



City of Springfield

Agenda

Administrative Review Committee

November 6, 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 23, 2025

3. HEARINGS.

3.1. ARC2025-00029

3315 W COLLEGE ST ~ Classic Cars Services Garage Project ~ ARC

Applicant: IME E USUKUMAH

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

3.2. ARC2025-00030

2734 N KANSAS EXPY ~ Chipotle N Kansas Expy ~ ARC

Applicant: JARED DAVIS

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 23, 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.

ARC2025-00028

714 W CHESTNUT ST

Applicant: DERINGTON ARCHITECTS LLC

Work Type: Right of Way Reduction

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

REPRESENTATIVE: Bill Derington, Todd Chandler, and Mike Davies

PUBLIC:

Staff: Went over the request - Requires addressing right-of-way requirements for a narrow lot, with discussions centering on reducing the required right-of-way and potentially vacating a portion of Chestnut Street.

Rep: The owner plans to develop the property, which is narrow (99 feet wide). To maximize usable space, the owner wishes to straddle the property line, combining this lot with an adjacent property they also own. Combining the lots would typically trigger a requirement to dedicate additional right-of-way (approximately 30 feet plus a landscape strip). This would reduce the already narrow lot by 20-25%, posing a significant challenge for the development.

Staff: Proposed Solution 1: Reduce Required Right-of-Way: The existing right-of-way for Chestnut Street is 30 feet (15 feet from the centerline). Standard regulations would require an additional 10-15 feet. Public Works expressed support for ****not requiring any additional right-of-way****, allowing the existing 30-foot width to remain. This solution would enable the architect's current plan to proceed without further land loss.

Staff: Proposed Solution 2: Vacate Chestnut Street (Longer-Term Option): Chestnut Street in this section is described as a "dead-end" that "doesn't serve any purpose" and lacks a turnaround, making it inefficient.

Vacating the street would involve getting legal descriptions and signatures from adjacent property owners, a process estimated to take about three months (90+ days). Benefits of vacation include gaining more usable land for the developer and potentially benefiting the adjacent property owner for future redevelopment by addressing setback requirements. The vacated space could still be utilized for shared access, possibly with fire department considerations and the process was discussed as a potential "second step" that would not hold up the immediate project timeline.

ARC ACTION:

Chad motioned to approve the request to reduce the required right-of-way width to the existing 30 feet.

Travis seconded. 3/0 **Approved**

Justin motioned to approve the October 2, 2025 minutes. Travis seconded. 3/0 **Approved**

Result: Approved