



City of Springfield

Agenda

Administrative Review Committee

October 23, 2025

3:30 PM

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

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. October 2, 2025

3. HEARINGS.

3.1. ARC2025-00028
714 W CHESTNUT ST ~ Request for R-O-W reduction 714 W. Chestnut Stree ~ ARC
Applicant: DERINGTON ARCHITECTS LLC
Work Type: Right of Way Reduction

4. JOIN ZOOM MEETING.

4.1. Meeting ID: 912 8621 5381
Passcode: 334931

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

October 2, 2025
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

ARC2025-00026

1515 E INDEPENDENCE ST

Applicant: BRYON OSTER

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

ATTENDANCE: Travis Campbell, Justin Crighton, and Grady Porter. Staff: Bob Hosmer, Kyle Tolbert, Samantha Payne (zoom).

REPRESENTATIVE: Bryon Oster

PUBLIC:

Staff: Went over the request - Review and approval of Development Plan 202 (PD 202) for the demolition of an existing "Mr. Good Wrench" building and construction of a new, larger service facility on a portion of the Thompson Cadillac property.

Bryon: The project involves replacing an existing, dilapidated "Mr. Good Wrench" facility with a new, larger building to accommodate increased capacity and improved services. The new building will be constructed before the old one is demolished and the use (vehicle sales, rental, and services) is permitted under Planned Development 202.

Staff: The property consists of Lots 3 and 4, which have been administratively combined into a single parcel under the existing PD. Major compliance issue: The overall Thompson Cadillac site is currently *not in compliance* with the original PD site plan regarding landscaping. Aerial views over time indicate that required trees and landscaping have disappeared from the site.

Staff: Signage - Only one sign is allowed per lot. Any building signage for the new facility would require a separate permit.

Byron: No new pylon sign planned.

Staff: Prohibitions - Outdoor public address systems are prohibited.

Staff: Floor Area - Maximum floor area must not exceed 0.23.

Staff: Setbacks - Front yard setbacks are unusually noted as not applying in the GR district within this PD.

Staff: Lighting Plan - A lighting plan (electrical plan) was confirmed to have been submitted.

Bryon: Acknowledged the condition but expressed concern that the property owner would be unhappy about the additional tens of thousands of dollars required for new landscaping on the larger car lot site, as it is not directly related to the "Quick Lube" site being developed.

Staff: The original site plan included this landscaping, and its absence now requires rectification and discussed how to address the missing landscaping for the *entire* Thompson Cadillac site, given that the current project is a portion of that larger PD. Since the properties were combined into one parcel, it was determined that a condition for the entire site's landscaping could be applied to the current project's approval.

ARC ACTION:

Justin motioned to approve the final development plan with the condition that a landscaping plan, compliant with the requirements of the original PD for the *entire* Thompson Cadillac site, be included with the building permits. Travis seconded. 3/0 **Approved w/Conditions**

Justin motioned to approve the September 25, 2025 minutes. Travis seconded. 3/0 **Approved**

Result: ApprvCond