



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

December 18, 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 20, 2025

3. COMMUNICATIONS.

3.1. November 2025 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

4.1. Relinquishment of Easement 969  
3014 West Calhoun Street (Applicant: Springfield Public Schools)

4.2. Relinquishment of Easement 970  
3014 West Calhoun Street (Applicant: Springfield Public Schools)

4.3. Change of Use 538  
2577 South Fremont Avenue (Applicant: City Utilities)

4.4. Request to Dispose 534  
2577 South Fremont Avenue (Applicant: City Utilities)

5. UNFINISHED BUSINESS.

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

**6. PUBLIC HEARINGS.**

- 6.1. Z-26-2025  
3101 South Scenic Avenue (Applicant: FFACE Inc.)
  
- 6.2. Z-27-2025 COD 279  
3409 South Parkhill Avenue and 918 West Walnut Lawn (Applicant: Angie's Company, LLC)
  
- 6.3. Z-28-2025 COD 280  
233 East Norton Road (Applicant: Maranatha Village, Inc.)
  
- 6.4. Z-31-2025  
3446 South Main Avenue (Applicant: Westport Management, LLC)
  
- 6.5. Z-33-2025 COD 282  
509, 515 & 519 West Whiteside Street and 2120 South Wedgewood Avenue (Applicant: Hughlett Trust)
  
- 6.6. Conditional Use Permit 486  
1518 East Dale Street (Applicant: Community Partnership of the Ozarks)

**ADMINISTRATIVE ACTION: SUBDIVISION**

- 6.7. Preliminary Plat of Partnership Industrial Center West, Phase 14  
1200 North Haseltine Road (Applicant: Waldbach Holdings, LLC)

**7. OTHER BUSINESS.**

- 7.1. Initiate Land Development Code Text Amendments 2  
Citywide (Applicant: City of Springfield)
  
- 7.2. 2026 Planning and Zoning Commission Schedule

**8. ADJOURN.**

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

Dan Scott, Vice Chair  
Helen Gunther  
Christopher Lebeck  
Betty Ridge

Randall Doennig, Chair

Bruce Colony  
Eric Pauly  
Bill Knuckles  
Layne Hunton

---

**November 20, 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, and Commissioner Scott. Absent: Commissioner Lebeck, Commissioner Colony, and Commissioner Hunton.

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

**APPROVAL OF MINUTES.**

The minutes of November 6, 2025 were approved.

**COMMUNICATIONS.**

**CONSENT ITEMS.**

**UNFINISHED BUSINESS.**

**COMMISSION ACTION: (reduce speaker time and give representative 3-minute rebuttal)**

Planning and Zoning Commissioner Scott moved to reduce speaker time to 3 minutes and give the representative 3 minutes for rebuttal time at end of the public hearing; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Ridge, Commissioner Scott, and Commissioner Knuckles. Nays: Commissioner Pauly. Absent: Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

**PUBLIC HEARINGS.**

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

Mr. Daniel Neal states that this is a 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.

The applicant has requested that a couple items be changed in the Conditional Overlay District, that would include adding the hotel use as a conditional use in the COD and exempting hotel uses from the business hours in the COD.

Commissioners asked if the hotel is the only change and Mr. Neal stated that it was and wanted clarification on the Conditional Use. Mr. Neal stated that if approved as a conditional use, a hotel would still require a separate public hearing before the Planning and Zoning Commission for recommendation, including a detailed site plan showing buffers, setbacks, and structure locations, before going to City Council for final approval. Under the new code (post-April), Planning and Zoning would have final authority on Conditional Use Permits, though still subject to appeal to City Council.

Commissioner Doennig opened the public hearing.

Mr. Chris Wynn, 5051 S. National Avenue reiterated that the requested changes are primarily to "memorialize" the hotel option in the Conditional Overlay District, anticipating the C-MX1 rezone which otherwise wouldn't permit hotels. Also stated there are no substantial changes from previous requests, just formalizing the hotel option which would still require a site plan and conditional use permit and described the area as transitional zoning, similar to the adjacent corners (Cox Health institutional, retail commercial).

Ms. Maggie Castrey, 1006 E. Linwood Drive, expressed deep frustration, highlighting that this is the fifth time they've opposed similar rezoning requests over multiple years (dating back to 2022). They feel their concerns are repeatedly ignored and that there were no commitments to the neighborhoods and stated that all traffic heading east or north will be inclined to cut through the neighborhood and it'll bring commercial development within 15 feet of our property lines instead of 20 feet as it was previously. A 24/7 hotel operation would also introduce constant activity, noise, and delivery traffic at all hours, directly impacting the peace of mind of nearby residents.

Ms. Donna Hemann, 1039 E. University Street voiced her opinion about the developer and talking about his rights to create hardship, loss, and provoke people to leave their homes and move elsewhere she also noted that when the neighborhood started protesting years ago, they were threatened and had false claims lodged against them. She also noted that he hired people to tear down trees on the 4th of July while they held the children's parade and annual neighborhood celebration.

Mr. Kevin Evans, 953 E. Linwood Street asked when enough is enough, stating that the public hearings take a toll on the physical and mental health of citizens, neighborhoods and neighborhood associations as they constantly are pushing back against unwanted and unneeded development. He also spoke about average cost of new homes in Springfield and believes this may drive their property values down and stated that Sunshine Street and National Avenue are just about the only forested thoroughfares in the city where there is walkability and the developer has already torn down trees, including an 80 year tree that was taken down when one of the houses was demolished..

Commissioner Pauly asked Mr. Evans the amount of time and effort he has spent regarding the proposed rezoning of his neighborhood, and it was noted that he has spent about 120 to 200 hours (testifying, writing letters, etc.).

Mr. Ashton Lewis, 1032 E. University Street noted the past three years that the Planning and Zoning Commission and City Council has rejected BKM's request to rezone and that this corner is too important to rezone without a clear plan or completed corridor study. The Commission and City Council have been clear that rezoning without concrete and collaboratively developed plan is not at the best path forward and nothing material has changed since those prior decisions were made. We also question the developer's absence from the meeting as well as the developer's lack of engagement, demolition of homes, and removal of old trees.

Ms. Holly Acharya, 972 E. Linwood Drive stated that the goals as a neighborhood and the goals of the developers, which is to make money for their investors, are just diametrically opposed and I think it does fail many of the review criteria for rezoning proposals. The Comprehensive Plan and Forward SGF encourages for mixed use in traditional neighborhoods, but there's also an emphasis on preserving historic homes and neighborhoods and ensuring compatibility with existing areas, promoting adaptive reuse instead of demolition, and protecting quality of place. She voiced significant concern over projected increase in daily trips (from 125 to 1,872), 15 times the current use, leading to cut-through traffic in the residential streets.

Ms. Barbara Robinson, 1010 E. University Street noted the existing deed restrictions protecting single-family residences for 100 years, and suggested a system where developers confirm resolution of such issues before applying for rezoning. She also stated about the redevelopment proposals, and it's only increased as the scope of the proposals has either become larger and/or less specific with each attempt, she also noted the corner of University Heights does not need to change and that it should stay single family residence because it has deed restrictions in place.

Mr. Jeff VanDenBerg, 801 E. Kingsbury Street voiced his concern that they're taking residences, housing in a historic neighborhood, a beautiful neighborhood, a vibrant neighborhood, a high property value and well-maintained neighborhood, and trading it for a hotel and can't see how that's a good trade for the city. It would negatively impact the quality of place of the neighborhood and a hotel is most certainly not something that any neighborhood would want to have placed within it and whether we want commercial rezoning in the heart of a traditional historic neighborhood.

Mr. Chris Wynn, 5051 S. National Avenue clarified that a hotel's hours could be limited as part of a Conditional Use Permit (CUP) despite being typically 24/7 and that "office zoning" is distinct from "commercial zoning." Mentioned that deed restrictions were deemed "null and void" by a court (though acknowledged an appeal) and compared this situation to other developments (e.g., Cox Health clinic, local community college rezones) that involved demolition of residential properties without similar public outcry or commission concern. He also corrected a speaker's assertion, stating the buffer yard setback remains 20 feet, not 15 feet.

Commissioner Doennig closed the public hearing.

Commissioner Knuckles finds the proposed Office 2 District area with conditional hotel use acceptable given the busy intersection and current restrictions and will be supporting the proposal.

Commissioner Ridge wants to preserve the historic homes and commending the neighborhood's preservation efforts and will not be supporting the proposal.

Commissioner Scott views the hotel addition as an administrative alignment with current Office 2 District code and appreciates that a detailed site plan would be required for a Conditional Use Permit and will be supporting the proposal.

Commissioner Pauly cited the lack of a clear, solid plan for over three years, concerns about 24/7 hotel operations impacting residents, and emphasizing the city's responsibility for smart, intelligent growth, not validating speculative investments and will not support the proposal.

Commission Gunther is supporting approval based on personal observation of traffic congestion at the intersection, concluding that houses should not be on that corner.

Commission Doennig finds the acquisition speculative, the vision consistently is unclear and a large hotel footprint inconsistent with the surrounding neighborhood and Comprehensive Plan and will not be supporting the proposal.

Ms. Laura Vales, Assistant City Attorney noted per Rule 2.6 due to reduced attendance and the possibility of a tie vote, the rules of the procedure call for the item to be automatically postponed (if tied) to the next scheduled meeting.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Z-20-2025 COD 276; Commissioner Gunther seconded the motion. It **Failed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, and Commissioner Pauly. Nays: Commissioner Scott, Commissioner Gunther, and Commissioner Knuckles. Absent: Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

The item was automatically \*\*postponed to the next scheduled meeting\*\* (December 18, 2025) for a required vote, without another public hearing.

**OTHER BUSINESS.**

Land Development Code Text Amendments 1  
Citywide

**Applicant:** City of Springfield

Mr. Justin Crighton stated that this is a request to amend Sections 36-200 to 36-495 of the Land Development Code of the City of Springfield, Missouri. He noted that this is the first round of updates to the text, aiming to align development rules with the "Forward SGF" Comprehensive Plan (focusing on complete neighborhoods, active corridors, and public/private realm linkages).

Primary goals of these amendments are:

- Clarity: Tightening definitions and ensuring clear language.
- Alignment with Design: Making small adjustments to residential and non-residential design standards.
- Consistency: Codifying all existing urban conservation districts, legacy overlay districts, and planned development districts into Article 10, consolidating all ordinances and zoning in one place for the first time in the city's history.

Staff recommended approval, asserting the amendments are consistent with "Forward SGF" and the purpose of the existing Land Development Code for orderly property development.

Commissioner Scott inquired about "wordsmithing" for clarity and consistency and requested access to a "clean copy" of the 300-page document (available via a link in the agenda). Mr. Crighton noted that they can make some changes in the text amendments for additional clarity.

Commissioner Knuckles asked if a briefing session for the next phase of changes was requested and agreed upon and Mr. Crighton stated that they will get one scheduled.

Commissioner Doennig opened the public hearing.

No speakers.

Commissioner Doennig closed the public hearing.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Land Development Code Text Amendments 1; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Ridge, Commissioner Scott, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

**ADJOURN.**

# PNZ City Council Results

Meeting Dates From: 11/01/2025 To: 11/30/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
PPlat of The Dell Phase II 3907 S YORK AVE 4000 S JONATHAN AVE	11/6/2025 Approved		
PPlat of Sky Light Surface Park 1900 N LE COMPTE RD	11/6/2025 Approved		
Z-19-2025 3907 S YORK AVE 4000 S JONATHAN AVE	11/6/2025 Approved		
Z-20-2025 COD 276 1755 S NATIONAL AVE 1739 S NATIONAL AVE 1745 S NATIONAL AVE 1111 E SUNSHINE ST 1119 E SUNSHINE ST 1133 E SUNSHINE ST 1141 E SUNSHINE ST 1138 E UNIVERSITY ST	11/20/2025 Denied		
Relinquishment of Easement 968 4423 S REED AVE	11/6/2025		
Conditional Use Permit 484 4545 S LYON AVE	11/6/2025 Approved		
Land Development Code Text Amendments 1	11/20/2025 Approved		
Z-23-2025 COD 275 1313 N LYON AVE 505 W CALHOUN ST 513 W CALHOUN ST 515 W CALHOUN ST 1317 N LYON AVE 1319 N LYON AVE 1321 N LYON AVE 1327 N LYON AVE 1331 N LYON AVE 1333 N LYON AVE	11/6/2025 Approved		
Z-24-2025 COD 277 4001 W CHESTNUT EXPY	11/6/2025 Approved		
Z-25-2025 COD 278 517 E CALHOUN ST 1312 N BENTON AVE	11/6/2025 Approved		
Offer to Dedicate 111 205 S JEFFERSON AVE	11/6/2025		
Z-16-2025 2565 N KANSAS EXPY	10/9/2025 Approved	11/3/2025 Complete	11/17/2025 Approved

# PNZ City Council Results

Meeting Dates From: 11/01/2025 To: 11/30/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Z-21-2025 426 N WARREN AVE	10/9/2025 Approved	11/3/2025 Complete	11/17/2025 Approved
PPlat of Mercy Springfield South Campus 1st Additi 6375 S INNOVATION AVE 6217 S SOUTHWOOD AVE	10/9/2025 Approved	11/3/2025 Complete	11/17/2025 Approved
Z-22-2025 2404 E SUNSHINE ST	10/9/2025 Approved	11/3/2025 Complete	11/17/2025 Approved
PPlat of J & M Tillman Center 1650 S INGRAM MILL RD	10/9/2025 Approved	11/3/2025 Complete	11/17/2025 Approved
A-3-2025 5401 E STATE HIGHWAY OO		11/19/2025 NA	11/19/2025 NA

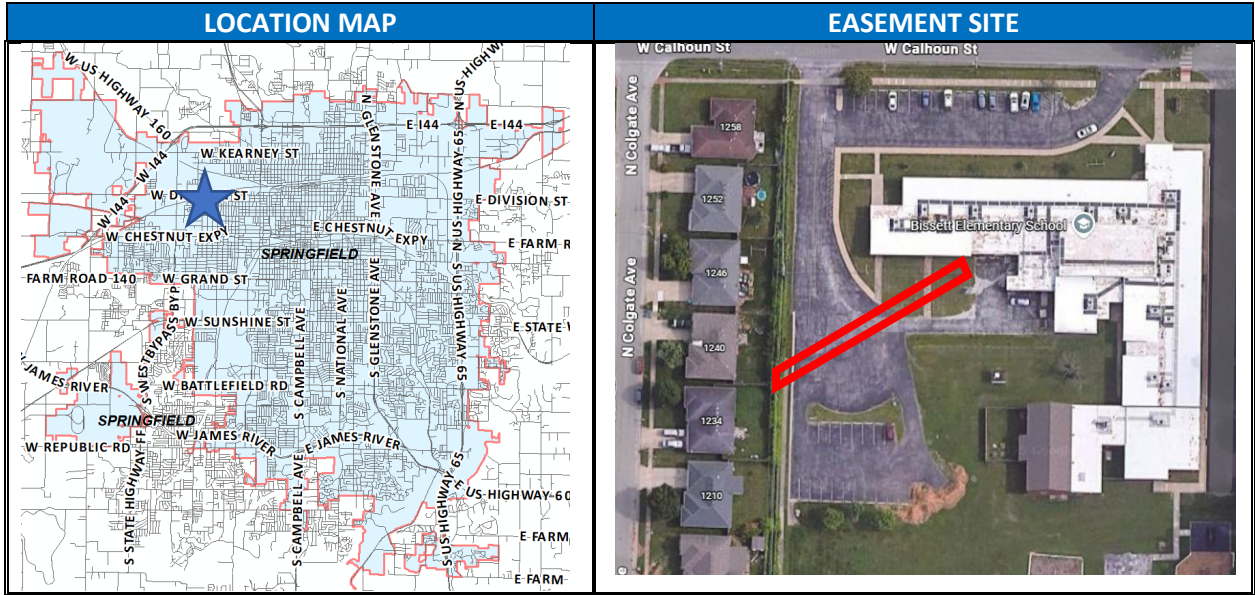
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION

<b>Case Number:</b>	Relinquishment of Easement 969
<b>Location:</b>	3014 West Calhoun Street
<b>Total Acres:</b>	0.08 acres
<b>Applicant:</b>	Springfield Public Schools
<b>Existing Land Use:</b>	School
<b>Planning and Zoning Commission:</b>	December 18, 2025
<b>City Council:</b>	N/A
<b>Staff:</b>	Tyler Hession, Associate Planner, (417) 864-1615
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to recommend approval of RE 969 as submitted in the staff report. (All commission motions are made in the affirmative.)
<b>Required Vote:</b>	A majority of five (5) voting members shall be required.

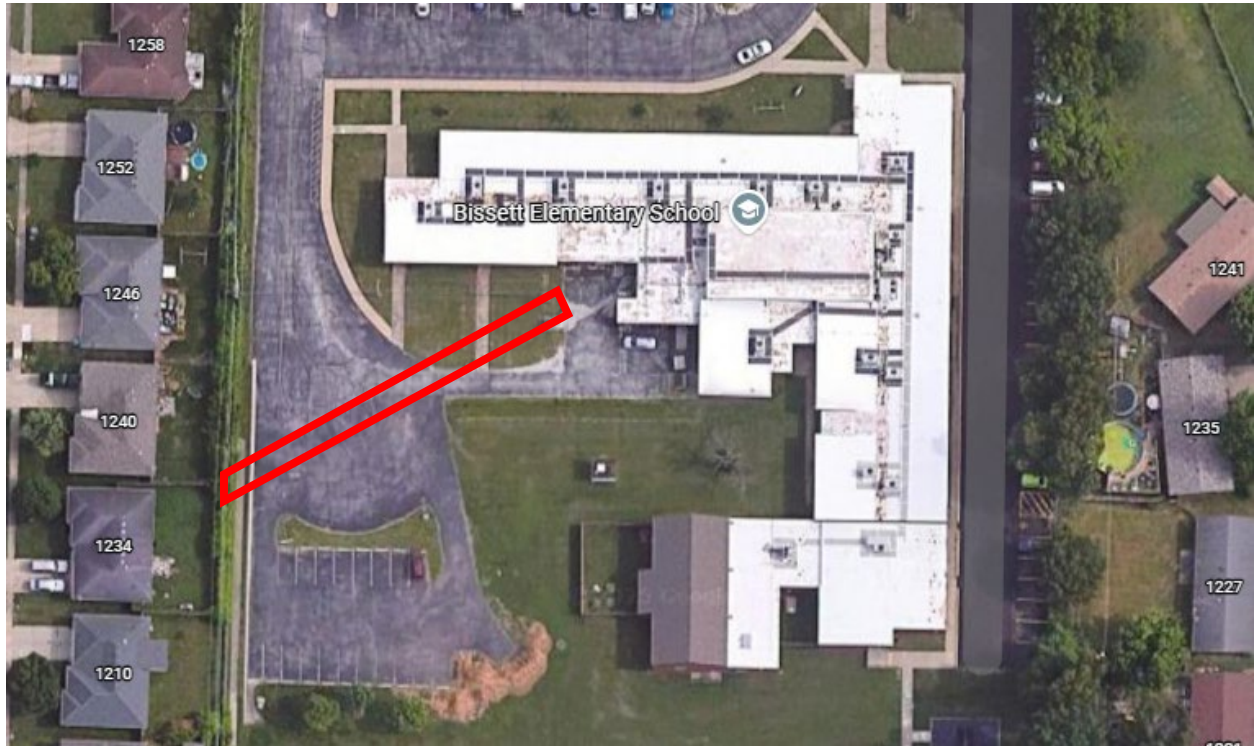
### PROJECT SUMMARY:

The applicant, Springfield Public Schools, is requesting to relinquish an electric easement to facilitate the development of the property. No replacement easements are to be dedicated.



**DEVELOPMENT REVIEW STAFF REPORT**

**GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:**



**GOOGLE MAPS STREET VIEW:**



## DEVELOPMENT REVIEW STAFF REPORT

### PLANNING AND ZONING COMMISSION AUTHORITY:

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

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

### DEPARTMENT COMMENTS:

1. CITY UTILITIES:

No issues with proposed relinquishment. No apparent impact to existing CU facilities.

2. MEDIACOM:

Spoke with Will Hoey on 11/6/25 per our conversation Mediacom will not be impacted at this time.

3. AT&T:

Approved.

### STAFF ANALYSIS AND RECOMMENDATION:

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

### STAFF RECOMMENDATION:

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

## DEVELOPMENT REVIEW STAFF REPORT

**PLANNING AND ZONING OPTIONS:**

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

### REQUIREMENTS FOR APPROVAL:

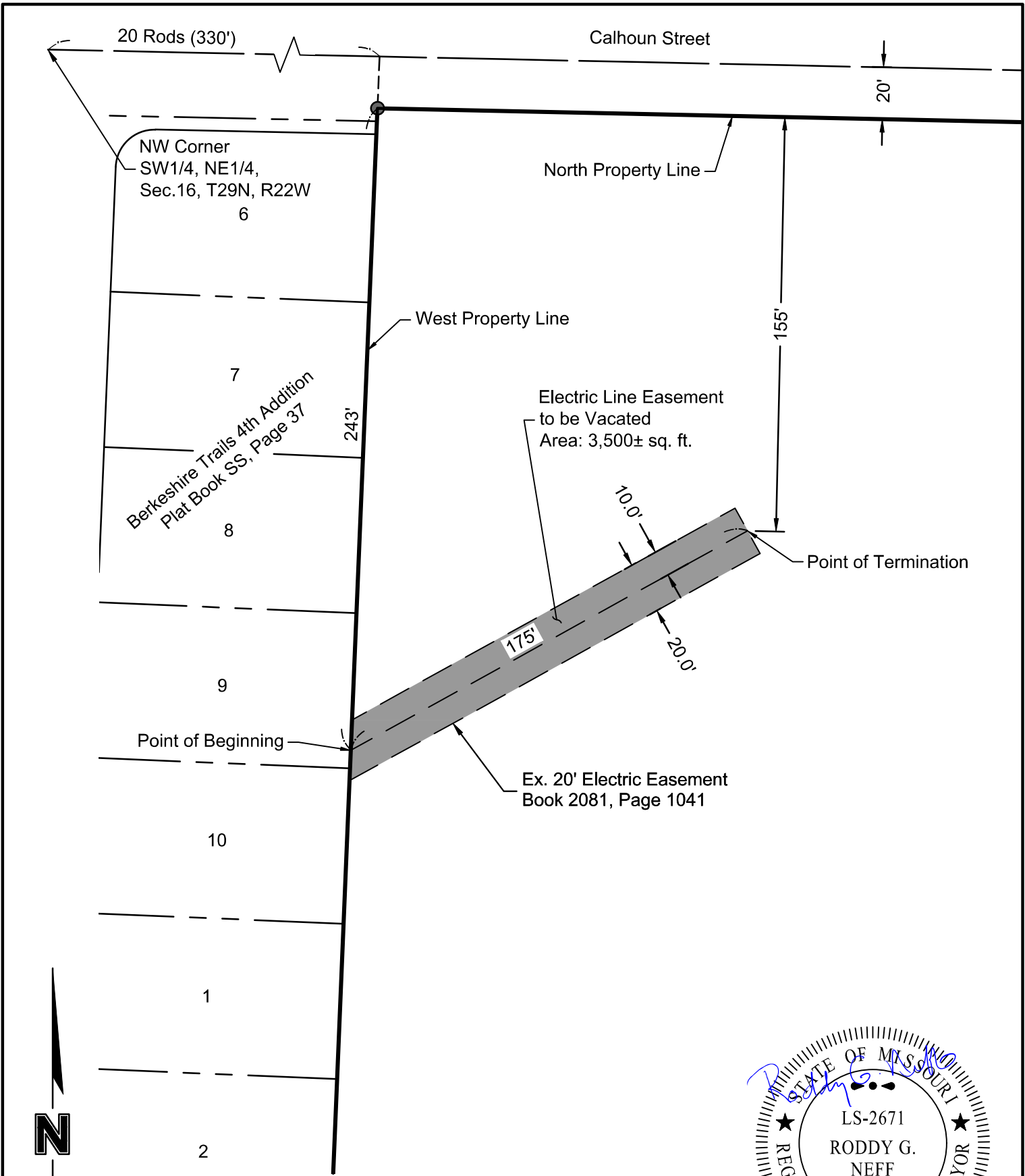
**TABLE A**

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

**DEVELOPMENT REVIEW STAFF REPORT****LEGAL DESCRIPTION:**

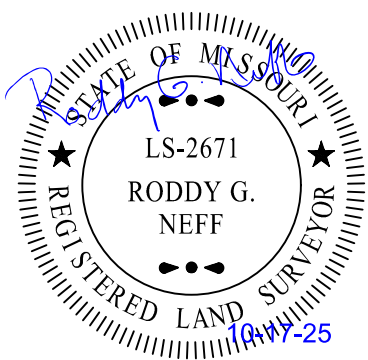
## EXHIBIT A

An existing electric line easement, recorded in Book 2081 at Page 1041, to be vacated, described as a 20 foot wide easement to be 10 foot on either side of the following described centerline: Commencing at the Northwest Corner of the following tract: Beginning 20 rods East of the NW Corner SW1/4, NE1/4, 16-29-22, Greene County Missouri, thence East 24 rods, South 37 1/2 rods, to NE Corner of William Tract, thence West 23 rods 1 1/2 feet, South 42 1/2 rods, West 15 feet, North 80 rods to beg., thence South along the West property line 243 feet to the Point of Beginning, thence Northeasterly 175 feet to a point 155 feet South of the North property line to the Point of Termination. subject to easements rights-of-way and restrictions of record.



N.T.S.

This sketch is not a boundary survey. It is intended to show the configuration of a electric line easement. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.



PROJECT NO:	025-03621
DRAWN BY:	MRN
DATE:	09.02.2025

ELECTRIC LINE EASEMENT  
VACATION  
SPRINGFIELD SCHOOL DIST.



Olsson, Inc. Survey MO  
Certificate of Authority #LC366  
550 St. Louis Street  
Springfield, MO 65806  
TEL 417.890.8802 FAX 417.890.8805

EXHIBIT
B

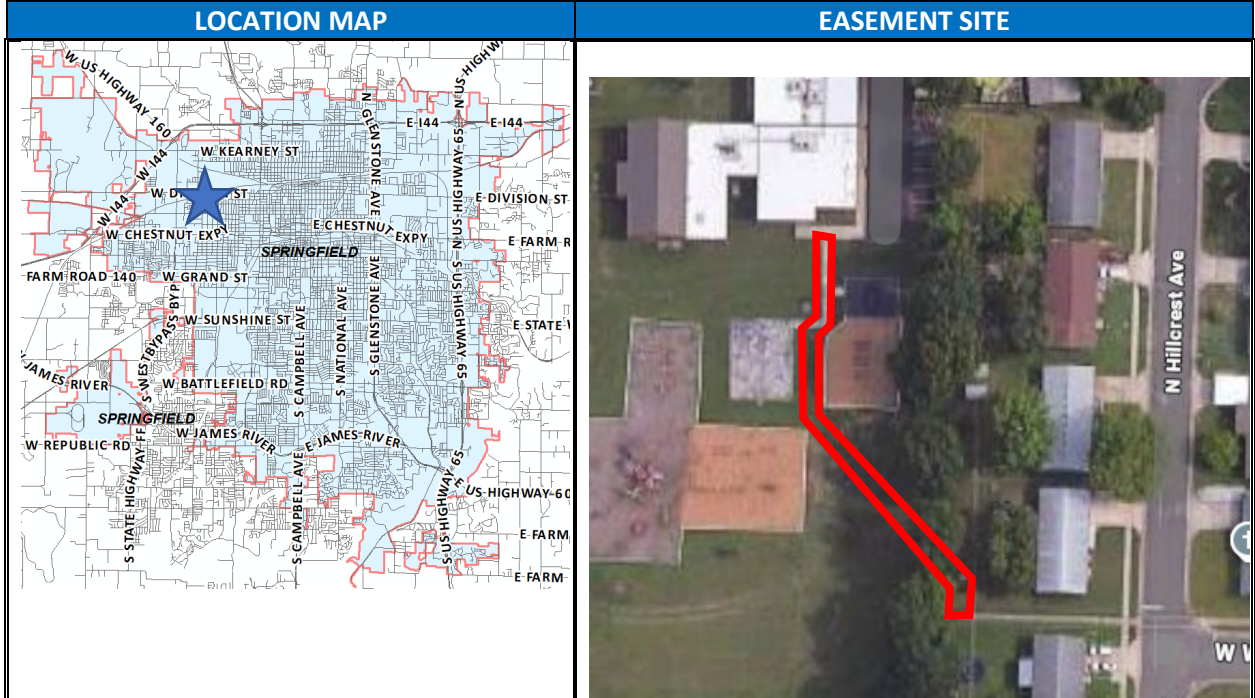
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION

<b>Case Number:</b>	Relinquishment of Easement 970
<b>Location:</b>	3014 West Calhoun Street
<b>Total Acres:</b>	0.06 acres
<b>Applicant:</b>	Springfield Public Schools
<b>Existing Land Use:</b>	School
<b>Planning and Zoning Commission:</b>	December 18, 2025
<b>City Council:</b>	N/A
<b>Staff:</b>	Tyler Hession, Associate Planner, (417) 864-1615
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to recommend approval of RE 970 as submitted in the staff report. (All commission motions are made in the affirmative.)
<b>Required Vote:</b>	A majority of five (5) voting members shall be required.

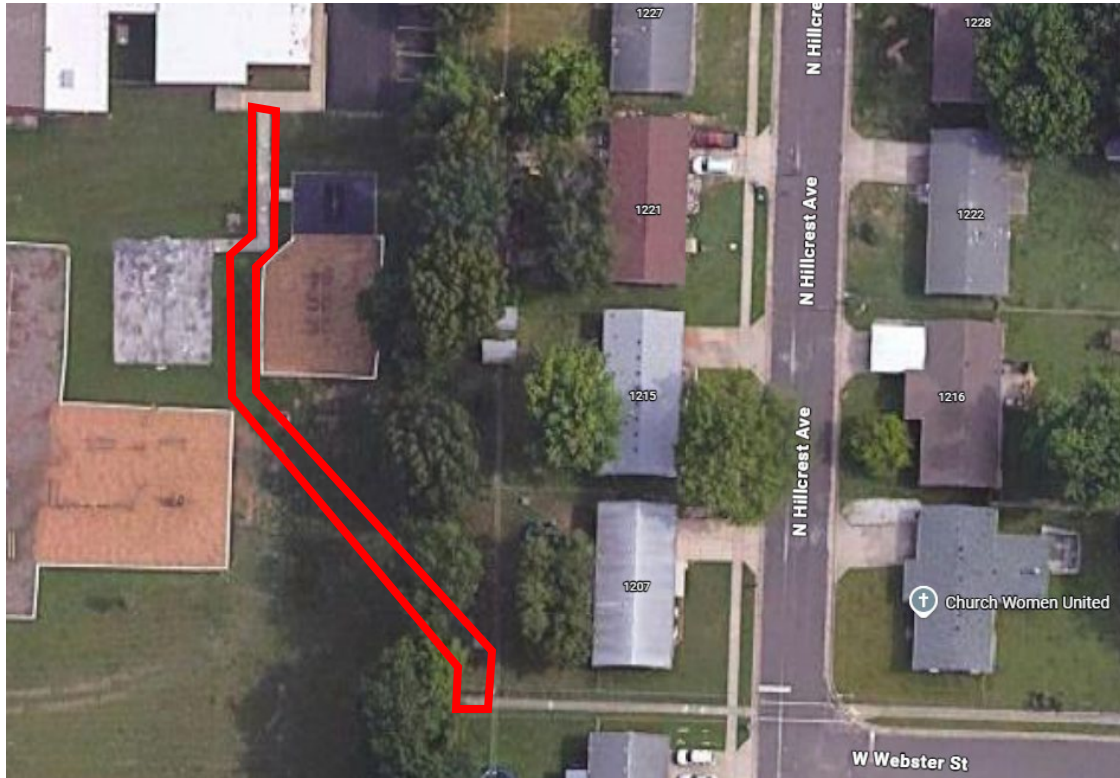
### PROJECT SUMMARY:

The applicant, Springfield Public Schools, is requesting to relinquish a sidewalk easement to facilitate the development of the property. No replacement easements are to be dedicated.



## DEVELOPMENT REVIEW STAFF REPORT

### GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



### GOOGLE MAPS STREET VIEW:



## DEVELOPMENT REVIEW STAFF REPORT

### PLANNING AND ZONING COMMISSION AUTHORITY:

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

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

### DEPARTMENT COMMENTS:

1. PUBLIC WORKS – RIGHT OF WAY:

Approved, contingent upon construction of a sidewalk within a new replacement easement.

### STAFF ANALYSIS AND RECOMMENDATION:

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

### STAFF RECOMMENDATION:

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

### PLANNING AND ZONING OPTIONS:

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

**DEVELOPMENT REVIEW STAFF REPORT**

**REQUIREMENTS FOR APPROVAL:**

**TABLE A**

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

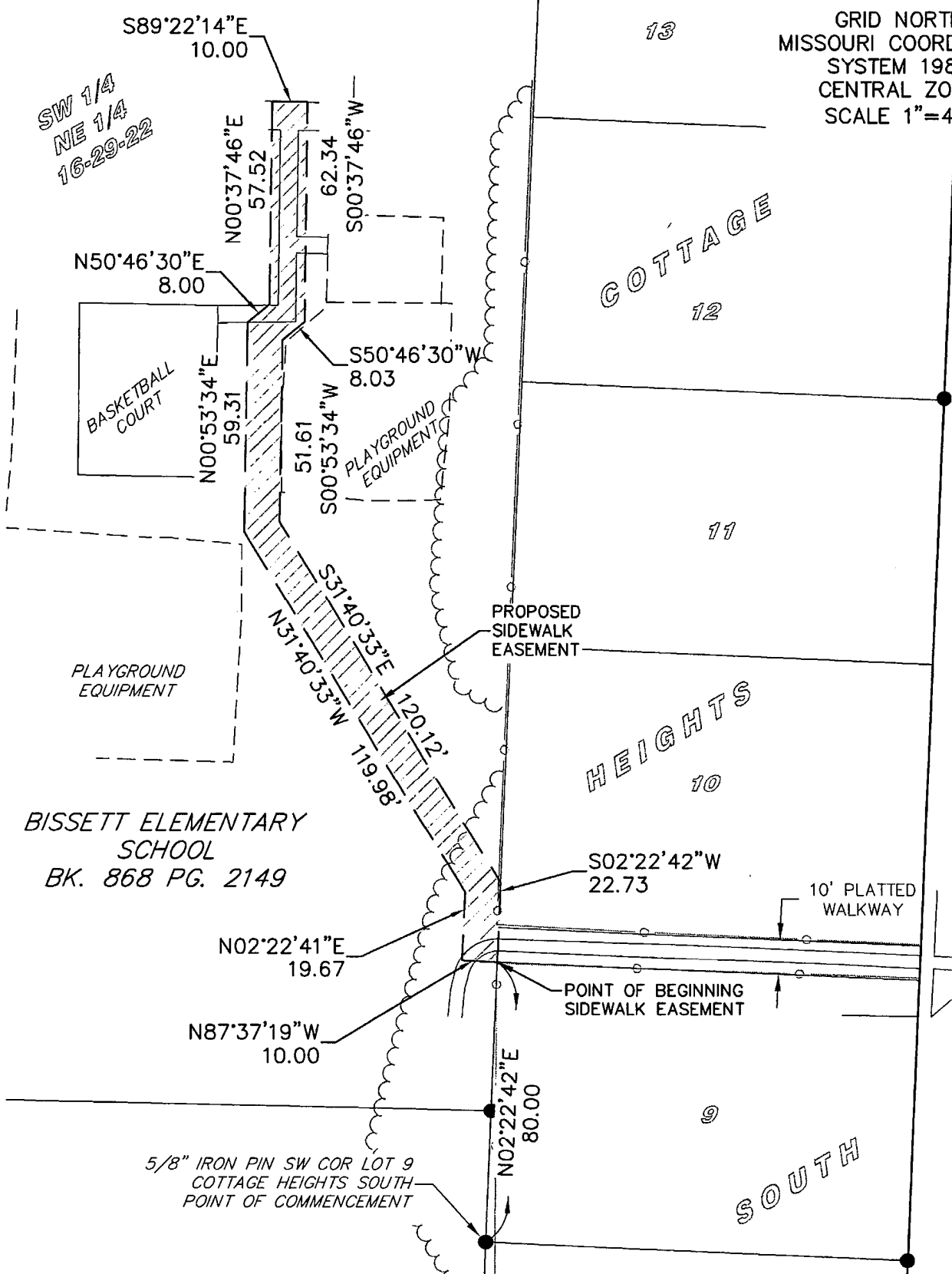
**DEVELOPMENT REVIEW STAFF REPORT****LEGAL DESCRIPTION:****EXHIBIT A**

An existing sidewalk easement to be vacated recorded in Book 2023, Page 016177-23, being a part of the Grantor's land, in the Southwest Quarter of the Northeast Quarter of Section 16, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri, and owned by the Grantor as described in Book 868 at Page 2149 of the Greene County Recorder's office, described as:

COMMENCING at an existing 5/8" iron pin at the Southwest corner of Lot 9 in Cottage Heights South, a subdivision in the City of Springfield, Greene County, Missouri; thence N02°22'42" E, along the West line of said Lot 9, a distance of 80.00 feet to a point on Grantor's East property line, for a POINT OF BEGINNING; thence N87°37'19"W, a distance of 10.00 feet; thence N02°22'41"E, a distance of 19.67 feet; thence N31°40'33"W, a distance of 119.98 feet; thence N00°53'34"E, a distance of 59.31 feet; thence N50°46'30"E, a distance of 8.00 feet; thence N00°37'46"E, a distance of 57.52 feet; thence S89°22'14"E, a distance of 10.00 feet; thence S00°37'46"W, a distance of 62.34 feet; thence S50°46'30"W, a distance of 8.03 feet; thence S00°53'34"W, a distance of 51.61 feet; thence S31°40'33"E, a distance of 120.12 feet, to Grantors East property line; thence S02°22'42"W, along said East property line, a distance of 22.73 feet to the POINT OF BEGINNING. Bearings are based on Missouri State Coordinate System 1983, Central Zone. Containing 2,647 square feet of perpetual sidewalk easement.

"EXHIBIT B"

GRID NORTH  
MISSOURI COORDINATE  
SYSTEM 1983  
CENTRAL ZONE  
SCALE 1"=40'



PROPOSED SIDEWALK EASEMENT.....2,647 SQ. FEET

**Transportation Engineering  
Survey Section - Building M  
827 N Franklin**  
Date: 04/19/2023 Job #1050  
Drawing: 1050\_SW\_Esmt





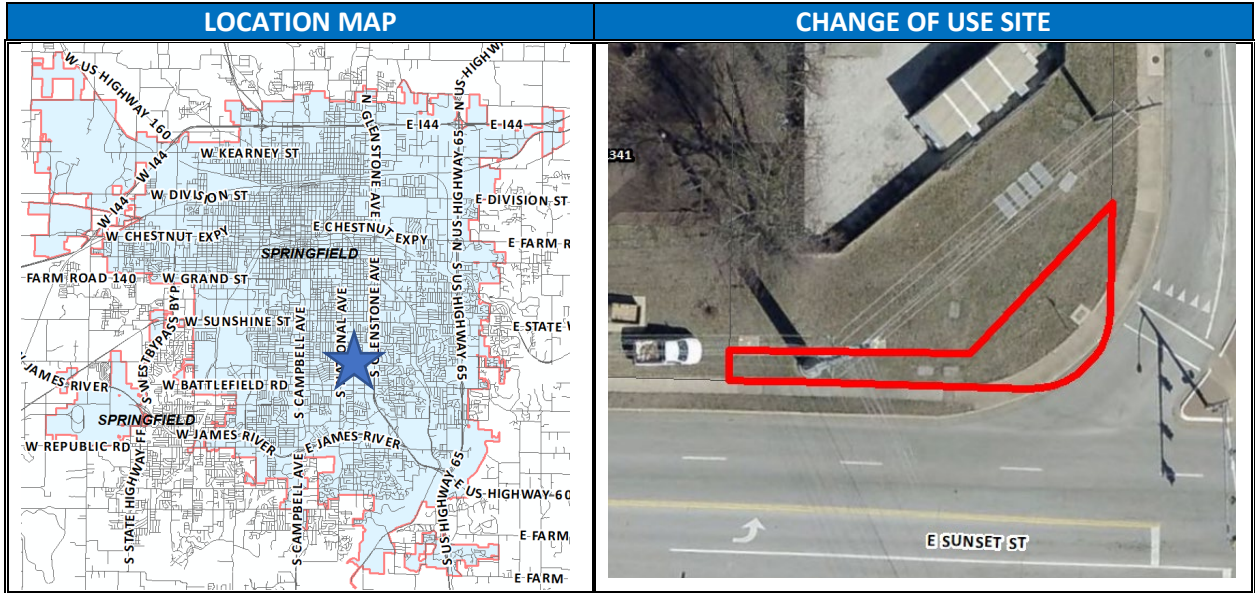
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION

<b>Case Number:</b>	Change of Use 538
<b>Location:</b>	2577 South Fremont Avenue
<b>Total Acres:</b>	0.03 acres
<b>Applicant:</b>	City of Springfield
<b>Existing Land Use:</b>	Infrastructure for City Utilities
<b>Proposed Land Use:</b>	Right-of-Way for proposed trail along north side of Sunset Street
<b>Planning and Zoning Commission:</b>	December 18, 2025
<b>City Council:</b>	N/A
<b>Staff:</b>	Andrew Menke, Senior Planner, (417) 864-1613
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
<b>Required Vote:</b>	Requires 5 voting members to approve or deny.

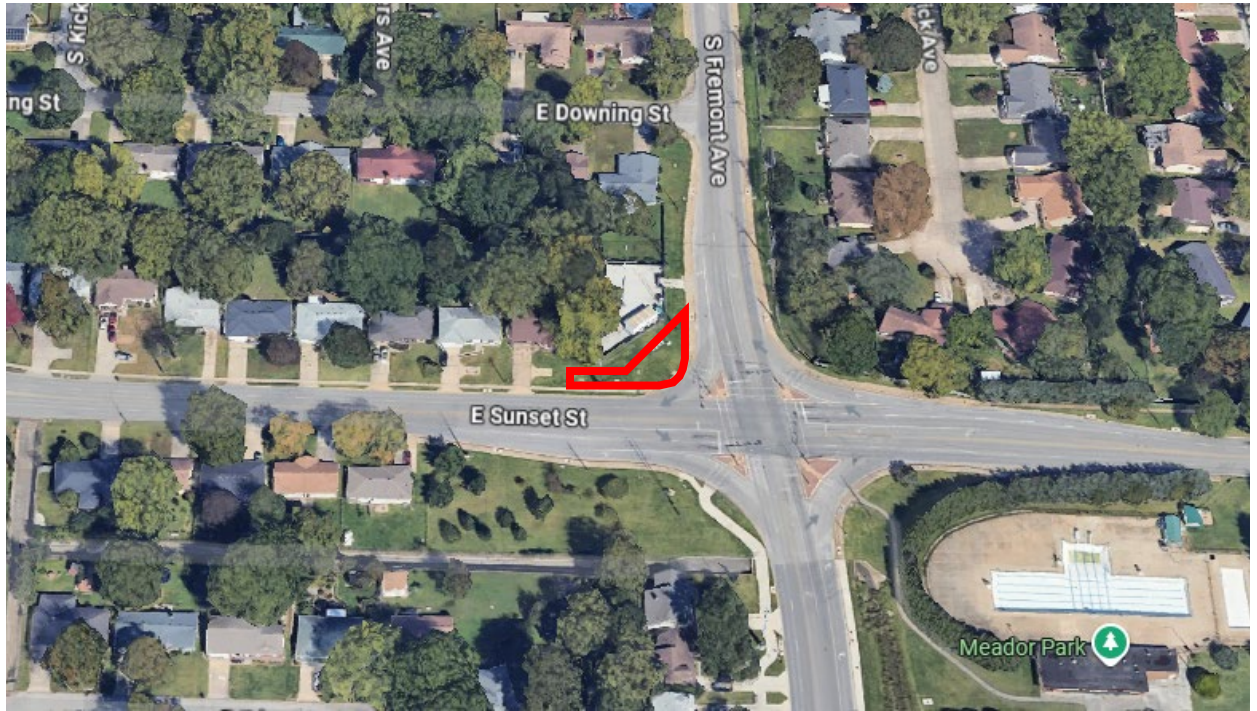
### PROJECT SUMMARY:

The City of Springfield is proposing to utilize the specified area as public right-of-way for a proposed trail along the north side of Sunset Street.



**DEVELOPMENT REVIEW STAFF REPORT**

**GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:**



**GOOGLE MAPS STREET VIEW:**



View from Sunset St

## DEVELOPMENT REVIEW STAFF REPORT

### PROPERTY HISTORY:

This property was annexed into the City in 1955 and was zoned R-SF, Single-Family Residential district during the city-wide remapping in 1995. The City purchased the property for the Sunset Street widening project on March 6, 2000. After project completion, the City transferred the property to City Utilities in 2007 for their use.

### PLANNING AND ZONING COMMISSION AUTHORITY:

#### **Sec. 11.7. - Legal status of master plan.**

- (1) Master plan to provide general guidelines. The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) Regulations to generally conform to master plan. All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) Master plan to guide public improvements. The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:
  - (a) All proposals to construct or extend public streets.
  - (b) All proposals to improve land as a park.
  - (c) All proposals to lay out or improve other public ways, grounds or spaces.
  - (d) All proposals to construct public buildings and structures.
  - (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
  - (f) All proposals to acquire real property for public purposes.

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

## DEVELOPMENT REVIEW STAFF REPORT

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

### COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter designates the Change of Use area as the Traditional Neighborhood Placetype. Neighborhoods within this placetype can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance. Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. (p. 36, *Chapter 5: Land Use & Development*)

The South Creek Greenway trail extension increases quality of place by connecting to the greenway trail system and increasing access to resources that are just out of reach by foot. The existing eastern terminus of the trail is at McDaniel Park and this eastward extension will increase the trail's proximity to Meador Park, Battlefield Mall, and commercial establishments on Fremont Avenue and Glenstone Avenue.

The proposed Change of Use supports the implementation of the Public Works project of the South Creek Greenway trail extension. Goal #1 of the *Transportation & Mobility* chapter of the *Comprehensive Plan* is to "provide multimodal transportation options that are accessible and reliable for users of all ages, abilities, and backgrounds" (p. 101, *Chapter 9*). The South Creek Greenway trail extension is an example of this as it will increase pedestrian and bike access for residents, cyclists, commuters, and business patrons across South Springfield.

# 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	Airports, 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

## DEVELOPMENT REVIEW STAFF REPORT

### MAJOR THOROUGHFARE MAP:



### SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family residence	Right-of-way & greenspace	Right-of-way	Single-family residence
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

### STAFF ANALYSIS AND RECOMMENDATION:

1. The City of Springfield is proposing to change the use of this site from utility infrastructure to public right-of-way for a proposed trail along the north side of Sunset Street.
2. The Planning and Zoning Commission reviews changes of use for City-owned properties to determine whether they are consistent with the City’s Comprehensive Plan.
3. The *Land Use & Development* chapter of the *Comprehensive Plan* designates the Change of Use area as the Traditional Neighborhood Placetype. The description for this placetype acknowledges that these areas “tend to be expansive, isolating residents from services and resources” and that an example of expanding quality of place is to increase “connections and access to the greenway and trail system...to serve area residents.” (p. 36, *Chapter 5: Land Use & Development*)

## DEVELOPMENT REVIEW STAFF REPORT

4. The existing eastern terminus of the South Creek Greenway trail is at McDaniel Park and this eastward extension will increase the trail's proximity to Meador Park, Battlefield Mall, and commercial establishments on Fremont Avenue and Glenstone Avenue.
5. Goal #1 of the *Transportation & Mobility* chapter of the *Comprehensive Plan* is to "provide multimodal transportation options that are accessible and reliable for users of all ages, abilities, and backgrounds" (p. 101, *Chapter 9*). The South Creek Greenway trail extension is an example of this as it will increase pedestrian and bike access for residents, cyclists, commuters, and business patrons across South Springfield.
6. The property is zoned R-SF, Single-Family Residential District. There is no use limitation on the presence of public right-of-way.
7. The following language from Article XI, Section 11.7.3, of the City Charter sets forth the Planning and Zoning Commission's function regarding the change of use and the process for appeal of such decision:

*"In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.*

*"In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership."*

### STAFF RECOMMENDATION:

1. Approval of this request will allow for this portion of the property to be utilized for public right-of-way.
2. Approval of this request will enable the construction of a trail along the north side of Sunset Street.
3. Staff recommends approval based on the finding of facts above.

### PLANNING AND ZONING OPTIONS:

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

## DEVELOPMENT REVIEW STAFF REPORT

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 21 WEST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING A PART OF LOT ONE (1) AND LOT TWO (2), SOUTH KICKAPOO ESTATES SIXTH ADDITION AS RECORDED IN BOOK Y, PAGE 30, AND DESCRIBED BY THE CORPORATE QUIT CLAIM DEED RECORDED IN BOOK 2007, PAGE 059943-07, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE SAID CORPORATE QUIT CLAIM DEED RECORDED IN BOOK 2007, PAGE 059943-07, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF E. SUNSET STREET AS SHOWN BY SAID SOUTH KICKAPOO ESTATES SIXTH ADDITION; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF SAID TRACT DESCRIBED BY THE CORPORATE QUIT CLAIM DEED RECORDED IN BOOK 2007, PAGE 059943-07, N02°51'10"E, 7.37 FEET; THENCE LEAVING SAID WEST LINE, S87°16'52"E, 60.23 FEET; THENCE N47°41'49"E, 51.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S. FREMONT AVENUE AS SHOWN BY SAID SOUTH KICKAPOO ESTATES SIXTH ADDITION; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE, 23.85 FEET ALONG A 961.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD BEARING OF S01°41'40"E AND A CHORD LENGTH OF 23.85 FEET; THENCE 31.97 FEET ALONG A 20.00-FOOT RADIUS REVERSE COMPOUND CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD BEARING OF S47°03'41"W AND CHORD LENGTH OF 28.67 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF E. SUNSET STREET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH SAID NORTHERLY RIGHT-OF-WAY LINE, N87°08'50"W, 78.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,371 SQUARE FEET, MORE OR LESS.

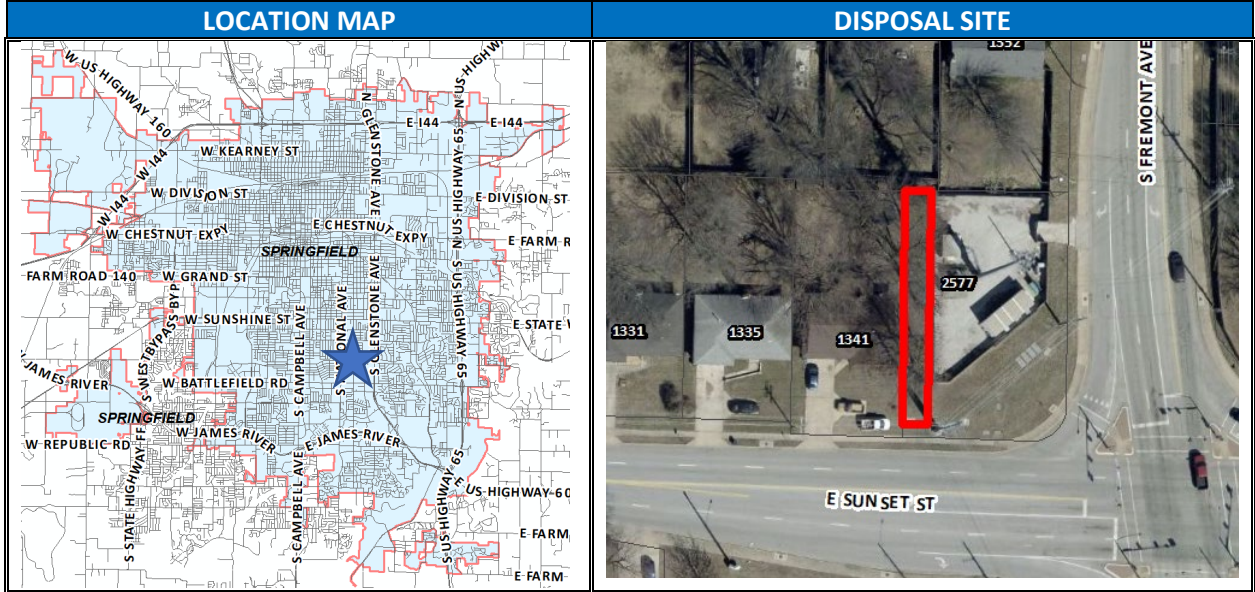
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION

<b>Case Number:</b>	Request to Dispose 534
<b>Location:</b>	2577 South Fremont Avenue
<b>Total Acres:</b>	0.05 acres
<b>Applicant:</b>	City Utilities
<b>Existing Land Use:</b>	Trees that serve as a screening buffer from utility infrastructure
<b>Planning and Zoning Commission:</b>	December 18, 2025
<b>City Council:</b>	January 26, 2026
<b>Staff:</b>	Andrew Menke, Senior Planner, (417) 864-1613
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

### PROJECT SUMMARY:

City Utilities is proposing to dispose a portion of the property generally located at 2577 South Fremont Avenue. The property was originally acquired by the City of Springfield in 2000 for the widening of Sunset Street. Upon completion of the widening project, the City transferred the property to City Utilities for the location of utility infrastructure in 2007. City Utilities no longer needs the western 15-foot strip of the property. If approved, the subject area will be purchased by the owner of the adjacent property to the west.



**DEVELOPMENT REVIEW STAFF REPORT**

**GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:**



**GOOGLE MAPS STREET VIEW:**



View from Sunset St

## DEVELOPMENT REVIEW STAFF REPORT

### PLANNING AND ZONING COMMISSION AUTHORITY:

#### **Sec. 11.7. - Legal status of master plan.**

- (1) Master plan to provide general guidelines. The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) Regulations to generally conform to master plan. All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) Master plan to guide public improvements. The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:
  - (a) All proposals to construct or extend public streets.
  - (b) All proposals to improve land as a park.
  - (c) All proposals to lay out or improve other public ways, grounds or spaces.
  - (d) All proposals to construct public buildings and structures.
  - (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
  - (f) All proposals to acquire real property for public purposes.

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

## DEVELOPMENT REVIEW STAFF REPORT

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

### SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family residence	Right-of-way & greenspace	City Utilities infrastructure	Single-family residence
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

### LAND DISPOSAL POLICY:

Planning and Zoning Commission adopted the following policy statement for land disposals by public bodies:

- 1. Where is the property located?**  
*Northwest corner of Fremont Ave. & Sunset St. (2577 S. Fremont Ave.)*
- 2. Legal description.**  
*See last section of staff report.*
- 3. Why doesn't City Utilities need the property anymore?**  
*City Utilities agreed to dispose of this 15-foot strip of land back in the late 2000's to the Karr family. Terms of the property transfer were agreed to by all parties, but the transfer was never finalized. The 15-foot strip serves as a screening buffer with trees that hide the cell tower site and suppresses noise from the intersection.*
- 4. When was the current building erected?**  
*No buildings on site.*
- 5. Why was property acquired? What did City Utilities originally intend to do with the property?**  
*The property was originally acquired by the City of Springfield on March 6, 2000, for the widening of Sunset Street. The house on site was demolished. Upon completion of the widening project, the City transferred the property to City Utilities for their utility infrastructure needs in 2007. City Utilities no longer needs the 15-foot strip with the addition of an entrance that is to be constructed onto Sunset Street for egress. The entrance is to be constructed at the time the proposed trail improvements project is constructed along the north side of Sunset Street.*

## DEVELOPMENT REVIEW STAFF REPORT

**6. Who will purchase property?**

*Michaela Karr & Jackson Johnson, who are the owners of the adjacent property at 1341 E. Sunset St. as of 11/18/2025 (Book 2025, Page 038131-25).*

## DEVELOPMENT REVIEW STAFF REPORT

### **STAFF ANALYSIS AND RECOMMENDATION:**

1. The subject property is within the city limits of the City of Springfield.
2. The proposed disposal will not adversely affect the operations of City Utilities or the City of Springfield.
3. The property was originally acquired by the City of Springfield in 2000 as part of the widening of Sunset Street.
4. The City transferred the property to City Utilities for the location of utility infrastructure in 2007.
5. City Utilities no longer needs the western 15-foot strip of the property.
6. The disposed property will be purchased by the adjacent property owners, Michaela Karr and Jackson Johnson.

### **STAFF RECOMMENDATION:**

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

### **PLANNING AND ZONING OPTIONS:**

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

## DEVELOPMENT REVIEW STAFF REPORT

### LEGAL DESCRIPTION:

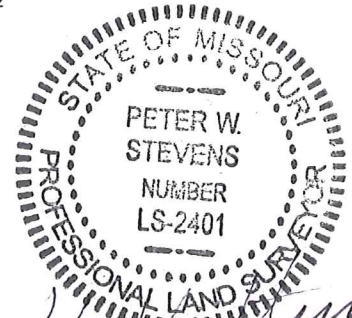
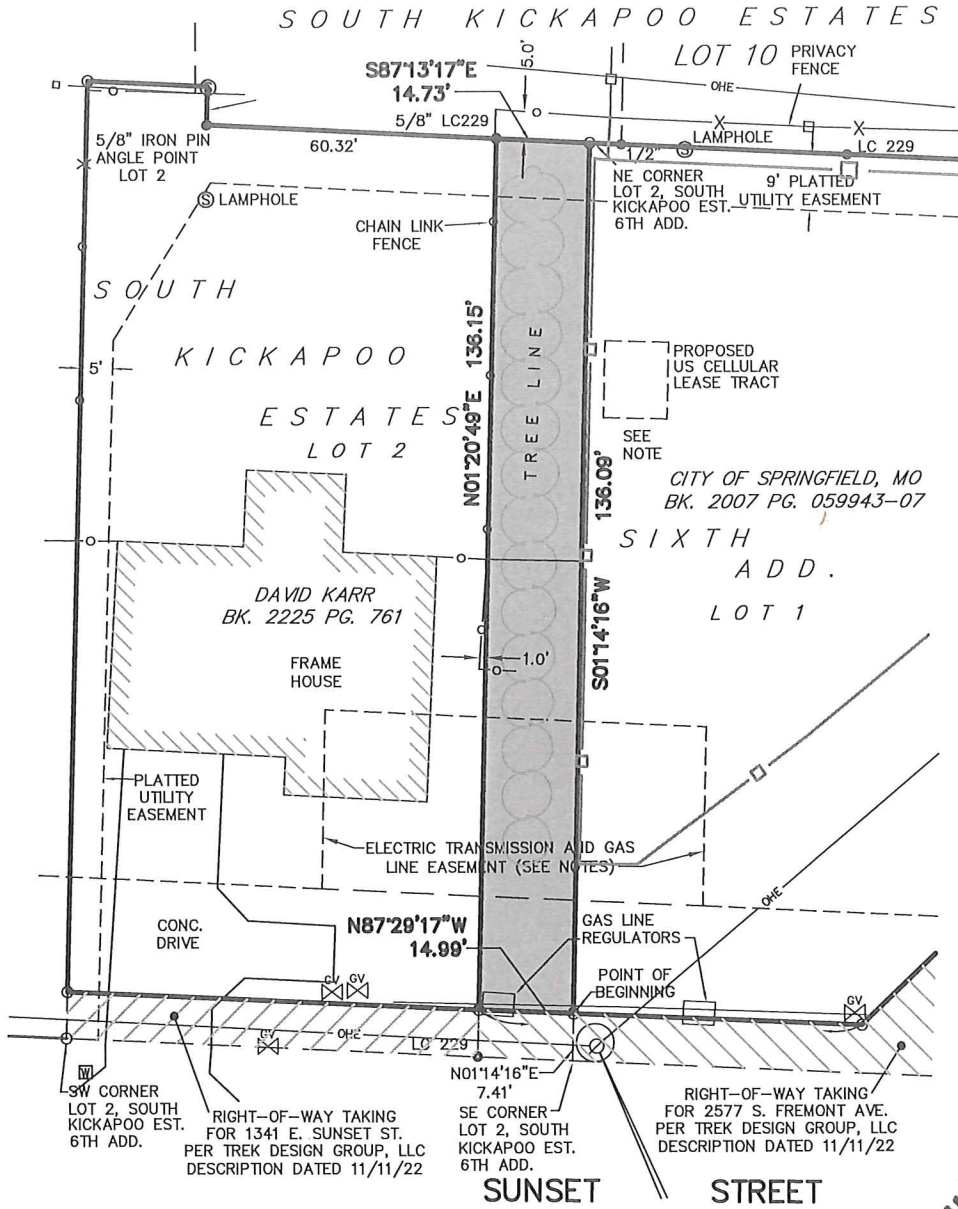
A PART OF LOT TWO OF SOUTH KICKAPOO ESTATES SIXTH ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT TWO, THENCE NORTH 01 DEGREES 14 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT TWO, A DISTANCE 7.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SUNSET STREET FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 29 MINUTES 17 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 14.99 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 49 SECONDS EAST, A DISTANCE OF 136.15 FEET TO THE NORTH LINE OF SAID LOT TWO; THENCE SOUTH 87 DEGREES 13 MINUTES 17 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 14.73 FEET TO THE NORTHEAST CORNER OF SAID LOT TWO; THENCE SOUTH 01 DEGREES 14 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

CONTAINING 0.046 ACRES (2022 SQUARE FEET).

# "EXHIBIT B"

GRID NORTH  
MISSOURI COORDINATE  
SYSTEM 1983  
CENTRAL ZONE  
SCALE 1"=30'



*Peter W. Stevens*  
11/10/25

THIS EXHIBIT IS NOT A BOUNDARY SURVEY, IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. BOUNDARY SURVEY DATA CAN BE SEEN IN THE ADMINISTRATIVE REPLAT OF LOTS 1 AND 2 OF SOUTH KICKAPOO ESTATES SIXTH ADDITION, DATED 11-10-25

DATE: 11/10/2025  
PROJECT NO: 22004209-00  
PHASE: 587  
DRAWING: 000327-15strip.dwg

**CMT**  
Crawford, Murphy & Tilly  
Engineers and Consultants  
1631 W Elfindale, Springfield, Missouri 65807  
tel 417-869-6009 fax 417-869-8129

© Copyright CMT, Inc.

CITY OF SPRINGFIELD, MISSOURI  
A PART OF LOT 2 IN SOUTH KICKAPOO ESTATES 6TH ADDITION  
IN THE SW 1/4 SEC. 30, T-29-N, R-21-W  
IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

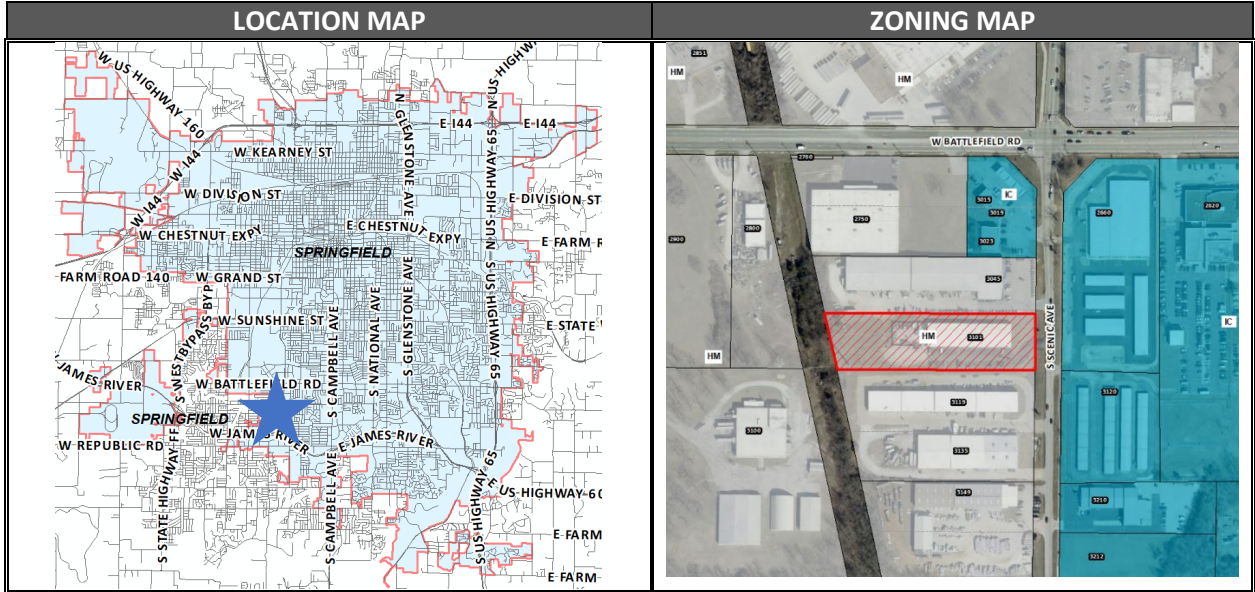
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION

<b>Case Number:</b>	Z-26-2025
<b>Location:</b>	3101 S. Scenic Avenue
<b>Total Acres:</b>	2.4 acres
<b>Applicant:</b>	FFace, Inc.
<b>Existing Land Use:</b>	Commercial services and office uses
<b>Neighborhood Meeting:</b>	November 18, 2025
<b>Planning and Zoning Commission:</b>	December 18, 2025
<b>City Council:</b>	January 26, 2026
<b>Public Notification:</b>	Mail, posted property, and legal in Springfield News-Leader
<b>Staff:</b>	Daniel Neal, Senior Planner
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to recommend approval of rezoning case Z-26-2025 (All commission motions are made in the affirmative).
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

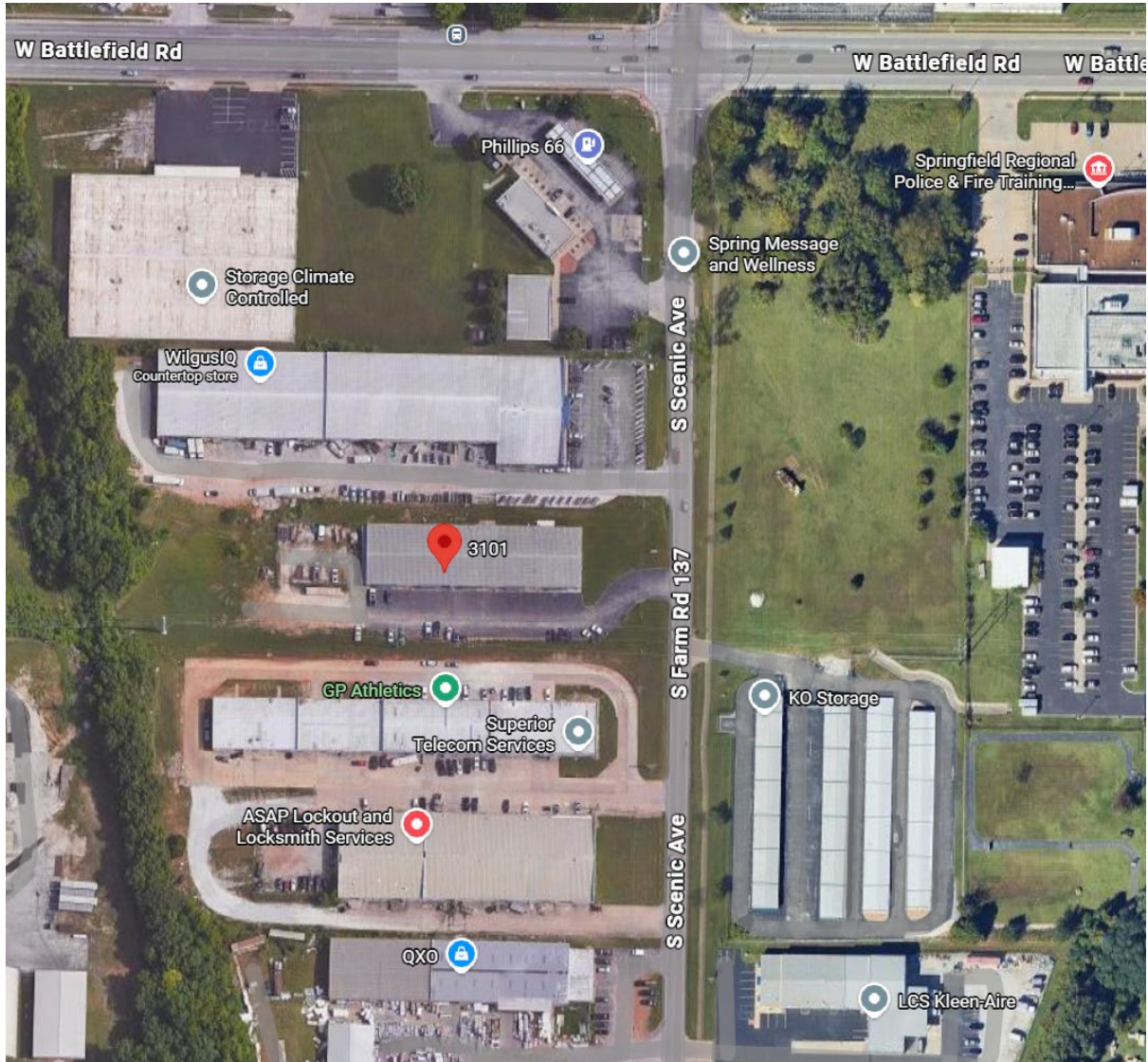
### PROJECT SUMMARY:

Request to rezone approximately 2.4 acres generally located at 3101 S. Scenic Avenue from HM, Heavy Manufacturing District to IC, Industrial Commercial District.



# DEVELOPMENT REVIEW STAFF REPORT

## GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



## GOOGLE STREETVIEW:



**DEVELOPMENT REVIEW STAFF REPORT**

**PROPERTY HISTORY:**

The subject property was zoned HM in the 1995 city-wide remapping.

**PLANNING AND ZONING COMMISSION AUTHORITY:**

**Sec. 36-367. – Amendments**

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

**ZONING ORDINANCE REQUIREMENTS:**

CODE ITEM	REQUIREMENTS FOR IC DISTRICT
Use Limitations	<ul style="list-style-type: none"> <li>(a) No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time.</li> <li>(b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.</li> <li>(c) All industrial operations and activities, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings.</li> <li>(d) Storage may be maintained outside a building inside yards or rear yards if such storage area is screened from public streets, designated arterials, or greater street classifications, and from other property, except property located in an IC, LI, GM, or HM district.</li> </ul>

## DEVELOPMENT REVIEW STAFF REPORT

	<ul style="list-style-type: none"> <li>(e) All outdoor storage shall be at least 100 feet from any residential district boundary.</li> <li>(f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.</li> <li>(g) No building shall be used for residential purposes except that a watchman or custodian may reside on the premises.</li> <li>(h) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).</li> </ul>
Minimum Lot Size	Not applicable to the IC District
Maximum Height	Not applicable to the IC District
Bulk Plane	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
Minimum Yard Requirements	<ol style="list-style-type: none"> <li>1. <i>Front yard:</i> <ol style="list-style-type: none"> <li>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.</li> <li>b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations.</li> </ol> </li> <li>2. <i>Side yards:</i> None, except as required by section 36-453, supplemental open space, and yard regulations, and the bufferyard requirements in subsection (8).</li> <li>3. <i>Rear yards:</i> None, except as required by the bufferyard requirements in subsection (8)).</li> </ol>
Minimum Open Space	Not less than 15 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	<ol style="list-style-type: none"> <li>(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved.</li> <li>(b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved.</li> </ol>

**DEVELOPMENT REVIEW STAFF REPORT**

	<ul style="list-style-type: none"> <li>(c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing.</li> <li>(d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing.</li> <li>(e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing.</li> <li>(f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-484, lighting standards.</li> <li>(g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.</li> </ul>
Buffering and Landscaping	Whenever any development in an IC industrial commercial district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

**COMPATIBILITY WITH COMPREHENSIVE PLAN:**

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Business Flex placetype.

This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. Business Flex areas are located on secondary roadways, where good street connectivity and access to major roadways and distribution routes can be easily accessed. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors, Business Flex provide support services, sales, service, and supply of goods to consumers and contractors, where high visibility road frontage is not a priority. Planning for this placetype focuses on ensuring Business Flex operations have sufficient land available to expand and grow, while not dominating corridors where high visibility, retail frontage is prioritized.

Placetypes are not as rigid as zoning districts and allow for supporting or ancillary uses which complement and enhance its sense of place; as an extension of this, a single placetype is not likely to be defined by a single zoning district or even a collection of closely related zoning districts (e.g. industrial districts), but rather a mix of tangentially related zoning districts which

## DEVELOPMENT REVIEW STAFF REPORT

together form a cohesive sense of place when developed with similar character, scale, and form.

### Primary Land Uses:

- Maker spaces, artisan, and innovation spaces
- Personal and outdoor storage
- Light industry
- Warehousing and distribution facilities

### Supporting Land Uses:

- Parks, greenways and open space
- Sports complexes and recreational facilities
- Urban agriculture
- Office, hospitality, retail sales and service
- Universities, colleges, and vocational schools Government, healthcare and institutional facilities
- Airport, railroad, and freight facilities

## Characteristics

### Transportation and Infrastructure

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities are integrated and incentivized into development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- 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.
- Pedestrian and bicycle infrastructure, and micro-mobility are integrated.

### Urban Design- Building and Site Typology

- Perimeter landscaping screens surface parking lots that accommodate the high number of employees, vehicles, delivery, and large truck traffic.
- Outside storage, auto oriented, or light industrial uses are screened from view from the right-of-way.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.

## DEVELOPMENT REVIEW STAFF REPORT

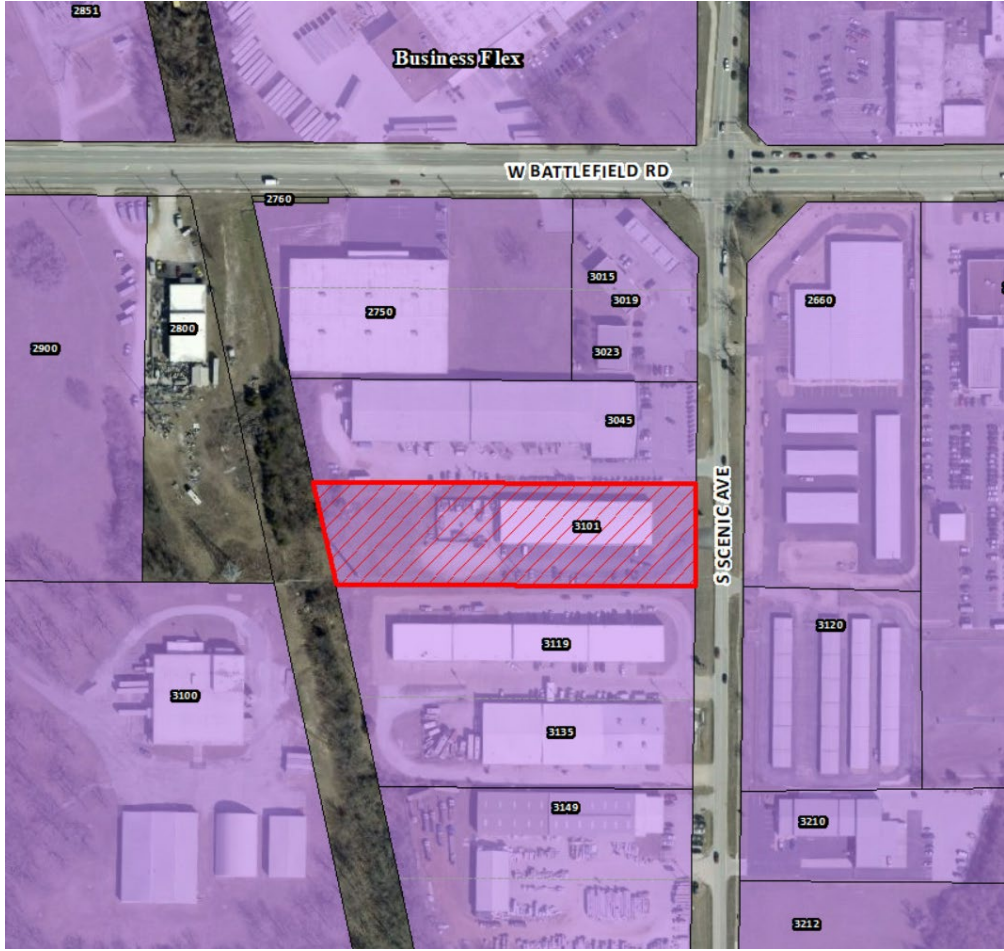
- Design should discourage the placement of mechanical equipment along major roadways or should be completely screened, along with trash receptacles, and recycling bins.

### Transitions

- Appropriate site design, parking access, massing, building orientation, screening, buffering, and separation standards are adopted and used to mitigate adjacent incompatible uses.
- Commercial and smaller office uses within the placetype are directed to its perimeter to provide a gradual transition into surrounding placetypes.

# 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 & Vocational Facilities	Government, Health-care & Institutional Facilities	Personal Storage, Outdoor, Sales & Service	Light Industry	Warehouse & 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	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

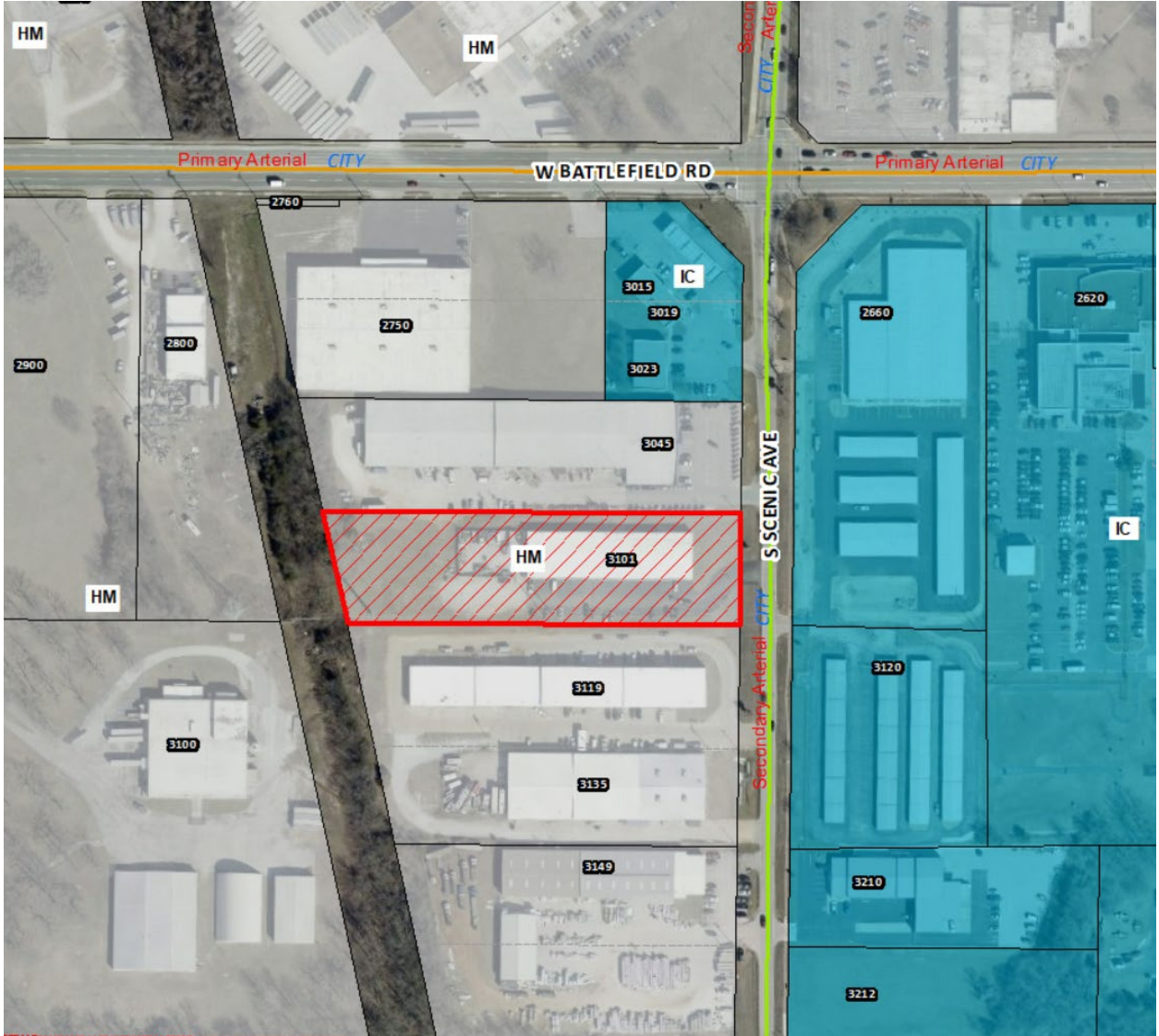
● **Primary Land Use:** More prominent and play a pivotal role in characterizing that placetype

○ **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

## DEVELOPMENT REVIEW STAFF REPORT

### MAJOR THOROUGHFARE MAP:



### SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	HM	IC	HM
LAND USE	Manufacturing uses	Manufacturing uses	Warehousing and storage uses	Manufacturing uses
PLACETYPES	Business Flex	Business Flex	Business Flex	Business Flex

**DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:**

No comments.

## DEVELOPMENT REVIEW STAFF REPORT

**CITY UTILITIES:**

No comments

**DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:**

No issues with rezoning. Address has access to public sewer and is in an approved sewer district.

**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. Scenic Avenue	Secondary Arterial	City	35	45	6,500	No	Yes	No

**ACCESS** - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

**TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION** - There are no Greenway Trails near the property. There are bus stops near the property on Battlefield Road.

**IMPROVEMENTS** - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

**DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:**

**SITE DESCRIPTION & DRAINAGE PATTERN**

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
3101 S Scenic Ave	Inman Creek	Existing SCM	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**

## DEVELOPMENT REVIEW STAFF REPORT

1. The existing building and parking lot were developed in Greene County with an existing Flood Control Basin discharging to the BNSF ROW on the west side. Future developments will need to continue draining to the FC Basin.

### WATER QUALITY REQUIREMENTS

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

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

### FLOODPLAIN

N/A

### NATURAL CHANNEL & STREAM BUFFERS

N/A

### SINKHOLES & KARST FEATURES

N/A

### STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 2.4 acres generally located at 3101 S. Scenic Avenue from HM, Heavy Manufacturing District to IC, Industrial Commercial District. The applicant intends to operate retail sales uses on the subject property. The existing HM district does not allow retail sales.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Business Flex placetype. This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. The property is proposed to allow IC uses which would allow more commercial sales and services that is intended to complement the existing uses in the area.
3. This application is consistent with the Business Flex placetype that lists retail sales as a supporting land use.
4. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors, Business Flex provide support services, sales, service, and supply of goods to

## DEVELOPMENT REVIEW STAFF REPORT

consumers and contractors, where high visibility road frontage is not a priority. The IC uses have the ability to support the uses in this area while not dominating or needing high visibility.

5. The IC district is intended to allow industrial operations and activities in combination with commercial uses in those areas where the combination of such uses is consistent with adopted policies and plans.
6. The range of uses in the proposed IC district is compatible with the uses permitted on other property in the immediate vicinity.
7. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
8. There are few changing conditions in the area affected that make the proposed rezoning necessary.
9. The range of uses in the proposed IC district is compatible with the uses permitted on other property in the immediate vicinity.
10. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
11. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
12. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
15. The applicant held a neighborhood meeting on November 18, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
16. 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:

## DEVELOPMENT REVIEW STAFF REPORT

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Business Flex 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.

Attachment 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Heavy Manufacturing to Commercial Industrial  
*(existing zoning)* *(proposed zoning)*
2. Meeting Date & Time: Nov 18, 2025
3. Meeting Location: 3101 S. Scenic Suite J Springfield, MO 65807
4. Number of invitations that were sent: not sure - city provided mailing labels all were mailed
5. How the mailing list was generated: City provided names + addresses
6. Number of neighbors in attendance (attach a sign-in sheet): 2
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).

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

see attached

I, Johann Hyde (print name), attest that the neighborhood meeting was held on 11/18/25 (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."

Johann M. Hyde  
Signature of person completing affidavit

Johann M. Hyde  
Printed name of person completing affidavit



**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. 1<sup>st</sup> City Council Public Hearing (185 feet notification from subject property)
5. 2<sup>nd</sup> 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](mailto: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](mailto:zoning@springfieldmo.gov)

<b>DATE:</b>	11-18-2025	<b>Telephone No.</b>	417 425-3355
<b>YOUR NAME:</b>	Margaret Mathews		
<b>YOUR ADDRESS:</b>	602 W. Kingsley		
<b>PROJECT ADDRESS:</b>	3101 S. <del>Senie</del> Senie		
<b>COMMENTS:</b>	Agree		

# Neighborhood Meeting Notice

Date of Letter:

11/04/2025

## DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

## APPLICANT CONTACT INFORMATION

Applicant/Representative Name: Frank Howey

Address: 3101 S Scenic Ave Suite J

City, State and Zip: Springfield, MO

Phone Number: (417) 689-0438

E-mail: Knarf3101@gmail.com

**PROJECT LOCATION:** 3101 S Scenic Ave Suite J Springfield, MO 65807

### PROPOSED CHANGES:

Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

change zoning from heavy manufacturing to commercial industrial

## PUBLIC NEIGHBORHOOD MEETING

Date of Meeting: November 18, 2025

Location of Meeting: 3101 S Scenic Ave Suite J  
Springfield, MO 65807

Time of Meeting: ● 4:00pm to 6:30pm

**We look forward to seeing you at this meeting! Thank You!**

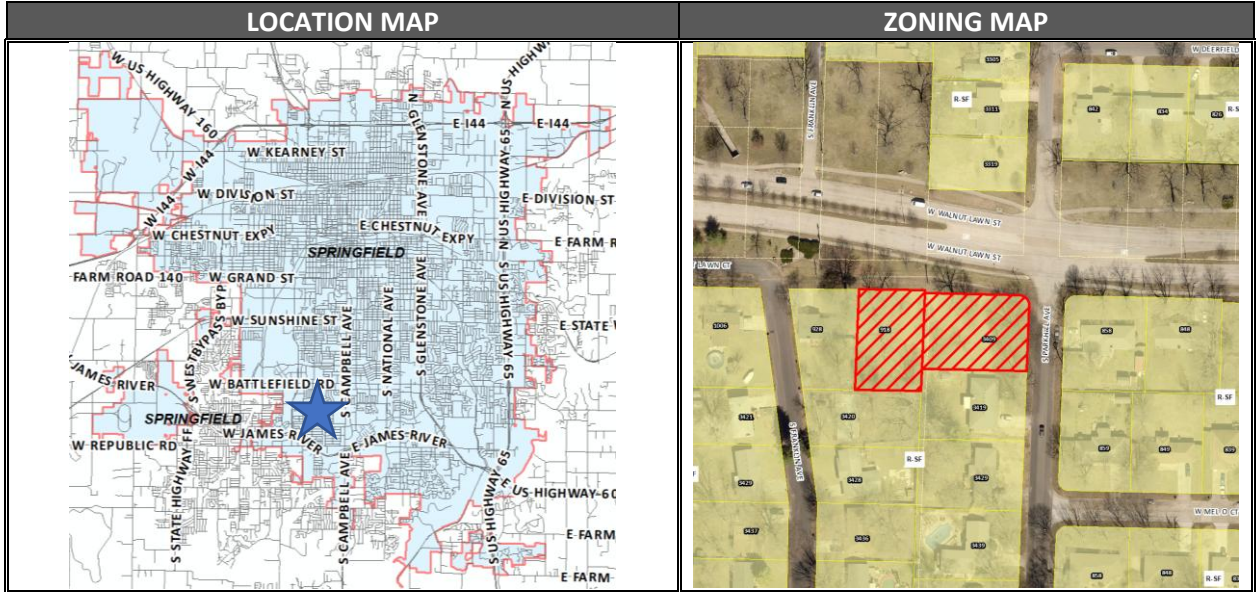
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION:

<b>Case Number:</b>	Z-27-2025 with Conditional Overlay District No. 279
<b>Location:</b>	3409 South Parkhill Avenue and 918 West Walnut Lawn Street
<b>Total Acres:</b>	0.67 acres
<b>Applicant:</b>	Angies Co. LLC
<b>Existing Land Use:</b>	Undeveloped land
<b>Neighborhood Meeting:</b>	December 1, 2025
<b>Planning and Zoning Commission:</b>	December 18, 2025
<b>City Council:</b>	January 26, 2026
<b>Public Notification:</b>	Mail, posted property, and legal in the Springfield News-Leader
<b>Staff:</b>	Michael Sparlin, Senior Planner
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to recommend approval of rezoning case Z-27-2025 with Conditional Overlay District No. 279 as set forth in Attachment 1 (All commission motions are made in the affirmative).
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

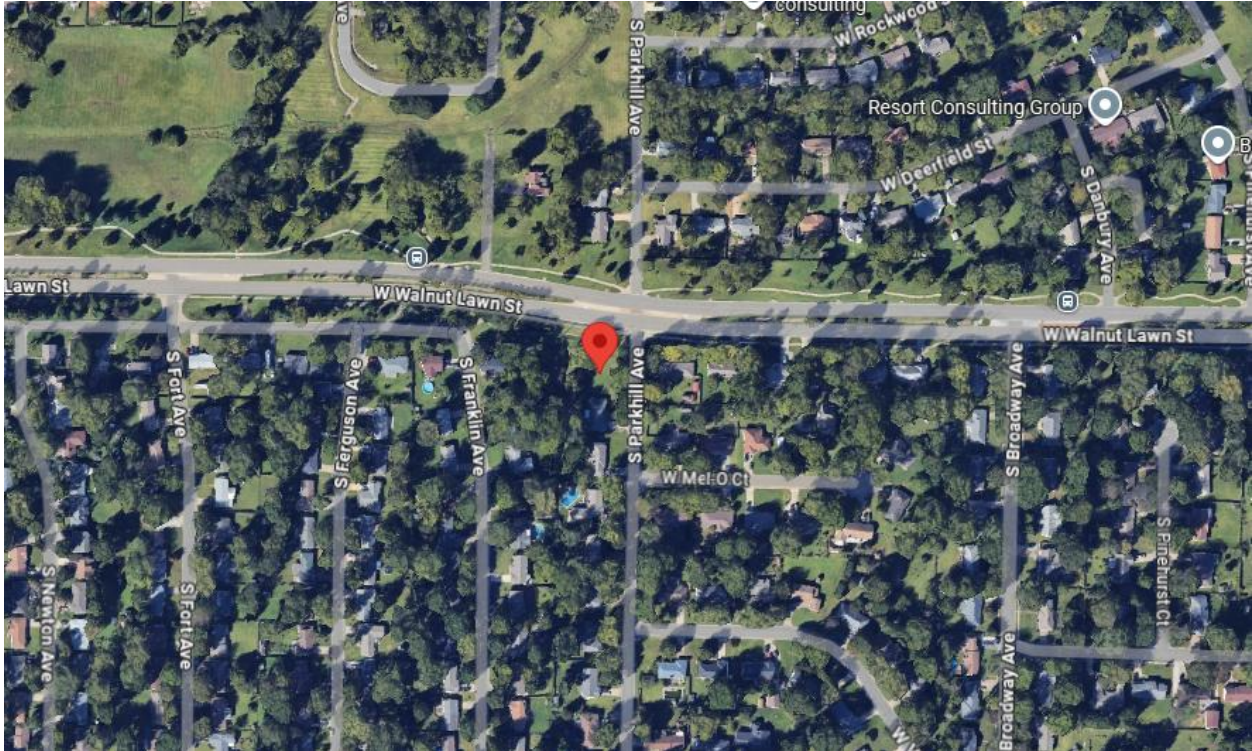
### PROJECT SUMMARY:

Request to rezone approximately 0.67 acres of property generally located at 3409 South Parkhill Avenue and 918 West Walnut Lawn Street from R-SF, Single-family Residential District to R-TH, Residential Townhouse District with Conditional Overlay District No. 279.



## DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



**DEVELOPMENT REVIEW STAFF REPORT**

**PROPERTY HISTORY:**

The subject property was zoned R-SF in the 1995 city-wide remapping.

**PLANNING AND ZONING COMMISSION AUTHORITY:**

**Sec. 36-367. – Amendments**

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

**ZONING ORDINANCE REQUIREMENTS:**

CODE ITEM	REQUIREMENTS FOR R-TH DISTRICT
Use Limitations	<ul style="list-style-type: none"> <li>(a) There shall be a separate platted lot of record for each single-family semi-detached or townhouse dwelling unit.</li> <li>(b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.</li> <li>(c) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.</li> </ul>
Minimum Lot Size	<ul style="list-style-type: none"> <li>1. Single-family detached dwellings and residential group homes: 5,000 square feet.</li> <li>2. Duplexes: 7,500 square feet.</li> <li>(b) <i>Minimum lot width:</i> <ul style="list-style-type: none"> <li>1. Single-family detached and duplex dwellings and residential group homes: 45 feet.</li> <li>2. Townhouses:               <ul style="list-style-type: none"> <li>a. End lots: 40 feet.</li> </ul> </li> </ul> </li> </ul>

## DEVELOPMENT REVIEW STAFF REPORT

	<ul style="list-style-type: none"> <li>b. Interior lots with driveway in front yard: 30 feet.</li> <li>c. Interior lots without driveway in front yard: 24 feet.</li> <li>3. Single-family semi-detached dwelling units: 30 feet.</li> <li>4. All other uses: 45 feet.</li> <li>(c) <i>Minimum lot depth</i>: 80 feet.</li> </ul>
Maximum Height	<ul style="list-style-type: none"> <li>1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade.</li> <li>2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.</li> </ul>
Bulk Plane	None
Minimum Yard Requirements	<ul style="list-style-type: none"> <li>1. <i>Front yard</i>:             <ul style="list-style-type: none"> <li>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.</li> <li>b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations.</li> </ul> </li> <li>2. <i>Side yards</i>: Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for any building that has a common wall on a lot line.</li> <li>3. <i>Rear yards</i>: Ten percent of the lot depth but may not be less than ten feet nor more than 20 feet be required.</li> </ul>
Minimum Open Space	<p>Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.</p>
Density Requirements	<p>The maximum density shall be 3,750 square feet per dwelling unit provided the requirements of subsection 36-303(22) are met.</p>
Design Requirements	<ul style="list-style-type: none"> <li>(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved.</li> <li>(b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved.</li> </ul>

**DEVELOPMENT REVIEW STAFF REPORT**

	<ul style="list-style-type: none"> <li>(c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing.</li> <li>(d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing.</li> <li>(e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing.</li> <li>(f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-484, lighting standards.</li> <li>(g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.</li> </ul>
Buffering and Landscaping	Whenever any development in an R-TH district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

**COMPATIBILITY WITH COMPREHENSIVE PLAN:**

PLACETYPE:

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

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

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial,

## DEVELOPMENT REVIEW STAFF REPORT

or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

Redevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to identified activity centers, where circulation and access will not negatively affect the adjoining neighborhood.

### LAND USES PRIMARY USES

- Single-family detached

### SUPPORTING USES

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

### CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

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

### URBAN DESIGN - BUILDING AND SITE TYPOLOGY

- The main entrances of new residential developments are oriented towards the primary street.

## DEVELOPMENT REVIEW STAFF REPORT

- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

### TRADITIONAL NEIGHBORHOOD

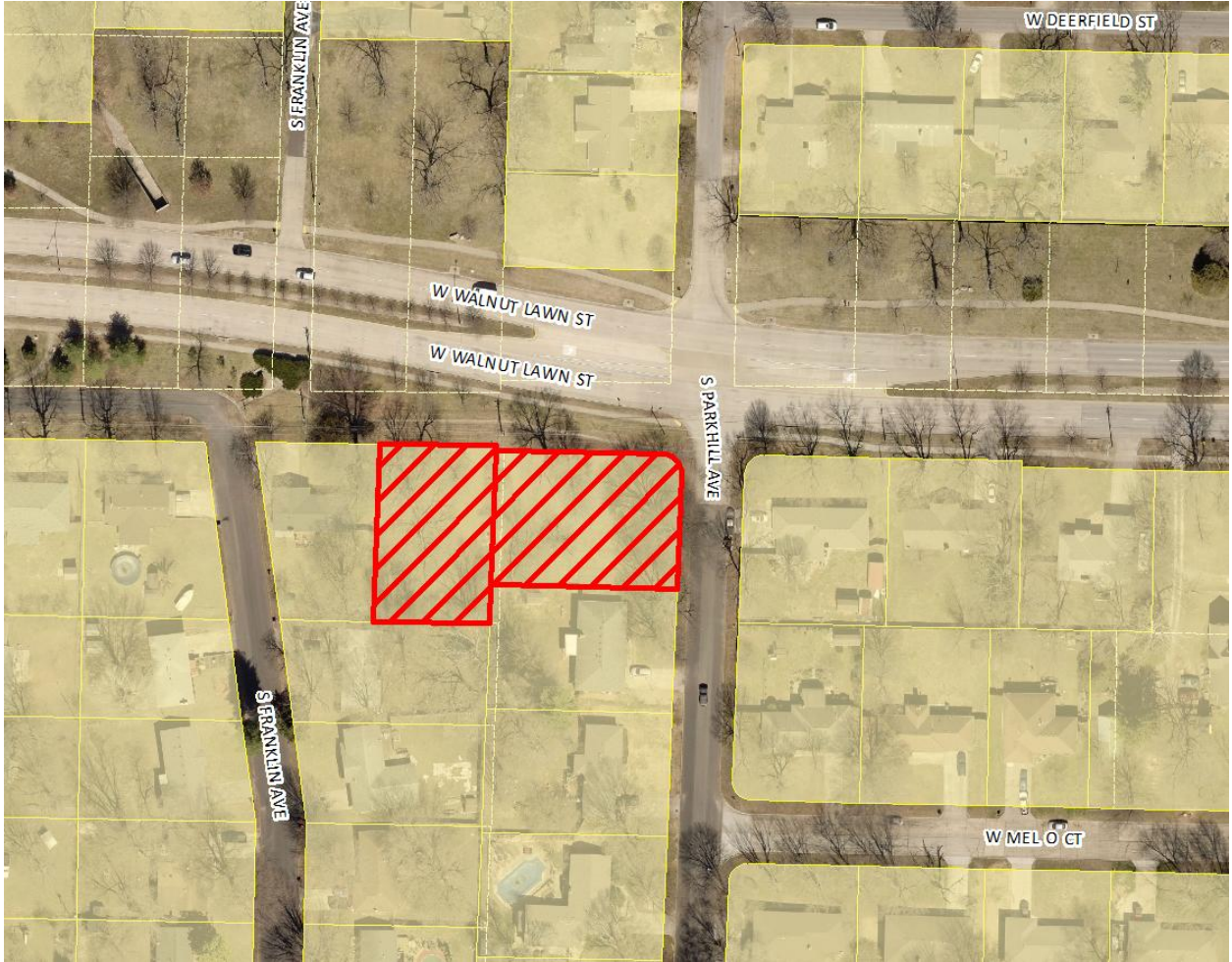
- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the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

# DEVELOPMENT REVIEW STAFF REPORT

## FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES																	
	Single Family Detached	Single Family Attached	Multifamily	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	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

## DEVELOPMENT REVIEW STAFF REPORT

### MAJOR THOROUGHFARE MAP:



### SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family residences, Walnut Lawn Street right-of-way	Single-family residence	Single-family residence	Single-family residence
PLACETYPES	Traditional neighborhood	Traditional neighborhood	Traditional neighborhood	Traditional neighborhood

**DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:**

No comments.

**CITY UTILITIES:**

## DEVELOPMENT REVIEW STAFF REPORT

No issues

**DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:**

No objections to the rezoning. Public sewer and a service lateral are available. The existing lateral is a 4". If this is not big enough for the development a 6" lateral can tap the main as needed. The property is also in an approved sewer district.

**FIRE DEPARTMENT:**

No objections to rezoning. Fire hydrant is required within 400 feet around the exterior portions of the building from the fire apparatus access lane measured along apparatus travel route per 2018 IFC Section 507.5.1 (Increases to 600 feet if building is protected by a fire sprinkler system.)

**DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:**

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
<b>Street 1</b>	W Walnut Lawn Street	Secondary Arterial	City	35	Varies	12,000	No	Yes	Yes
<b>Street 2</b>	S Parkhill Avenue	Local	City	25	25	NA	Yes	Yes	No

**ACCESS** - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

**TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION** - There are no Greenway Trails near the property. There are bus stops on Walnut Lawn Street near the property.

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

**DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:**

**SITE DESCRIPTION & DRAINAGE PATTERN**

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/Floodway
<b>3409 S Parkhill Ave</b>	Inman Creek	No	No	No	Yes	No
<b>918 W Walnut Lawn St</b>	Inman Creek	No	No	No	Yes	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**

## DEVELOPMENT REVIEW STAFF REPORT

1. 3409 S Parkhill Ave is a platted residential lot under Village Green 2<sup>nd</sup> Addition and 918 W Walnut Lawn St is a platted residential lot under Walnut Terrace. Flood control is provided through local street drainage. Both lots must drain to the north.

### WATER QUALITY REQUIREMENTS

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

### FLOODPLAIN

N/A

### NATURAL CHANNEL & STREAM BUFFERS

N/A

### SINKHOLES & KARST FEATURES

1. A sinkhole collapse was reported for 3409 S Parkhill Ave during routine site clean-up efforts. The sinkhole was measured at 5 feet diameter and 10 feet deep. A geotechnical report is required during permit plan submission to ensure the sinkhole is remediated and house foundations can be properly dug and set for future buildings.

## STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.67 acres of property generally located at 3409 South Parkhill Avenue and 918 West Walnut Lawn Street from R-SF, Single-Family Residential District to R-TH, Residential Townhouse with Conditional Overlay District No. 279.
2. The applicant intends to build two duplexes, each on their own lot. The applicant has provided a site plan and elevations to show how the two properties will be developed. The proposed COD will require the development to conform to the site plan and elevations shown in Attachments 3 and 4.
3. Single-family attached and low-intensity multifamily is listed as a supporting use in the Traditional Neighborhood placetype.
4. This application is consistent with the *Comprehensive Plan's Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of "missing middle" housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield's existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.

## DEVELOPMENT REVIEW STAFF REPORT

5. Missing middle housing types provide opportunities for the city to increase the diversity of its housing stock through moderate increases in density, while maintaining the neighborhood character Springfield residents cherish. They range from low density duplexes to mid density multiplexes and triplexes, which can be integrated into the City's housing mix by using single-family lots to accommodate two to three units in a context-sensitive manner.
6. The Plan recommends a "stepped down" approach to be used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood. Traffic from the proposed development will access Parkhill Avenue and be able to use Walnut Lawn Street, classified as a secondary arterial.
7. The lot addressed as 918 West Walnut Lawn Street had direct access to Walnut Lawn Street when it was platted. However, the lot no longer has direct access to Walnut Lawn Street since the realignment and improvements to Walnut Lawn Street. Vehicular access to this lot is now proposed to come from Parkhill Avenue through the lot addressed as 3409 South Parkhill Avenue as shown in the attached site plan (Attachment 3).
8. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
9. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
10. The range of uses in the proposed R-TH district is compatible with the uses permitted on other property in the immediate vicinity. Single-family homes are the predominant use in this area. However, this application will allow for the development of the housing stock on the edge of the neighborhood.
11. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
12. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
13. 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.
14. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
15. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).

## DEVELOPMENT REVIEW STAFF REPORT

16. The applicant held a neighborhood meeting on, December 1, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
17. The public notice was advertised in the 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.

**DEVELOPMENT REVIEW STAFF REPORT**

## ATTACHMENT 1

## CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 279

The requirements of Section 36-381 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The develop of the subject property shall be in conformance to the attached site plan and elevations (Attachments 3 and 4).
2. Any building permit submission or land disturbance permit submission must include a geotechnical report for the sinkhole collapse dated 9/9/2025.

**AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY**

1. Request change to zoning from: R-SF to R-TH  
*(existing zoning)* *(proposed zoning)*
2. Meeting Date & Time: December 1st, 2025 4:00-6:30 PM
3. Meeting Location: 535 E. Battlefield Rd, Springfield, MO
4. Number of invitations that were sent: 90
5. How the mailing list was generated: Planning and Development Office
6. Number of neighbors in attendance (attach a sign-in sheet): 10
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).

See Attached document

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

Written comments not received to date

I, Angela Workman (*print name*), attest that the neighborhood meeting was held on 12/1/2025 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Angela Workman  
*Signature of person completing affidavit*

\_\_\_\_\_  
*Printed name of person completing affidavit*

**Neighborhood Meeting - Sign In**  
**Rezoning Request for 918 W. Walnut Lawn & 3409 S. Parkhill**  
**Monday, December 1st, 2025 (4 PM to 6:30 PM)**

Name	Company	Address	Phone #	Fax #	E-Mail
Terri Cook		3311 S. Parkhill AVE	417.818.8711		teozca@sbcglobal.net
Joe Stokes		1725 W. Primrose	(417) 300-9677		jstokes3226@gmail.com
Celestie John Bertsch		858 W Melo Ct	417-818-1167		john.bertsch@ymail.com
Sherrie Mason		1108 Walnut Lawn Ct	417-343-1340		sherriemason62@yahoo.com
Mary Janet Hunsing		828 W Melo Ct	417-379-1580		mjhcarol16@gmail.com
Susan Cresun		833 W. Deerfield St	417-860-8554		Susan.cresun@yahoo.com
Andrea Lovelace		859 W Village	417-818-5667		a-lovelace@sbcglobal.net
Emily Lovelace		859 W Village	417-493-9270		emilylovelace06@gmail.com
Doug Campbell		3419 S. Parkhill	417-379-4174		kazorpak26@yahoo.com
MATT LOVELACE		859 W VILLAGE	(417) 818-4146		mglovelace2@yahoo.com

## Verbal Comments and Proposed Resolutions

### 1. Concern about water backing up onto neighboring property:

Neighbors expressed concerns regarding water accumulation on their property, which may be worsened by building a structure nearby. They believe the sinkhole is currently collecting water and preventing further backup.

**Resolution:** We will address this issue by properly designing the ground elevation and drainage system. The sinkhole will be remedied in collaboration with Palmerton & Parrish, geotechnical engineers. Additionally, with permission from the immediate neighbor, our engineer will assess the drainage problems along the property line to ensure no further issues arise and will work to resolve the current problem.

### 2. Fear of decreased property values due to nearby townhomes:

Neighbors are concerned that the construction of townhomes may negatively impact the value of their properties.

**Resolution:** In our professional opinion, the quality of the proposed townhomes will not detract from property values. The current homes in the area are older, and the addition of new, well-designed developments may enhance the overall value of the neighborhood.

### 3. Concern about potential rezoning of other properties in the area:

Neighbors fear that allowing a zoning change for this project may lead to widespread rezoning of properties in the area to multi-family housing.

**Resolution:** We are requesting rezoning specifically for residential townhomes, not multi-family housing. Furthermore, we are requesting a conditional overlay, which will limit the scope of our project to the plans submitted to the city.

### 4. Concern about driveway location moving closer to neighboring property:

Neighbors are worried that the driveway location may be altered, bringing it closer to their property.

**Resolution:** The driveway location was determined during the initial planning and zoning meeting. We have no plans to change it, nor will we be permitted to do so.

### 5. Concern about increased traffic and street parking:

Neighbors expressed concerns about potential traffic increases and street parking issues in the neighborhood.

**Resolution:** The townhome units will be located adjacent to Walnut Lawn, eliminating the need for tenants to drive through the neighborhood. Each unit will include a two-car garage, and lease agreements will explicitly prohibit street parking. Additionally, there will be ample parking spaces on the townhome properties to accommodate guests.

**6. Concern about potential issues with renters:**

Neighbors are worried about the possibility of problematic renters and associated issues.

**Resolution:** The townhomes are designed with a higher price point, which is expected to attract young professionals to the area, resulting in less problematic renters.

**7. Preference for single-family homes over townhomes:**

Neighbors indicated that they would prefer single-family homes rather than townhomes.

**Resolution:** Due to the location of the lots, including one landlocked lot, townhome units are more suitable for this development. A single-family home would not be ideal next to a busy street like Walnut Lawn. Additionally, townhomes allow for better quality construction within the budget compared to single-family homes.

**8. Concern about privacy due to two-level townhomes:**

Neighbors are concerned that the upper levels of the townhomes may allow residents to look into their yards.

**Resolution:** The townhomes are designed without upper-level windows facing the adjoining properties, ensuring privacy for neighboring residents.



# Heithaus Engineering & Associates, Inc.

## Consulting Engineering & Land Surveying – Since 1979

535 W. Battlefield St. Springfield, MO 65807  
(417) 887-3238 Fax (417) 887-1940

E-mail: HEI@heiweb.com  
www.heiweb.com

December 4, 2025

### Neighborhood Meeting Summary

RE: PLN2025-00235

Rezoning Request – 918 W. Walnut Lawn St. & 3409 S. Parkhill Ave.  
R-SF (Residential-Single Family) to R-TH (Residential Town Homes)  
Proposed Use: Duplexes - Two lots (0.33 ac and 0.30 ac)

### Summary & Discussion:

A neighborhood meeting was held to discuss a proposed rezoning of the property at 3409 S. Parkhill Ave. & 918 S. Walnut Lawn St. from R-SF to R-TH to allow for the construction of two (2) townhome / duplex units with related improvements. The neighborhood meeting for this zoning request was held on Monday, Dec. 1<sup>st</sup>, 2025 between 4 pm to 6:30 pm at our office located at 535 W. Battlefield Street, which is located approximately 1 mile from the subject lots.

**Context:** The proposed lots both front a well-developed 4-lane arterial roadway with limited access. All new drives will be required to access Parkhill Ave., not Walnut Lawn St. The property owners have owned the lots for over 12 years with both lots remaining vacant since the redevelopment of Walnut Lawn Ave. During site clearing, a sinkhole was discovered and evaluated by Palmerton & Parrish; it will be remediated per the geotechnical recommendations (report and recommendations included for reference).

### Attendees & General Discussion:

From the 90 mailers that were sent to neighbors within a 500-ft. radius, 10 neighbors dropped by at the beginning of the meeting to inquire about the proposed zoning and discuss how it may impact them. Several neighbors arrived closer to 3:45-3:50 anxious to understand how the proposed rezoning could impact them personally and the neighborhood overall. Initial discussions were pleasant and were held off until more neighbors arrived through 4:05 pm or so.

It was noted by a few of the neighbors that they were unclear that the neighborhood meeting was a come & go meeting. A few had requested off of work early to attend the meeting. They also suggested that several neighbors were not able to attend the meeting because of the 4pm start time. We explained that they were welcome to notify their neighbors we would be available through 6:30pm and that any neighbors who could not attend could contact the City through the form provided as well as phone call and email.

We made certain to recite the dates and times for the upcoming Planning & Zoning Commission Hearing on at 6:30pm on Thurs. Dec. 18<sup>th</sup> at the Police & Fire Station down the street on West Battlefield past Kansas Expressway. One attendant confirmed she could not attend based on prior obligations and we reminded her she could contact City Staff as noted above. She acknowledged that she already had and had several neighbors already reach out to City Staff as well.

Returning to the confusion of the 4 – 6:30pm time for the meeting, we discussed this confusion and let them know we would let City Staff know that this was confusing to neighbors and could be addressed in future neighborhood notices.

### Neighborhood Concerns & Applicant Responses:

---

#### 1. Stormwater Concerns – Fear of Increased Water Backup

- Neighborhood Comment:  
Residents expressed concern that removing vegetation and filling the sinkhole could worsen existing drainage issues. Some believe that the sinkhole currently collects runoff and helps prevent additional backup.
  - Applicant Response:
    - A licensed geotechnical firm (Palmerton & Parrish) evaluated the sinkhole; it will be structurally filled in accordance with engineering recommendations.
    - Site grading and stormwater design will ensure proper surface drainage to the City's stormwater system along Walnut Lawn St.
    - With permission from the adjacent property owner, the project engineer will assess existing drainage issues along the shared property line and provide corrective measures if needed.
- 

#### 2. Concern About Decreased Property Values

- Neighborhood Comment:  
Residents fear that the addition of townhomes will lower their property values.
  - Applicant Response:
    - The proposed townhomes will be of modern, high-quality construction.
    - The surrounding homes are older; introducing new, well-designed housing is not expected to reduce property values and may improve the area's overall appearance and desirability.
- 

#### 3. Concern That Rezoning Will Lead to Widespread Multifamily Development

- Neighborhood Comment:  
Allowing R-TH rezoning may "open the door" for nearby lots to seek multifamily zoning.
  - Applicant Response:
    - The request is for R-TH (Residential Townhouse), **NOT** multifamily zoning.
    - A Conditional Overlay District (COA) will limit development to the specific townhome plan submitted to the City, preventing higher-density uses.
- 

#### 4. Driveway Location Concerns

- Neighborhood Comment:  
Neighbors are concerned that the driveway may shift closer to their property.

- Applicant Response:
    - Driveway access has been established per initial Planning & Zoning input and will remain on Parkhill Ave.
    - The project will not be allowed to relocate the driveways toward neighboring lots.
- 

#### 5. Traffic and On-Street Parking Concerns

- Neighborhood Comment:  
Residents worry about increased traffic through the neighborhood and overflow parking on the street.
  - Applicant Response:
    - The site fronts Walnut Lawn, and residents of the townhomes will not need to travel through the interior neighborhood.
    - Each unit includes a two-car garage and dedicated off-street parking.
    - Leases will explicitly prohibit on-street parking.
    - Adequate onsite guest parking will be provided.
- 

#### 6. Concerns About “Bad Renters” or Problem Tenants

- Neighborhood Comment:  
Neighbors are concerned that rental units could attract problematic tenants.
  - Applicant Response:
    - The townhomes will be offered at a higher price point than most rentals in the area.
    - The expected tenant profile consists of young professionals or similar demographics seeking higher-quality housing.
- 

#### 7. Preference for Single-Family Homes

- Neighborhood Comment:  
Some neighbors stated that they would accept single-family homes but not townhomes.
  - Applicant Response:
    - Due to the lot configuration and adjacency to a major arterial, the site is not conducive to single-family development.
    - One of the lots is partially landlocked from Walnut Lawn.
    - Townhomes are a more practical, higher-quality development option given the site constraints and noise environment of Walnut Lawn.
- 

#### 8. Privacy Concerns from Two-Story Townhomes

- Neighborhood Comment:  
Neighbors worry that upper-story windows will overlook their yards.
  - Applicant Response:
    - The townhome design does not include upper-level windows facing the adjoining residential properties, preserving privacy.
-

9. Future Rezoning Along Walnut Lawn

- Neighborhood Comment:  
Several neighbors expressed concern that approving this request would constitute “spot zoning” and lead to widespread rezoning of properties along Walnut Lawn.
  
- Applicant Response:
  - We explained that Walnut Lawn is a fully improved arterial roadway identified in the City’s adopted plans as a corridor where appropriately scaled infill and reinvestment should occur due to existing infrastructure capacity, improvements, and restricted-access design.

---

**Meeting Summary and Concluding Statements:**

In conclusion, we believe the proposed R-TH zoning, with its associated conditional overlay, will provide a compatible, context-sensitive residential transition along Walnut Lawn St. while maintaining protections for the surrounding single-family neighborhood.

Attendees generally left between approximately 4:50 p.m. and 5:20 p.m., and no additional concerns were raised after that time. The neighborhood meeting sign-in sheet is included with this summary for reference.

We remain available to City staff and nearby property owners to answer additional questions prior to the Planning & Zoning Commission hearing.

Respectfully,



Teresa A. Davison, P.E.

**Neighborhood Meeting - Sign In**  
**Rezoning Request for 918 W. Walnut Lawn & 3409 S. Parkhill**  
**Monday, December 1st, 2025 (4 PM to 6:30 PM)**

Name	Company	Address	Phone #	Fax #	E-Mail
Terri Cook		3311 S. Parkhill AVE	417.818.8711		teozco@sbcglobal.net
Joe Stokes		1725 W. Primrose	(417) 300-9677		jstokes3226@gmail.com
Celestie John Bertsch		858 W Melo Ct	417-848-1167		john.bertsch@ymail.com
Sherrie Mason		1108 Walnut Lawn Ct	417-343-1340		sherriemason62@yahoo.com
Mary Janet Hunsing		828 W Melo Ct	417-379-1580		mjhcard16@gmail.com
Susan Cresun		833 W. Deerfield St	417-860-8554		Susan Cresun@yahoo.com
Andrea Lovelace		859 W Village	417-818-5607		a-lovelace@sbcglobal.net
Emily Lovelace		859 W Village	417-493-9270		emilylovelace06@gmail.com
Doug Campbell		3419 S. Parkhill	417-379-4174		razorpak26@yahoo.com
MATT LOVELACE		859 W VILLAGE	(417) 818-4146		mglovelace2@yahoo.com

**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. 1<sup>st</sup> City Council Public Hearing (185 feet notification from subject property)
5. 2<sup>nd</sup> 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](mailto: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](mailto:zoning@springfieldmo.gov)

DATE:	11/19/25	Telephone No.	417-838-4732
YOUR NAME:	Lauren Lea		
YOUR ADDRESS:	841 W. Deerfield St.		
PROJECT ADDRESS:	918 W Walnut Lawn + 3409 S Parkhill Ave		
COMMENTS:			

Changing the zoning from R-SF to R-TH would change the neighborhood dynamic for the worse. It would welcome more investors to do the same in the future. People love Greater Parkcrest and surrounding neighborhoods because of the beautiful older homes and tall trees. Not for its commercial buildings or apartments. This would just be an unfortunate addition.

Lauren Lea  
 841 W. Deerfield St.

**From:** [Terri Cook](#)  
**To:** [Zoning@springfieldmo.gov](mailto:Zoning@springfieldmo.gov)  
**Subject:** Opposition to Rezoning Request for 918 W Walnut Lawn and 3409 S Parkhill  
**Date:** Sunday, November 30, 2025 8:40:35 PM

---

Planning & Zoning Commission

I'm writing in response to a letter I received about the potential rezoning of the properties at 918 W. Walnut Lawn and 3409 S. Parkhill to multi-family units. I want to state that I am against rezoning this property or any nearby property in our area. This part of our neighborhood has always been zoned for single-family homes and should stay that way. Changing it would alter the character of our community and, more importantly, create risks for those of us who live here, own houses, and call this place our home. Years ago, houses were removed by the city due to safety concerns related to the widening of Walnut Lawn and geological issues. This and surrounding areas are known for flooding and sinkholes, and multi-unit development could worsen ground instability not only at the site but also nearby. Additionally, increasing multi-unit properties would raise the population, which in turn would lead to more traffic and potentially more crime. The city already struggles to provide sufficient law enforcement so I feel uncomfortable adding the additional risk. I also worry that allowing multi-unit buildings here could lower property values.

I don't understand why the city is considering rezoning small pockets of land around town when there is plenty of vacant land on the outskirts that could support multi-unit communities.

I hope you consider this from the perspective of those of us who live here and cherish our neighborhood. Please don't cause harm to our community.

Thank you,  
Terri Cook  
3311 S. Parkhill Ave  
Springfield, MO 65807  
417.818.8711

Doug Campbell  
3419 South Parkhill Ave  
Springfield, MO 65807  
razorpak26@yahoo.com/417-379-4174  
11/19/25

Planning & Zoning Commission  
City of Springfield  
840 Boonville Avenue  
Springfield, MO 65802

**RE: Opposition to Rezoning Request for 918 W Walnut Lawn and 3409 S Parkhill**

Dear Commissioners,

I am writing to respectfully request that the Planning & Zoning Commission **deny** the proposed rezoning of the vacant lots located at 918 W Walnut Lawn and 3409 S Parkhill from single-family residential zoning to a designation permitting townhome construction.

Our family has lived at this location since the construction of this home in 1968 starting with my parents and currently owned by myself and wife Grace Campbell. We were the first home on this street. A lot of things have changed over the years from avocado colored appliances to the widening of Walnut Lawn and storm water improvements which is why these lots have been vacant until someone at the city decided they needed more revenue and sold them at auction.

My concerns are based on clear planning principles and specific issues tied to this site:

**1. The Proposed Density Is Incompatible With the Neighborhood**

This block is composed of established single-family homes with consistent spacing, setbacks, and architectural character. Townhomes would introduce a significant increase in density that is not compatible with the surrounding context. The current design includes construction of an alley way next to our property.

**2. The Lot Is Too Small to Support Townhome Development**

Townhomes require additional parking, shared access, and larger building footprints. On a small parcel, this results in overcrowding, reduced privacy, and structures out of scale with the adjacent homes.

**3. The Presence of a Sinkhole Poses Safety and Infrastructure Risks**

This property contains a known sinkhole, creating increased risk for multi-unit, attached structures. Higher density and more impervious surface can worsen stormwater flow. No geologist had been hired to provide an expert opinion.

**4. Rezoning a Single Lot Constitutes Spot Zoning**

Approving a multifamily project in the middle of a single-family district creates isolated zoning inconsistent with Springfield's long-term planning framework and established land-use patterns.

**5. The Property Already Has a Viable and Compatible Use**

A single-family home fits the lot size, neighborhood pattern, and development expectations. There is no hardship requiring a departure from the current zoning.

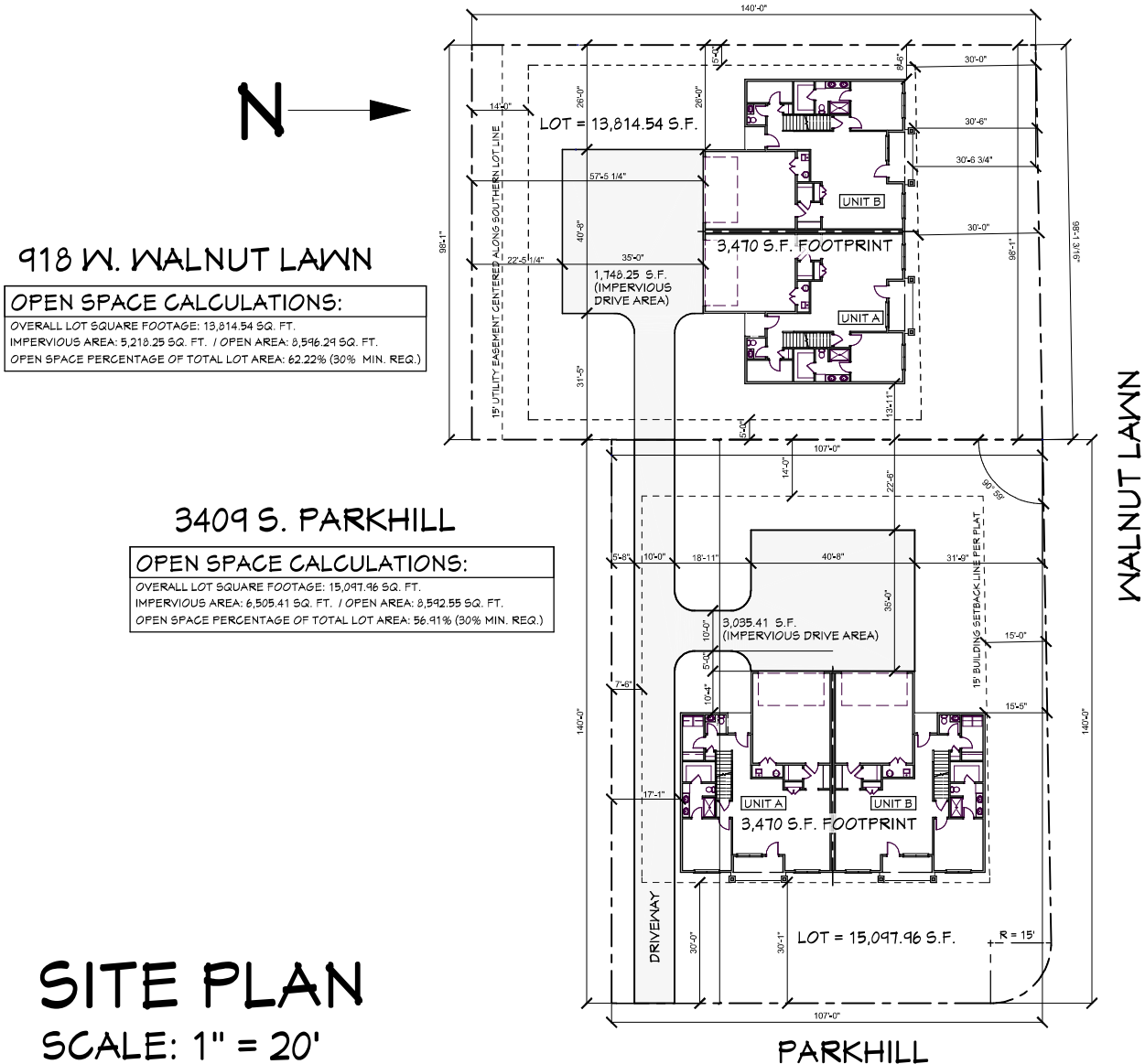
For these reasons, I respectfully urge the Commission to **deny** this rezoning request in order to preserve neighborhood compatibility, avoid geologic risk, and uphold responsible planning principles.

Thank you for your consideration. I look forward to meeting you at the neighborhood meeting regarding the rezoning.

Sincerely,  
Doug and Grace Campbell

5/15/25

\*NOT OFFICIAL PLAT  
-FOR REFERENCE ONLY



**OPEN SPACE CALCULATIONS:**  
 OVERALL LOT SQUARE FOOTAGE: 13,814.54 SQ. FT.  
 IMPERVIOUS AREA: 5,218.25 SQ. FT. / OPEN AREA: 8,596.29 SQ. FT.  
 OPEN SPACE PERCENTAGE OF TOTAL LOT AREA: 62.22% (30% MIN. REQ.)

**OPEN SPACE CALCULATIONS:**  
 OVERALL LOT SQUARE FOOTAGE: 15,097.96 SQ. FT.  
 IMPERVIOUS AREA: 6,505.41 SQ. FT. / OPEN AREA: 8,592.55 SQ. FT.  
 OPEN SPACE PERCENTAGE OF TOTAL LOT AREA: 56.91% (30% MIN. REQ.)

# SITE PLAN

SCALE: 1" = 20'

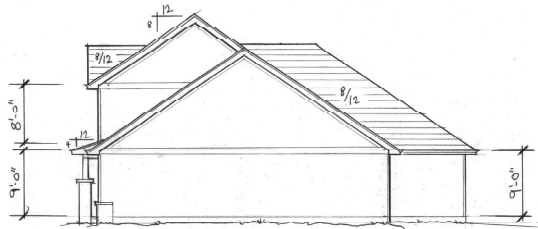
FRONT SETBACK = 30'

REAR SETBACK = 10% OF TOTAL LOT DEPTH (MIN 10', MAX 20')

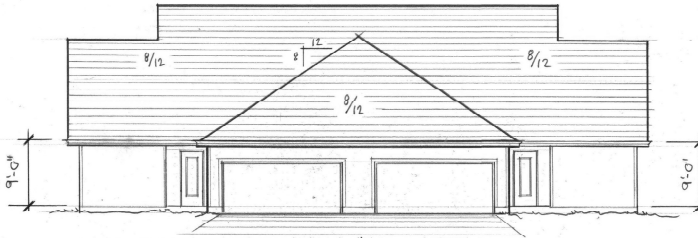
SIDE SETBACK = 5'

15' UTILITY EASEMENT  
 CENTERED ALONG SOUTH  
 LOT LINE OF BOTH PARKHILL  
 LOT AND WALNUT LOT

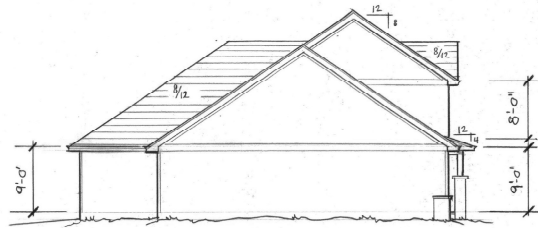
DUPLEXES for  
 ANGELA and MICHAEL WORKMAN  
 (2) LOTS: 3409 S. PARKHILL & 918 W. WALNUT LAWN  
 SPRINGFIELD, GREENE COUNTY, MISSOURI



RIGHT ELEVATION  $\frac{1}{8}'' = 1'-0''$



REAR ELEVATION  $\frac{1}{8}'' = 1'-0''$



LEFT ELEVATION  $\frac{1}{8}'' = 1'-0''$



FRONT ELEVATION  $\frac{1}{8}'' = 1'-0''$

© COPYRIGHT - 2025 DALE PEER - HOME DESIGN, INC.  
 These documents may not be reproduced in any form without written consent from Dale Peer - Home Design, INC.

ENNS & PEER - HOME DESIGN  
 1200 E. WOODHURST, K-100 SPRINGFIELD, MO 65804  
 PHONE: 417-354-3545  
 dalepeerhd@acqglobal.net

These drawings and specifications are prepared by the architect as a "Builder's Set". They are intended to be used by the contractor to construct the building in accordance with the provisions of the applicable building codes and the provisions of the contract documents. The architect does not warrant, represent, or guarantee the accuracy or completeness of the information provided in these drawings and specifications. The architect shall not be responsible for any errors or omissions in these drawings and specifications. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable building codes and regulations. The contractor shall be responsible for obtaining all necessary approvals and for complying with all applicable building codes and regulations. The contractor shall be responsible for obtaining all necessary approvals and for complying with all applicable building codes and regulations. The contractor shall be responsible for obtaining all necessary approvals and for complying with all applicable building codes and regulations.

MAY 15, 2025

DUPLEX for ANGELA and MICHAEL WORKMAN

1

**PLANNING AND DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW OFFICE  
MEMORANDUM**

DATE: December 11, 2025

TO: Planning and Zoning Commission

FROM: Daniel Neal  
Senior Planner

SUBJECT: Z-28-2025 COD 280

---

The applicant has requested this case be postponed to the next Planning and Zoning Commission meeting on January 15, 2026.

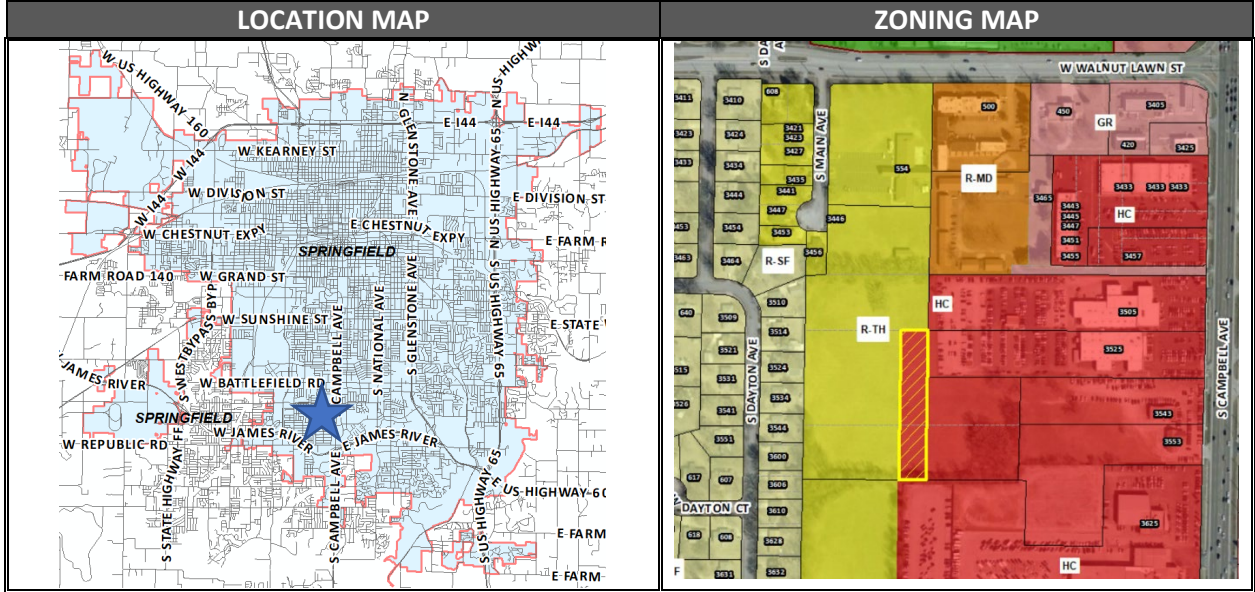
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION

<b>Case Number:</b>	Z-31-2025
<b>Location:</b>	3446 S. Main Avenue
<b>Total Acres:</b>	1 acre
<b>Applicant:</b>	Westport Management, LLC
<b>Existing Land Use:</b>	Vacant/undeveloped
<b>Neighborhood Meeting:</b>	November 25, 2025
<b>Planning and Zoning Commission:</b>	December 18, 2025
<b>City Council:</b>	January 26, 2026
<b>Public Notification:</b>	Mail, posted property, and legal in the Springfield News-Leader
<b>Staff:</b>	Daniel Neal, Senior Planner
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to recommend approval of rezoning case Z-31-2025 (All commission motions are made in the affirmative).
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

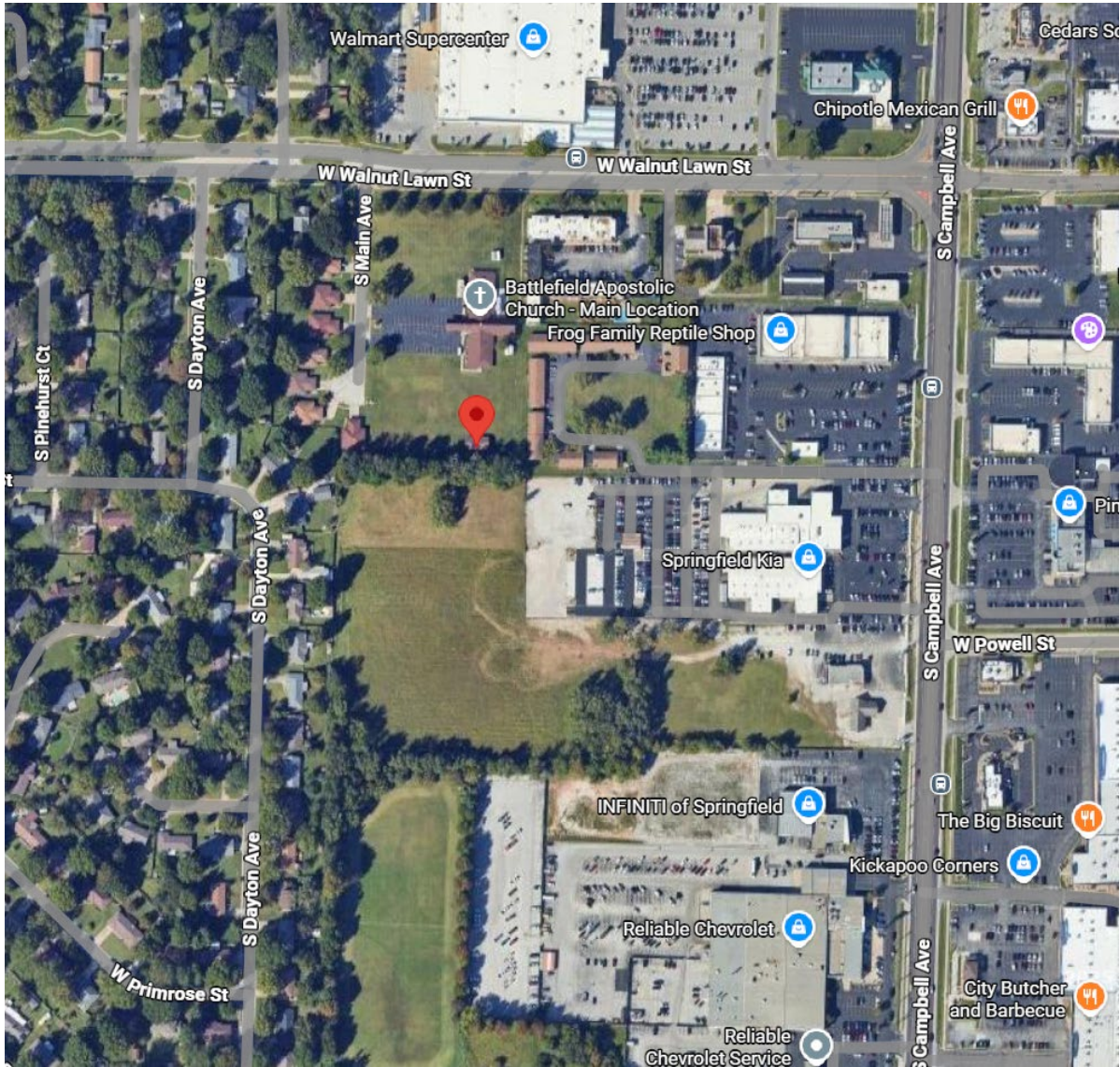
### PROJECT SUMMARY:

Request to rezone approximately 1 acre of property generally located at 3446 S. Main Avenue from HC, Highway Commercial District to R-TH, Residential Townhouse District.



## DEVELOPMENT REVIEW STAFF REPORT

### GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



### GOOGLE MAPS STREET VIEW:



**DEVELOPMENT REVIEW STAFF REPORT**

**PROPERTY HISTORY:**

The subject property was rezoned to HC, Highway Commercial as part of the 1995 citywide rezoning.

**PLANNING AND ZONING COMMISSION AUTHORITY:**

**Sec. 36-367. – Amendments**

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

**ZONING ORDINANCE REQUIREMENTS:**

CODE ITEM	REQUIREMENTS FOR R-TH DISTRICT
Use Limitations	<ul style="list-style-type: none"> <li>(a) There shall be a separate platted lot of record for each single-family semi-detached or townhouse dwelling unit.</li> <li>(b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.</li> <li>(c) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.</li> </ul>
Minimum Lot Size	<ul style="list-style-type: none"> <li>(a) <i>Minimum lot area:</i> <ol style="list-style-type: none"> <li>1. Single-family detached dwellings and residential group homes: 5,000 square feet.</li> <li>2. Duplexes: 7,500 square feet.</li> <li>3. Each single-family semi-detached dwelling on a separate platted lot: 3,750 square feet.</li> </ol> </li> </ul>

## DEVELOPMENT REVIEW STAFF REPORT

	<p>4. Each townhouse on a separate platted lot:</p> <ul style="list-style-type: none"> <li>a. End lots: 4,000 square feet.</li> <li>b. Interior lots: 3,000 square feet.</li> </ul> <p>5. All other uses: 7,500 square feet.</p> <p>(b) <i>Minimum lot width:</i></p> <ul style="list-style-type: none"> <li>1. Single-family detached and duplex dwellings and residential group homes: 45 feet.</li> <li>2. Townhouses: <ul style="list-style-type: none"> <li>a. End lots: 40 feet.</li> <li>b. Interior lots with driveway in front yard: 30 feet.</li> <li>c. Interior lots without driveway in front yard: 24 feet.</li> </ul> </li> <li>3. Single-family semi-detached dwelling units: 30 feet.</li> <li>4. All other uses: 45 feet.</li> </ul> <p>(c) <i>Minimum lot depth:</i> 80 feet.</p>
Maximum Height	<p>(a) <i>Maximum structure height:</i></p> <ul style="list-style-type: none"> <li>1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade.</li> <li>2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.</li> </ul>
Bulk Plane	None
Minimum Yard Requirements	<ul style="list-style-type: none"> <li>1. <i>Front yard:</i> <ul style="list-style-type: none"> <li>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.</li> <li>b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations.</li> </ul> </li> <li>2. <i>Side yards:</i> Ten feet on each side of a lot or as required by section 36-453, supplemental open space and yard regulations, provided that no side yard is required for any building that has a common wall on a lot line.</li> <li>3. <i>Rear yards:</i> Ten percent of the lot depth, but may not be less than ten feet nor more than 20 feet be required.</li> </ul>
Minimum Open Space	<p>Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.</p>
Density Requirements	<p><i>Density requirements.</i> The maximum density shall be 3,750 square feet per dwelling unit provided the requirements of subsection 36-303(22) are met.</p>

**DEVELOPMENT REVIEW STAFF REPORT**

Design Requirements	<ul style="list-style-type: none"> <li>(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved.</li> <li>(b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved.</li> <li>(c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing.</li> <li>(d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing.</li> <li>(e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing.</li> <li>(f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-484, lighting standards.</li> <li>(g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.</li> </ul>
Buffering and Landscaping	Whenever any development in an R-TH district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

**COMPATIBILITY WITH COMPREHENSIVE PLAN:**

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype.

The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for

## DEVELOPMENT REVIEW STAFF REPORT

both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

### Primary Land Uses:

- Office, hospitality, retail sales and service
- Multi-family
- Sports complexes and recreation facilities
- Maker, artisan, and innovation spaces

### Supporting Land Uses:

- Public and private schools and places of worship
- Parks, greenways, and open space
- Urban agriculture
- Universities, colleges, and vocational schools
- Personal and outdoor storage

### Characteristics

#### TRANSPORTATION & INFRASTRUCTURE

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

#### URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.

## DEVELOPMENT REVIEW STAFF REPORT

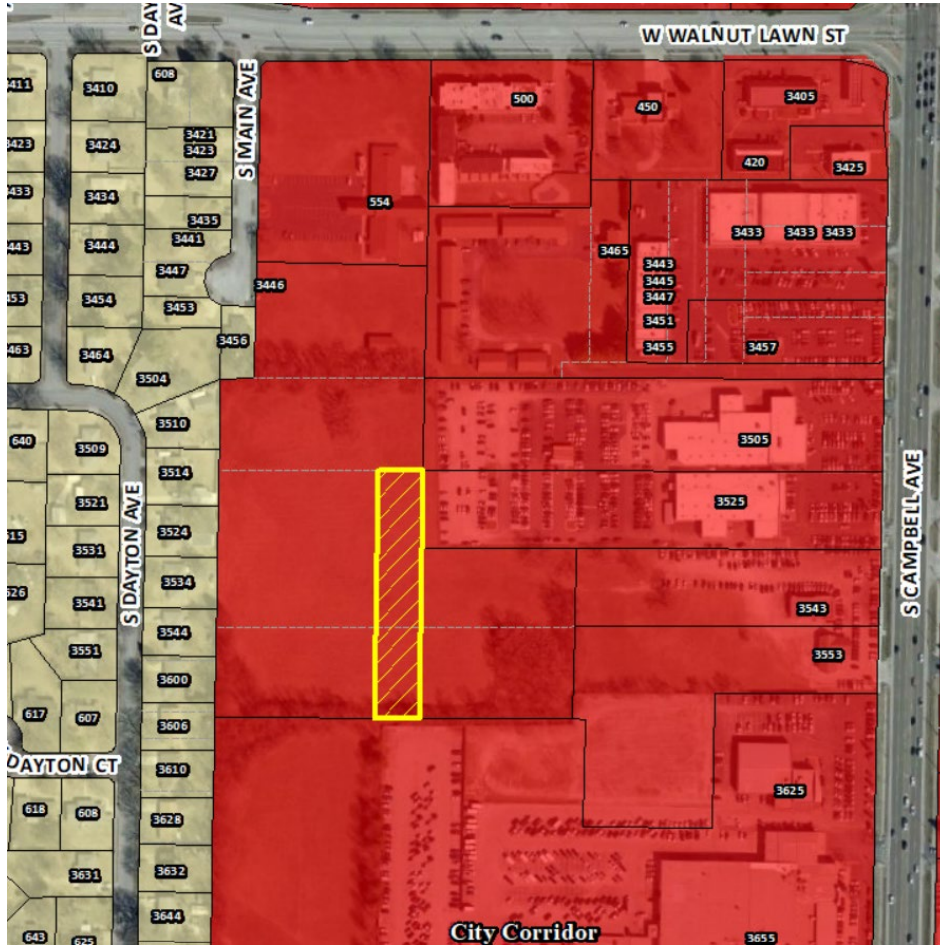
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

### TRANSITIONS:

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

# DEVELOPMENT REVIEW STAFF REPORT

## FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES															
	Single Family Detached	Single Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail, Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Government, Colleges & Vocational Schools	Personal Storage, Institutional Facilities	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			●	●	○											

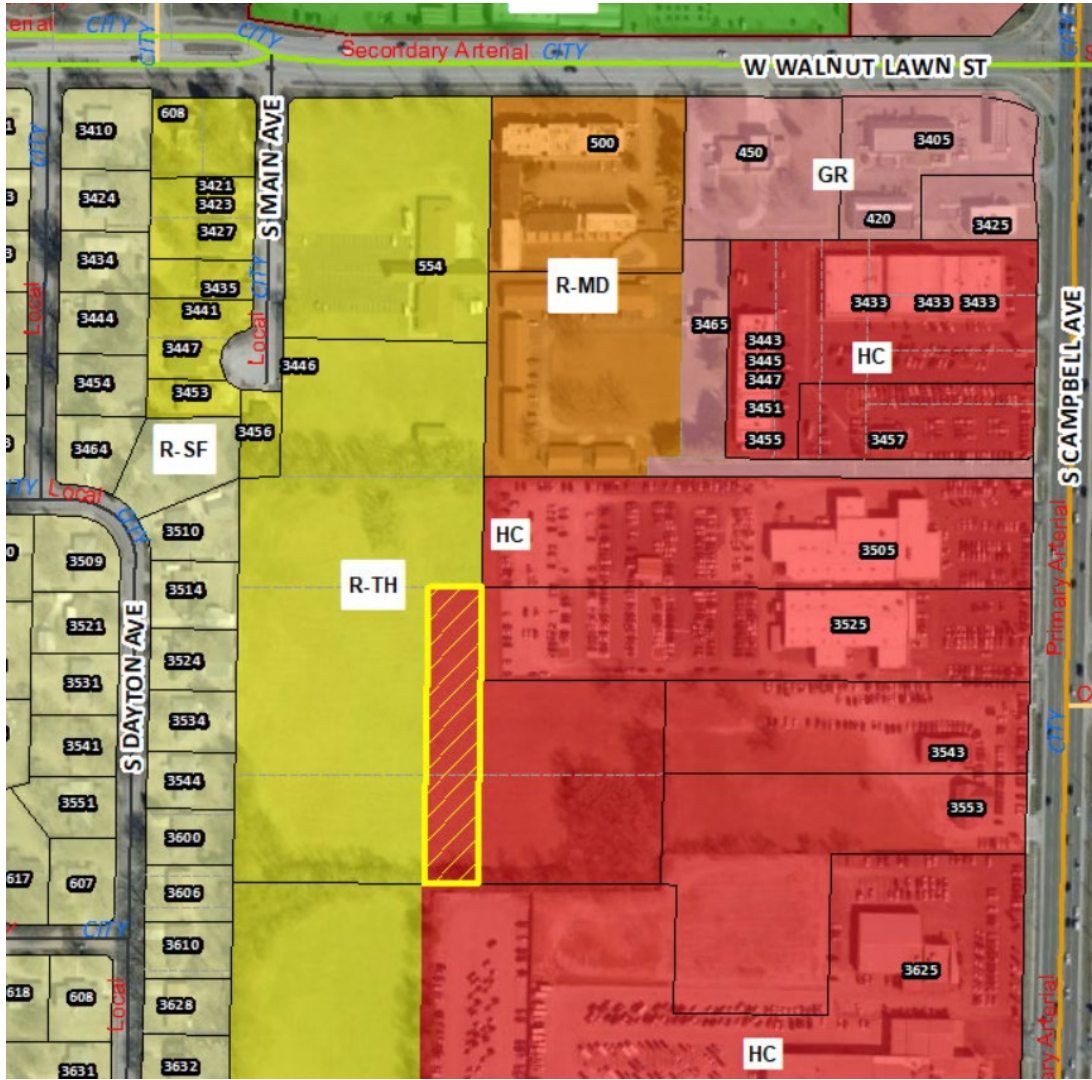
● **Primary Land Use:** More prominent and play a pivotal role in characterizing that placetype

○ **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

## DEVELOPMENT REVIEW STAFF REPORT

### MAJOR THOROUGHFARE MAP:



### SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-TH	HC	HC	R-TH
LAND USE	Vacant	Automotive retail sales	Automotive retail sales	Vacant
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

## DEVELOPMENT REVIEW STAFF REPORT

**CITY UTILITIES:**

No comments.

**DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:**

No objection to the rezoning. The tract currently does not have access to public sewer however there is a public improvement plan in design to provide sewer to it and place it in a sewer district.

**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 Main Avenue	Local	City	25	25	NA	Yes	Yes	Yes

**ACCESS** - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

**TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION** - There are no Greenway Trails near these properties. There are bus stops on Walnut Lawn Street and Campbell Avenue near the property.

**IMPROVEMENTS** - No improvements are required for this rezoning. If the proposed future development is anticipated to create an increase in trip generation of more than 500 trips daily and/or 50 trips in the peak hour a Traffic Impact Study (TIS) is required at the time of development. All public improvements required for the development must be constructed or escrowed prior to approval of the building permit or plat.

**DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:**

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/Floodway
3446 S Main Ave	Ward Branch	No	No	No	No	No

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

**DETENTION AND DISCHARGE REQUIREMENTS**

## DEVELOPMENT REVIEW STAFF REPORT

1. At time of development future impervious areas will trigger the requirement for flood control volume through a stormwater control measure. A fee in lieu of detention application is not supported due the property surrounded by residential and commercial properties lacking storm sewer or drainage easements.

### **WATER QUALITY REQUIREMENTS**

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

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

### **FLOODPLAIN**

N/A

### **NATURAL CHANNEL & STREAM BUFFERS**

N/A

### **SINKHOLES & KARST FEATURES**

N/A

## STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1 acre of property generally located at 3446 S. Main Avenue from HC, Highway Commercial District to R-TH, Residential Townhouse District. The applicant intends to develop this property as residential in the future.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype. This placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

## DEVELOPMENT REVIEW STAFF REPORT

3. The R-TH district is consistent with the City Corridor placetype. Multi-family residential is listed as a primary land use in the City Corridor placetype.
4. This will align the R-TH District with adjacent zoning that has been replated together for future residential development.
5. 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.
6. There are few known changing conditions in the area affected that make the proposed rezoning necessary.
7. The range of uses in the proposed R-TH district are compatible with the uses permitted on other property in the immediate vicinity.
8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
9. The impact the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
10. The proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.
11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
12. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
13. The applicant held a neighborhood meeting on November 25, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
14. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

### STAFF RECOMMENDATION:

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

## DEVELOPMENT REVIEW STAFF REPORT

### PLANNING AND ZONING OPTIONS:

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

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

**AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY**

1. Request change to zoning from: HC to R-TH  
(existing zoning) (proposed zoning)
2. Meeting Date & Time: November 25, 2025; 4-6:30 pm
3. Meeting Location: The Library Center, 4653 S Campbell Ave, Springfield, MO 65810
4. Number of invitations that were sent: 44
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 3
7. List the verbal comments and how you plan to address any issues:  
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

Three neighbors came to the meeting and asked general questions about the rezone. The neighbors did not communicate any issues with rezoning the portion of the property from HC to R-TH.

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

There were no written comments.

I, Martha Middleton (*print name*), attest that the neighborhood meeting was held on 11/25/2025 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Martha Middleton  
*Signature of person completing affidavit*

Martha Middleton  
*Printed name of person completing affidavit*

# Neighborhood Meeting Notice

Date of Letter:

## DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

## APPLICANT CONTACT INFORMATION

Applicant/Representative Name:

Address:

City, State and Zip:

Phone Number:

E-mail:

---

## PROJECT LOCATION:

## PROPOSED CHANGES:

Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

---

## PUBLIC NEIGHBORHOOD MEETING

Date of Meeting:

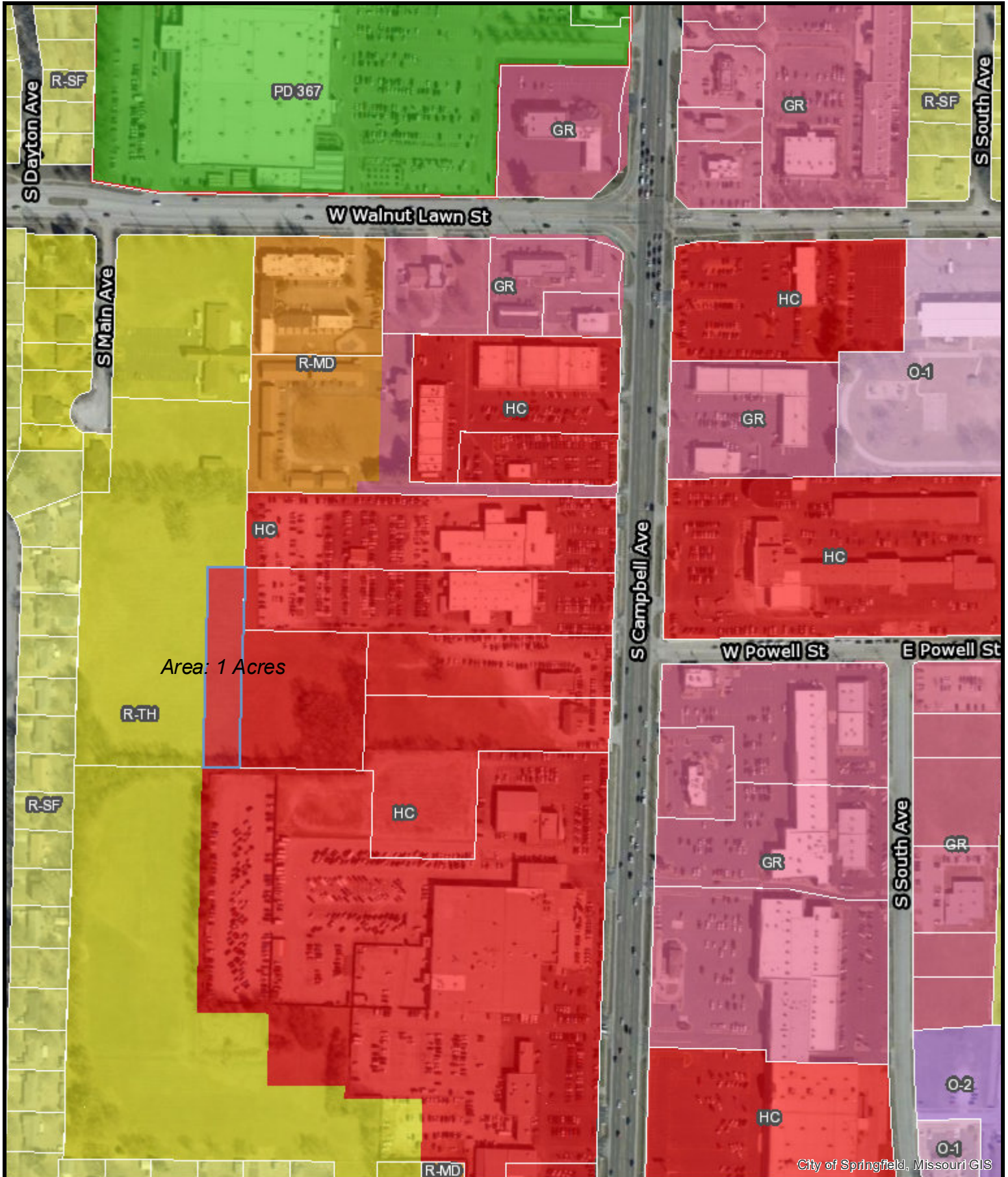
Location of Meeting:

Time of Meeting:  4:00pm to 6:30pm

**We look forward to seeing you at this meeting! Thank You!**



# 3446 S Main St Rezone Exhibit



City of Springfield, Missouri GIS



OWN1	Own_Addr	CITYNAME	STATECODE	ZIP1
LUNA, MARY KATHRYN TRUSTEE	3990 E TURTLE HATCH RD	SPRINGFIELD	MO	65809
JOHNSON REVOCABLE TRUST (09/11/2019)	3510 S DAYTON AVE	SPRINGFIELD	MO	65807
PENROSE, ROXANNE	3514 S DAYTON AVE	SPRINGFIELD	MO	65807
SIMPSON, JEREMY T	3524 S DAYTON AVE	SPRINGFIELD	MO	65807
KIMMERLE, LEE ANN ET AL	2131 W REPUBLIC RD	SPRINGFIELD	MO	65807
BRATTIN, VALERIE LEJEAN DYNASTY TRUST	3008 WESTBOROUGH ST	SAINT CHARLES	MO	63301
SGF PROPERTY I LLC	2443 S FILMORE ST	SAN FRANCISCO	CA	94115
MCLAIN, CLIFFORD G TR	3606 S DAYTON AVE	SPRINGFIELD	MO	65807
NEWTON, GAILA	PO BOX 14661	SPRINGFIELD	MO	65814
ZICKEFOOSE, RANDALL K	3628 S DAYTON AVE	SPRINGFIELD	MO	65807
MONTANO, JOSE E	3632 S DAYTON AVE	SPRINGFIELD	MO	65807
EVERETT, JANA B ETAL	3644 S DAYTON	SPRINGFIELD	MO	65807
TIFFANY VILLAGE PARTNERSHIP	3465 S CAMPBELL AVE	SPRINGFIELD	MO	65807
COLLAZOS, ALVARO G	3504 S DAYTON AVE	SPRINGFIELD	MO	65807
BHA REAL ESTATE HOLDINGS LLC	8333 ROYAL RIDGE PKWY	IRVING	TX	75063
BATTLEFIELD APOSTOLIC CHURCH	554 W WALNUT LAWN ST	SPRINGFIELD	MO	65807
TITLE OF LIBERTY LLC	3433 S CAMPBELL AVE	SPRINGFIELD	MO	65807
BASS PRO OUTDOOR WORLD LLC	2500 E KEARNEY ST	SPRINGFIELD	MO	65898
MELTON, E LOUISE ETAL	3509 S DAYTON AVE	SPRINGFIELD	MO	65807
HEDGPETH, RICKY	3521 S DAYTON AVE	SPRINGFIELD	MO	65807
BRITAIN, DELORIS A TR	3531 S DAYTON AVE	SPRINGFIELD	MO	65807
OCONNOR, KRISTOFER	3541 S DAYTON AVE	SPRINGFIELD	MO	65807
ELLIS, ROLLAND RICHARD ET AL REV TRUST	3551 S DAYTON AVE	SPRINGFIELD	MO	65807
MCELFRESH, SHARON	607 W DAYTON CT	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3456 S MAIN AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3453 S MAIN AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3534 S DAYTON AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3544 S DAYTON AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3600 S DAYTON AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3610 S DAYTON AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3644 S DAYTON AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3441 S MAIN AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3655 S CAMPBELL AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3543 S CAMPBELL AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3553 S CAMPBELL AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3446 S MAIN AVE	SPRINGFIELD	MO	65807
CURRENT RESIDENT/BUSINESS OWNEF	3525 S CAMPBELL AVE	SPRINGFIELD	MO	65807
Debbie Butts	754 W. Swan Street	Springfield	MO	65807
Ken Brooks	1607 W. Winchester Street	Springfield	MO	65807
Joe Stokes	1725 W Primrose Street	Springfield	MO	65807
Bill Butts	754 W. Swan Street	Springfield	MO	65807
Judy Wyrick	704 W Primrose Street	Springfield	MO	65807
Michael Brittain	3428 S Nettleton Street	Springfield	MO	65807
Carl Boswell	1222 W Westview Street	Springfield	MO	65807



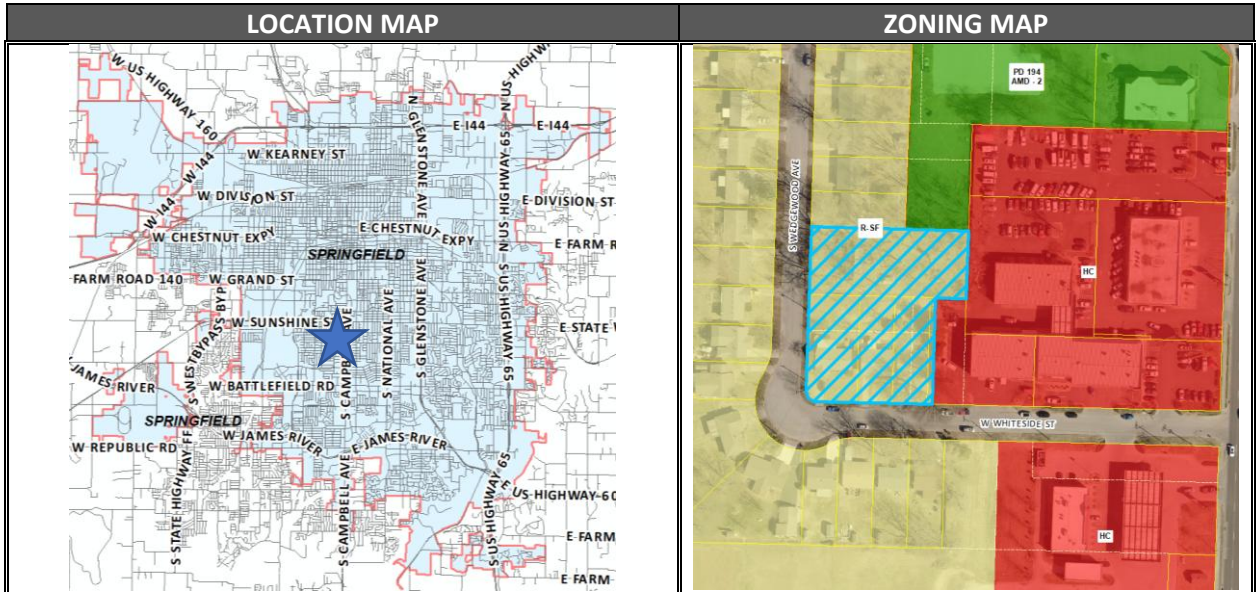
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION:

<b>Case Number:</b>	Z-33-2025 with Conditional Overlay District No. 282
<b>Location:</b>	509, 515 and 519 West Whiteside Street & 2120 South Wedgewood Avenue
<b>Total Acres:</b>	1.01 acres
<b>Applicant:</b>	Hughlett Trust
<b>Existing Land Use:</b>	Single-family residences
<b>Neighborhood Meeting:</b>	November 28, 2025
<b>Planning and Zoning Commission:</b>	December 18, 2025
<b>City Council:</b>	January 26, 2026
<b>Public Notification:</b>	Mail, posted property, and legal in the Springfield News-Leader
<b>Staff:</b>	Michael Sparlin, Senior Planner
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to recommend approval of rezoning case Z-33-2025 with Conditional Overlay District No. 282 as set forth in Attachment 1 (All commission motions are made in the affirmative).
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

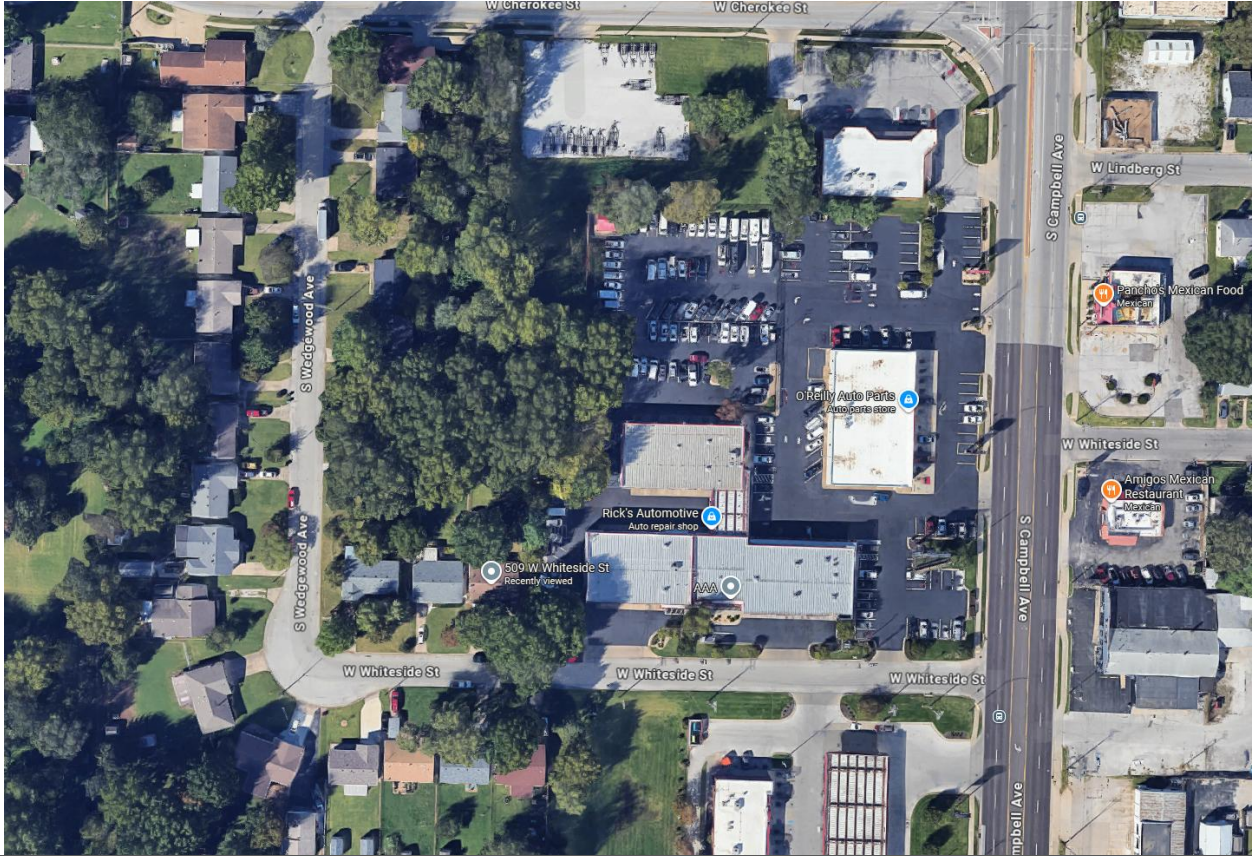
### PROJECT SUMMARY:

Request to rezone approximately 1.01 acres of property generally located at 509, 515 and 519 West Whiteside Street & 2120 South Wedgewood Avenue from R-SF, Single-family Residential District to HC, Highway Commercial District with Conditional Overlay District No. 282.



## DEVELOPMENT REVIEW STAFF REPORT

### GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



### GOOGLE STREETVIEW:



**DEVELOPMENT REVIEW STAFF REPORT**

**PROPERTY HISTORY:**

The subject property was zoned R-SF in the 1995 city-wide remapping.

**PLANNING AND ZONING COMMISSION AUTHORITY:**

**Sec. 36-367. – Amendments**

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

**ZONING ORDINANCE REQUIREMENTS:**

CODE ITEM	REQUIREMENTS FOR HC DISTRICT
Use Limitations	<ul style="list-style-type: none"> <li>(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.</li> <li>(b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district.</li> <li>(c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface.</li> </ul>

## DEVELOPMENT REVIEW STAFF REPORT

	<p>(d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.</p> <p>(e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.</p> <p>(f) 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 HC District
Maximum Height	None.
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
Minimum Yard Requirements	<ol style="list-style-type: none"> <li>1. <i>Front yard:</i> <ol style="list-style-type: none"> <li>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.</li> <li>b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations.</li> </ol> </li> <li>2. <i>Side yards:</i> None, except as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection (8).</li> <li>3. <i>Rear yards:</i> None, except as required by the bufferyard requirements in subsection (8).</li> </ol>
Minimum Open Space	Not less than 20 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	<ol style="list-style-type: none"> <li>(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved.</li> <li>(b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved.</li> <li>(c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing.</li> <li>(d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing.</li> </ol>

**DEVELOPMENT REVIEW STAFF REPORT**

	<ul style="list-style-type: none"> <li>(e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing.</li> <li>(f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-484, lighting standards.</li> <li>(g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.</li> </ul>
Buffering and Landscaping	Whenever any development in an HC 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 north portion of the subject property as the Traditional Neighborhood placetype.

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

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

Redevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to identified activity centers, where circulation and access will not negatively affect the adjoining neighborhood.

## DEVELOPMENT REVIEW STAFF REPORT

### LAND USES 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

### CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

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

### URBAN DESIGN - BUILDING AND SITE TYPOLOGY

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

## DEVELOPMENT REVIEW STAFF REPORT

- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

### TRADITIONAL NEIGHBORHOOD

- 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.

**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

## DEVELOPMENT REVIEW STAFF REPORT

**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	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Service	Universities, Colleges & Vocational Schools	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				●	●	○											

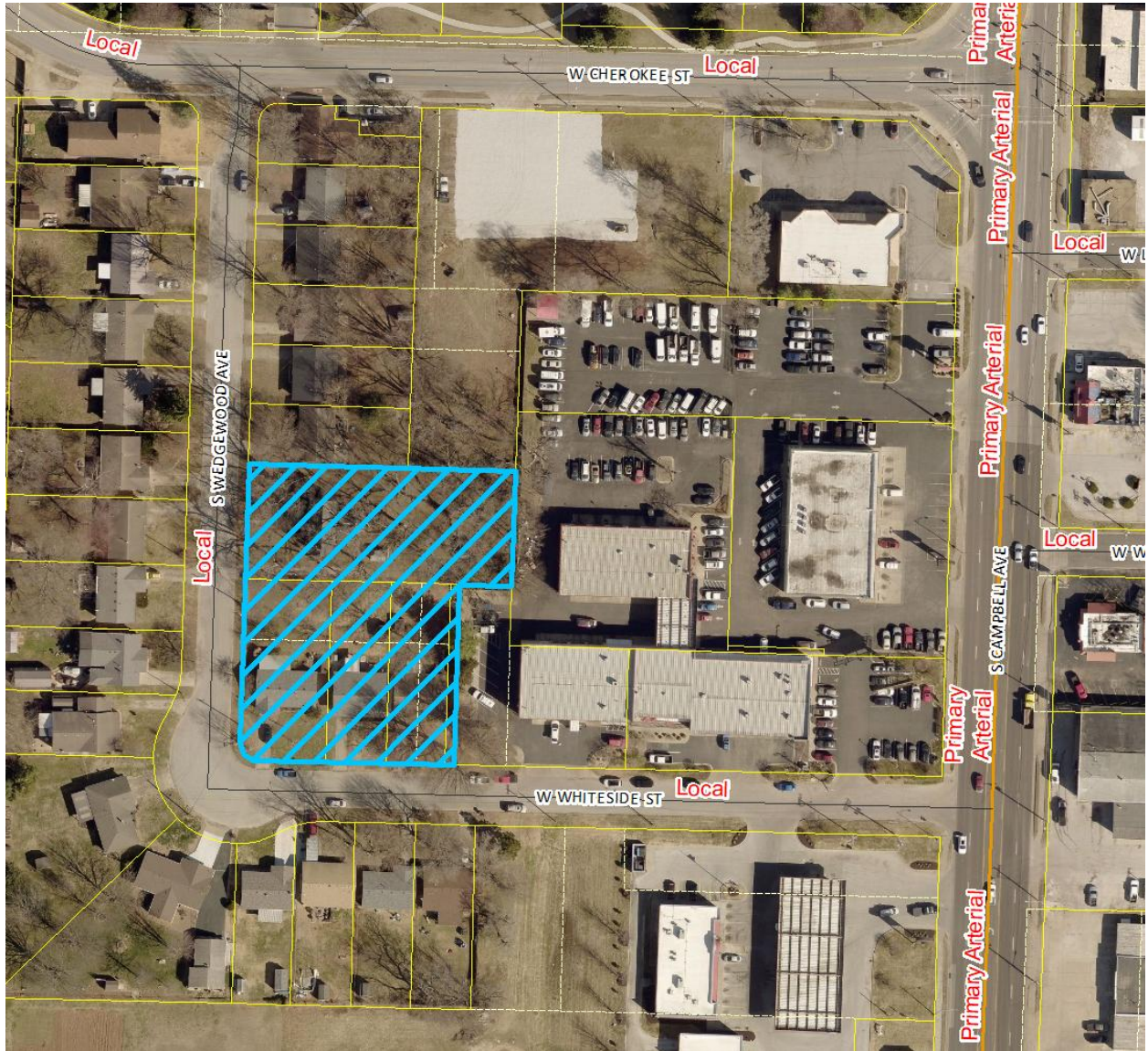
● **Primary Land Use:** More prominent and play a pivotal role in characterizing that placetype

○ **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

## DEVELOPMENT REVIEW STAFF REPORT

### MAJOR THOROUGHFARE MAP:



### SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF, PD 194 Amd 2	R-SF	HC	R-SF
LAND USE	Single-family residences	Single-family residence	Automobile service garage	Single-family residence
PLACETYPES	Traditional neighborhood, City Corridor	Traditional neighborhood	City Corridor	Traditional neighborhood

## DEVELOPMENT REVIEW STAFF REPORT

**DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:**

No comments.

**CITY UTILITIES:**

No issues

**DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:**

No objections to the rezoning.

**FIRE DEPARTMENT:**

No objections to rezoning.

**DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:**

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
<b>Street 1</b>	W Whiteside Street	Non-Residential Local	City	30	25	NA	Yes	Yes	No
<b>Street 2</b>	S Wedgewood Avenue	Local	City	25	25	NA	Yes	Yes	No

**ACCESS** - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

**TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION** - There are no Greenway Trails near the property. There are bus stops on Campbell Avenue near the property.

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

**DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:**

**SITE DESCRIPTION & DRAINAGE PATTERN**

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/Floodway
<b>509 W Whiteside Ave</b>	South 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**

## DEVELOPMENT REVIEW STAFF REPORT

1. Future development requires flood control measures designed with Chapter 5 and 9 of the Flood Control and Water Quality Protection manual. A fee in lieu of detention application is not supported due to the shallow curb and gutter on Whiteside Ave and the adjacent residential properties.

2. Impervious area credit is given for 5 years for the house footprints based on the closed date of any wrecking permits.

### WATER QUALITY REQUIREMENTS

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

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

### FLOODPLAIN

N/A

### NATURAL CHANNEL & STREAM BUFFERS

N/A

### SINKHOLES & KARST FEATURES

N/A

## STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1.01 acres of property generally located at 509, 515 and 519 West Whiteside Street & 2120 South Wedgewood Avenue from R-SF, Single-family Residential District to HC, Highway Commercial District with Conditional Overlay District No. 282.
2. The applicant intends to expand the automobile service garage, Rick's Automotive, on the subject property.
3. 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 and adjacent to the City Corridor placetype. A COD is being proposed to address the transition in the placetype.
4. The proposed Conditional Overlay District will allow for the expansion of the adjacent automobile service garage while also mitigating potential adverse impacts to the surrounding properties by prohibiting many objectionable uses in the HC district, requiring an increased bufferyard along Whiteside Street and Wedgewood Avenue, prohibit vehicular access to Wedgewood Avenue, provide a fifteen (15) foot parking lot setback and a forty (40) building setback from Wedgewood Avenue and Whiteside Street.

## DEVELOPMENT REVIEW STAFF REPORT

5. Approval of this application will allow the automobile service garage to expand in place and further develop the property while also mitigating potential adverse impacts to the surrounding properties through the provisions of the COD.
6. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
7. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
8. The range of uses in the proposed HC district is compatible with the uses permitted on other property in the immediate vicinity.
9. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
10. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
11. The proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.
12. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
13. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
14. The applicant held a neighborhood meeting on November 28, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
15. The public notice was advertised in the 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:

## DEVELOPMENT REVIEW STAFF REPORT

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

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

**DEVELOPMENT REVIEW STAFF REPORT**

## ATTACHMENT 1

## CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 282

The requirements of Section 36-381 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The following uses shall be permitted:
  - a) Automobile service garage.
  - b) Commercial off-street parking lots.
  - c) Accessory uses.
2. A lot combination shall be required for 509, 515 and 519 West Whiteside Street & 2120 South Wedgewood Avenue.
3. A S3 Type bufferyard shall be required along Wedgewood Avenue and Whiteside Street with a minimum depth of 15 feet and plantings of 1 canopy tree, 3 understory trees, 6 shrubs per 100 linear feet and a solid, wooden fence. The plantings shall be placed closest to Wedgewood Avenue and Whiteside Street and the wooden fence located interior to the plantings.
4. A forty (40) foot building setback from Wedgewood Avenue and Whiteside Street shall be required.
5. Vehicular access to Wedgewood Avenue shall be prohibited.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

- 1. Request change to zoning from: RSF to HC  
*(existing zoning)* *(proposed zoning)*
- 2. Meeting Date & Time: 11 2 8 2 5 @ 4 : 0 0
- 3. Meeting Location: 2121 S. Campbell Ave., Springfield, MO
- 4. Number of invitations that were sent: 126
- 5. How the mailing list was generated: By City
- 6. Number of neighbors in attendance (attach a sign-in sheet): 10

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).

No negative comments against the proposed re-zone. All neighbors were in support.

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

I, DAVID BODEEN (*print name*), attest that the neighborhood meeting was held on 11-28-25 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

  
 \_\_\_\_\_  
*Signature of person completing affidavit*

DAVID BODEEN  
 \_\_\_\_\_  
*Printed name of person completing affidavit*



PINNACLE DESIGN CONSULTANTS

CIVIL • STRUCTURAL ENGINEERING

417-501-8820 • pinnacledc.com

JOB \_\_\_\_\_ Attachment 2  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 SCALE \_\_\_\_\_

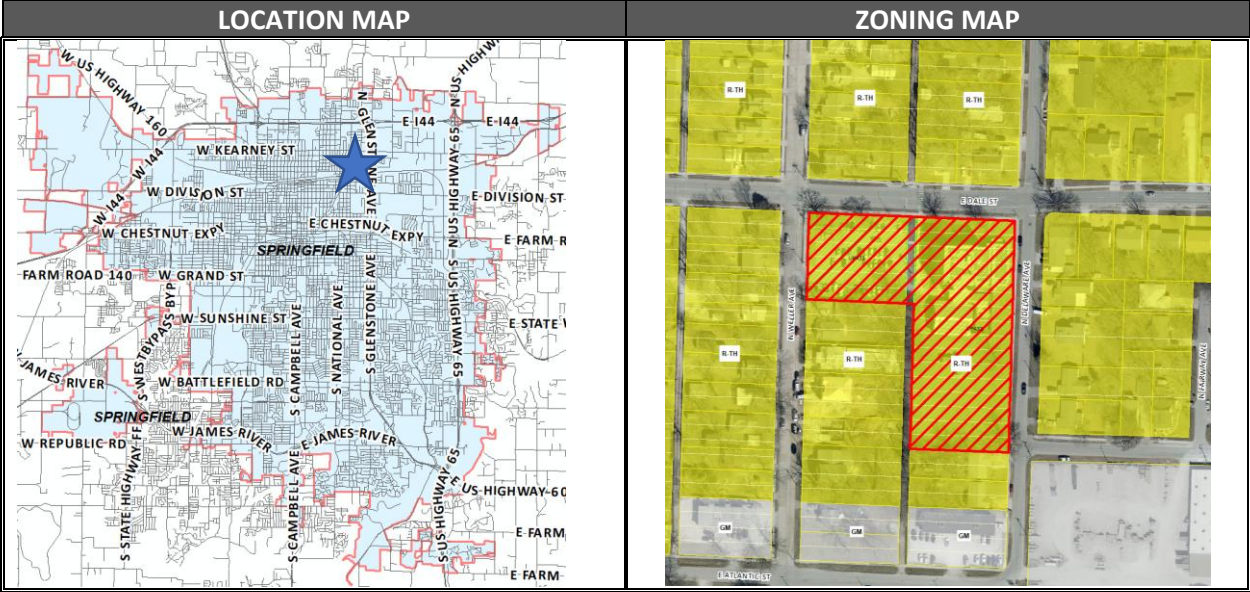
NAME	ADDRESS	PHONE
Rodney & Linda Ely	2118 S. GRANT AVE. SPRINGFIELD	417-293-8821
Brandon Jenson	711 S Grant	417-306-3072
Carolyn Gouker	3503 S. Weaver	417-631-5578
David & Sharon Barnett	2125 S. Wedgewood	417-844-5157
Steve & Heidi Wheeler	524 W. Whiteside	417-888-1247
FFSIL INVESTMENTS	2124 S. GRANT	417.862.2900
Debra Barker	2154 S Grant	417-988-5019

## DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
<b>Case Number:</b>	Conditional Use Permit No. 486
<b>Location:</b>	1518 East Dale Street
<b>Total Acres:</b>	2.14 acres
<b>Applicant:</b>	Community Partnership Ozarks Inc.
<b>Existing Land Use:</b>	Non-profit business/professional office
<b>Neighborhood Meeting:</b>	December 1, 2025
<b>Planning and Zoning Commission:</b>	December 18, 2025
<b>City Council:</b>	January 26, 2026
<b>Public Notification:</b>	Mail, posted property, and legal in the Springfield News-Leader
<b>Staff:</b>	Michael Sparlin, Senior Planner, (417) 864-1091
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to adopt the staff's responses in Attachment 2 to the staff report as the findings of fact and recommend approval of CUP 486 subject to the conditions listed in Attachment 1 to the staff report. (All commission motions are made in the affirmative.)
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

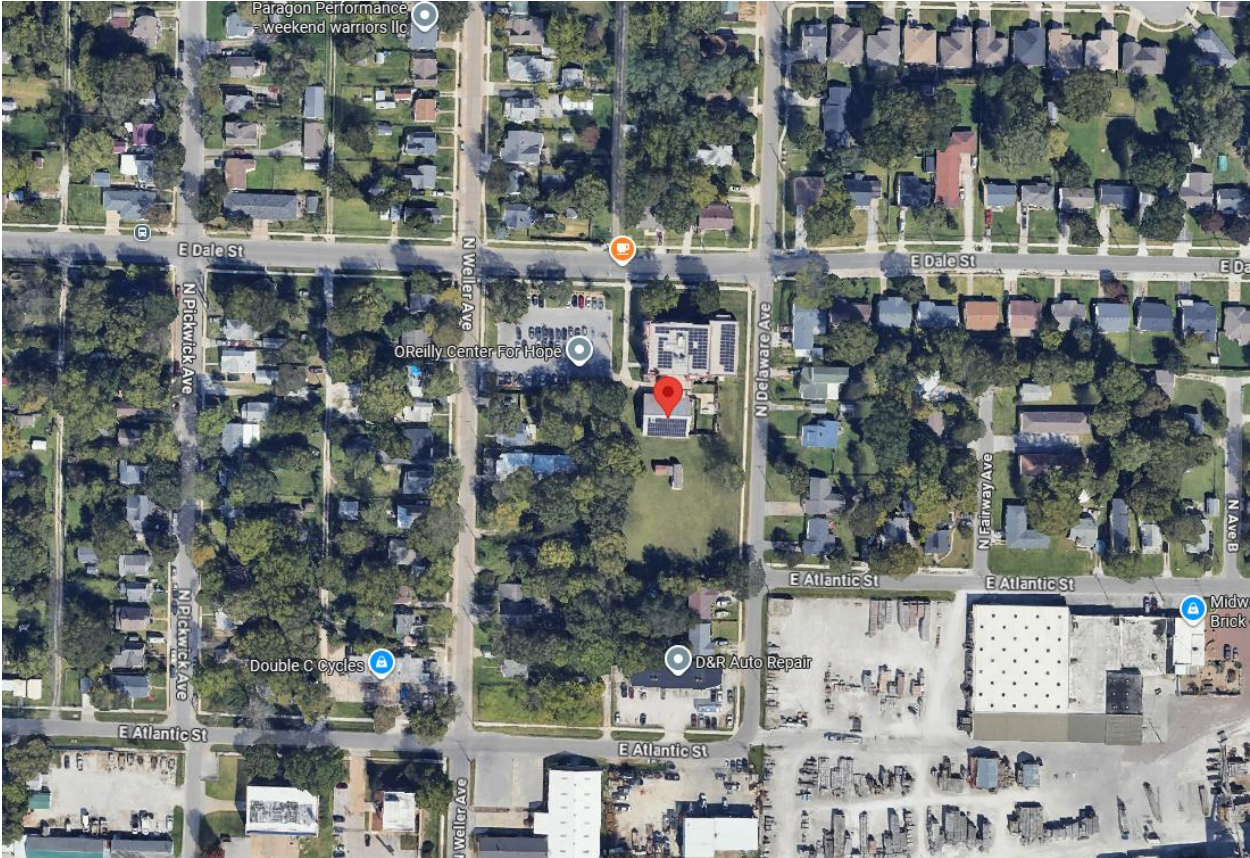
### PROJECT SUMMARY:

Request to approve a Conditional Use Permit to allow a day care center as an adaptive use of a non-residential structure in a R-TH, Residential Townhouse District, generally located at 1518 East Dale Street.



# DEVELOPMENT REVIEW STAFF REPORT

## GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



## GOOGLE MAPS STREET VIEW:



## DEVELOPMENT REVIEW STAFF REPORT

### PROPERTY HISTORY:

The subject property was approved a Conditional Use Permit for professional and business offices in February 2018.

### PLANNING AND ZONING COMMISSION AUTHORITY:

#### **Sec. 36-363. – Conditional Use Permit**

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

(8) *Period of validity.*

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

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

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

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

## DEVELOPMENT REVIEW STAFF REPORT

### COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Cetner City neighborhood placetype.

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

#### PRIMARY USES

1. Single-family detached

#### SUPPORTING USES

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

#### CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

## DEVELOPMENT REVIEW STAFF REPORT

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

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

1. The main entrances of new residential developments are oriented towards the primary street.
2. Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
3. When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
4. Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
5. New and infill buildings maintain the proportions and architectural features common in the existing block.
6. When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

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

1. Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
2. Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
3. While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
4. Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.

## DEVELOPMENT REVIEW STAFF REPORT

5. Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.
6. Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
8. Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.
9. Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

### Transitions:

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

# DEVELOPMENT REVIEW STAFF REPORT

## FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES															
	Single-family detached	Single-family Attached	Mixed-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

# DEVELOPMENT REVIEW STAFF REPORT

## MAJOR THOROUGHFARE MAP:



## SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-TH	R-TH	R-TH	R-TH
LAND USE	Single-family residence	Single-family residence	Single-family residence	Single-family residence
PLACETYPES	Center City neighborhood	Center City neighborhood	Center City neighborhood	Center City neighborhood

# DEVELOPMENT REVIEW STAFF REPORT

## DEPARTMENT COMMENTS:

**DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:**

No comments.

**CITY UTILITIES:**

No issues with the proposed CUP.

**DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:**

No objection to the CUP.

**FIRE DEPARTMENT:**

No comments.

**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
<b>1518 E Dale St</b>	Jordan Creek North Branch	No	No	No	No	No

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

**DETENTION AND DISCHARGE REQUIREMENTS**

N/A

**WATER QUALITY REQUIREMENTS**

N/A

**FLOODPLAIN**

N/A

**NATURAL CHANNEL & STREAM BUFFERS**

N/A

**SINKHOLES & KARST FEATURES**

N/A

**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

## DEVELOPMENT REVIEW STAFF REPORT

Street 1	E. Dale Street	Collector	City	30	30	2000	Yes	Yes	Yes
Street 2	N. Delaware Avenue	Local	City	25	25	600	Yes	Yes	Yes

**ACCESS** - All access to the development shall comply with current City of Springfield standards for the street classification.

**TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION** - There are no Greenway Trails near the property. There are bus stops on Dale Street near the property.

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

### STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting a Conditional Use Permit to allow a day care center as an adaptive use in a R-TH, Residential Townhouse District, generally located at 1518 East Dale Street.
2. The subject property has an active Conditional Use Permit for business and professional offices under an adaptive use of a non-residential structure that was approved by City Council in February 2018. This application would allow the day care center and maintain the approved Conditional Use Permit No. 433
3. The applicant is proposing to add an outdoor play area for the day center which be fenced and two small additions that are not highly visible from the street nor highly impactful to the overall development.
4. This conditional use proposes to extend the hours of operation for the day care center to 7 a.m. to 10 p.m. daily.
5. Approval of this request will provide for continued use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
6. Staff has determined that the Conditional Use Permit are in general alignment with the objectives and intent of the *Comprehensive Plan's* Center City neighborhood Placetype.

### STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* Center City neighborhood and based on the development's compliance with the standards of approval below (Attachment 2).

## DEVELOPMENT REVIEW STAFF REPORT

### PLANNING AND ZONING OPTIONS:

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

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

## DEVELOPMENT REVIEW STAFF REPORT

### ATTACHMENT 1 CONDITIONAL USE PERMIT NO. 486

1. A day care center is permitted in the R-TH, Residential Townhouse District in compliance with section 36-363 and under the following conditions;
  - a. Day Care Center hours during which the establishment is open to the public shall be limited to a daily period extending from 7:00 a.m. until 10:00 p.m.
  - b. Signage shall be limited to one free-standing sign with a maximum sign area of 20 square feet and wall signs with a maximum sign area of ten percent of the facade. Wall signs shall only be located on facades with street frontage. Signs shall not be internally lit or externally illuminated
  - c. Expansions not to exceed 20 percent of the existing floor area of the structure or 1,000 square feet, whichever is less,
  - d. The proposed conditional use shall not be operated so as to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations.
  - e. Parking lot shall be screened and landscaped in accordance to the Zoning Ordinance.
  - f. Refuse storage and mechanical areas shall be screened in accordance to section 36-480.
2. A day care center is permitted provided it is in substantial conformance with Attachment 4.
3. All other standards of the Zoning Ordinance and other applicable Ordinances shall be adhered to.
4. The existing business and professional offices are subject to the conditions of Conditional Use Permit No. 433 approved by City Council on February 12, 2018 (General Ordinance No. 27004).

## DEVELOPMENT REVIEW STAFF REPORT

### ATTACHMENT 2 STANDARDS FOR CONDITIONAL USE PERMIT NO. 486

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
1. The proposed conditional use will be consistent with the adopted policies in the Springfield <i>Comprehensive Plan</i> .	The City's Comprehensive Plan identifies this parcel as a Residential Neighborhood: Center City zoned district which is typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, and parcel sizes. The purpose of this CUP is to grant the owners an approval to renovate their existing facility to include a new daycare program that will operate from 7:00am to 10:00pm daily.	The Comprehensive Plan encourages the preservation and use of neighborhood buildings. Additionally, this application will allow for the continued use of the former elementary school building while providing services to the community and surrounding neighborhood.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	All facilities will be designed using the applicable City of Springfield and MUTCD traffic standards. These standards will ensure the safety of all vehicular and pedestrian traffic in and around the site. There are no planned exterior improvements currently.	Public Works – Traffic has reviewed the proposed conditional use and has determined that it will not adversely affect the safety of the using the facility or passing by.
3. The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	Yes. All facilities will be designed to the applicable Fire Department and International Fire Code requirements.	The Fire Department has reviewed the proposed conditional use and has not noted any concerns regarding fire safety and fire control measures.

## DEVELOPMENT REVIEW STAFF REPORT

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	Stormwater detention and water quality facilities are not anticipated at this time due to the improvements being completed within the existing structure. There are no plans to increase the impervious surface or building footprint currently. The only anticipated site improvement would be the addition of a fence for a secure outdoor play space, therefore, increases to adjacent property from flood or water damage is not anticipated.	Public Works – Stormwater has reviewed the proposed conditional use and has no issues with the proposed conditional use.
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	Activities intended for use in this development will not be considered noisy in nature. There are no anticipated changes in noise between the existing and proposed uses of the property as the improvements consist of interior renovations.	Staff does not have any concerns pertaining to the anticipated noise levels associated with the proposed use.
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	Lighting levels at the property lines will not exceed limits determined by the City of Springfield code requirements.	All future stationary lighting will be required to be meet the requirements and limitations of Section 36-484, Exterior lighting.

## DEVELOPMENT REVIEW STAFF REPORT

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
7. The location, lighting, and type of signs and the relationships of signs to traffic control is appropriate for the site.	All signage, if added or required, will meet the requirements of the sign ordinance.	City staff does not have any concerns regarding future signage. Signage will be required to meet city code.
8. Such signs will not have an adverse effect on any adjacent properties.	There are no existing signs on site & there are no proposed signs anticipated.	All future signage must comply with the requirements and limitations of Section 36-454, Signs.
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	Yes. The existing office facility use will remain the same with a small increase in anticipated traffic for pick-up & drop-off. However, the traffic volumes are not expected to be significantly impacted due to the limited capacity of the new daycare facility. A total student population of 25 is anticipated following the renovation.	As noted by Public Works – Traffic, there are no concerns at this time regarding the proposal's impact on traffic in the area.
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility	This development will help to enhance the property by renovating aging spaces with new childcare spaces. There are no anticipated exterior improvements that would result in a negative impact on the surrounding development.	Staff does not anticipate that the proposed development will adversely impact or be incompatible with the surrounding property.

## DEVELOPMENT REVIEW STAFF REPORT

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
facilities, and other matters affecting the public health, safety and general welfare.		
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a. The location, nature and height of buildings, structures, wall and fences on the site; and b. The nature and extent of landscaping and screening on the site.	<p>The proposed buildings, structures, fences, and/or walls within the conditional use permit area will be an improvement for the property &amp; be designed to meet City of Springfield standards.</p> <p>The renovation project will not require any significant impacts to the exterior of the facility. Existing landscaping will not be impacted, and a portion of the existing chain-link fence will be updated as part of creating a safe and secure outdoor play space.</p>	The standards of the Zoning Ordinance adequately address these issues. This application is consistent with the purpose of the adaptive use of nonresidential structures that could otherwise be a blight on the neighborhood if left vacant and are not maintained.
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	The proposed improvements are internal to the existing facility and no significant modifications are anticipated that would detrimentally modify or interfere with the enjoyment and function of natural topographic or physical site features.	It is not expected that the proposed development will negatively affect any significant natural topography or physical features.

## DEVELOPMENT REVIEW STAFF REPORT

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	There are not any known natural, scenic, or historic features of significant importance on the site.	The applicant's response adequately addresses this condition.
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	Yes. All requirements have been considered following the pre-development meeting and will be further analyzed and designed to be in accordance with City of Springfield standards for the use of a nonresidential building in a residential district.	The proposed use complies with applicable regulations regarding lot size, bulk regulations, use limitations and performance standards.
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	Yes. The new facility will promote the health and welfare of the public.	The applicant's response adequately addresses this condition.
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-486 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.	Yes. All off-street parking will be in conformance with the requirements of the City of Springfield.	The development will be subject to these standards of the Zoning Ordinance.

## DEVELOPMENT REVIEW STAFF REPORT

Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:	Applicant's response:	Staff's response:
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	Yes. All access to the site will comply with the requirements of the City of Springfield in an effort to reduce congestion.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it will not create these hazards.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	The existing parking lot is designed to have one point of access to the public right-way that meets the City of Springfield's design standards. The existing parking lot layout also includes a loop that can double as a pick-up / drop-off lane in the event multiple vehicles are on-site at the same time and parking is not available.	Public Works Traffic Division has reviewed the proposed site plan and has determined that it will not create these hazards with the traffic access controls that are required with this Conditional Use.
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	All existing infrastructure & public or private rights-of-way have been identified and designed around.	No known interference with any public rights of way or easements are known
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	Any required fire improvements will be designed to meet the 2018 IFC and City of Springfield design standards.	The development is required to adhere to all standards of the Zoning Ordinance and other applicable ordinances.

**DEVELOPMENT REVIEW STAFF REPORT**

<p><b>Sec. 36-363 (10) Standards. An application for a Conditional Use Permit shall be granted only if evidence is presented at the public hearing which establishes the following:</b></p>	<p><b>Applicant's response:</b></p>	<p><b>Staff's response:</b></p>
<p>21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.</p>	<p>All the listed services will be provided and coordinated throughout the project design, construction, and operational phases of the development.</p>	<p>This property is already served with public infrastructure and services.</p>

**AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY**

- 1. Conditional Use Permit for: 1518 E. Dale Street, Springfield, MO
- 2. Meeting Date & Time: 12/01/2025 (4:00-6:30)
- 3. Meeting Location: 1518 E. Dale Street, Springfield, MO
- 4. Number of invitations that were sent: 203
- 5. How was the mailing list generated: City of Springfield Planning Department
- 6. Number of neighbors in attendance (attach a sign-in sheet): 3

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

Gary Butts (2021 N. Weller)  
 Robert & Jean Killingsworth (2116 N. Delaware)  
 Both neighbors wanted to know what the future plans were for the facility.  
 Discussed shifting the building's current services to a new CPO facility and steps towards converting the existing facility at 1518 E. Dale to a Family Services Facility with childcare services.

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

No written comments have been received.

I, Will Hoey (*print name*), attest that the neighborhood meeting was held on 12/01/2025 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

[Will Hoey](#)  
*Signature of person completing affidavit*

Will Hoey  
*Printed name of person completing affidavit*

# Neighborhood Meeting

1518 East Dale Street

December 1, 2025

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
GARY BUTTS	2021 N. Weller	417-661-1770
ROBERT KILLINGSWORTH	2116 N DELAWARE	417-818-5268
Jean Killingsworth	2116 N. Delaware	417-209-6253

# Neighborhood Meeting Notice

Date of Letter:

11/18/2025

## DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

## APPLICANT CONTACT INFORMATION

Applicant/Representative Name: Will Hoey

Address: 550 St. Louis Street

City, State and Zip: Springfield, MO 65806

Phone Number: (417) 890-8802

E-mail: whoey@olsson.com

**PROJECT LOCATION:** 1518 E. Dale Street

### PROPOSED CHANGES:

Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

The Community Partnership of the Ozarks & O'Reilly Center for Hope are proposing to renovate their existing facility located at 1518 E. Dale Street to include a daycare center as an adaptive use. The City of Springfield Land Development Code requires a daycare center as an adaptive use of a nonresidential building in a residential district to apply for a conditional use permit.

## PUBLIC NEIGHBORHOOD MEETING

Date of Meeting: 12/01/2025

Location of Meeting: O'Reilly Center for Hope  
1518 E. Dale Street, Springfield, MO 65803

Time of Meeting: ● 4:00pm to 6:30pm

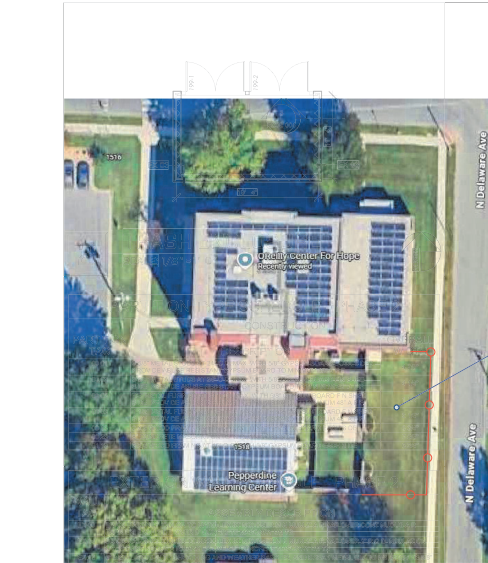
**We look forward to seeing you at this meeting! Thank You!**

**From:** [Marylynne Abbott](#)  
**To:** [Zoning@springfieldmo.gov](mailto:Zoning@springfieldmo.gov)  
**Subject:** 1518 E. Dale Street  
**Date:** Wednesday, November 26, 2025 4:12:11 PM

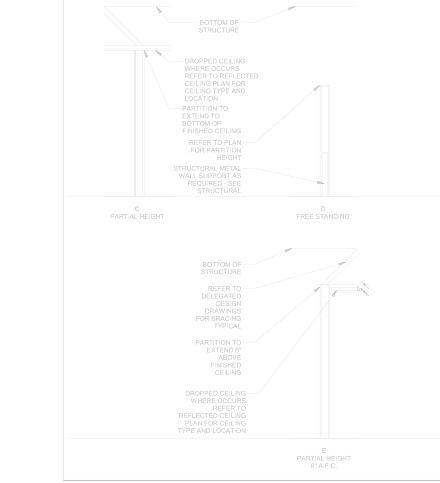
---

Hello - I live at 1607 E Adams St, Springfield, MO. I am in favor of the renovation to include a daycare center at 1518 E. Dale Street. I think this will be a good addition to the center. Thank you

Marylynne Abbott, EdD  
marylynneabbott@outlook.com  
417-881-0604



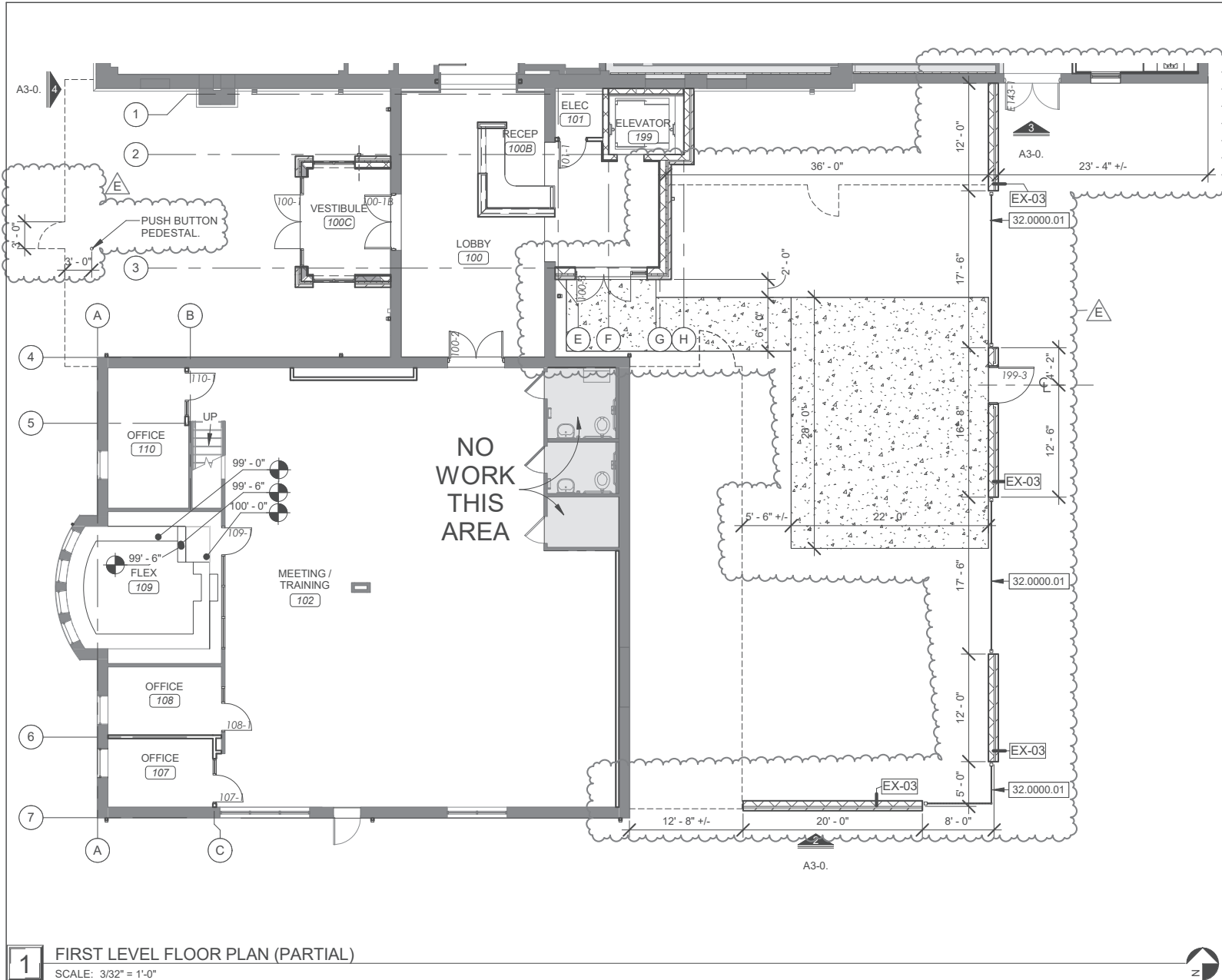
**1** FIRST LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



- Needs NOTE LEGEND**
- (1) Infant room with space for (8) infants. Min. 360 SF space required. THE ROOM SHALL BE ADJACENT TO THE TODDLER ROOM TO HAVE DIAPERING AREA, SINK, AND COUNTER SPACE.
  - (2) Toddler room with space for (8) toddlers. Min. 360 SF space required.
  - (3) Toddler room to have diapering area, sink, and counter space. (1) toilet and handwashing area is also required (for every twenty toddler-aged children).
  - (4) Direct access to exterior is also required.
- Wants (as budget allows):**
- (1) Preschool room with space for xxx preschoolers. Min. 280 SF space required for (8) toddlers.
- GENERAL NOTES**
1. EXTERIOR WALL INTERIOR WALL TYPES ARE DESCRIBED BY THE DENOTED WALL TYPES.
  2. DESIGN OF LIGHT-GAUGE METAL FRAMING (INCLUDING ALL LOAD BEARING AND NON-LOAD BEARING WALLS) AND THEIR CONNECTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS & CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR THE GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING MANAGEMENT AND SIZE OF MEMBERS AND THE CONTRACTOR'S RESPONSIBILITY FOR THE DESIGN, LOADS AND CONNECTION DETAILS. SUCH INTERFERENCES SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY FOR THE DESIGN OF THE MEMBERS AND THEIR CONNECTIONS.
  3. CONTRACTOR SHALL COORDINATE WALL FRAMING ABOVE FINISHED CEILING WITH FRAMING, PLUMBING, AND HVAC CONTRACTORS. FRAMING CONTRACTOR SHALL PROVIDE NECESSARY ROUGH OPENING FRAMING REQUIRED TO FACILITATE PIPING OR DUCTWORK PENETRATIONS. REFER TO MEP ENGINEERING DRAWINGS FOR LOCATIONS OF NEW AND EXISTING DUCTS, PIPING, ETC. SOME WALL FRAMING BRACING MAY REQUIRE ADJUSTMENT OR BE LOCATED TO ALLOW FOR DUCT, PIPE ROUTING.
  4. SEE INTERIOR ELEVATIONS FOR GYPSUM BOARD CONTROL JOINTS AND PROVIDE PER USG GOOD PRACTICES (IF CONTROL JOINTS ARE NOT SHOWN) FOR DRIVELL STEEL FRAMING PARTIES AND DESIGN DETAILS THEREIN.
  5. ALL WALLS IN RESTROOMS, KITCHENS, JANITOR LOCKER AND SHOWER ROOMS SHALL BE TYPE X-1 GYPSUM BOARD (GOLD BRONZ BRAND X-1 GYPSUM BOARD WITH SPONGIBOND OR EQUAL).
  6. ALL NEW WALLS IN PUBLIC SPACES AND OFFICE SHALL RECEIVE ABUSE RESISTANT GYPSUM BOARD UP TO 4" MINIMUM. BASE OF DESIGN TO BE NATIONAL GYPSUM ABUSE RESISTANT APPROVED EQUAL.
  7. SEE STRUCTURAL DRAWINGS, NOTES, AND DETAILS FOR ADDITIONAL STRUCTURAL STUDY INFORMATION. TYPICAL FOR ALL WALL TYPES.
  8. ASSEMBLIES SHALL BE AIR/TIGHT. SEAL ALL PENETRATIONS AND CRACKS WITH ACoustICAL SEALANT OR FIRE RATED SEALANT AT FIRE RATED PARTITION. TOP FINISH PARTITION EXTEND TO TOP ABOVE AND BOTTOM OF PARTITION TO RECEIVE ACoustICAL SEALANT OR FIRE RATED SEALANT AT FIRE RATED PARTITIONS.
  9. RECESSED FIXTURES SUCH AS OUTLETS SHALL NOT BE PLACED BACK TO BACK IN THE SAME STUD-CAVITY.
  10. PROVIDE 2x4 WOOD BLOCKING FOR ALL ACCESSORIES, EQUIPMENT, AND CASEWORK. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND COORDINATING BLOCKING REQUIREMENTS BEFORE INSTALLATION AND MANUFACTURING.
  11. PROVIDE SOUND ATTENUATION BATT INSULATION FULL DEPTH AND HEIGHT OF PARTITION WALL STUD CAVITY AT ALL RESTROOM WALL LOCATIONS.
- FLOOR PLAN GENERAL NOTES**
1. ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE FROM FACE OF CONCRETE OR BLOCK OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE.
  2. DIMENSIONS SHALL BE FROM FACE OF STUD UNLESS OTHERWISE NOTED. PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES.
  3. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK AND PROVIDE ALL NECESSARY CONTRACTOR TO FACILITATE WORK INCLUDING BUT NOT LIMITED TO ROUGH OPENINGS, EQUIPMENT SUPPORTS, AND BACKING ETC.
  4. PROVIDE 2x4 WOOD BLOCKING AS REQUIRED TO METAL EQUIPMENT, CASEWORK, ETC. FROM WALLS FOR ALL ADDITIONAL OWNER FURNISHED ITEMS THAT REQUIRE BLOCKING.
  5. ALL GLASS IN DOORS, ADJACENT OR WITHIN 12" OF DOORS INCLUDING WITHIN 36" OF TRANSOM OR CLOSER THAN 18" TO GLASS TO BE TAMPED PER CODE (SEE APPROPRIATE EDITIONS).
  6. INTERIOR DOORS AND STOREFRONT FRAME DOORS TO BE LOCATED 8" AWAY FROM ADJACENT CORNERS UNLESS NOTED OTHERWISE.
  7. SEE CODE COMPLIANCE PLAN FOR FIRE EXTINGUISHER AND SIGNAGE REQUIREMENTS AND LOCATIONS.
  8. FINISH FLOOR ELEVATION INDICATED ON ARCHITECTURAL DRAWINGS IS AT ELEVATION 100.0 UNLESS NOTED OTHERWISE. SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.

**BRAD E. O'REILLY ARCHITECTURE**  
 ARCHITECTURE  
 400 S. GLENSTONE AVE SPRINGFIELD, MO 65802  
 1310 SOUTH MAIN STREET, JOPLIN, MO 64801  
 PH: 417.864.1111  
 WWW.BRADEOARCHITECTURE.COM

**A1-0. O'REILLY CENTER FOR HOPE PHASE 1**  
 PROJECT NUMBER  
 PROJECT PLAN  
 16-375  
 DATE: 09/20/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"



**1** FIRST LEVEL FLOOR PLAN (PARTIAL)  
SCALE: 3/32" = 1'-0"

KEYNOTE LEGEND	
DIVISION	DESCRIPTION
32.0000.01	EXTERIOR FENCING.



# PARAGON

## ARCHITECTURE

MISSOURI STATE CERTIFICATE OF AUTHORITY #2010011426

430 SOUTH GLENSTONE AVENUE, SPRINGFIELD, MISSOURI 65804  
1310 S. MAIN STREET, JOPLIN, MISSOURI 64801

PHONE: 417-885-0002 www.paragonarchitecture.com

PROJECT NAME: O'REILLY CENTER FOR HOPE PROJECT NUMBER: 16-375

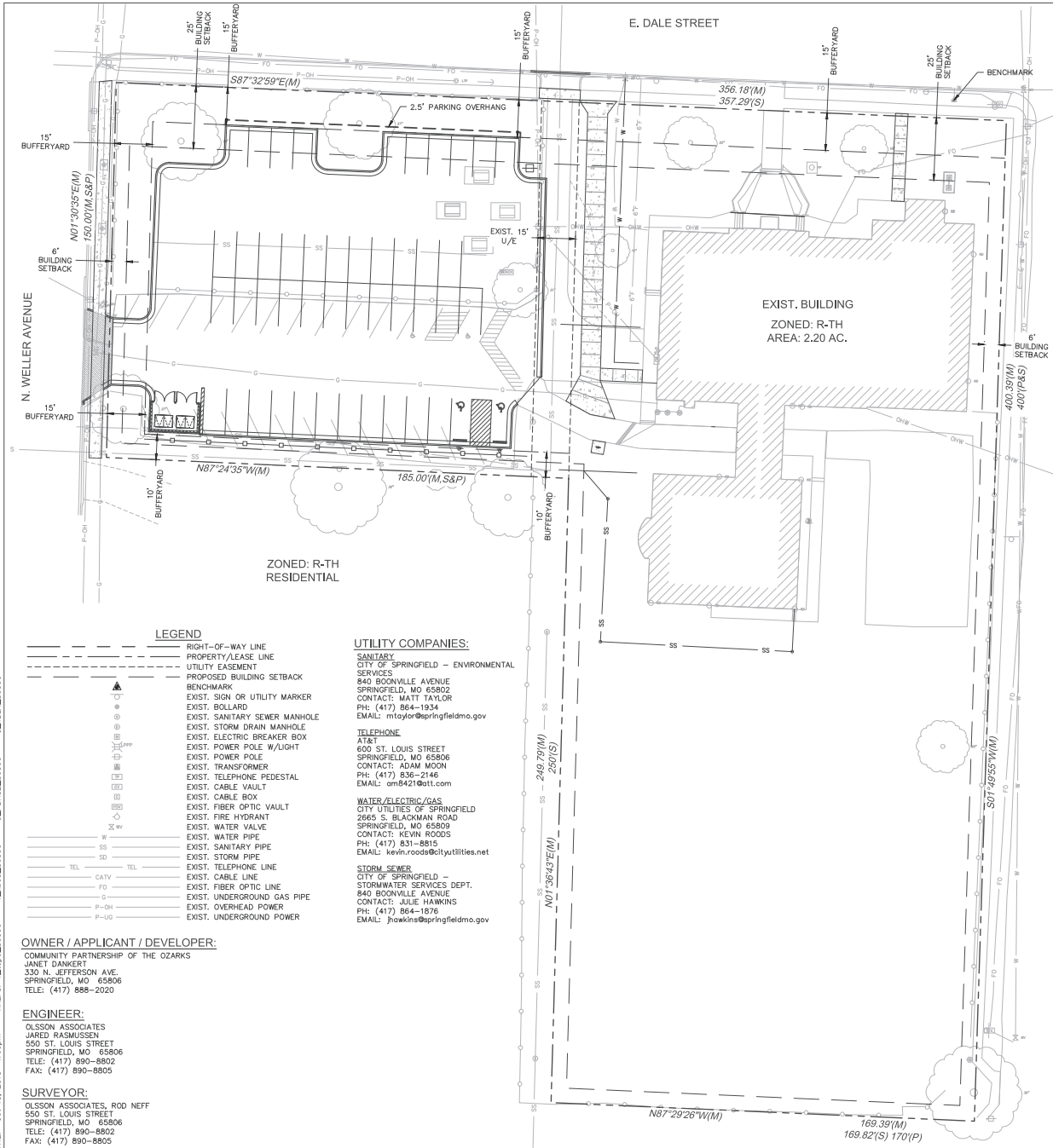
ADDRESS: 1518 E DALE ST DATE: 01/11/20  
SPRINGFIELD, MO 65803

ORIGINAL SHEET: A1-0

REVISION: PR-04

REVISION SHEET: PR04-01





**GENERAL NOTES:**

- CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY CITY OF SPRINGFIELD, MO) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.
- ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON ASSOCIATES.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE" AND COORDINATE FIELD LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. HISTORICAL CALL BEFORE YOU DIG!
- UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
- CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LIGHT LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
- ALL WORK WITHIN ROAD RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF SPRINGFIELD, MO REQUIREMENTS, UNLESS OTHERWISE NOTED.
- ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR UNDERMINED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.
- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
- CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.
- ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM-D698 (STANDARD PROCTOR COMPACTION)
- THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE PROJECT SPECIFICATIONS, WHERE REQUIRED, TO MEET PROJECT NEEDS.
- ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLY ASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF SPRINGFIELD.
- CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.
- CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
- CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET C3.0.
- TEMPORARY CONSTRUCTION ENTRANCE/EXIT SHALL HAVE SHOT ROCK FOR ITS SURFACE.
- EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
- CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.

**PARCEL DESCRIPTION:**  
 ALL OF LOTS TWO HUNDRED FIFTY-EIGHT (258), TWO HUNDRED FIFTY-NINE (259), TWO HUNDRED SIXTY (260), TWO HUNDRED SIXTY-ONE (261), TWO HUNDRED SIXTY-TWO (262), TWO HUNDRED SIXTY-THREE (263), TWO HUNDRED SIXTY-FOUR (264), TWO HUNDRED SIXTY-FIVE (265), TWO HUNDRED SIXTY-SIX (266), TWO HUNDRED SIXTY-SEVEN (267), TWO HUNDRED SIXTY-EIGHT (268), TWO HUNDRED SIXTY-NINE (269), TWO HUNDRED SEVENTY (270), TWO HUNDRED SEVENTY-ONE (271), TWO HUNDRED SEVENTY-TWO (272), TWO HUNDRED SEVENTY-THREE (273), TWO HUNDRED SEVENTY-FOUR (274), TWO HUNDRED SEVENTY-FIVE (275), TWO HUNDRED SEVENTY-SIX (276), TWO HUNDRED SEVENTY-SEVEN (277), TWO HUNDRED SEVENTY-EIGHT (278), TWO HUNDRED SEVENTY-NINE (279), TWO HUNDRED EIGHTY (280), TWO HUNDRED EIGHTY-ONE (281), TWO HUNDRED EIGHTY-TWO (282), TWO HUNDRED EIGHTY-THREE (283), TWO HUNDRED EIGHTY-FOUR (284), TWO HUNDRED EIGHTY-FIVE (285), TWO HUNDRED EIGHTY-SIX (286), TWO HUNDRED EIGHTY-SEVEN (287), TWO HUNDRED EIGHTY-EIGHT (288), TWO HUNDRED EIGHTY-NINE (289), TWO HUNDRED NINETY (290), TWO HUNDRED NINETY-ONE (291), TWO HUNDRED NINETY-TWO (292), TWO HUNDRED NINETY-THREE (293), TWO HUNDRED NINETY-FOUR (294), TWO HUNDRED NINETY-FIVE (295), TWO HUNDRED NINETY-SIX (296), TWO HUNDRED NINETY-SEVEN (297), TWO HUNDRED NINETY-EIGHT (298), TWO HUNDRED NINETY-NINE (299), TWO HUNDRED THIRTEEN (213), TWO HUNDRED FOURTEEN (214), TWO HUNDRED FIFTEEN (215), AND TWO HUNDRED SIXTEEN (216), ALL IN PROSPECT PLACE ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

**BENCHMARK:**  
 TOP OF FIRE HYDRANT ALONG THE SOUTH SIDE OF DALE ST. & APPROX. 46' WEST OF N. DELAWARE AVE.  
 ELEV.=1376.44

**ZONING:**  
 R-TH: RESIDENTIAL TOWNHOUSE DISTRICT

**GREEN SPACE:**  
 TOTAL SITE AREA = 2.20 AC. (95,913 S.F.)  
 REQUIRED GREEN SPACE = 19,183 SF (20%)  
 PROVIDED GREEN SPACE (AFTER PHASE 1 & 2) = 59,266 S.F. (61.80%)

**IMPERVIOUS AREA:**  
 EXIST. IMPERVIOUS AREA = 31,395/95,913 SF = 32.73%  
 PROPOSED APPROX. IMPERVIOUS AREA (AFTER PHASE 1 & 2) = 36,647/95,913 SF (38.20%)

**INTERIOR GREEN SPACE:**  
 VEHICULAR USE IMPERVIOUS AREA = 18,716 SF  
 5% MIN. REQUIRED GREEN SPACE = 9,336 SF  
 INTERIOR GREEN SPACE (AFTER PHASE 1 & 2) = 1,123 SF (6.00%)

**OLSSON ARCHITECTURE**  
 1310 SOUTH MAIN STREET, JOPLIN, MO 64801  
 PH: 417-890-8802  
 WWW.OLSSONARCHITECTURE.COM

**MISSOURI STATE CERTIFICATE OF AUTHORITY #2010000183**

**JARED LEE RASMUSSEN**  
 LICENSE NUMBER: PS-000002199  
 EXPIRES: 12/31/18  
 JARED LEE RASMUSSEN-CIVIL ENGINEER  
 MISSOURI #000000000

**PROJECT INFORMATION:**  
 PROJECT NAME: C1.0 SPRINGFIELD AFFORDABLE HOUSING CENTER - PHASE 1  
 PROJECT NUMBER: 16-375  
 DATE: 10/18/18

**1-800-DIG-RITE or 811**  
 www.mocall.com

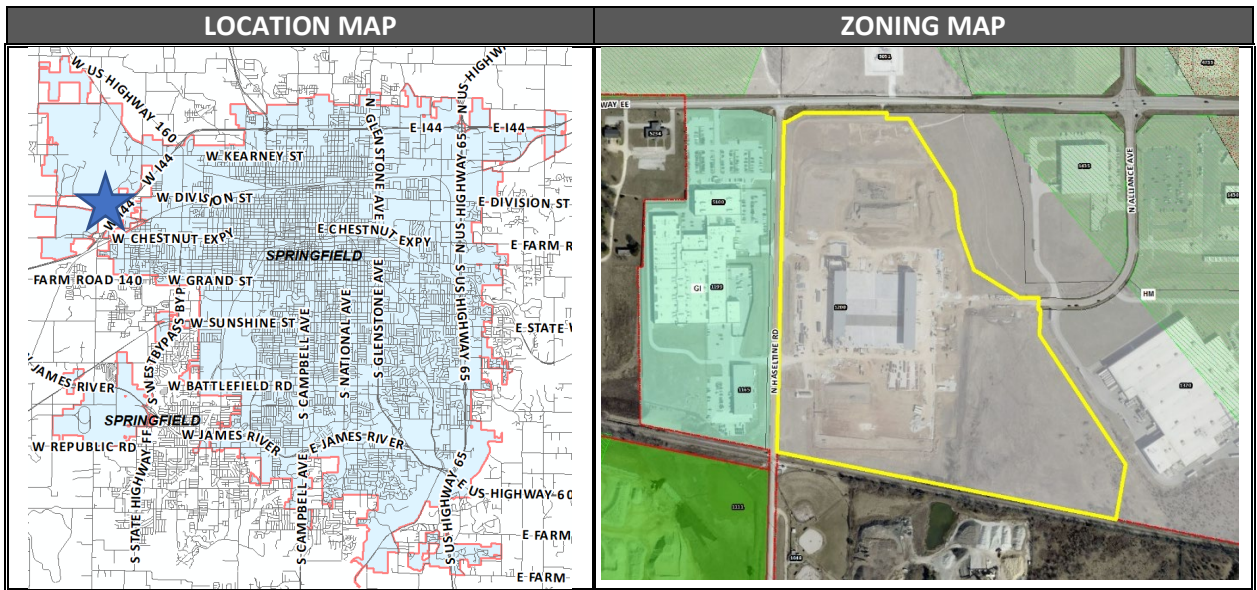


## DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
<b>Case Number:</b>	Preliminary Plat of Partnership Industrial Center West, Phase 14
<b>Location:</b>	1200 North Haseltine Road
<b>Total Acres:</b>	55.11 acres
<b>Applicant:</b>	Waldbach Holdings, LLC
<b>Existing Land Use:</b>	Industrial
<b>Neighborhood Meeting:</b>	N/A
<b>Planning and Zoning Commission:</b>	December 18, 2025
<b>City Council:</b>	January 26, 2026
<b>Public Notification:</b>	Posted property
<b>Staff:</b>	Andrew Menke, Senior Planner, (417) 864-1613
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	Move to approve the preliminary plat of Partnership Industrial Center West, Phase 14 subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

### PROJECT SUMMARY:

Request to subdivide approximately 55.11 acres of property generally located at 1200 North Haseltine Road into three (3) lots to facilitate the development of the site.



**DEVELOPMENT REVIEW STAFF REPORT**  
**GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:**



**GOOGLE MAPS STREET VIEW:**



View from Alliance Ave

**DEVELOPMENT REVIEW STAFF REPORT**



View from northwest corner of subject area



View from southwest corner of subject area

## DEVELOPMENT REVIEW STAFF REPORT

### PROPERTY HISTORY:

The subject property was annexed into the city in 2001 and was subsequently rezoned from County Light Manufacturing or Industrial to HM, Heavy Manufacturing. In 2010, this property was included in the Preliminary Plat of Partnership Industrial Center West, Phase 13, but was not included in the Final Plat that was recorded. A Tract Certification was issued for the entirety of the subject area in May 2024.

### PLANNING AND ZONING COMMISSION AUTHORITY:

#### **Action Type: Administrative.**

A subdivision is the legal process to divide a surveyed tract of land into lots for the purposes of sale of the property. Platting is the process of mapping those lots and is considered part of the subdivision process. Subdivision is an administrative action. An administrative action is ministerial and non-discretionary. In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the minimum requirements set forth in the subdivision statutes and the subdivision regulations in the Land Development Code. If the plat meets these standards, approval is required.

#### **Relevant Authority**

**Revised Statutes of Missouri:** Sections 89.400 through 89.470

**City Charter:** Sec. 11.7. – Legal status of master plan.

- (1) *Master plan to provide general guidelines.* The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) *Regulations to generally conform to master plan.* All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) *Master plan to guide public improvements.* The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:
  - (a) All proposals to construct or extend public streets.
  - (b) All proposals to improve land as a park.
  - (c) All proposals to lay out or improve other public ways, grounds or spaces.
  - (d) All proposals to construct public buildings and structures.

## DEVELOPMENT REVIEW STAFF REPORT

- (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
- (f) All proposals to acquire real property for public purposes.

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

### **City of Springfield Land Development Code**

#### **Sec. 36-226. - Major subdivision review procedure.**

- (3) Preliminary plat.
  - (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
  - (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.

## DEVELOPMENT REVIEW STAFF REPORT

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

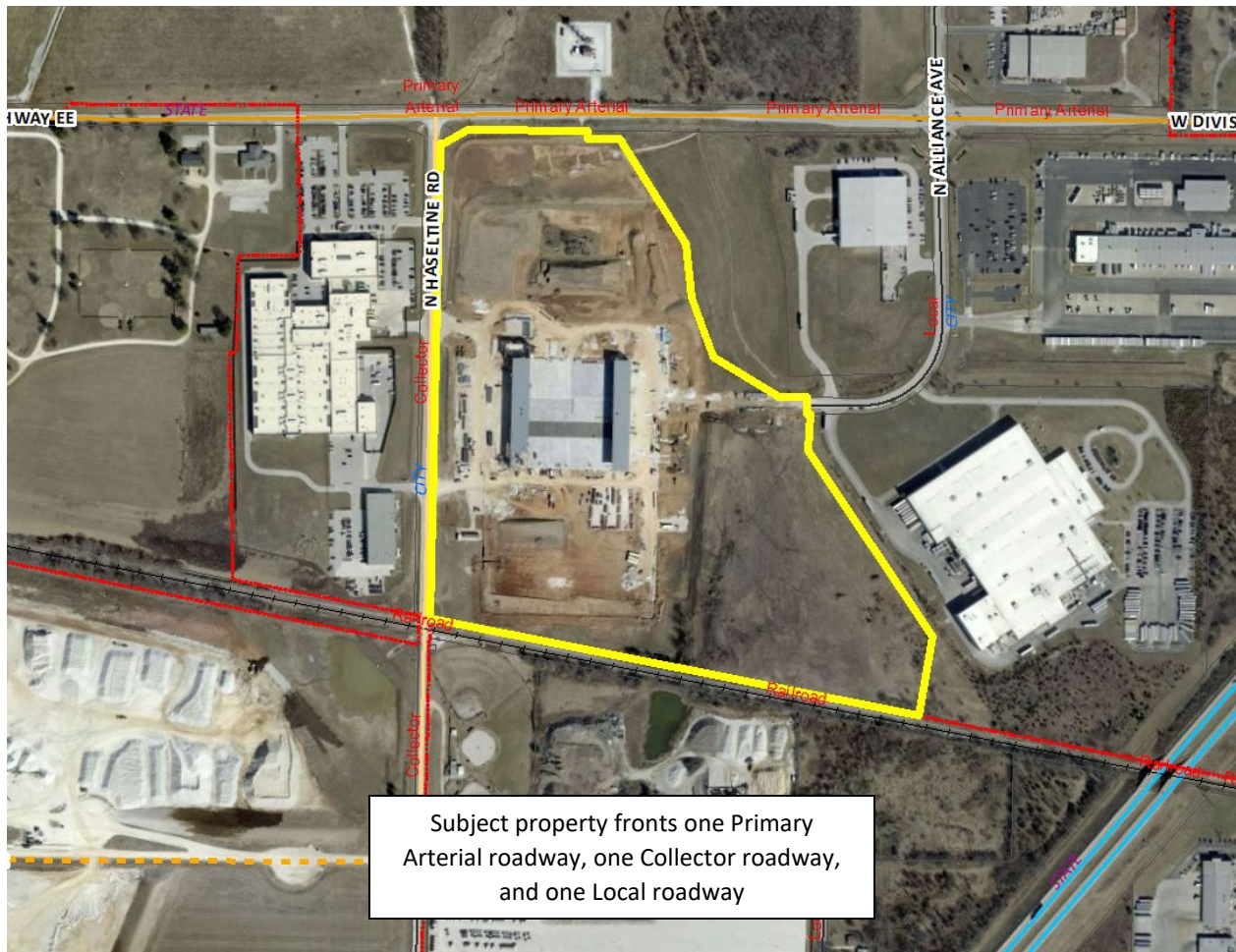
## DEVELOPMENT REVIEW STAFF REPORT

### ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HEAVY MANUFACTURING
Minimum lot dimension requirements	36 feet of frontage along a public street
Maximum structure height	None
Front yard setback	<p>-Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios:</p> <ul style="list-style-type: none"> <li>a. 25 feet along collector streets or higher</li> <li>b. 15 feet along local streets</li> <li>c. The front yard setback may be reduced below the minimum required above if a conditional use permit or preliminary plat is approved</li> </ul> <p>-All other uses: None</p>
Side and rear yard setback	<p>-Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios:</p> <p>Ten feet, except as required by section 36-453, supplemental open space and yard regulations</p> <p>-All other uses: None</p>
Street Classification	<p>W Division Street – Primary Arterial            N Haseltine Road – Collector            N Alliance Avenue – Local</p>
Sidewalks	<p>Sidewalk is required along the frontage of all adjacent streets. Sidewalk currently only exists along the existing stretch of Alliance Avenue.</p>
Open Space Requirements	<p>-Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios:</p> <p>Not less than 15 percent of the total lot area shall be devoted to open space</p> <p>-All other uses: None</p>

# DEVELOPMENT REVIEW STAFF REPORT

## MAJOR THOROUGHFARE MAP:



## DEVELOPMENT REVIEW STAFF REPORT

### STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 55.11 acres into a three (3) lot subdivision named "Partnership Industrial Center West, Phase 14".
2. During construction of the extended dry detention basin in the Common Area, a sinkhole collapse occurred in the basin's east berm. The sinkhole was remediated and stabilized. Future construction in this area is prohibited and a non-buildable perimeter is identified on the plat.
3. All lots meet the minimum requirements of the City's subdivision regulations and the HM, Heavy Manufacturing District.
4. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
5. The Land Development Code requires that each lot have adequate public facilities including but not limited to water, sanitary sewer, electricity, gas, open space, storm drainage, access to the public transportation system, and that any existing natural features such as floodplains, stream buffers and sinkholes have been identified on the preliminary plat.
6. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

### STAFF RECOMMENDATION:

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

## DEVELOPMENT REVIEW STAFF REPORT

### PLANNING AND ZONING COMMISSION OPTIONS:

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

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

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

### **PUBLIC NOTIFICATION AND COMMENTS:**

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

## DEVELOPMENT REVIEW STAFF REPORT

### DEPARTMENT COMMENTS:

#### ATTACHMENT 1

1. AT&T:

Approved.

2. CITY UTILITIES:

Previous comments have been addressed; however, a dedication statement will need to be added to the final plat to dedicate the new easements shown.

3. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Plat is approvable.

1. Public sewer improvements have been completed.
2. Public sewer is available for each lot. If lot 4 (common area) ever needs sewer, it is available along Division.
3. The property is in sewer district 85 of section 18.

5. FIRE DEPARTMENT:

Approved. No comments.

6. PARKS & GREENWAYS:

Approved.

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

Approved.

8. MISSOURI DEPARTMENT OF TRANSPORTATION:

No apparent impact to MoDOT R/W at this time. May need to see future plans if work is being proposed in MoDOT R/W.

## DEVELOPMENT REVIEW STAFF REPORT

### 9. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

#### Site Description and Drainage Pattern

	Drainage Basin	Fee in Lieu of Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain/Floodway
<b>1200 N Haseltine Rd</b>	Jordan Creek Lower Branch	No	No	No	Yes	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. Lots 1, 2, and 3 are provided with flood control volume through the existing dry detention basins shown on the plat as Lot 4 Common Area and the Partnership Industrial Center West PH11 Common Area. Each lot is adjacent to a common area or drainage easement for connecting future storm sewer.

#### Water Quality Requirements

1. Lots 1 and 2 are provided with water quality volume through the Lot 4 extend dry detention basin. Lot 3 future development will need to provide a new stormwater control measure with water quality volume at time of development.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

#### Floodplain

N/A

#### Natural Channels and Stream Buffers

N/A

#### Sinkholes and Karst Features

1. During construction of the extended dry detention basin on Lot 4 (Common Area) a sinkhole collapse occurred in the basin's east berm. The sinkhole was measured and reported by Palmerton and Parrish. The sinkhole was remediated and stabilized. Future construction in this area would be prohibited.

## DEVELOPMENT REVIEW STAFF REPORT

10. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Traffic Report

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W Division Street	Primary Arterial	MoDOT	50	50	3600	No	Yes	<b>No</b>
Street 2	N Haseltine Road	Collector	City	30	<b>20</b>	NA	No	Yes	<b>No</b>
Street 3	N Alliance Avenue	Local	City	30	30	NA	Yes	Yes	Yes
Street 4	Future N Alliance Avenue	Local	City	30	<b>0</b>	NA	Yes	Yes	<b>No</b>

Access

All access to the development shall be per current City of Springfield standards for the street classification.

Trails, Bus Stops, And Additional Information

There are no Greenway Trails or Bus Stops near the property.

Improvements

No improvements are required for this preliminary plat. The extension of Alliance Avenue will require public improvement plans (PIP). The PIP must be designed and constructed to current city standards. The PIP must be constructed or escrowed prior to approval of the final plat. A traffic study is not required for this plat.

## DEVELOPMENT REVIEW STAFF REPORT

### CONDITIONS FOR APPROVAL:

#### ATTACHMENT 2

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

1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk, and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush, and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

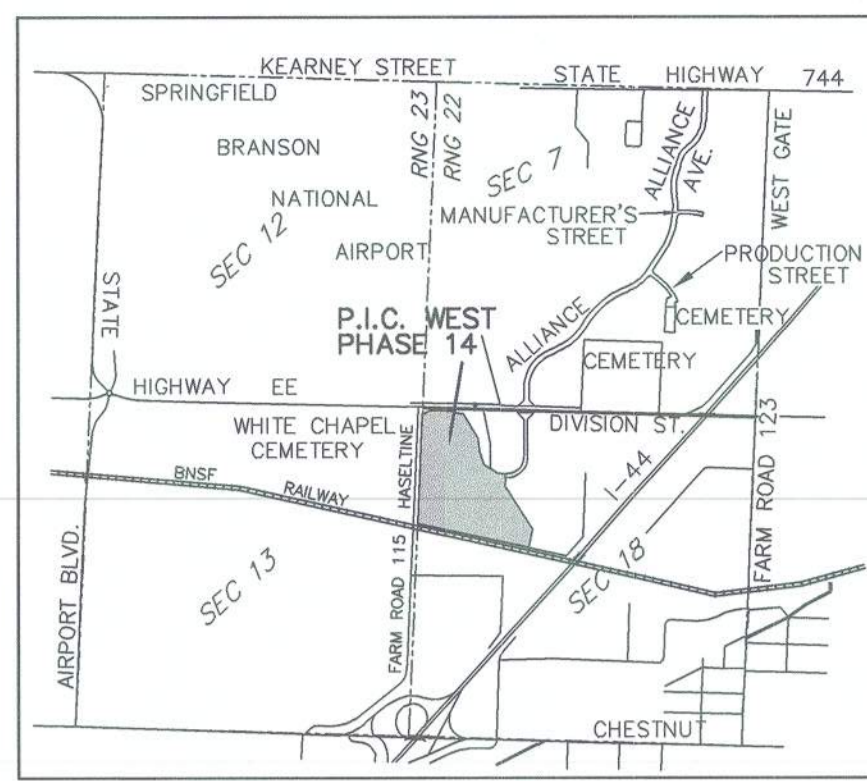
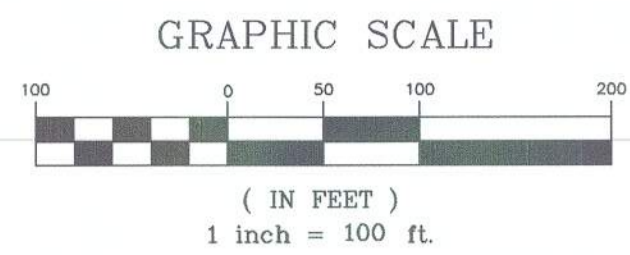
OWNERS/SUBDIVIDERS

WALDBACH HOLDINGS, LLC  
3253 E. CHESTNUT EXPWY. STE. 1  
SPRINGFIELD, MISSOURI 65802  
DEED BOOK 2024 PAGE 025614-24

Table with 2 columns: INTERNAL ANGLES (A-J) and BEARINGS/DISTANCES (K-T). Includes a TOTAL of 2880'00"00".

PRELIMINARY PLAT  
PARTNERSHIP INDUSTRIAL  
CENTER WEST, PHASE 14

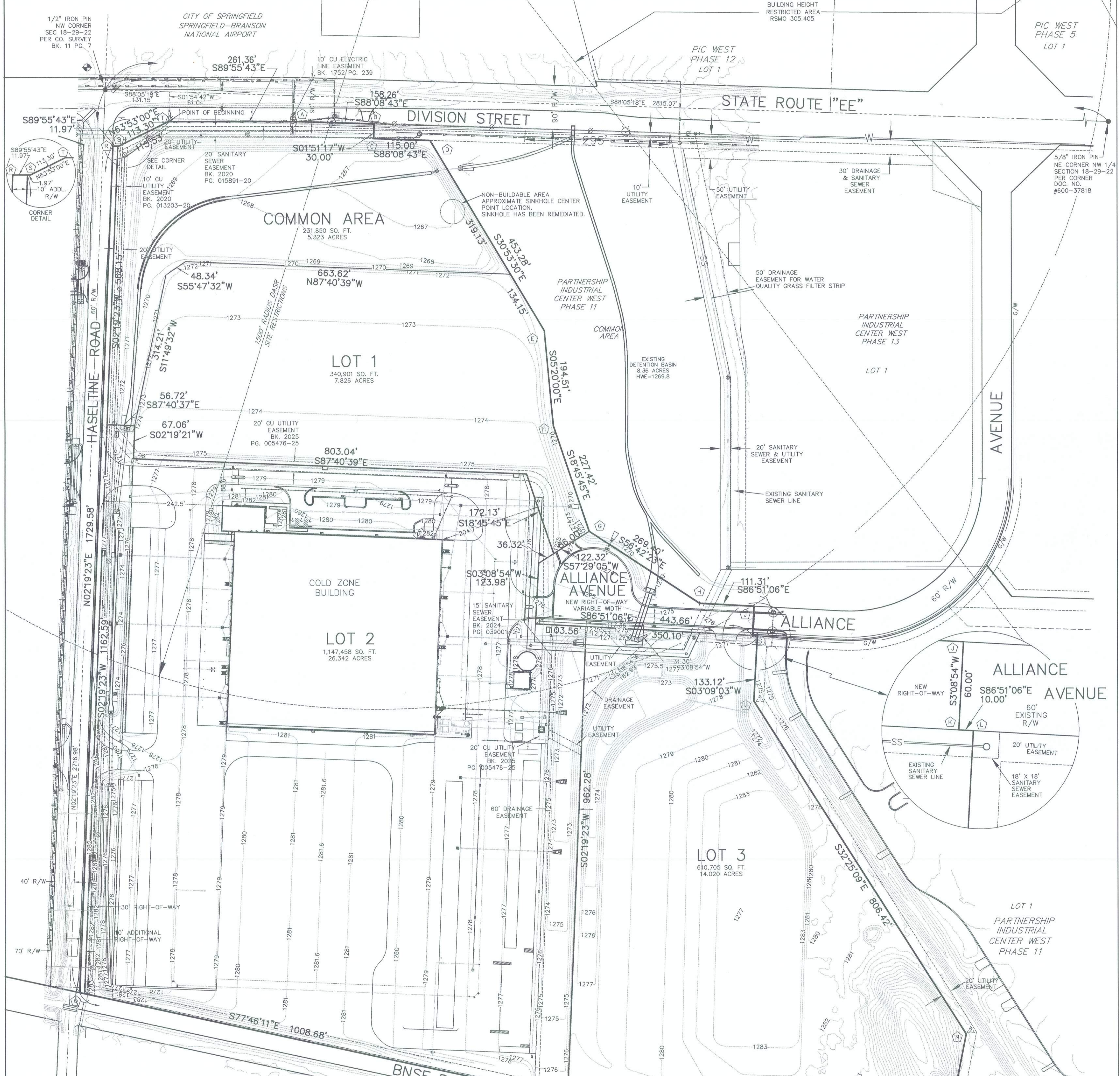
GRID NORTH  
MISSOURI COORDINATE  
SYSTEM OF 1983  
CENTRAL ZONE



STATE PLANE COORDINATE THE MISSOURI COORDINATE SYSTEM 1983  
CONTROL STATION: GR - 29 NORTHING 156,609.058m EASTING 424,631.017m  
GRID FACTOR: 0.99994895  
RELATIVE POSITIONAL TOLERANCE: 0.07' AT 68% CONFIDENCE LEVEL

LEGEND

- EXISTING IRON PIN CAPPED "LC 229" (OR AS NOTED)
- SET IRON PIN, CAPPED LC238
- PERMANENT MONUMENT, CAPPED LC238



PROPERTY BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 88 DEGREES 05 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 131.15 FEET; THENCE SOUTH 01 DEGREES 54 MINUTES 42 SECONDS WEST, A DISTANCE OF 61.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE EE (DIVISION STREET) FOR THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 55 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.36 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 158.26 FEET TO THE NORTHWEST CORNER OF PARTNERSHIP INDUSTRIAL CENTER WEST PHASE 11 (PIC WEST PHASE 11); A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE WESTERLY LINE OF SAID PIC WEST PHASE 11, SOUTH 03 DEGREES 51 MINUTES 17 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 30 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 453.28 FEET; THENCE SOUTH 05 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 194.51 FEET; THENCE SOUTH 18 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 227.42 FEET; THENCE SOUTH 56 DEGREES 42 MINUTES 23 SECONDS EAST, A DISTANCE OF 269.40 FEET; THENCE SOUTH 86 DEGREES 51 MINUTES 06 SECONDS EAST, A DISTANCE OF 111.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF ALLIANCE AVENUE; THENCE SOUTH 03 DEGREES 08 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE OF ALLIANCE AVENUE; THENCE SOUTH 86 DEGREES 51 MINUTES 06 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF PIC WEST PHASE 11; THENCE ALONG THE WESTERLY LINE OF SAID PIC WEST PHASE 11, SOUTH 03 DEGREES 09 MINUTES 03 SECONDS WEST, A DISTANCE OF 133.12 FEET; THENCE SOUTH 32 DEGREES 25 MINUTES 09 SECONDS EAST, A DISTANCE OF 806.42 FEET; THENCE SOUTH 11 DEGREES 15 MINUTES 40 SECONDS WEST, A DISTANCE OF 298.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY; THENCE NORTH 77 DEGREES 46 MINUTES 11 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1791.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF HASLELINE ROAD; THENCE NORTH 02 DEGREES 19 MINUTES 23 SECONDS EAST, A DISTANCE OF 1729.58 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE EE (DIVISION STREET); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 55 MINUTES 43 SECONDS EAST, A DISTANCE OF 119.97 FEET; THENCE NORTH 63 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 113.30 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM 1983, CENTRAL ZONE. CONTAINING 2,400,499 SQUARE FEET (55.108 ACRES).

NOTES

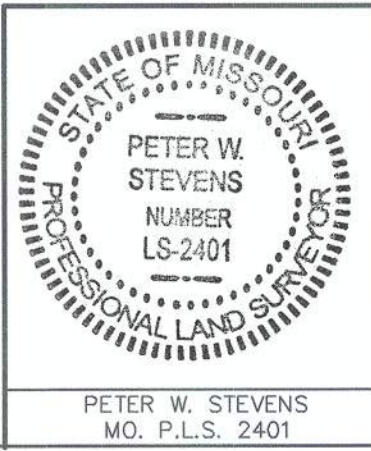
- TOTAL ACREAGE: 55.108 ACRES
- TOTAL NUMBER OF LOTS: 3
- SMALLEST LOT: LOT 1 - 7.826 ACRES
- LARGEST LOT: LOT 2 - 26.342 ACRES
- CURRENT ZONING: HEAVY MANUFACTURING
- PUBLIC ROADS AND HIGHWAYS ARE LOCATED FROM EXISTING MONUMENTATION, HIGHWAY PLANS, AND RIGHT-OF-WAY DEEDS.
- THE AIRPORT ZONE AND ADJOINING RESTRICTED AREAS, AS SHOWN HEREON, ARE LOCATED AS DESCRIBED IN MISSOURI STATE STATUTES RSMO 305.400 AND RSMO 305.405. BUILDING AND OTHER RESTRICTIONS WITHIN THE AIRPORT ZONE AND RESTRICTED AREA ARE DESCRIBED IN THOSE STATUTES.
- THE RUNWAY PROTECTION ZONE AS SHOWN ON THIS SURVEY IS LOCATED AS DESCRIBED IN FEDERAL AVIATION REGULATIONS PART 77, WITH INTERPRETIVE ASSISTANCE FROM AIRPORT PERSONNEL. RESTRICTIONS WITHIN THIS ZONE ARE DESCRIBED IN SAID F.A.R. PART 77.
- THIS ENTIRE PROPERTY IS INCLUDED IN AN "AVIATION AND HAZARD EASEMENT" RECORDED IN BOOK 2016 AT PAGE 014877-16 OF THE GREENE COUNTY RECORDER'S OFFICE.
- EASEMENTS FOR SANITARY SEWER, DRAINAGE, AND UTILITIES WILL BE PROVIDED AS NEEDED ON FINAL PLATS.
- THIS SITE IS CURRENTLY UNDER CONSTRUCTION. EXISTING IMPROVEMENTS ARE SHOWN FROM SITE PLANS.
- THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.
- ALL COMMON AREAS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- NO FENCES, PLANTINGS, OR OBSTRUCTIONS OTHER THAN MAILBOXES ARE PERMITTED WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT, UNLESS THE DRAINAGE IS ENCLOSED IN A BELOW GRADE CONDUIT, AT NO TIME SHALL PERMANENT STRUCTURES BE ALLOWED IN THE EASEMENT.

SURVEYOR'S DECLARATION

I HEREBY DECLARE TO CITY OF SPRINGFIELD, MISSOURI, THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE PROPERTY SHOWN. THIS RESURVEY WAS PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE TYPE "URBAN" PROPERTY ACCURACY STANDARD THEREOF. LOCATION OF IMPROVEMENTS, PER SAID STANDARDS, IS LIMITED TO THOSE FOUND IN A VISUAL INSPECTION OF THE PROPERTY AND AS STATED IN THE "NOTES" SECTION HEREON, AND MAY NOT BE COMPLETE. EASEMENTS SHOWN ARE THOSE PROVIDED OR DISCOVERED AND MAY NOT CONSTITUTE ALL EASEMENTS AFFECTING THIS PROPERTY.

Peter W. Stevens 12/03/25  
DATE

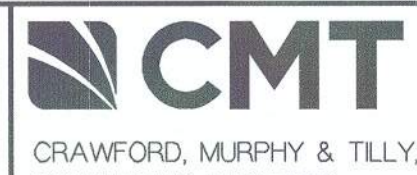
PETER W. STEVENS, MISSOURI, P.L.S. 2401  
CRAWFORD, MURPHY & TILLY, INC.  
MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION, LC 238



PRELIMINARY PLAT  
PARTNERSHIP INDUSTRIAL  
CENTER WEST, PHASE 14

A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 22 WEST, SPRINGFIELD, GREENE COUNTY, MISSOURI

CRAWFORD, MURPHY & TILLY, INC.  
MISSOURI STATE CERTIFICATE OF AUTHORITY LC-238



1631 W Ellendale, Springfield, Missouri 65807  
tel 417-869-6009 fax 417-869-8129  
DATE PREPARED: 12/03/2025  
PROJECT: 24006746  
DRAWING: PIC-WEST-PH-14-PRE-PLAT.dwg

**PLANNING AND DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW  
MEMORANDUM**

DATE: December 10, 2025

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP  
Planning Manager

SUBJECT: Initiate the 2<sup>nd</sup> amendments to the Springfield Land Development Code

---

---

Staff is requesting that Planning and Zoning Commission initiate a second round of amendments to the Springfield Land Development Code pursuant to Sec. 36-367. - Amendments.

These amendments as recommended by the adoption of Forward SGF, the City should perform a comprehensive review and update of its Land Development Code to establish regulations that support the desired type of development and goals of the Comprehensive Plan.

*Sec. 36-367. – Amendments*

- (1) *Authority. The city council may from time to time by ordinance amend, supplement, change, modify or repeal the boundaries of the districts or regulations herein or subsequently established. The planning and zoning commission's role with respect to rezoning applications is advisory. Any report or recommendation made by the planning and zoning commission shall not be binding on the city council, nor shall such recommendation or report limit the city council's legislative authority.*

*Before an amendment shall be approved by ordinance, the planning and zoning commission shall have first had a public hearing regarding the proposed amendment and made an official report to the city council regarding the planning and zoning commission's recommendation regarding said amendment. Once the planning and zoning commission has made its official report, any further review by the planning and zoning commission shall not be required unless the city council elects to refer a matter back to the planning and zoning commission for further review.*

- (2) *Initiation of amendment. Amendments may be proposed by the council, the planning and zoning commission, or by a person owning or having an interest in property in the City of Springfield. If the council initiates an amendment, its proposal shall be transmitted to the planning and zoning commission for the commission's report and recommendation.*

If approved, staff will prepare and draft changes to the Land Development Code and schedule a public hearing at the next available date for both the Planning and Zoning Commission and the City Council.



**OFFICIAL NOTICE  
PLANNING AND ZONING COMMISSION  
2026 SCHEDULE**

**NOTICE** is hereby given to all citizens and interested parties that the Planning and Zoning Commission of the City of Springfield, Missouri. Meetings are scheduled for 6:30pm in the Temporary City Council Chambers (Police South District Station), Rooms 101, 102, & 103 at 2620 West Battlefield Road

**REGULAR MEETINGS**

<b>First Meeting</b>	<b>Second Meeting</b>
January 15, 2026	January 29, 2026
February 12, 2026	February 26, 2026
March 12, 2026	March 26, 2026
April 9, 2026	April 23, 2026
May 7, 2026	May 21, 2026
June 11, 2026	June 25, 2026
July 16, 2026	July 30, 2026
August 13, 2026	August 27, 2026
September 10, 2026	September 24, 2026
October 15, 2026	October 29, 2026
November 19, 2026	None
December 17, 2026	None

  
 Stephen Childers, Executive Secretary  
 Planning and Zoning Commission  
 City of Springfield