



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Bill Knuckles
Helen Gunther
Betty Ridge

Bruce Colony
Eric Pauly
Christopher Lebeck
Layne Hunton

November 6, 2025

6:30 PM

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

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. October 9, 2025

3. COMMUNICATIONS.

3.1. October 2025 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

4.1. Relinquishment of Easement 968
4423 South Reed Avenue (Applicant: The Milton at Reed Road, LLC)

4.2. Offer to Dedicate 111
205 South Jefferson Avenue (Applicant: City of Springfield)

5. UNFINISHED BUSINESS.

5.1. Z-19-2025
3907 South York Avenue and 4000 South Jonathan Avenue (Applicant: Wire Rd Development, LLC & Boehm Family Trust)

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.

6. PUBLIC HEARINGS.

- 6.1. Z-23-2025 COD 275
1313, 1317, 1319, 1321, 1327, 1331 & 1333 North Lyon Avenue and 505, 513 & 515 West Calhoun Street (Applicant: Central Assembly of God Church)
- 6.2. Z-24-2025 COD 277
4001 West Chestnut Expressway (Applicant: Chestnut Self Storage, LLC)
- 6.3. Z-25-2025 COD 278
517 East Calhoun Street and 1312 North Benton Avenue (Applicant: Drury University)
- 6.4. Conditional Use Permit 484
4545 South Lyon Avenue (Applicant: TKG-RKS Joint Venture, LLC)

ADMINISTRATIVE ACTION: SUBDIVISION

- 6.5. Preliminary Plat of The Dell Phase II
3907 South York Avenue and 4000 South Jonathan Avenue (Applicant: Wire Rd Development, LLC & Boehm Family Trust)

ADMINISTRATIVE ACTION: SUBDIVISION

- 6.6. Preliminary Plat of Sky Light Surface Park
1900 North Le Compte Road (Applicant: Springfield Underground, Inc.)

7. OTHER BUSINESS.

8. ADJOURN.

**City of Springfield
Minutes
Planning and Zoning Commission**

Dan Scott, Vice Chair
Helen Gunther
Christopher Lebeck
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Randall Doennig, Chair

Bruce Colony
Eric Pauly
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October 9, 2025

6:30pm

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

ROLL CALL.

Present: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Ridge, Commissioner Knuckles, Commissioner Gunther, Commissioner Colony (zoom) and Commissioner Lebeck.
Absent: Commissioner Hunton.

Staff in attendance: Justin Crighton, Planning and Development Assistant Director, Bob Hosmer, Planning Manager, Daniel Neal, Michael Sparlin, and Andrew Menke, Senior Planner, and Duke McDonald, Assistant City Attorney.

APPROVAL OF MINUTES.

The minutes of September 25, 2025 were approved.

COMMUNICATIONS.

September Planning and Zoning and City Council actions. Planned Development 392 and Subdivision Variance 360 were combined and on the agenda for tonight as the public hearing was held open from the September 25, 2025 – speaker time is still at 3 minutes with the applicant’s representative rebuttal, this will require two separate votes.

CONSENT ITEMS.

Relinquishment of Easement 964
2709, 2713 & 2719 South Austin Avenue
Applicant: Dyke Industries, Inc.

Request to Acquire 549
1436 West Hovey Street
Applicant: City Utilities of Springfield

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 964 and Request to Acquire 549); Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Hunton. Abstain: None.

UNFINISHED BUSINESS.

Z-16-2025

2655 North Kansas Expressway

Applicant: Neal Wood, Morris Loan and Investment Company

Mr. Sparlin stated that this is a request to rezone approximately 2.90 acres from a GR, General Retail District to a HC, Highway Commercial District.

Commissioner Doennig opened the public hearing.

Ms. Cathy West, Dallas, TX and is the applicant's representative and is currently under construction for the interior portion of the tractor supply and requesting to have fenced outdoor display with propane and seasonal displays as well as utility trailers.

Commissioner Pauly asked about the location for the propane storage and containers.

Ms. West stated that it shows on the site plan (handed out to commission members) and will be inside the fence and not accessible to the public.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-16-2025; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Hunton. Abstain: None.

COMMISSION ACTION: (applicant's rebuttal time)

Planning and Zoning Commissioner Scott moved to allow for the applicant's representative rebuttal time of 3 minutes. Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Hunton. Abstain: None.

COMMISSION ACTION: (moved agenda items 5.2 and 5.3)

Planning and Zoning Commissioner Scott motioned to move items 5.2 and 5.3 after 7.1 (5.2.- Planned Development 392 and 5.3 – Subdivision Variance 360). Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Planned Development 392

3830 East Division Street

Applicant: East Division Development, LLC et al

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 g 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 emphasizes 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 lowering 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 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 area. 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.

Subdivision Variance 360

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. See above for combined presentation.

Commissioner Doennig closed the public hearing.

Commissioner Scott comments were, "In my own opinion on the matter is that the street to the south and at that point in time, the developer relinquished control and maintenance of that and in doing so quieted his voice on any future matter regarding that street. I can't see that it makes sense that somehow then the neighborhood gains a voice when the street that they're on has already been relinquished to city control. So, if the developer desires a connection, I think that it is valid to grant that."

Commissioner Knuckles comments were, "It's been my experience over a lot of years that in this case, as stated it has been a dedicated street and was dedicated when it was platted. I'll be voting against the variance."

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Subdivision Variance 360. Commissioner Pauly seconded the motion. It was **Denied** with the following vote: Ayes: Commissioner Gunther, Commissioner Colony, and Commissioner Pauly. Nays: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, and Commissioner Knuckles. Absent: Commissioner Hunton. Abstain: None.

PUBLIC HEARINGS.

Z-19-2025

3907 South York Avenue and 4000 South Jonathan Avenue.

Applicant: Brenda Boehm / Boehm Family Trust and Wire Road Development, LLC

Applicant has requested this item to be postponed to November 6, 2025.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to postpone Z-19-2025 to November 6, 2025; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Z-21-2025

426 North Warren Avenue

Applicant: Paul Mueller Company

Daniel Neal stated that this is a request to rezone approximately 0.22 acre of property from R-TH, Residential Townhouse District to LB, Limited Business District.

Commissioner Gunther asked about the current house, Mr. Neal stated that it will be demolished and made into a parking lot but with a 6-foot-tall solid fence.

Commissioner Doennig opened the public hearing.

Mr. Daniel Richards, 1200 E. Woodhurst Drive, representing the applicant and this is an extension of the previous rezoning from earlier this year and cleaning up non-conforming zoning and plan to turn it into a parking lot (15 additional parking spaces). Will be adding a landscape buffer for the neighborhood and here to answer any questions.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-21-2025; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Z-22-2025
2404 East Sunshine Street
Applicant: Deckard & Ward, LLC

Michael Sparlin requested this to rezone approximately 0.87 acres from Planned Development 136 Amendment 1 to a GR, General Retail District.

Commissioner Doennig opened the public hearing.

Mr. Aaron Hargrave, 3213 Southwest Bypass and representing the applicant and here to answer any questions.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-22-2025; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Preliminary Plat of Mercy Springfield South Campus 1st Addition
6375 South Innovation Avenue and 6217 South Southwood Avenue
Applicant: Tea Properties of Missouri II, LLC

Andrew Menke stated that this is a request to approve a preliminary plat for a 3-lot subdivision.

Commissioner Doennig opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis Street representing Mercy Hospital and they are planning on splitting up the property so they can develop on lot 1 (east side) and are planning to connect to the sanitary sewer using the grade area for drainage for phase 1 and no intentions of developing the rest of the property at this time.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Preliminary Plat of Mercy Springfield South Campus 1st Addition; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Preliminary Plat of J & M Tillman Center
1650 South Ingram Mill Road
Applicant: J & M Tillman, LLC

Andrew Menke states that this is a request to approve a preliminary plat for a 5-unit condominium plat.

Commissioner Scott asked about the parking and Mr. Menke stated that the applicant's representative is available.

Commissioner Doennig opened the public hearing.

Ms. Teresa Davison, 535 W. Battlefield and representing the developer and stated that they have a preliminary site plan which has been shared with the city staff for parking and drives, the city identified that they have donated Ingram Mill Road back to MoDOT back in 2022. They are visiting with MoDOT to look at reducing part of the guardrail along the road that is protecting the screen wall at the north end of the property so that a driveway may be placed there. The intent is to occupy them as business warehouse space and there'll be little traffic that would be generated from the business and little parking required but this is just the condo plat.

Commissioner Knuckles asked about common area and Ms. Davison noted that they have some ideas in mind but want to talk with city staff.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

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

OTHER BUSINESS.

Subdivision Variance 359
3303 & 3315 South Campbell Avenue
Applicant: Wal-Mart Stores, Inc., 8721

After speaking with the legal department, Commissioner Pauly noted that his wife had worked at Walmart many years ago for full disclosure.

Daniel Neal stated that this is a request to vary from Section 36-251(4) of the Subdivision Regulations. The requested variance is to allow the existing access along South Campbell Avenue to remain.

Commissioner Pauly asked ingress and egress and if part of the original setup for the location. Mr. Neal noted that it has been there for the entire time approximately 30 years).

Commissioner Doennig opened the public hearing.

Mr. John Schebaum, 103 Elm Street, Washington, MO working with the client who is purchasing the property from Walmart and looking to separate it and going through an administrative replat which opens up the current land development regulations and would like to maintain the access.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to Subdivision Variance 359; Commissioner Scott seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, and Commissioner Knuckles. Nays: Commissioner Pauly and Commissioner Colony. Absent: Commissioner Hunton. Abstain: None.

Initiate the Land Development Code Text Amendments

Citywide

Applicant: City of Springfield

Bob Hosmer is requesting that the Planning and Zoning Commission initiate amendments to the Springfield Land Development Code pursuant to Sec. 36-367. - Amendments. As recommended by the adoption of Forward SGF, the City should perform a comprehensive review and update of its Land Development Code to establish regulations that support the desired type of development and goals of the Comprehensive Plan.

Commissioner Doennig opened the public hearing.

No speakers.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Initiate the Land Development Code Text Amendments; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Hunton. Abstain: None.

Initiate the Update to the Official Zoning Map

Citywide

Applicant: City of Springfield

Bob Hosmer is requesting that the Planning and Zoning Commission initiate amendments to the zoning map pursuant to Sec. 36-306. - Official zoning map and rules for interpretation. Forward SGF, the City should perform a comprehensive review and update of its Land Development Code to establish regulations that support the desired type of development and goals of the Comprehensive Plan.

Commissioner Doennig opened the public hearing.

No speakers.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Initiate the Update to the Official Zoning Map; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Lebeck, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Hunton. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 10/01/2025 **To:** 10/31/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Planned Development 392 3830 E DIVISION ST	10/9/2025		
Relinquishment of Easement 964 2709 S AUSTIN AVE 2713 S AUSTIN AVE 2719 S AUSTIN AVE	10/9/2025		
Z-16-2025 2565 N KANSAS EXPY	10/9/2025		
Z-19-2025 3907 S YORK AVE 4000 S JONATHAN AVE	10/9/2025 Tabled		
Request to Acquire 549 1436 W HOVEY ST	10/9/2025		
Z-21-2025 426 N WARREN AVE	10/9/2025		
PPlat of Mercy Springfield South Campus 1st Additi 6375 S INNOVATION AVE 6217 S SOUTHWOOD AVE	10/9/2025		
Z-22-2025 2404 E SUNSHINE ST	10/9/2025		
PPlat of J & M Tillman Center 1650 S INGRAM MILL RD	10/9/2025		
Subdivision Variance 359 3315 S CAMPBELL AVE 3303 S CAMPBELL AVE	10/9/2025		
Subdivision Variance 360 3830 E DIVISION ST	10/9/2025		
Z-17-2025 3358 N MULROY RD 5242 E FARM ROAD 104	9/11/2025 Approved	10/6/2025 Complete	
Z-18-2025 1544 N NATIONAL AVE	9/11/2025 Approved	10/6/2025 Complete	
Z-20-2025 COD 276 1755 S NATIONAL AVE 1739 S NATIONAL AVE 1745 S NATIONAL AVE 1111E SUNSHINE ST 1119E SUNSHINE ST 1133 E SUNSHINE ST 1141 E SUNSHINE ST 1138 E UNIVERSITY ST	9/11/2025 Denied	10/6/2025 Complete	

PNZ City Council Results

Meeting Dates From: 10/01/2025 To: 10/31/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
PPlat of The Vibe Crossing 3861 W UNIVERSITY ST	9/11/2025 Approved	10/6/2025 Complete	

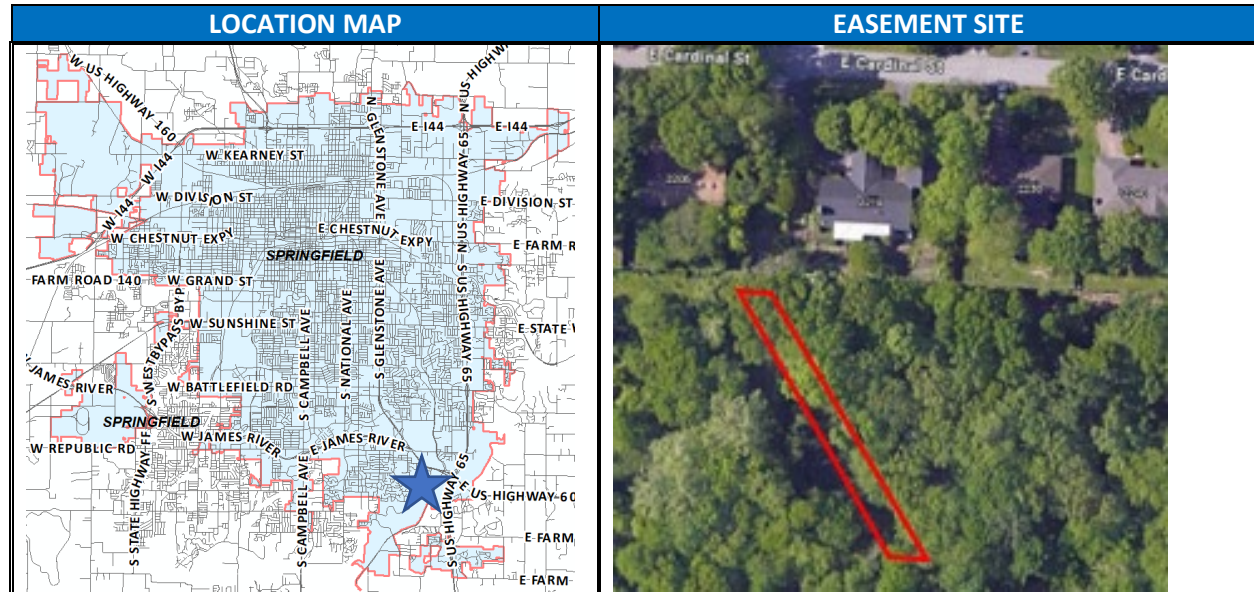
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 968
Location:	4423 South Reed Avenue
Total Acres:	0.08 acres
Applicant:	The Milton at Reed Road LLC
Existing Land Use:	Vacant
Planning and Zoning Commission:	November 6th, 2025
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 968 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

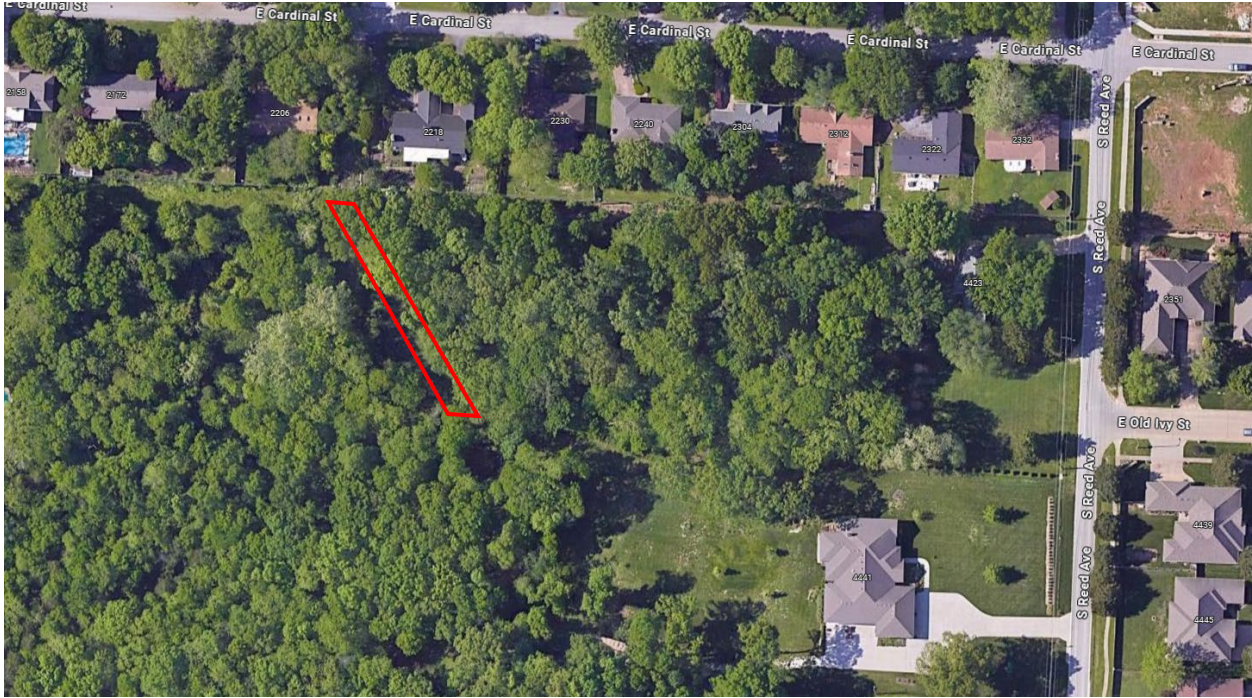
PROJECT SUMMARY:

The applicant, The Milton at Reed Road LLC, is requesting to relinquish an sanitary sewer easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. ENVIRONMENTAL SERVICES – CLEAN WATER SERVICES:

Approving my review since all underground work has been completed and the project has been escrowed. The final sewer connection for the house on this lot should not make a connection to public sewer until the public improvements have been accepted.

2. PUBLIC WORKS - SURVEY:

Approved.

3. PUBLIC WORKS – RIGHT OF WAY:

Approved.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a sanitary sewer easement to facilitate the development of the property.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

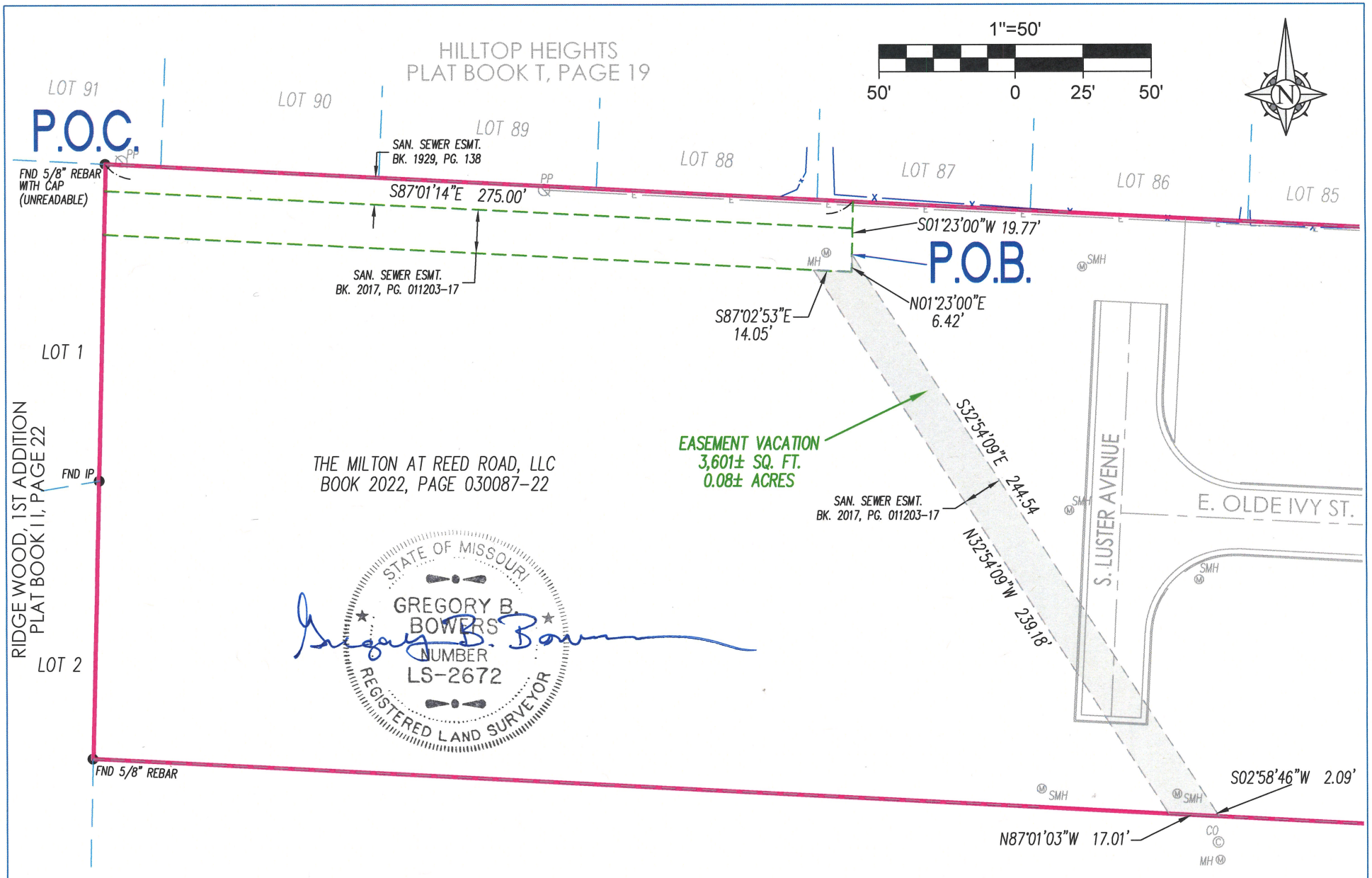
TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT**LEGAL DESCRIPTION:****SANITARY SEWER EASEMENT VACATION**

BEING A PART OF A TRACT OF LAND LYING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AS RECORDED IN BOOK 2022 AT PAGE 030087-22 IN THE GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF RIDGE WOOD, 1ST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AS RECORDED IN PLAT BOOK II AT PAGE 22 SAID POINT ALSO LYING ON THE SOUTH LINE OF HILLTOP HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AS RECORDED IN PLAT BOOK TAT PAGE 19; THENCE ALONG THE SOUTH LINE OF SAID HILLTOP HEIGHTS, SOUTH 87°01'14" EAST, 275.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 01°23'00" WEST, 19.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°54'09" EAST, 244.54 FEET; THENCE SOUTH 02°58'46" WEST, 2.09 FEET; THENCE NORTH 87°01'03" WEST, 17.01 FEET; THENCE NORTH 32°54'09" WEST, 239.18 FEET; THENCE SOUTH 87°02'53" EAST, 14.05 FEET; THENCE NORTH 01°23'00" EAST, 6.42 FEET TO THE POINT OF BEGINNING. CONTAINING 3,601 SQUARE FEET OR 0.08 ACRES, MORE OR LESS. ALL LYING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.



3213 S. West Bypass
Springfield, MO 65807
417.866.2741
COA# 00062

HC ROGERS CONSTRUCTION GROUP, LLC
**SANITARY SEWER
EASEMENT VACATION**
4423 S. REED AVENUE, SPRINGFIELD, MO., 65804

DRAWN BY:
BAC

DATE:
08-28-2025

PROJECT NO:
21SP10231

DRAWING NO:
112118.DWG

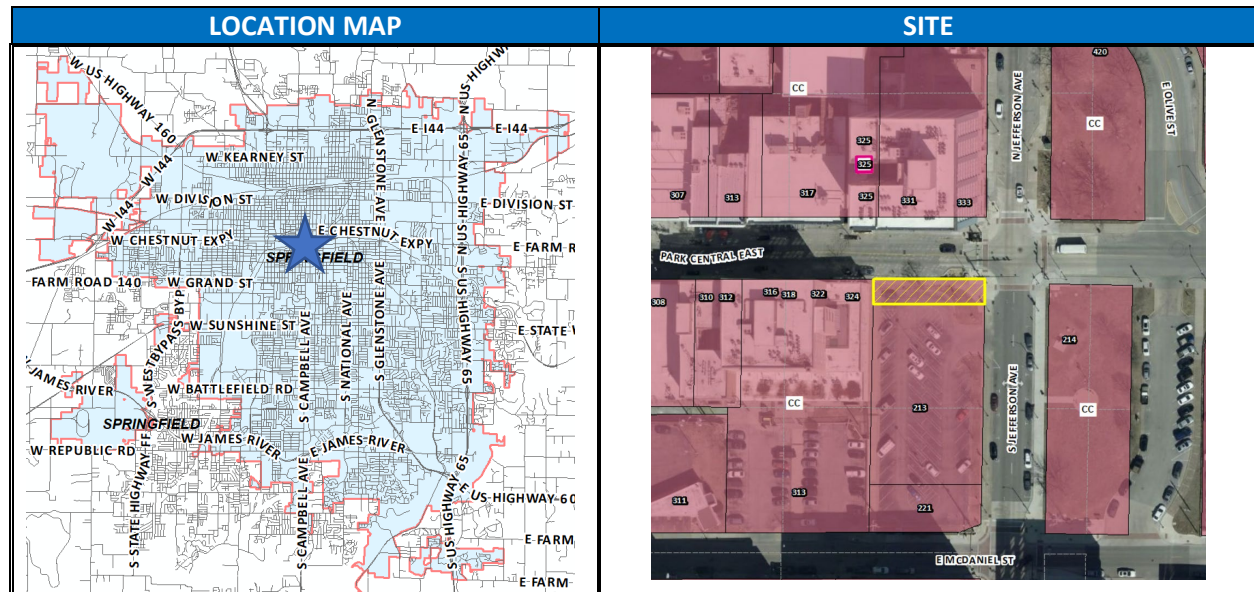
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Offer to Dedicate 111
Location:	205 S. Jefferson Avenue
Total Acres:	0.06 acres (2,630 square feet)
Applicant:	Missouri State University
Existing Land Use:	Route 66 Birthplace Plaza
Planning and Zoning Commission:	November 6, 2025
City Council:	November 17, 2025
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to authorize the dedication of public right-of-way identified in the staff report for Offer to Dedicate 111. (All commission motions are made in the affirmative.)
Required Vote:	Five (5) voting members to approve or deny.

PROJECT SUMMARY:

The applicant, Missouri State University, is offering to dedicate property as public right-of-way for Birthplace of Route 66 Plaza located in the southwest quadrant of Jefferson Avenue and Park Central East. The purpose of the plaza is to enhance quality of place for citizens visiting Downtown and to commemorate the Colonial Hotel that once stood at this location, where the telegram was first sent to Washington D.C. naming the road Route 66.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



PLANNING AND ZONING COMMISSION AUTHORITY:

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.

DEVELOPMENT REVIEW STAFF REPORT

- (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.

DEPARTMENT COMMENTS:

1. DEPARTMENT OF PUBLIC WORKS:
Approved.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is offering to dedicate property as public right-of-way for construction of the Birthplace of Route 66 Plaza.
2. The Birthplace of Route 66 Plaza will be constructed to commemorate the 100-year anniversary of the telegram being sent from the Colonial Hotel to Washington D.C. naming the road Route 66.
3. The Birthplace of Route 66 Plaza will be constructed by the Rotary Club of Springfield and will serve as a quality of place attraction in Downtown Springfield paying homage to the historic site. The plaza will include a framed sculpture outlining portions of the façade of the Colonial Hotel and will include historical information on the April 30, 1926 event as well as the Mother Road in general.
4. The Planning and Zoning Commission shall determine if the offer to dedicate is consistent with the master plan (Comprehensive Plan Forward SGF).
5. No one has objected to this request to date.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the findings of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the offer to dedicate is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the offer to dedicate is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

DEVELOPMENT REVIEW STAFF REPORT**LEGAL DESCRIPTION:**

BEGINNING AT A FOUND MAG NAIL ON THE SOUTH RIGHT-OF-WAY OF ST. LOUIS STREET, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF JEFFERSON AVENUE, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY AND ALONG SAID WEST RIGHT-OF-WAY SOUTH 02°06'35" WEST, 25.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 88°37'29" WEST, 105.18 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 2013, PAGE 055403-13 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE NORTH 02°01'53" EAST, 25.00 FEET TO A CUT CROSS FOUND ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY OF ST. LOUIS STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY SOUTH 88°37'29" EAST, 105.21 FEET TO THE POINT OF BEGINNING. CONTAINING 2,630 SQUARE FEET (0.06 ACRES). ALL LYING IN SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

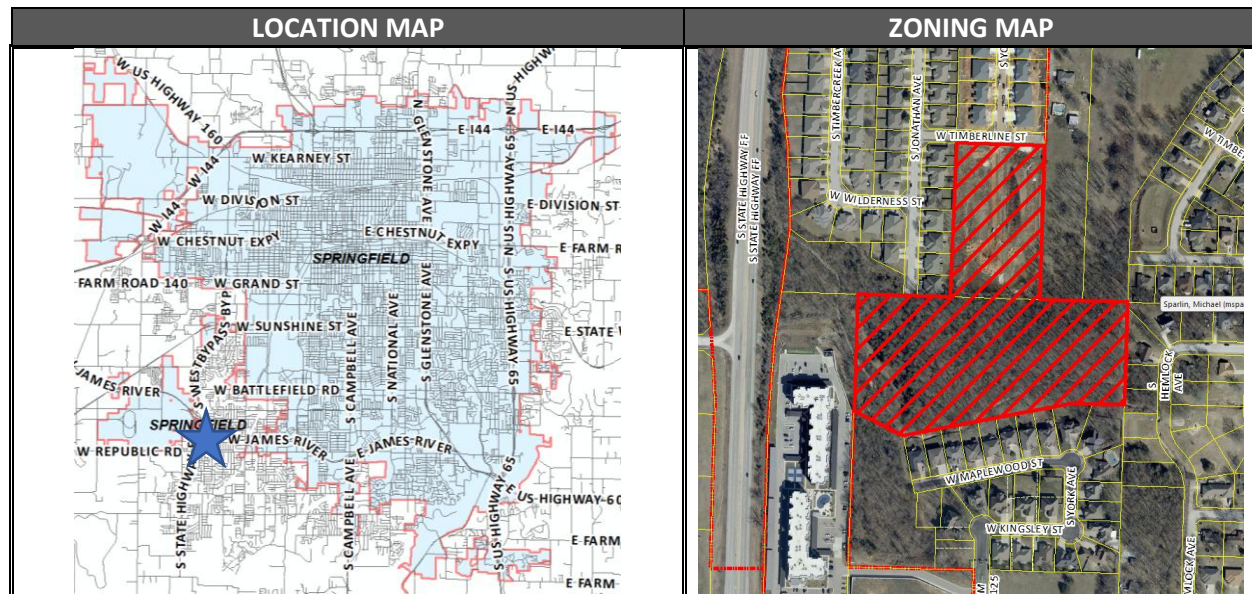
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-19-2025
Location:	4000 South Jonathan Avenue & 3907 South York Avenue
Total Acres:	14.46 acres
Applicant:	Wire Rd Development, LLC & Boehm Family Trust
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	September 18, 2025
Planning and Zoning Commission:	November 6, 2025
City Council:	December 15, 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-19-2025 (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 14.46 acres generally located at 4000 South Jonathan Avenue & 3907 South York Avenue from County Plot Assignment District #2125 and County Plot Assignment District #1284 to R-TH, Residential Townhouse district.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The north 573 feet of the subject property was annexed into the city on January 13, 2025. The remaining portion of the subject property was annexed on August 25, 2025.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;

DEVELOPMENT REVIEW STAFF REPORT

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-TH DISTRICT
Use Limitations	(a) There shall be a separate platted lot of record for each single-family semi-detached or townhouse dwelling unit. (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.
Minimum Lot Size	(a) <i>Minimum lot area:</i> 1. Single-family detached dwellings and residential group homes: 5,000 square feet. 2. Duplexes: 7,500 square feet. 3. Each single-family semi-detached dwelling on a separate platted lot: 3,750 square feet. 4. Each townhouse on a separate platted lot: a. End lots: 4,000 square feet. b. Interior lots: 3,000 square feet. 5. All other uses: 7,500 square feet. (b) <i>Minimum lot width:</i> 1. Single-family detached and duplex dwellings and residential group homes: 45 feet. 2. Townhouses: a. End lots: 40 feet. b. Interior lots with driveway in front yard: 30 feet. c. Interior lots without driveway in front yard: 24 feet. 3. Single-family semi-detached dwelling units: 30 feet. 4. All other uses: 45 feet. (c) <i>Minimum lot depth:</i> 80 feet.
Maximum Height	(a) <i>Maximum structure height:</i> 1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. 2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Bulk Plane	None
Minimum Yard Requirements	1. <i>Front yard:</i> a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section

DEVELOPMENT REVIEW STAFF REPORT

	36-453, supplemental open space, and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations. 2. <i>Side yards</i>: Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for any building that has a common wall on a lot line. 3. <i>Rear yards</i>: Ten percent of the lot depth but may not be less than ten feet nor more than 20 feet be required.
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.
Density Requirements	<i>Density requirements</i>. The maximum density shall be 3,750 square feet per dwelling unit provided the requirements of subsection 36-303(22) are met.
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.

DEVELOPMENT REVIEW STAFF REPORT

	(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 R-TH 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 as the Traditional neighborhood 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.

Redevelopment 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.

LAND USES PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached

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- 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

- 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

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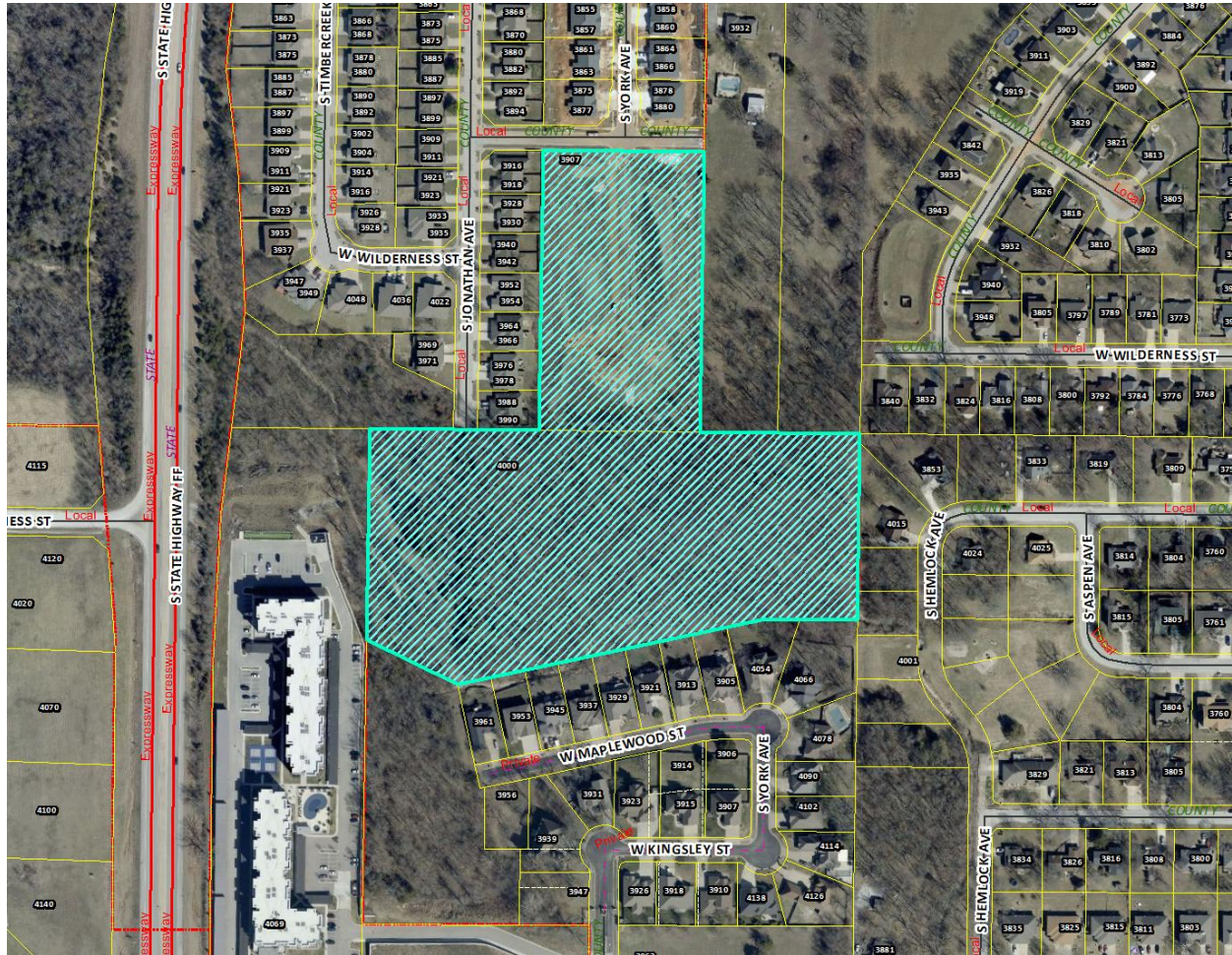
- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the 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.

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	County PAD 2125	County PAD 1284	County R-1	County PAD 1420 & 1788
LAND USE	Duplexes	Single-family residence	Single-family residence	Duplexes, Multi-family residential
PLACETYPES	Traditional neighborhood	Traditional neighborhood	Traditional neighborhood	Traditional neighborhood, City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

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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:

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	Jonathan Ave	Local	City	50	50	NA	Yes	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
3907 S York Ave	Wilsons Creek	Depends on Stormwater Report	No	Yes	Yes	Yes

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. The site is draining south to the Wilsons Creek stream. Any future subdivision development will trigger the flood control requirements. The Wilsons Creek stream contains Floodway on this property and downstream. A Stormwater Report analyzing the capacity of the floodway is required at the time of development. If the floodway has the capacity to contain the future site development flood control volume a fee in lieu of detention application may be accepted.

WATER QUALITY REQUIREMENTS

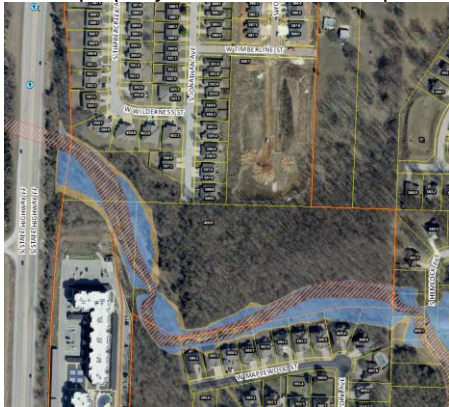
1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.

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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.

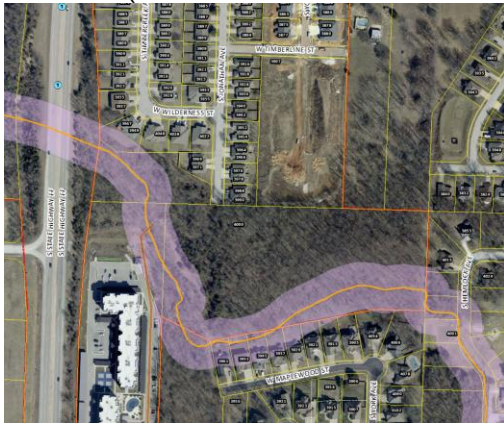
FLOODPLAIN

1. The property contains both Floodplain and Floodway from Wilsons Creek Stream.



NATURAL CHANNEL & STREAM BUFFERS

1. Wilsons Creek Category B Small Stream is present on the property. The Stream requires a minimum 160 feet wide buffer area (80 feet buffer on both sides from top-of-bank).



SINKHOLES & KARST FEATURES

1. The site survey and geotechnical report found a cave located near the stream. The cave will require a 100 feet wide buffer to prevent disturbance. No new runoff can drain to the cave from the development.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 14.46 acres generally located at 4000 South Jonathan Avenue & 3907 South York Avenue from County Plot Assignment District #2125 and County Plot Assignment District #1284 to R-TH, Residential Townhouse district. The applicant intends to build duplexes. The R-TH district would allow single-family or

DEVELOPMENT REVIEW STAFF REPORT

duplexes. Single-family detached dwellings require a minimum of 6,000 square feet of land area. Duplexes will require at least 7,500 square feet of area so a replat of lots will likely occur after zoning.

2. This application is running concurrently with the Preliminary Plat of The Dell Phase 2 which proposes to subdivide the subject property into twenty-one (21) residential lots.
3. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Traditional Neighborhood placetype.
4. Single-family attached and low-intensity multifamily is listed as a supporting use in the Traditional Neighborhood placetype.
5. This application is consistent with the *Comprehensive Plan's Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of "missing middle" housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield's existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.
6. The two County Plot Assignment Districts allow one and two-family residential uses which is similar to the permitted uses allowed in the R-TH district
7. 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.
8. There are few known changing conditions in the area affected that make the proposed rezoning necessary.
9. The range of uses in the proposed R-TH district are compatible with the uses permitted on other property in the immediate vicinity.
10. 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.
11. 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.
12. 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.
13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

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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.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Residential to R-TH (Residential - Townhouse
*(existing zoning)**(proposed zoning)*
2. Meeting Date & Time: September 18, 2025
3. Meeting Location: OWN, Inc
4. Number of invitations that were sent: 140
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 8
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).

Please see attached

8. List or attach the written comments and how you plan to address any issues:

Please see attached

I, Lisa Davis (*print name*), attest that the neighborhood meeting was held on 09/18/2025 (*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."

Lisa Davis

Signature of person completing affidavit

Lisa Davis

Printed name of person completing affidavit

The Dell Phase III Sign In Sheet

Date:

[illegible]

During the meeting, residents expressed significant concerns regarding the creek situated between the existing residential properties and the proposed apartment complex. Their apprehensions primarily centered on potential damage to the creek, the increased risk of flooding due to new construction, and possible deforestation in the area.

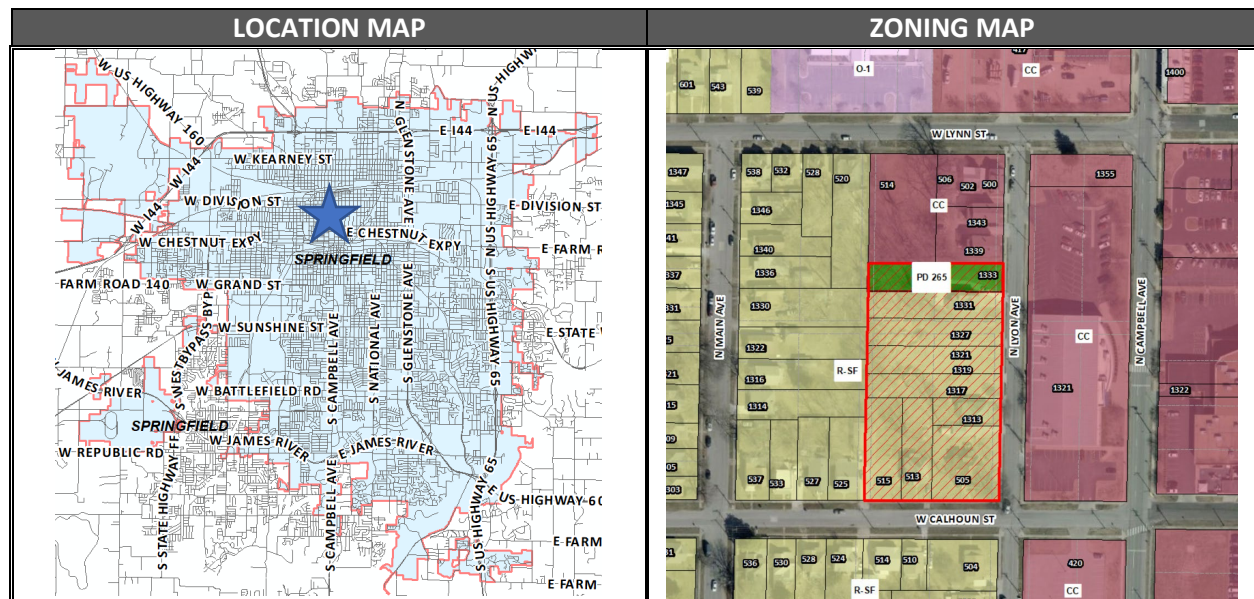
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PROJECT INFORMATION

Case Number:	Z-23-2025 with Conditional Overlay District No. 275
Location:	1313, 1317, 1319, 1321, 1327, 1331 & 1333 N. Lyon Avenue and 505, 513 & 515 W. Calhoun Street
Total Acres:	1.81 acres
Applicant:	Central Assembly of God Church
Existing Land Use:	Single-family houses and vacant/developed land
Neighborhood Meeting:	October 16, 2025
Planning and Zoning Commission:	November 6, 2025
City Council:	December 15, 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-23-2025 with Conditional Overlay District No. 275 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).

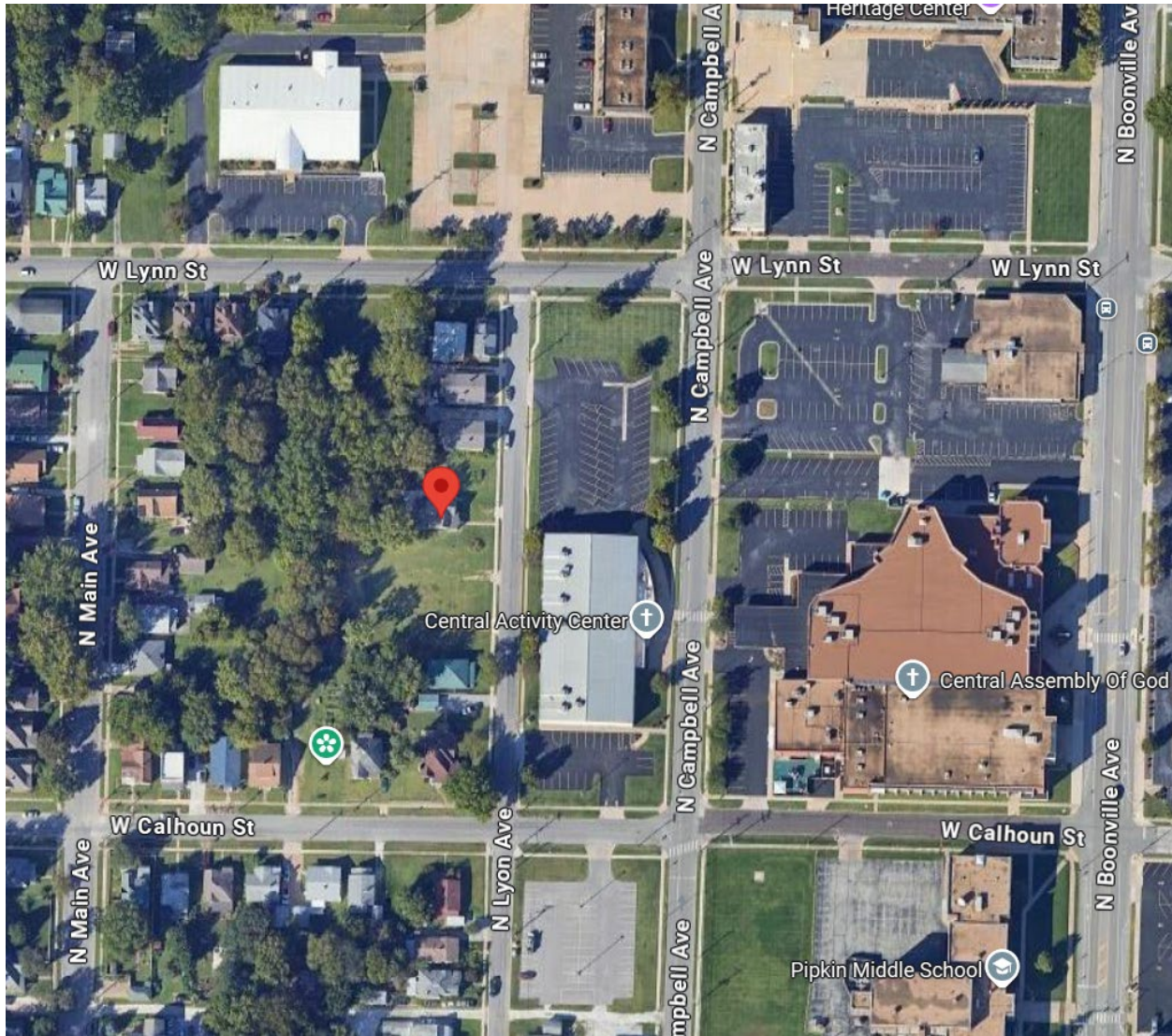
PROJECT SUMMARY:

Request to rezone approximately 1.81 acres of property generally located at 1313, 1317, 1319, 1321, 1327, 1331 & 1333 N. Lyon Avenue and 505, 513 & 515 W. Calhoun Street from R-SF, Single-Family Residential District and PD, Planned Development No. 265 to CC, Center City District with Conditional Overlay District No. 275.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



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 property at 1333 N. Lyon Avenue has been zoned PD 265 since 2003.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR CC
Use Limitations	(a) All activities and permitted uses except the following shall be conducted entirely within a completely enclosed building. 1. Automobile servicing but not repair. 2. Drive-in, pick-up window, or drive-thru facilities. 3. Occasional sidewalk sales. 4. Off-street parking and loading facilities. 5. Outdoor eating and drinking facilities. 6. Outdoor live or amplified music provided a permit for such activity has been obtained from the city manager pursuant to chapter 2, article I, section 2-10, permits for outdoor music and any regulations promulgated by the city manager and on file with the city clerk. 7. Playgrounds associated with a school or day care center. 8. Street vendors licensed by the City of Springfield.

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	(d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (f) No use shall emit an odor that creates a nuisance as determined by Springfield City Code.
Maximum Height	None.
Minimum Open Space	None.
Buffering and Landscaping	Whenever any development in a CC 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 Center City Neighborhood placetype; however, this is considered a transition zone between the Center City Neighborhood and Institutional & Employment placetype where supporting uses can be integrated if appropriately designed and buffered (see Staff Analysis and Recommendations).

Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities. Due to their compact form and proximity to urban centers, these neighborhoods are places where residents should reasonably be able to walk, bike, or ride transit to meet some of their educational, employment, shopping, and recreational needs. Center City Neighborhoods are also integrated with key cultural and institutional uses, such as schools and places of worship that serve surrounding residents. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing. The creation of neighborhood-scale commercial should focus on the incorporation of context sensitive designs and low intensity uses to ensure integration into the surrounding area. These low intensity

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uses could include dining, personal services, office, and essential goods. These nodes could be located along historic streetcar routes or higher classification roadways on the edges of the neighborhood. Priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents.

PRIMARY USES

1. Single-family detached

SUPPORTING USES

1. Single-family attached
2. Low-intensity multifamily
3. Low-intensity, neighborhood commercial
4. Parks, greenways, and open space
5. Public and private schools and places of worship
6. Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

1. 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.
2. 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.
3. 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.
4. Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
5. 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.
6. 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.
7. 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:

1. The main entrances of new residential developments are oriented towards the primary street.
2. Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
3. 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.

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4. 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.
5. New and infill buildings maintain the proportions and architectural features common in the existing block.
6. 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.

Center City Neighborhood Urban design characteristics unique to Center City Neighborhood character area include:

1. Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
2. Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
3. While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
4. Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.
5. Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.
6. Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
8. Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.
9. Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

Transitions:

1. 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.
2. Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
3. 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.

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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.

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

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

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

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

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

Other Considerations –

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

Transitions

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

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FUTURE PLACETYPE MAP:



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

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

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

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

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	CC	R-SF	CC	R-SF
LAND USE	Multi-family residential	Single-family residential	Church	Single-family residential
PLACETYPES	Institutional & Employment	Center City Neighborhood	Institutional & Employment	Center City Neighborhood

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DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning.

FIRE DEPARTMENT:

SFD has no issue with the zoning change to CC.

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	N. Lyon Avenue	Local	City	25	20	NA	Yes	Yes	Yes
Street 2	W. Calhoun Street	Collector	City	30	30	875	Yes	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.

DEVELOPMENT REVIEW STAFF REPORT

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
1313 N Lyon Ave	Jordan Creek Lower Branch	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. Rezoning from R-SF to CC will allow for an increased impervious area. Future development on the multiple listed lots will require flood control provided through a designed stormwater control measure (SCM). The site drains primarily to the northwest. Future SCMs should connect to the box culvert on W Lynn St right-of-way.

2. No fee in lieu of detention application can be accepted due to the shallow public storm sewer and drainage through the rear/back properties and alleys.

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

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1.81 acres of property generally located at 1313, 1317, 1319, 1321, 1327, 1331 & 1333 N. Lyon Avenue and 505, 513 & 515 W. Calhoun Street from R-SF, Single-Family Residential District and PD, Planned Development No. 265 to CC, Center City District with Conditional Overlay District No. 275. The applicant intends to provide additional off-street parking for the existing Assembly of God church uses. There are plans to vacate Lyon Avenue to provide a more cohesive site.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject properties as the Center City Neighborhood placetype; however, this is considered a transition zone between the Center City Neighborhood and Institutional & Employment placetype where supporting uses can be integrated if appropriately designed and buffered.
3. The Center City Neighborhood placetype lists public and private schools and places of worship as supporting uses.
4. These properties are on the edge of Placetypes and in a transition area of the Institutional & Employment placetype. These properties are commonly owned by Assembly of God Church who has owned some of these properties for some time. The Assembly of God Church have properties along Campbell and Boonville Avenue that are in the Institutional & Employment placetype as well as other adjacent properties along Campbell Avenue. The applicant is providing enhanced bufferyards adjacent to the R-SF district properties to the west.
5. The proposed COD (Attachment 1) will also require an enhanced bufferyard Type II of as would be required in the new Land Development Code (This is a 10 ft. minimum width bufferyard with 1 canopy/overstory per 40 ft., 1 understory or evergreen tree per 25 ft. and 1 shrub per 10 ft), instead of the current requirements of only a six-foot solid wood fence. They are also requiring a 6 ft. solid wood fence which the new code doesn't require.
6. There are few changing conditions in the area affected that make the proposed rezoning necessary. Redevelopment of property within the vicinity has been occurring.
7. The range of uses in the proposed CC district is compatible with the uses permitted on other property in the immediate vicinity. The properties to the north and east are currently zoned CC which are located along the same block of Lyon Avenue.
8. 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. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.

DEVELOPMENT REVIEW STAFF REPORT

9. The impact 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. A Traffic Impact Study (TIS) is not required for rezoning.
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. There is not an error being corrected with this application.
11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
12. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
13. The applicant held a neighborhood meeting on October 16, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
14. 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 Center City 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. 275

The requirements of Section 36-424 of the Springfield Zoning Ordinance shall be modified herein for development within this district:

1. A bufferyard is required along the west district boundary. This area shall be a 10 ft. minimum width bufferyard with 1 canopy/overstory per 40 ft., 1 understory or evergreen tree per 25 ft. and 1 shrub per 10 ft. A 6 ft. tall solid wood fence is also required.

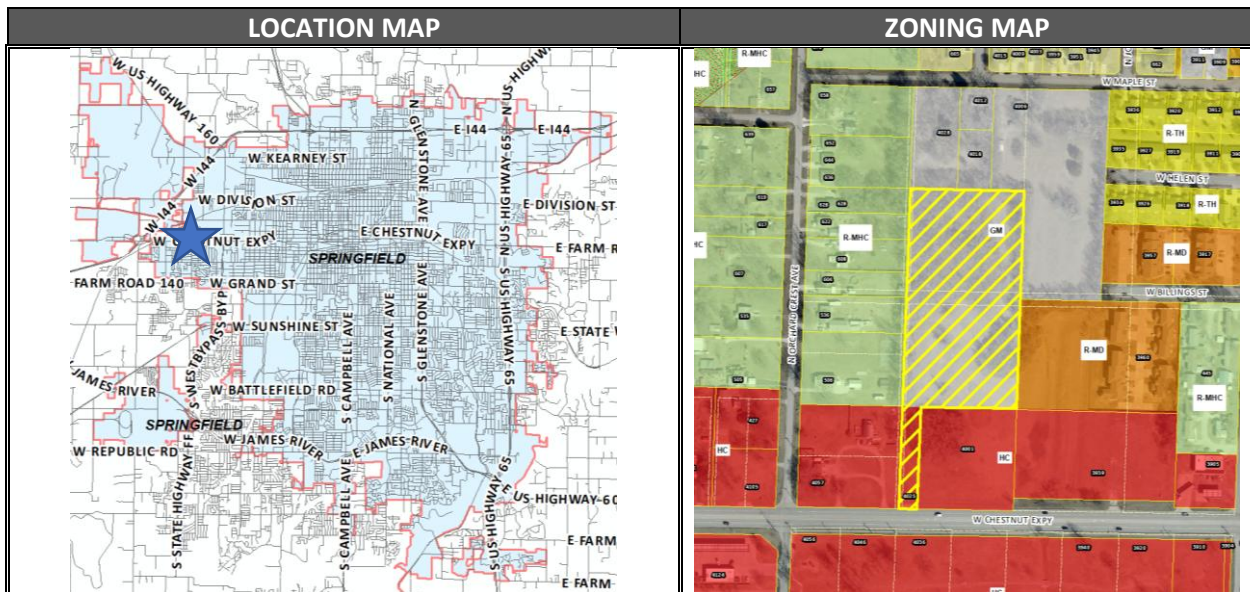
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

Case Number:	Z-24-2025 with Conditional Overlay District No. 277
Location:	4001 West Chestnut Expressway
Total Acres:	5.4 acres
Applicant:	Chestnut Self Storage LLC
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	October 16, 2025
Planning and Zoning Commission:	November 6, 2025
City Council:	December 15, 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-24-2025 with Conditional Overlay District No. 277 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 5.4 acres generally located at 4001 West Chestnut Expressway from GM, General Manufacturing District and HC, Highway Commercial District to R-LD, Low-Density Multifamily Residential District with Conditional Overlay District No. 277.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned HC and GM in the 1995 city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-LD
Minimum Yard Requirements	Front yard: 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.
Maximum 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.
Minimum Open Space	Not less than 20 percent.
Buffering and Landscaping	A bufferyard is only required when permitted nonresidential use locates adjacent to residential use or vacant land except park property and community gardens.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

DEVELOPMENT REVIEW STAFF REPORT

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

DEVELOPMENT REVIEW STAFF REPORT

- 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.

The subject property is within the Chestnut Expressway Subarea Plan which spans from Interstate-44 to College Street. The subarea plans have been developed for distinct areas in the community that exhibit significant potential for change. The Subarea Frameworks highlight key concepts and strategies for land use and development, multimodal connectivity, and circulation, streetscaping, and placemaking. They provide insight on how city-wide policies can be applied to specific areas and sites throughout the community.

This section of Chestnut Expressway contains the greatest diversity of uses of the three sections with mobile homes, hotels, a gas station, a park, a mixed-commercial strip center, and modern commercial corridor development surrounding the West Bypass intersection. Recommendations within this subarea focus on enhancing the character of existing businesses through screening and landscaping improvements as well as improving pedestrian connectivity. Opportunities also exist to transform the sizable Young/Lilley Park into an

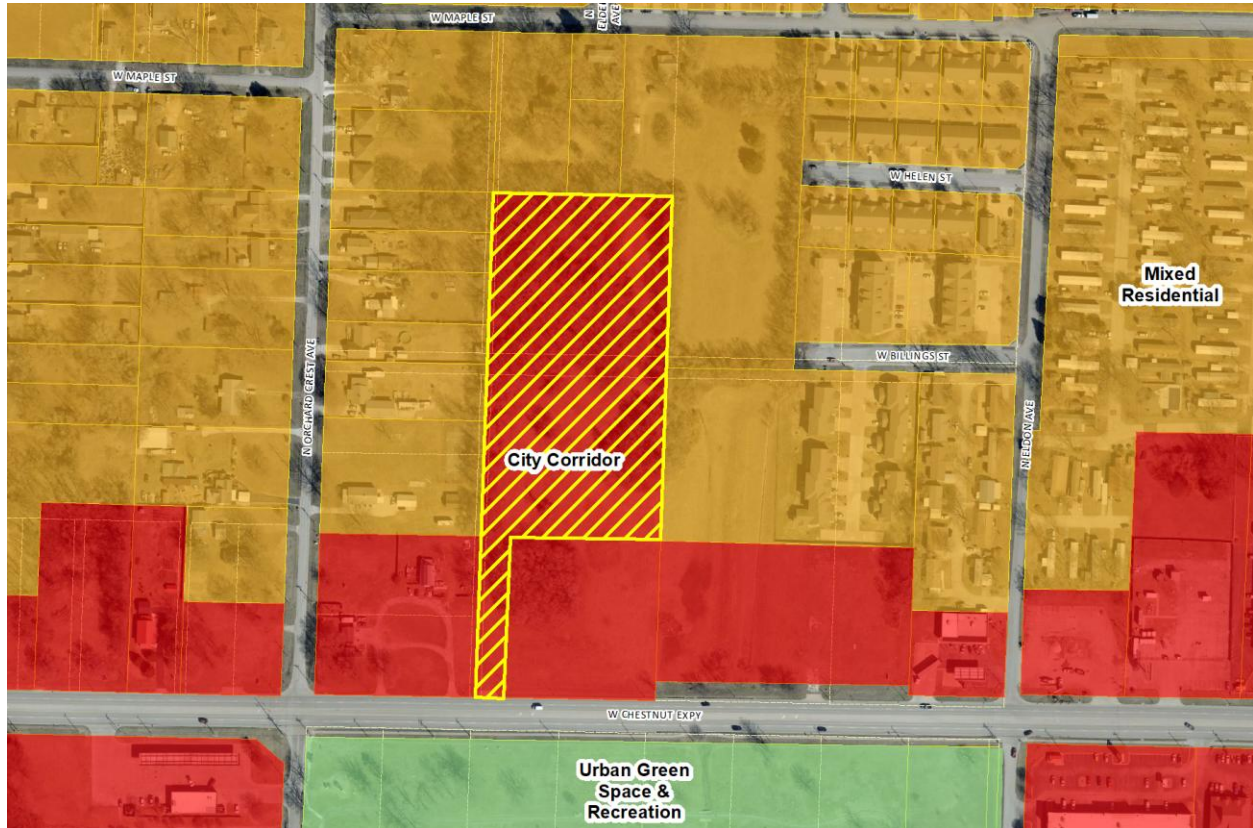
DEVELOPMENT REVIEW STAFF REPORT

attractive, programmed park that can help meet the recreational needs of surrounding residents while also serving as an amenity to new corridor development.

The subject property is identified as having “development opportunities” on the subarea map. This application would allow for the appropriate development of the property and is consistent with that recommendation.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

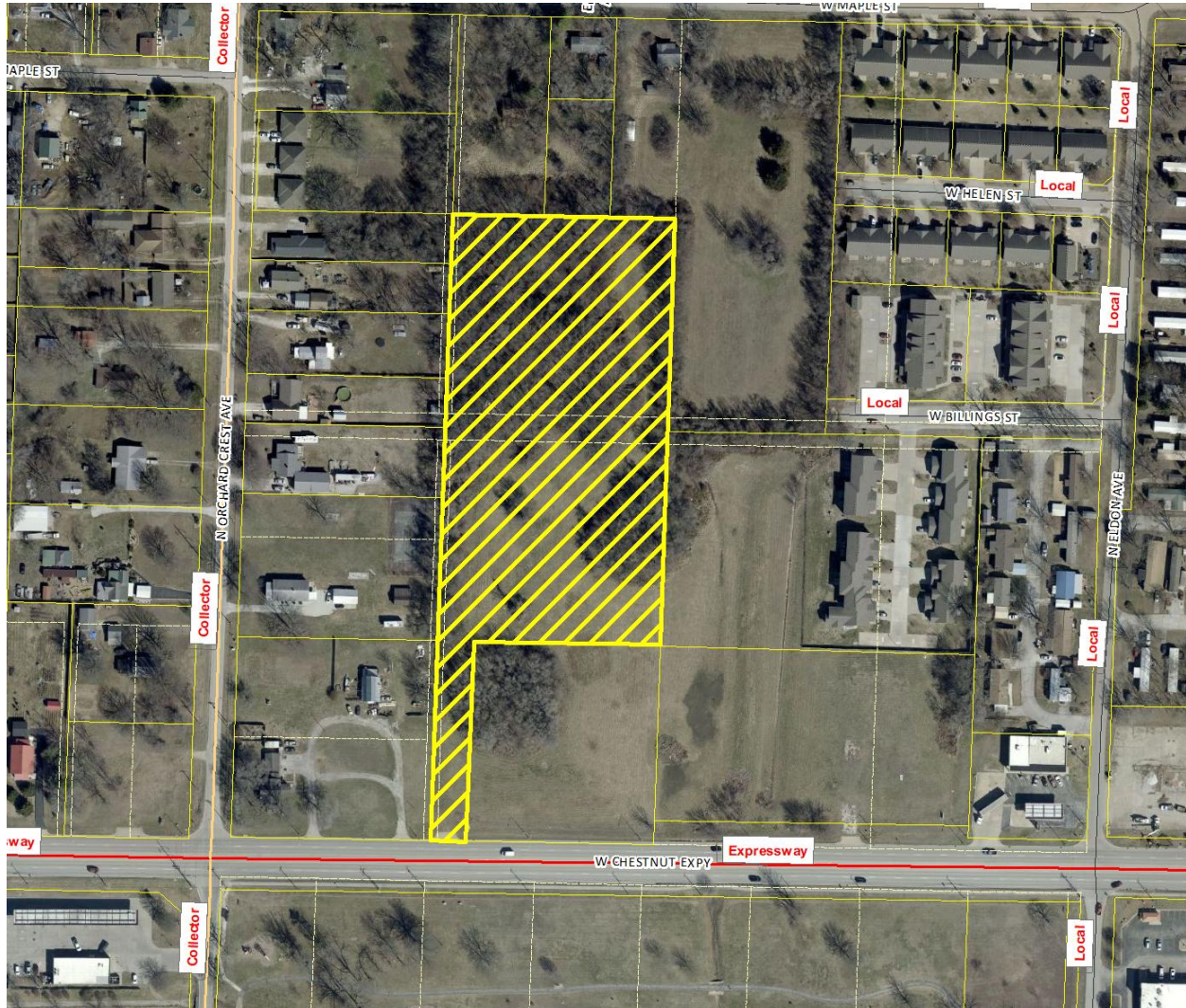
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GM	HC	HC, R-MD, GM	HC, R-MHC
LAND USE	Single-family residences, undeveloped land	Undeveloped land, city park	Undeveloped land	Single-family residences
PLACETYPES	Mixed residential	City Corridor, Urban Green space & Recreation	City Corridor, Mixed Residential	City Corridor, Mixed Residential

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the rezoning. Public sewer will be available for both lots once the public improvements have been completed.

FIRE DEPARTMENT:

No objections to rezoning. Ensure SFD access to the proposed development.

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. Chestnut Expressway	Expressway	MoDOT	65	29	18,500	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 near the property. There are bus stops at Chestnut Expy. and Orchard Crest Ave. and at Chestnut Expy. and Eldon Ave.

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

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
4001 W Chestnut Expy	Upper Wilson's 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. The lot and upstream area drain to the box culvert under Chestnut Expy. The limited capacity of the box culvert requires most if not all developments to provide flood control for prevention of increases to the peak flowrates.

DEVELOPMENT REVIEW STAFF REPORT

WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

1. A Category C Large Tributary of Upper Wilsons Creek drains NW to SE through the property. At time of development or platting a minimum 100 feet wide stream buffer area is required for the lot. This buffer is 50 feet wide from top of bank on both sides of the stream.



SINKHOLES & KARST FEATURES

DEVELOPMENT REVIEW STAFF REPORT

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 5.4 acres generally located at 4001 West Chestnut Expressway from GM, General Manufacturing District and HC, Highway Commercial District to R-LD, Low-Density Multifamily Residential District with Conditional Overlay District No. 277. The applicant intends to development multi-family apartments.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype. This placetypes lists multi-family as primary land use.
3. The subject property is within the Chestnut Expressway Subarea Plan which spans from Interstate-44 to College Street. The subarea plans have been developed for distinct areas in the community that exhibit significant potential for change. The Subarea Frameworks highlight key concepts and strategies for land use and development, multimodal connectivity, and circulation, streetscaping, and placemaking. They provide insight on how city-wide policies can be applied to specific areas and sites throughout the community.

This section of Chestnut Expressway contains the greatest diversity of uses of the three sections with mobile homes, hotels, a gas station, a park, a mixed-commercial strip center, and modern commercial corridor development surrounding the West Bypass intersection. Recommendations within this subarea focus on enhancing the character of existing businesses through screening and landscaping improvements as well as improving pedestrian connectivity. Opportunities also exist to transform the sizable Young/Lilley Park into an attractive, programmed park that can help meet the recreational needs of surrounding residents while also serving as an amenity to new corridor development.

The subject property is identified as having “development opportunities” on the subarea map. This application would allow for the appropriate development of the property and is consistent with that recommendation.

4. The proposed Conditional Overlay District will limit the maximum density to eleven (11) dwelling units per acre.
5. The *Plan* recommends a “stepped down” approach to be 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.
6. 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.
7. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
8. The range of uses in the proposed R-LD district is compatible with the uses permitted on other property in the immediate vicinity.

DEVELOPMENT REVIEW STAFF REPORT

9. 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.
10. 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.
11. 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.
12. 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.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 277

The requirements of Section 36-382 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The maximum density shall be limited to eleven (11) dwelling units per acre.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GM / HC to R-LD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 10-16-25
3. Meeting Location: 4001 W. Chestnut
4. Number of invitations that were sent: 103
5. How the mailing list was generated: By City
6. Number of neighbors in attendance (attach a sign-in sheet): 4
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).

-Traffic concerns
-Stormwater Concerns

8. List or attach the written comments and how you plan to address any issues:

I, DAVID BODEEN (print name), attest that the neighborhood meeting was held on 10-16-25 (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

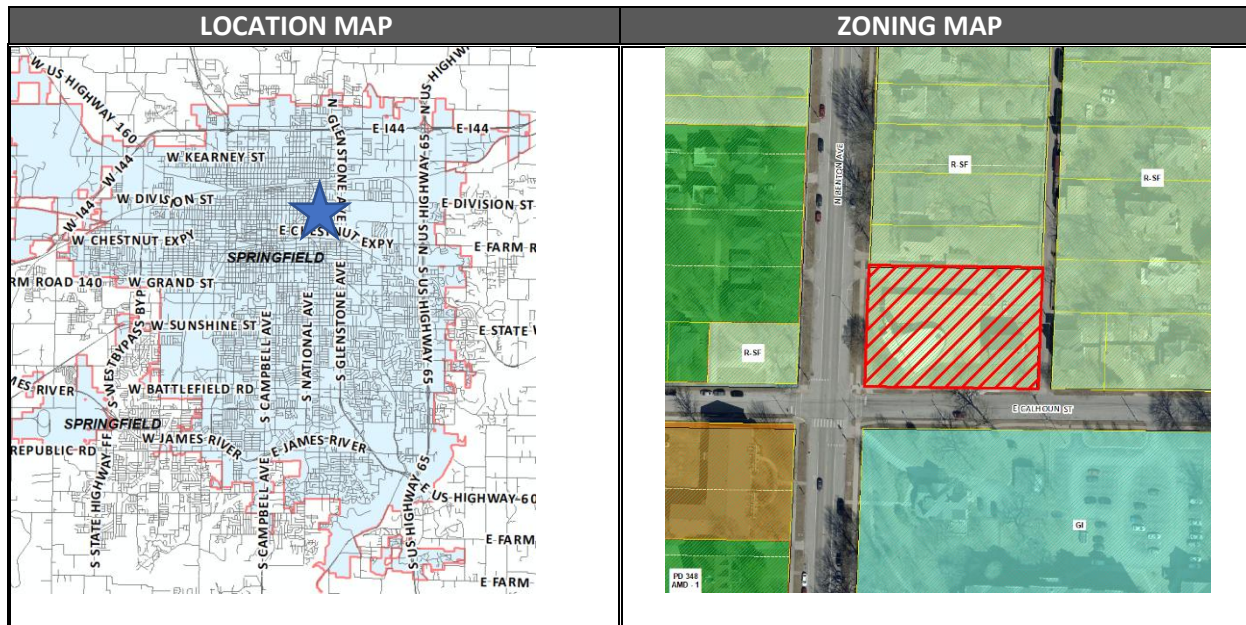
Printed name of person completing affidavit

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Z-25-2025 with Conditional Overlay District No. 278
Location:	1312 North Benton & 517 East Calhoun Street
Total Acres:	0.73 acres
Applicant:	Drury University
Existing Land Use:	University Hall and single-family residence
Neighborhood Meeting:	October 16, 2025
Planning and Zoning Commission:	November 6, 2025
City Council:	December 15, 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-25-2025 with Conditional Overlay District No. 278 as set forth in Attachment 1 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

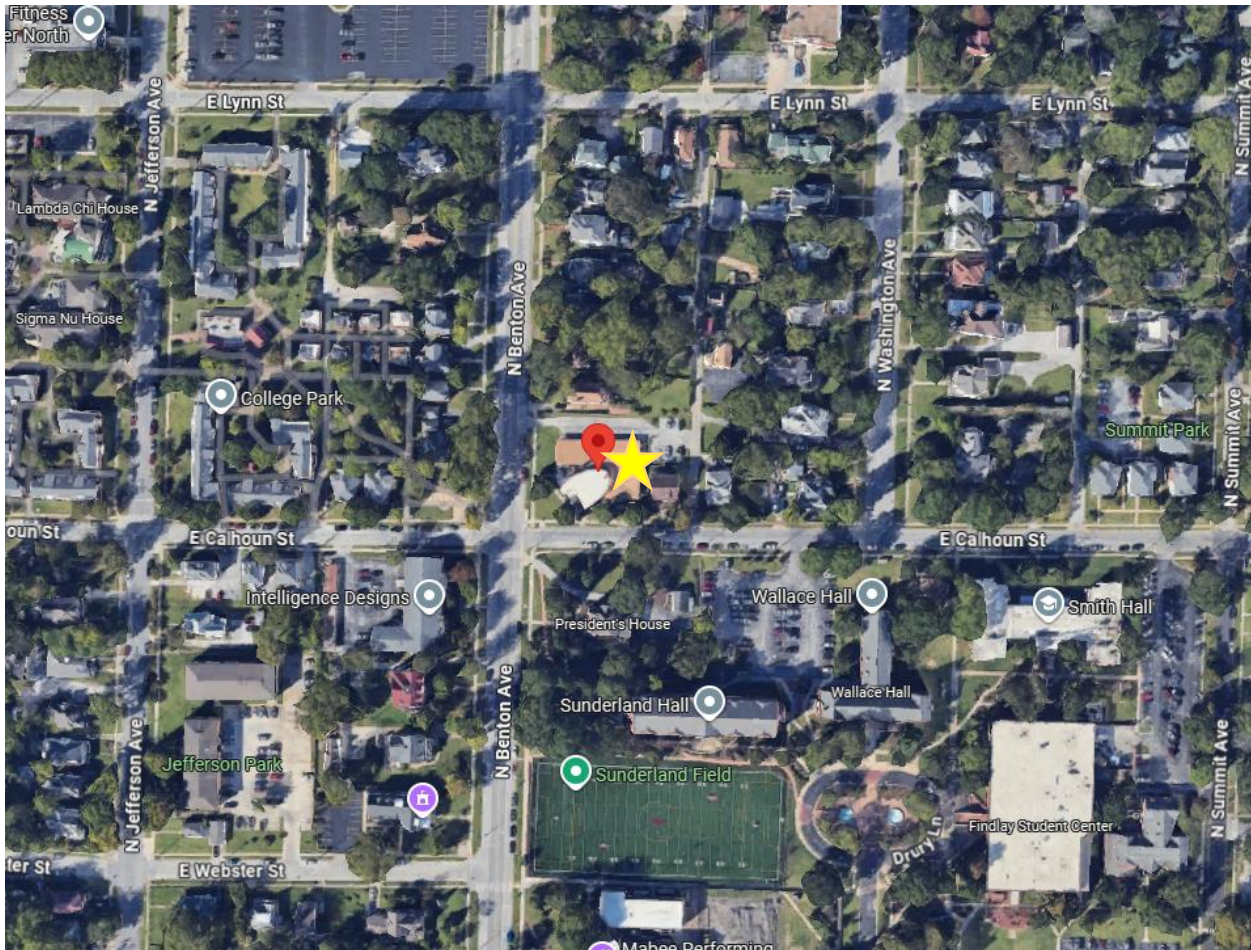
PROJECT SUMMARY:

Request to rezone approximately 0.73 acres of property generally located at 1312 North Benton & 517 East Calhoun Street from R-SF, Residential Single-family district and Mid-town Urban Conservation District No. 3 to O-1, Office District and establishing Conditional Overlay District No. 278 and Mid-town Urban Conservation District No. 3.



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 R-SF during the city-wide remapping in 1995.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan.
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary.
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity.
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property.
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR O-1 DISTRICT
Use Limitations	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. All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. 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 O-1 District
Maximum Height	Thirty-five feet, except that all structures shall remain below a 45-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Bulk Plane	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district.

DEVELOPMENT REVIEW STAFF REPORT

Minimum Yard Requirements	<i>Front yard:</i> 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. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations. <i>Side yards:</i> Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for any building that has a common wall on a lot line. <i>Rear yards:</i> Twenty percent of the lot depth but may not be less than ten feet nor more than 25 feet be required.
Minimum Open Space	Not less than 20 percent of the 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 site plan meeting the requirements of section 36-360, sit plan review, shall be submitted and approved. 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. All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing. All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing. Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing. Lighting shall be designed to reflect away from an adjacent or nearby residential area and in accordance with section 36-484, lighting standards. 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

DEVELOPMENT REVIEW STAFF REPORT

	bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.
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COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Institutional and Employment Center placetype.

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.

Primary Land Uses:

- Universities, colleges, and vocational schools
- Government, healthcare, and institutional facilities

Supporting Land 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

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- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.
- The pedestrian environment is enhanced with expanded sidewalks and pedestrian infrastructure, such as benches, pedestrian-scaled lighting, and street trees.
- 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.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

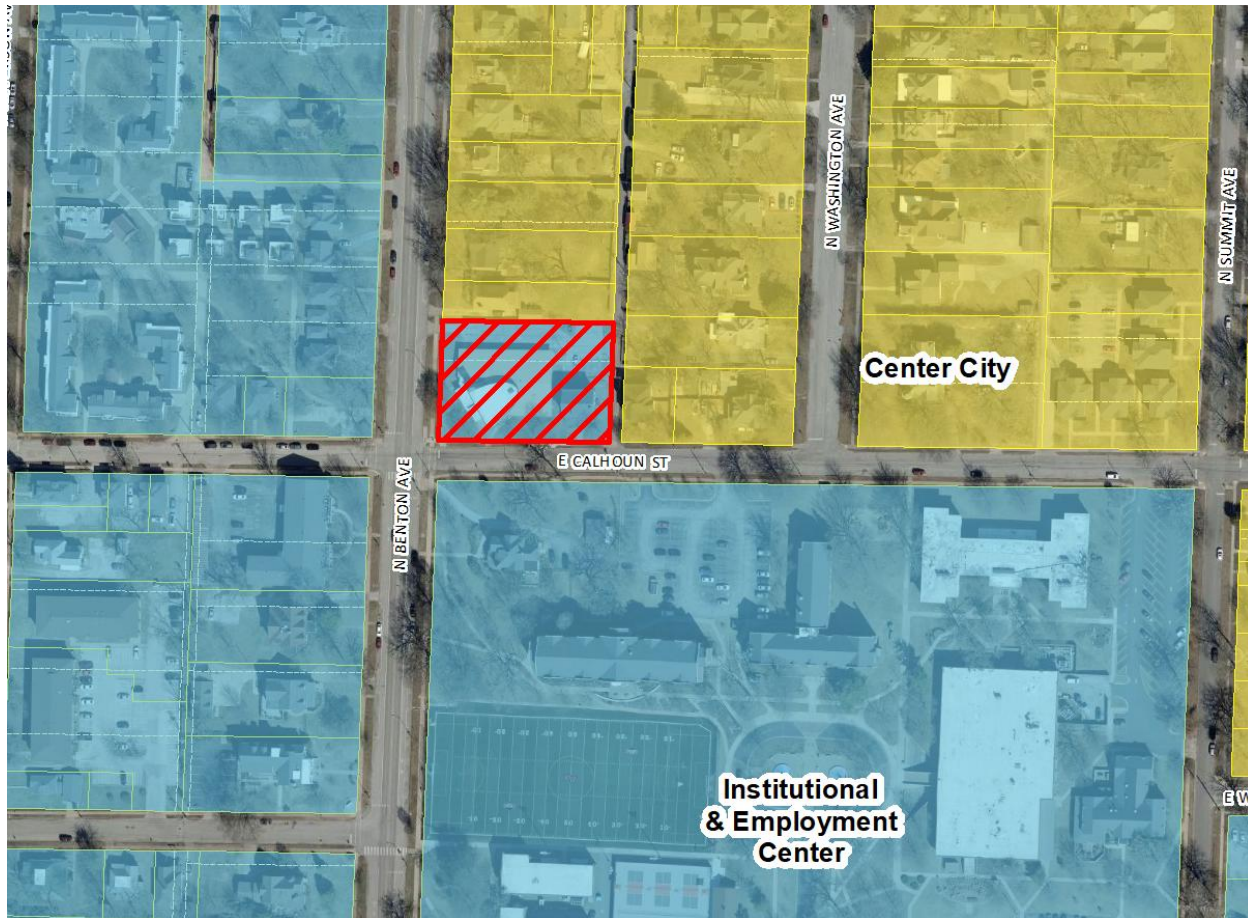
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- Character is enhanced by gateway features, landscaping, and branding elements, particularly within university, health care campuses, and innovation districts, to identify entry into campus areas.
- 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.
- Lighting, signage, landscaping, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting with a high degree of transparency using clear glass windows and doors 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.
- 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.

TRANSITIONS:

- Strong connections to local universities, innovation districts, and neighborhoods are established through branding and connectivity.
- More intense institutional and employment uses and supporting uses are sufficiently separated and buffered from lower intensity residential uses.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

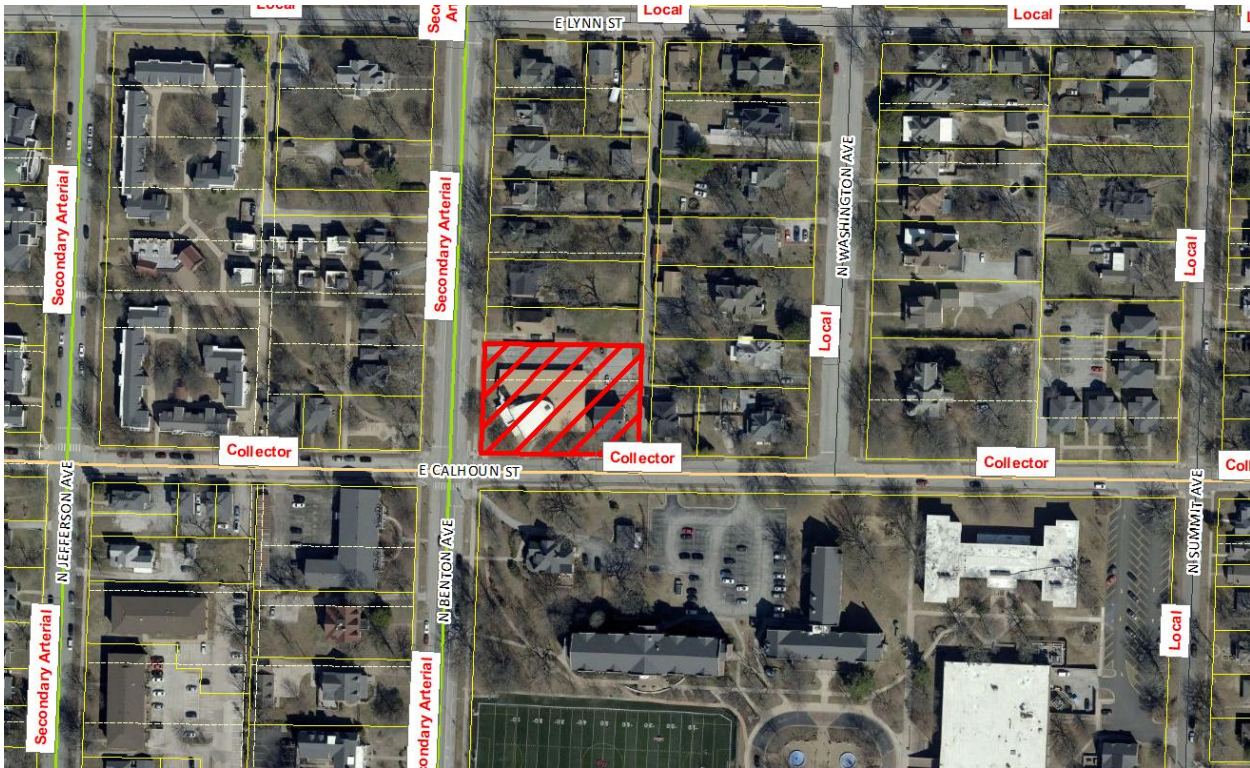
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	GI	R-SF	R-SF, PD 205
LAND USE	Single-family residence	Drury University	Single-family residence	Student housing
PLACETYPES	Center City neighborhood	Institutional & Employment Center	Center City neighborhood	Institutional & Employment Center

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No comments.
2. CITY UTILITIES:
No issues with the proposed rezoning.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No issues with rezoning. Property has access to public sewer.
4. FIRE DEPARTMENT:

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No comments.

5. 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
517 E Calhoun St	Jordan Creek Lower 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 primarily existing impervious.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

6. 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	N Benton Avenue	Secondary Arterial	City	35	41	4,300	Yes	Yes	Yes
Street 2	W. Calhoun Street	Collector	City	30	25	1,500	Yes	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.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.73 acres of property generally located at 1312 North Benton & 517 East Calhoun Street from R-SF, Residential Single-family district and Mid-town Urban Conservation District No. 3 to O-1, Office District and establishing Conditional Overlay District No. 278 and Mid-town Urban Conservation District No. 3.
2. The applicant intends to utilize the existing non-residential structure for uses permitted in the O-1 district. The applicant intends to utilize the residential structure for residential uses.
3. The O-1 Office District is intended to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas.
4. The proposed Conditional Overlay District (COD) will require a landscaping bufferyard along the north property line when a change of use, building permit or subdivision of the property occurs.
5. The COD prohibits higher intensity uses in the O-1 district so that adverse impacts to surrounding properties are minimized.
6. The subject property is within the Mid-town Urban Conservation District (UCD) No. 3 and will remain in effect. This application does not remove the property from that UCD.
7. 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.
8. There are no known changing conditions in the area affected that make the proposed rezoning necessary.
9. The range of uses in the proposed O-1 district and COD are compatible with the uses permitted on other property in the immediate vicinity.
10. 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.
11. The impact of the proposed 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.
12. 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.

DEVELOPMENT REVIEW STAFF REPORT

13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
15. The applicant held a neighborhood meeting on October 16, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
16. The public notice was advertised in the 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 of the rezoning request based on its compatibility with the *Comprehensive Plan's* Institutional & Employment Center Placetype.

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 No. 278

The requirements of Section 36-400, Office District of the Land Development Code shall be modified as set forth herein for development within this district:

1. Bufferyard landscaping shall be provided along the north property line at the time of any change of use, building permit or subdivision of the property. The plantings within the bufferyard landscape area shall consist of one overstory tree per forty (40) feet or one understory per twenty (20) feet; and 1 shrub per ten (10) feet.
2. The following uses are prohibited in the O-1, Office District:
 - a. Cemeteries
 - b. Overnight shelters
 - c. Police and fire stations
 - d. Retail sales group use
 - e. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
 - f. Substance abuse treatment facilities
 - g. Tier I & II wireless facilities
3. The following conditional uses are prohibited in the O-1, Office District:
 - a. Funeral homes and mortuaries
 - b. Heliports
 - c. Temporary lodging use group
 - d. Tier III wireless facilities
 - e. Tier IV wireless facilities
 - f. Other towers exceeding 100 feet in height

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-1 Residential to O-1 Office
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Thursday October 16, 2025, 4pm - 6:30pm
3. Meeting Location: 517 E Calhoun, 65802: Congregational Hall
4. Number of invitations that were sent: More than 150
5. How the mailing list was generated: Member list provided by City
6. Number of neighbors in attendance (attach a sign-in sheet): see mid-town letter attached
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).

Roughly 20 members of the mid-town neighborhood, along with Dr. Jeff Frederick, President of Drury University and Aaron Jones, Chief Legal Counsel of Drury University, were in attendance at the first neighborhood meeting on 10/16. An additional meeting was suggested so that more neighborhood residents could attend and provide comments. This meeting was scheduled and held at Central Christian Church on 10/27. These meetings produced a list of uses allowed in O-1 that potentially caused concern for neighborhood.

8. List or attach the written comments and how you plan to address any issues:

After multiple meetings and consideration of neighborhood comments, as well as suggestions from City of Springfield, developer has agreed to recommend a list of further restrictions to be named as part of a Condition Overlay District. Developer has also agreed to some landscaping requirements per O-1 and recommended by City of Springfield. Developer has agreed to a comprehensive list of uses to voluntarily restrict by way of Conditional Overlay. Those uses are included via the attachment and outlined by MidTown Neighborhood Association. However, Developer will not include Short Term Rental (STR) or Bed & Breakfast in the list of restricted uses per Conditional Overlay, despite Developer having no immediate or long-term plans to operate either an STR or BnB on the property.

I, Matthew Max Miller (print name), attest that the neighborhood meeting was held on 10/16/25 (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."

Matt M Miller

dotloop verified
10/31/25 3:03 PM CDT
TWLG-85JX-KKYJ-SX7Q

Signature of person completing affidavit

Matthew M. Miller

Printed name of person completing affidavit

To: Planning and Zoning and City Council
From: Midtown Neighborhood Association
Re: 517 E. Calhoun rezoning case
Date: 10-29-2025

Midtown Neighborhood Association supports the rezoning of 517 E. Calhoun from Residential Single Family (RSF) to O1 Office with the ban of the below uses added to a conditional overlay district, after two neighborhood meetings with Mr. Matt Miller.

Mr. Matt Miller is planning on purchasing the Congregational Hall from Drury University at 517 E. Calhoun. Mr. Miller held a city-required meeting October 16, 2025 with the Midtown neighborhood to talk about his proposed zoning change for that property.

People in attendance included: Dr. Jeff Frederick, president of Drury University, Drury General Counsel Aaron Jones, Chad, an associate with Matt Miller; Midtown residents, Steve Wiemer, Paula Ringer, Dee Ogilvy, Drew Holt, Todd Thomas, Brant Hinrichs and Ralph Plank.

Attached is a copy of the O 1 Office Zoning District ordinance and highlighted in green are the uses the neighbors agreed should be taken out of the final ordinance. Drury and Mr. Miller also agreed to these bans at the October 16, 2025 meeting. Mr. Miller attended a second neighborhood meeting October 27, 2025 and communicated his intention to not request the ban of bed and breakfast or short-term rental uses. It is our understanding that these two uses would require a public input and city approval process which would allow the neighborhood to voice concerns at that time.

Uses to be banned:

- Cemetaries
- Overnight shelters for 50 or less
- Police and fire stations
- Retail sales group use
- Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- Short-term rental use type 3
- We asked for no Airbnb type rentals
- Substance abuse treatment facilities for less than 50
- Tier I & II wireless facilities
- Bed and breakfast
- Funeral homes and mortuaries
- Heliports
- Temporary lodging use group
- Tier III wireless facilities
- Tier IV wireless facilities
- Other towers exceeding 100 feet

Thank you,
Ran Cummings
President Midtown Neighborhood Association

From: dee.ogilvy
To: Zoning@springfieldmo.gov
Subject: Matt Miller
Date: Monday, November 3, 2025 10:46:22 AM

Good Morning Staff and Commissioners

In reference to the rezoning of 517 E Calhoun and 1475 N Benton. I ask P&Z and Council to approve this rezoning.

I would like to address it on a number of levels, #1 being I do live on that block and in fact my only access to my driveway is the alley that literally touches this property mentioned. So I see the property multiple times every day.

2. Having sat on P&Z for 7 years, served on FORWARDSGF for the duration of that project, served on NAC since it's 1st meeting, plus along with city staff and NAC helped refine and thus bring about the Best Practices document.

On all those groups we constantly talk about how do we reuse and repurpose obsolete buildings while protecting the great historic neighborhoods. I was a little sceptical when I read the proposal. After Matt Miller called me and discussed his ideas and how he was working with Drury to preserve the integrity of Drury's Campus life I was in favor of the project. Since then of course the neighborhood has had multiple meetings with Matt.

Secondly and very important over the last few years we have seen some REALLY BAD players on the developers side and some unpleasant behavior by residents of our great neighborhoods in response to these developers. I would like to applaud Matt Miller for his approach. He personally called each member of the Midtown Board, he met with us twice and each time had a representative from DU including the President of DU join us to address questions. We need more developers to understand the dynamics of working with neighbors. Together we can do great things for developers while preserving our wonderful neighborhoods.

Thank you
Dee

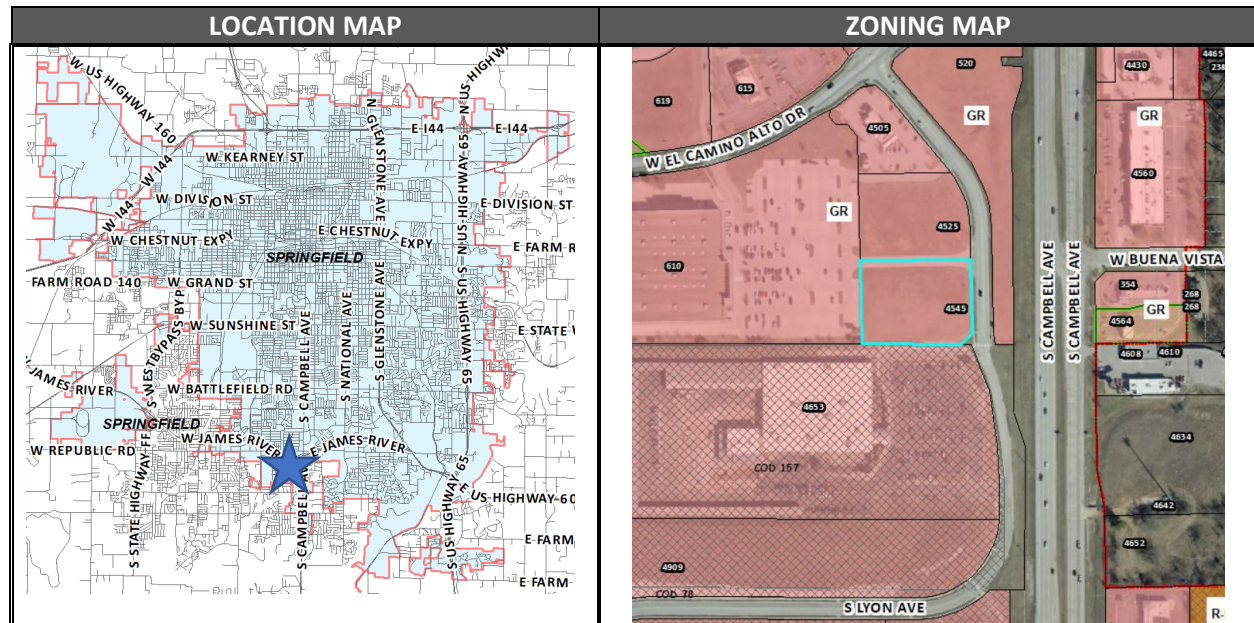
M. Dee Hackett Ogilvy
Springfield,MO

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 484
Location:	4545 S. Lyon Avenue
Total Acres:	1.6 acres
Applicant:	TKG-RKS Joint Venture, LLC
Existing Land Use:	Vacant/undeveloped lot
Neighborhood Meeting:	October 1, 2025
Planning and Zoning Commission:	November 6, 2025
City Council:	December 15, 2025
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner, (417) 864-1036
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to adopt the staff's responses in Attachment 2 to the staff report as the findings of fact and recommend approval of CUP 484 subject to the conditions listed in Attachment 1 to 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 permit an automobile service garage within a GR, General Retail District, generally located at 4545 South Lyon Avenue.

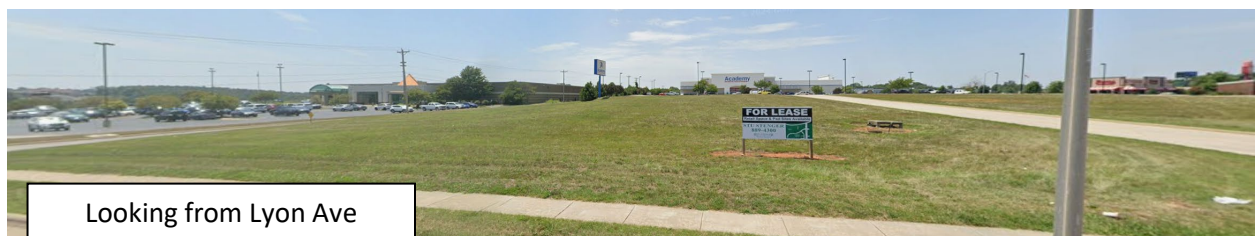


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property has been zoned GR, General Retail District, since the 1995 citywide rezoning.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-363. – Conditional Use Permit

(1) *Purpose.* The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety, and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

(8) *Period of validity.*

(a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18 months period:

1. A building permit is obtained, and the erection or alteration of a structure is started; or
2. An occupancy permit is obtained, and the conditional use is commenced.

The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.

(b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

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

DEVELOPMENT REVIEW STAFF REPORT

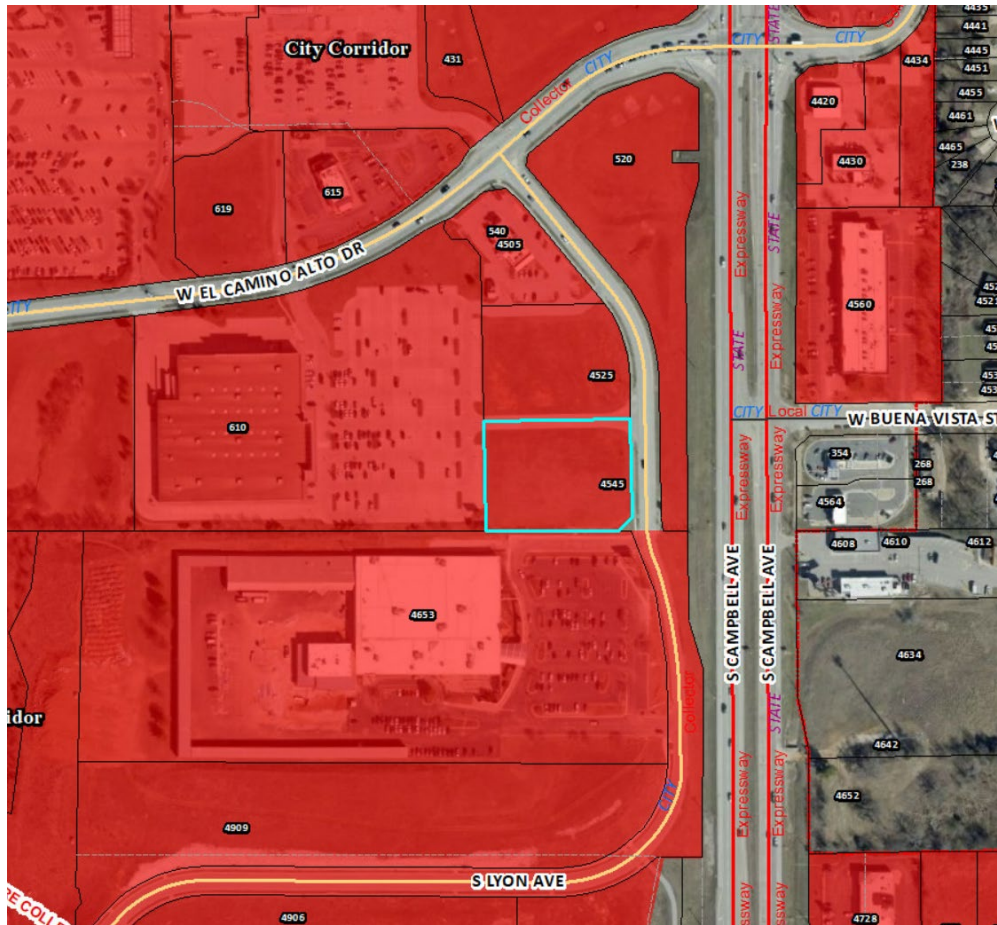
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots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

TRANSITIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

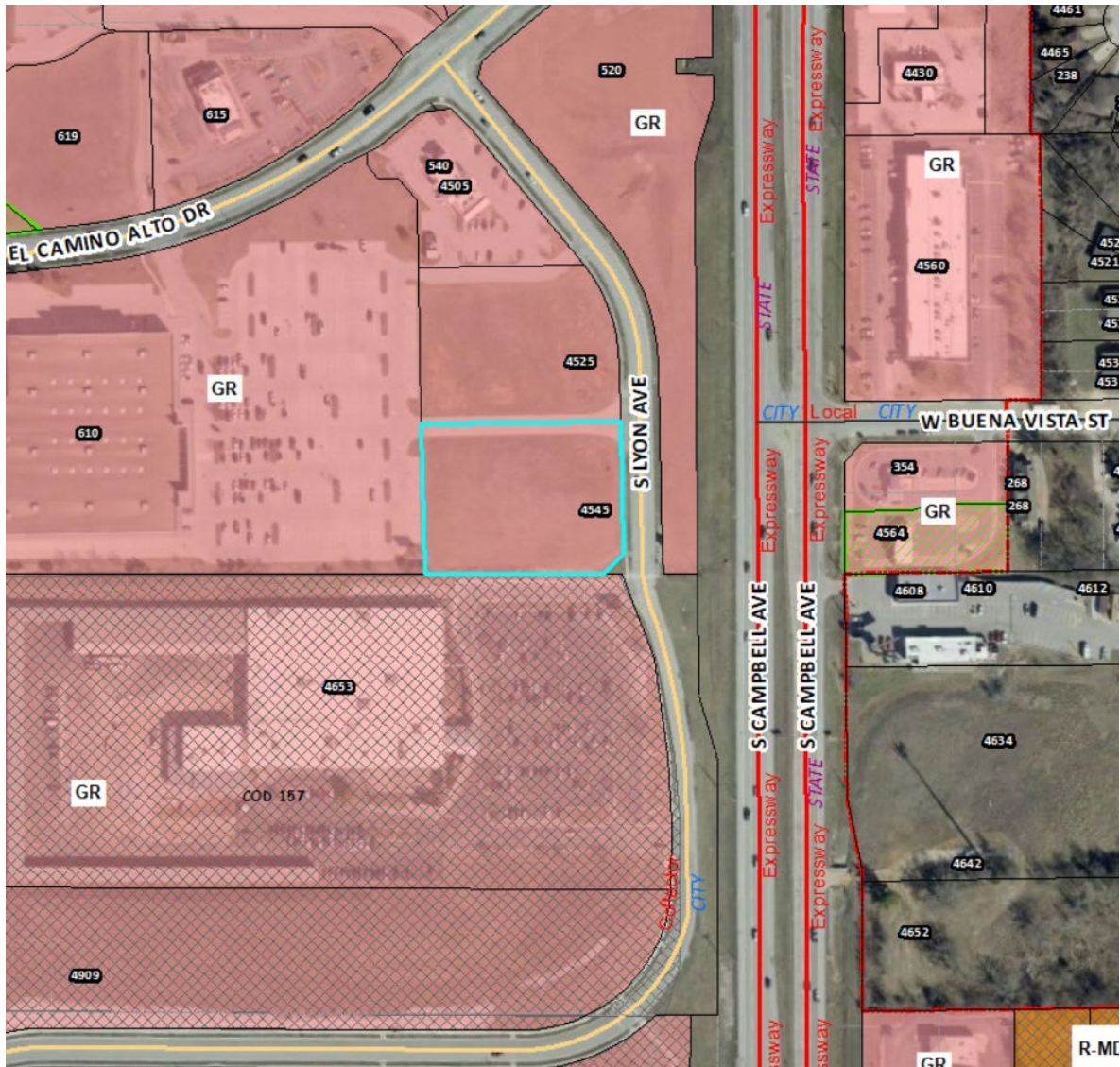
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

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

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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	GR	GR	GR
LAND USE	Vacant/undeveloped	Library Center	Automotive service garage	Retail sales use
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No comments.
2. CITY UTILITIES:
No issues with proposed CUP.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No issues with the CUP.
4. FIRE DEPARTMENT:
No comments.
5. 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
4545 S Lyon Ave	Ward Branch	No, Regional Flood Control	No, Regional Water Quality	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. The James River Commons Subdivision regional extended dry detention basin provides for flood control. The future site will connect into the local storm sewer.

WATER QUALITY REQUIREMENTS

1. The James River Commons Subdivision regional extended dry detention basin provides flood control. The future site will connect into the local storm sewer.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

DEVELOPMENT REVIEW STAFF REPORT

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC 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. Lyon Avenue	Collector	City	30	30	NA	No	Yes	Yes

ACCESS - All access to the development 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 is 1 bus stop on Lyon Avenue in front of the property.

IMPROVEMENTS - No improvements are required for this conditional use permit. A traffic study is not required for this conditional use permit.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant, TKG-RKS Joint Venture, LLC, has requested this Conditional Use permit automotive service garage within a GR, General Retail District, generally located at 4545 South Lyon Avenue. The applicant is proposing a new Dobbs Tire and Auto Center.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype. This placetype allows for primary uses such as office, hospitality, retail sales and service uses.
3. A site plan has been provided (Attachment 4) showing the proposed site plan, grading and landscaping.
4. Staff has determined that the requested rezoning and Conditional Use Permit are in general alignment with the objectives and intent of the *Comprehensive Plan's City Corridor* placetype as outlined in the Compatibility with the Comprehensive Plan section (above).
5. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in the staff report (above).
6. The applicant held a neighborhood meeting on October 1, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).
7. 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

DEVELOPMENT REVIEW STAFF REPORT

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 based on the development's compliance with the standards of approval below (Attachment 2).

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following recommendations in connection with each proposed conditional use:

1. Recommend against the proposed conditional use,
2. Recommend approval of the proposed conditional use, or
3. Recommend approval of the proposed conditional use together with recommendations which, in the judgment of the Planning and Zoning Commission, will protect adjacent property and ensure that the proposed conditional use is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1 CONDITIONAL USE PERMIT NO. 484

1. The automotive service garage, as defined in Section 36-321 of the Zoning Ordinance, shall comply with all the standards listed in Attachment 2.
2. An automotive service garage, as defined in Section 36-321 of the Zoning Ordinance, is permitted in conformance with Attachment 4. No automobile body and fender repair or paint shops are permitted.
3. All other standards of the Zoning Ordinance and other applicable Ordinances shall be adhered to.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2 STANDARDS FOR CONDITIONAL USE PERMIT NO. 484

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
1. The proposed conditional use will be consistent with the adopted policies in the Springfield <i>Comprehensive Plan</i> .	The Comprehensive Plan designates this Placetype at City Corridor and as such Dobbs Tire and Auto (Dobbs) believes that the proposed development aligns with the listed primary use of for the Placetype. The proposed driveways for the Dobbs facility will connect to an existing private subdivision drive that provides access to S. Lyon Avenue.	Staff has concluded that the proposed conditional use within the existing CC, Center City District is in general alignment with the <i>Comprehensive Plan's</i> City Corridor Placetype designation.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	The proposed development will not alter the existing traffic patterns or pedestrian walkways along S. Lyon Avenue. The proposed access points to the site will connect to the existing subdivision road and the proposed development will not have direct access to S. Lyon Avenue	Public Works – Traffic has reviewed the proposed conditional use and has determined that it will not adversely affect the safety of the motoring public or of pedestrians using the facility or within the immediate surroundings of the proposal.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	The fire control measures will be provided by the existing fire hydrant located at the southeast corner of the site. The proposed building construction will be Type IIB consisting of split face CMU block and EIFS. The hydrant flow testing	The Fire Department has reviewed the proposed conditional use and hasn't noted any concerns about fire safety and fire control measures. The Fire Department's comments are provided within the Department Comments section of the staff report, above.

DEVELOPMENT REVIEW STAFF REPORT

	performed by the City returned a flow rate of 2,140 GPM at the existing hydrant north of the site. The flow test shows a static pressure of 93 and residual pressure of 83 at the hydrant at the southeast corner of the site.	
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	Stormwater management for the parcel has been provided by the original subdivision design. The proposed Dobbs development will provide onsite storm sewers to connect to the existing area inlet at the northeast corner of the site. The existing storm sewer was designed for the 25-year and 100-year storm events as described by the City stormwater department. The James River Commons subdivision included the construction of a stormwater detention basin which included stormwater quality measures	Public Works – Stormwater has reviewed the proposed conditional use and has provided their comments within the Department Comments section of the staff report, above.
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	Dobbs believes that the noise from the proposed business will be in general conformance with the typical permitted uses within GR zoning.	Staff does not have any concerns pertaining to the anticipated noise levels associated with the proposed CUP uses which should fit in with the existing uses in the area.
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	Dobbs believes that the vehicle and stationary lights will not affect the established characteristic of the neighborhood in that the subdivision is commercial in nature and adjacent properties are zoned GR. East of the site is US Highway 160. Efforts will be made to mitigate vehicle	All future stationary lighting will be required to meet the requirements and limitations of Section 36-484, Exterior lighting.

DEVELOPMENT REVIEW STAFF REPORT

	lights originating from the site.	
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	The proposed monument or pylon sign will be set back from the S. Lyon Avenue ROW by approximately 20 feet and approximately 29 feet from the nearest edge of pavement along S. Lyon Avenue. Lighting for the proposed pylon or monument sign and building signage will be in conformance with the applicable City Code and will be similar to the other businesses in the area.	Any signage must comply with the requirements and limitations of the CUP approval standards and Section 36-454, Signs, of the Zoning Ordinance.
8. Such signs will not have an adverse effect on any adjacent properties.	Dobbs believes that the that these signs will not have an adverse effect of the adjacent properties and will generally be similar in nature to the existing signage for the surrounding properties within the General Retail District.	Any signage must comply with the requirements and limitations of Section 36-454, Signs, of the Zoning Ordinance.
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	Dobbs believes that the street right-of-way and pavement width is adequate for the proposed traffic created by this use.	As previously noted by Public Works – Traffic, there are no concerns at this time regarding the proposal's impact on traffic in the area.
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare.	The proposed Dobbs development will provide 61 total parking stalls which will not adversely affect the parking facilities of the surrounding properties. Dobbs believes that the proposed facility will not adversely affect the use is compatible with the adjacent properties which are zoned General Retail.	Staff doesn't anticipate that the proposed development will adversely impact or be incompatible with the surrounding property.

DEVELOPMENT REVIEW STAFF REPORT

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.	The proposed store and trash enclosure will be located so that they are outside of the required building setbacks. The height of the store will be approximately 28 feet tall. The exterior materials of the store are planned to be split face CMU and EIFS. Fencing and walls are not anticipated at this location. The proposed landscaping will be in general conformance with the applicable City Code for the zoning.	Staff doesn't anticipate any changes that would dominate the immediate vicinity or interfere with the development and use of the neighboring property.
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	The existing site is currently vacant land with grass cover and is part of the James River Commons subdivision. The parcel was mass graded during the development of the subdivision and there are no known significant natural features of the site proposed.	Staff has no concerns with the effects this use will have to surrounding properties.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	There are no known natural, scenic or historical features within the parcel since it was mass graded as part of the James River Commons subdivision.	Staff isn't aware of any features that will be destroyed or lost with the development of this site.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size	Dobbs believes that the proposed development complies with the applicable regulation of the City Code. The proposed	The proposed use and site plan appear to comply with all district regulations.

DEVELOPMENT REVIEW STAFF REPORT

requirements, bulk regulations, use limitations and performance standards.	development will not change the existing zoning of the parcel which is General Retail (GR) and it is assumed that the lot size is per the City zoning requirements. The proposed use is allowed as a conditional use within GR zoning. Dobbs believes that the landscape setbacks are met per their understanding of the regulations. The proposed development will provide at least 20 percent of the gross site area devoted to landscape area.	
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	The proposed development will provide the community with an additional location for automotive repair and tire service. It will also provide employment opportunities for the community.	The proposed use will contribute to the general welfare of the City.
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located to protect such residential uses from any injurious effect.	The nearest residential areas are located approximately 1,400 feet to the west behind the existing Academy Sports + Outdoors store and approximately 560 feet to the east on the opposite side of S Campbell Ave (US Highway 160). The proposed development will provide 62 parking stalls all within the same lot as the proposed building. Dobbs believes that the proposed parking meets the applicable standards of the City Code.	The development must meet the requirements of Section 36-455 of the Zoning Ordinance.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent	There are two driveways for the proposed development which connect	The applicant is proposing both driveways off an existing access driveway/easement which will

DEVELOPMENT REVIEW STAFF REPORT

traffic hazards and to minimize traffic congestion in public streets and alleys.	to the existing subdivision road leading to Academy Sports + Outdoors. The driveways provide two options for customers to enter and exit the site. Dobbs believes that this configuration will minimize traffic hazards and congestion within the public streets.	minimize traffic hazards and congestion along Lyon Avenue.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	The proposed parking design provides for traffic circulation around the building and two access points to the subdivision road. Dobb believes that the development will promote safe vehicle and pedestrian traffic circulation within the site and is compatible with off-site traffic patterns.	The applicant has worked with Public Works on their site plan to provide continued access to the site and less hazards to the safety of vehicles or pedestrians.
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	The proposed parking lot pavement and building does not encroach into the utility easements to the east, south and west sides of the parcel. There will minimal encroachment into the existing 10' sewers easement at the northeast corner of the site and the encroachment will not interfere with functionality of this easement.	There is not any known interference with any public rights-of-way or easements.
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	There are no existing structures on site.	The site is vacant and undeveloped.
21. The proposed conditional use will be served adequately by	Dobbs believes that the proposed development has sufficient access to the	The property is currently served by all public facilities and services.

DEVELOPMENT REVIEW STAFF REPORT

essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	public facilities and services. There are existing vehicle and pedestrian access points to the site. The site also has access to public water, sanitary sewer and storm sewer systems.	
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AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Dobbs Tire and Auto (Automobile Service)
2. Meeting Date & Time: October 1, 2025, 4:00pm to 6:30pm
3. Meeting Location: The Library Center, 4653 S. Campbell Ave., Springfield, MO 65810
4. Number of invitations that were sent: 21
5. How was the mailing list generated: Prepared by City
6. Number of neighbors in attendance (attach a sign-in sheet): 3
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

Where are the proposed driveway access points for the development? It was explained that the two driveways will connect to the existing subdivision access road leading to Academy Sports + Outdoors.
 Will a retaining wall be needed to make up the grade differential? It was explained that at this time based on the preliminary grading plan, a retaining wall is not anticipated.
 How much traffic will be generated? The average traffic for the proposed development is anticipated to be approximately 50 customer vehicles per day, which is fairly typical of an auto & tire repair center.
 There were questions regarding the nature of the proposed business and general building / parking lot layout of the development. These questions were answered by presenting the site and grading plan to those in attendance.

8. List or attach the written comments and how you plan to address any issues:

No written comments received at this time.

I, Todd Richards (*print name*), attest that the neighborhood meeting was held on 10/01/2025 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Todd Richards
Printed name of person completing affidavit



NEIGHBORHOOD MEETING SIGN-IN SHEET

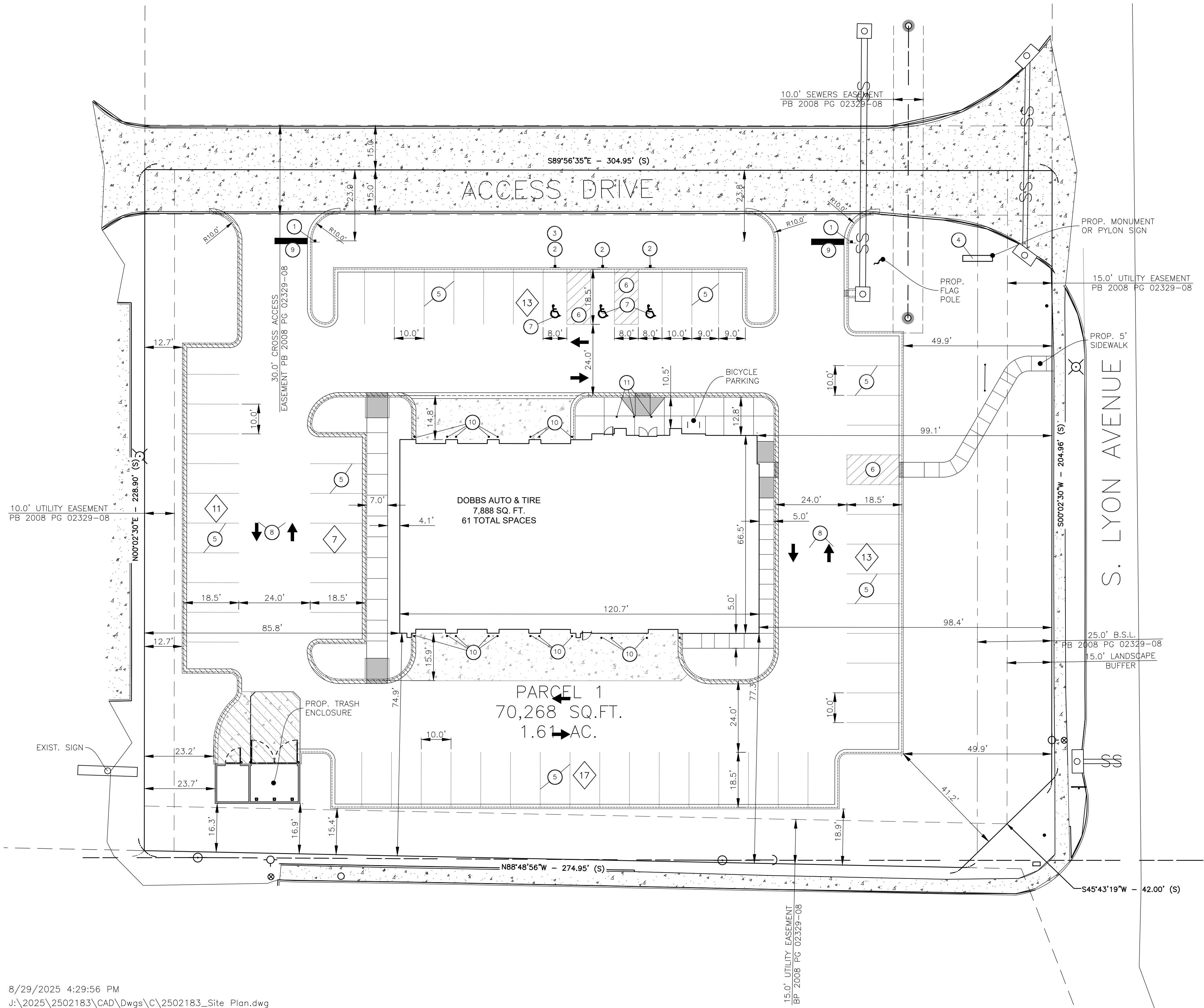
Project Name: Dobbs Tire & Auto Centers, 4545 S Lyon Ave., Springfield, MO

Presenter: Cody Hightower

Date: October 1, 2025 Time: 4:00PM - 6:30 PM

Location: The Library Center, 4653S. Campbell Ave., Springfield, MO 65810

Name (Please Print)	Representing	Phone Number	E-Mail Address
Stu Stenger	TKB-RKS JV	417-889-4300	stustengerhomes.com
GREG HALL	RONSTENGER CO.	417-336-8044	ghall@ronstenger.com
Ed Walton	Springfield Greene Library	417-883-5366	ewalton@thelibrary.org



SIGN/STRIPING LEGEND:
SIGN LOCATION AS NOTED ON PLAN

- 1 DENOTES "STOP" R1-1, 30" X 30" (TYP.)
- 2 DENOTES "HANDICAPPED PARKING" (BOLLARD MOUNTED) R7-8, 12" X 18" (TYP.) DENOTES "\$250 FINE" R7-1101 6" X 12" (TYP.)
- 3 DENOTES "VAN ACCESSIBLE" D9-6P (BOLLARD MOUNTED WITH SIGN #2)
- 4 MONUMENT OR PYLON SIGN (SEE SIGNAGE PACKAGE)
- 5 4" SOLID YELLOW STRIPING (TYP)
- 6 4" YELLOW DIAGONALS
- 7 HANDICAP PARKING SYMBOL
- 8 YELLOW URBAN THRU ARROW
- 9 24" SOLID WHITE STOP BAR
- 10 CONCRETE BOLLARD
- 11 BOLLARD WITH LIGHT
- 12 FLAG POLE, 30' HEIGHT (SEE SIGNAGE PACKAGE)

SITE DATA:

ZONING: GR - GENERAL RETAIL

- * LOT 6 SIZE: 70,268± SQ. FT. (1.61 AC.)
- * PROPOSED IMPERVIOUS AREA: 46,713± SQ. FT. (66.5%)

BUILDING AREA:

- * AUTO SERVICE FOOT PRINT: 7,888± SQ. FT.
- * FLOOR AREA RATIO (F.A.R.) = 0.11
- * NUMBER OF SERVICE BAYS = 8

PARKING DATA:

- * TYPICAL PARKING WIDTH: 10.0'
- * TYPICAL PARKING LENGTH: 18.5'
- * TYPICAL AISLE WIDTH: 24.0'
- * REGULAR PARKING SPACES PROVIDED: 58
- * ADA PARKING SPACES PROVIDED: 3
- * TOTAL PARKING SPACES PROVIDED: 61
- * TOTAL PARKING SPACES REQUIRED: 31

AUTO SERVICE REPAIR SHOP PARKING FORMULA:
2 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE
(2*8=16)+(15 EMPLOYEES=15) = 31 STALLS

- * TYPICAL BICYCLE PARKING WIDTH: 24"
- * TYPICAL BICYCLE PARKING LENGTH: 72"
- * TYPICAL BICYCLE PARKING AREA OF CLEARANCE: 48"
- * BICYCLE PARKING SPACES PROVIDED: 4
- * BICYCLE PARKING SPACES REQUIRED: 3 (FOR 51-75 CAR SPACES)

PROJECT NOTES:

- * ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF SPRINGFIELD & MoDOT STANDARD CONSTRUCTION SPECIFICATIONS.
- * AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY OR MoDOT TO OBTAIN APPLICABLE CITY OR MoDOT PERMITS.
- * INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- * ALL CONCRETE CURB & GUTTER SHALL BE 18" (B6.12) UNLESS OTHERWISE NOTED ON THE PLANS.
- * ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- * ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY

HATCH LEGEND

- DENOTES STANDARD ASPHALT PAVEMENT SECTION
- DENOTES STANDARD CONCRETE SECTION
- DENOTES HEAVY DUTY CONCRETE SECTION
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
- DENOTES REVERSE CURB & GUTTER



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Missouri.

ERIK C. HERTEL, P.E.
License Number: PE-2024015700
My license renewal date is DECEMBER 31, 2026
Pages or sheets covered by this seal: C-04

08/29/2025
DATE

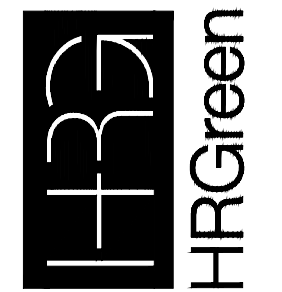


0 20
1" = 20'

ISSUED FOR PERMIT

REVISION DESCRIPTION	
NO.	DATE

ILLINOIS DESIGN FIRM
184-001322
1391 CORPORATE
DRIVE, SUITE 203
MCHEENRY, IL 60050
PHONE: 815.385.1778
FAX: 713.965.0044



4545 S LYON AVENUE, SPRINGFIELD, MO 65810
DOBBS TIRE & AUTO CENTERS, INC.
SPRINGFIELD, MO
CIVIL
SITE PLAN

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: MRJ
APPROVED: TMR
JOB DATE: 04/25/2025
JOB NO: 2502183

DRAWING
C-04

GENERAL NOTES:

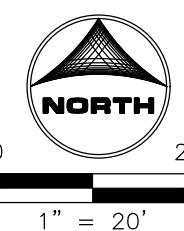
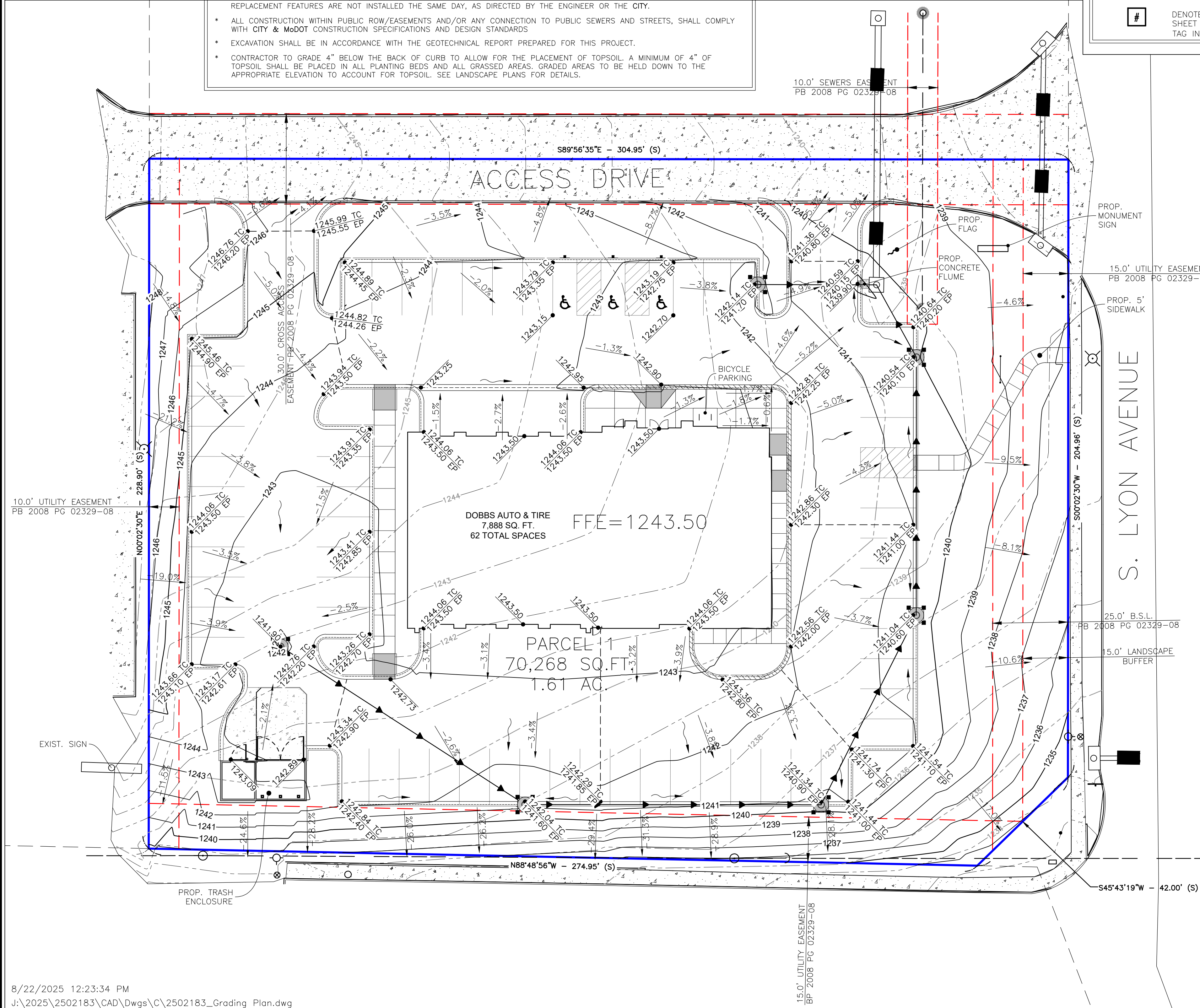
- * ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- * ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- * 48 HOURS PRIOR TO CONSTRUCTION WITHIN CITY OR STATE ROW OR ANY CONNECTION TO PUBLIC SEWERS, CONTRACTOR SHALL NOTIFY THE APPROPRIATE CITY ENGINEERING DIVISIONS.
- * CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING, PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- * ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- * DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
- * THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- * THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- * THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- * ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH CITY & MoDOT CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS
- * EXCAVATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- * CONTRACTOR TO GRADE 4" BELOW THE BACK OF CURB TO ALLOW FOR THE PLACEMENT OF TOPSOIL. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN TO THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE LANDSCAPE PLANS FOR DETAILS.

HATCH LEGEND

- ////// DENOTES REVERSE (SPILLING) CURB & GUTTER
- ===== DENOTES CONCRETE CURB & GUTTER (CATCHING)
- ===== DENOTES AREA OF DEPRESSED SPILLING CURB & GUTTER
- ===== DENOTES AREA OF DEPRESSED CATCHING CURB & GUTTER
- ← DENOTES PROPOSED OVERFLOW DIRECTION ARROW
- DENOTES PROPOSED DRAINAGE DIRECTION ARROW
- XXX.XX DENOTES EXISTING AND/OR PROPOSED SPOT ELEVATION
- # DENOTES STORM SEWER TAG (SEE SHEET C-08 FOR STORM SEWER TAG INFORMATION)

GRADING & DRAINAGE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
3. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
5. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
9. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
10. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
11. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
12. SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.
13. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED.
14. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
15. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
16. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
17. NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA.
18. SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
19. ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6.12 CURB UNLESS OTHERWISE NOTED ON THE PLANS.
20. ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.
21. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
22. BACKFILL TO THE TOP OF CURBS.
23. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS
24. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2.0%.
25. DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 2.0%
26. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.
27. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
28. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
29. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
30. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT CITY OF SPRINGFIELD STANDARDS & SPECIFICATIONS.



PRELIMINARY

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0" 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: MRJ
APPROVED: TMR
JOB DATE: 04/25/2025
JOB NO: 2502183

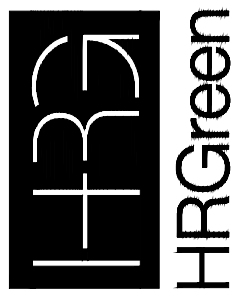
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4545 S LYON AVENUE, SPRINGFIELD, MO 65810
DOBBS TIRE & AUTO CENTERS, INC.
SPRINGFIELD, MO
CIVIL

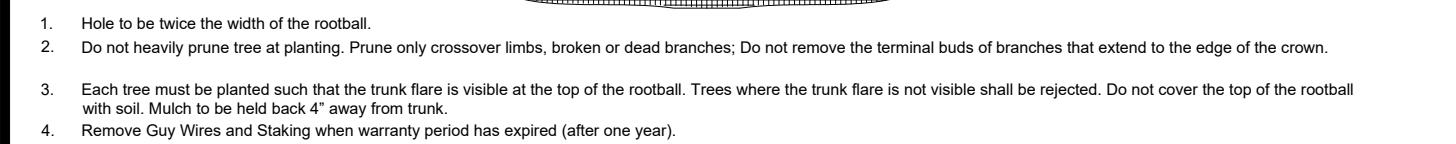
GRADING PLAN

ILLINOIS DESIGN FIRM
184-001322
1391 CORPORATE
DRIVE, SUITE 203
MCHEENRY, IL 60050
PHONE: 815.385.1778
FAX: 713.965.0044



NO.	DATE	BY	REVISION DESCRIPTION

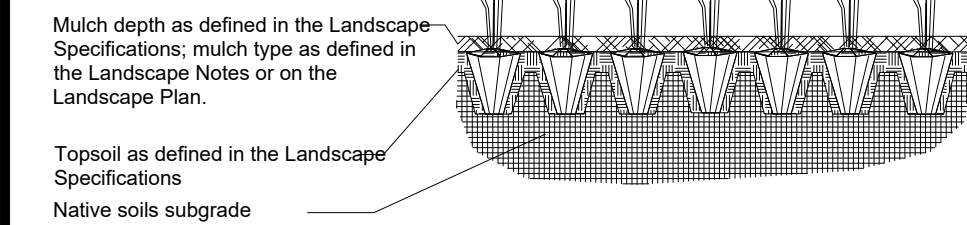




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3. THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF AND FIELD VERIFYING ALL RELATED EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING JULIE, THE COUNTY PUBLIC WORKS DEPARTMENT, THE MUNICIPALITY AND ANY OTHER PUBLIC OR PRIVATE AGENCIES NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. IF FIELD ADJUSTMENTS ARE NECESSARY DUE TO EXISTING UTILITY LOCATIONS THEY MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES/ETC.
5. THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
7. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
9. ALL SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM STRUCTURES AND NOTED SITE FEATURES IN ALL AREAS AT A MINIMUM OF 2% SLOPE OR AS SHOWN ON THE CIVIL ENGINEERING PLANS. ALL AREAS SHALL POSITIVELY DRAIN AND ALL ISLANDS SHALL BE CROWNED 1" IN HEIGHT PER 1' IN ISLAND WIDTH.
10. THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS AND THE PERIMETER OF SHRUB/PERENNIAL BEDS PRIOR TO INSTALLATION AND CONTACT THE OWNER'S REPRESENTATIVE FOR APPROVAL. FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE ACCEPTED BY THE OWNER'S REPRESENTATIVE IN ADVANCE OF PLANTING.
11. IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND PLANS, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO INSTALLATION.
12. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN THE PLANT LIST ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. IN CASE OF ANY DISCREPANCIES, PLANS TAKE PRECEDENCE OVER CALL-OUTS AND/OR THE PLANT LIST(S).
13. PLANTS ARE TO BE TYPICAL IN SHAPE AND SIZE FOR SPECIES. PLANTS PLANTED IN ROWS OR GROUPS SHALL BE MATCHED IN FORM. PLANTS SHALL NOT BE ROOT-BOUND OR LOOSE IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. FIELD COLLECTED MATERIAL SHALL NOT BE USED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
14. SHREDDED HARDWOOD MULCH, FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL, SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
15. MUSHROOM COMPOST SHALL BE FINELY SCREENED, HOMOGENOUS, DECOMPOSED ORGANIC MATERIAL SUITABLE FOR HORTICULTURAL USE. MIX THOROUGHLY IN PLANT BED BEFORE INSTALLING PLANTS.

LANDSCAPE NOTES

- BAR IS ONE INCH ON
OFFICIAL DRAWINGS
- 0 1"
- IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY:	KAL
APPROVED:	JFR
JOB DATE:	04/25/2025
JOB NO:	2502183

DRAWING

L-101

PRELIMINARY

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

PROVIDE TREES, SHRUBS, GROUND COVERS, SOD, AND ANNUALS/PERENNIALS AS SHOWN AND SPECIFIED ON THE LANDSCAPE PLAN. THE WORK INCLUDES:

- 1. SOIL PREPARATION.
- 2. TREES, SHRUBS, GROUND COVERS, AND ANNUALS/PERENNIALS.
- 3. PLANTING MIXES.
- 4. TOP SOIL, MULCH AND PLANTING ACCESSORIES.
- 5. MAINTENANCE.
- 6. DECORATIVE STONE.

RELATED WORK:

- 1. IRRIGATION SYSTEM; SEE IRRIGATION SPECIFICATIONS (NOT INCLUDED IN PACKAGE).

QUALITY ASSURANCE

PLANT NAMES INDICATED, COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.

COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.

ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

NURSERY STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE. AT NO ADDITIONAL COST, AND PROVIDING THAT THE LARGER PLANTS WILL NOT BE CUT BACK TO SIZE INDICATED. PROVIDE PLANTS INDICATED BY TWO MEASUREMENTS SO THAT ONLY A MAXIMUM OF 25% ARE OF THE MINIMUM SIZE INDICATED AND 75% ARE OF THE MAXIMUM SIZE INDICATED.

BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN THE SIZE, VARIETY AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT MATERIALS IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHOUT ADDITIONAL COST TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTES OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL, SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.

DELIVER, STORAGE AND HANDLING

TAKE ALL PRECAUTIONS TO AVOID GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED "ANTI-DESICCANT" IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK. PROTECT ALL PLANTS FROM DRYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, WET PEAT MOSS, OR IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT. WATER HEELED-IN PLANTINGS DAILY. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

PROJECT CONDITIONS

PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPE OPERATIONS.

A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS ARE SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

THE IRRIGATION SYSTEM WILL BE INSTALLED PRIOR TO PLANTING. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. REPAIR IRRIGATION SYSTEM COMPONENTS DAMAGED DURING PLANTING OPERATIONS. AT THE CONTRACTOR'S EXPENSE. REFER TO THE IRRIGATION SPECIFICATIONS, IRRIGATION PLAN AND IRRIGATION DETAILS.

DO NOT BEGIN LANDSCAPE ACCESSORY WORK BEFORE COMPLETION OF FINAL GRADING OR SURFACING.

WARRANTY

WARRANT PLANT MATERIAL TO REMAIN ALIVE, BE HEALTHY AND IN A VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT.

REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, ARE IN AN UNHEALTHY, OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR OTHER CAUSES DUE TO THE CONTRACTOR'S NEGLIGENCE. THE COST OF SUCH REPLACEMENT(S) IS AT THE CONTRACTOR'S EXPENSE. WARRANTY WILL BE IN FULL AFTER INSTALLATION.

WARRANTY SHALL NOT INCLUDE DAMAGE, LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD, SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA, AND/OR ACTS OF VANDALISM OR NEGLIGENCE ON A PART OF THE OWNER.

REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, FOUND TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION. MAINTAIN AND PROTECT PLANT MATERIAL, LAWNS, AND IRRIGATION UNTIL FINAL ACCEPTANCE IS MADE.

ACCEPTANCE

INSPECTION OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.

- 1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.

UPON ACCEPTANCE, THE CONTRACTOR SHALL COMMENCE THE SPECIFIED PLANT MAINTENANCE.

CODES, PERMITS AND FEES

OBTAIN ANY NECESSARY PERMITS FOR THIS SECTION OF WORK AND PAY ANY FEES REQUIRED FOR PERMITS.

THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES, AND WITH ALL ESTABLISHED CODES APPLICABLE THERETO; ALSO AS DEPICTED ON THE LANDSCAPE AND IRRIGATION CONSTRUCTION SET.

PART 2 - PRODUCTS

MATERIALS

PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES. PLANTS HELD ON STORAGE WILL BE REJECTED IF THEY SHOW SIGNS OF GROWTH DURING THE STORAGE PERIOD.

- 1. BALLED AND PLANTS WRAPPED WITH BURLAP, TO HAVE FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS, OR SIGNS OF CIRCULING ROOTS ARE NOT ACCEPTABLE.
- 2. CONTAINER, GROWN STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
 - 2.1. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
 - 2.2. CONTAINER STOCK SHALL NOT BE POT BOUND.
- 3. PLANTS PLANTED IN ROWS SHALL BE MATCHED IN FORM.
- 4. PLANTS LARGER THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
 - 4.1. IF THE USE OF LARGER PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL, IN PROPORTION TO THE SIZE OF THE PLANT.
- 5. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
- 6. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1" AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
- 7. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND OR AS SPECIFIED IN PLANT LIST.
- 8. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
 - 8.1. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.
 - 8.2. SINGLE STEMMED OR THIN PLANTS WILL NOT BE ACCEPTED.
 - 8.3. SIDE BRANCHES, WELL DEVELOPED, AND THE PLANT AS A WHOLE WELL-BUSHED TO THE GROUND.
 - 8.4. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BARK INJURIES.

ACCESSORIES

TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL, TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6.8.

NOTE: ALL PLANTING AREAS SHALL BE CLEARED OF CONSTRUCTION DEBRIS (IE: CONCRETE, RUBBLE, STONES, BUILDING MATERIAL, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOP SOIL.

- 1. SOD AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.
- 2. PLANTING BED AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.
- 3. LANDSCAPE ISLANDS/MEDIANS: FRACTURE/LOSEN EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. REMOVE AND REPLACE ANY SUBGRADE UNSUITABLE FOR PLANTING.
- ONCE SUBGRADE IS CLEAN OF DEBRIS AND LOOSENED, ADD TOPSOIL TO A MINIMUM BERM 6" HIGH ABOVE ISLAND CURBING.
- 4. ANNUAL/PERENNIAL BED AREAS: ADD A MINIMUM OF 4" ORGANIC MATTER AND TILL TO A MINIMUM 12" DEPTH.

MULCH: TYPE SELECTED DEPENDENT ON REGION AND AVAILABILITY; SEE LANDSCAPE PLANS FOR TYPE OF MULCH TO BE USED. HOLD MULCH 4" FROM TREE TRUNKS AND SHRUB STEMS.

- 1. HARDWOOD: 6 MONTH OLD WELL-ROTTED DOUBLE SHREDDED NATIVE HARDWOOD BARK MULCH NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST. INSTALL MINIMUM DEPTH OF 3".
- 2. PINE STRAW: PINE STRAW TO BE FRESH HARVEST, FREE OF DEBRIS, BRIGHT IN COLOR. BALES TO BE WIRED AND TIGHTLY BOUND. NEEDLES TO BE DRY. INSTALL MINIMUM DEPTH OF 3".
- 3. RIVER ROCK: (COLOR) LIGHT GRAY TO BUFF TO DARK BROWN, WASHED RIVER ROCK, 1" - 3" IN SIZE. INSTALL IN SHRUB BEDS TO A MINIMUM DEPTH OF 3". WEED CONTROL BARRIER TO BE INSTALLED UNDER ALL ROCK MULCH AREAS. USE CAUTION DURING INSTALLATION NOT TO DAMAGE PLANT MATERIAL.
- 4. MINI NUGGETS: INSTALL TO A MINIMUM DEPTH OF 2" AT ALL LOCATIONS OF ANNUAL AND PERENNIAL BEDS. LIFT THE STEMS AND LEAVES OF THE ANNUALS AND CAREFULLY SPREAD THE MULCH TO AVOID INJURING THE PLANTS. GENTLY BRUSH THE MULCH OFF THE PLANTS.

GUYSING/STAKING:

- 1. ARBORTIE (GREEN OR WHITE) STAKING AND GUYING MATERIAL TO BE FLAT, WOVEN, POLYPROPYLENE MATERIAL, 3/4" WIDE 900 LB. BREAK STRENGTH. ARBORTIE SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.
- 2. REMOVE GUYING/STAKING AFTER ONE YEAR FROM PLANTING.

TREE WRAP: TREE WRAPS SHOULD BE USED ON YOUNG, NEWLY PLANTED THIN-BARKED TREES (CHERRY, CRABAPPLE, HONEY LOCUST, LINDEN, MAPLE, MOUNTAIN ASH, PLUM) THAT ARE MOST SUSCEPTIBLE TO SUN SCALD/SUNBURN. STANDARD WATERPROOFED TREE WRAPPING PAPER, 2-1/2" WIDE, MADE OF 2 LAYERS OF GREPE DRAFT PAPER, WEIGHING NOT LESS THAN 30 LBS. PER REAM, CEMENTED TOGETHER WITH ASPHALT, WRAP THE TREE IN THE FALL AND LEAVE THE WRAP IN PLACE THROUGHOUT THE WINTER AND EARLY SPRING. TREE WRAPS ARE TEMPORARY AND NO LONGER NEEDED ONCE TREES DEVELOP CORKY BARK.

PART 3 - EXECUTION

INSPECTION

PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOP SOIL PROVIDED BY THE GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.

PREPARATION

PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

LOCATE PLANTS AS INDICATED ON THE PLANS OR AS APPROVED IN THE FIELD AFTER STAKING BY THE LANDSCAPE CONTRACTOR. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED AND APPROVED BY THE LANDSCAPE ARCHITECT; SPACING OF PLANT MATERIAL SHALL BE AS SHOWN ON THE LANDSCAPE PLAN.

EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST 12" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL ACCOMMODATE THE ROOT SYSTEM. PROVIDE UNDISTURBED SUB GRADE TO HOLD ROOT BALL AT NURSERY GRADE AS SHOWN ON THE DRAWINGS.

INSTALLATION

SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL 2" - 3" ABOVE THE FINISH GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACKFILL THE PIT WITH TOPSOIL MIX AND EXCAVATED MATERIAL. DO NOT USE FROZEN OR MUDDY MIXTURES FOR BACKFILLING. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.

AFTER BALLED AND WRAPPED IN BURLAP PLANTS ARE SET, MULCH PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.

- 1. REMOVE ALL BURLAP, ROPES, AND WIRES FROM THE TOP 1/3 OF THE ROOT BALL.

SPACE GROUND COVER PLANTS IN ACCORDANCE WITH INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED QUANTITY OF PLANTS. PLANT TO WITHIN 24" OF THE TRUNKS OF TREES AND SHRUBS WITHIN PLANTING BED AND TO WITHIN 18" OF EDGE OF BED.

MULCHING:

- 1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL (SEE LANDSCAPE PLAN FOR MULCH TYPE); DEPTH OF MULCH AS NOTED ABOVE. HOLD MULCH BACK 4" AWAY FROM TREE TRUNKS AND SHRUB STEMS. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

DECORATIVE STONE: (WHERE INDICATED ON LANDSCAPE PLAN)

- 1. INSTALL WEED CONTROL BARRIER OVER SUB-GRADE PRIOR TO INSTALLING STONE. LAP 6" ON ALL SIDES.
- 2. PLACE STONE WITHOUT DAMAGING WEED BARRIER.
- 3. ARRANGE STONES FOR BEST APPEARANCE AND TO COVER ALL WEED BARRIER FABRIC.

WRAPPING, GUYING, STAKING:

- 1. INSPECT TREES FOR INJURY TO TRUNKS, EVIDENCE OF INSECT INFESTATION, AND IMPROPER PRUNING BEFORE WRAPPING.
- 2. WRAPPING.
 - 2.1. WRAP TRUNKS OF ALL YOUNG NEWLY PLANTED TREES KNOWN TO HAVE THIN BARK. WRAP SPIRALLY FROM BOTTOM TO TOP WITH SPECIFIED TREE WRAP AND SECURE IN PLACE.
 - 2.2. OVERLAP 1/2; THE WIDTH OF THE TREE WRAP STRIP AND COVER THE TRUNK FROM THE GROUND TO THE HEIGHT OF THE SECOND BRANCH.
 - 2.3. SECURE TREE WRAP IN PLACE WITH TWINE WOUND SPIRALLY DOWNWARD IN THE OPPOSITE DIRECTION, TIED AROUND THE TREE IN AT LEAST 3 PLACES IN ADDITION TO THE TOP AND BOTTOM.
- 24. WRAP THE TREES IN THE FALL AND LEAVE THE WRAP IN PLACE THROUGHOUT THE WINTER AND EARLY SPRING.
- 25. TREE WRAPS ARE TEMPORARY AND NO LONGER NEEDED ONCE THE TREES DEVELOP CORKY BARK.
- 3. STAKING/GUYING.
 - 3.1. STAKE/GUY ALL TREES IMMEDIATELY AFTER LAWN SODDING OPERATIONS AND PRIOR TO ACCEPTANCE.
 - 3.2. STAKE DECIDUOUS TREES 2" CALIPER AND LESS. STAKE EVERGREEN TREES UNDER 7'-0" TALL.
 - 3.2.1. STAKES ARE PLACED IN LINE WITH PREVAILING WIND DIRECTION AND DRIVEN INTO UNDISTURBED SOIL.
 - 3.2.2. TIES ARE ATTACHED TO THE TREE, USUALLY AT THE LOWEST BRANCH.
 - 3.3. GUY DECIDUOUS TREES OVER 2" CALIPER. GUY EVERGREEN TREES 7'-0" TALL AND OVER.
 - 3.3.1. GUY WIRES TO BE ATTACHED TO THREE STAKES DRIVEN INTO UNDISTURBED SOIL, WITH ONE STAKE PLACED IN THE DIRECTION OF THE PREVAILING WIND.
 - 3.3.2. TIES ARE ATTACHED TO THE TREE AS HIGH AS PRACTICAL.
 - 3.3.3. THE AXIS OF THE STAKE SHOULD BE AT 90 DEGREE ANGLE TO THE AXIS ON THE PULL OF THE GUY WIRE.
- 4. REMOVE ALL GUYING AND STAKING AFTER ONE YEAR FROM PLANTING.

PRUNING:

- 1. PRUNE DECIDUOUS TREES AND EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

WORKMANSHIP

DURING LANDSCAPE/IRRIGATION INSTALLATION OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF INSTALLATION OPERATIONS, ALL EXCESS MATERIALS, EQUIPMENT, DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. SWEEP PARKING AND WALKS CLEAN OF DIRT AND DEBRIS. REMOVE ALL PLANT TAGS AND OTHER DEBRIS FROM LAWNS AND PLANTING AREAS.

ANY DAMAGE TO THE LANDSCAPE, THE STRUCTURE, OR THE IRRIGATION SYSTEM CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

MAINTENANCE

CONTRACTOR SHALL PROVIDE MAINTENANCE UNTIL WORK HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

MAINTENANCE SHALL INCLUDE MOWING, FERTILIZING, MULCHING, PRUNING, CULTIVATION, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS AND LAWNS FREE OF INSECTS AND DISEASE.

- 1. SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
- 2. REPAIR GUY WIRES AND STAKES AS REQUIRED. REMOVE ALL STAKES AND GUY WIRES AFTER 1 YEAR.
- 3. REPAIR DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
- 4. WATER TREES, PLANTS AND GROUND COVER BEDS WITHIN THE FIRST 24 HOURS OF INITIAL PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE.

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR, AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE (GENERAL MANAGER OF THE RESTAURANT).

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE GENERAL MANAGER PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS

	LANDSCAPE TREES AND SHRUBS	TURF
pH RANGE	5.0 - 7.0	6.0 - 7.0
ORGANIC MATTER	> 1.5%	> 2.5%
MAGNESIUM (Mg)	100+ LBS/ACRE	100+ LBS/ACRE
PHOSPHORUS (P205)	150+ LBS/ACRE	150+ LBS/ACRE
POTASSIUM (K2O)	120+ LBS/ACRE	120+ LBS/ACRE
SOLUBLE SALTS/	NOT TO EXCEED 900PPM/1.5MMHOS/CM	NOT TO EXCEED 900PPM/1.5MMHOS/CM
CONDUCTIVITY	IN SOIL, NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM	IN SOIL, NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM
	IN HIGH ORGANIC MIX	IN HIGH ORGANIC MIX

WORKMANSHIP

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES.

ANY DAMAGE TO THE LANDSCAPE, THE STRUCTURE, OR THE IRRIGATION SYSTEM CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

WARM SEASON GRASSES (I.E. BERMLUDA GRASS) SHALL BE MAINTAINED AT A HEIGHT OF 1" TO 2" DURING THE GROWING SEASON.

COOL SEASON GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHOULD BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: WEED EATERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGINGS OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEEP CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

LIMING & FERTILIZING

A SOIL TEST SHALL BE TAKEN TO DETERMINE WHETHER AN APPLICATION OF LIMESTONE IN LATE FALL IS NECESSARY. IF LIMESTONE IS REQUIRED, THE LANDSCAPE CONTRACTOR SHALL SPECIFY THE RATE, OBTAIN APPROVAL FROM THE OWNER AND APPLY IT AT AN ADDITIONAL COST. A UNIT PRICE FOR LIMING OF TURF SHALL ACCOMPANY THE BID BASED ON A RATE OF 50 POUNDS PER 1000 SQUARE FEET.

FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICES "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES. DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS, IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

- 1. PRUNE THOSE THAT FLOWER BEFORE THE END OF JUNE IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
- 2. PRUNE THOSE THAT FLOWER IN SUMMER OR AUTUMN IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.

- 3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTER, PYRACANTHAS AND VIBURNUMS.
- 4. HOLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
- 5. BROAD-LEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
- 6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
- 7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
 - 7.1. YEW, JUNIPER, HEMLOCK, ARBORVITAE, AND FALSE-CYRESS MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
 - 7.2. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
 - 7.3. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
 - 8. GROUND COVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
 - 9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON OPEE MYRTLES, LILACS, VIBURNUMS, SMOKE BUSH, ETC.
 - 10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS ON OVERGROWN PLANTS. THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON ABELIA, FORSYTHIA, DEUTZIA, SPIREA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES. TREE YGROW AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUND COVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP, OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 5 POUNDS PER 100 SQUARE FEET OF BED AREA. ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

MULCHING

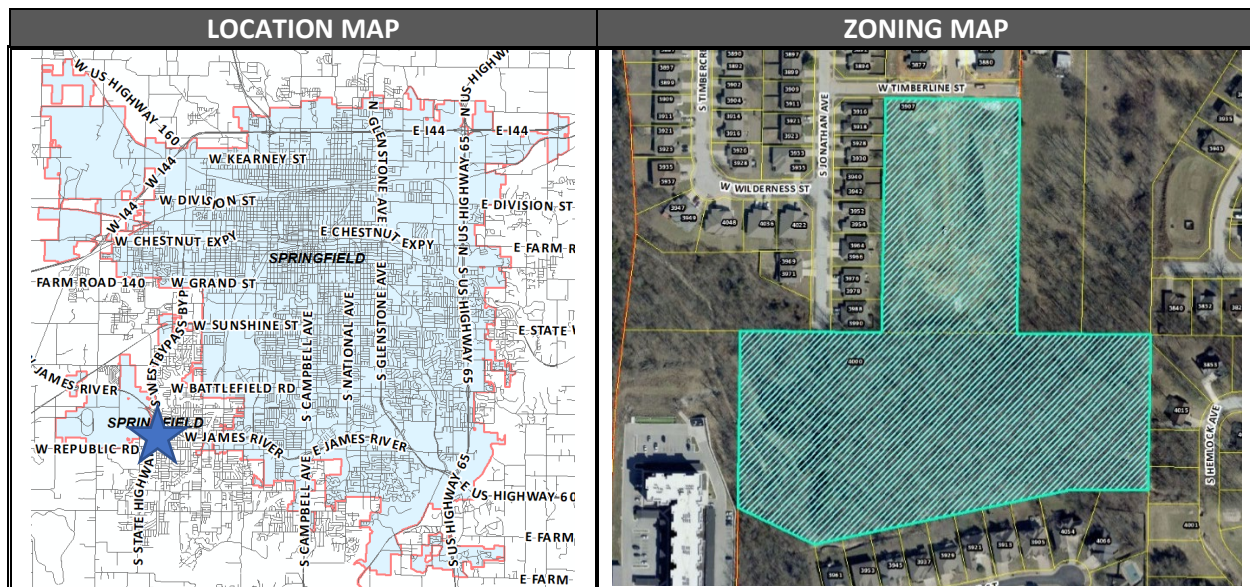
ANNUALLY ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of The Dell Subdivision Phase 2
Location:	4000 South Jonathan Avenue & 3907 South York Avenue
Total Acres:	14.46 acres
Applicant:	Wire Rd Development, LLC & Boehm Family Trust
Existing Land Use:	Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	November 6, 2025
City Council:	December 15, 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 Dell Subdivision Phase 2 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 14.46 acres of property generally located at 4000 South Jonathan Avenue & 3907 South York Avenue into twenty-one (21) residential lots to facilitate the development of the site.



Zoned: County PAD #2125 & County PAD #1284

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



View from Jonathan Ave

DEVELOPMENT REVIEW STAFF REPORT



View from York St

PROPERTY HISTORY:

The north 573 feet of the subject property was annexed into the city on January 13, 2025. The remaining portion of the subject property was annexed on August 25, 2025.

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.

DEVELOPMENT REVIEW STAFF REPORT

- (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.

DEVELOPMENT REVIEW STAFF REPORT

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.

DEVELOPMENT REVIEW STAFF REPORT

- (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 RESIDENTIAL TOWNHOUSE
Minimum lot dimension requirements	Lot Area (Duplex): 7,500 square feet Lot Area (Single-Family Detached): 5,000 square feet Lot Width: 45 feet Lot Depth: 80 feet
Maximum structure height	- When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. - When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Front yard setback	15 feet along local streets 25 feet along collector streets or higher
Side yard setback	Five feet or as required by section 36-453, supplemental open space and yard regulations.
Rear yard setback	Ten percent of the lot depth but may not be less than ten feet nor shall more than 20 feet be required.
Street Classification	S Jonathan Avenue – Local S York Avenue – Local W Timberline Street – Local
Sidewalks	Sidewalk is required along all adjacent roadways. Sidewalk exists along the frontage of all existing streets.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 20 percent.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 14.46 acres into a twenty-one (21) lot subdivision named "The Dell Subdivision Phase 2".
2. The property is currently zoned County PAD #2125 and County PAD #1284. The property owner has submitted an application to rezone the property to R-TH, Residential Townhouse District, which is currently in process.
3. A cave is located on the west side of the subject area, north of Lot 11. A 100-foot diameter Disturbance Buffer is depicted on the plat that prohibits development within the area. The purpose of the buffer area is to protect the cave and drainage area of the karst feature.
4. A previously platted drainage and detention easement located over York Avenue, Lots 7 & 15, and the majority of Lots 6 & 16 will need to be relinquished prior to final plat approval.
5. All lots meet the minimum dimension requirements of the City's subdivision regulations and the R-TH, Residential Townhouse District.
6. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
7. The Land Development Code requires that each lot have adequate public facilities including but not limited to water, sanitary sewer, electricity, gas, open space, storm drainage, access to the public transportation system, and that any existing natural features such as floodplains, stream buffers and sinkholes have been identified on the preliminary plat.
8. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision meets all applicable requirements of the City of Springfield's *Land Development Code* for subdivisions and is compatible with the zoning requirements of the R-TH, Residential Townhouse District.
2. Staff recommends approval as submitted in the staff report.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION OPTIONS:

In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the requirements set forth in the subdivision statutes and the Land Development Code. If the plat meets these minimum standards, approval is required.

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the preliminary plat.
2. The commission shall conditionally approve the preliminary plat.
3. The commission shall disapprove the preliminary plat and state for the record which requirement or requirements of the *Land Development Code* the preliminary plat fails to meet.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

AT&T has no conflicts. Will provide fiber to PH2. Please contact Cody Butler cb670v@att.com if you have any questions.

2. CITY UTILITIES:

No issues generally with the preliminary plat. CU electric/gas/water will need to be extended to provide services to all proposed lots, per CU's extension policy. At least 10ft wide utility easements will be needed along both sides of all new ROW areas. The easements can be added on the final plat.

CU can begin design when we receive construction plans.

3. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

The final plat for this subdivision will not be able to be approved until the public improvement plans are either constructed and accepted or escrowed.

Need to submit public improvement plans for the proposed sewer. The horizontal alignment shown on the preliminary plat is acceptable. Additional reviews will be done when the public improvement plans are submitted for review.

5. FIRE DEPARTMENT:

Approved, no comments.

6. PARKS & GREENWAYS:

Approved.

7. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:

Approved.

DEVELOPMENT REVIEW STAFF REPORT

8. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
4000 S Jonathan Ave	Wilsons Creek	Dependent on Stormwater Analysis	No	Yes	Yes	Yes

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. The Wilsons Creek stream crosses the proposed property with floodplain and floodway. A stormwater analysis showing no downstream impacts from discharging to the floodway can be submitted to determine if a Fee in Lieu Application for flood control would be accepted.

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

1. The 2025 FEMA Floodplain Map shows the Wilsons Creek has Floodplain and Floodway present on the property. Floodplain Permits would be required for any excavation, filling or building in the floodplain.

Natural Channels and Stream Buffers

1. The Wilson Creek Category C Small Tributary is present on the property. The Subdivision Plat is recording a 180 feet wide stream buffer easement along the stream top of banks.

Sinkholes and Karst Features

1. The geotechnical report provided for the subdivision has a cave present on the West side of the development near the Jonathan Ave connection. This cave has a 100 feet wide buffer for no disturbance to protect the cave and drainage area of the karst feature.

DEVELOPMENT REVIEW STAFF REPORT

9. 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	Jonathan Ave (existing)	Local	City	25	25	NA	Yes	Yes	Yes
Street 2	York Ave (existing)	Local	City	25	25	NA	Yes	Yes	Yes
Street 3	Timberline St	Local	City	25	25	NA	Yes	Yes	Yes
Street 4	Future Jonathan Ave	Local	City	25	0	NA	No	Yes	No
Street 5	Future York Ave	Local	City	25	0	NA	No	Yes	No

Access

All new and existing driveway approaches shall comply with the 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 no bus stops near the property.

Improvements

No improvements are required for this preliminary plat. A traffic study is not required for this plat. All public improvements including sidewalk required for the development must be constructed or escrowed prior to approval of the building permit or plat.

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

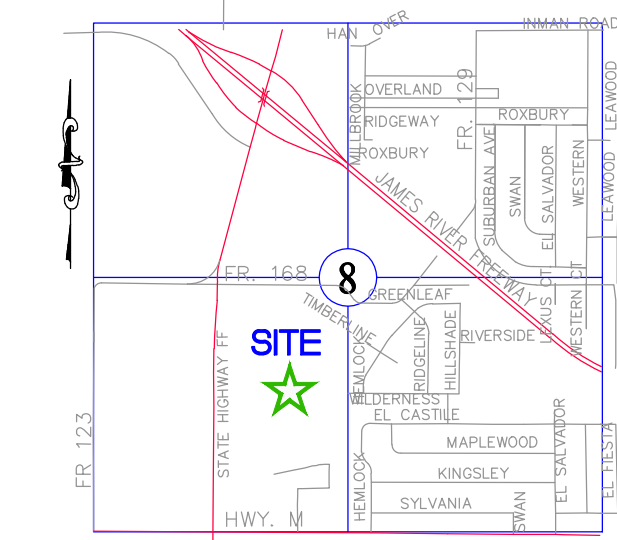
Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

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 recommended for denial by the Commission and the applicant requests City Council 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 DELL SUBDIVISION PHASE 2

BEING ALL OF LOT 2A OF REPLAT OF LOT 2 SILVERLEAF SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.



LOCATION SKETCH

SEC. 8, T28N, R22W
SCALE: 1"=2000'



ZONING DATA

PROPOSED ZONING DISTRICT: R-TH, RESIDENTIAL TOWNHOUSE

NOTES

TOTAL AREA OF DEVELOPMENT = 630,003± SQ. FT. (14.46± ACRES)
TOTAL NUMBER OF LOTS = 21
SMALLEST - LOT 15 = 7,769± SQ. FT. (0.18± ACRES)
LARGEST DEVELOPABLE LOT - LOT 11 = 11,748± SQ. FT. (0.27± ACRES)
COMMON AREA = 335,675± SQ. FT. (7.71± ACRES)

STORM WATER NOTES

ALL COMMON AREAS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

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 DEDICATED 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 AND OPEN DRAINAGE FACILITIES.

NO FENCES, PLANTINGS, OR OBSTRUCTIONS OTHER THAN MAILBOXES ARE PERMITTED WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT, UNLESS THE DRAINAGE IS ENCLOSED IN A BELOW GRADE CONDUIT. AT NO TIME SHALL PERMANENT STRUCTURES BE ALLOWED IN THE EASEMENT.

STREAM BUFFER AREAS ARE DEDICATED FOR THE PROTECTION OF STORMWATER QUALITY, STREAM PRESERVATION, AND FLOOD CONTROL. THE PROPERTY OWNER MAY FULLY USE AND ENJOY THE LAND WITHIN THE STREAM BUFFER AREA PROVIDED THAT SUCH USE IS IN ACCORDANCE WITH CHAPTER 96 OF THE SPRINGFIELD CITY CODE, AS AMENDED, AND THE FLOOD CONTROL AND WATER QUALITY PROTECTION MANUAL, AS AMENDED. MAINTENANCE, REPAIR, AND RESTORATION, IF NECESSARY, OF THE STREAM BUFFER AREA IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE FLOOD CONTROL AND WATER QUALITY PROTECTION MANUAL.

THE SINKHOLE-RELATED NON-BUILDABLE AREAS OR RESTRICTED FILL AREAS SHOWN ON THIS PLAN HAVE BEEN DETERMINED BASED ON THE STUDY AND RECOMMENDATION OF A PROFESSIONAL ENGINEER OR GEOLOGIST. HOWEVER, APPROVAL OF THIS PLAN IS NOT TO BE INTERPRETED AS ANY GUARANTEE THAT FUTURE SINKHOLE ACTIVITY WILL NOT OCCUR DUE TO EITHER NATURAL OR HUMAN ACTIVITIES.

NON-BUILD AREA

THE SINKHOLE-RELATED NON-BUILDABLE AREAS OR RESTRICTED FILL AREAS SHOWN ON THIS PLAN HAVE BEEN DETERMINED BASED ON THE STUDY AND RECOMMENDATION OF A PROFESSIONAL ENGINEER OR GEOLOGIST. HOWEVER, APPROVAL OF THIS PLAN IS NOT TO BE INTERPRETED AS ANY GUARANTEE THAT FUTURE SINKHOLE ACTIVITY WILL NOT OCCUR DUE TO EITHER NATURAL OR HUMAN ACTIVITIES.

ANY SINKHOLE-RELATED NON-BUILDABLE AREA IDENTIFIED HERE HAS BEEN DETERMINED TO BE UNSUITABLE FOR ANY CONSTRUCTION ACTIVITY, AND NO BUILDINGS, PARKING AREAS, LAND DISTURBANCE OR OTHER STRUCTURES SHALL BE PERMITTED WITHIN THIS AREA.

ANY SINKHOLE OR RESTRICTED FILL AREA IDENTIFIED HERE HAS BEEN DETERMINED TO BE UNSUITABLE FOR SOIL BEARING FOUNDATION, AND THE ENTIRE STRUCTURE OF ANY BUILDING (INCLUDING THE FLOOR SYSTEM) CONSTRUCTED THEREON MUST BE FOUND ON SOLID ROCK, OR AS DETERMINED BY THE DIRECTOR OF BUILDING DEVELOPMENT SERVICES.

THE LOWEST ENCLOSED SPACE OF ANY STRUCTURE WITHIN OR ADJACENT TO A SINKHOLE FLOODING AREA SHALL BE A MINIMUM OF FIVE (5) FEET ABOVE THE FLOODING ELEVATION WHERE THERE IS NO OVERFLOW FROM THE SINKHOLE FROM THE CRITICAL FLOOD EVENT, OR ONE FOOT ABOVE THE FLOODING ELEVATION DETERMINED BY THE OVERFLOW ELEVATION CALCULATED FOR THE CRITICAL FLOOD EVENT, WHATEVER THE DIFFERENCE BETWEEN THE TOPOGRAPHIC RM AND FLOODING ELEVATION IS LESS THAN FIVE (5) FEET.

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYORS NOTE:

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

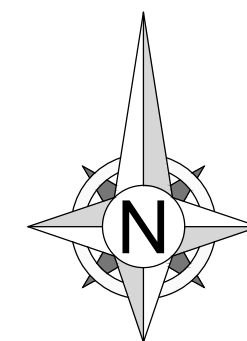
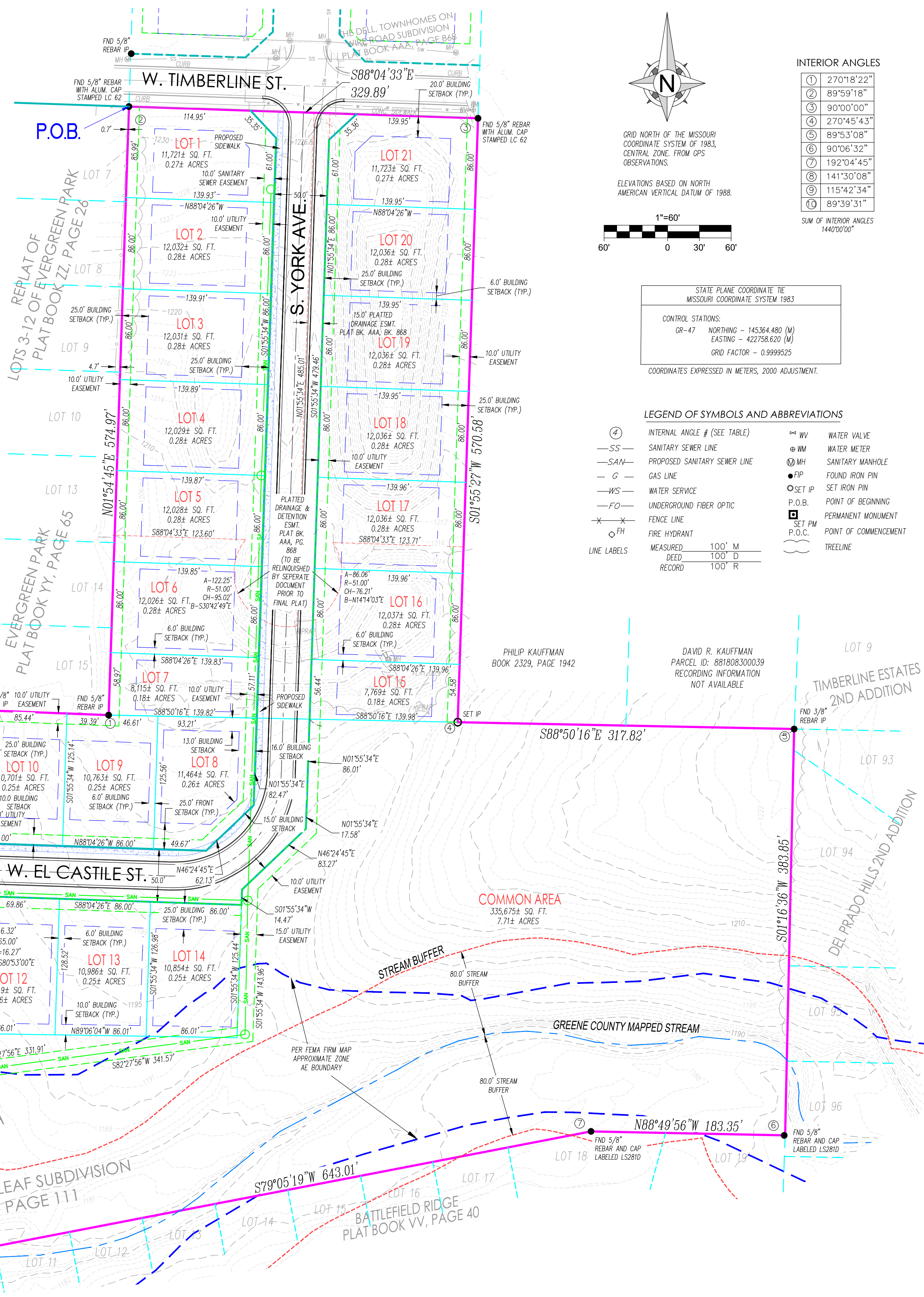
FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND ZONE AE OF THE PRELIMINARY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 200720338B, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18TH, 2022 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

PERIMETER DESCRIPTION

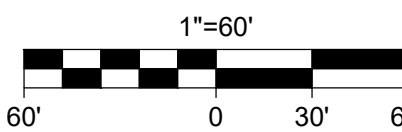
A PART OF A TRACT OF LAND DESCRIBED IN BOOK 2021, PAGE 004808-21 AND PART OF BOOK 2688, PAGE 2051 IN THE RECORDER OF DEEDS OFFICE IN GREENE COUNTY, MISSOURI, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, GREENE COUNTY, MISSOURI, ALSO BEING ALL OF LOT 2A, REPLAT OF LOT 2 SILVERLEAF SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN PLAT BOOK BBB, PAGE 111, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR WITH CAP LABELED LC 62 AT THE SOUTHWEST CORNER OF THE DELL, TOWNHOMES ON WIRE ROAD, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AS RECORDED IN PLAT BOOK AAA AT PAGE 868 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 88°04'33" EAST, 329.89 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 01°55'27" WEST, 570.58 FEET TO A POINT LYING ON THE NORTH LINE OF LOT 2-A, A REPLAT OF LOT 2 OF SILVERLEAF, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AS RECORDED IN PLAT BOOK BBB AT PAGE 111 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE SOUTH 88°50'16" EAST, 317.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 2-A; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 2-A SOUTH 01°16'36" WEST, 383.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2-A; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE FOLLOWING 3 CALLS: NORTH 88°49'56" WEST, 183.35 FEET; THENCE SOUTH 79°05'19" WEST, 643.01 FEET; THENCE NORTH 62°24'48" WEST, 205.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2-A; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE NORTH 01°52'38" EAST, 433.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 2-A; THENCE LEAVING SAID WEST LINE AND ALONG AFORESAID NORTH LINE SOUTH 87°46'53" EAST, 343.97 FEET; THENCE LEAVING SAID NORTH LINE NORTH 01°54'45" EAST, 574.97 FEET TO THE POINT OF BEGINNING. CONTAINING 630,003 SQUARE FEET OR 14.46 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. DATE OF ADJUSTMENT 2002.



GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. FROM GPS OBSERVATIONS.

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.



INTERIOR ANGLES

①	270°18'22"
②	89°59'18"
③	90°00'00"
④	270°45'43"
⑤	89°53'08"
⑥	90°06'32"
⑦	192°04'45"
⑧	141°30'08"
⑨	115°42'34"
⑩	89°39'31"

SUM OF INTERIOR ANGLES 1440°00'00"

STATE PLANE COORDINATE THE MISSOURI COORDINATE SYSTEM 1983	
CONTROL STATIONS:	
GR-47	NORTHING - 145364.480 (M)
	EASTING - 422758.620 (M)
	GRID FACTOR - 0.9999525

COORDINATES EXPRESSED IN METERS, 2000 ADJUSTMENT.

LEGEND OF SYMBOLS AND ABBREVIATIONS

INTERNAL ANGLE # (SEE TABLE)

—SS—	SANITARY SEWER LINE	—WV—	WATER VALVE
—SAN—	PROPOSED SANITARY SEWER LINE	—WM—	WATER METER
—G—	GAS LINE	—MH—	SANITARY MANHOLE
—WS—	WATER SERVICE	—FIP—	FOUND IRON PIN
—FO—	UNDERGROUND FIBER OPTIC	—OIP—	SET IRON PIN
—X—	FENCE LINE	—P.O.B.—	POINT OF BEGINNING
—FH—	FIRE HYDRANT	—P.M.—	PERMANENT MONUMENT
—MEAS—	MEASURED	—P.O.C.—	POINT OF COMMENCEMENT
—DEED—	DEED	—T—	TREELINE
—RECORD—	RECORD		

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION
APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD, MISSOURI.

STEPHEN CHILDERS, DIRECTOR OF PLANNING & DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI BY SPECIAL ORDINANCE _____.

ANITA J. COTTER, MMC/WPC

CITY CLERK

DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON, ALL STREETS, EASEMENTS, AND ACCESS LIMITATIONS AS RELINQUISHED AND DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, _____ AND _____

(CORPORATE OFFICE, ETC.) SOLE OWNERS OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THIS PLAT TO BE SIGNED THIS ____ DAY OF _____.

SIGNATURE _____ SIGNATURE _____

PRINT NAME _____ PRINT NAME _____

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF SPRINGFIELD, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

MANAGING MEMBER _____ DATE _____

ACKNOWLEDGEMENT

STATE OF MISSOURI

(SS)

COUNTY OF GREENE

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME,

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____

TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____

_____ OF _____

A LIMITED LIABILITY COMPANY OF THE STATE OF _____, AND THAT SAID

DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS _____ AND SAID _____

ACKNOWLEDGED SAID DOCUMENT TO BE THE

FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED

THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

PRINT NAME: _____

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT I, GREGORY B. BOWERS, DO HEREBY DECLARE THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT SAID PRELIMINARY PLAT REFLECTS THE CURRENT CONDITION OF THE SUBJECT PROPERTY, AND THE PROPOSED DEVELOPMENT OF SAID PROPERTY, TO THE BEST OF MY KNOWLEDGE.

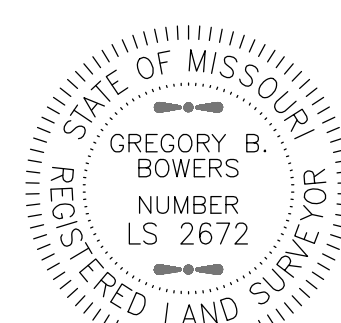
LAST REVISION DATE OCTOBER 21, 2025.

OWN, INC., L.C. 62

BY:

Gregory B. Bowers

GREGORY B. BOWERS
NO P.L.S. NO. 2672



10-21-2025

DATE PREPARED

OWNER AND DEVELOPER

BOEHM FAMILY TRUST
6428 PAMILLA LANE
MCKINNEY, TX 75071
PLAT BOOK BBB, PAGE 111

OWNER AND DEVELOPER

WIRE ROAD DEVELOPMENT
2144 E. REPUBLIC RD.
SUITE F-302
SPRINGFIELD, MO, 65804
BOOK 2021, PAGE 004808-21

PREPARED BY

GREGORY B. BOWERS, PLS
OWN, INC.
821 E. 3RD ST.
JOPLIN, MO 65807



FORMERLY ANDERSON ENGINEERING

3213 S. West Bypass
Springfield, MO 65807
417.866.2741
weareown.com

FIELD: CB DATE: 10-21-2025
DRAWN: GAS / BAC FIELD BK: CB
CHECKED: GBB JOB NO: 25SP10034

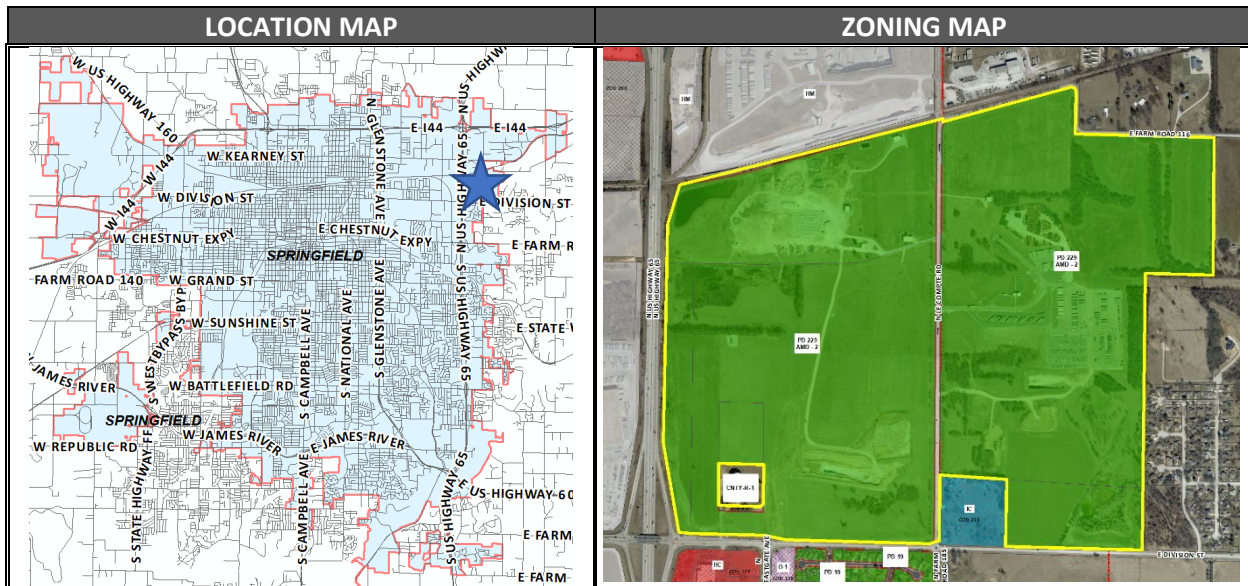
112094
SHEET 1 OF 1

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Sky Light Surface Park
Location:	1900 North Le Compte Road
Total Acres:	389.98 acres
Applicant:	Springfield Underground, Inc.
Existing Land Use:	Stone quarry, underground storage facility and entrance, and undeveloped land
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	November 6, 2025
City Council:	December 15, 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 Sky Light Surface Park, 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 389.98 acres of property generally located at 1900 North Le Compte Road into three (3) lots to facilitate the development of the site.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:

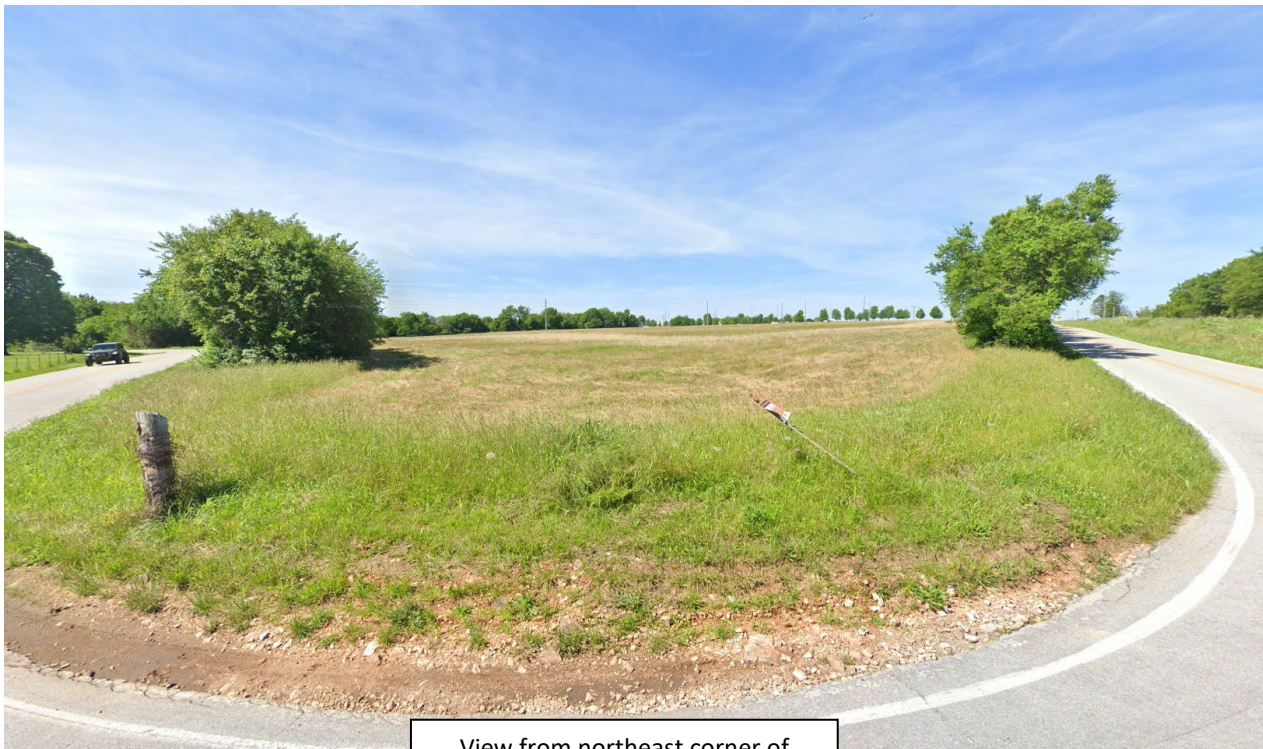


View from southwest corner of
subject area

DEVELOPMENT REVIEW STAFF REPORT



View from southeast corner of
subject area



View from northeast corner of
subject area

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The west 260 feet of the subject property was annexed into the city in 1964. The remaining portion of the subject area was annexed in 1999. Portions of the property were certified as tracts of record in 2001 and 2016 by AS-5142 and AS-7198, respectively. In 2023, a preliminary plat named "Sky Light Surface Park Subdivision" was approved for this property but expired on June 26, 2025.

The core of the subject area was zoned Planned Development No. 229 in 1999. All of the subject area was rezoned to Planned Development No. 229, Amendment 1 in 2004. The zoning for the 2nd Amendment of the Planned Development was approved by City Council in 2023.

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:

DEVELOPMENT REVIEW STAFF REPORT

- (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.

DEVELOPMENT REVIEW STAFF REPORT

- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 - 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 - 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

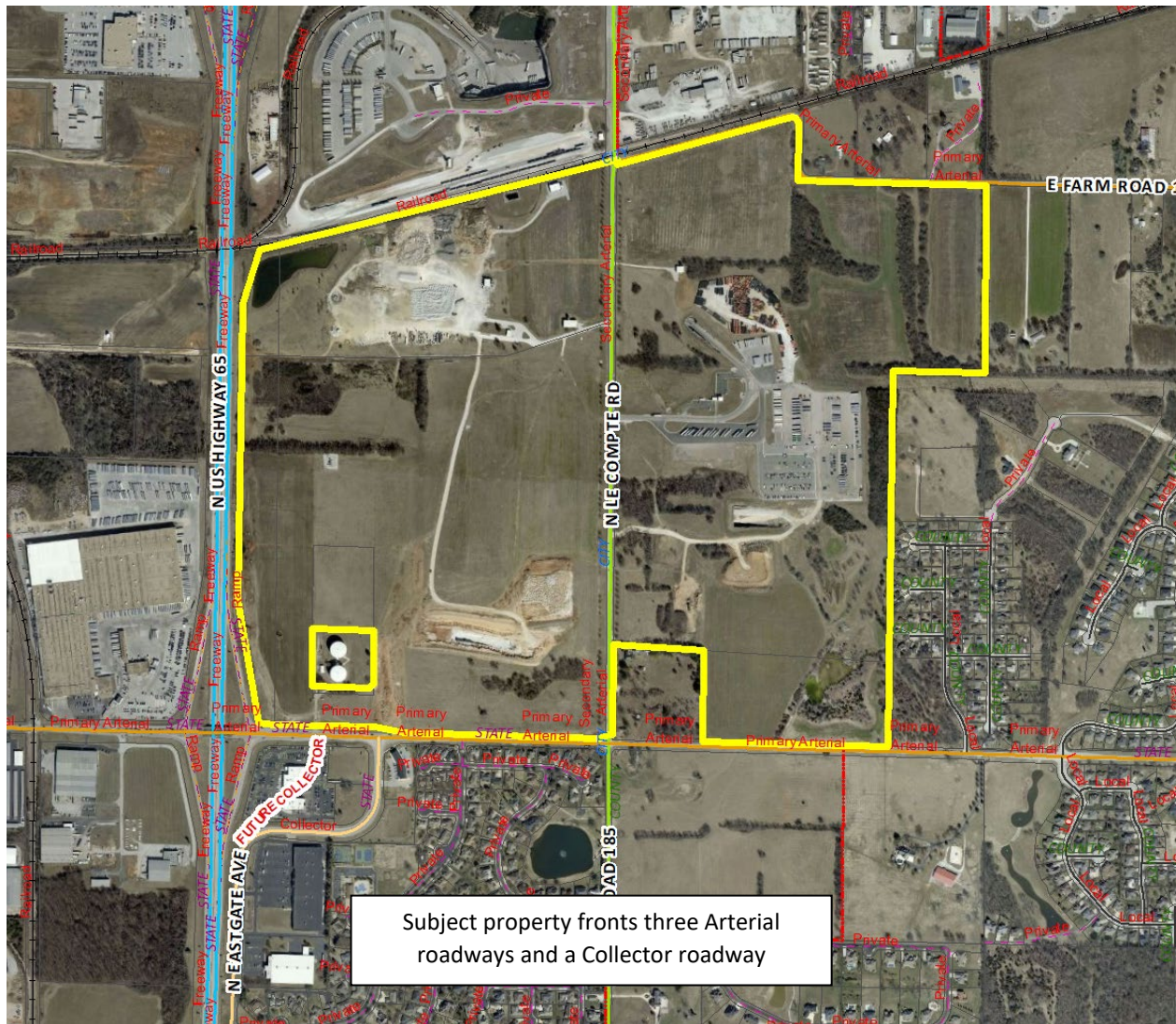
CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT 229, AMENDMENT 2
Minimum lot dimension requirements	36 feet of frontage along a public street
Maximum structure height	Structures may be sixty (60) feet high as measured from the adjacent grade of the structure for Areas D and E. In addition, no structure in areas E and F shall be higher than its horizontal distance from any right-of-way line. In all other areas, there are no height restrictions, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH beyond the limits of this district.
Front, side, and rear yard setback	<u>Area A</u> 1. Division Street for structures: Fifty (50) feet from the Division Street Right-of-Way. 2. All other streets for structures: a. Front yard: Twenty-five (25) feet b. Side yard: Fifteen (15) feet c. Rear yard: Fifteen (15) feet. 3. For vehicular use areas: Fifteen (15) feet, plus any required bufferyard. <u>Area B</u> 1. All streets for structures: a. Front yard: Forty (40) feet b. Side yard: Fifteen (15) feet or zero (0) feet if buildings on adjoining lots are joined by a common wall c. Rear yard: Fifteen (15) feet or zero (0) feet if buildings on adjoining lots are joined by a common wall d. Double frontage lots shall have a forty (40) foot setback from each street. e. With the exception that for Farm Road 116 the setbacks shall begin at the future right-of-way width of fifty (50) feet from centerline. 2. All streets for vehicular use areas: a. Fifteen (15) feet. b. With the exception that for Farm Road 116 the setbacks shall begin at the future right-of-way width of fifty (50) feet from centerline. <u>Area C</u> None, used for drainage and detention basin. <u>Area D</u> 1. Division Street for structures: a. Fifty (50) feet from Division Street Right-of-Way. 2. All other streets for structures: a. Front yard: Forty (40) feet

DEVELOPMENT REVIEW STAFF REPORT

	b. Side yard: Fifteen (15) feet c. Rear yard: Fifteen (15) feet d. Double frontage lots shall have a forty (40) foot setback from each street. 3. Vehicular use areas: Fifteen (15) feet, plus any required bufferyard. <u>Area E</u> 1. Division Street for structures: a. Fifty (50) feet from Division Street Right-of-Way. 2. All other streets for structures: a. Front yard: Forty (40) feet b. Side yard: Fifteen (15) feet. c. Rear yard: Fifteen (15) feet. d. Double frontage lots shall have a forty (40) foot setback from each street. 3. Vehicular use areas: Fifteen (15) feet, plus any required bufferyard.
Street Classification	N Le Compte Road – Secondary Arterial E Division Street – Primary Arterial E Atlantic Street (Farm Road 116) – Primary Arterial N Eastgate Avenue – Collector
Sidewalks	Sidewalk is required along the frontage of all adjacent streets. Sidewalk currently only exists along Le Compte Road and Eastgate Avenue.
Open Space Requirements	A minimum open space ratio of twenty (20) percent open space shall be provided throughout the entire development. This open space ratio shall apply to individual lots as well as the overall development.
Maximum Building Coverage	The maximum building coverage, including accessory buildings, shall not exceed sixty (60) percent on each buildable lot.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 389.98 acres into a three (3) lot subdivision named "Sky Light Surface Park".
2. In 2023, a preliminary plat of the same name was approved for this property but expired on June 26, 2025.
3. Eastgate Avenue was dedicated via right-of-way deed earlier this year and is currently under construction.
4. The square-shaped parcel that abuts Eastgate Avenue is owned by City Utilities and is not part of this subdivision.
5. Sinkholes are known on each of the three lots. Future development or subdivision will require a geotechnical report for any area with known or suspected karst features.
6. All lots meet the minimum requirements of the City's subdivision regulations and Planned Development District No. 229, Amendment 2.
7. 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.
8. 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.
9. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision meets all applicable requirements of the City of Springfield's *Land Development Code* for subdivisions and is compatible with the zoning requirements of Planned Development District No. 229, Amendment 2.
2. Staff recommends approval as submitted in the staff report.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION OPTIONS:

In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the requirements set forth in the subdivision statutes and the Land Development Code. If the plat meets these minimum standards, approval is required.

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the preliminary plat.
2. The commission shall conditionally approve the preliminary plat.
3. The commission shall disapprove the preliminary plat and state for the record which requirement or requirements of the *Land Development Code* the preliminary plat fails to meet.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

AT&T has an existing 16.5' SWBT toll easement along the west side of Le Compte that is not shown on the provided documents. This easement contains many cables that will need to be relocated to new easement if construction is planned within this area. Please show easement on the final plat. Contact Adam Moon 417-631-9619 to discuss relocations if needed.

2. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

Approved.

3. CITY UTILITIES:

Critical comments:

1) CU has requested new dedicated easements related to the Eastgate and Le Compte improvements. It is unclear if these easements have been signed by the owner, but CU prefers that these easements be signed, recorded and shown on this plat with book and page. This could be done on the final plat.

2) CU may request additional easements on the final plat for future extensions/connections.

General Comments:

All lots will have access to CU 3-phase electric, gas & water either on Le Compte or Division.

4. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved

5. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Add the following note to the plat.

"Portions of these lots are subject to a \$0.0147 per square foot trunkline connection fee to connect to the Peirson Cr. phase 2 trunkline sewer basin. These fees are based on the area of the property connecting. These fees will be calculated and collected at the time of development. "

No other issues with the plat.

6. FIRE DEPARTMENT:

Approved. No comments at this time.

DEVELOPMENT REVIEW STAFF REPORT

7. PARKS & GREENWAYS:

Are there any trail easements with this or is it assimilated into the ROW?

Response: It is assimilated into the right-of-way. A 10-foot-wide multi-use path for bicycle and pedestrian use is under construction along the south and east side of Eastgate Avenue and continues north along the east side of Le Compte Road.

8. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:

Approved.

9. MISSOURI DEPARTMENT OF TRANSPORTATION:

No apparent impact to MoDOT R/W at this time.

10. 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/Floodway
1900 N Le Compte Rd (Lot 1/2)	Jordan Creek North Branch	No	No	No	Yes	No
1900 N Le Compte Rd (Lot 3)	Pierson Creek	No	No	No	Yes	Yes

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. Future Subdivision or Development on the proposed lots will require a Flood Control stormwater control measure to prevent downstream impacts. All three lots are discharge to City, County, or MODOT right-of-way

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.

DEVELOPMENT REVIEW STAFF REPORT

- 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

- The 100-yr floodplain is present on the SE corner of Lot 3. This area has an existing flood control structure.

Natural Channels and Stream Buffers

N/A

Sinkholes and Karst Features

- Sinkholes are known on each of the three lots. Future development or subdivision will require a geotechnical report for any area with known or suspected karst features.

11. 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	N. Le Compte Road	Secondary Arterial	City	35	25	3000	No	Yes	Yes
Street 2	E. Division Street	Primary Arterial	MoDOT	50	40	8000	No	Yes	No
Street 3	E. Atlantic Street (FR 116)	Primary Arterial	City	50	20	NA	No	Yes	No
Street 4	Future N. Eastgate Avenue	Collector	City	30	45	NA	No	Yes	Yes

Street Classification, Right-Of-Way, & Jurisdiction

City's Transportation Plan classifies N. Le Compte Road as a Secondary Arterial roadway, and both E. Division Street and E. Atlantic Street (Farm Road 116) as Primary Arterial roadways. The standard right-of-way width from the centerline of N. Le Compte Road is 35 feet. The standard right-of-way width from the centerline of E. Division Street is 50 feet. The standard right-of-way width from the centerline of E. Atlantic Street is 50 feet. It appears that additional right-of-way is needed along N. Le Compte Road, E. Division Street and E. Atlantic Street. A survey is recommended to determine the exact

DEVELOPMENT REVIEW STAFF REPORT

amount of existing right-of-way. N. Le Compte Road and E. Atlantic Street are city-maintained streets and E. Division Street is a state-maintained street.

Access

All access to the development shall be per the traffic study, planned development, current MoDOT standards and/or current City of Springfield standards.

Sidewalk

Per the planned development, sidewalks are required along all public streets.

Improvements

A traffic study will be required at the time of development. All requirements of the traffic study and planned development are required to be submitted on Public Improvement Plans (PIP). The approved PIP shall be constructed, or funds escrowed prior to approval of the final plat.

DEVELOPMENT REVIEW STAFF REPORT

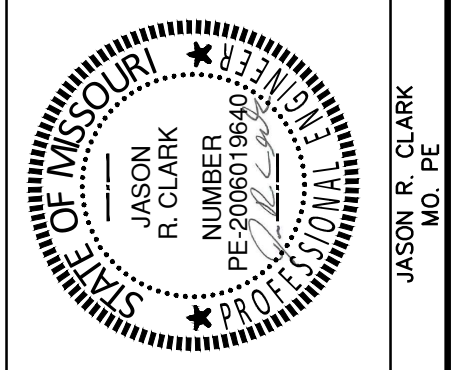
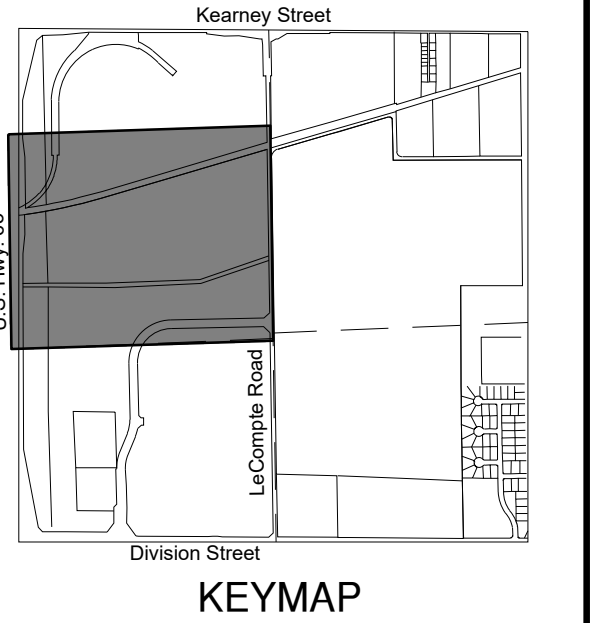
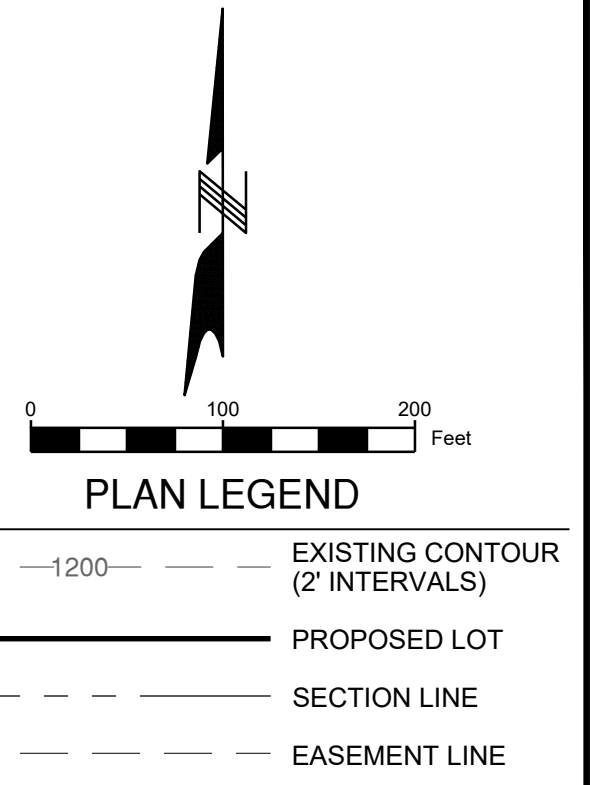
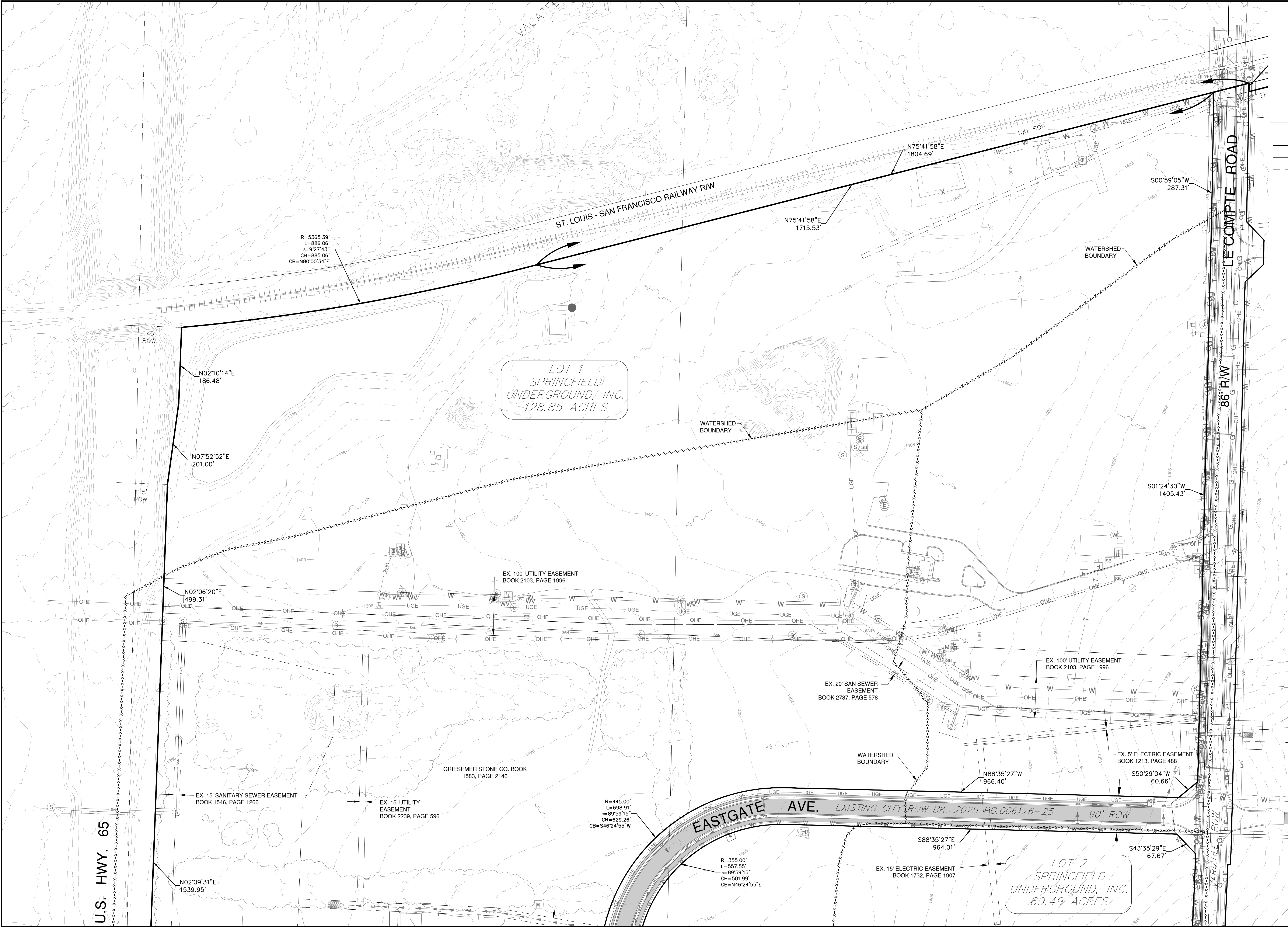
CONDITIONS FOR APPROVAL:

ATTACHMENT 2

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

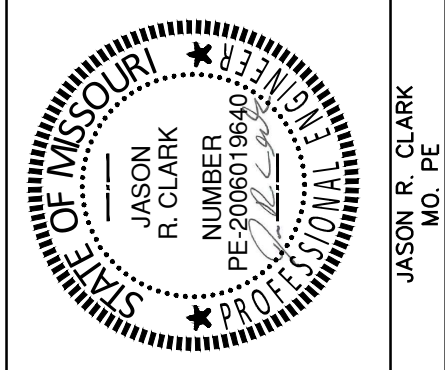
1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required 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 recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.



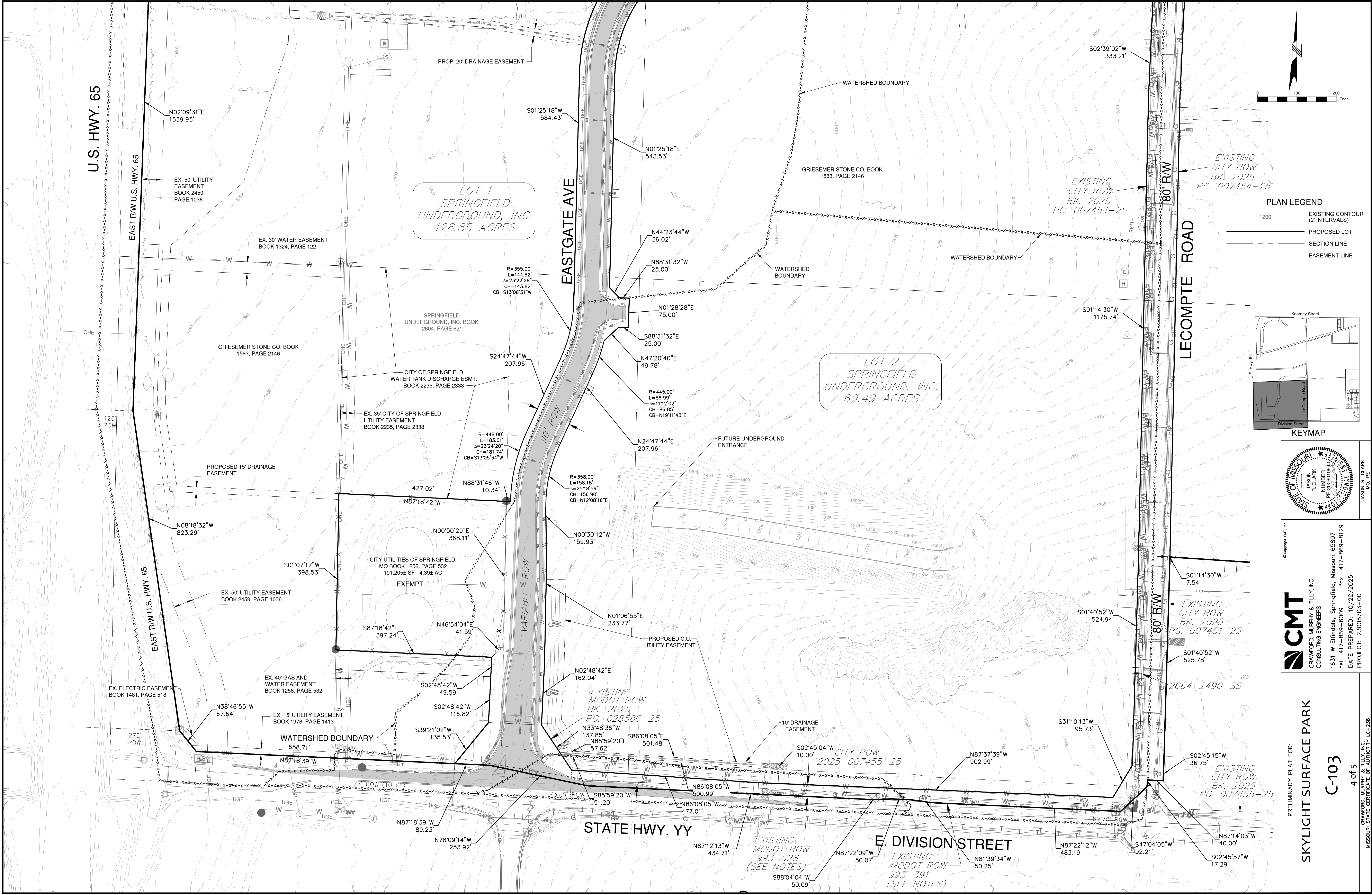
CMT
CRAWFORD MURPHY & TILLY, INC.
CONSULTING ENGINEERS
1631 W. Ellendale, Springfield, Missouri 65807
tel 417-869-6009 fax 417-869-8129
DATE PREPARED: 10/22/2025
PROJECT: 23005703-00

PRELIMINARY PLAT FOR:
SKYLIGHT SURFACE PARK
C-101
2 of 5
CRAWFORD MURPHY & TILLY, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY LC-238



CMT
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PRELIMINARY PLAN FOR:
SKYLIGHT SURFACE PARK
C-102
3 of 5
CRAWFORD MURPHY & TILLY, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY IC-238



U.S. HWY. 65

EAST RW U.S. HWY. 65

EAST RW U.S. HWY. 65

EASTGATE AVE

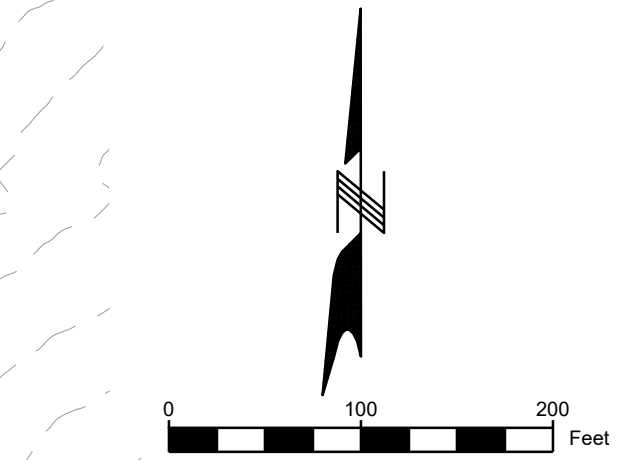
LECOMPTTE ROAD

STATE HWY. YY

E. DIVISION STREET

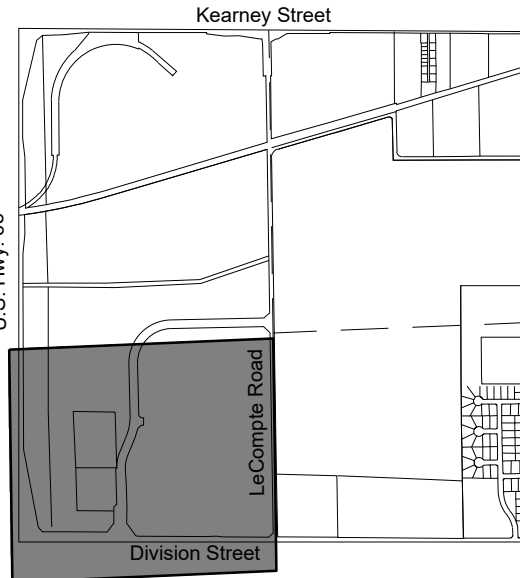
LOT 1
SPRINGFIELD
UNDERGROUND, INC.
128.85 ACRES

LOT 2
SPRINGFIELD
UNDERGROUND, INC.
69.49 ACRES

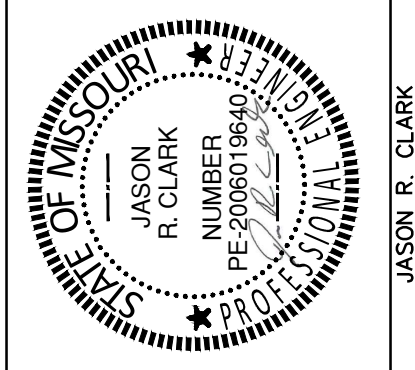


EXISTING
CITY ROW
BK. 2025
PG. 007454-25

- PLAN LEGEND
- 1200 --- EXISTING CONTOUR (2' INTERVALS)
 - PROPOSED LOT
 - SECTION LINE
 - EASEMENT LINE



KEYMAP



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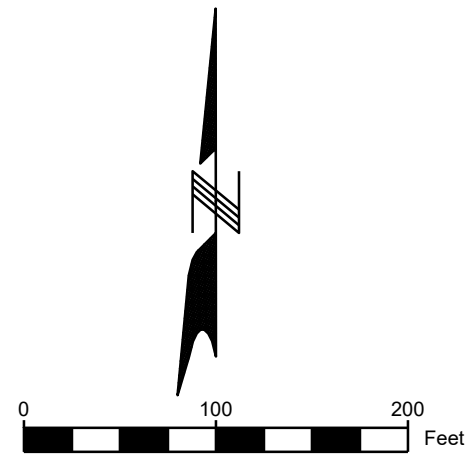
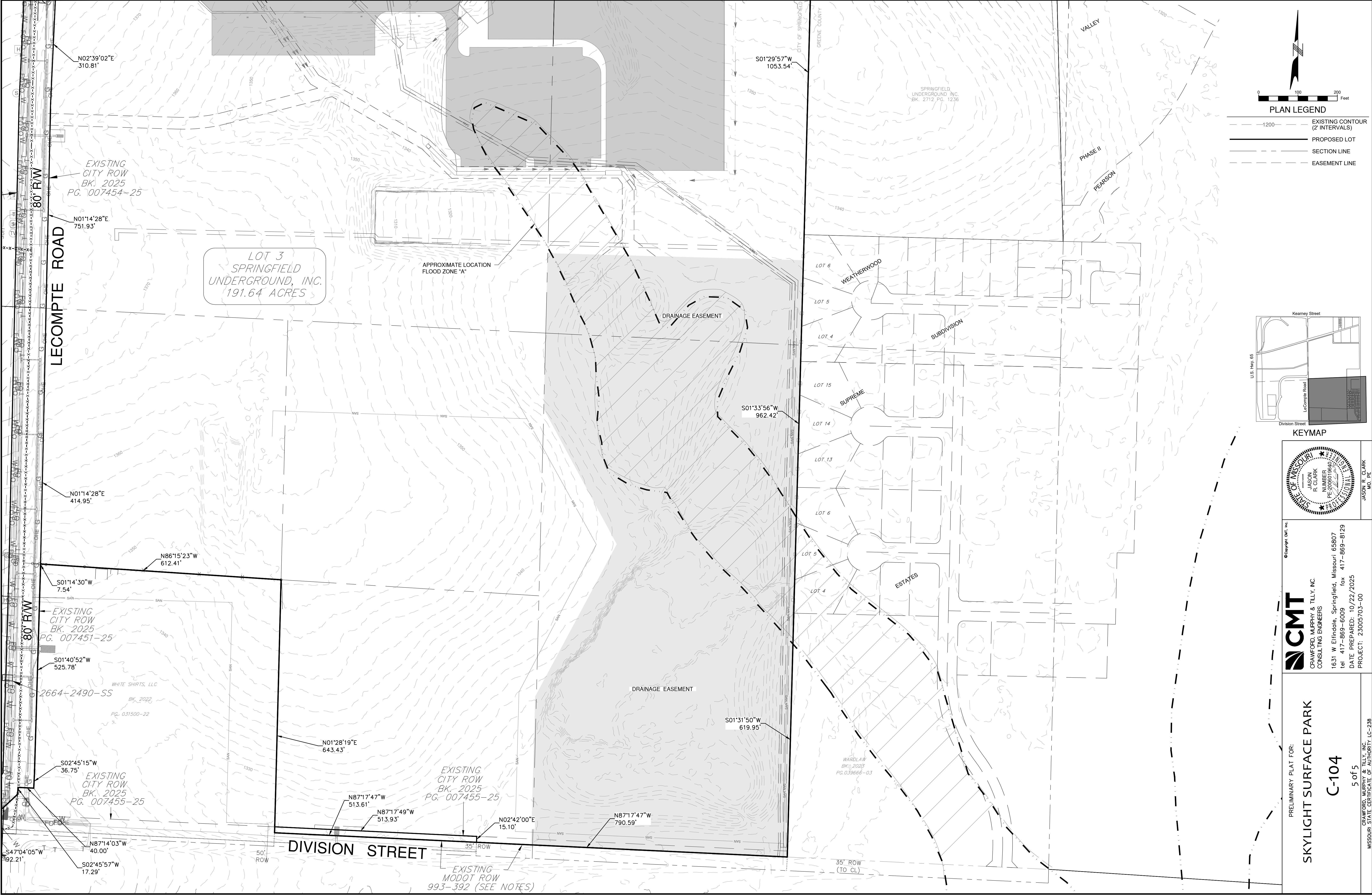
CMT
CRAWFORD MURPHY & TILLY, INC.
CONSULTING ENGINEERS
1631 W. Ellendale, Springfield, Missouri 65807
tel 417-869-6009 fax 417-869-8129
DATE PREPARED: 10/22/2025
PROJECT: 23005703-00

PRELIMINARY PLAT FOR:
SKYLIGHT SURFACE PARK

C-103

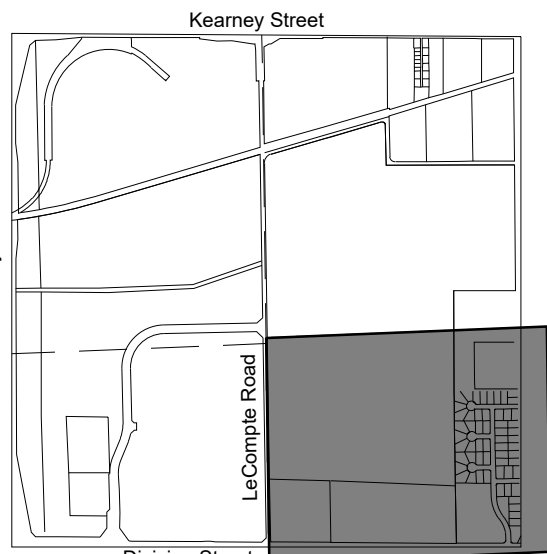
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MISSOURI STATE CERTIFICATE OF AUTHORITY LC-238

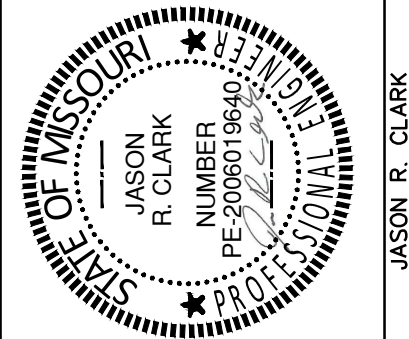


PLAN LEGEND

- 1200 --- EXISTING CONTOUR (2' INTERVALS)
- PROPOSED LOT
- - - SECTION LINE
- - - EASEMENT LINE



KEYMAP



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DATE PREPARED: 10/22/2025
PROJECT: 23005703-00

PRELIMINARY PLAT FOR:
SKYLIGHT SURFACE PARK
C-104
5 of 5
CRAWFORD MURPHY & TILLY, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY LC-238