



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 20, 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. November 6, 2025

3. COMMUNICATIONS.

4. CONSENT ITEMS.

5. UNFINISHED BUSINESS.

6. PUBLIC HEARINGS.

6.1. Z-20-2025 COD 276
1739, 1745, 1755 South National Avenue and 1111, 1119, 1133, and 1141 East
Sunshine Street and 1138 East University Street (Applicant: BK&M, LLC)

7. OTHER BUSINESS.

7.1. Land Development Code Text Amendments 1
Citywide (Applicant: City of Springfield)
[Attachment 1 - Redline Version](#)
[Attachment 2 - Clean Draft Version](#)

8. ADJOURN.

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.

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

Dan Scott, Vice Chair
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Randall Doennig, Chair

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Eric Pauly
Bill Knuckles
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November 6, 2025

6:30pm

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

ROLL CALL.

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

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

APPROVAL OF MINUTES.

The minutes of October 9, 2025 were approved.

COMMUNICATIONS.

September Planning and Zoning and City Council actions. - Staff recommended combining presentations for rezoning case Z-19-2025 and the Preliminary Plat of The Dell Phase II but with separate votes. Remapping: Three of five neighborhood meetings for the remapping initiative have concluded, with two more scheduled for November 10 and 13, 2025.

CONSENT ITEMS.

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

Offer to Dedicate 111
205 South Jefferson Avenue
Applicant: City of Springfield

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 968 and Offer to Dedicate 111); Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

COMMISSION ACTION: (combine presentations)

Planning and Zoning Commissioner Knuckles moved to combine presentations for Z-19-2025 and Preliminary Plat of The Dell Phase II, but with two separate votes; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

UNFINISHED BUSINESS.

Z-19-2025

3907 South York Avenue and 4000 South Jonathan Avenue

Applicant: Boehm Family Trust and Wire Road Development, LLC

Mr. Sparlin stated that this is a request to rezone approximately 14.46 acres from County Plot Assignment District #2125 and County Plot Assignment District #1284 to R-TH, Residential Townhouse District.

Commissioner Doennig opened the public hearing.

Mr. David Shannon, 8689 Gourley Rd, Mountain Grove and here to answer any questions.

Mr. Mark Grieshaber, 3926 W. Kinsley Street, expressed concerns about increased stormwater runoff and flooding into Wilson's Creek, which already overflows its banks during heavy rains, potentially impacting property values. Requested stormwater officials assess the creek for widening or other improvements.

Commission members asked staff if they have checked into the houses already existing with the stream buffer and staff noted that those homes are outside of city limits, but when the development comes through the public improvement process that they will essentially have to capture their stormwater and route it to the stream and will work with the county.

Ms. Nancy Jensen, 4066 S. York Avenue, echoed concerns about flooding, providing examples of erosion and past experiences where stormwater issues were not fully resolved by previous developments (Silverleaf). Emphasized existing flood issues impacting their properties, some of which are outside city limits but directly affected.

Ms. Sharon Evans, 3961W. Maplewood Street expressed her concerns for the flooding and has had erosion in her side yard next to the woods.

Commissioner Doennig closed the public hearing.

Commission members asked for the representative to come back to the podium to make sure he is aware of the residents' stormwater concerns and with staff assuring that the developer is required to control runoff to prevent exacerbation and will conduct downstream analysis.

COMMISSION ACTION:

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

Preliminary Plat of The Dell Phase II

3907 South York Avenue and 4000 South Jonathan Avenue.

Applicant: Boehm Family Trust and Wire Road Development, LLC

Mr. Menke stated that this is a request to approve a preliminary plat for a 21-lot residential subdivision.

Commissioner Knuckles asked about the no build area and how will it be addressed.

Mr. Joe Codichini stated that this is the identified cave area, for the preliminary plat they marked the center of the cave opening and then established a 100-foot-wide buffer around it. As part of the public improvement plan, a geotechnical report will be provided that includes a survey of the cave area. He also noted that if it is buildable, that the karst feature buffer zone will be modified, or other protections be put into place.

Commissioner Colony asked for clarification on the existing alignment of Jonathan Avenue and if that area needs to be avoided.

Mr. Joe Codichini stated that if the geotechnical report determines that the area needs to be avoided then Jonathan Avenue will be routed around it.

Commissioner Doennig opened the public hearing.

Mr. David Shannon, 8689 Gourley Rd, Mountain Grove and here to answer any questions.

Ms. Nancy Jensen, 4066 S. York Avenue, echoed concerns about flooding, providing examples of erosion and past experiences where stormwater issues were not fully resolved by previous developments (Silverleaf). Emphasized existing flood issues impacting their properties, some of which are outside city limits but directly affected.

Ms. Sharon Evans, 3961W. Maplewood Street expressed her concerns for the flooding and has had erosion in her side yard next to the woods.

Commissioner Doennig closed the public hearing.

Commission members asked for the representative to come back to the podium to make sure he is aware of the residents' stormwater concerns and with staff assuring that the developer is required to control runoff to prevent exacerbation and will conduct downstream analysis.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Preliminary Plat of The Dell Phase II. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

PUBLIC HEARINGS.

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

Mr. Neal stated that this is a request to rezone approximately 1.81 acres of property from R-SF, Single-Family Residential District and PD, Planned Development No. 265 to CC, Center City District with Conditional Overlay District No. 275.

Commissioner members asked what the building is used for at 1321 N. Lyon Avenue and were told it is their community center.

Commissioner Doennig opened the public hearing.

Mr. Billy Kimmons, 1722 S. Luster Avenue, reiterated the focus on rezoning for consolidating church properties and noted the traffic concerns from the new school building nearby led to discussions about improved pedestrian/vehicular circulation and potential Lyon Avenue closure. He also confirmed severe parking shortages, especially on Sundays (only 7 empty spaces last Sunday), and existing parking is shared with Pipkin Middle School, Assemblies of God National Office, Cox North Hospital, and Greene County. The new parking is intended for the church and other neighboring groups, and no existing parking will be demolished.

Commissioner members inquired about the use of the activity center (gymnasium, youth activities) and current parking capacity and it was noted that Wednesday and Sunday should be their highest activity.

Mr. Carter Daniel, 1964 E. Burntwood Drive and is the executive pastor, noting that they share parking lots and have agreements with several organizations to use their parking spaces.

Commissioner Doennig closed the public hearing.

Commissioner Pauly expressed concern that turning existing residential lots into a parking lot, despite the church's parking needs, might not be the "best use" of the property for addressing city housing needs.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-23-2025 COD 275. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Ridge, Commissioner Hunton, and Commissioner Knuckles. Nays: Commissioner Pauly and Commissioner Colony. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

Z-24-2025 COD 277

4001 West Chestnut Expressway

Applicant: Chestnut Self Storage, LLC

Mr. Sparlin stated that this is a request to rezone approximately 5.4 from GM, General Manufacturing District and HC, Highway Commercial District to R-LD, Low-Density Multifamily Residential District with Conditional Overlay District No. 277.

Mr. Sparlin also mentioned that staff became aware that some comments that appear in the packet that's posted online, and those comments have been provided tonight and will be forwarded to City Council. He stated that staff does treat those comments very seriously.

Commission members inquired about GM zoning activities (intense industrial uses), surrounding residential zoning, and the "no-build" stream buffer (100 ft wide) and raised concerns about single access from Chestnut Expressway for all 59 units and potential traffic implications.

Commissioner Doennig opened the public hearing.

Mr. David Bodeen, 304 W. Erie Street, believes RLD is a "neighborhood friendly change" and less intense than current GM zoning and the proposed density is 6.5 units/acre (36 units total, 8 quadplexes, 2 duplexes), significantly below the 11 units/acre limit. The 100 ft stream buffer will be a natural "no-go zone," except for a driveway and utility connections and acknowledged ideal desire for more access points but is landlocked. Fire access and turnarounds meet requirements. He also clarified that proposed buildings are two-story, like existing quadplexes to the east but at lower density and confirmed no intent for storage units, which were previously advertised by a former owner. The highway commercial portion (fronting Chestnut) is owned by

the same entity but is not being rezoned; it will house a roofing company. Both the residential and commercial sections will share the single existing driveway access to Chestnut Expressway (MoDOT's jurisdiction, no new driveways allowed).

Mr. James Holton, 505 N. Orchard Crest Avenue, stated that his major concerns are about traffic and highlighted existing heavy traffic on Chestnut Expressway from an industrial park, detour routes, and busy Casey's. Worried about increased danger, lack of recent traffic studies, and declining property values from this and nearby low-income developments. Believed the developer was not being clear about plans (heard "storage units" and "warehouse").

Ms. Brenda Elliott, 1141 E. Woodlane Street, noted concern about air pollution (diesel trucks from ABC Roofing), water runoff, noise, groundwater pollution, and excessive traffic. Also stated that her opposing comment card was initially missing from the packet.

Mr. Joe Drake, 4057 W. Chestnut Expressway, not opposed to development but questioned the single access point for both commercial (ABC Roofing) and residential traffic and raised concerns about school bus traffic in the area and potential problems at the intersection.

Staff noted that Chestnut Expressway is MoDOT's and it's an expressway under state code and private access to an expressway is not allowed, so it would only come through the MoDOT if they allowed it. Another driveway would not meet MoDOT's spacing requirements the developer was told that both lots that exist today will be required to share the existing access that's already there.

Commissioner Doennig closed the public hearing.

Commission members emphasized that the current GM zoning allows for much higher-intensity industrial uses without needing commission approval, while the gray "island" of GM zoning remains (not under purview for this case), rezoning to RLD with a limited density represents a "better option long-term" than what could otherwise be built.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-24-2025 COD 277. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

Z-25-2025 COD 278

517 East Calhoun Street and 1312 North Benton Avenue

Applicant: Drury University

Mr. Sparlin stated that this is a request to rezone approximately 0.73 acres of property 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.

Commission members inquired about the specific prohibitions in COD 278 and confirmation that the COD would remain with the property after future remapping to C-MX1.

Commissioner Doennig opened the public hearing.

Mr. Matt Miller, 4609 E. Bittersweet Way, and here to answer any questions.

Commissioner Doennig closed the public hearing.

Commission members commended staff, applicant, Drury University, and the neighborhood association for collaborative efforts in reaching a mutually agreeable solution.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-25-2025 COD 278. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

Conditional Use Permit 484

4545 South Lyon Avenue

Applicant: TKG-RKS Joint Venture, LLC

Mr. Neal stated that this is a request to permit an automobile service garage within a GR, General Retail District.

Commissioner Doennig opened the public hearing.

Mr. Todd Richards, 1391 Corporate Drive, expressed gratitude to staff and the applicant's (Dobbs) enthusiasm to be part of the community.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Conditional Use Permit 484. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

Preliminary Plat of Sky Light Surface Park

1900 North Le Compte Road

Applicant: Springfield Underground, Inc.

Mr. Andrew Menke states that this is a request to approve a preliminary plat for a 3-lot subdivision. He noted that in 2023 a different plat by the same name and area was approved, but expired June 2025.

Commissioner Doennig opened the public hearing.

Mr. Jason Clark, 1631 W. Elfindale and here to answer any questions.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Preliminary Plat of Sky Light Surface Park. Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner

Doennig, Commissioner Gunther, Commissioner Colony, Commissioner Ridge, Commissioner Hunton, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Scott and Commissioner Lebeck. Abstain: None.

OTHER BUSINESS.

ADJOURN.

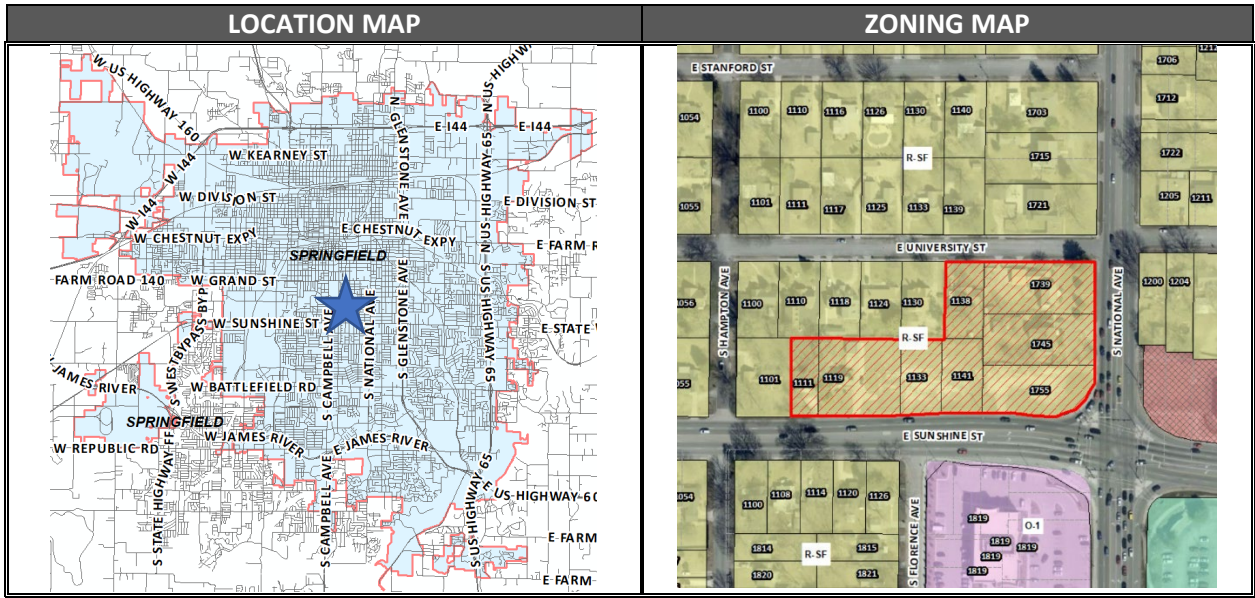
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PROJECT INFORMATION

Case Number:	Z-20-2025 with Conditional Overlay District No. 276
Location:	1739, 1745 and 1755 S. National Avenue and 1138 E. University Street and 1111, 1119, 1133 and 1141 E. Sunshine Street
Total Acres:	2.6 acres
Applicant:	BK&M, LLC
Existing Land Use:	Vacant lots and existing single-family houses
Neighborhood Meeting:	August 21, 2025
Planning and Zoning Commission:	November 20, 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-20-2025 with Conditional Overlay District No. 276 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

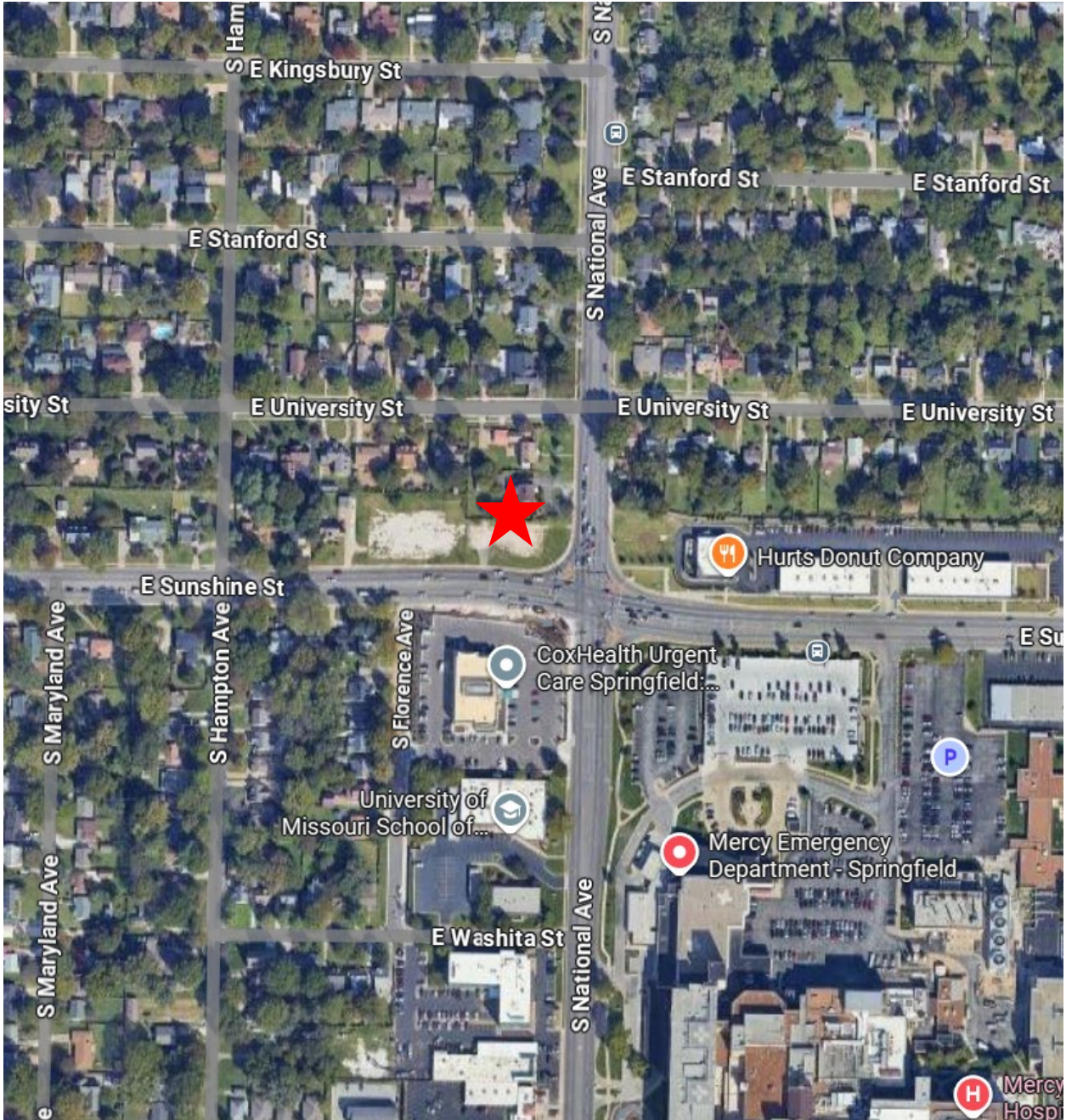
PROJECT SUMMARY:

Request to rezone approximately 2.6 acres of property generally located at 1739, 1745 and 1755 S. National Avenue and 1138 E. University Street and 1111, 1119, 1133 and 1141 E. Sunshine Street from R-SF, Single-Family Residential District, O-2, Office District with Conditional Overlay District No. 276.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



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GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject properties have been zoned R-SF, Single-Family Residential District since the Citywide remapping in 1995.

The original rezoning application for General Retail (GR) zoning with Conditional Overlay District (COD) was submitted in August of 2022. That application was withdrawn in October of 2022 because the applicant had acquired 3 lots to add to the rezoning so a new application for GR with COD was resubmitted and later postponed until April of 2023. On April 6, 2023, Planning and Zoning Commission recommended denial of the proposed rezoning to GR with COD No. 220. At the May 22, 2023, City Council meeting the applicant proposed changes to the Conditional Overlay District and City Council remanded the rezoning case back to Planning and Zoning Commission. The case was postponed until the Planning and Zoning Commission meeting on December 14, 2023, where it was recommended for denial. The rezoning case was withdrawn in January and the applicant applied for a Planned Development in February. The PD application was withdrawn in July of 2024. A new rezoning request for GR with a COD was recommended for denial by Planning and Zoning Commission in August of 2024 and an amended bill was denied by City Council in October of 2024.

Since that time, Planning and Zoning Commission has recommended denial of a rezoning application for O-2, Office District with a COD on September 11, 2025. The applicant requested City Council to remand this request to Planning and Zoning Commission to consider adding hotel uses as a Conditional Use. City Council approved to remand the request on October 20, 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;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and

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8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR O-2 DISTRICT
Use Limitations	<p>(a) All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.</p> <p>(b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.</p> <p>(c) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.</p> <p>(d) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).</p>
Minimum Lot Size	Not applicable to the Office District
Maximum Height	O-2: None.
Bulk Plane	O-2: None.
Minimum Yard Requirements	<p>1. <i>Front yard:</i></p> <p>a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations.</p> <p>b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space and yard regulations.</p> <p>c. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with section 36-363, conditional use permits, or an approved preliminary plat in accordance with the city's subdivision regulations.</p> <p>2. <i>Side yard:</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.</p> <p>3. <i>Rear yard:</i> Twenty percent of the lot depth but may not be less than ten feet nor more than 25 feet be required.</p>
Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants

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	for display and sale. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	<p>(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved.</p> <p>(b) A landscape plan meeting the requirements of sections 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted and approved.</p> <p>(c) All off-street parking lots and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening and fencing.</p> <p>(d) Refuse storage areas shall be screened from view in accordance with section 36-480, screening and fencing.</p> <p>(e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening and fencing.</p> <p>(f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with section 36-484, lighting standards.</p> <p>(g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.</p>
Buffering and Landscaping	Whenever any development in an O district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject properties as the Traditional neighborhood placetype; however, this is considered a transition zone between the Traditional Neighborhood and Institutional & Employment placetype where supporting uses can be integrated if appropriately designed and buffered.

Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks

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and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

Institutional & Employment Center Placetype

PRIMARY USES

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

SUPPORTING USES

- Single-family detached
- Single-family attached
- Multi-family
- Parks, greenways, and open space
- Sports complexes and recreational facilities
- Office, hospitality, retail sales and service
- Maker, artisan and innovations spaces
- Public and private schools and places of worship

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CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
- Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.

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- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Traditional Neighborhood, Urban design characteristics unique to Traditional Neighborhood character area include:

- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

Transitions:

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

PLACETYPE ASSIGNMENTS AND TRANSITIONS

Assignments

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

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

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

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

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

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

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

Other Considerations –

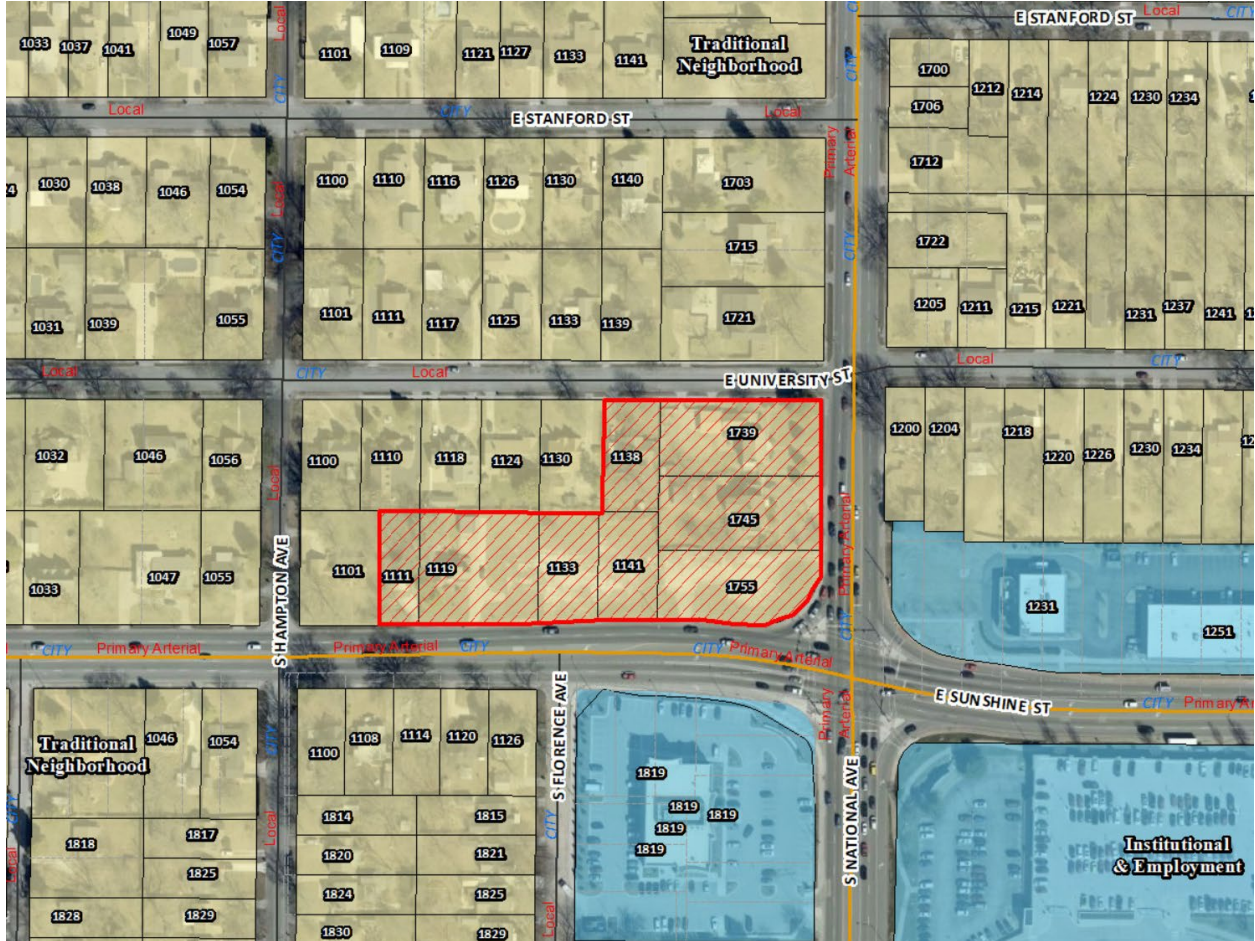
- Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
- Greater focus on integrating diverse uses at the edges and areas of transition.
- Community expectations
- More walkable, livable integrated neighborhoods and districts
- Documented increases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

Transitions

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	◇	○									
Mixed Residential	●	●	○	◇	◇	○										
Downtown		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Mixed-Use	○	○	●	○	○	●	○	○	○	○	○	○	○	○	○	○
City Corridor			●	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex				○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics				○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation		●	●	○												

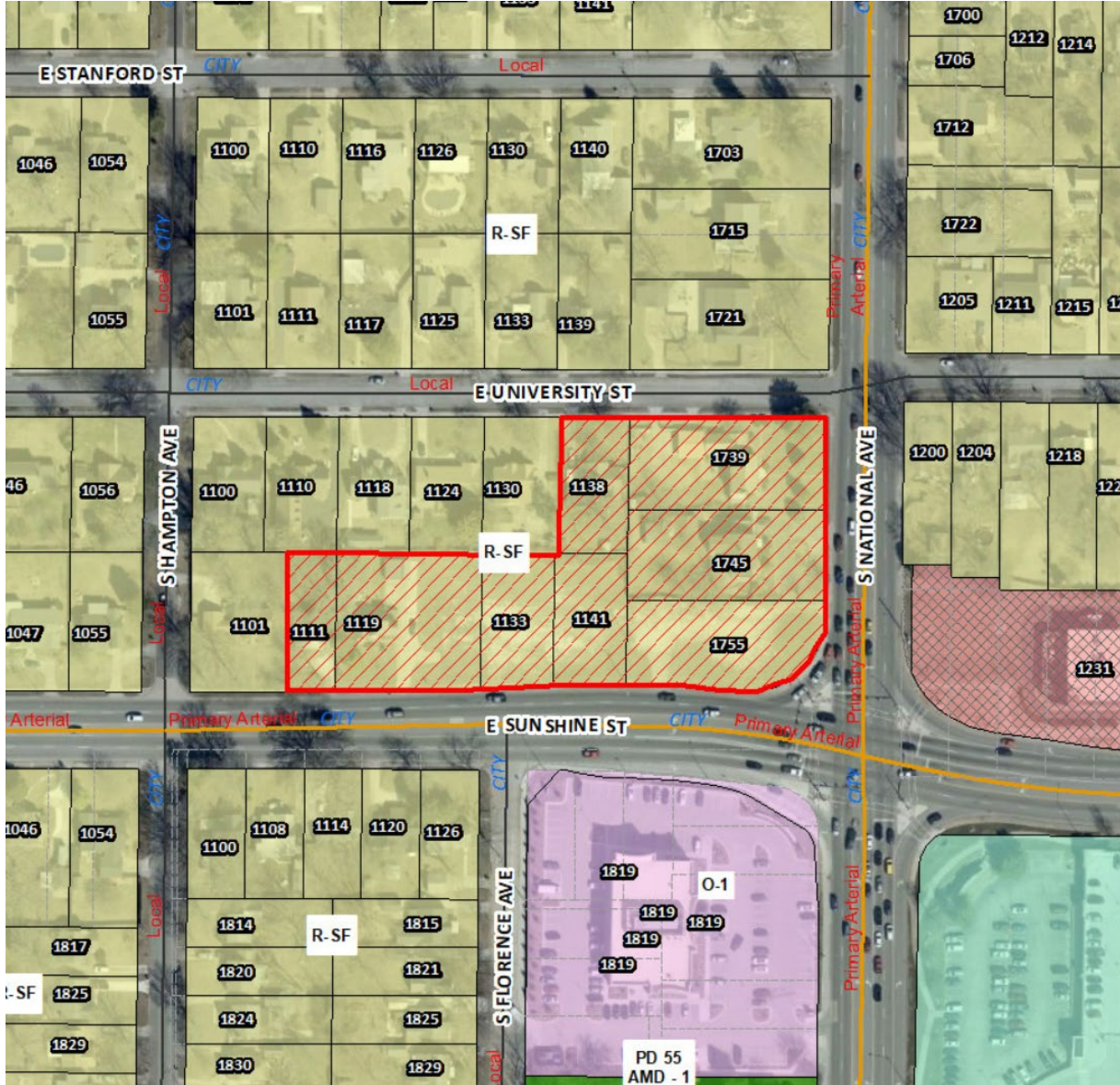
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

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

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DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

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

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning.

FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S. National Avenue	Primary Arterial	City	50	40	31,910	No	Yes	Yes
Street 2	E. Sunshine Street	Primary Arterial	City	50	50	28,940	No	Yes	Yes
Street 3	E. University Street	Local	City	25	25	260	Yes	Yes	Yes
				Daily		AM Peak		PM Peak	
Existing Trips Generated (R-SF)				125		11		13	
*Proposed Trips Generated				1872		42		244	
Additional Trips Generated				1747		31		231	
*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Conditional Overlay District, and traffic impact analysis.									

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

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

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- Sunshine Street: Access P1 will serve as a Right-in/Right-out/Left-In only access driveway, providing ingress and egress to the development.
- University Street: Access P2 will serve as a full access driveway, providing ingress and egress to the development.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There is one (1) bus stop near the property on S. National Avenue.

IMPROVEMENTS - A Traffic Impact Analysis (TIA) has been completed and accepted by the city. The improvements required based on the TIA are required to be submitted on Public Improvement Plans (PIP) and the improvements constructed, or funds escrowed prior to approval of a building permit. Required improvements include:

- a raised concrete median on National Avenue restricting access to University Street to Right-in/Right-out only on the west side of National Avenue and Right-in/Right-out/Left-in only on the east side of National Avenue.
- a raised concrete median on Sunshine Street restricting access to the development to Right-in/Right-out/Left-in only.
- traffic calming measures on University Street and/or Hampton Avenue, as approved by the Director of Public Works.
- the development should be completed in a manner, or right-of-way provided, to allow future construction of the southbound National Avenue to westbound Sunshine Street right turn lane.
- any change in use that creates an increase in total trip generation, as determined by the Director of Public Works, as presented in the accepted TIA of more than 500 trips daily and/or 50 trips in the peak hour will require a modified TIA.
- The requirements of said study shall be incorporated in the site plan, PIP, or other permits as applicable.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
1111 E Sunshine St	Fassnight Creek	No	No	No	No	No

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

DETENTION AND DISCHARGE REQUIREMENTS

1. Any development or redevelopment that increases runoff, through the increase in impervious surface, must meet current detention requirements per Chapter 3 Sec. 2.3.3.
 - a. Detention of stormwater runoff is required. A fee in lieu of detention for this development will not be permitted. The proposed rezoning is for eight properties increasing use from single family residential to general retail. The combined lot and future development will add 1.23 acres of impervious area (see table below).

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Estimated Impervious Area from GIS

Total Combined Area	2.6 acres
Existing Impervious Area	0.85 acres
Allowable Impervious Area	2.08 acres
New Impervious Area	1.23 acres

- b. Wrecking Permit for 1755 S National Ave is credited for the impervious area for 5 years. October 2027 the existing impervious area will decrease by 0.18 acres to 0.67 acres.
- c. The current property has two drainage areas draining West and East/Northeast with the high point at 1119 E Sunshine St. The West drainage area is 0.3 acres and drains to 1111 E Sunshine St and 1110/1118 E University St. The East drainage area is 2.3 acres and drains to S National Ave along with part of E Sunshine St. The proposed site plan does not show elevations but is capable of being graded to change the drainage patterns to all 2.6 acres draining to the east.
- d. PW-Stormwater would recommend the onsite detention connect to the 48"x30" Box Culvert running North along the East side of S National Ave. The development can possibly connect to the street curb inlet box on S National Ave by 1721 E University St. The area inlet is connected the Box Culvert through an 18-inch diameter RCP.

2. Any Stormwater infrastructure serving more than one property needs to be submitted on public improvement plans. City Code 98-14 requires all PIP work completed prior to issuance of the building permit or Final Plat. PIP must be approved and Completed or Escrowed through the Bond or Security.

WATER QUALITY REQUIREMENTS

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

FLOODPLAIN

N/A

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NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 2.6 acres of property generally located at 1739, 1745 and 1755 S. National Avenue and 1138 E. University Street and 1111, 1119, 1133 and 1141 E. Sunshine Street from R-SF, Single-Family Residential District, to O-2, Office District with Conditional Overlay District No. 276.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional Neighborhood placetype. These subject properties are on the edge of the Traditional Neighborhood placetype adjacent to Sunshine Street and National Avenue which are classified as primary arterial roadway on the City's Major Thoroughfare Plan. The other three corners of this major intersection of the city are designated as Institutional & Employment Placetypes with existing businesses and services that serve the Mercy hospital and medical clinics and offices in the area.
3. The applicant is proposing the O-2, Office District as opposed to the GR, General Retail District which will limit the intensity of permitted uses more than previous iterations.
4. The proposed O-2 Office District with COD is more restrictive than the northeast corner of Sunshine and National which rezoned and redeveloped starting in 2016. It also has more restrictions than the O-1 development (CoxHealth clinic) to the southwest specifically the design and bufferyards.
5. The proposed Conditional Overlay District requirements prohibit many objectionable uses that could be incompatible with the neighborhood and will limit traffic volumes; however, the Growth Management and Land Use Chapter of the Comprehensive Plan states it is important to ensure that new land uses are not detrimental to residential areas and to recognize the vulnerability of residential areas to certain adverse impacts. This objective does not mean that non-residential land uses are automatically inappropriate in residential areas; it means that design and location criteria must consider the existing residential areas. The applicant has prohibited entertainment-oriented use group and personal service use group which can be high- volume traffic generators. Other potentially objectionable uses such as retail sales of adult novelties, pawn shops, vape shops, convenience stores with gas pumps, and are also prohibited amongst others as listed in the COD (Attachment 1).
6. The applicant has requested that Hotels be an allowed use with a conditional use permit. The Citywide remapping will transition the O-2 District to C-MX1 which doesn't allow hotels; however, the proposed COD will allow for the hotel use with a Conditional Use Permit. The conditional use permit process in the new Land Development Code will require Planning and Zoning Commission approval only.

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7. The Use Limitations restrict businesses operating within the proposed district shall be limited to business hours of 6:00 a.m. to 11:00 p.m. on all days of the week. No business activity is allowed on the premises outside of these times. This limitation shall not apply to nursing homes, retirement homes or residential uses.
8. The applicant has added design requirements to the COD that are based on the existing code requirements "Revised Multi-Family Location and Design Guidelines" that will be applied to any development of the site. The site will have requirements for pedestrian amenities, orientation of buildings to the street, avoiding blank walls on buildings along all street frontages, blending the building scale and setback with existing developments, street facing walls must be articulated and providing additional bicycle parking that will encourage pedestrian activity. The applicant will be required to provide pedestrian and bicycle connections to adjoining public sidewalks that will provide a good circulation system. The site will be designed to respect the natural environment by incorporating functional amenities in the open space, requiring additional trees with larger caliper to replace existing trees that are removed and requiring tree protection for trees being preserved onsite.
9. The building facades shall be designed to have a similar level of quality and architectural finish on all sides of the buildings visible to the public. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design. Architectural design guidelines have been added which provide design styles that any buildings must be substantially consistent with. Colonial Revival, Craftsman or Tudor Revivals are listed.
10. The COD limits building materials and colors to those that will have low reflectance. High-intensity, metallic or fluorescent colors will be prohibited. Façades shall incorporate no less than 60 percent brick, stone, stucco or craftsman style cementitious board or wood into the design. Stone veneer can be engineered stone or natural cut stone. No building shall have more than 50 percent exterior glazing on a frontage facing Sunshine Street or National Avenue and the first floor of any building facade facing a public right-of-way shall include transparent, clear glass windows and/or doors arranged so that the uses inside are visible from and/or accessible to the street. Window and/or doors with reflective or tinted glass that impede views into a building shall be prohibited. If roofs are visible to the public, whether viewed from the public right-of-way or adjacent property, they shall be comprised of architectural asphalt shingle roofing. These design elements will enhance compatibility with neighboring residential structures and are supportive of urban design that emphasizes pedestrian oriented buildings and traditional urban character as recommended by the Comprehensive Plan.
11. The development of the property will require a bufferyard along the west and north property lines immediately adjacent to the R-SF, Single-Family Residential zoning district. The normal bufferyard required between O-2 and R-SF would be a bufferyard "Type D" at least fifteen (15) feet wide. For each one hundred (100) linear feet of bufferyard, there must be two (2) canopy trees, two (2) understory trees, two (2) evergreen tree and fourteen (14) shrubs. A structure (i.e. fence, wall, berm or hedge

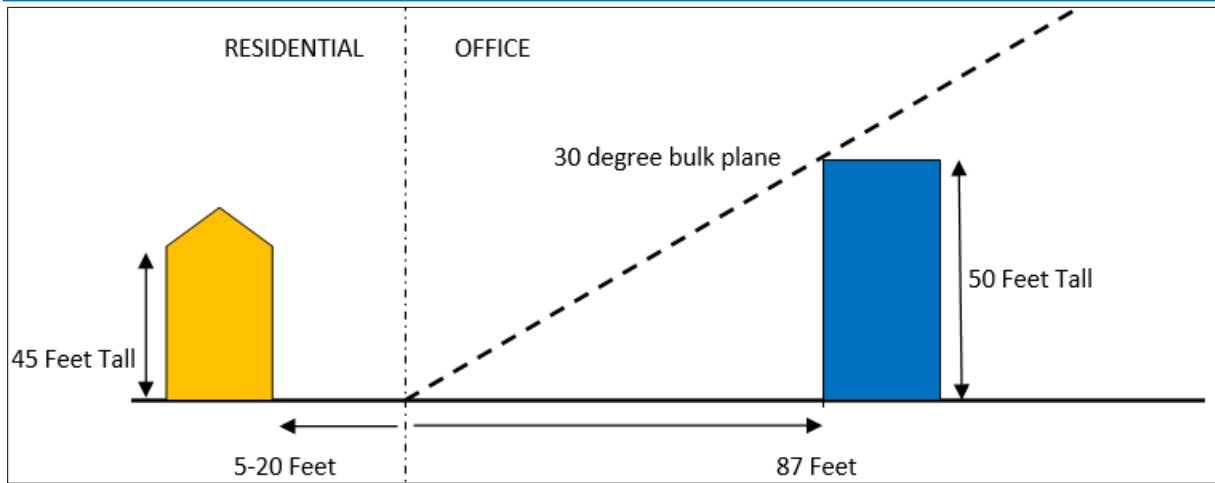
DEVELOPMENT REVIEW STAFF REPORT

row) is not required as part of this bufferyard. A bufferyard type S1 is required along the north side of the property that is along University Street. This bufferyard is a minimum of fifteen (15) feet in depth with plantings. A structure (i.e. fence, wall, berm or hedge row) is not required as part of this bufferyard S1.

12. The applicant is voluntarily proposing to install more mature landscaping than is currently required by code or a 6-foot-tall solid wood fence and has eliminated the ability to administratively reduce the proposed bufferyard widths below the code required minimum standards. The increased height and bulk of the landscape material will assist with providing an enhanced landscape buffer between the site and the surrounding residential development, thus increasing compatibility between the differing land uses.
13. As part of the COD, the applicant is proposing two bufferyard options. A 6-foot solid wood fence (with bufferyard type D plantings) or non-deciduous evergreen trees at 8 feet on center to be planted in the bufferyard areas adjacent to the R-SF and along University Street. It also stipulates that each tree is to be a minimum of approximately 12 feet tall when planted. This can be a part of the evergreen tree bufferyard requirements; however, anything over and above the standard bufferyard landscaping must be planted in addition to the bufferyard area. It also states that these additional trees and landscaping shall not interfere with sight distance or any other city code requirements.
14. The proposed COD will restrict the structure height to 50 feet above finished grade. This makes the maximum height of any structures at three or four stories. The 30-degree bulk plane will still apply, but in the areas where the bulk plane doesn't limit the height below 50 feet, then this restriction will come into effect. The O-2 District has no bulk plane requirement, so the COD is more restrictive than current code.

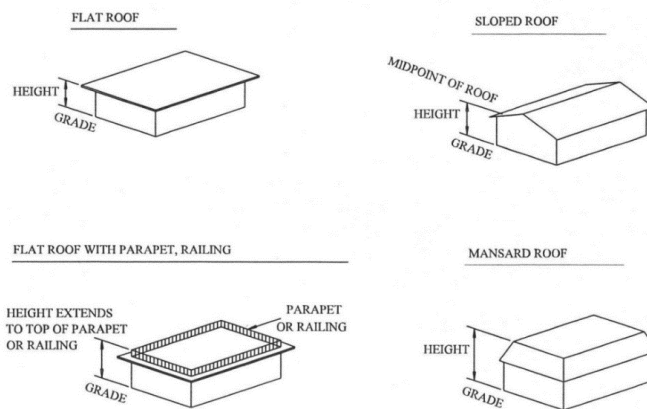
The bulk plane is a theoretical plane beginning at a district boundary (in this case) and rising over a slope determined by an acute angle measured up from the horizontal. The bulk plane defines the relationship of the height of a structure and the structure's setback from the district boundary. The Zoning Ordinance requires a **30-degree bulk plane** for the height of structures in a GR District measured from the R-SF District boundary line. **This means that for every one (1) foot of structure height, the building must be set back 1.73 feet from the district boundary line (example below).** This requirement would limit the height of the structure from the R-SF district boundaries to the north (across University Street), northwest (adjacent private property), east (across National Avenue), south (across Sunshine Street) and west (adjacent private property).

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The applicant is proposing to limit the height of the structure to 50 feet. The definition of height is the vertical distance of a structure measured from the average established grade at the street lot line or from the average natural ground level, if higher; or if no street grade has been established to the highest point of the roof's surface if a flat surface; to the deck line of mansard roofs; and to the mean height level between eaves and ridge for hip or gable roofs. In measuring the height of a building, the following structures shall be excluded: chimneys, cooling towers, telecommunication towers, ornamental cupolas, domes, or spires, elevator bulk heads, penthouses, tanks, water towers, and parapet walls not exceeding four feet in height.

Figure 2-5



This height limitation of 50 feet would not start limiting the structure until 87 feet from any R-SF district boundary into the site if the site was completely flat. The site increases approximately 10 feet in grade from University Street to Sunshine Street (from northeast to southwest) with the highest points at the southwest portion of the property along Sunshine Street.

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15. The exterior lighting and signage requirements of the COD will limit the height of lighting sources to control glare and light spillover, and signage will be required to be compatible with the style of the building.
16. The Additional Requirements in section L. of the COD includes requirements for lot combination that will require additional right-of-way to meet current standards, access restrictions and site plan review for conformance by the Administrative Review Committee.
17. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this. City Utilities' state that all subject properties have access to CU Electric/Gas/Water. To achieve the proposed bufferyard standards, existing overhead electric & telecom facilities may have to be relocated underground, which may also impact services to neighboring properties.
18. There are changing conditions in the area affected that make the proposed rezoning necessary. The intersection of Sunshine and National has some of the highest traffic volumes in the city. Redevelopment of property within the vicinity has been occurring.
19. The range of uses in the proposed O-2 district with COD are compatible with the uses permitted on other property in the immediate vicinity to the east and south of the intersection. Non-residential uses exist at all other corners of this major intersection. There is an existing retail shopping center at the northeast corner, the Mercy hospital campus at the southeast, and a new CoxHealth clinic at the southwest corner. These properties are on the edge of Placetypes and in a transition area of the Institutional & Employment placetype. The O-2 district is designed to allow more intense use of land that is in close proximity to the central city district or other high intensity use areas specified in the Springfield Comprehensive Plan.
20. The impact of the proposed uses is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. A Traffic Impact Analysis (TIA) has been completed and accepted by the city. The improvements required based on the TIA are required to be submitted on Public Improvement Plans (PIP) and the improvements constructed, or funds escrowed prior to approval of a building permit. Required improvements include a raised concrete median on National Avenue restricting access to University Street to Right-in/Right-out only on the west side of National Avenue and Right-in/Right-out/Left-in only on the east side of National Avenue; a raised concrete median on Sunshine Street restricting access to the development to Right-in/ Right-out/Left-in only; traffic calming measures on University Street and/or Hampton Avenue; the development should be completed in a manner, or right-of-way provided, to allow future construction of the southbound National Avenue to westbound Sunshine Street turn lane; and any change in use that creates an increase in total trip generation, as determined by the Director of Public Works, as presented in the final accepted TIA of more than 500 trips daily and/or 50 trips in the peak hour will require a modified TIA. The requirements of said study shall be incorporated in the site plan, PIP, or other permits as applicable.

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21. The following required traffic calming measures are to be installed, as approved by the City Traffic Engineer, and included in the Public Improvement Plans:
 - a. Midblock speed cushions on East University Street between Hampton and the development and between S Hampton Ave and S Kings Avenue.
 - b. Midblock speed cushions on S Hampton Avenue between E Sunshine Street and E University Street and between E University Street and E Stanford Street.
 - c. Midblock speed cushion on E Stanford Street between S National Avenue and S Hampton Street.
22. The required dedication of additional right-of-way along National Avenue will facilitate the city's ability to construct a southbound to westbound right turn lane on National Avenue. The addition of this right turn lane on National Avenue will improve the overall level of service and traffic flow of the Sunshine St and National Avenue signalized intersection.
23. City Code requires access on National Avenue to be a minimum of 400-feet from the nearest right-of-way line of E. Sunshine Street and access on E. Sunshine Street to be a minimum of 300-feet from the nearest right-of-way line of S. National Avenue. There is not enough property frontage to meet these requirements along S. National Avenue, therefore access will not be allowed on S. National Avenue. Currently, City Code requires the proposed access from E. University Street to be a minimum of 110-feet from the nearest right-of-way line of S. National Avenue. Access to E. University Street can meet this requirement. A Traffic Impact Study has been conducted, and right-of-way and traffic improvements will be required to ensure the development is consistent with access management design standards and City Code.
24. 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.
25. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
26. Private covenants or restrictions on private property are a civil matter. The City does not consider or enforce such matters as their legal status must be determined by a court.
27. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
28. Water quality measures and detention of stormwater runoff is required. A fee in lieu of detention for this development will not be permitted. The proposed development has 8 properties combining into one lot. The combined lots and future development will add approximately 1.23 acres of impervious area.

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29. The applicant held a neighborhood meeting on August 21, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 3).
30. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

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ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 276

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

A. PERMITTED USES

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

B. CONDITIONAL USES

1. Hotels

C. USE LIMITATIONS

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

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- a. 6:00 a.m. to 11:00 p.m. on all days of the week.
 - b. No business activity is allowed on the premises outside of these times. This limitation shall not apply to nursing homes, retirement homes, hotels, or residential uses.
2. All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited.
 3. No outdoor storage.
 4. No use shall emit an odor that creates a nuisance as determined by City Code.
 5. Trash services shall pick up trash between 5 p.m. and 11 p.m.

D. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

- a. Maximum multi-family residential density of 29 dwelling units per acre and meeting the design requirements of City Code.

E. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

- a. Maximum structure height: 50 feet above finished grade.
- b. All structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH/R-MX1 district.

F. DESIGN REQUIREMENTS

1. Building development in the proposed rezoning district shall be based on existing references within the context of the adjacent neighboring community to create harmony between this site and the neighboring community.
2. The site shall be designed to encourage pedestrian activity and shall:
 - a. Provide pedestrian amenities such as pedestrian scale lighting and street furniture to enhance the pedestrian environment.
 - b. Orient buildings to the street or public/common open space and provide pedestrian access to the street.
 - c. Blend the building scale and set back with existing developments along National and Sunshine that are consistent with these guidelines. Street facing walls that are greater than 50' in length must be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in vertical planes of the building of at least 18 inches or more; and
 - d. Provide bicycle parking equal to five percent of required vehicle parking spaces or ten

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spaces, whichever is less.

3. The site shall be designed to provide a good circulation system and shall:
 - a. Provide pedestrian and bicycle connections to adjoining public sidewalks; and
 - b. Provide connectivity by including direct vehicular, pedestrian and bicycle connections between abutting or adjacent developments.
4. The site shall be designed to respect the natural environment and shall:
 - a. Incorporate functional amenities in the open space and recreational areas such as outdoor seating areas.
 - b. A tree study performed on the site identified five trees that should be preserved if possible. Due to redevelopment of the site, it is only practicable to preserve one tree, the Magnolia tree located in the northeast corner of the property. The Magnolia tree should be preserved to the extent reasonably possible; and
 - c. The remaining four trees being removed must be replaced with a tree of at least two inches (2") in diameter. Trees meeting the landscape requirements in the zoning ordinance may be counted toward this requirement.
5. The building facades shall be designed with the following requirements:
 - a. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design.
 - b. Building materials and colors.
 - (1) Facade colors shall have low reflectance. High-intensity, metallic, or fluorescent colors are prohibited.
 - (2) Façade shall incorporate no less than 60% brick, stone, stucco, or craftsman style cementitious board or wood into the design. Stone veneer can be engineered stone or natural cut stone.
 - (3) Façade shall not have more than three materials or changes in color, excluding glass. Metal, Vinyl, or plastic siding is prohibited.
 - (4) No building(s) shall have more than fifty percent (50%) exterior glazing on any frontage facing Sunshine Street or National Avenue.
 - (5) The ground level of nonresidential or mixed-use buildings must offer pedestrian interest along sidewalks and pedestrian paths through the placement of window and doors. Therefore, the first floor of any building façade facing a public right-of-way shall include transparent, clear glass windows and/or doors arranged so that the uses inside are visible from and/or accessible to the street. Window and/or doors with reflective or tinted glass that impede views into a building shall be prohibited.
 - (6) If roofs are visible to the public, whether viewed from the public right-of-way or adjacent property, they shall be comprised of architectural asphalt shingle roofing.

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- c. Service and Loading Areas. Off-street loading shall be regulated in accordance with City Code. The following requirements are supplementary:
 - (1) All service and loading areas shall be in the side or rear yard of buildings.
 - (2) Service and loading areas shall be designed so that the entire service and loading operations are conducted on the building site. The visibility of service and loading from public streets shall be minimized.

- d. Architectural design guidelines. All sides of buildings visible to the public, whether view from the public right-of-way or nearby property, shall be substantially consistent with Colonial Revival, Craftsman, or Tudor Revival style, characteristics of which are as follows:
 - (1) Exposed Structural Columns and Pilasters: classical details, frequently found on porches or framing the entrance.
 - (2) Brick or wood or stone siding
 - (3) Portico: A covered entrance supported by columns.
 - (4) Natural Materials: Use of wood, stone, and other natural materials.
 - (5) Earthy Color Palette: Use of warm, natural colors reflecting the surrounding landscape.

G. OPEN SPACE, LANDSCAPING & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the district; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

- 1. Open Space Requirements
 - a. Minimum open space: 20%
 - (1) Pervious pavement will not be allowed to count towards open space requirements.
 - b. Maximum impervious area: 80%

- 2. Bufferyards and Screening
 - a. A minimum 20-foot-wide buffer yard adjacent to R-SF zoning consisting of:
 - (1) An 6-foot-tall wood privacy fence; or
 - (2) Non-deciduous evergreen trees planted in the buffer yard at 8 feet on center. Each tree shall be a minimum of approximately 12 feet tall when planted and maintained in the bufferyard. An irrigation system will be installed as well to ensure maintenance, life and growth. Trees and landscaping shall not interfere with sight distance or other city code requirements.
 - b. Required bufferyards on a lot or tract shall be installed when the lot or tract is developed.
 - c. Required bufferyards in common areas shall be installed when any development occurs in the proposed rezoning district unless the installation is specifically delayed by the requirements.

DEVELOPMENT REVIEW STAFF REPORT

3. Vehicular use area open space
 - a. Perimeter Landscaping. The requirements and standards of City Code, in effect at the time of development shall apply.
 - b. Interior Landscaping. The requirements and standards of City Code, in effect at the time of development shall apply.

4. Open space landscaping
 - a. Landscaping plantings. In all open space areas required by this District the following landscaping shall be planted and maintained for each five hundred (500) square feet of such open space area. Existing trees approved for preservation shall be counted toward satisfaction of this provision.
 - (1) One (1) canopy tree or (2) understory, ornamental or evergreen trees.
 - (2) Six (6) shrubs.
 - b. Landscaping standards
 - (1) Tree species, sizes and spacing shall be approved consistent with City Code.
 - (2) Tree preservation shall be provided as required by City Code.
 - (3) Maintenance of required landscaping. Upon installation or preservation of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required materials that do not remain healthy shall be replaced consistent with this article.

H. EXTERIOR LIGHTING

1. All outdoor lighting fixtures shall either have a fixture cutoff classification of “full cutoff” or be fully shielded, unless otherwise expressly permitted.
2. All outdoor lighting utilizing a light-emitting diode (LED) fixture shall meet the following standards:
 - a. Color rendering. Outdoor LED fixtures shall be rated a minimum color rendering index (CRI) value of 70 or higher.
 - b. Color temperature. Outdoor LED fixtures shall have a correlated color temperature between 4,000- and 5,000-degrees Kelvin.
3. Maximum height of lighting poles shall not exceed 20 feet in height.

I. NOISE

The requirements and standards of City Code, in effect at the time of development shall apply; and

Buildings and outdoor use areas such as patios should be placed and oriented in a manner that minimizes noise exposure to the adjoining residential properties. Speakers and noise emitting devices should be directed toward Sunshine Street and National Avenue.

J. ACCESS TO PUBLIC THOROUGHFARES

1. Access to the public street system shall be governed by the Traffic Impact Assessment which has to be

DEVELOPMENT REVIEW STAFF REPORT

approved by the City of Springfield Public Works Director.

- a. Access P1 (Sunshine Street): Shall construct a raised concrete median on Sunshine Street to restrict access to Right-in/Right-out/Left-in only.
 - b. Access P2 (University Street): Shall construct a raised median on University Street to restrict access to Right-in/Right-out/Left-in only.
 - c. University Street at National Avenue: Shall Construct a raised concrete median on National Avenue to restrict access to Right-in/Right-out only on the west side of National Avenue and Right-in/Right-out/Left-in only on the east side of National Avenue.
 - d. University Street and/or Hampton Avenue: Shall install traffic calming measures, as approved by the City Traffic Engineer, and include them in Public Improvement Plans.
 - e. The development should be completed in a manner, or right-of-way provided, to allow future construction of the southbound National Avenue to westbound Sunshine Street turn lane.
 - f. A 5-foot permanent sidewalk easement along National Avenue may be required by the City of Springfield.
2. An internal pedestrian system connecting the front doors of each building with one another, and the sidewalks located along Sunshine Street and National Avenue shall be constructed as part of the development.
 3. The existing driveway approaches on Sunshine Street and National Avenue in the proposed rezoning district shall be reduced so that there is no driveway or approach on National Avenue and no more than one driveway approach on Sunshine Street for ingress/egress to the subject properties.

K. SIGNS

1. Signs located on any building façade are required to be compatible with the style of the building in terms of location, scale, color, and lettering.
2. Signs that are visible from the public right-of-way inside of a window or door are prohibited.
3. The owner is required to build, maintain, and repair a University Height Neighborhood identification sign at the entrance of E University Street. The sign shall be a monument sign with a minimum height of four (4) feet and a width of eight (8) feet and an effective area of thirty-two (32) square feet. The sign shall be constructed concurrently with the site. The sign shall comply with all requirements of the City Code.
4. All other signage requirements and standards shall meet City Code, in effect at the time of development shall apply.

L. REQUIRED IMPROVEMENTS

1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required

DEVELOPMENT REVIEW STAFF REPORT

improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:

- a. construct the required improvements; or
- b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department shall be provided to the City.

2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
 - a. the required improvements are completed prior to occupancy of the structures; or
 - b. the Director of Public Works has determined that:
 - (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
 - (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
 - a. Street improvements.
 - (1) Shall construct a raised concrete median on Sunshine Street to restrict access to Right-in/Right-out/Left-in only.
 - (2) Shall Construct a raised concrete median on National Avenue to restrict access to Right-in/Right-out only on the west side of National Avenue and Right-in/Right-out/Left-in only on the east side of National Avenue.
 - (3) Shall construct a raised median on University Street to restrict access to Right-in/Right-out/Left-in only.
 - (4) Shall install traffic calming measures, as approved by the City Traffic Engineer, and include them in the Public Improvement Plans.
 - a. Midblock speed cushions on East University Street between Hampton and the development and between S Hampton Ave and S Kings Avenue.
 - b. Midblock speed cushions on S Hampton Avenue between E Sunshine Street and E University Street and between E University Street and E Stanford Street.
 - c. Midblock speed cushion on E Stanford Street between S National Avenue and S Hampton Street.
 - b. Sanitary sewer facilities.
 - (1) It is recommended that public sewer be extended onto the site to better serve the development.
 - c. Storm water management facilities.
 - (1) On-site detention and water quality will be required for the site.

DEVELOPMENT REVIEW STAFF REPORT

4. Improvement Standards. Improvements shall conform to the following standards:
 - a. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

M. ADDITIONAL REQUIREMENTS

1. A lot combination of all subject properties in accordance with all applicable subdivision regulations.
2. Vehicular access shall be limited to Sunshine Street and University Street and approved by the director of Public Works. The Existing driveways on National Avenue and Sunshine Street shall be removed so that there is no driveway approach on National Avenue and no more than one driveway or approach on Sunshine Street for ingress/egress to the proposed rezoning district. Access on Sunshine Street shall be restricted to right-in/right-out/left-in only as approved by the Director of Public Works; and
3. A final site plan, showing conformance with the requirements of this COD, shall be submitted to the Director of the Planning and Development Department for review and approval prior to the issuance of permits for the construction of permanent improvements within the proposed rezoning district.

Attachment 3

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF to O-2
(existing zoning) *(proposed zoning)*
2. Meeting Date & Time: August 21, 2025 - 4:00-6:30
3. Meeting Location: TownePlace Suites - 2009 S National Ave. Springfield, MO
4. Number of invitations that were sent: 164
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 17

7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

- Existing traffic volume and cut through traffic. Development on corner would only make traffic worse.
- Proposed uses. Neighborhood would like to see the corner remain single family residential or a park/garden
- Step down zoning. Concern that 3-4 story office is not step down.
- Existing homes are not being maintained.
- Architecture of proposed use will not be consistent with neighborhood.

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

- We believe that with O-2 zoning the traffic pattern will be normalized based on the allowable uses. In addition to a regular traffic pattern ROW provided by the developer will improve traffic at national & Sunshine by allowing for a new right turn lane. Traffic calming will be added to the neighborhood to help reduce and control cut through traffic.
- Residential and park uses are allowed under O-2 and are included in the COD. However, the development team believes that residential single family is not appropriate for the 2nd busiest intersection in Springfield and that it would be better suited for office or mixed use.
- Looking at the intersection of national and sunshine we believe that office/mixed use is step down/transitional zoning. The 3 other corner of the intersection have an 8 story hospital, strip retail center and 2 story medical clinic. While it is adjacent to a residential neighborhood it is a step down from the residential and institutional uses.
- Development team has included a variety of architectural standards in the language so that any new development will be designed in a way to include and match architectural components of the UH neighborhood

I, Chris Wynn (print name), attest that the neighborhood meeting was held on 8-21-25 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Chris Wynn
Printed name of person completing affidavit

NATIONAL and SUNSHINE Rezoning

SIGN-IN SHEET - 8-21-25

Name	Address or Company	Phone	E-mail
Karen Burmood	1224 E. Stanford St	417.877.1988	teacherKL43@yahoo:
Ray Burmood	"	417.844.4625	rayeburmood@hotmail
Jason Ray	1136 E. Kingsbury St	417-379-6890	jasonray59@gmail.com
Karen Craig	SBJ men	417 210 9030	krcraig@sbj.net
Jack McGee	SGF Daily Citizen	417-729-5229	jmcgee@sgfcitizen.org
Sara Hollis	1326 E. Delmar St	417-818-8179	sashohollis@gmail.com
Bruce Adib-yazdi	1946 S. Holland	417 848 6001	bruce.adib.yazdi@gmail
MARA Milze	NEWS-Reader	417-258-8167	mmilze@news-reader.com

**NATIONAL and SUNSHINE Rezoning
SIGN-IN SHEET - 8-21-25**

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

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

Comment Card

Date: August 12, 2025

Telephone No. (417) 887-4811

Your Name: Mark G. Boyer

Your Address: 1140 E. Stanford St., Springfield, MO 65807

Project Address: Northwest Corner of National Ave. and Sunshine

Comments:

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

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

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

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

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

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

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

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

Thank You,
Mark G. Boyer

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

Dear Planning and Zoning Commission:

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

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

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

Thank you for your consideration.

Sincerely,

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

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

Dear Hard-working City Staff,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration,

Maggie Castrey

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

Dear Chair and Commissioners,

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

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

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

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

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

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

Best regards,

Kevin Ray Evans
953 E. Linwood Dr.

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

Hello,

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

Recently, the University Heights Neighborhood Association provided a public statement unanimously opposing re-zoning. We did this for reasons we all agree upon, as well as for reasons unique to each of us.

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

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

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

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

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

With appreciation for your service and warm regards,

Donna Farr Hemann
Board of Directors
University Heights Neighborhood Association

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

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Hello,

I am a resident of University Heights (UH) neighborhood and am submitting this as my 'comment card' related to the Z-20-2025, COD 276 zoning case involving 1111, 1119, 1133, [1141 E. Sunshine](#), 1739, 1745, 1755 S. National, and 1138 E. University Street. My name is Darron Hemann and I live at 1039 E. University Street.

I am writing today to let the record show that I am adamantly opposed to the rezoning request by BK&M on the corners of National Avenue and Sunshine Street.

The builder has recently admitted in our neighborhood meetings that he has no plans to develop this land himself. His only intention at this point is to get it re-zoned and sell it to the highest bidder. That alone should be a disqualifier. UH residents should not have to live in fear of what might or might not be going in on that corner. We have invested heavily in our neighborhood and in our properties and deserve better than that.

I truly believe that this land should be left single-family residential. The builder states that the traffic count is very high and that is why it should be rezoned commercial. I would counter by saying I agree that the traffic count is very high, but that's the exact reason why it should not be considered for that type of development. In fact, I believe the traffic count is so dangerously high that it would be nearly impossible to get in and out of that corner and would force a tremendous amount of traffic coming into our neighborhood off of University and Hampton Streets.

Keeping the corner residential or turning it into a green space would be the best option for the city and our residents. After all, there are multiple places in the immediate area that are already zoned

commercial that would make much better options.

Thank you for your consideration to this important matter.

Yours truly,

Darron J Hemann
Wells Fargo Advisors
First Vice President-Investment Officer
PIM Portfolio Manager
Senior Investment Advisor
Morse, Hemann, Mangan, Gelshiemer Management Group

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

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

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

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

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

DATE:	8/12/25	Telephone No.	417 861 8900
YOUR NAME:	Ron Looney, private Investor Inc		
YOUR ADDRESS:	915 E Sunshine, 712 E University, 1109 E Linwood		
PROJECT ADDRESS:	National & Sunshine, 1140 Linwood terrace		

COMMENTS:

NO, NO, NO, NO
 pls DON'T
 Ron Looney

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

To: P&Z Commission, City Council, Mayor Schrag, and David Cameron

When developers present a proposal, I believe the job of city leaders and planners is not only to look at what the development could bring to the city, but what its construction would destroy. Developments that disturb unique areas of a city, promoted in the name of progress and economics but based only on a concept, should not be prioritized but scrutinized.

Power brokers need to weigh new construction against its consequential destruction. Sometimes what will be destroyed is unique, not just to immediate neighborhoods but to the entire city. Examples: Sequiota Park is unique to this city, and what makes it unique would have been destroyed or dramatically altered by a large apartment complex built right across the street. University Heights is a unique neighborhood, precisely defined by its bordering streets and valued for its history and stability. Encroachment into these borders by modern development would downgrade if not destroy much of what makes it unique. For 100 years this self-contained set of homes has provided the distinct University Heights housing option to many, convenient especially for workers at two of Springfield's major employers, MSU and Mercy, and others wanting less dependency on cars.

Government efficiency isn't just about speed and better defined codes. Rating the unique value of what would be destroyed alongside the value of a proposal should be included in the first stage when a developer approaches the city with a plan. Early awareness, acknowledgement and adjustments to negative impacts could help avoid contestable issues and delays. Possible questions: Is this build a need at this location or an ideation? What is the cost/loss to the neighborhood/community? Is what's lost replicable? Is the build replicable elsewhere? Who is reaping the most benefit from developing at this location? The city? The neighborhood? The developer?

Citizens will be less likely to rise up in opposition if equal due process and respect are given to their quality of life choices and investments in living in Springfield.

Thank you for your time and consideration
Anne Griffin

-

From: [Jeff.VanDenBerg](mailto:Jeff.VanDenBerg@springfieldmo.gov)
To: Zoning@springfieldmo.gov
Subject: Opposition to rezoning University Heights properties
Date: Tuesday, September 2, 2025 10:36:20 PM

Dear City Staff and Planning and Zoning Commissioners,

I am writing in opposition to the most recent University Heights rezoning request by BK&M. You are well familiar with the arguments neighbors and others in our community have shared during previous rezoning attempts. Let me add two additional thoughts. First, the city is in the middle of a \$700,000 Sunshine Corridor Study. The section of Sunshine between Jefferson/Kimbrough and National is a critical zone under community discussion, and spot rezoning the properties around Sunshine and National would most obviously preempt the study's findings. The corridor study has been a model of gathering wide community input and thoughtful reflection. Let's please respect this taxpayer-funded process.

Second, because BK&M has stated they are seeking rezoning in order to sell the properties, we should not think of this as a development decision. Rather, we should disaggregate our thinking about the eight properties. There is no compelling need to rezone all of them as a whole. This is particularly essential when considering the property on University Street which is unquestionably outside any arguments about the Sunshine and National intersection. It is instead an inappropriate rezoning deep into the heart of historic University Heights residences. There are plenty of solutions to the traffic problem on the property directly at the corner of National and Sunshine that do not demand wholesale rezoning of all eight of BK&M's properties. The neighborhood shared constructive ideas about this in our meeting with BK&M organized by Councilmember Adib-Yazdi, but BK&M was not interested in anything short of a profit-motivated rezone and sell outcome.

As we celebrate the 100th anniversary of the vibrant University Heights neighborhood, I urge you to reject this speculative rezoning proposal so that we can think creatively, constructively, and in keeping with community-wide, tax-payer funded input that benefits the whole city.

Respectfully,

Jeff VanDenBerg
801 E. Kingsbury St.
Springfield, MO 65807

From: [Pamella Vodicka](#)
To: Zoning@springfieldmo.gov
Subject: ATTN: Bob Hosmer...RE: Zoning Case: z-20-2025, COD 276
Date: Tuesday, September 2, 2025 8:23:33 PM

This is the first time you received an email from this sender (vodickapk@yahoo.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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RE: Properties...1111, 1119, 1133, 1141 E. Sunshine; 1739, 1745, and 1755 S. National; and 1138 E University

Zoning Case No.: z-20-2025, COD 276

To whom this concerns,

We call on Planning & Zoning and City Council to reject this rezoning request. We do so primarily because Mr. Duda and BK&M shamelessly state their current plan is to sell the property after the rezoning. This overt statement can only be interpreted one way: they have no interest in the future of our University Heights neighborhood. Their blatant acknowledgement is not only an insult to our neighborhood, but also to the spirit of Forward SGF, which was intended as a guide for growth and development in the community for the next two decades. Forward SGF very clearly highlights the importance to the city of preserving traditional neighborhoods: desirable housing; property investment; ecological green corridors; strong community; quality of life; quality of place. Mr. Duda and BK&M have indicated no interest in any of these. Furthermore, I am not aware that the city has any obligation to accommodate Mr. Duda and BK&M, who demonstrably lack interest in investment in our community, or in preserving a traditional neighborhood --our neighborhood. My wife and I have recently purchased our new home in University Heights. It was built by Mr. Carl Bissman in 1933. In 2016, the Springfield News-Leader reflected on Mr. Bissman's contribution to the unique character of University Heights and the surrounding neighborhoods. In this article, published May 30, 2016, it is reported that Mr. Richard Stahl, an associate of Mr. Bissmann, paid tribute to Mr. Bissman by saying he raised the standards of home construction in Springfield. It would be unfortunate to tarnish the legacy of Mr. Bissman and other past architects/developers who have made University Heights and the surrounding neighborhoods what they are today.

The ongoing taxpayer-funded Sunshine Corridor Study encompasses every inch of our neighborhood and seeks to develop a coherent approach to managing three miles of a major street. A hasty rezoning likely would conflict with the study's recommendations -- given Mr. Duda and BK&M's

lack of interest in the future of this property. In alignment with Forward SGF values, we welcome improvement options that would NOT require rezoning, such as parks, gardens, churches or community spaces -- all very reasonable considerations of which Mr. Duda and BK&M demonstrate no interest.

We are confident the Planning & Zoning and City Council will do the right thing and reject this rezoning request.

Respectfully,

David Harter and Pamella Vodicka
1020 E University Street
410-794-6281

From: [Sara Hollis](#)
To: Zoning@springfieldmo.gov
Subject: University Heights corner
Date: Thursday, September 4, 2025 5:12:24 PM

Dear Planning and Zoning,

1). I am opposed to commercial development at the corner of National and Sunshine. I do not agree with the methods the developer used to purchase homes. This was done prior to neighbors knowing what was happening. His ideas were not compatible with the neighborhood. He sought to capitalize on the proximity to Mercy. He sought to capitalize on the beautiful neighborhood, too. We have vacant buildings on Sunshine and Fremont, he could have had those, but that isn't the beautiful part, is it? It is also easier to buy things piecemeal, then declare them blighted, and apply for rezoning. He may have paid too much for the white house that was torn down, \$500,000, I hear, which may have been more than market value, so Steve Plaster took advantage of him? I do not want to see the "Glenstonification" of Sunshine. There is also the property on Fremont across from the day care. But he doesn't want that, I presume, because it is owned by C Arch Bay company, who would lease the land, and he can't make as much money. That horrible Cardin shopping center is an eyesore but perhaps they won't sell. I have heard rumors of a personal vendetta against Mercy by the Cardin family?

2) I would like to propose a Green Corridor concept linking the Waterwise Garden, ball field, tennis courts, the Art Museum, Phelps Grove Park, Fassnight Park, Grant Street corridor, then Jordan Valley. It could have a wall isolating the homes on the south side of University, since they are now more open. A 20-30 foot strip behind the wall could contain evergreens. In front of the wall would be greenspace. The neighborhood could be responsible for its upkeep if funds are not available. The wall could say University Heights.

3) If Mr Duda wishes to keep the houses he owns on the south side of University for executive rental, then you can't make him sell. But perhaps if he sold them he would get his money back. But definitely not sell to another developer and walk away! I'm sorry Mr Duda has spent so much money and time on engineering, but it is his fault for doing it the way he did. He mentioned the Cox Building across the street as justification. That corner was occupied by Marsh Travel since 1972, and BJ Marsh actually lived there. I would have rather it stayed a house. Mr Duda also mentioned Farmer's Park as an example of building by a neighborhood. Farmer's Park was 15.4 acres! National and Sunshine is 3 acres. There was one beautiful house there but it was torn down when Highway M was expanded, way before Farmer's Park, I believe.

4). Another option: turning the beige stucco house on National into a hospitality house? Since the first house on the corner was torn down, perhaps the one to the north of it, which is further from the intersection, could have the same usage. This would be a non-conforming use, which I interpret as it would revert to residential if no longer used as a hospitality house. There are several properties nearby such as Bambino's and Bryan Magers office which are non-conforming. The entrance could be on National as usual with the house, but the exit could be on Sunshine several hundred yards away to meet the rules of the road. This would require further discussion with the neighborhood.

5) Driving on Sunshine or National between National and Jefferson is actually pleasant due to

the lack of unpleasant commercial spaces and traffic pulling in and out. 7 Brew has produced a lot of traffic. If traffic is observed, it seems like those streets are used by people looking to get down National or Sunshine as fast as they can.

6). I have lived in Springfield since 1964. My first home was on Portland. The first restaurant I ate at was Mexican Villa. I have lived in University Heights, Phelps Grove, Midtown, Sunshine-Holland and Rountree neighborhoods. My children attended Rountree, Jarrett and Parkview schools. I love the older homes and do not want developers imposing their view that "nobody would like living there, it's unsafe so close to a busy street" or "it's so noisy because of cars, ambulances and helicopters". That logic applies to any lofts or apartments proposed for that corner, doesn't it? I have also heard Mr Duda say the prices of the homes have become prohibitive. So would the price of an apartment, loft, or executive rental built by the developer, wouldn't it? Except he would be the one making the money. There are people who want to live in the older established neighborhoods. Yes, sometimes it is noisy, but we all can't commute to the suburbs.

--

Sara Hollis, PsyD (retired)
1326 E Delmar Street
Springfield, MO 65804
h 417-831-7381
c 417-818-8179
sashollis@gmail.com

Dear Commissioners,

Contrary to the Staff Report assessment, **Z-20-2025 COD-276** does not meet the seven requirements necessary for rezoning the NE corner of Sunshine and National in the University Heights (UH) neighborhood from SFR to O2. The Staff Report bases its judgement on two things: changing traffic patterns and changing land use patterns. These are erroneous assumptions.

1. Whether the proposed zoning district classification is consistent with the Plan.

Changing the rezoning to allow for this development, especially because of its negative impact on the neighborhood, is inconsistent with the vision and goal of Forward SGF to celebrate unique neighborhoods through historic preservation and branding. The Plan “centers on the concept of... maintaining unique and quality places” essential to the community’s long term health and prosperity. *The city should adhere to the concepts of the Plan.*

UH is the epitome of quality of place. The UH has not only survived but thrived for 100 years. The historical use, which includes this corner, has always been Single Family Residential. UH is low density with about 3 homes per acre. Homes have a wide range of value, attracting a diverse socio-economic resident from single mom to executive. Their largest investment, home buyers are willing to pay more per square foot to live in UH than in any other part of the city. UH has a very high home ownership percentage with 84% as compared to the rest of the city with 45%. (Town Charts) Sunshine Street homes are both rental and owner-occupied, with several owners locating there within the last 10 years. National Street homes are 100% owner occupied.

2. Whether there are any changed or changing conditions...that make the proposed rezoning necessary.

The staff claims that “there are changing conditions that make the proposed rezoning necessary”. This is an arbitrary assumption. This rezoning change is not “necessary”, especially since the Staff admits that there are other reasonable viable uses for the property.

Although the NE and SW corners have been developed within the last ten years, Sunshine and National buffer UH from these placetypes. The traffic volume is not a changing condition. Although this “intersection has some of the highest traffic volumes in the city”, the traffic count has not changed for the past 10 years.

There are already blighted commercially zoned areas along Sunshine that need infill growth and development, including the NE corner of Sunshine and Fremont, just blocks away.

UH does not need infill growth. The corner was once beautiful, until the owners intentionally blighted and demolished two homes, making it appear to be an area in transition. *Property owners cannot manufacture their own changing conditions.*

3. Whether the range of uses...are compatible with the uses permitted on other property in the immediate vicinity.

Even though there are nonresidential uses on the other three corners, the NE, NW, and SW areas are predominantly SFR. Staff ignores the fact that the Plan states that major roadways or buffers can separate placetypes. A one-two block transition zone between placetypes is desirable, but natural boundaries, such as roadways, also serve as a transition from one placetype to another. *The major arteries, Sunshine and National, are the transition zones.*

4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses....

It is uncertain whether adequate utility services exist or can be provided, because of the wide range of uses that would be permitted, including the extreme of a four story office complex or an 80 unit apartment building.

The applicant does not plan to develop the property but to unload it. *A new owner could decide on one of these extreme options.*

5. The impact the uses...would...have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity.

It has already been shown in earlier applications that the vehicular impact would be horrendous, especially if one of the extreme options is chosen.

The proposed road safeguards and traffic calming measures will not be enough to stop the flow of traffic into the neighborhood as drivers already cut-through the neighborhood, starting at Portland, to avoid the intersection.

The residents of the two homes facing the north ingress/egress, on University Street, will be the most impacted. This is a local street and *not* part of a commercial corridor. These homes will inevitably lose value.

With more than 65000 vehicles crossing the intersection daily, *the city should be trying to relieve traffic instead of encouraging more traffic.*

7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed zoning is denied.

Staff admits that no viable economic use will be precluded, if the application is denied. Since there are alternatives to the rezoning, specifically adhering to the SFR designation, this is *spot* zoning. Considering the lack of affordable housing in Springfield, destroying even 5 more single family houses is irresponsible. *The city should instead protect these homes.*

The failure of the strip mall on the NE quadrant and the general retail shops on the SW quadrant foreshadows the viability of any endeavor on the NW quadrant.

8. Comments

This is a lose/lose situation for UH. If any of the proposed land uses are successful, then the residents will be penalized by lower property values, higher crime rates, increased vehicular traffic, and way of life. If they fail, then the neighborhood will suffer the same consequence, but also with an abandoned eyesore. In the meantime, more speculators will want to take advantage of the precedent to rezone, creating a domino effect along Sunshine and National, continuing the Glenstonification of Springfield corridors.

The applicant has shown a lack of good judgement throughout this process. He took a business risk, purchasing the SFR property at more than fair market value, before getting rezoning approval, which is not customary or advisable. He did not canvas residents of UH for their views. He did not heed the warning from P&Z that UH might be governed by deed restrictions. He recklessly

blighted then demolished two of the houses, devaluing the properties even further. His business plan was as flimsy as the plans for developing the property – he had none, as it was ever “evolving”.

After three years of almost unanimous opposition, the residents of UH and citizens of the city have sent a clear message. The applicant has grown tired of it, wanting to rezone it, only to unload it. The wide range of uses that would still be permitted is designed to attract a buyer. He has come full circle, much like the original iteration of “The Heights”, an office complex or a residential building is totally inconsistent with the neighborhood in scale and intensity.

UH has far more to lose financially than the applicant. *It is not up to UH to bail him out of a speculative business venture.*

It has been noted in Forward SGF that the city of Springfield is not esthetically pleasing, which shows a lack of pride and investment in the community.(p 28) Given the number of visitors to Mercy Hospital and BassPro Shop, coming from outside the city, it seems that this major intersection countered that image, until two historic homes were blighted then demolished.

The remaining houses, sitting on one of the few green corridors in the city, are unique architecturally. The only suitable structures for this corner, which will benefit the neighborhood and the city, are these single family homes, which display Springfield’s rich heritage of almost a century ago. Since Forward SGF prioritizes the beautification of Springfield corridor, Springfield legislatures should respect the Plan and the wishes of the citizens of Springfield.

Respectfully,

Norma D. Capeci

From: [Steve Brooks](#)
To: Zoning@springfieldmo.gov
Subject: Proposed zoning change at the corner of National and Sunshine
Date: Monday, September 8, 2025 2:52:58 PM

Planning and zoning commissioners, I live in the University Heights neighborhood just a bit west of the proposed development. Our 2 children went to Sunshine Elementary, Jarrett Middle School, and Parkview High School throughout that era of their educational time, as we have lived here 40 years.

Some have asked, does the City owe it to BK&M to rezone this area? No. The City acknowledges BK&M made a purely speculative investment, by definition a high risk. It is not the city's job to bail him out, nor the neighborhood's. If a speculator made a bad investment, then that is on them.

Another question is should spot rezoning be granted before the Sunshine Corridor Study is completed in 2026? I say no. The purpose of the Sunshine Corridor Study is to give us a comprehensive plan for that area. Every inch of University Heights is in the corridor study area. Any spot rezoning approved before that threatens to conflict with the corridor study and do irreparable harm.

Many of us wonder about the vacant retail property, zoned commercial, 1 block to the east, at Fremont and National. A strip center sits vacant, the prior pool company building is overgrown with weeds, and a former restaurant sits vacant. Why would this company want to fight the battle at National and Sunshine (with so much traffic), when so much property is available a block away. If they succeed in the rezoning, will we soon have more vacant retail on this corner of National and Sunshine?

Perhaps it is time to consider a moratorium on these proposed developments, near historical neighborhoods, until we can create appropriate plans with the neighborhoods, in keeping with the proposals in the Forward SGF plan.

Steve Brooks
417 840-4446

From: [David Hutchison](#)
To: Zoning@springfieldmo.gov
Subject: Rezoning Request BK&M LLC
Date: Thursday, September 11, 2025 10:30:27 AM

Z-20-2025 COD 276
1739,1745,1755 S. National.
1138 E University.
1111E,1119,1133,1141 E Sunshine St

I object to the rezoning of these properties.

BK&M LLC, purchased these properties knowing they were zoned for single family homes. They calculated their risk based upon the City of Springfield would rezone the properties to commercial use. This has not happened, resulting BK&M LLC has said they abandoned their Plans to develop the properties. BK&M LLC wants to rezone the properties and sell them to another developer. Caveat emtore...let the buyer beware! This principle places the risk on the buyer!

The owners now realize the business risk they knowingly took was a huge mistake. They now want the City of Springfield to bail them out of their business error!

They could donate the land for green spaces. The homes could be used for affordable housing.

I object to the proposed limited access in and out of University St. University Heights streets are now already used to avoid the heavy traffic on National and Sunshine during peak hours. Living at the corner of Kingsbury and Hampton, I have witnessed this. Some people are courteous the way they drive. Others drive dangerously, speeding and rolling through stop signs. There is no guarantee that delivery trucks will not use University Heights streets for their access to deliver goods to the development.

I also object to the notion of a conditional overlay development proposal. The commercial buildings East of National on the north side of Sunshine have low occupancy. With the exceptional amount of traffic at peak times any development will have a problem attracting people.

Think of the problems at the north side of Sunshine near Campbell!

Thank you,
David Hutchison
1101 E Kingsbury
Springfield, MO 65807
417-830-5268



CO-FOUNDER

THEODORE L. JOHNSON, III

MEMBERS

JOHN W. HOUSLEY
DAVID A. FIELDER
GLENN P. GREEN
THOMAS M. BENSON
RANDY J. REICHARD
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KYLE HARMON
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WEB

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September 11, 2025

Greene County Commissioners
1443 N. Robberson Ave., 10th FL.
Springfield, MO 65802

RE: **Planning & Zoning Case No. Z-20-2025 with Conditional Overlay District 276**

Request to rezone approximately 2.6 acres of property generally located at 1739, 1745, and 1755 South National Avenue; 1138 East University Street; and 1111, 1119, 1133, and 1141 East Sunshine Street from R-SF, Single-Family Residential District to O-2 with Conditional Overlay District No. 276

Matter ID 37559-000

Dear Commissioners:

I represent my parents, Walter and Kay Green, who reside at 1055 E. Kingsbury, in University Heights subdivision. They oppose the above zoning change for the reasons set forth below.

The developer in this application seeks to have an area of University Heights Subdivision changed from single-family residential to a retail zoning with a conditional overlay district. In other words, it is applying for **spot zoning** on the properties that it purchased.

If the basis of spot zoning for a different use is arbitrary and unreasonable **and made for the sole benefit of the private interests of the owner, it is invalid.** If the spot zoning is in accord and in harmony with the comprehensive zoning plan and is done for the public good, i.e., to serve one or more of the purposes of the enabling statute, and so bears a substantial relationship to the public health, safety, morals and general welfare, it is valid. Treme v. St. Louis County, 609 S.W.2d 706, 713 (Mo.Ct.App.1980).

The University Heights neighborhood does not bear the legal burden of proving why the developer's request should be denied. It is the developer's burden to prove the spot zoning is in accord and in harmony with the comprehensive zoning plan and is done for the public good, i.e., to serve one or more of the purposes of the enabling statute, and so bears a substantial relationship to the public health, safety, morals and general welfare. The party seeking to change the zoning on a property bears the burden of proving the unreasonableness of

maintaining the existing zoning. City of Arnold v. Ray Dickhaner, LLC, 649 S.W.3d 340 (Mo.Ct.App. 2022).

The most significant part of the Staff report is that it admits that the existing single-family residential zoning is not unreasonable on Page 20, which notes:

24. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. (emphasis added).

Thus, we are not dealing with the Developer being unable to put the subject parcels to a reasonably viable economic use. We are dealing with a Developer that is not satisfied with a reasonably viable use and instead impose a use to create a higher profit at the expense of the surrounding neighborhood.

The second most significant part of the Staff report is that it recommends approval of the zoning change because of high traffic on National and Sunshine, and properties on the other corners of the intersection are commercial. However, the Staff report neglects to point out that neither of these supposed justifications applies to the lot at 1138 E. University. That lot is an interior neighborhood lot that does not touch National or Sunshine. NONE of the supposed justifications used for Staff's support of the zoning change apply to that internal neighborhood lot. It is just glossed over because it is needed for the Developer to have a second access for its planned parking lot.

RSMo 89.350 requires municipalities to develop a Comprehensive Plan to guide the physical development of the community. A comprehensive plan is relied upon both by developers and homeowners to determine the characteristics of the neighborhoods around them and potential uses of neighboring properties. From the Springfield website: "The Comprehensive Plan serves as a policy guide for the overall development of the community."

Forward SGF- 2023 Comprehensive Plan

"In the summer of 2019, the City of Springfield set out to create a new Comprehensive Plan, Forward SGF, a blueprint for the future. The Plan is intended to guide growth and development in the community for the next two decades to come, establishing policies that will help City leaders make substantive planning decisions." <https://www.forwardsgf.com/>

City officials and community residents worked on Forward SGF since 2019. Forward SGF was touted to "guide Springfield's land use and development decision-making into the 2040's." Publicity about Forward SGF stated that the plan has an overarching "North Star" — to establish a "Quality of Place." The idea that every project going forward in the city of Springfield should contribute to the experience that community members feel when they visit the place. "When considering a project, Quality of Place should act as a litmus test," the plan says.

Forward SGF was publicized as a grassroots community plan seeking to address negative impressions with three themes, tying the plan's elements together. They include:

Improving the community's physical image with stronger design standards

Paying attention to arts, culture and historic preservation

Addressing community health and well-being

In a community profile of Springfield, the plan acknowledges challenges the city faces in terms of severe income inequality, lack of health insurance in some neighborhoods, and a lack of demographic diversity. The profile also highlights potential for population growth, job growth and new strategies for development. Springfield is expected to add 18,000 residents by 2040 and 18,000 jobs over the next 25 years.

The city said the plan was the result of a “bottom-up approach,” touting 10,000 “points of participation” from residents — despite facing obstacles due to COVID-19. Hundreds of Springfield residents turned out in person and online for visioning workshops, and thousands of people answered surveys.

Key issues included listening sessions about ‘neighborhood’ concerns. Attendees at the Forward SGF unveiling at Hammons Field told KSMU radio that they appreciated the plan’s focus on making Springfield neighborhoods nicer and more connected. Cora Scott, the city’s chief spokesperson, said the idea of developing Springfield’s neighborhoods was “grassroots coming from the people during all of the community engagement” that led to the Forward SGF plan.

A key component of the Plan focuses on housing and neighborhoods, with four aspirational goals to guide future policies and decision-making.

- Support the Creation of Complete Neighborhoods
- Diversify Housing Choices
- Revitalize Springfield’s Neighborhoods
- Cultivate Neighborhood Identity and Cohesion

<https://www.forwardsgf.com/initiative1/>

Goal 4. Cultivate Neighborhood Identity and Cohesion

- **(4.1)** Strengthen Identity Through Neighborhood Organization
- **(4.2)** Continue the Process of Proactive Neighborhood Planning
- **(4.3)** Encourage Neighborhood Civic Involvement
- **(4.4)** Build Strong Relationships with Neighborhood Schools and Universities
- **(4.5)** Preserve Historic Resources

<https://www.forwardsgf.com/initiative1/>

Housing & neighborhoods

Supposedly, the focus of Forward SGF was on making Springfield neighborhoods better. The plan has four neighborhood goals: Creating complete neighborhoods, diversifying housing choices for residents, revitalizing neighborhoods and cultivating identity and cohesion for neighborhoods.

Subarea plans

What are “subareas”? According to Forward SGF, they are “[distinct areas in the community that exhibit significant potential for change](#)” — with a few examples being West Chestnut Expressway, North

Glenstone Avenue, Trafficway Street, and the Boonville Avenue Corridor from City Hall to Commercial Street.

Because the city's idea is that much future development will be infill and revitalization, focus on these areas marks a change from historical patterns. The city grew 270 percent in the mid-1900s, largely along big roadways stretching out from the center of town. Now, with the "subareas," the plan showcases ways Springfield could find new development and beautification opportunities in some of those areas. This is one of the longest, most detailed parts of the new 242-page plan.

The only part of the Staff's report supporting the zoning change that potentially addresses the requirement is the following sentence:

There are changing conditions in the area affected that make the proposed rezoning necessary. The intersection of Sunshine and National has some of the highest traffic volumes in the city.

The problem with this justification is that there is nothing to demonstrate that this traffic volume situation did not exist when the new Comprehensive Plan was adopted. Even though the intersection in question has had some of the highest traffic volume in the City, there is nothing to suggest that it has markedly changed such that Single Family Residential zoning is no longer proper. Additionally, the developer and Staff have continued to acknowledge and address the fact that the developer's lot on University Street is not bounded by National Avenue or Sunshine Street whatsoever. Thus, there is no justification for that lot to be rezoned on the basis of the traffic volume at an intersection that does not touch that lot.

As mentioned above, the Staff Analysis found that "***A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.***" Thus, we are not dealing with the Developer being unable to put the subject parcels to a reasonably viable economic use. We are dealing with a Developer that is not satisfied with a reasonably viable use and instead impose a use to create a higher profit at the expense of the surrounding neighborhood.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Staff Report recommended approval of the re-zoning application. It's conclusion states:

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Institutional and Employment placetype and on the finding of facts above.

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject properties as the Traditional neighborhood placetype; however, this is considered a transition area that is better suited as an Institutional & Employment placetype (see Staff Analysis and Recommendations). The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are supported by small commercial sales and service business, and a mix of community-orientated amenities. Student housing is also a common component. In the case of universities or colleges, along with mixed housing types located along the fringes and transitional areas, providing housing near major employers is important. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As

Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype.

Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher density housing developments where appropriate, to increase activity within the center.

Planning for Institutional and Employment Center placetype focuses on infrastructure and corridor improvements to facilitate traffic flow, multimodal connectivity, and streetscaping improvements, needed to enhance the character and connectivity of key corridors. As these centers of activity receive high volumes of visitors and commuters into the City, it is essential that the quality of development and visual appeal of the corridors remain attractive and representative of the City's desired image. (page 5-6)

PLACETYPE ASSIGNMENTS AND TRANSITIONS

Assignments

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

Primary use - The **predominate historical use and development pattern** of a geographic area that exists within the built and natural environment. (page 7).

Roadway classifications – Functional use and **type of roadways on the edges** or at crossroads (page 8)

Regulatory – Existing zoning, permitted and conditional uses, historic designations, and redevelopment plans. (page 8)

Other Considerations –

Decreasing or increasing market demand for commercial or housing in non- traditional districts or corridors

Greater focus on integrating diverse uses at the edges and areas of transition.
Community expectations

More walkable, livable integrated neighborhoods and districts

Documented increases in nuisances, code violations, disinvestment, and other related trends

More diversity in housing types, affordability, and availability Increased beautification, aesthetics, and identity

Greater focus on preservation, adaptation, and reuse of existing homes and structures. (page 8)

The Staff Analysis admits that the Comprehensive Plan’s Land Use & Development chapter identifies the subject property as the **Traditional Neighborhood placetype**. (page 16, para. 2). The Staff downplays that “there are some characteristics of a Traditional Neighborhood placetype based upon historic and existing housing patterns along Sunshine and National corridors...” However, the Staff adds that “These properties are on the edge of the Traditional Neighborhood placetype adjacent to Sunshine Street and National Avenue which are classified as primary arterial roadway on the City’s Major Thoroughfare Plan. The intersection of Sunshine & National is a major intersection in the city with an enormous amount of traffic that significantly effects access.” (page 16).

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 & Vocational Schools	Universities, Colleges & Places of Worship	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing	Airport, Railroad & Freight 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

University Heights is still designated as a Traditional Residential Neighborhood, including the Lots that are on National Avenue and Sunshine Street.

*Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are **separated from dissimilar uses by distinct zoning boundaries and buffer yards**. Housing in Traditional Neighborhoods ranges from bungalows to expansive ranch-style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance. (emphasis added).*

<https://www.forwardsgf.com/initiative2/>

Planned revisions to Development Code:

Forward SGF indicates that Springfield's Community Development Code update is driven by Forward SGF's overarching theme of **Quality of Place**.

Quality of Place

Quality of Place means our ability to provide amenity-rich neighborhoods and commercial districts. Three themes further define Quality of Place in Springfield:

- **Community Physical Image:** Strengthening Springfield's authentic urban and natural assets.
- **Arts, Culture, & Historic Preservation:** Celebrating the arts, culture, and history that defines Springfield's diverse communities.
- **Health & Wellbeing:** Integrating health and wellbeing into all aspects of community design.

Housing and Neighborhood Goals

Forward SGF defines key goals to enhance quality Housing and Neighborhoods in Springfield:

- **Complete Neighborhoods:** Create walkable patterns with neighborhood-scale commercial to provide access to daily necessities and amenities within a 15-minute walk of most homes.
- **Housing Choices:** Promote a wide range of lot sizes, building formats, and housing types in appropriate contexts and Placetypes.
- **Design & Beautification:** Focus on design over use and promote well-designed neighborhoods.
- **Revitalization:** Promote infill, support adaptive reuse, and reinvest in mixed-use multimodal corridors.
- **Neighborhood Identity:** Emphasizes unique neighborhood attributes and promote context-appropriate design strategies.

Neighborhood Identity

While neighborhood design includes the universal design elements found in every neighborhood (although how they are expressed varies by context), neighborhood identity includes specific elements unique to a given neighborhood. For example, a neighborhood's identity could be defined by a specific architectural style, boulevard-style streets, or any other design elements that make a neighborhood distinctive. Development codes will sometimes present challenges to a neighborhood expressing a unique identity, resulting in neighborhoods of cookie-cutter identical houses with no sense of place, but they can also be constructed to allow and encourage unique expressions of neighborhood identity. ***Forward SGF prioritizes neighborhood identity, clearly calling for residential infill that fits the existing character of neighborhoods, design standards that support neighborhood identity, and new development that enhances Springfield's range of neighborhood and community identities.*** (emphasis added.)

Chapter 7 – Neighborhoods & Housing

- **Goal 3.** Revitalize Springfield's Neighborhoods
 - **(3.5)** Champion Safe, Healthy, Liveable Housing and Neighborhoods

<https://www.forwardsgf.com/wp-content/uploads/2024/01/FINAL-Code-Review-Summaries-12.22.23.pdf>

For a change in zoning, pursuant to Section 36-367, the Planning & Zoning Commission should consider:

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

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

(12) *Two-thirds majority necessary when protest*. In case of a protest against such change, duly signed and acknowledged by the owners of 30 percent or more, either of the area of the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and 185 feet distance from the boundaries of the district proposed to be changed, such amendments shall not become effective except by the favorable vote of two-thirds of all the members of city council. The provisions of this subsection apply to the adoption of, additions to, changes or modifications of the official zoning map, whether such changes are initiated by the city council, the planning and zoning commission, or by petition.

Even if the Staff Analysis of a different Placetype being justified from the Comprehensive Plan's designation for the subject parcels was correct, that still does not justify this Development. There are several reasons for this:

1. The internal lot located at 1138 E. University Street is not bounded by Sunshine Street or National Avenue. None of the listed justifications for a different Placetype applies to that Lot. The only reason for the Lot to be part of the re-zoning request is because the Developer needs it for access.
2. There is no transition between the O-2, Office District zoning requested by the Developer and the remainder of University Heights neighborhood. Even the Staff Report notes that:

Transitions

In every city, dissimilar land uses converge at some point. Transitioning within, between, and along the edges is one of the most critical elements to align as Placetypes are implemented, changed, or amended. Typically, a one-to-two-block transition zone on either side of both placetype boundaries would be a practical zone to complete the transition from one placetype to another. (page 8)

The current application has absolutely no Transition Zone whatsoever to complete the transition from Office Zoning to Single Family Residential.

3. The Staff Analysis also tries to justify the change in Placetype with the following statement:

The other three corners of this major intersection of the city are designated as Institutional & Employment Placetypes with existing businesses and services that serve the Mercy hospital and medical clinics and offices in the area. (page 16).

This justification fails to note that National Ave. and Sunshine Street provide natural borders to differentiate the University Heights neighborhoods from the more commercial uses on the other side of each arterial. This also fails to address why the Placetype for all of University Heights did not change despite all of those characteristics existing at the time the Comprehensive Plan was adopted in its current configuration.

4. The Staff Analysis then goes on to claim that:

3. The proposed Office District with COD is more restrictive than the northeast corner of Sunshine and National which rezoned and redeveloped starting in 2016. It also has more restrictions than the O-1 development (CoxHealth clinic) to the southwest specifically the design and bufferyards. (page 16).

This justification is irrelevant. The land that was developed on the Northeast corner of Sunshine and National was not comparable to the subject neighborhood. That strip of Sunshine Street already had decades-old commercial buildings on some of the parcels. The southwest corner with the new CoxHealth clinic had been a business use for a couple of decades. Neither for those parcels were land that was exclusively Single-Family Residential housing at the time of the commercial construction. Neither contained a legacy neighborhood of Springfield like University Heights. Neither was not part of a neighborhood that has by the admission in previous Staff Reports that we have seen a constant investment in maintenance and renovations of the homes like in University Heights.

5. The Staff Analysis notes that "[...] the *Growth Management and Land Use Plan* of the *Comprehensive Plan* states it is important to ensure that new land uses are not detrimental to

residential areas and to recognize the vulnerability of residential areas to certain adverse impacts. (page 16, para. 5). The Staff indicated that this does not automatically mean that non-residential uses are automatically incompatible with a residential area. However, the Staff essentially takes the position that because a broader or less restricted commercial use could be worse for the neighborhood than what the Developer is proposing that somehow this does not violate the requirement that the new land use not be detrimental. However, despite a recitation of various design features in the Developer's proposal, there is nothing to diminish the fact that this development would be the first commercial development in the University Heights neighborhood in its 100-year history and that part of this development would funnel massively higher traffic counts into a local neighborhood street.

6. The Staff Analysis is disingenuous when another justification for supporting the Developer's application by claiming:

There are changing conditions in the area affected that make the proposed rezoning necessary. The intersection of Sunshine and National has some of the highest traffic volumes in the city.

This is simply untrue. This is not a changing condition. This traffic volume was no different when the current Comprehensive Plan was adopted by the City of Springfield. If this was a condition that made rezoning NECESSARY, then the City should have proposed that during the public comment period for the current Comprehensive Plan so the public could provide input on whether this area of Springfield should be converted to a completely different Placetype. That did not happen.

Furthermore, the Staff ignores that the developer has continued to group the 1138 E. University parcel in with all the other parcels along the major thoroughfares. The Staff's traffic justification does NOT apply to that lot. This is made abundantly clear by the Staff's own statement "The O-2 district is designed to allow more intense use of land that is in close proximity to the central city district **or other high intensity use areas specified in the Springfield Comprehensive Plan.** (page 20, para. 18) (emphasis added). The parcel at 1138 E. University is not in a high intensity use area specified in the Springfield Comprehensive Plan. It is not at the National and Sunshine intersection and is an INTERNAL lot on University Street, which has a "local street" classification.

In fact, the use of the 1138 E. University parcel for a driveway is inconsistent with City Code, which provides:

Sec. 36-303. - General provisions.

(15) Driveways for non-residential districts. No land which is located in a residential district shall be used for a driveway or vehicular access to any land which is located in any nonresidential district.

Conclusion:

What we have here is a developer who speculated by buying Residential Single-Family properties in the hopes of obtaining a change to a commercial/retail zoning. The developer bears the burden to show that existing RSF zoning is inappropriate for the city and not just to benefit the developer's private economic interests.

University Heights is a crown jewel neighborhood that has a beautiful stretch of homes that lead to the Art Museum and Missouri State University. University Heights has been exclusively Single Family Residential since it was originally developed in the 1920's to 1950's.

A city's Comprehensive Plan serves multiple purposes. It is not just to allow tearing down residential neighborhoods to convert to commercial development. The Comprehensive Plan should protect and preserve neighborhoods, especially those that are historically significant and in good condition. Change in the city's Comprehensive Plan should be done where it is appropriate, and with public input. The Staff may have a vision for University Heights that is different from that of Forward SGF, but that should not be allowed to override a plan that had significant input from citizens, professionals and staff, especially when it has just gone into effect. It is incomprehensible that an administrative staff should be able to conclude that PlaceTypes that have just been put into effect should instead be altered to something else after all the public participation in the Forward SGF process.

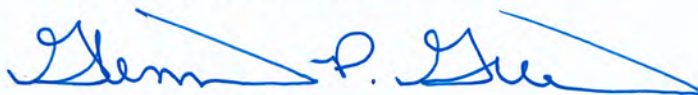
University Heights is a stable single family residential neighborhood, and the Staff report admits it remains viable with the current zoning. The developer's application is not compatible with the Forward SGF Comprehensive Plan. The Staff has had to invent a reason to change a PlaceType that was just put into place in order to claim that this change to retail zoning is compatible with the Plan. There can be no question that retail zoning is not compatible with the neighborhood, which has no other retail or commercial uses.

The fact that the other corners of the intersection are no longer Single Family Residential does not provide justification to change this part of University Heights. Both National Avenue and Sunshine Street provide a natural boundary to split commercial uses from residential across the streets. In fact, the argument that the commercial uses on the other three corners would somehow justify changing the zoning of part of University Heights shows that a re-zoning of these properties would just be the start of a domino effect to change the zoning of University Heights down Sunshine and National in the future.

Finally, none of the justifications mentioned apply whatsoever to the internal lot at 1138 E. University. It is not bounded by National or Sunshine and its sole access is on University, which is classified as a "local street." The only reason that it is part of the re-zoning application is to give the developer a second driveway access that is far enough away from the National and University intersection to meet distance requirements. This is a clear benefit solely for the developer and cannot be held to meet the Comprehensive Plan or the public benefit requirement that apply under the law.

Very truly yours,

LOWTHER JOHNSON
Attorneys at Law, LLC



Glenn P. Green

GPG:cam

From: [Jeff VanDenBerg](#)
To: Zoning@springfieldmo.gov
Subject: Opposition to Sunshine/National rezoning application
Date: Saturday, November 15, 2025 11:58:29 AM

Dear Planning and Zoning Committee,

I am writing in opposition to the amended rezoning application for the eight properties in University Heights. In addition to the well-discussed concerns that have wisely guided your four previous denial recommendations, it is critical to highlight that the amended proposal is an *expansion* of the permitted uses from the most recent application. The addition of a hotel in the COD makes this proposal *less acceptable* than its previous iteration. A hotel is self-evidently out of character with the University Heights neighborhood. It would clearly diminish quality of place for the immediate residents and the neighborhood generally. It is a more intensive and intrusive use (parking, sanitation needs, and commercial traffic) than the previous O2 application.

I urge you once again to reject this attempt to carve up and commercialize our 100 year old historic and vibrant residential neighborhood.

Thank you for your service to our community.

Respectfully,
Jeff VanDenBerg
801 E. Kingsbury St.

November 15, 2025

Kevin Ray Evans
953 E. Linwood Dr.
Springfield, Missouri 65807

To: City of Springfield Planning and Zoning Committee

Re: Z-20-2025 w/COD no. 276

Dear Chair and Commissioners,

I write this letter in opposition to rezoning of the area near the northwest corner of Sunshine and National, especially in consideration of the COD as amended from previous proposals. It violates specific provisions of ForwardSGF (see map and text indicating traditional residential designations in the published report) and the new re-zoning classification scheme put forward by City staff, which calls for areas currently zoned as single-family residential to remain essentially the same. In fact, City staff in Planning and Development Department were tasked with visiting neighborhood associations to communicate that message.

When is enough enough? One of the topics that rarely comes up in discussions at public hearings is the toll on the physical and mental health that citizens, neighborhoods, and neighborhood associations experience when constantly pushing back against unwanted and unneeded development. It puts entire neighborhoods on edge and keeps neighborhood associations from doing the things we are commissioned with doing, fostering community well-being and belongingness by promoting safe, clean, and friendly neighborhoods. I know you will receive letters outlining the many issues that surround this proposal, so I limit my comments to two aspects.

1. Housing and Neighborhood Home Values: Originally platted in 1925, University Heights Subdivision (Sunshine to Portland and National to Kimbrough) was an upscale neighborhood from the start. According to Zillow Home Value Index (ZHVI), our average home value is \$320K (n=698), not including apartment complexes) within the neighborhood boundaries designated by the City (area north of Sunshine, south of Bennett, between National and Campbell). East of Kimbrough Avenue it is \$357K, within the area BK&Z seeks to rezone, and west of Kimbrough it is \$199K. This was a snapshot of estimates home values in July 2025 when the average new home value in Springfield is \$240K. We have commercial areas in our neighborhood. A portion is home to "... Chicken Strip East" at Campbell and Sunshine. Economically and culturally, we have a diverse neighborhood. We know that housing is a major issue in Springfield, but there are no vacant lots that can be

developed as housing in our neighborhood *other than at the corner of National and Sunshine*.

A hotel and commercial development would *in no way* benefit the neighborhood. It would increase traffic, require paving most of the remaining land for parking, exclusive of set-backs, drive additional traffic into the neighborhood, and, in my opinion, drive property prices down. Properties peripheral to BK&M's current holdings already are at risk of reduced value due to demolitions to neglect. The developer brought this to our neighborhood. Witness the tree that partly obstructs the sidewalk (for three years now) and removal of the 80-year-old pine tree near the corner. There is a difference between right and wrong.

2. The Green Corridor: One of my colleagues on the Board of Directors for University Heights Neighborhood Association noted (I paraphrase), "The park-like landscape and urban forest that constitutes much of our neighborhood are the lungs of the City." I would encourage you to compare satellite imagery of downtown with the surrounding urban core. There is an abrupt shift from dull gray to vibrant green with the inner-city residential areas. Trees are good for humans; they cleanse the atmosphere of air pollution and cool the city from intense summer temperatures. I would add, "No, trees don't pay taxes, they pay dividends, and massive ones at that."

We informally refer to the area along Sunshine east of Jefferson Avenue and north along National Avenue as "The Green Corridor." It is 1.75 miles with only a few brick-and-mortar businesses, dental to rental offices, and donuts to tamales. It is most laid-back stretch of driving in the city and it, unlike most other major thoroughfares, maintains walkability.

At the last public hearing on this petition for rezoning before the commission, City staff indicated that regulations do not require that rezoning wait for completion of the ongoing \$700,000 corridor study. It may not be required, but it would be most prudent to do so. I recognize that commissioners may hold a wide variety of views on development, but prudence should be an overarching theme. Please, consider the history of our area and the impact a four-story hotel would have in our neighborhood.

Best regards,
Kevin Ray Evans
953 E. Linwood Dr.

November 17, 2025

Dear members of the Planning and Zoning Commission,

My name is Maggie Castrey, and I live at 1006 E. Linwood Drive. I am writing to oppose the requested rezoning Z-20-2025, COD No. 176.

I oppose it because

**this proposed rezoning Z-20-2025, COD No. 176
fails seven out of eight review criteria.**

- **Is the proposed rezoning consistent with the Springfield Comprehensive Plan?**

It is consistent only with the new code language favoring mixed use in Traditional Neighborhoods. But the Forward SGF plan also emphasizes preservation of historic buildings and neighborhoods, compatibility and benefit to existing neighborhoods, adaptive re-use of existing buildings rather than demolition, and preservation of quality of place. The proposed rezoning is inconsistent with all of those.

- **Are there changed or changing conditions that make the proposed rezoning necessary?**

The primary changed/changing condition on Sunshine and National is an increase in traffic. However, rezoning is not *necessary* because University Heights remained fully occupied and well-maintained until a speculator bought 1755 S National over a decade ago. He priced it as commercial property while zoned residential, putting it out of reach of homeowners, then blighted it through neglect.

BK&M bought it, continues to blight through neglect, then destroyed two homes to create the only vacant lots in the entire neighborhood. Residents in other parts of the city now ask us, “Wouldn’t anything be better than those vacant lots?”

A legal maxim states that a person should not be permitted to take advantage of their own wrong. In short, they cannot create their own changed conditions.

No one in the neighborhood has asked for this rezoning. It is time for the city to stop rewarding speculators and developers for this destructive and predatory behavior. Residents desiring an urban experience will buy properties that are priced competitively for residential.

- **Are the proposed uses compatible with those permitted in the immediate vicinity?**

“Immediate vicinity” is defined as the area that is very close to a specific place or person. It refers to the immediate surroundings, neighborhood, or proximity, emphasizing a short and direct distance. The term would not include areas separated by six or 12 lanes of traffic.

The uses in the proposed zoning reclassification are not compatible with the traditional University Heights neighborhood, which has a dramatically different quality of place from the commercial and institutional uses of the other three corners.

The immediate vicinity of the requested rezoning has an average residential density of three homes per acre. The requested rezoning of these 2.6 acres would allow 75 units to be constructed where seven existed before. This density is incompatible and destructive.

The proposed allowable building size would dramatically exceed the volume and impact of the largest two-story homes currently in University Heights.

- **Will the requested uses impact vehicular and pedestrian traffic and traffic safety in the vicinity?**

City staff report states that the rezoning would increase traffic trips from 125 daily to 1872 daily. That's 15 times as many trips, a 3% increase. Developing properties and ignoring 3% increases in traffic is how we ended up with 70,000 trips through this intersection!

This type of increase would significantly impact the immediate neighborhood because vehicles travelling to the north or east will cut through the neighborhood to avoid restricted access and congestion on Sunshine and National.

- **Will the proposed rezoning correct an error in the application of this article to the subject property?**

There has been no error in the existing zoning. These properties have been reserved for single family residential use for 100 years. These houses were some of the most expensive built in the whole neighborhood and as recognized landmarks, they shaped a signature quality of place.

- **Can reasonably viable economic use of the subject property be found if the proposed rezoning is denied?**

City staff report states viable economic uses of this property are still available if this rezoning request is denied. The immediate vicinity provides housing and home ownership the city desperately needs.

- **Information submitted at the public hearing.**

Neighborhood testimony has uniformly opposed rezoning for three years. Eighty four percent of neighbors surveyed said they valued the single-family-residential quality of place of the neighborhood. This request will cause the same harms as previous proposals:

- Destroy seven homes
- Decrease safety with increased traffic routed into the neighborhood
- Bring transient populations within 20 feet of property lines
- Bring commercial development within 20 feet of property lines
- Introduce density 10 times greater than existing
- Erode neighborhood's intact border
- Destroy unique quality of place
- Invite further rezoning to the West

Thank you for your consideration,

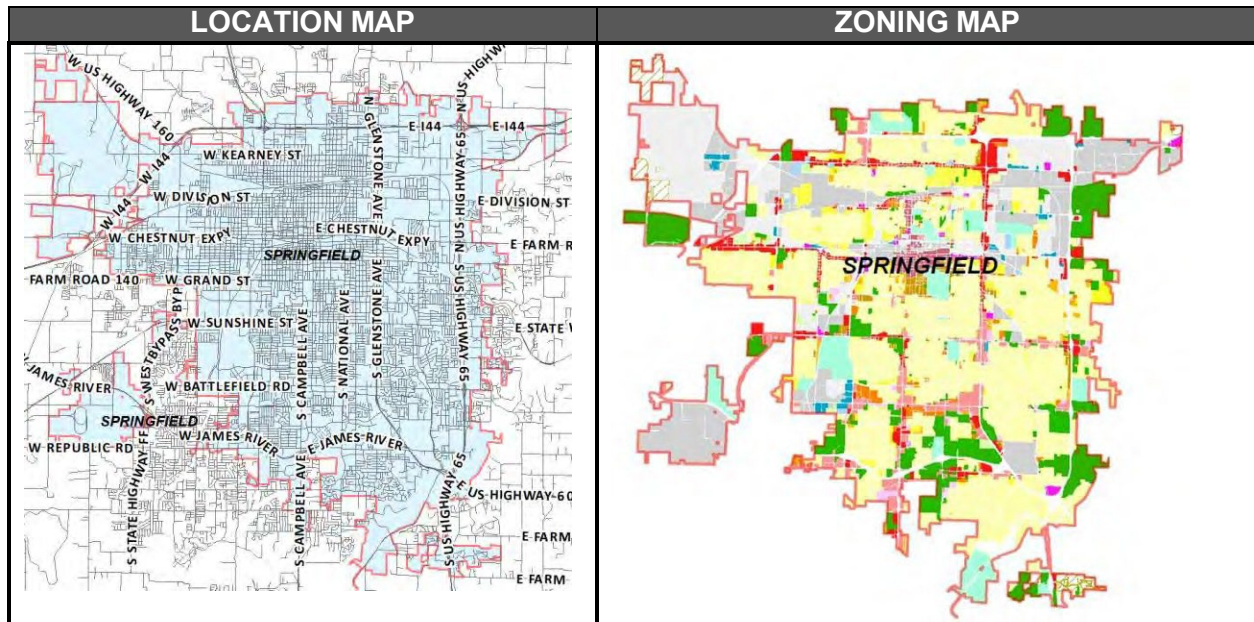
Maggie Castrey

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:	
Case Number:	Land Development Code – Text Amendments
Location:	Citywide
Applicant:	City of Springfield
Planning and Zoning Commission:	November 20, 2025
City Council:	April 6, 2026
Public Notification:	Legal in Springfield News Leader
Staff:	Justin Crighton, Assistant Director
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of the text amendment to Chapter 36 Sections 36-200 to 36-495 of the Land Development Code of the City of Springfield, Missouri as set forth 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 amend Chapter 36 Sections 36-200 to 26-495 of the Land Development Code of the City of Springfield, Missouri and adopt the amended Land Development Code as presented in Attachment 1 as a replacement. If adopted the new Land Development Code would not become effective until a new official zoning map is adopted according to the procedures set forth in the ordinance or other effective date established by City Council.



DEVELOPMENT REVIEW STAFF REPORT

Sec. 36-367. – Amendments describes the factors that Planning and Zoning Commission may consider when a request to amend the text of the zoning ordinance is before them. The findings of the commission may consider:

Whether the proposed text amendment is consistent with the Springfield Comprehensive Plan.

1. Whether the proposed text amendment is consistent with the intent and purpose of this article.
2. The areas of the city that are most likely to be affected by the proposed text amendment and the manner in which those areas will be affected.
3. Whether the proposed text amendment is necessitated by a change in conditions in the zoning districts affected and the nature of such changed conditions.
4. Information submitted at the public hearing.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. The Comprehensive Plan Chapter 15, Implementation: The following actions and strategies establish the “next steps” to be taken after the adoption of the *Forward SGF Comprehensive Plan*. They will provide for the effective application of the Plan and continued community planning and investment, and ensure the Plan remains reflective of community needs and aspirations. They include:

Chapter 5 – Land Use & Development

- **Land Use Planning Framework – Responding to Trends and Land Development Pressures**
 - Increased use flexibility that promotes redevelopment and revitalization will need to be balanced by regulatory codes that promote and emphasize quality design and construction that is pedestrian focused and has a greater experience factor.
 - Future code changes will need to support the implementation of planning that promotes the development of places with a wide array of convenient services in proximity to amenity-rich, attractive, inviting, integrated corridors and districts that are within walking distance of neighborhood, trails, parks, and mixed-use centers with diverse housing options.
 - “Plans and code changes will also need to champion alignment of subsidies and other public investments and improvements with land planning to ensure housing and economic development projects are permitted and supported in places where they are best suited and equitably dispersed across the city.

Chapter 7 – Neighborhoods & Housing

- **Goal 3. Revitalize Springfield’s Neighborhoods**
 - **(3.5) Champion Safe, Healthy, Liveable Housing and Neighborhoods**
Chapter 8 – Economic Development

Chapter 8 – Economic Development

- **Goal 1. Redefine Springfield’s Narrative as a Major Competitor and Leader in the Regional Market**
 - **(1.3) Update the Code**

Chapter 9 – Transportation & Mobility

- **Goal 3. Integrate Transportation and Land Use to Support Mobility and Placemaking**
 - **(3.3) Enhance Community Character and Placemaking**

DEVELOPMENT REVIEW STAFF REPORT

Chapter 10 – Infrastructure & Community Facilities

- **Goal 3.** Develop Infrastructure and Community Facilities in a Sustainable Manner
 - (3.1) Apply Sustainable Development Practices

Chapter 12 – Subarea Plans

- **Glenstone Avenue Subarea Plan** – Framework recommendations
- **Trafficway Street Subarea Plan** – Framework recommendations
- **Chestnut Expressway Subarea Plan** – Framework recommendations
- **Lake Springfield Subarea Plan** – Framework recommendations
- **Boonville Avenue Subarea Plan** – Framework recommendations

Chapter 13 – Commercial Street Plan

- **Goal 4.** Build on Commercial Street’s maker ethos and strength in artisan manufacturing district
 - (4.2) Ensure land use codes allow for flexible maker spaces and artisan manufacturing uses throughout the district.

Chapter 15 – Implementation

- **Integrate Land Use, Placetypes, and Zoning**
 - Create a strategy for updating the City Land Development Regulations and Zoning Map based on the Placemaking approach
- **Implementation through regulation**
 - Implementation of interim amendments – Redevelopment on the Edges

2. Review and update the Land Development Code and other development controls to reflect policies presented in the *Forward SGF Comprehensive Plan*.

STAFF ANALYSIS AND RECOMMENDATION:

1. The City of Springfield contracted with the urban planning firm, Multistudio, beginning in 2023 to facilitate and draft new Development Codes, which will provide the City with the regulatory framework essential to implement many of the recommendations outlined in Forward SGF that will impact expansion of uses and quality of place enhancements for re-development projects.
2. Code consultant, Multistudio, completed the research and analysis phase of the code update process in the winter of 2023, which included reviewing and studying the City of Springfield’s existing codes, policies, and district standards, as well as conducting interviews. The analysis phase produced the Fiscal Impact Analysis, the Code Review Summaries, and the Development Pattern Analysis documents, all of which can be found online.
3. After the analysis phase of the code update process was concluded, the consultant began the discussion phase on, January 25, 2024, with an initial meeting of the volunteer Place Teams and a public open house. These events were an opportunity for both members of the public and individuals that expressed interest in being involved in the process to learn how the consultant is using the vision of *Forward SGF* to update the City’s development codes. The precedent studies set the framework for these events and other conversations with the public. In addition, the presentation boards that were at the open house can be found online at: <https://www.forwardsgf.com/initiative3>.

4. The Place Teams met again with the consultant and city staff on, June 4, 2024, to discuss their vision for future development. Based on the three Guiding Principles – “Community Design”, “Development and Design”, and “Site Design” participants were asked to share desired improvement for the four consolidated Placetypes – Neighborhoods, Corridors, Destinations, and Employment Centers and Campuses, as defined by Forward SGF.
5. The Place Teams met for a third time on December 4th, 2024, to kick off the public review of the draft code articles that were released on November 13th. Place Team members were encouraged to submit their feedback to staff at forwardsgf@springfieldmo.gov prior to City Council adoption process.
6. Multistudio and City staff worked for much of 2024 to draft a code that would integrate the recommendations from Forward SGF and be ready for public review. After the working draft’s release in mid-November, City staff provided one-on-one opportunities for members of the public to discuss the code and provide their feedback.
7. Public comments on the individual articles of the working draft continued into January of 2025. After making adjustments to the code language based on the provided input, the proposed Community Development Code was adopted by City Council in March of 2025.
8. Planning and zoning commission recommended the initiation of the text amendment contained in Attachment 1 at their, October 9, 2025, regular meeting.
9. The proposed amendments follow the guidance and recommended implementation measures identified in Forward SGF as necessary for enhancing, preserving, and creating quality of place.
10. A draft of the proposed amendments (Text Amendment #1) has been made available for public review on Forward SGF.com since February of 2025.
11. The proposed amendments are intended go into effect only after an update to the official zoning map in accordance with the procedures outlined in the ordinance which is anticipated to occur on or about April 7th 2026, pending City Council adoption.

12. These amendments have been made to correct minor imperfections in the adopted draft and to make necessary structural changes to implement the code. Briefly they include but are not limited to:

- a. Shift from a single “50% investment” test to sliding scale for parking triggers for site compliance. Now more than a 50% in gross floor area expansion/tear-down–rebuild will require full LDC compliance. 25–50% gross floor area expansion or more than a 20% increase in required parking will require full bufferyard & screening compliance and any new parking will meet landscaping requirements per code. Less than 25% gross floor area expansion or less than or equal to a 20% increase in required parking will require streetscape or frontage/foundation landscaping, and full screening where applicable. Table 2-1 & The matrix and notice subsections are clarified
- b. Site Plan Modifications (Table 2-2) carried forward/clarified (minor vs. major thresholds)
- c. Annexation (2.10) text is organized for clarity on applicability, criteria, petition, and effect of decision (zoning classification within 6 months; permit treatment).
- d. Block connectivity & closed-end street limits. Clarifies connectivity standards and increases closed-end street maximum length to 800’ (from 600’) with a 30 units/access point cap; reinforces private internal access lanes for oversized parcels and non-auto connections where streets do not currently connect.
- e. ; Commercial Street (COM) maintained; legacy/overlay references preserved while clarifying how prior approvals persist until rezoned under the new framework.
- f. Applicability & thresholds: Modifications to existing sites apply proportionally; design standards apply to newly constructed areas; >50% parking-area reconstruction triggers full compliance.
- g. Required Parking / Internal Sidewalks: Tables and narrative retained/clarified for interpretation).
- h. Plant specifications & diversity—tables and criteria refined; explicit “Do Not Plant” cross-reference; native composition emphasis.
- i. Tree protection & prohibited activities clarified (protective fencing, grading limits, materials handling).
- j. Credits for existing vegetation—adds inventory by certified arborist/forester/LA and credit schedule.
- k. A redline version detailing all of the proposed changes has been included as Attachment 1.
- l. A clean copy of the Land Development Code with the proposed amendments has been included as Attachment 2.
- m. A log of all changes has been included as Attachment 3.

STAFF RECOMMENDATION:

1. Staff recommends approval of the text amendment.

PLANNING AND ZONING OPTIONS:

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

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

ATTACHMENT 3: CHANGE LOG

Key Text Amendments		
Article	Section	Brief Description of Change
1	1.03.D.4, 6 Conditional Use Permit, Conditional Overlay Districts	Added clarification for the transition of CUPs and CODs
1	1.04.A.4, Administrative Review Committee	Updated to function as the ARC does currently, noting that the reviews that are routed to the ARC have changed
1	1.04.B.1, Planning & Zoning Commission	Added membership for consistency, as other bodies also detail their membership in this chapter.
1	1.06.D, Nonconforming Site Conditions	Added criteria/triggers for levels of compliance with code for nonconforming sites
2	Table 2-1, Section 2.10	Added Annexation procedure information
2	2.01.F.4.c, Notice	removing the requirement for legal description to be published with legal notice
2	2.01.H, Action by Review Bodies	Added a procedure for bills to be remanded
2	2.02.B.2.f, Administrative Subdivision, Review Criteria	Remove review criteria regarding lotting patterns
2	2.02.B.3.c, Administrative Subdivision, Review Procedure	removed review criteria for new street to be accepted as it will require major subdivision instead of administrative
2	2.02.C.4.e, Effect of Decision	clarified how long a preliminary plat is valid vs expiration
2	2.03.A.7, Site Plan	Added to ensure review of nonconformities is required
2	2.05.B.3.f, Rezoning, Review Criteria	clarified the role of a site plan in a zoning case
2	2.05.D, Rezoning, Effect of Decision	Added to clarify requirements for rezoning with site plan
2	2.07, Variance	Updated language to differentiate between a use and design variance and update review criteria
2	2.10 Annexation	Added procedure for annexation
2	2.11, Historic Designations	Moved from Article 10 - Not new language
3	Table 3-1, Block Sizes & Street Connectivity	changed closed-end street limits from 600 to 800 feet
3	3.03.C, Street Design Types	Updated language to reflect PW's desires for street design
3	3.06.B.1, Required Improvements, Applicability	clarification of procedure when public improvements are required as part of a subdivision
3	3.06.C.6, Coordination with Other Facilities	Added this to clarify water and electric service are required for each lot. This was at CU's request.
4	Table 4-1, COM - Commercial Street	Added Commercial Street district intent statement and placetype compatability
4	Table 4-1, OS - Open Space	This is a new district that is being created
4	Table 4-1, notes	Added Language to Align Application of Zoning with appropriate Placetypes
4	Table 4-2, Open Space	adding the new Open Space district to the table
4	Table 4-3, COM and OS	adding Commercial Street and Open Space districts on table and directing to the district regulations for the COM district
4	Table 4-3, Small-format housing	clarification on where use is permitted
4	Table 4-3, Household Living - Manufactured Dwelling	adding for clarification
4	Table 4-3, Cultural Facility, Event Venue, Open Space	clarifying where uses are permitted
4	Table 4-3, Utility	correction and clarification
4	Table 4-3, Food & Beverage Establishment - Drive-through	Added Food & Beverage Establishments - Drive-through as a Primary Use
4	Table 4-3, Residential Care - Transitional Housing	clarification on where permitted
4	Table 4-3, Warehouse & Storage	clarification on permitted vs conditional use
4	Table 4-3, Community Garden	add as permitted uses within the OS district
4	Section 4.03.F.2, Group Homes	removing PD Director's ability to waive spacing requirements between group homes
4	Section 4.03.I.2, and 5, Residential Care	Made Changes to Residential Care Language per OAEH's request; clarifying spacing requirements
4	Section 4.03.J, Urban Agricultural uses	Adding specific use standards for Urban Agriculture uses
4	Table 4-4, ADU Allowances	Clarifying ADU allowances; Changed to Allow One ADU in all R-SF Districts for Lots > 6k s.f.
4	Section 4.04.D.2 Home Occupation	clarification of no-impact, home-based business per state statute
4	Section 4.04.I	inserted standards for chickens as an accessory use
4	Section 4.04.J	inserted standards for beekeeping as an accessory use
4	Section 4.06	moved General Use Restrictions from Article 10
5	Table 5-1, Residential Building & Lot Standards	separated manufactured home and small format for clarification; clarified standards for open space and setback requirements
5	Figure 5-2, Apartment Complex Configuration	clarified difference between conventional and connected apartment complexes
5	Figure 5-4, Corner Lot Setbacks	clarified setback requirements for corner lots
5	Section 5.04.B, Frontage Design	Clarified Frontage Design Standards Required for Buildings Behind the Front Building Line not immediately adjacent to a public street
6	6.03 Table 6-1	Footnotes were accidentally struck in previous draft, added them back.
6	Figure 6-3, Front Building Line & Access and Parking Limits	clarified front building line requirements for different frontage types and combined with Figure 6-4 to show access and parking limits for each frontage type
7	Table 7-3, Required Parking	clarified parking requirements for different uses
7	Section 7.04.C.1.a, Parking Reductions	removed requirement for parking within the CC District over 10,000 sq. ft; maintains existing standard
7	Section 7.05.B.1.f, Landscape Areas	inserted requirements as requested by MDC
8	8.03 C.1, Credits for Existing Vegetation	Added requirement for a forester or arborist to verify tree survey
8	8.05.B.4, Plant Specifications	clarified plant species that can be planted and those that are prohibited
8	8.06.B.3.c, Tree Preservation and Protection Applicability	clarified when a tree preservation and protection plan is required
8	8.06.D.5, Protected Trees; Exceptions	clarified that trees on the "Do Not Plant" list are not protected trees

11		11.01	Added definition for "Historic District"		
11		11.01	Added definition for "Historic Landmark"		
11		11.01	Added definition for "Historic Preservation"		
11		11.01	Added definition for "Historic Significance"		
11		11.01	Added definition for "Historic Site"		
11		11.01	Added definition for "Interior Landmark"		
11		11.01	Added definition for "Landscape Area"		
11		11.01	Deleted definition for "Linear Park"		
11		11.01	Deleted definition for "Manufactured Housing Subdivision"		
11		11.01	Added definition for "Owner of Record"		
11		11.01	Added definition for "Reconstruction"		
11		11.01	Added definition for "Rehabilitation Impracticable"		
11		11.01	Added definition for "Relocation"		
11		11.01	Added definition for "Restoration"		
11		11.01	Added definition for "Survey, Historic"		
11		11.01	Deleted definition for "Yard"		
11					