



City of Springfield

Agenda

Administrative Review Committee

November 13, 2025

3:30 PM

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

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. November 6, 2025

3. HEARINGS.

3.1. ARC2025-00031
3601 E CHESTNUT EXPY ~ Landscaping Plan Review ~ ARC
Applicant: BARRETT FISK DESIGN BUILD LLC
Work Type: Substitutions for required open space

4. JOIN ZOOM MEETING.

4.1. Meeting ID: 912 8621 5381
Passcode: 334931

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

November 6, 2025
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

ARC2025-00029

3315 W COLLEGE ST

Applicant: IME E USUKUMAH

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

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

REPRESENTATIVE: Ime Usukumah and Paul Dock

PUBLIC:

Staff: Went over the request - final development plan for an auto repair business and no auto storage will be allowed.

Rep: The property's use is strictly defined as "auto repair," not "auto storage." The vehicles kept on-site are actively being worked on or awaiting parts, not stored long-term and no vehicles are permitted to be stored outside the building and major auto body work or painting is not allowed on the premises.

Staff: The impervious area (excluding the building footprint) is approximately 21,800 square feet and exceeds 12,000 square feet, a 5% interior landscaping requirement applies.

Rep: A proposal to slightly move the sidewalk on the north side to create additional planting areas. The lighting plan includes one lighting pack for the site and efforts will be made to prevent light spillover to adjacent properties.

Rep: The business typically locks up by 5 PM.

Staff: Recommendation to remove "truncated domes" from the driveway sidewalks, as they are not required by the city for this type of establishment and would save costs.

ARC ACTION:

Chad motioned to approve the final development plan. Travis seconded. 3/0 **Approved**

Result: Approved

ARC2025-00030

2734 N KANSAS EXPY

Applicant: JARED DAVIS

Work Type: Right of Way Reduction

November 6, 2025
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

REPRESENTATIVE: Aaron Hardgrave

PUBLIC:

Staff: Went over the request - The project requires splitting an existing lot into two separate parcels for two commercial developments.

Staff: The lot split triggers a requirement to meet minimum right-of-way widths for Kansas Expressway, which is controlled by MoDOT. Kansas Expressway currently has six lanes of traffic and roughly 100 feet of right-of-way in front of the property. The minimum required right-of-way width is 130 feet, meaning the current right-of-way is approximately 20 feet short.

Staff/Rep: Noted that MoDOT has no plans to widen Kansas Expressway further, and the city concurs that additional right-of-way is not needed. Requiring the extra 20 feet would create an inconsistent, "sawtooth" pattern along the expressway, as no adjacent properties have this additional width and implementing the requirement would negatively impact the development plan. Public Works supports the request to remove the requirement for additional right-of-way.

ARC ACTION:

Travis motioned to approve the Right of Way Reduction. Chad seconded. 3/0 **Approved**

Justin motioned to approve the October 23, 2025 minutes. Travis seconded. 3/0 **Approved**

Result: Approved