PARK, A SUBDIVISION IN GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
(218,671 sq. ft.)

Square Foot Assessment	$118,443.04
Connection Fee	$300
Total Assessment	$118,743.04

Tax Bill No: 53440A

Owner(s): William & Trista Marchetto

Legal Description:
ALL OF LOT ELEVEN (11) IN REED PARK, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE WEST ONE HUNDRED AND SIXTY-FIVE (165) FEET OF SAID LOT ELEVEN (11) LYING NORTH AND EAST OF THE THOMPSON

BRANCH AND EXCEPT THAT PART OF LOT ELEVEN (11) LYING SOUTH AND WEST OF THE THOMPSON BRANCH.
(138,521 sq. ft.)

Square Foot Assessment	$75,029.83
Connection Fee	$300
Total Assessment	$75,329.83

Tax Bill No: 53441A

Owner(s): P. Nathan Carlson

Legal Description:
THE EAST ONE-HALF (E 1/2) OF LOT SIXTEEN (16) IN REED PARK, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
(100,624 sq. ft.)

Square Foot Assessment	$54,502.94
Connection Fee	$300
Total Assessment	$54,802.94

Tax Bill No: 53442A

Owner(s): Patrick A. Brady

Legal Description:
ALL OF THE WEST ONE HALF (W 1/2) OF LOT FIFTEEN (15), REED PARK, A SUBDIVISION IN GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
(100,624 sq. ft.)

Square Foot Assessment	$54,502.94
Connection Fee	$300
Total Assessment	$54,802.94

Tax Bill No: 53443A

Owner(s): Harry D. Shea, Etal

Legal Description:
THE EAST ONE-HALF (E 1/2) OF LOT FIFTEEN (15) IN REED PARK, A SUBDIVISION IN GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

(100,624 sq. ft.)

Square Foot Assessment	$54,502.94
Connection Fee	$300
Total Assessment	$54,802.94

Tax Bill No: 53444A

Owner(s): Homelink Properties LLC

Legal Description:
ALL OF LOT THIRTEEN (13) REED PARK, A SUBDIVISION IN GREENE COUNTY, MISSOURI, EXCEPT THE NORTH SECTION THEREOF, SAID SECTION MEASURING 150 FEET FROM THE NORTH TO THE SOUTH, 280 FEET FROM THE EAST TO WEST.
(50,399 sq. ft.)

Square Foot Assessment	$27,298.59
Connection Fee	$300
Total Assessment	$27,598.59

Tax Bill No: 53445A

Owner(s): Allyson C. Strickland, Etal

Legal Description:
ALL OF THE NORTH 150 FEET OF LOT THIRTEEN (13), IN REED PARK, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
(42,000 sq. ft.)

Square Foot Assessment	$22,749.28
Connection Fee	$300
Total Assessment	$23,049.28

Tax Bill No: 53446A

Owner(s): Roy E. Lang

Legal Description:
ALL OF THE SOUTH HALF (S 1/2) OF LOT FOURTEEN (14), IN REED PARK, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
(39,200 sq. ft.)

Square Foot Assessment	$21,232.66
Connection Fee	$300
Total Assessment	$21,532.66

Tax Bill No: 53447A

Owner(s): Donald Lohmeyer

Legal Description:
ALL OF THE NORTH ONE-HALF (N 1/2) OF LOT FOURTEEN (14), REED PARK, A SUBDIVISION IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.
(39,200 sq. ft.)

Square Foot Assessment	$21,232.66
Connection Fee	$300
Total Assessment	$21,532.66

Tax Bill No: 53448A

Owner(s): Eric & Bethany Henry

Legal Description:
THE EAST 115 FEET OF THE WEST 170 FEET OF THE SOUTH ONE HALF (S 1/2) OF LOT ONE (1), REED PARK, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
(18,975 sq. ft.)

Square Foot Assessment	$10,277.80
Connection Fee	$300
Total Assessment	$10,577.80

Tax Bill No: 53449A

Owner(s): Teri Cypret

Legal Description:
ALL OF THE EAST 100 FEET OF THE SOUTH ONE-HALF (S 1/2) OF LOT ONE (1) IN REED PARK; ALSO THE WEST 30 FEET OF THE SOUTH 165 FEET OF THE WEST ONE-HALF (W 1/2) OF LOT TWO (2) IN REED PARK; ALSO, THE EAST 60 FEET OF THE WEST 230 FEET OF THE SOUTH ONE-HALF (S 1/2) OF LOT ONE (1) IN REED PARK, A SUBDIVISION IN THE CITY OF SPRINGFIELD, IN GREENE COUNTY, MISSOURI.

(31,350 sq. ft.)

Square Foot Assessment	$16,980.71
Connection Fee	$300
Total Assessment	$17,280.71

Tax Bill No: 53450A

Owner(s): Robert J. Ruczicka

Legal Description:
TRACT I:
ALL OF LOT TWO (2), EXCEPT THE WEST THIRTY (30) FEET OF THE SOUTH ONE HUNDRED SIXTY-FIVE (165) FEET IN REED PARK, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT II:
THE WEST TWENTY-FIVE (25) FEET OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF LOT THREE (3) REED PARK, A SUBDIVISION IN GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
(106,286 sq. ft.)

Square Foot Assessment	$57,569.76
Connection Fee	$300
Total Assessment	$57,869.76

Tax Bill No: 53451A

Owner(s): Anthony & Marian F. Garcia, Trust

Legal Description:
THE SOUTH HALF OF LOT THREE (3), IN REED PARK.
(46,479 sq. ft.)

Square Foot Assessment	$25,175.33
Connection Fee	$300
Total Assessment	$25,475.33

Tax Bill No: 53452A

Owner(s): William Mark Sechler

Legal Description:
ALL OF THE NORTH HALF: (N 1/2) OF THE SOUTH HALF.(S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-ETGHT(28) NORTH, RANGE TWENTY-ONE (21) WEST, EXCEPT ANY PART USED FOR ROADS AND EXCEPT THE EAST HALF (E 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUART ER (SE 1/4) OF SECTION SEVENTEEN (17),TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-ONE (21 WEST, SOLD TO J0E M. HAYES AND EXCEPTING THAT PART SOLD TO IVAL L. PERRY. (RECORDED IN BOOK 1191, PAGE 244 OF THE DEED RECORDS OF GREENE COUNTY, MISSOURI, AND EXCEPTING THAT PART SOLD TOJ. P. JOHNSON AND IDA G. JOHNSON, HIS WIFE (RECORDED IN BOOK 1060, PAGE 356 OF THE DEED RECORDS OF GREENE COUNTY, MISSOURI) AND ALL THATPART OF THE NORTH HALF (N 1/2) OF THE SOUTH,HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 21 WEST, LYING EAST OF REED ROAD, EXCEPT THE NORTH 132 FEET THEREOF SOLD.TO J. P. JOHNSON ANDWIFE AND EXCEPT THE SOUTH 90 FEET THEREOF SOLO TO NORMAN ALLEE, ANDEXCEPT ANY PART USED FOR ROADS, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI
(52,272 sq. ft.)

Square Foot Assessment	$28,313.10
Connection Fee	$300
Total Assessment	$28,613.10

Tax Bill No: 53453A

Owner(s): Ruby C. Grant, Trust

Legal Description:
ALL OF THE NORTH 132 FEET OF THE WEST 660 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 28, RANGE 21, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
ALSO
ALL OF THE NORTH 132 FEET OF THAT PART OF NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 28, RANGE 21, LYING EAST OF REED ROAD (NOW BILOXI) EXCEPT ROADS, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
(95,396 sq. ft.)

Square Foot Assessment	$51,671.20
Connection Fee	$300

Total Assessment $51,971.20

Tax Bill No: 53454A

Owner(s): Winifred A. Corby

Legal Description:
BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 660 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 21 WEST; THENCE S 89°50'14" W, 32.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BILOXI STREET (FORMERLY REED ROAD); THENCE N 00°03'19" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BILOXI STREET, 103.94 FEET; THENCE N 89°51'56" E, 272.68 FEET; THENCE S 06°26'28" E, 104.43 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE S 89°50'14" W, ALONG SAID SOUTH LINE 252.10 FEET TO THE POINT OF BEGINNING, ALL LYING IN GREENE COUNTY, MISSOURI, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
(28,392 sq. ft.)

Square Foot Assessment $15,378.51
Connection Fee $300

Total Assessment $15,678.51

Tax Bill No: 53455A

Owner(s): Winifred A. Corby

Legal Description:
COMMENCING AT THE SOUTHWEST CORNER OF THE WEST 660 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 28 NORTH; RANGE 21 WEST; THENCE S 89°50'14" W, 32.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BILOXI STREET (FORMERLY REED ROAD); THENCE N 00°03'19" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BILOXI STREET, 103.94 FEET TO A POINT OF BEGINNING; THENCE CONTINUING N 00°03'19" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 61.98 FEET; THENCE N 89°49'48" E, 689.99 FEET; THENCE S 00°27'39" E, 166.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 660 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE S 89°50'14" W, ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 376.06 FEET; THENCE N 06°26'28" W, 104.43 FEET; THENCE S

89°51'56" W, 272.68 FEET TO THE POINT OF BEGINNING, ALL LYING IN GREENE COUNTY, MISSOURI, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
(87,120 sq. ft.)

Square Foot Assessment	$47,188.51
Connection Fee	$0
Total Assessment	$47,188.51

Tax Bill No: 53456A

Owner(s): H&B Properties LLC

Legal Description:
THE NORTH ONE-HALF (N 1/2) OF THE FOLLOWING:
BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 660 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN GREENE COUNTY, MISSOURI; THENCE WEST 32.25 FEET TO THE EAST RIGHT OF WAY LINE OF REED ROAD; THENCE NORTH ALONG SAID RIGHT OF WAY LINE 330.95 FEET; THENCE EAST 688 FEET; THENCE SOUTH 331.62 FEET; THENCE WEST 660 FEET TO THE BEGINNING.
(108,900 sq. ft.)

Square Foot Assessment	$58,985.63
Connection Fee	$300
Total Assessment	$59,285.63

Tax Bill No: 53457A

Owner(s): Joshua Nason

Legal Description:
ALL OF THE WEST HALF (W 1/2) OF THE NORTH QUARTER (N 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), EXCEPT THE WEST 25 FEET USED FOR ROADS, ALL IN SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21), EXCEPT THE NORTH 175 FEET AND EXCEPT THE EAST 50 FEET THEREOF, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
THAT PART OF THE NORTH ONE-FOURTH (N 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21), LYING EAST OF REED ROAD EXCEPT THE NORTH 175 FEET THEREOF, AND

EXCEPT ROADS.
AND ALL OF THE EAST 50 FEET OF: ALL OF THE WEST HALF (W 1/2) OF THE NORTH FOURTH (N 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), EXCEPT THE WEST 25 FEET THEREOF AND THE NORTH 25 FEET THEREOF USED FOR ROADS, ALL IN SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21), IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.
(130,680 sq. ft.)

Square Foot Assessment	$70,782.76
Connection Fee	$300
Total Assessment	$71,082.76

Tax Bill No: 53458A

Owner(s): Maureen Smith

Legal Description:
THE NORTH 150 FEET EXCEPT THE EAST 50 FEET OF THE FOLLOWING: ALL OF THE WEST ONE-HALF (W 1/2) OF THE NORTH ONE-FOURTH (N 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) EXCEPT THE WEST 25 FEET THEREOF AND EXCEPT THE NORTH 25 FEET THEREOF, USED FOR ROADS, ALL IN SECTION 17, TOWNSHIP 28, RANGE 21, GREENE COUNTY, MISSOURI, AND ALSO, ALL OF OUR INTEREST IN AND TO THE REAL ESTATE LYING WEST OF AND ADJOINING THE ABOVE DESCRIBED REAL ESTATE, EXCEPT ANY PORTION NOW USED FOR ROAD PURPOSES AND EXTENDING TO THE PUBLIC ROAD AS NOW ESTABLISHED, BEING ALL OF THE LAND OWNED BY THE GRANTORS LYING BETWEEN THE NORTH ONE-QUARTER (N 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 28, RANGE 21, AND REED ROAD AS NOW ESTABLISHED IMMEDIATELY WEST OF THE SAID NORTH ONE-FOURTH OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, TOWNSHIP 28, RANGE 21, IN GREENE COUNTY, MISSOURI.
(87,120 sq. ft.)

Square Foot Assessment	$47,188.51
Connection Fee	$300
Total Assessment	$47,488.51

Tax Bill No: 53459A

Owner(s): Robert Ruzicka

Legal Description:
ALL OF THE EAST 220 FEET OF THE WEST 660 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21), EXCEPT THE NORTH 132 FEET THEREOF, ALL IN GREENE COUNTY, MISSOURI, SUBJECT TO ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.
(43,560 sq. ft.)

Square Foot Assessment	$23,594.25
Connection Fee	$0
Total Assessment	$23,594.25

Section 10 - Said sanitary sewer has been completed according to the contract therefore and is hereby accepted from the contractor, JD Wallace Contracting L.L.C. The total cost of construction of said sanitary sewer, including any cost or expense incurred by the City, is $1,065,146.58, and the total amount assessed for the payment of said construction is $1,050,065.07. As provided for by Special Ordinance 28075, passed by City Council on November 18, 2024, and Resolution 10786, passed by City Council on October 21, 2024, the rate of assessment levied against each property in the district is in proportion to the square footage of the property. The rate of assessment is $541.6495 per thousand square feet in addition to any required connection fees.

Section 11 – This Ordinance is for a public improvement and should be a one-reading bill under City Charter Section 10.15. Therefore, this Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as ordinance: _____

Approved as to form: _____, Deputy City Attorney

Approved for Council action: _____, City Manager

EXHIBIT A

SANITARY SEWERS
DISTRICT 217 OF SECTION 15

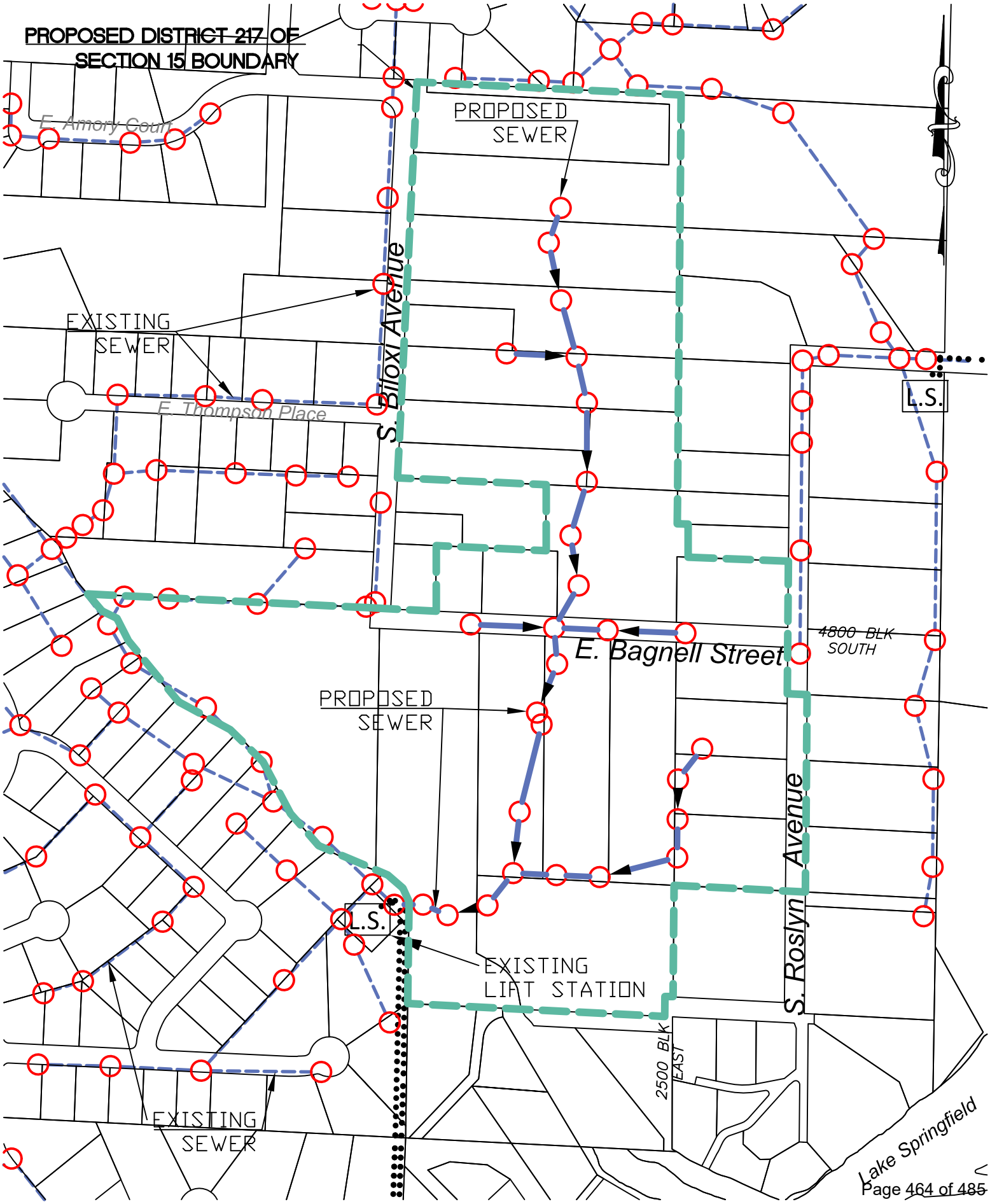


Exhibit B

Sanitary Sewer District 217 of Section 15
Bagnell Street and Biloxi Avenue
(Cost/SF based final cost = $541.6495/1000 SF = $0.5416495 SF)

ABS. NO.	TAXBILL NO	AREA (acre)	AREA (SQ.FT.)	DIST. SQ. FT. AMOUNT	CONN. FEE	METER SIZE	TOTAL COST	OWNER	PARCEL ADDRESS	OWNERS ADDRESS	CITY	STATE	ZIP
3	53438A	6.25	272,250.00	$ 147,464.12	300.00	3/4"	**147,764.12**	Charles A. Wise	4771 S. Biloxi Ave.	4771 S. Biloxi Ave.	Springfield	MO	65804
4	53439A	5.02	218,671.00	$ 118,443.04	300.00	3/4"	**118,743.04**	Leonid V. Shunyakov	2404 E. Bagnell St.	2404 E. Bagnell	Springfield	MO	65804
5	53440A	3.18	138,521.00	$ 75,029.83	300.00	3/4"	**75,329.83**	William & Trista Marchetto	2449 E. Lloyds Pl.	2449 E. Lloyds Pl.	Springfield	MO	65804
6	53441A	2.31	100,624.00	$ 54,502.94	300.00	3/4"	**54,802.94**	P. Nathan Carlson	2416 E. Bagnell St.	2416 E. Bagnell	Springfield	MO	65804
7	53442A	2.31	100,624.00	$ 54,502.94	300.00	3/4"	**54,802.94**	Patrick A. Brady	2442 E. Bagnell St.	2442 E. Bagnell St.	Springfield	MO	65804
8	53443A	2.31	100,624.00	$ 54,502.94	300.00	3/4"	**54,802.94**	Harry D. Shea, Etal	2450 E. Bagnell St.	2450 E. Bagnell St.	Springfield	MO	65804
9	53444A	1.16	50,399.00	$ 27,298.59	300.00	3/4"	**27,598.59**	Homelink Properties LLC	4859 S. Roslyn Ave.	1736 E Sunshine St. STE 819	Springfield	MO	65804
10	53445A	0.96	42,000.00	$ 22,749.28	300.00	3/4"	**23,049.28**	Allyson C. Strickland, Etal	4841 S. Roslyn Ave.	4841 S. Roslyn Ave.	Springfield	MO	65804
11	53446A	0.90	39,200.00	$ 21,232.66	300.00	3/4"	**21,532.66**	Roy E. Lang	4825 S. Roslyn Ave.	4825 S. Roslyn Ave.	Springfield	MO	65804
12	53447A	0.90	39,200.00	$ 21,232.66	300.00	3/4"	**21,532.66**	Donald Lohmeyer	4811 S. Roslyn Ave.	4811 S. Roslyn Ave.	Springfield	MO	65804
13	53448A	0.44	18,975.00	$ 10,277.80	300.00	3/4"	**10,577.80**	Eric & Bethany Henry	2427 E. Bagnell St.	2427 E. Bagnell St.	Springfield	MO	65804
14	53449A	0.72	31,350.00	$ 16,980.71	300.00	None	**17,280.71**	Teri Cypret	2441 E. Bagnell St.	2441 E Bagnell	Springfield	MO	65804
15	53450A	2.44	106,286.00	$ 57,569.76	300.00	3/4"	**57,869.76**	Robert J. Ruczicka	2451 E. Bagnell St.	2451 E. Bagnell St.	Springfield	MO	65804
16	53451A	1.07	46,479.00	$ 25,175.33	300.00	3/4"	**25,475.33**	Anthony & Marian F. Garcia, Trust	4753 S. Roslyn Ave.	4753 S. Roslyn Ave.	Springfield	MO	65804
19	53452A	1.20	52,272.00	$ 28,313.10	300.00	3/4"	**28,613.10**	William Mark Sechler	4726 S. Biloxi Ave.	1151 S Kimbrough Ave	Springfield	MO	65807
20	53453A	2.19	95,396.00	$ 51,671.20	300.00	3/4"	**51,971.20**	Ruby C. Grant, Trust	4710 S. Biloxi Ave.	4710 S. Biloxi Ave.	Springfield	MO	65804
21	53454A	0.65	28,392.00	$ 15,378.51	300.00	3/4"	**15,678.51**	Winifred A. Corby	4658 S. Biloxi Ave.	4658 S. Biloxi Ave.	Springfield	MO	65804
22	53455A	2.00	87,120.00	$ 47,188.51	Vacant		**47,188.51**	Winifred A. Corby	S. Biloxi Ave.	4658 S. Biloxi Ave.	Springfield	MO	65804
23	53456A	2.50	108,900.00	$ 58,985.63	300.00	3/4"	**59,285.63**	H&B Properties LLC	4640 S. Biloxi Ave.	4625 S. Biloxi Ave.	Springfield	MO	65804
24	53457A	3.00	130,680.00	$ 70,782.76	300.00	3/4"	**71,082.76**	Joshua Nason	4628 S. Biloxi Ave.	4628 S Biloxi Ave.	Springfield	MO	65804
25	53458A	2.00	87,120.00	$ 47,188.51	300.00	3/4"	**47,488.51**	Maureen Smith	4618 S. Biloxi Ave.	4618 S. Biloxi Ave.	Springfield	MO	65804
26	53459A	1.00	43,560.00	$ 23,594.25	Vacant		**23,594.25**	Robert Ruzicka	S Biloxi Ave.	2451 E. Bagnell	Springfield	MO	65804
TOTALS		***44.51***	***1,938,643.00***	***$ 1,050,065.07***			***$1,056,065.07***						

Printed on 10/16/2025

EXPLANATION TO COUNCIL BILL 2025-223 (JENSON)

FILED: 10/08/2025

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:

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

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.

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

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

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

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

Section 2 – The Director of Planning and Development shall be authorized to 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: _____, 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

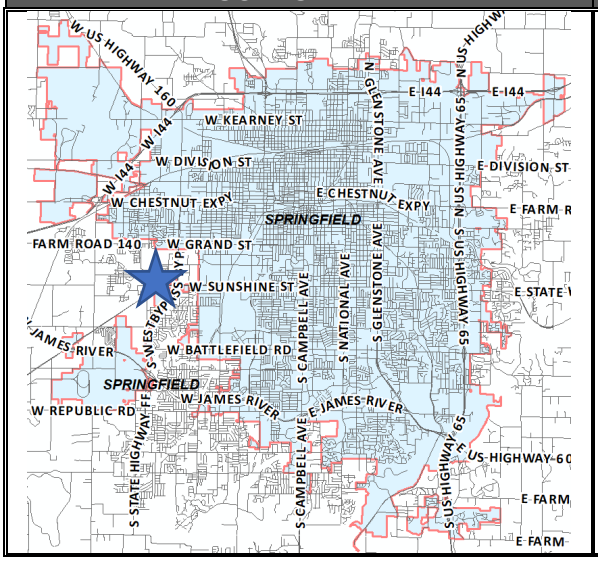
Exhibit B

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.

LOCATION MAP	ZONING MAP
	

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.

(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.

(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.

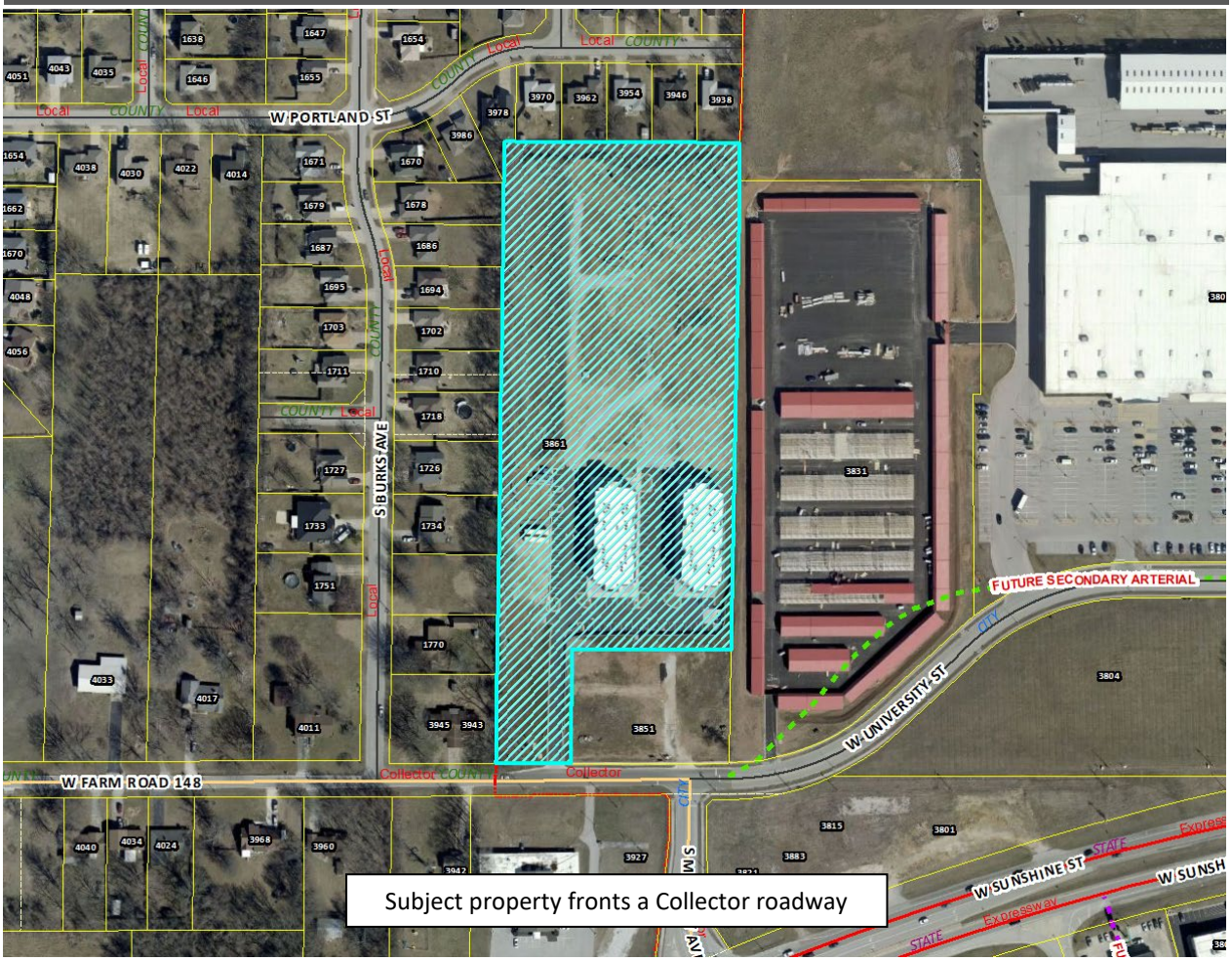
DEVELOPMENT REVIEW STAFF REPORT

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.***

<u>STAFF RECOMMENDATION:</u>

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.

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.

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.

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.

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

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.

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)

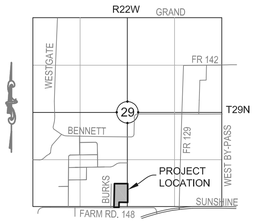
PROPERTY DESCRIPTION (LOT 2):

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	
1	89°18'36"
2	90°40'24"
3	89°00'50"
4	91°00'10"
5	268°00'10"
6	91°00'10"
TOTAL =	720°00'00"
(6 - 2) x 180° = 720°00'00"	



LOCATION MAP
SCALE = 1" = 2000'

STANDARD LEGEND

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

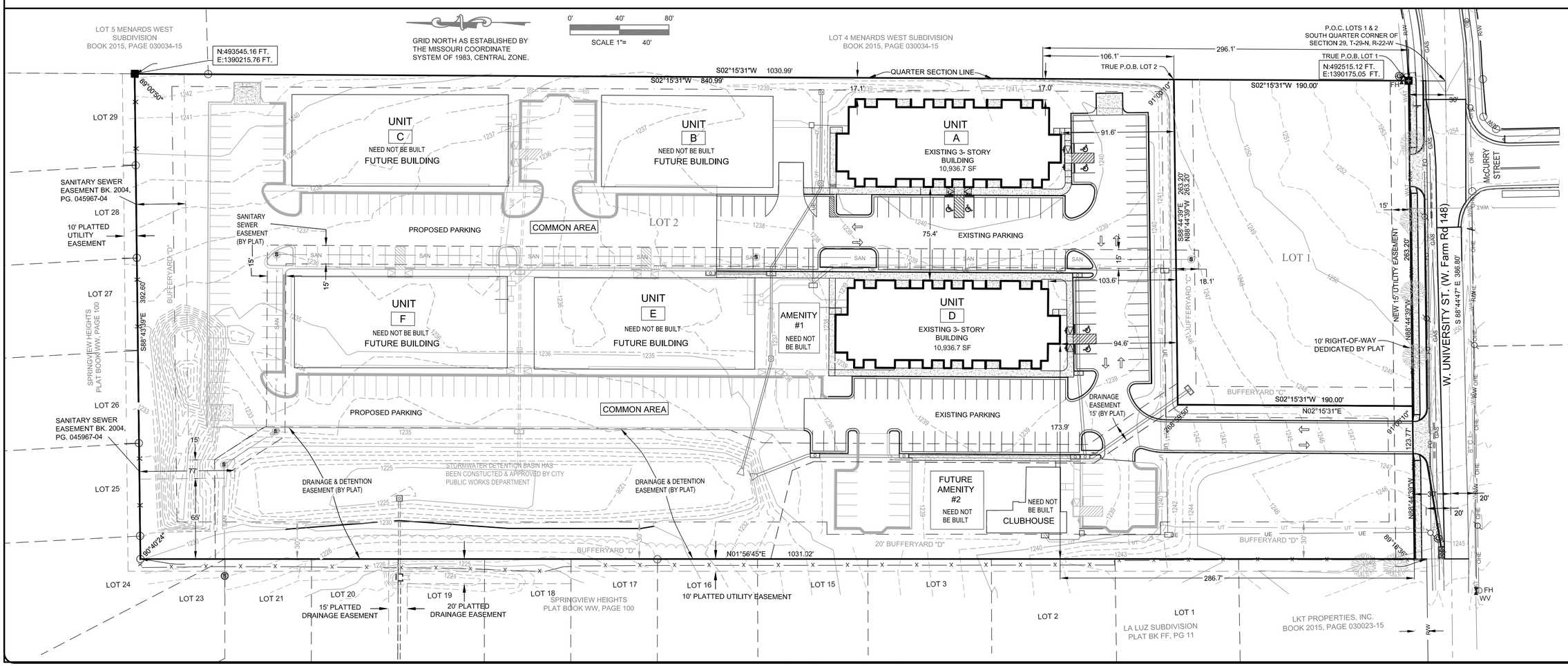
SURVEYOR'S ACKNOWLEDGEMENT

THE PLAT CONTAINS ALL THE INFORMATION REQUIRED BY MISSOURI, REVISED STATUTES, CHAPTER 448-2-109;
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.

STATE OF MISSOURI
KENNETH MICHAEL HEITHAUS
NUMBER LS-1918
REGISTERED LAND SURVEYOR

KENNETH M. HEITHAUS P.L.S. 1918

DATE



Rev	Date	Description	DwnBy	App

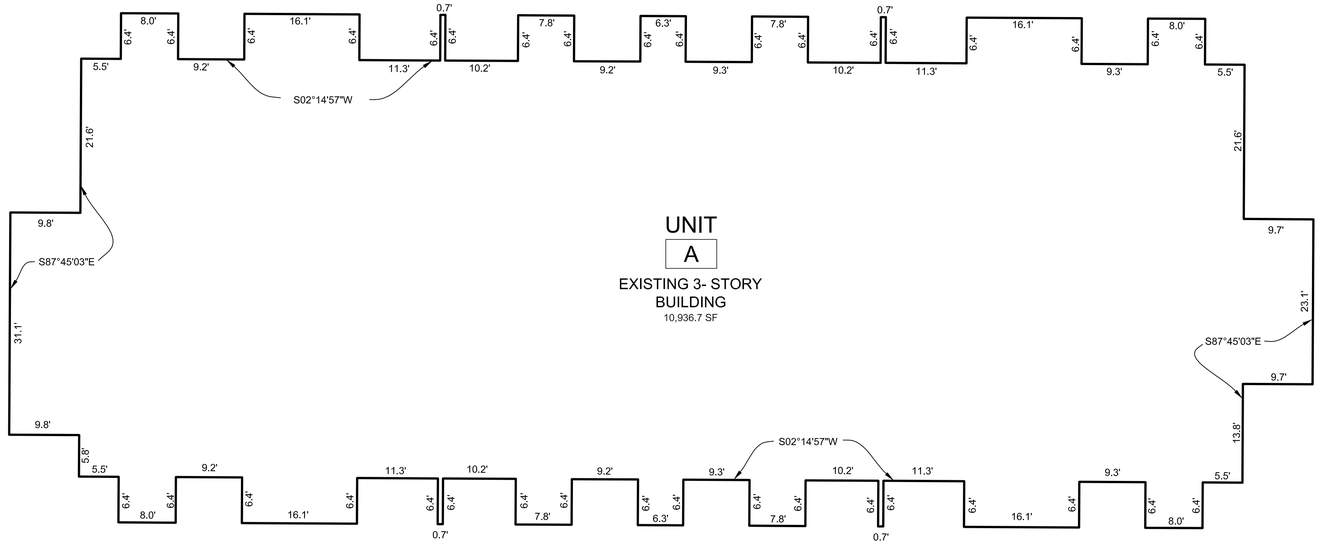
Heithaus Engineering & Assoc., Inc.
MO COA: 2011021930 (LS), 2011021931 (LA)
535 W. Battlefield St.
Springfield, MO 65807
(417) 887-3238
FAX (417) 887-1940
http://www.heiweb.com
HEI@heiweb.com

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_Pl2
Scale:	AS SHOWN

SHEET 1 OF 2 SHEETS

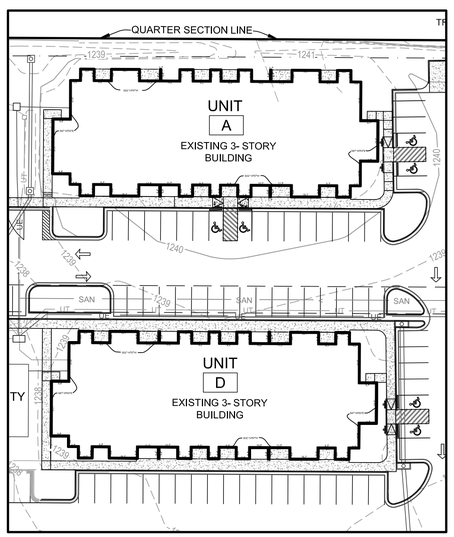


DETAILED VIEW: UNIT A

BUILDING DIMENSIONS & BEARINGS
(REF. SHEET 1 FOR TIE TO
PROPERTY LINE & SUBDIVISION)

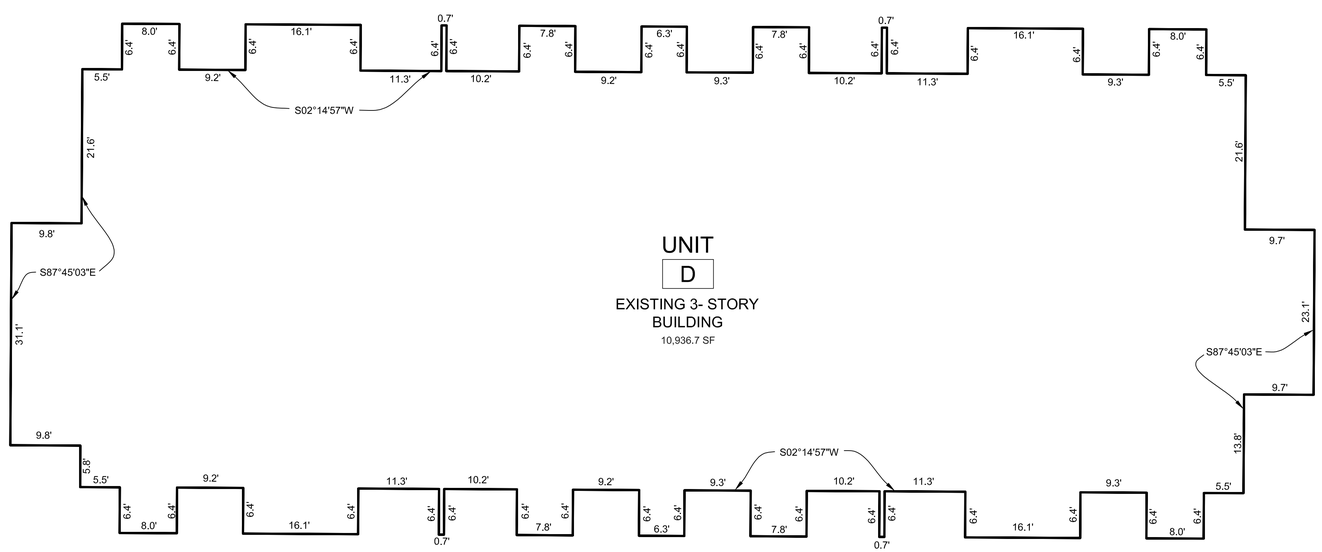
0' 40' 80'

SCALE 1"= 40'



0' 10' 20'

SCALE 1"= 10'



DETAILED VIEW: UNIT D

BUILDING DIMENSIONS & BEARINGS
(REF. SHEET 1 FOR TIE TO
PROPERTY LINE & SUBDIVISION)

Rev.	Date	Description	DwnBy	App

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MO CA'S #2010021704 LE #2010019087 LS3

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
2
OF 2 SHEETS