



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Bill Knuckles
Helen Gunther
David Jacques

Christopher Souliere
Eric Pauly
Jennifer McClure
Layne Hunton

January 15, 2026

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. December 18, 2025

3. COMMUNICATIONS.

3.1. December 2025 Planning and Zoning / City Council Actions

4. CONSENT ITEMS.

- 4.1. Relinquishment of Easement 967
3245 South Campbell Avenue (Applicant: WAL-MART Stores, Inc.)
- 4.2. Relinquishment of Easement 971
2126 East Cherry Street (Applicant: Springfield Public Schools)
- 4.3. Relinquishment of Easement 972
2126 East Cherry Street (Applicant: Springfield Public Schools)
- 4.4. Relinquishment of Easement 974
6375 South Innovation Avenue (Applicant: Tea Properties of Missouri II, LLC)
- 4.5. Change of Use 539
2245 East Galloway Street (Applicant: City of Springfield)

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.

5. UNFINISHED BUSINESS.

- 5.1. Z-28-2025 COD 280 (WITHDRAWN)
233 East Norton Road (Applicant: Maranatha Village, Inc.)

6. PUBLIC HEARINGS.

- 6.1. Z-2-2026 COD 283
1138, 1142 & 1148 East Elm Street and 512 & 516 South Florence Avenue (Applicant: One Hundred Two Glenstone Inc., Terry Tacke, 1130 E. Elm, LLC, and 1142 E. Elm, LLC)
- 6.2. Z-3-2026
2300 North Airport Boulevard, 5703 & 5995 West Farm Road 104, 3521 North Farm Road 103 (east-side) and 5720 & 5700 (south-side) West State Highway EE (Applicant: City of Springfield/Airport Board)
- 6.3. Z-6-20226 COD 284
2000 South McCurry Avenue (Applicant: Springfield Plaza, LLC)
- 6.4. Z-8-2026
3005 West Chestnut Expressway (Applicant: ABC Supply Co., Inc.)
- 6.5. Planned Development 394 (POSTPONED)
1015, 1025 & 1037 South Grant Avenue and 1020, 1024, 1028, 1036 & 1040 South Douglas Avenue (Applicant: Tribecca Park, LLC)
- 6.6. Vacation 843 (POSTPONED)
1300 blk of North Lyon Avenue, between Lynn and Calhoun Streets (Applicant: Optima Properties, LLC and Central Assembly of God)

ADMINISTRATIVE ACTION: SUBDIVISION

- 6.7. Preliminary Plat of Hawkins Mill Subdivision
3299, 3373 & 3449 North Vernon Road and 3173 North Summit Avenue (Applicant: Hawkins Mill, LLC)

7. OTHER BUSINESS.

- 7.1. Subdivision Variance 361
417 South Jefferson Avenue and 320, 322, 330 & 334 East Walnut Street (Applicant: SPFLD RE Holdings, LLC and Sister Properites, LLC)
- 7.2. Street Name Change 83
200-600 blk East Blaine Street and 200-400 blk West Blaine Street between Washington and Lyon Avenues (Applicant: City of Springfield)
- 7.3. Short Term Rental Type 2
1618 East Adams Street (Applicant: Andrey Svidenko)
- 7.4. 2026 Election of Officers - Chair and Vice Chair

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

December 18, 2025

6:30pm

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

ROLL CALL.

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

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

APPROVAL OF MINUTES.

The minutes of November 6, 2025 were approved.

COMMUNICATIONS.

City Council summary for November 2025.

CONSENT ITEMS.

Relinquishment of Easement 969
3014 West Calhoun Street
Applicant: Springfield Public Schools

Change of Use 538
2577 South Fremont Avenue
Applicant: City Utilities

Relinquishment of Easement 970
3014 West Calhoun Street
Applicant: Springfield Public Schools

Request to Dispose 534
2577 South Fremont Avenue
Applicant: City Utilities

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Items (Relinquishment of Easement 969, Relinquishment of Easement 970, Change of Use 538, and Request to Dispose 534). Commissioner Gunther seconded the motion. The Consent Items **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

UNFINISHED BUSINESS.

PUBLIC HEARINGS.

Z-26-2025

3101 South Scenic Avenue

Applicant: FFACE Inc.

Mr. Sparlin states that this is a request to rezone approximately 2.4 acres from HM, Heavy Manufacturing District to IC, Industrial Commercial District.

Commissioner Knuckles noted quite a few tenants are in the building and if it is just one or several tenants that want to rezone. Mr. Neal stated that the applicant is available to answer that question.

Commissioner Doennig opened the public hearing.

Ms. Jessica Lamb-Rosa 3101 S. Scenic Avenue, here tonight because my business was required to rezone to operate out of this building. She (a photography studio owner) also questioned the classification of photography studios as "personal service" rather than a "studio or office use," seeking clarification or administrative interpretation to avoid rezoning. Staff affirmed their classification and offered further review.

Commissioner Doennig closed the public hearing.

Commissioners questioning if the property owner is aware of the rezoning request and the impact from HM to IC for the other tenants. Commission members were told that there have been discussions with the property owner, and he has spoken with the other tenants.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-26-2025; Commissioner Colony seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

Z-27-2025 COD 279

3409 South Parkhill Avenue and 918 West Walnut Lawn

Applicant: Angie's Company, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.67 acres of property from R-SF, Single-family Residential District to R-TH, Residential Townhouse District with Conditional Overlay District No. 279.

Commissioner Knuckles asked if the sinkhole has had any work done on it, Mr. Codichini, Public Works stated that it may have been partially remediated (partially filled in) but would need to clarify with the owner.

Commissioner Doennig opened the public hearing.

Ms. Teresa Davison, 535 W. Battlefield Road, addressed neighborhood concerns from a prior meeting, including stormwater management (directing flow to Walnut Lawn ditch), sinkhole remediation (plan in place), property values (proposed high-end duplexes at \$2300/month rent), traffic, "spot zoning" fears (assured each property needs separate approval), and building height/windows (designed to minimize backyard views).

Commissioner Hunton asked about the stream buffer, Mr. Codichini, Public Works clarified that the stream buffer along Walnut Lawn is an engineered channel.

Mr. Doug Campbell, 3419 S. Parkhill expressed strong opposition, citing the long-standing single-family character of the neighborhood, incompatibility of townhomes, lot size concerns (alley next to privacy fence), major stormwater runoff issues (from sinkhole), increased traffic/safety concerns (bus routes, snow plowing), and "spot zoning." He preferred the area remain single-family and emphasized community pride.

Ms. Grace Campbell, 3419 S. Parkhill asked about the setback and stated that when they walk out their front door, they are going to see a two-story building and does not want to see that. She also noted that it will be difficult to get to the second property for fire, trash services, etc. She also stated that she is not opposed to single family housing and wants to preserve the neighborhood.

Commissioner Lebeck asked about the trees in the neighborhood and was told that there are some large and established trees on the proposed site and would hate to see them removed.

Ms. Angie Workman, 2802 S. National Bridge Drive highlighted that each townhome would have a two-car garage to prevent street parking, lease agreements could prohibit street parking, and the goal is to attract young professional families for neighborhood revitalization. Pledged to preserve trees where possible and plant new ones. Addressed sinkhole location, confirming it's on the property line, not under any proposed structure, and will be remediated per engineering recommendations.

Commissioner Pauly asked where the sinkhole is located and was told that it is on the property line and no structures will be built on it.

Commissioner Knuckles asked if they have received a report from Palmerton & Parrish, Inc., and what was recommendation and was told that they recommended it to be filled in.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-27-2025 COD 279; Commissioner Scott seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, and Commissioner Hunton. Nays: Commissioner Ridge, Commissioner Pauly, Commissioner Colony, and Commissioner Lebeck. Absent: None. Abstain: None.

Z-28-2025 COD 280

233 East Norton Road

Applicant: Maranatha Village, Inc.

Applicant has requested this item to be postponed to the January 15, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to postpone Z-28-2025 COD 280; Commissioner Pauly seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

Z-31-2025

3446 South Main Avenue

Applicant: Westport Management, LLC

Mr. Neal states that this is a request to rezone approximately 1 acre of property from HC, Highway Commercial District to R-TH, Residential Townhouse District.

Commissioner Doennig opened the public hearing.

Mr. Daniel Richards, 1200 E. Woodhurst Drive, Suite D200 applicant's representative and stated that the goal is to match lot lines with the zoning and here to answer any questions.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-31-2025; Commissioner Colony seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

Z-33-2025 COD 282

509, 515 & 519 West Whiteside Street and 2120 South Wedgwood Avenue

Applicant: Hughlett Trust

Mr. Sparlin states that this is a request to rezone approximately 1.01 acres of property from R-SF, Single-family Residential District to HC, Highway Commercial District with Conditional Overlay District No. 282.

Commissioner Knuckles asked about the buffer yard and was told that there will be required property combination, an S3 buffer yard (plants street-side, fence interior) along Wedgwood Avenue and Whiteside Street and a 40-foot building setback from both streets and prohibiting vehicle access to Wedgwood Avenue.

Commissioner Doennig opened the public hearing.

Mr. Dave Bodeen, 304 W. Erie Street, stated that a neighborhood meeting yielded no opposition, with neighbors supporting the proposal, a testament to Rick's Automotive's reputation.

Mr. Rick Hughlett, 1417 N. Rockingham Avenue, explained the expansion is crucial for ambulance repair services (serving 16 counties), allowing ambulances to be parked on-site and is committed to installing an attractive, higher-quality fence than cedar.

Commissioner Knuckles asked if the neighbors to the west and south are agreeable to the rezoning and was told that there are a couple of the neighbors in the audience and are in support and there was no opposition.

Commissioner Pauly commended Mr. Hughlett with working with the neighbors in the area.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-33-2025 COD 282; Commissioner Colony seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

Conditional Use Permit 486
1518 East Dale Street
Applicant: Community Partnership of the Ozarks

Mr. Sparlin states that this is a 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.

Commissioner Doennig opened the public hearing.

Mr. Will Hoey, 550 St. Louis Street, applicant's representative and here to answer any questions.
Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Conditional Use Permit 486; Commissioner Pauly seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

Preliminary Plat of Partnership Industrial Center West, Phase 14
1200 North Haseltine Road
Applicant: Waldbach Holdings, LLC

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

Commissioner Doennig opened the public hearing.

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

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to approve Preliminary Plat of Partnership Industrial Center West, Phase 14; Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: None.

OTHER BUSINESS.

Initiate Land Development Code Text Amendments 2
Citywide
Applicant: City of Springfield

Mr. Hosmer stated that this is to clean up and add clarity to the new Land Development Code based on ongoing testing and process review.

Commissioner Doennig opened the public hearing.

No speakers.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Initiate Land Development Code Text Amendments 2; Commissioner Pauly seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Hunton, and Commissioner Lebeck. Nays: Commissioner Colony. Absent: None. Abstain: None.

2026 Planning and Zoning Commission Schedule

Mr. Hosmer noted the 2026 Planning and Zoning calendar needs approval from the commission members.

Commissioner Doennig opened the public hearing.

No speakers.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve 2026 Planning and Zoning Commission Schedule; Commissioner Lebeck seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Pauly, Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, Commissioner Hunton, and Commissioner Lebeck. Nays: None. Absent: None. Abstain: Commissioner Colony.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 12/01/2025 To: 12/31/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
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	12/15/2025 NA		
Z-26-2025 3101 S SCENIC AVE	12/18/2025 Approved		
Z-27-2025 COD 279 3409 S PARKHILL AVE 918 W WALNUT LAWN CT	12/18/2025 Approved		
Relinquishment of Easement 969 3014 W CALHOUN ST	12/18/2025 Approved		
Relinquishment of Easement 970 3014 W CALHOUN ST	12/18/2025 Approved		
Z-5-2026 COD 280 233 E NORTON RD	12/18/2025 Tabled		
PPlat of Partnership Industrial Center West, Ph 14 1200 N HASELTINE RD	12/18/2025 Approved		
Conditional Use Permit 486 1518 E DALE ST	12/18/2025 Approved		
Z-31-2025 3446 S MAIN AVE	12/18/2025 Approved		
Change of Use 538 2577 S FREMONT AVE	12/18/2025 Approved		
Request to Dispose 534 2577 S FREMONT AVE	12/18/2025 Approved		
Z-33-2025 COD 282 509 W WHITESIDE ST 2120 S WEDGEWOOD AVE 515 W WHITESIDE ST 519 W WHITESIDE ST	12/18/2025 Approved		
PPlat of The Dell Phase II 3907 S YORK AVE 4000 S JONATHAN AVE	11/6/2025 Approved	12/15/2025 Complete	

PNZ City Council Results

Meeting Dates From: 12/01/2025 To: 12/31/2025

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
PPlat of Sky Light Surface Park 1900 N LE COMPTE RD	11/6/2025 Approved	12/15/2025 Complete	
Z-19-2025 3907 S YORK AVE 4000 S JONATHAN AVE	11/6/2025 Approved	12/15/2025 Complete	
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	12/15/2025 NA	12/15/2025 NA	12/15/2025 NA
Conditional Use Permit 484 4545 S LYON AVE	11/6/2025 Approved	12/15/2025 Complete	
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	12/15/2025 Complete	
Z-24-2025 COD 277 4001 W CHESTNUT EXPY	11/6/2025 Approved	12/15/2025 Complete	
Z-25-2025 COD 278 517 E CALHOUN ST 1312 N BENTON AVE	11/6/2025 Approved	12/15/2025 Complete	

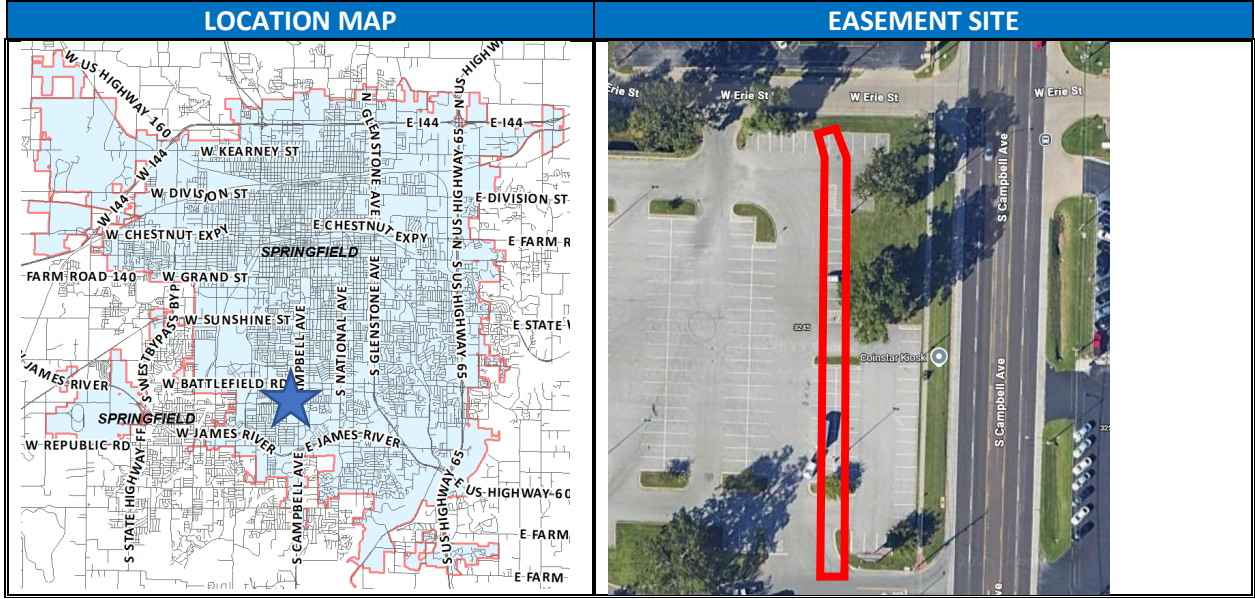
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 967
Location:	3245 South Campbell Avenue
Total Acres:	0.08 acres
Applicant:	WAL-MART Stores, Inc.
Existing Land Use:	Parking Lot
Planning and Zoning Commission:	December 18, 2025
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 967 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, WAL-MART Stores, Inc., is requesting to relinquish a sanitary sewer easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

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

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

DEPARTMENT COMMENTS:

1. ENVIRONMENTAL SERVICES – CLEAN WATER SERVICES:

No objection to vacation so long as it is just for the existing sewer easement. If overlaps the new 15' sewer easement and that portion cannot be vacated. The public improvements have been completed and accepted.

2. PUBLIC WORKS - SURVEY:

Approved.

3. PUBLIC WORKS – RIGHT OF WAY:

Approved.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

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

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

REQUIREMENTS FOR APPROVAL:

TABLE A

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

DEVELOPMENT REVIEW STAFF REPORT**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION: EXISTING 10 FOOT WIDE SANITARY SEWER EASEMENT (TO BE VACATED)

All that portion of an existing 10 foot wide sanitary sewer easement as dedicated per plat of South Oaks Center Subdivision in Book PP Page 79 in the Office of the Green County, Missouri Recorder of Deeds and as shown across Lot 2 of Murphy Oil per plat of record in Book AAA Page 334 in said Recorder's Office, being more fully described as follows:

Commencing at a found iron rod at the Southeast corner of said Lot 2; thence on the South line thereof N87°27'10"W 66.66 feet to the Point of Beginning; thence continuing on said South line N87°27'10"W 10.01 feet; thence leaving said South line N00°08'50"E 319.02 feet; thence N44°10'30"W 15.07 feet to a point on the North line of said Lot 2; thence on said North line S89°07'31"E 14.15 feet; thence leaving said North line S44°10'30"E 9.13 feet; thence S00°08'50"W 323.51 feet to the Point of Beginning; Containing 3,334 square feet, more or less.

A

B

C

D

E

W. ERIE STREET

EXISTING SANITARY MH (TO REMAIN) NORTHEAST CORNER OF LOT 2 OF MURPHY OIL PER BK. AAA PG. 334

NORTHWEST CORNER OF LOT 2 OF MURPHY OIL PER BK. AAA PG. 334

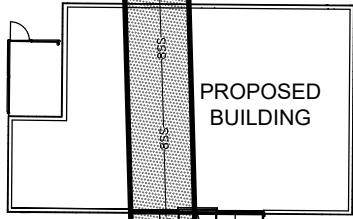
N84°23'59"E 146.90'(R)
S89°07'31"E 146.90'(M)

EXISTING SANITARY MH (TO REMAIN)

NEW SANITARY MANHOLE

NEW SANITARY MANHOLE

S75°51'19"E 10.31'



PROPOSED BUILDING

EXISTING 10' WIDE SANITARY SEWER EASEMENT PER BK. PP PG. 79 TO BE VACATED

10.00'

N00°08'50"E 294.46'

S00°08'50"W 286.47'

NEW SANITARY MANHOLE

N/F WALMART STORES, INC. LOT 2 MURPHY OIL BK. AAA PG. 334

N03°57'18"W 327.67'(R)
N02°31'12"E 327.67'(M)

EXISTING 8"Ø SANITARY SEWER LINE TO BE REROUTED

PROPOSED CANOPY & FUEL PUMPS

S02°10'32"W 331.96'(M)
S04°17'58"E 331.96'(R)

S. CAMPBELL AVE.

15' WIDE SANITARY SEWER EASEMENT RECORDED IN BK. 2024 PG. 034523

POINT OF BEGINNING

N61°21'45"E 2.85'

N00°08'50"E 13.65'

N87°27'10"W 15.01'

N87°27'10"W 148.84'(M)
S86°04'20"W 148.84'(R)

SOUTHWEST CORNER OF LOT 2 OF MURPHY OIL PER BK. AAA PG. 334

EXISTING 10' WIDE SANITARY SEWER EASEMENT PER BK. PP PG. 79 (TO REMAIN)

NEW SANITARY MANHOLE

NEW SANITARY MANHOLE

N87°27'10"W 64.16'

POINT OF COMMENCEMENT FOUND IRON ROD AT SOUTHEAST CORNER OF LOT 2 OF MURPHY OIL PER BK. AAA PG. 334

N/F WALMART STORES INC. LOT 1 MURPHY OIL BK. AAA PG. 334

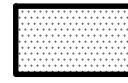
EXISTING 8"Ø SANITARY SEWER LINE (TO REMAIN)

10.00'

FOUND IRON ROD W/ALUMINUM CAP LS 2670

EXISTING SANITARY MH (TO REMAIN)

LEGEND



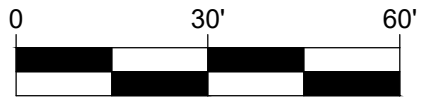
= EXISTING 10' WIDE SANITARY SEWER EASEMENT PER BK. PP PG. 79 TO BE VACATED



= SANITARY SEWER EASEMENT RECORDED OCT. 31, 2024 PER BK. 2024 PG. 034523

NOTES:

- 1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, Central Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- 2. (M) = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.
- 3. (R) = Record information as per plat of "Murphy Oil" in Book AAA Page 334 of the Greene County records.



SCALE: 1" = 30'

P:\Vault\7767 Springfield MO WM Fuel\7767 Survey\7767 Easement Exhibit - Sewer Vacation.dwg 12/18/2025 11:17 AM

bfaeng.com Telephone: (636) 239-4751

BFA
Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

DWN. BY	DATE	PROJ. NO.	SHEET
M.S.R.	12/18/25	7767	1 OF 1

A

B

C

D

E

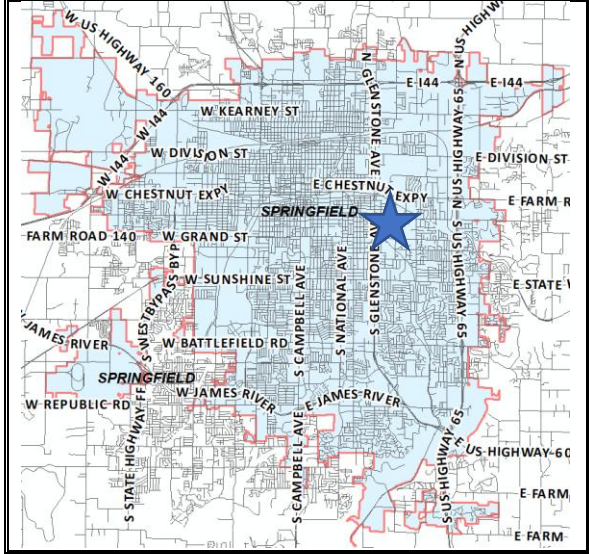

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 971
Location:	2126 East Cherry Street
Total Acres:	0.07 acres
Applicant:	Springfield Public Schools
Existing Land Use:	Elementary School
Planning and Zoning Commission:	January 15, 2026
City Council:	N/A
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 971 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

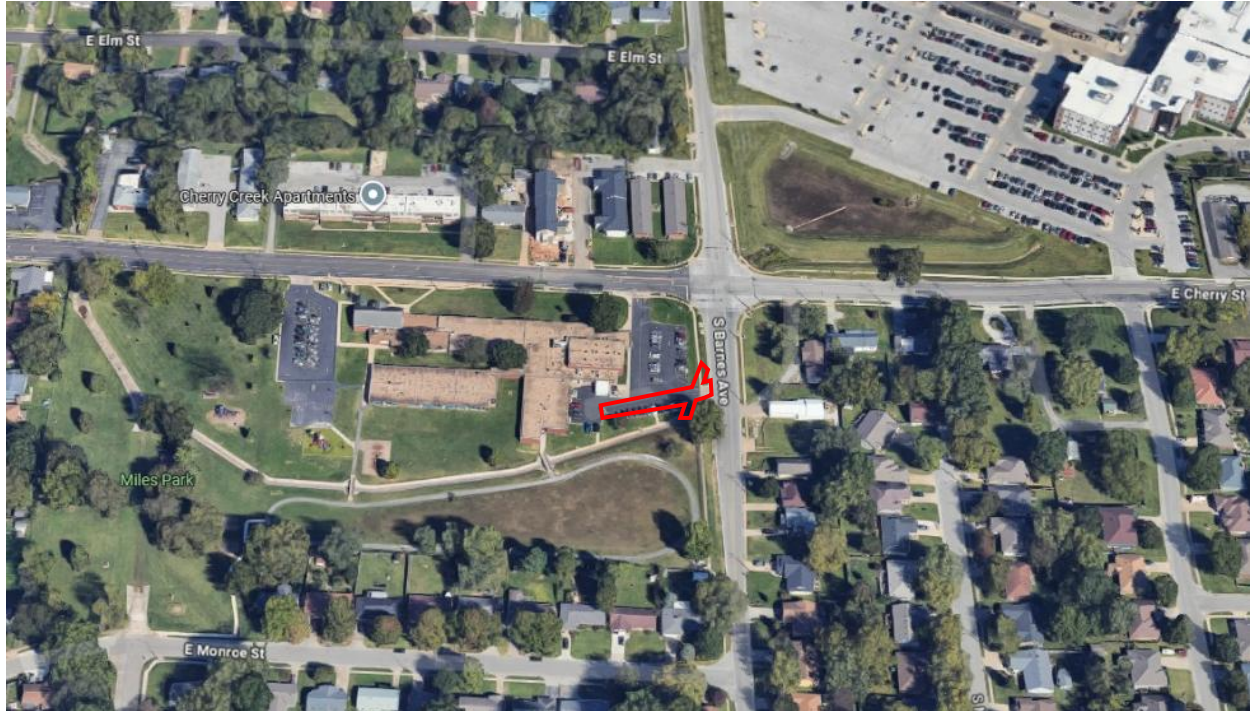
PROJECT SUMMARY:

The applicant, Springfield Public Schools, is requesting to relinquish a drainage easement and utility easement to facilitate the development of the property for a new school facility. No replacement easements are to be dedicated.

LOCATION MAP	EASEMENT SITE
	

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.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

1. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Easement was for older storm sewer.

2. AT&T:

Approved.

3. MEDIACOM:

Approved.

4. CITY UTILITIES:

No issues with proposed relinquishment. The easement does contain existing utility service infrastructure, however, it will likely be relocated or reconfigured with the property redevelopment. Given CU's current practices for services to a single customer, a replacement easement is not likely to be needed.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

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

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

REQUIREMENTS FOR APPROVAL:

TABLE A

	In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.	Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easements.
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 easements. 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 easements no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

A 15.00 FOOT WIDE PERPETUAL UTILITY EASEMENT, RECORDED IN THE GREENE COUNTY RECORDER'S OFFICE IN BOOK 2009 AT PAGE 010932-09, BEING PART OF THE GRANTOR'S TRACT OF LAND AS DESCRIBED IN THE RECORDER'S OFFICE IN BOOK 1071, PAGE 633, GREENE COUNTY, MISSOURI, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CUT "X" AT THE SOUTHEAST CORNER OF THE GRANTOR'S PROPERTY RECORDED IN BK 1071 AT PG 633; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF BARNES AVENUE, N01°27'52"E, 281.05 FEET FOR A POINT OF BEGINNING. THENCE LEAVING SAID RIGHT OF WAY LINE, S85°35'30"W, 147.45 FEET; THENCE N12°35'58"W, 15.15 FEET; THENCE N85°35'30"E, 151.15 FEET TO A POINT ON THE WEST RIGHT OF WAY OF BARNES AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE, S01°27'52"W, 15.08 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON GRID NORTH BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983 CENTRAL ZONE.

CONTAINING 2,239 SQUARE FEET AND 149.3 LINEAR FEET, MORE OR LESS, PERPETUAL EASEMENT.

AND

A PERPETUAL EASEMENT DESCRIBED AS BEING ALL THAT PART OF THE GRANTOR'S LAND THAT LIES WITHIN FIVE (5) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE END OF AN EXISTING EIGHTEEN (18) INCH DIAMETER REINFORCED CORRUGATED PIPE, SAID POINT BEING ELEVEN HUNDRED TWENTY AND SIX-TENTHS (1120.6) FEET NORTH AND TWENTY-TWO (22) FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY (20), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), IN GREENE COUNTY, MISSOURI; THENCE SOUTHWESTERLY A DISTANCE OF SIXTY-ONE (61) FEET TO A POINT BEING ONE THOUSAND SIXTY-SEVEN (1067) FEET NORTH AND AND FIFTY-SIX (56) FEET WEST OF SAID SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY (20), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), FOR A POINT OF TERMINUS, ALL BEING IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

Springfield Reorganized
School District No. 12
Book 1071, Page 633

Ex. Drainage Easement
Book 2112, Page 1292

Ex. Utility Easement
Book 2009, Page 10932-09
to be Vacated
Area: 2,239± sq. ft.

N12°35'58"W
15.15'

N85°35'30"E 151.15'

S85°35'30"W 147.45'

S01°27'52"W
15.08'

POINT OF
BEGINNING

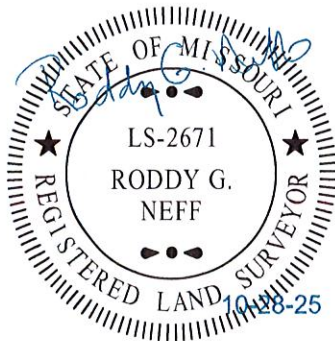
S. Barnes Ave.

West Right-of-Way line
S. Barnes Ave.

Drainage Easement as shown on
Springfield Public Works Cherry St.
and Barnes Ave. Street Improvement plans
(Sheet 3 File No. 9PW 4648).
(No deed found or provided)

N01°27'52"E 281.05'

POINT OF COMMENCING
Ex. cut "X" SE Corner
Book 1071, Page 633



N.T.S.

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

PROJECT NO: 025-03619

DRAWN BY: MRN

DATE: 10.22.2025

UTILITY EASEMENT
VACATION
SPRINGFIELD SCHOOL DISTRICT

olsson

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

Springfield Reorganized
School District No. 12
Book 1071, Page 633

Ex. Drainage Easement
Book 2112, Page 1292
to be Vacated
Area: 610± sq. ft.

Ex. Utility Easement
Book 2009, Page 10932-09

POINT OF BEGINNING

22.00'

5'

5'

POINT OF TERMINUS

61.00'

S. Barnes Ave.

56.00"

1120.60'

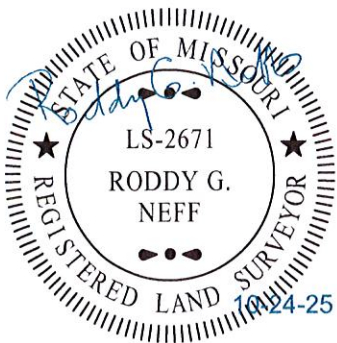
Drainage Easement as shown on
Springfield Public Works Cherry St.
and Barnes Ave. Street Improvement plans
(Sheet 3 File No. 9PW 4648).
(No deed found or provided)

1067.00'

West Right-of-Way line
S. Barnes Ave.

56.00"

SE Corner
NE1/4, SW1/4,
Sec. 20, T29N, R21W



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

N.T.S.

PROJECT NO: 025-03619	DRAINAGE EASEMENT VACATION SPRINGFIELD SCHOOL DISTRICT	olsson	Olsson, Inc. Survey MO Certificate of Authority #LC366 550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	EXHIBIT
DRAWN BY: MRN			B	
DATE: 10.22.2025				

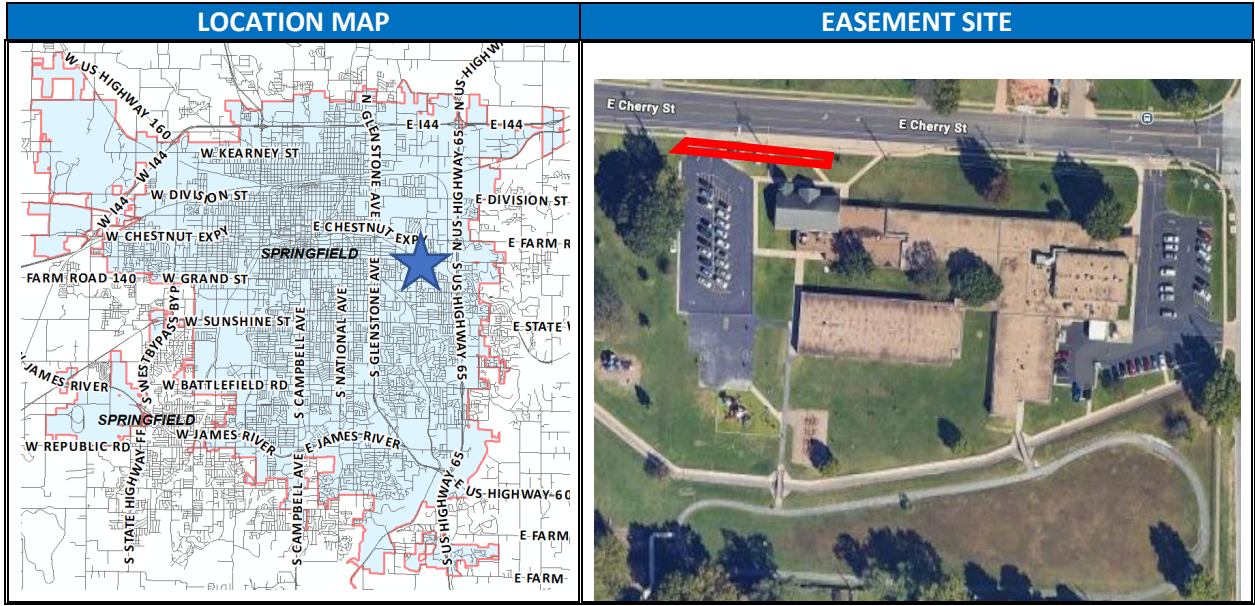
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 972
Location:	2126 East Cherry Street
Total Acres:	0.05 acres
Applicant:	Springfield Public Schools
Existing Land Use:	School
Planning and Zoning Commission:	January 15, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 972 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Tea Properties of Missouri II, LLC, 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.

2. PUBLIC WORKS – Traffic:

No issues with the easement relinquishment and proposed realignment of sidewalk.

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).

DEVELOPMENT REVIEW STAFF REPORT

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

REQUIREMENTS FOR APPROVAL:

TABLE A

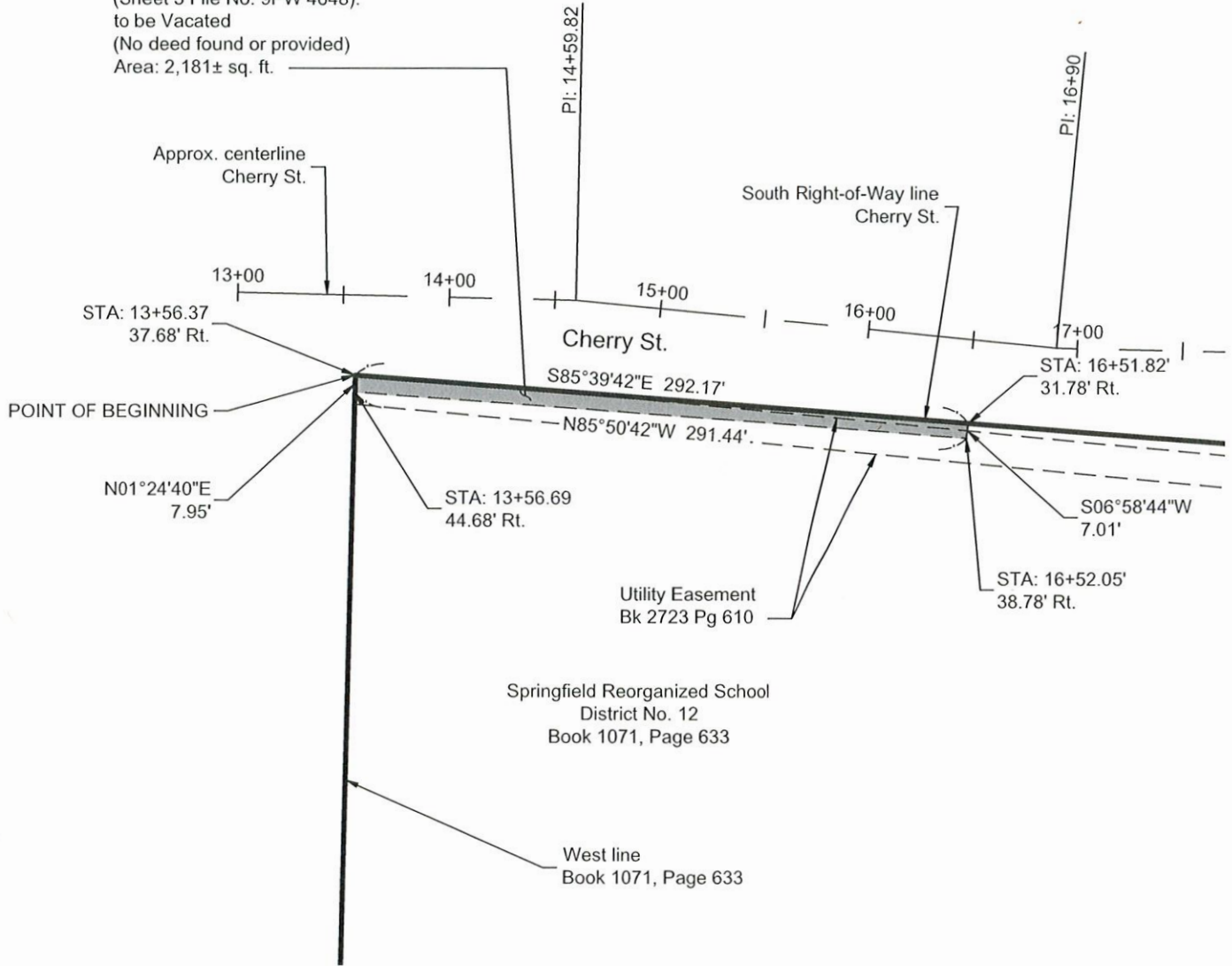
In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has 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 sidewalk easement to be vacated as shown on Springfield Public Works Cherry St. and Barnes Ave. Street Improvement plans (Sheet 3 File No. 9PW 4648), being a part of the Grantor's tract of land as described in the Recorder's office in Book 1071, Page 633, Greene County, Missouri, more particularly described as follows:

BEGINNING at a point being 1290.5 feet North and 635 feet West of the Southeast Corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 20, Township 29 North, Range 21 West, said point being at the intersection of the West line of a tract of land as recorded in the Greene County Recorder's Office in Book 1071 at Page 633 and the South Right-of-Way line of Cherry Street as Recorded in the Greene County Recorder's Office in Book 2720 at Page 258, said point also shown as Station 13+56.37 (37.68' Rt) on the City of Springfield Street Improvement Plans (9PW 4648 – Sheet 3); thence S85°39'42" E, along the South Right-of-Way line of Cherry St, as it now exists, a distance of 292.17 feet, to a point being Cherry St. centerline Sta. 16+51.82' (31.78' Rt); thence S06°58'44"W, leaving said South Right-of-Way line, a distance of 7.01 feet, to a point being Cherry St. centerline Sta. 16+52.05' (38.78' Rt); thence N85°50'42"W, a distance of 291.44 feet to a point on the West line of said Book 1071, Page 633, said point being Cherry St. centerline 13+56.69' (44.58' Rt); thence N01°24'40"E, along said West line, a distance of 7.95 feet to the POINT OF BEGINNING, containing 2,181 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

Sidewalk Easement as shown on
 Springfield Public Works Cherry St
 and Barnes Ave Street Improvement plans
 (Sheet 3 File No. 9PW 4648).
 to be Vacated
 (No deed found or provided)
 Area: 2,181± sq. ft.



N.T.S.

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



PROJECT NO: 025-03619

DRAWN BY: MRN

DATE: 10.22.2025

SIDEWALK EASEMENT
 VACATION
 SPRINGFIELD SCHOOL DISTRICT



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

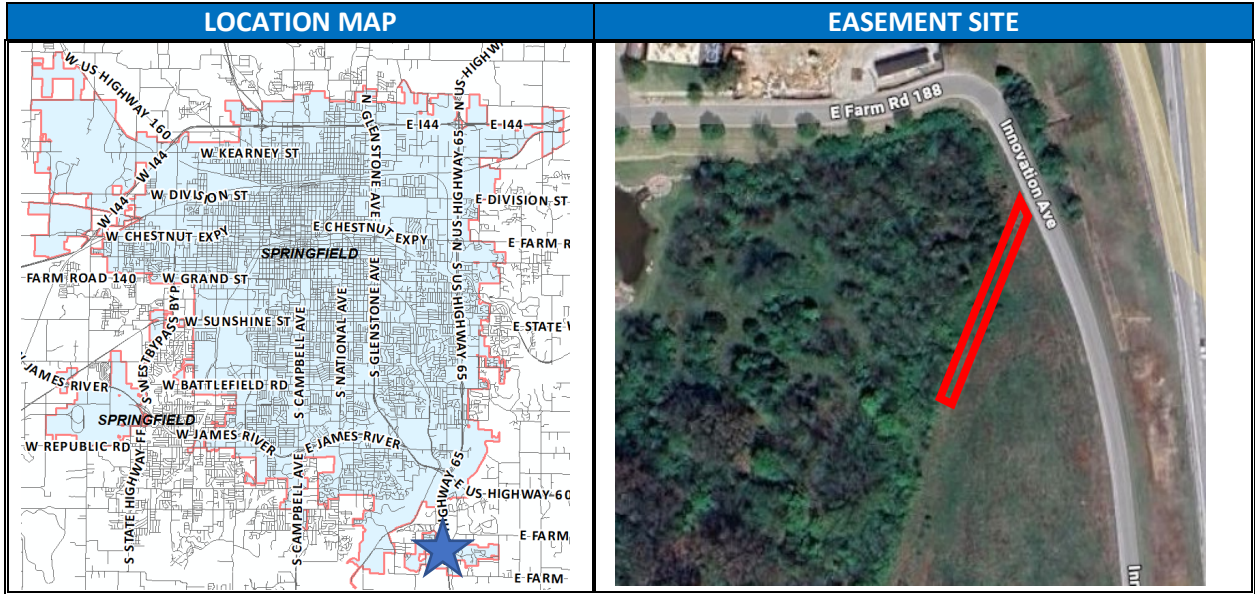
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 974
Location:	6375 South Innovation Avenue
Total Acres:	0.05 acres
Applicant:	Tea Properties of Missouri II, LLC
Existing Land Use:	Vacant
Planning and Zoning Commission:	January 15, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 974 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Tea Properties of Missouri II, LLC, is requesting to relinquish an electrical 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 CU facilities remain in the easement area.

2. PUBLIC WORKS – SURVEY:

Approved.

3. MEDIACOM:

Approved.

4. AT&T:

Comments not provided within allotted review cycle.

STAFF ANALYSIS AND RECOMMENDATION:

- 1. The applicant is requesting to relinquish an electrical 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.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

REQUIREMENTS FOR APPROVAL:

TABLE A

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

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

An electric line easement described in Book 1640, at Page 404 being a part of the tract of land recorded in the Greene County Recorder's Office in Book 2011, at Page 003727-11 described as follows:

Description taken from Book 1640, Page 404:

A 10 foot strip of ground 5 feet either side of the following described center line; Beginning at a point on the west right of way line of Old Highway 65, 600 feet north of the south line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 28, Township 28, Range 21; Thence southwesterly at an angle of 100° to the left a distance of 200 feet.



N.T.S.

Perpetual Slope Easement
Book 2013, Page 033459-13

West right-of-way line
Old Highway 65

POINT OF BEGINNING

Electric Line Easement
Book 1640, Page 404

Tea Properties of Missouri II, LLC
Book 2011, Page 003727-11

5'
10'
5'

200.00'(Deed)

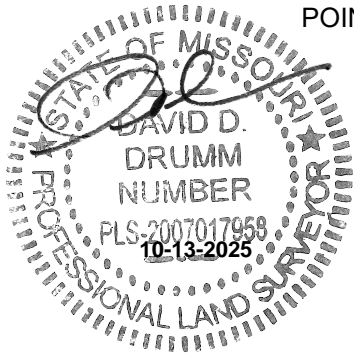
100'(Deed)

600'(Deed)

Innovation Avenue
(Variable Width R/W, Local)

POINT OF TERMINUS

South Line
SE1/4, NE1/4
Sec. 28, T28N, R-21W



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

Planning & Zoning Commission 6 of 6

PROJECT NO: 025-03217

DRAWN BY: MRN

DATE: 10.10.2025

ELECTRIC LINE EASEMENT VACATION
MERCY HEALTH SYSTEMS



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

DWG: F:\2025\03\001-03500\025-03217\40-Design\Survey\SRV\Sheets\IV_VAC_02503217.dwg
DATE: Oct 10, 2025 7:30am XREFS: V_XESMT_02503217 V_XENDY_02503217
USER: mmutter

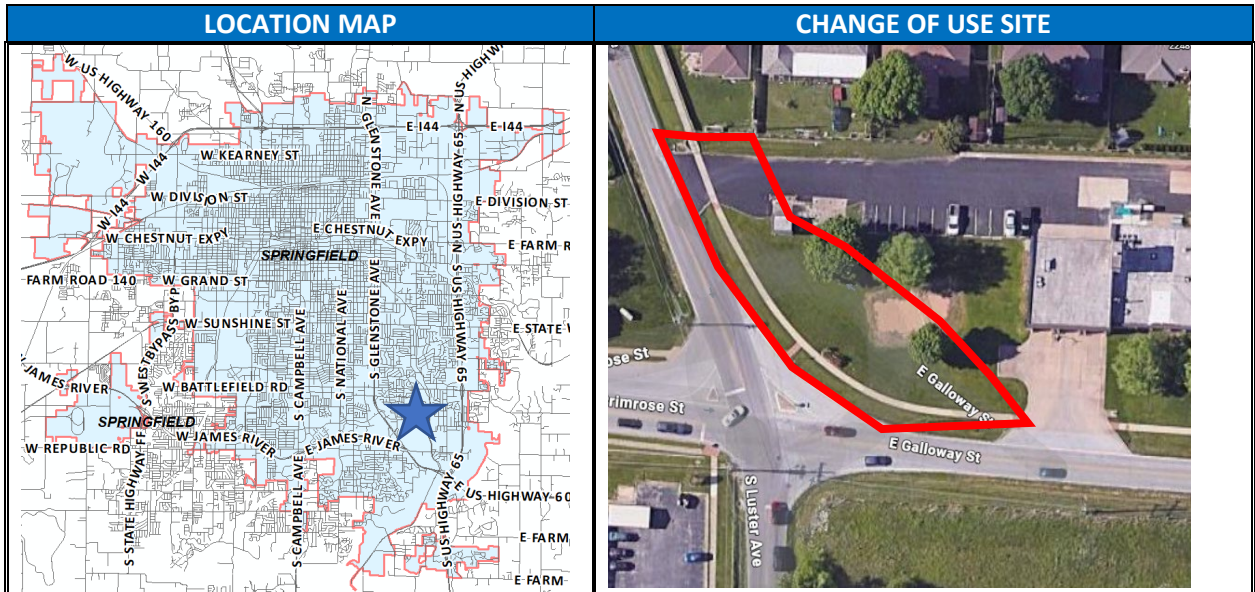
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Change of Use 539
Location:	2245 East Galloway Street
Total Acres:	0.27 acres
Applicant:	City of Springfield
Existing Land Use:	Fire Station #10
Proposed Land Use:	Right-of-Way and Drainage Easements for widening improvements along South Luster Avenue and East Galloway Street.
Planning and Zoning Commission:	January 15, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	Requires 5 voting members to approve or deny.

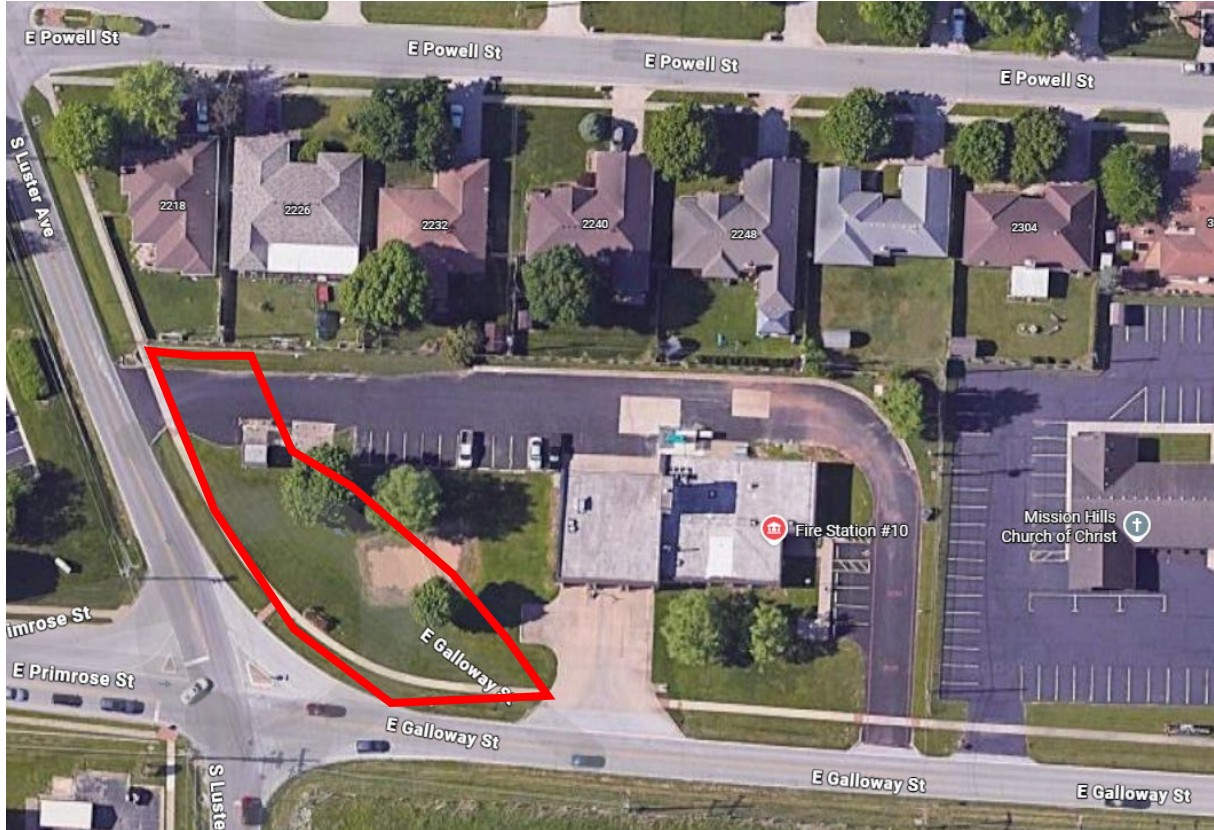
PROJECT SUMMARY:

The City of Springfield is proposing to utilize the specified area as public right-of-way and drainage easements for widening improvements on South Luster Avenue and East Galloway Street.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



View from Luster Ave
Planning & Zoning Commission 2 of 8

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

City purchased the property for Fire Station #10 on May 9th, 1974.

In 2025, the City constructed street and intersection improvements along S. Luster Ave. and East Galloway Street from Luster Avenue to Lone Pine Avenue. City needed this additional right-of-way and drainage easement to construct the proposed street widening project.

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 improvements come as part of the Galloway Street Widening Project. The improvements are already in place, and this change of use will serve as the formal adoption of said improvements.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:

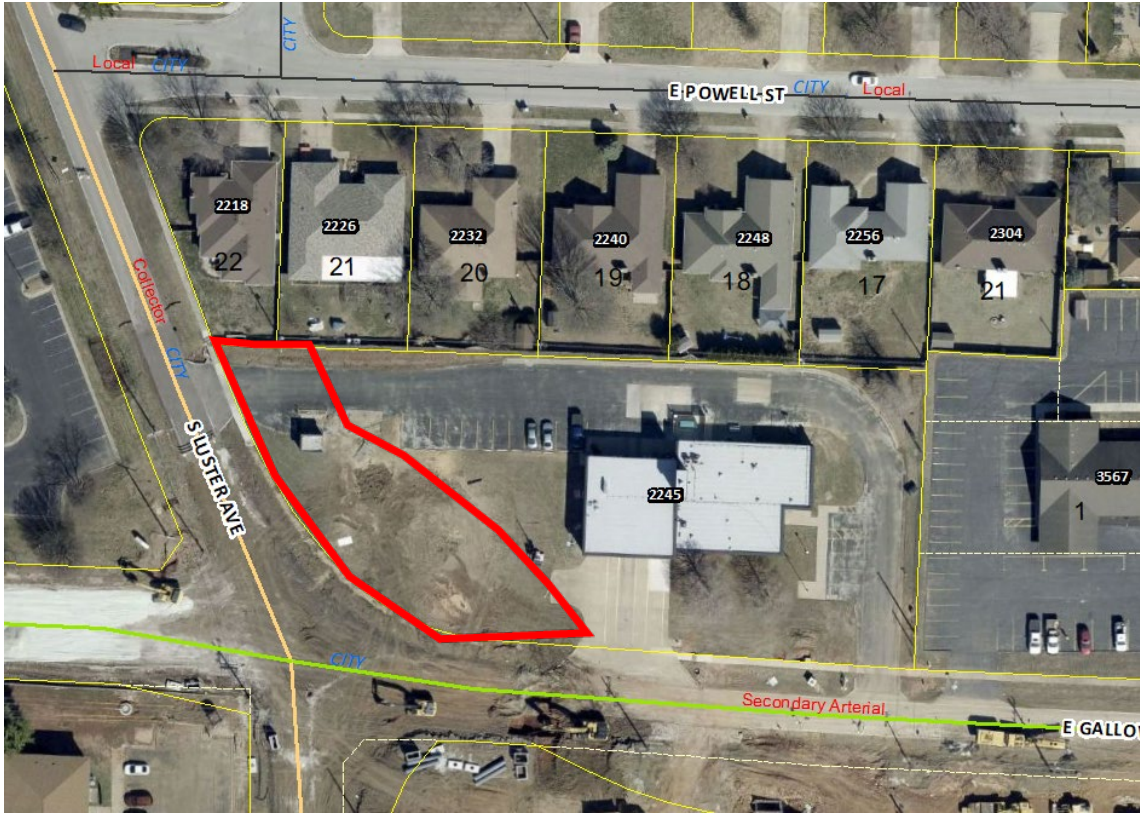


PLACETYPES	LAND USES																
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing	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	HM	R-SF	O-1
LAND USE	Single-family residences	Quarry	Church	Office park
PLACETYPES	Traditional Neighborhood	Mixed Use	Traditional Neighborhood	City Corridor

STAFF ANALYSIS AND RECOMMENDATION:

1. The City of Springfield is proposing to change the use of this site from part of a fire station to public right-of-way and drainage easement for a roundabout at the intersection of South Luster Avenue and East Galloway 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.

DEVELOPMENT REVIEW STAFF REPORT

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*)
4. The property is zoned R-SF, Single-Family Residential District. There is no use limitation on the presence of public right-of-way.
5. 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 and drainage easements.
2. Approval of this request will enable the construction of improvements at the roundabout.
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:

EXHIBIT "A"

PERPETUAL RIGHT-OF-WAY IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER LOT 1 OF MISSION HILLS THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, MISSOURI; THENCE NORTH 85 DEGREES 40 MINUTES 22 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF GALLOWAY STREET, A DISTANCE OF 179.44 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 85 DEGREES 40 MINUTES 22 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 57.20 FEET; HENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 61 DEGREES 16 MINUTES 07 SECONDS, WITH A RADIUS OF 147.54 FEET AND A 150.36 FEET LONG CHORD WHICH BEARS NORTH 55 DEGREES 02 MINUTES 15 SECONDS, WITH AN ARC DISTANCE OF 157.77 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LUSTER AVENUE; THENCE NORTH 24 DEGREES 24 MINUTES 08 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.95 FEET TO THE SOUTHWEST CORNER OF LOT 22 IN MISSION HILLS FOURTH ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, MISSOURI; THENCE SOUTH 54 DEGREES 13 MINUTES 49 SECONDS EAST, A DISTANCE OF 95.14 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 70 DEGREES 50 MINUTES 19 SECONDS, WITH A RADIUS OF 87.00 FEET AND A 100.84 FEET LONG CHORD WHICH BEARS SOUTH 48 DEGREES 00 MINUTES 37 SECONDS EAST, AN ARC DISTANCE OF 107.56 FEET; THENCE SOUTHEASTERLY, ALONG A REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40 DEGREES 37 MINUTES 24 SECONDS WITH A RADIUS OF 43.50 FEET AND A 30.20 FEET LONG CHORD WHICH BEARS SOUTH 32 DEGREES 54 MINUTES 21 SECONDS EAST, AND AN ARC DISTANCE OF 30.84 FEET; THENCE SOUTH 53 DEGREES 13 MINUTES 10 SECONDS EAST, A DISTANCE OF 9.33 FEET; THENCE SOUTH 58 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 22.14 FEET; THENCE SOUTH 62 DEGREES 54 MINUTES 59 SECONDS EAST, A DISTANCE OF 28.64 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE.

CONTAINING 0.27 ACRES OF PERPETUAL RIGHT-OF-WAY.

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

DATE: January 6, 2026

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Z-28-2025 COD 280

The applicant has requested this case be withdrawn.

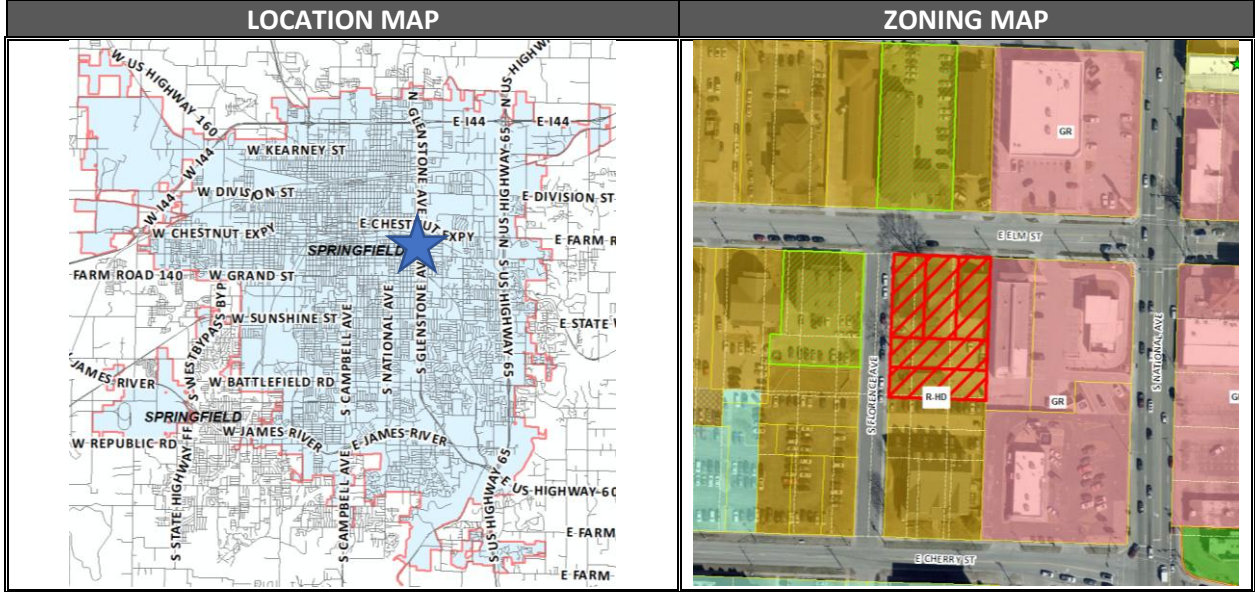
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

Case Number:	Z-2-2026 with Conditional Overlay District No. 283
Location:	1138, 1142 & 1148 East Elm Street and 512 & 516 South Florence Avenue
Total Acres:	0.56 acres
Applicant:	One Hundred Two Glenstone Inc, Terry Tacke, 1130 E Elm LLC, 1142 E Elm LLC
Existing Land Use:	Multi-family apartment, single-family residences
Neighborhood Meeting:	December 22, 2025
Planning and Zoning Commission:	January 15, 2026
City Council:	February 9, 2026
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-2-2026 with Conditional Overlay District No. 283 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

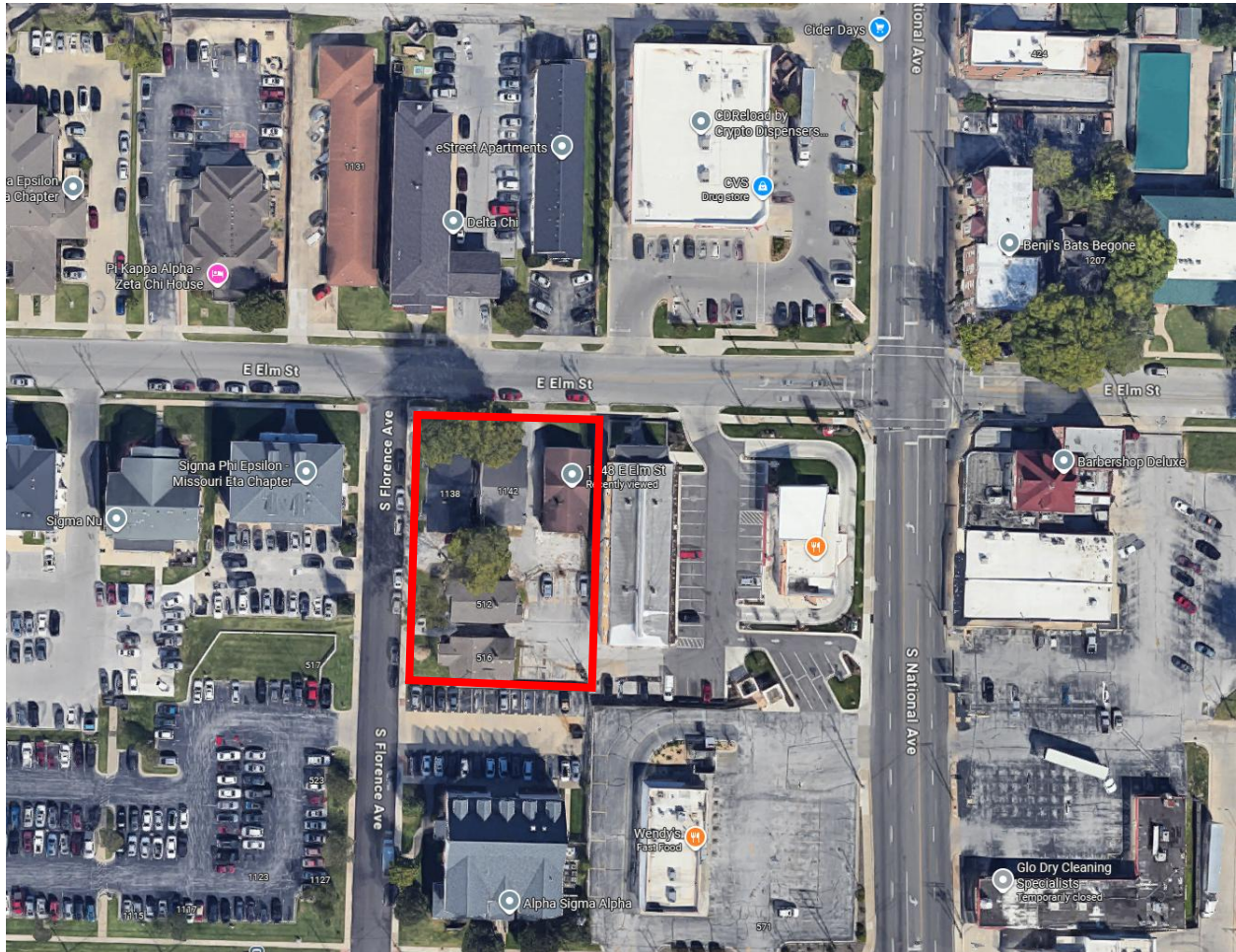
PROJECT SUMMARY:

Request to rezone approximately 0.56 acres generally located at 1138, 1142 and 1148 East Elm Street and 512 and 516 South Florence Avenue from R-HD, High-Density Multi-family Residential District and UN, University combining district to GR, General Retail with Conditional Overlay District 283 and University Combining District.

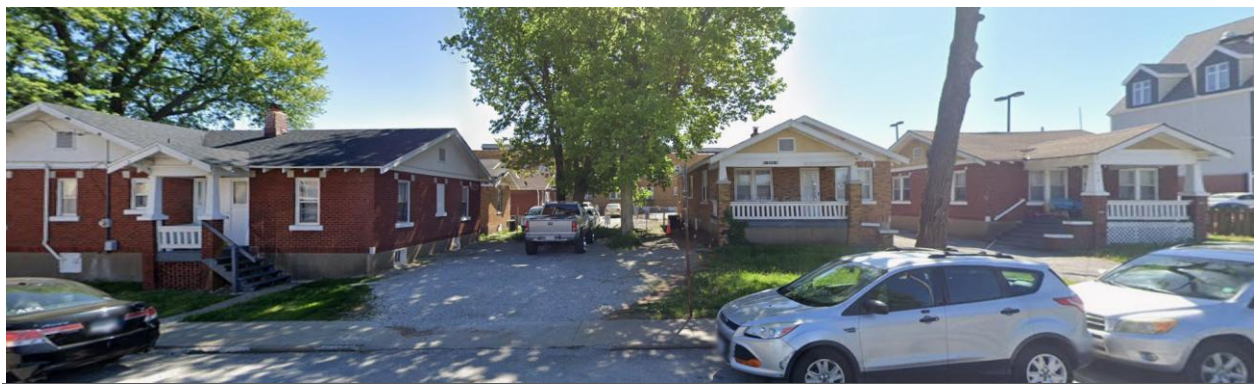


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



PROPERTY HISTORY:

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

DEVELOPMENT REVIEW STAFF REPORT

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 GR DISTRICT
Use Limitations	<p>(a) All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses as provided in subsection 36-421(2), permitted uses, as follows:</p> <ul style="list-style-type: none"> 1. If any portion of the premises abuts any residential zoning district, the outdoor activities may be permitted, provided they meet the provisions of, and a conditional use permit is issued pursuant to Section 36-363, conditional use permits, of this article. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. 2. If the premises abuts only nonresidential zoning districts, the outdoor activities may be permitted. A conditional use permit will not be required. A

DEVELOPMENT REVIEW STAFF REPORT

	<p>building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services.</p> <p>(b) No outdoor storage except as provided in subsection 36-421(2), permitted uses, and subsection 36-421(3), conditional uses.</p> <p>(c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.</p> <p>(d) No use shall emit an odor that creates a nuisance as determined by Springfield City Code.</p> <p>(e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).</p> <p>(f) Streets through an adjacent residential area 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.</p>
Minimum Lot Size	Not applicable to the GR, General Retail District
Maximum Height	Not applicable to the GR, General Retail District
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.
Minimum Yard Requirements	<p>Front yards – 25 feet when fronting on a street classified as collector or higher, or as required by Section 36-453, Supplemental open space, and yard regulations. 15 feet when fronting a street classified as local, or as required by Section 36-453. The front yard setback may be reduced below the minimum required above if a Conditional Use Permit is approved in accordance with Section 36-363, Conditional use permits, or if a preliminary plat is approved in accordance with the City’s subdivision regulations.</p> <p>Side yards – None, except as required by Section 36-453 and the bufferyard requirements contained in Section 36-482, Landscaping and bufferyards.</p> <p>Rear yards – None, except as required by the bufferyard requirements contained in Section 36-482.</p>
Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.

DEVELOPMENT REVIEW STAFF REPORT

Design Requirements	<p>(a) A site plan, meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved.</p> <p>(b) A landscape plan, meeting the requirements of Sections 36-482 and 36-483, Off-street parking and loading design standards, shall be submitted, and approved.</p> <p>(c) Off-street parking and vehicular use areas shall be screened from all residential uses, in accordance with Section 36-480, Screening and fencing.</p> <p>(d) Refuse storage areas shall be screened from view in accordance with Section 36-480.</p> <p>(e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480.</p> <p>(f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards.</p> <p>(g) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.</p>
Buffering and Landscaping	<p>Future development must comply with the interior and perimeter landscaping requirements, as applicable to a future site plan, per subsections 36-482 (9) (a) and (b), unless the property owner opts to utilize the point system described in subsection 36-482 (10) instead. .</p>

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

This placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are supported by small commercial sales and service business, and a mix of community-orientated amenities. Student housing is also a common component. In the case of universities or colleges, along with mixed housing types located along the fringes and transitional areas, providing housing near major employers is important. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype. Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher density housing developments

DEVELOPMENT REVIEW STAFF REPORT

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

Primary Land Uses:

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

Supporting Land Uses:

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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.
- The pedestrian environment is enhanced with expanded sidewalks and pedestrian infrastructure, such as benches, pedestrian-scaled lighting, and street trees.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.

DEVELOPMENT REVIEW STAFF REPORT

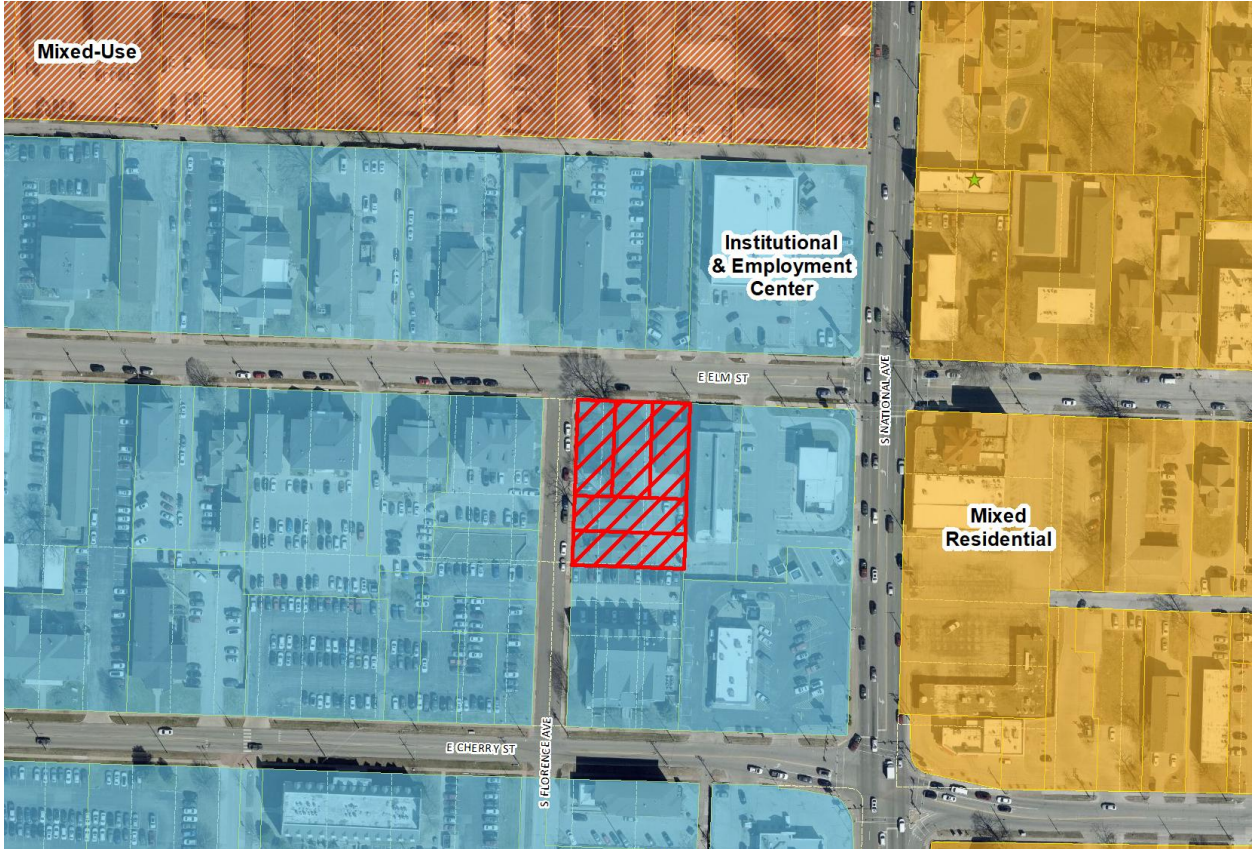
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- Character is enhanced by gateway features, landscaping, and branding elements, particularly within university, health care campuses, and innovation districts, to identify entry into campus areas.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Lighting, signage, landscaping, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting with a high degree of transparency using clear glass windows and doors to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.

TRANSITIONS:

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

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

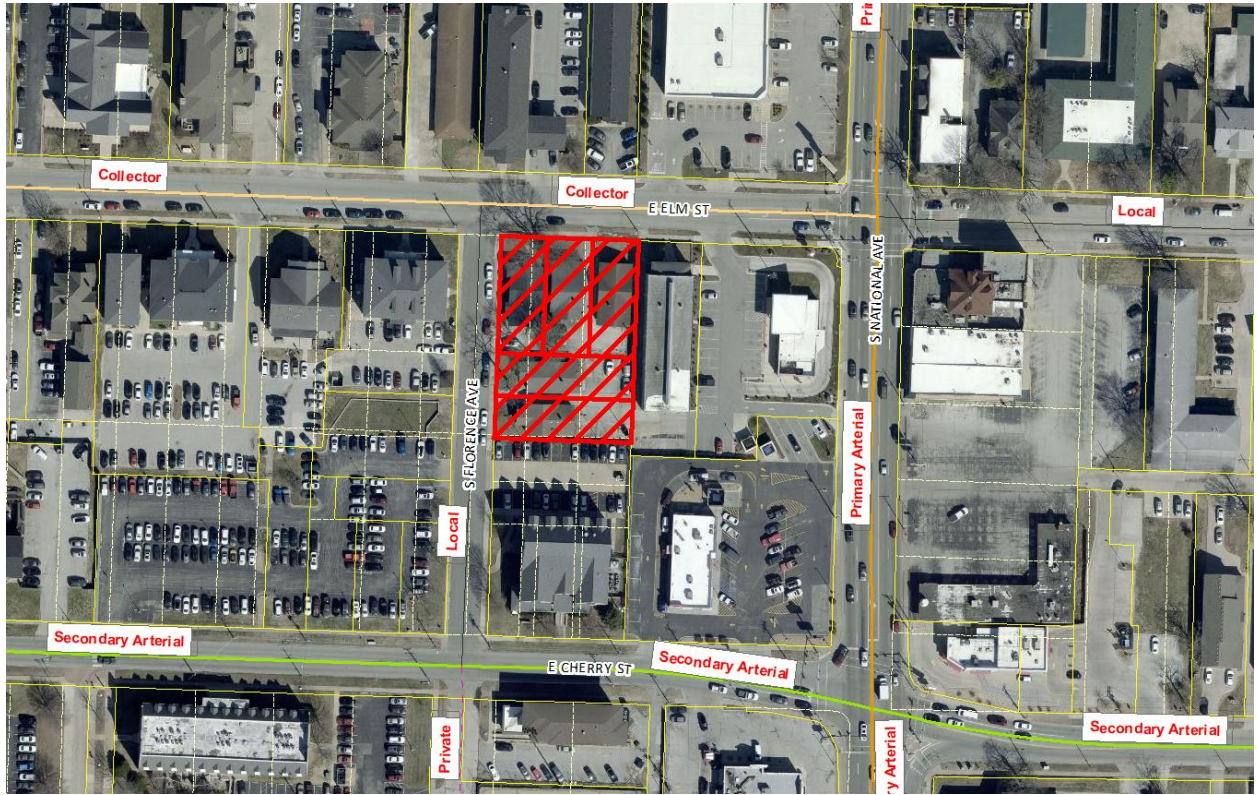
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

○ 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-HD/UN	R-HD/UN	GR	R-HD/UN
LAND USE	Multi-family residences	Multi-family residences	Multi-family residences	Multi-family residences
PLACETYPES	Institutional & Employment Center	Institutional & Employment Center	Institutional & Employment Center	Institutional & Employment Center

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

DEVELOPMENT REVIEW STAFF REPORT

No issues with rezoning regarding public sewer. Replating the properties may have additional requirements.

FIRE DEPARTMENT:

No Comments at this time.

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
Street 1	E Elm Street	Collector	City	30	25	NA	Yes	Yes	Yes
Street 2	S Florence Avenue	Local	City	25	20	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 the property. There are bus stops on Elm 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
1138 E Elm St	Jordan Creek South Branch	No, Existing Impervious	No	No	No	No

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

DETENTION AND DISCHARGE REQUIREMENTS

1. Site is primarily existing impervious area. Reduction of impervious area does not trigger detention for flood control.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.56 acres generally located at 1138, 1142 and 1148 East Elm Street and 512 and 516 South Florence Avenue from R-HD, High-Density Multi-family Residential District and UN, University Combining District to GR, General Retail with Conditional Overlay District 283 and University Combining District.
2. The applicant intends to rezone the subject property to facilitate the future redevelopment of the properties which includes the renovation of the adjacent apartments to the east. The applicant plans to renovate the adjacent multi-family apartments, at 1152 East Elm Street, to increase units. A portion of the subject property will be redeveloped for required off-street parking. The remainder of the property will remain single-family rentals, however, this portion of property is being planned for a future redevelopment of multi-family apartments.
3. The GR, General Retail district will allow for a uniform zoning district across the entire property that the applicant owns in this area which will allow the redevelopment without bufferyard conflicts and other development issues. The COD has restricted all other uses except residential uses.
4. The redevelopment of the subject property for stand-alone multi-family will require a future conditional use permit be approved for dwelling units located on the first-floor frontage. The applicant is aware of this requirement and intends to pursue a CUP before the subject property is redeveloped.
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 changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
7. The range of uses in the proposed GR district and COD is 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 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.
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.

DEVELOPMENT REVIEW STAFF REPORT

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 December 22, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
14. 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 Institutional & Employment Center 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. 283

The requirements of Section 36-421 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) Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within 18 months of being destroyed.
2. The following conditional uses may be permitted provided it meets the provisions of, and a conditional use permit is issued:
 - a) Residential uses on the first-floor frontage of a building.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-HD to GR
(existing zoning) *(proposed zoning)*
2. Meeting Date & Time: December 22, 2025; 4-6:30 pm
3. Meeting Location: Fire Station #1 Community Room 720 E Grand, Springfield, MO 65807
4. Number of invitations that were sent: 99
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 and asked general questions about the rezone. The neighbors did not communicate any issues with rezoning the property from R-HD to GR.

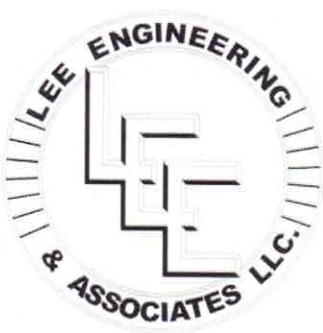
8. List or attach the written comments and how you plan to address any issues:

The only written comment stated, "No issues".

I, Martha Middleton *(print name)*, attest that the neighborhood meeting was held on 12/22/2025 *(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



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • drichards@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

Monday, December 22, 2025

Re: Rezone, 1138, 1142, 1148 E Elm St & 512, 516 S Florence Ave, Springfield, MO

NAME	ADDRESS	PHONE
<i>Arthur Marx</i>	<i>1150 E Walnut</i>	

COMMENTS:

No issues

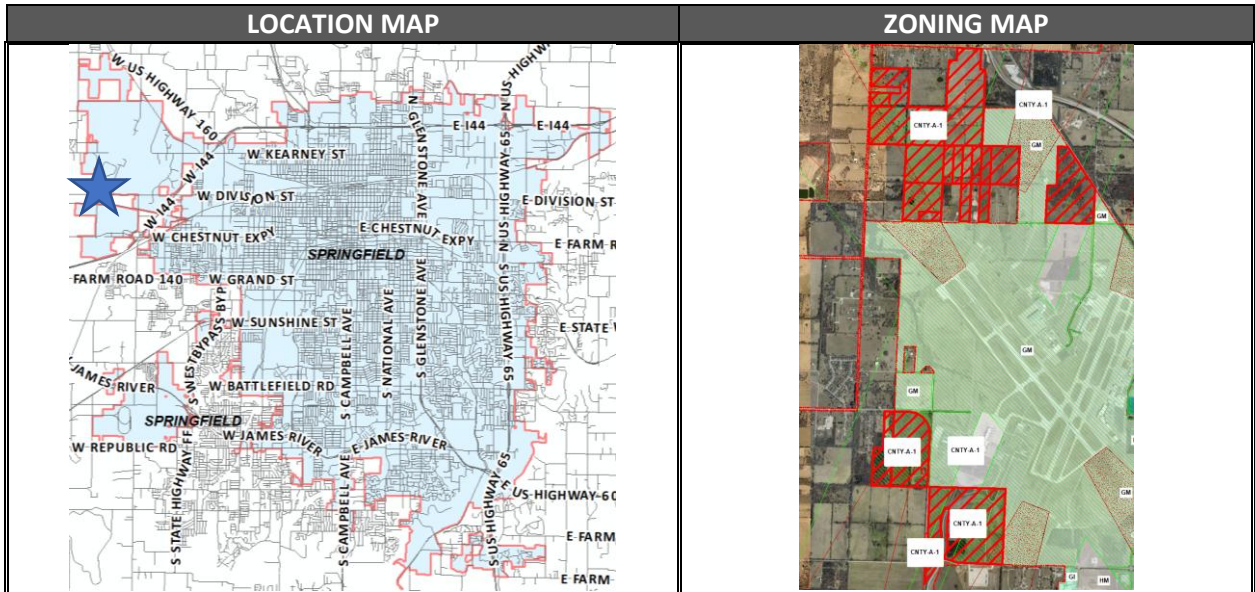
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

Case Number:	Z-3-2026
Location:	2300 North Airport Boulevard, 5703, 5995 West Farm Road 104, 3521 North Farm Road 115, 4043 N. Willard Road, 3900 block North Farm Road 103, east-side, 5720 West State Highway EE and 5700 West State Highway EE, south-side
Total Acres:	726 acres
Applicant:	City of Springfield, Airport Board
Existing Land Use:	Agriculture uses, Airport buffer
Neighborhood Meeting:	December 17, 2025
Planning and Zoning Commission:	January 15, 2026
City Council:	February 9, 2026
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-3-2026 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

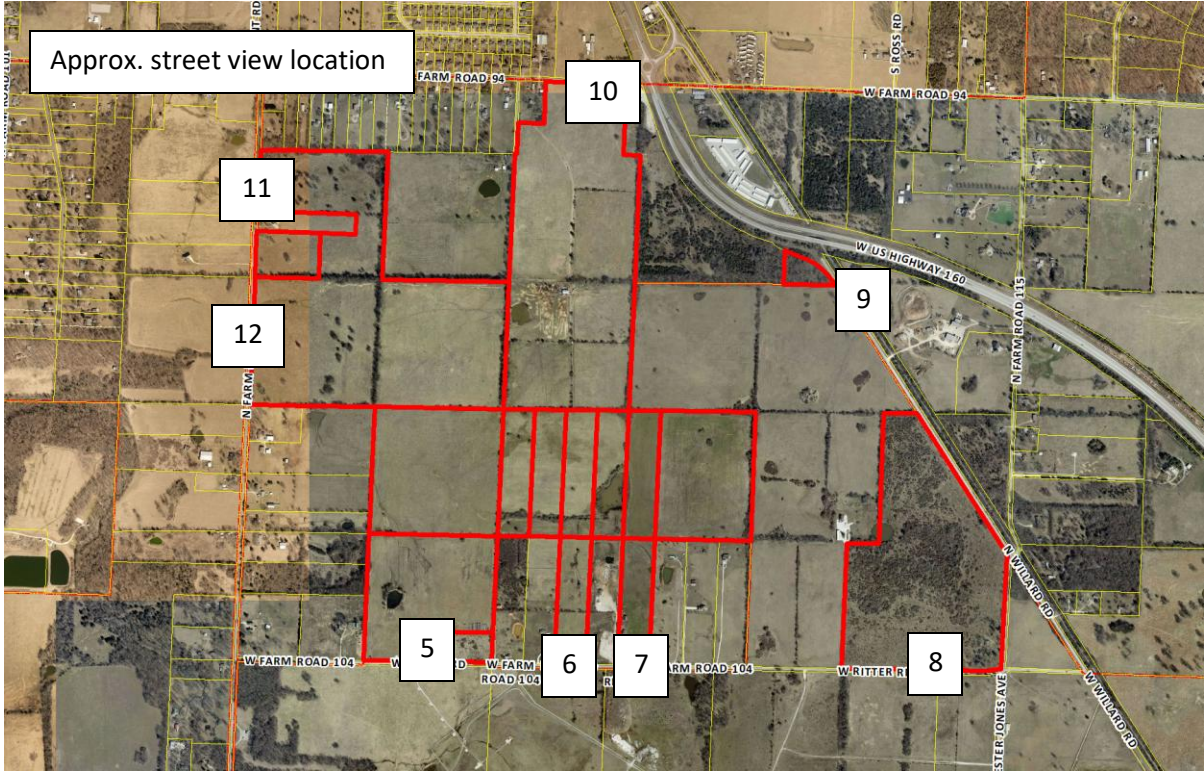
PROJECT SUMMARY:

Request to rezone approximately 726 acres generally located at 2300 North Airport Boulevard, 5703, 5995 West Farm Road 104, 3521 North Farm Road 115, 4043 N. Willard Road, 3900 block North Farm Road 103, east-side, 5720 West State Highway EE and 5700 bock West State Highway EE, south-side from County Agriculture District to HM, Heavy Manufacturing District.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



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GOOGLE STREETVIEW:



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DEVELOPMENT REVIEW STAFF REPORT

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PROPERTY HISTORY:

The subject properties retained their County zoning when annexed into the city. The subject properties were annexed at different times in July 1997, October 2008 and September 2012.

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 HM DISTRICT
Use Limitations	<ul style="list-style-type: none"> (a) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space. (b) No junk, scrap, salvage, or automobile wrecking yard shall be located within 500 feet of any residential district. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

DEVELOPMENT REVIEW STAFF REPORT

	<p>(d) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.</p> <p>(e) 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 HM District
Maximum Height	Not applicable to the HM District
Bulk Plane	None.
Minimum Yard Requirements	<p>1. <i>Front yard:</i> Offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities and recording, television and radio studios:</p> <p>a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space, and yard regulations.</p> <p>b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations.</p> <p>2. <i>Side yards:</i> Ten (10) feet, except as required by section 36-453, supplemental open space, and yard regulations, and the bufferyard requirements in subsection (8).</p> <p>3. <i>Rear yards:</i> Ten (10) feet, except as required by the bufferyard requirements in subsection (8)).</p>
Minimum Open Space	<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 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>
Design Requirements	<p>(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved.</p> <p>(b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved.</p>

DEVELOPMENT REVIEW STAFF REPORT

	<ul style="list-style-type: none"> (c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing. (d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing. (f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-484, lighting standards. (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.
Buffering and Landscaping	Whenever any development in an HM 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 as the Industry and Logistics placetype.

The This placetype consists of heavy and moderately intense manufacturing, distribution uses, and a range of operations that rely on proximity to the City's airport, interstate, and rail facilities. Businesses and operations that supplement and provide logistical support for larger operations are also accommodated, such as those with significant outdoor storage and parking and circulation lots for trucking and freight. This placetype is critical to Springfield's economy and employment base and is enhanced as such with improved access management, clear wayfinding, and gateway features. Planning for this placetype involves a highly collaborative effort to preserve and help procure sufficient real estate for industrial parks, airport, rail operations, and expansion needs.

PRIMARY USES

1. Personal and outdoor storage
2. Light industry
3. Warehousing and distribution facilities
4. Heavy industry and manufacturing

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5. Airport, railroad, and freight facilities

SUPPORTING USES

1. Parks, greenways and open space
2. Urban agriculture
3. Office, hospitality, retail sales and service
4. Maker spaces, artisan, and innovation spaces
5. Universities, Colleges & Vocational Schools
6. Government, healthcare and institutional facilities

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

1. Direct new industrial and logistic dependent development to areas planned for more intense uses located near existing rail lines, major roadways, and Enterprise Zones.
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. Freight traffic is diverted away from quieter residential or commercial streets to designated truck routes that are designed for anticipated capacity and have clear access to major routes and roadways.
4. 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 integrated into development plans.

URBAN DESIGN – BUILDING AND SITE TYPOLOGY

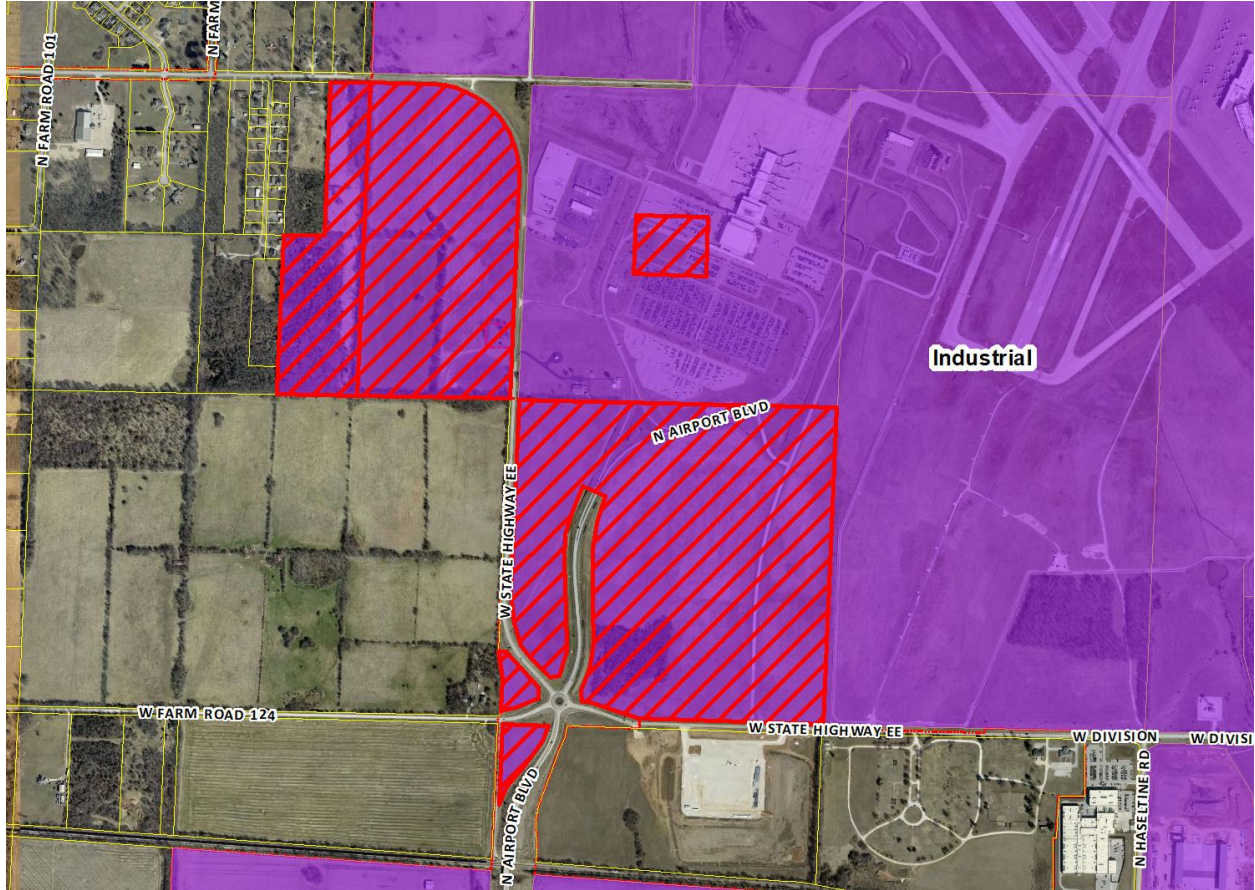
1. Industrial buildings exhibit quality façade designs and site layouts that enhance the character of the area and promote quality development and a sense of place.
2. Site design should discourage the placement or storage of materials and mechanical equipment along major roadways leading to the airport or along major routes into the city or should be completely screened, along with trash receptacles, and recycling bins.
3. Lighting, landscaping, signage, mail, and delivery accommodations are proactively incorporated into the site design.
4. Industrial parks contain integrated paths and outdoor recreation areas that are used as amenities by employees.
5. Entrances into industrial parks are clearly marked with monument signage and landscaping.
6. Public art, gateway signage, and landscaping are incorporated into the streetscape leading to and from the airport and interstate interchanges to
7. create a lasting, positive image of the community.

TRANSITIONS

1. Industrial uses are well screened and buffered when located near lower.
2. intensity commercial or residential areas to reduce potential negative visual and noise impacts.
3. Less intense support sales, service, and supply of goods related to heavier manufacturing operations, airport, and other logistical operations are integrated along secondary roadways and around the periphery.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP, SOUTH AREA:



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	Airport, Railroad & Freight Facilities
Residential Neighborhood	●	○	◇	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Downtown	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

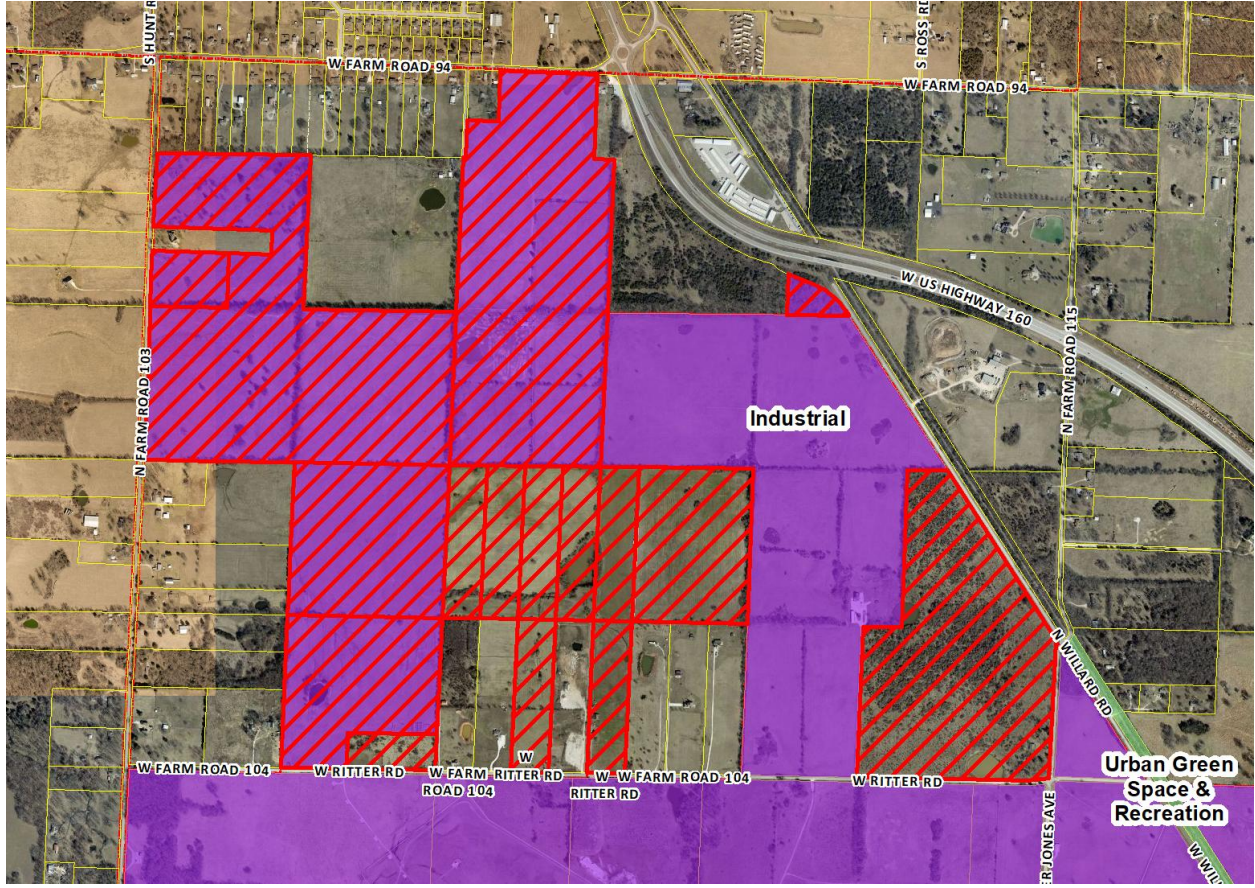
● **Primary Land Use:** More prominent and play a pivotal role in characterizing that placetype

○ **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

FUTURE PLACETYPE MAP, NORTH AREA:



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, Health Care & 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	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

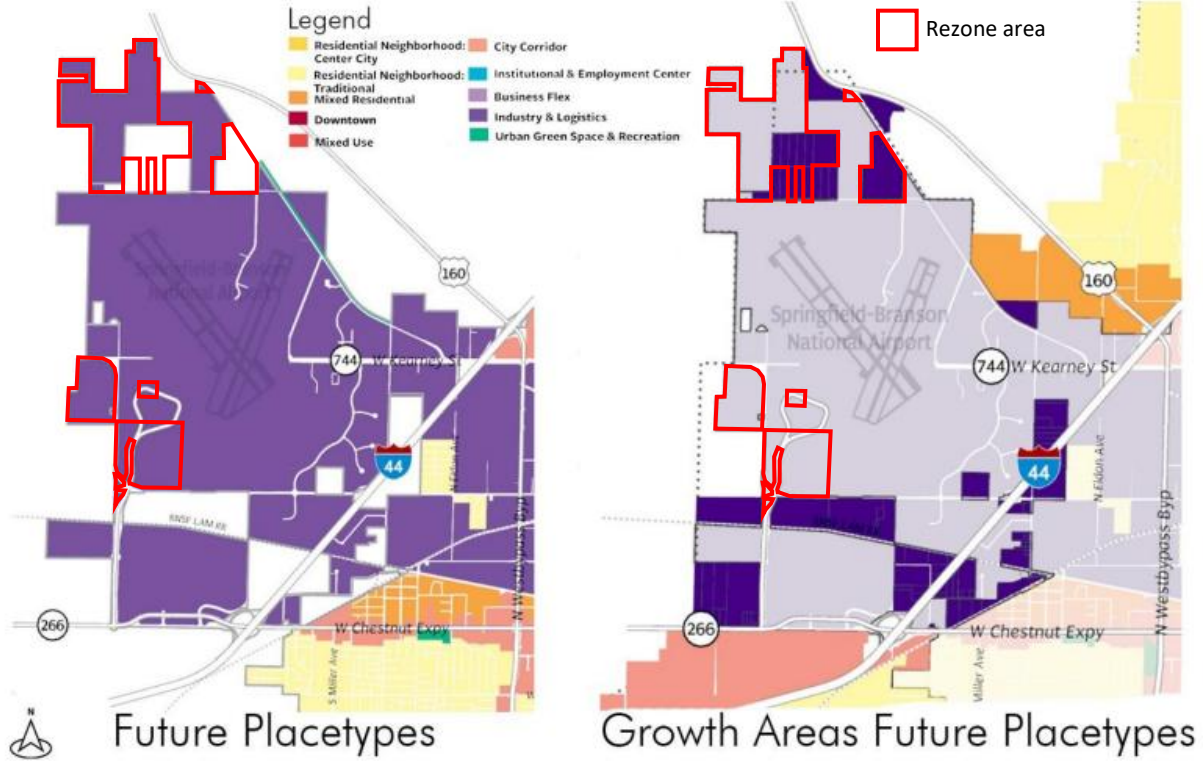
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

○ 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

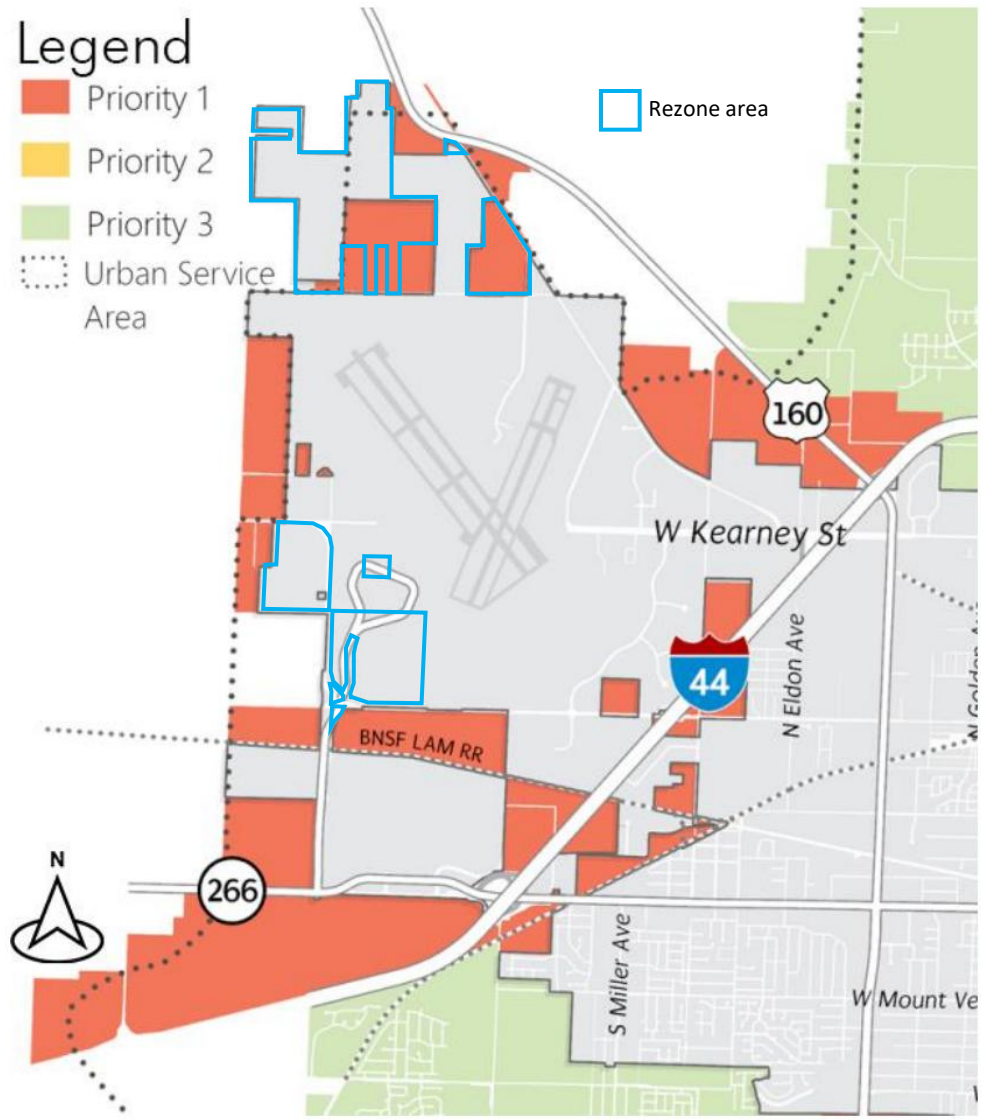
EXCERPT FROM AIRPORT MASTER PLAN, PAGE 8-12, REZONE AREA OVERLAYED



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EXCERPT FROM AIRPORT MASTER PLAN, PAGE 8-11, REZONE AREA OVERLAYED

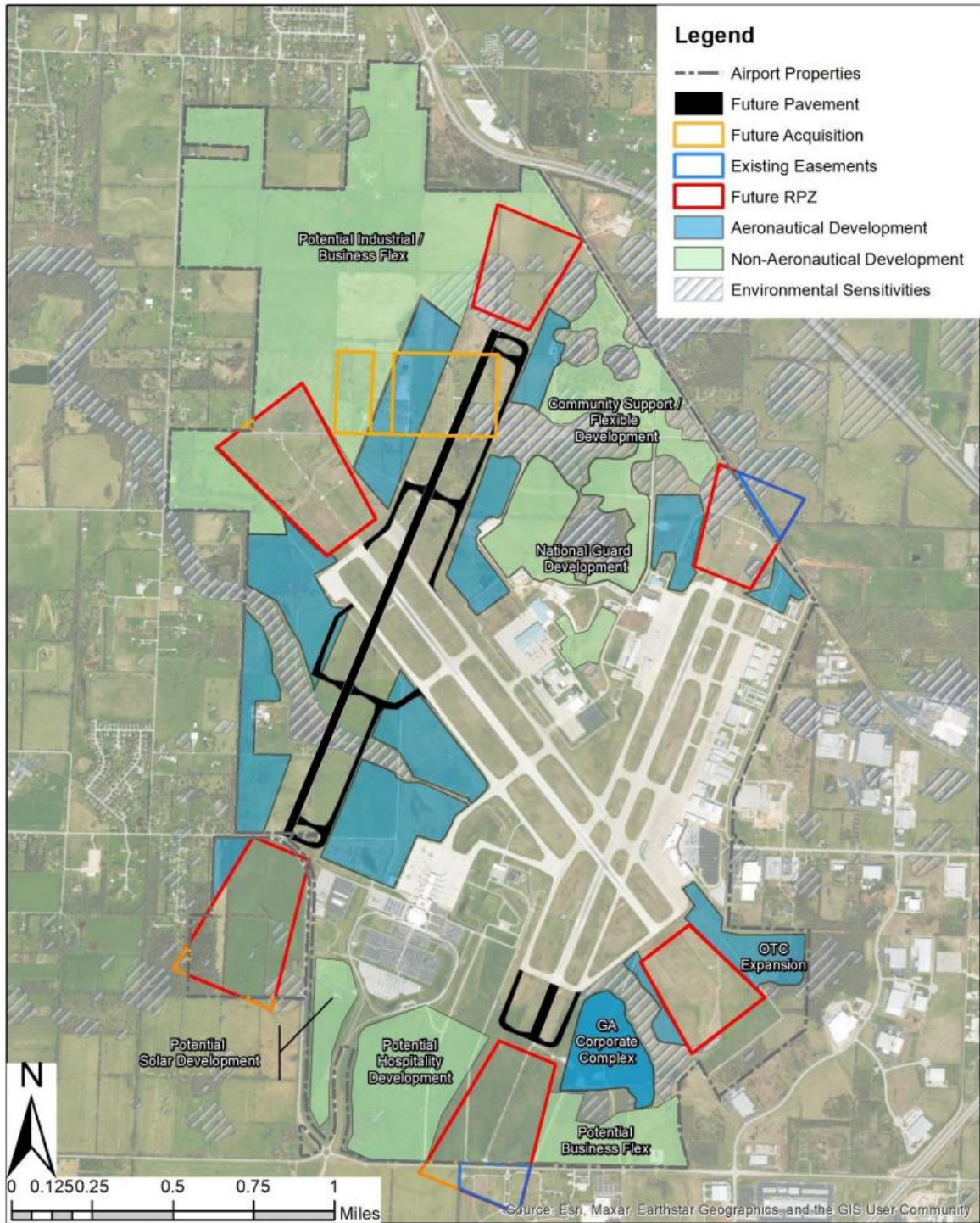
Exhibit 8.2-5: Forward SGF Annexation Plan



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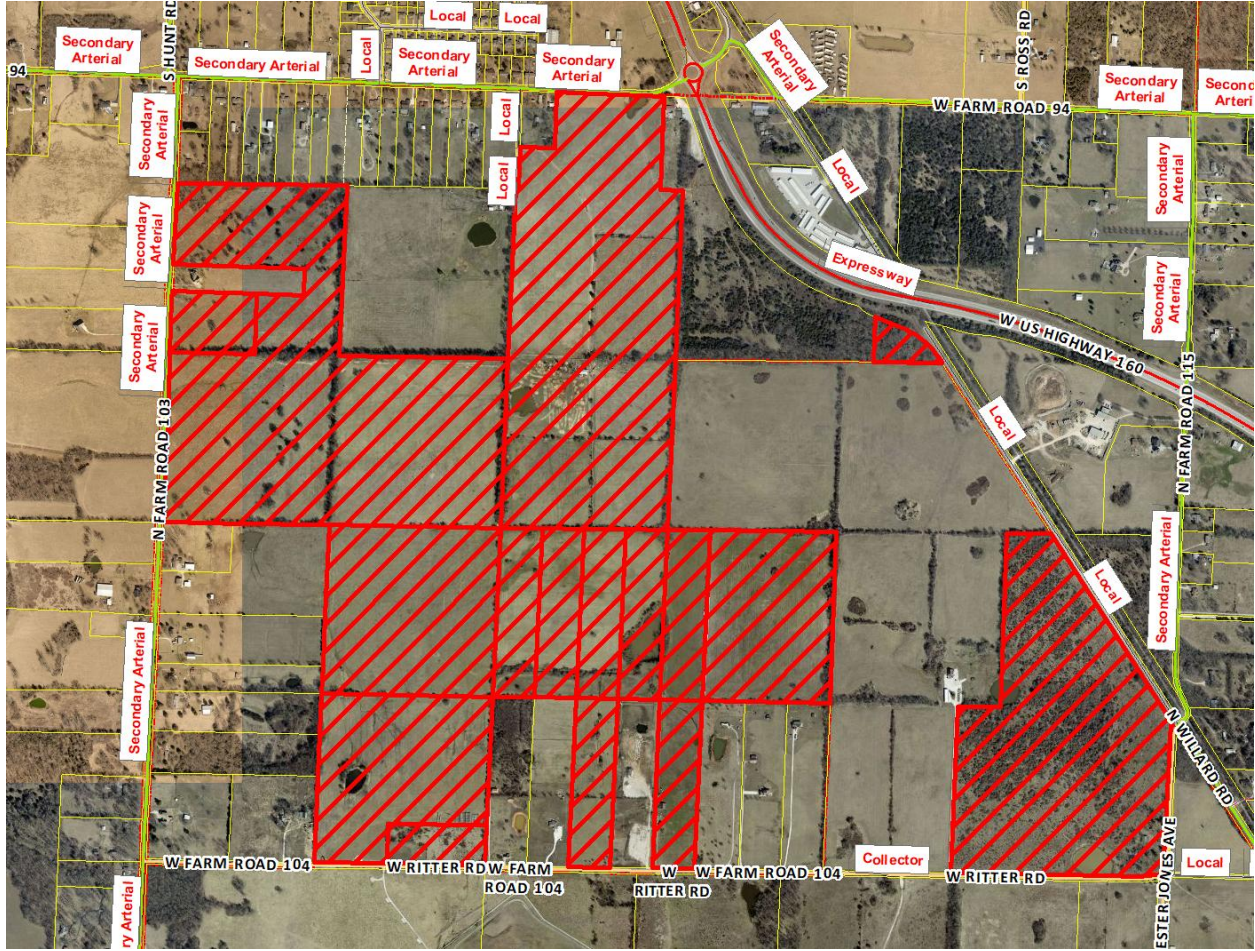
EXCERPT FROM AIRPORT MASTER PLAN, PAGE 8-33, FUTURE RUNWAY SHOWN

Exhibit 8.5-5: SGF Aeronautical and Non-Aeronautical Land for Possible Development



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MAJOR THOROUGHFARE MAP, NORTH REZONE AREA



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MAJOR THOROUGHFARE MAP, SOUTH REZONE AREA



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SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	Varies, GM, County A-1	Varies, GM, County A-1	Varies, GM, County A-1	Varies, GM, County A-1
LAND USE	Varies, single-family residence, agricultural, airport	Varies, Airport	Varies, Airport	Varies, Airport, single-family residence
PLACETYPES	Varies, unassigned, Industry & Logistics	Varies, unassigned, Industry & Logistics	Varies, unassigned, Industry & Logistics	Varies, unassigned, Industry & Logistics

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning regarding public sewer.

FIRE DEPARTMENT:

No Comments at this time.

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	Farm Road 94	Secondary Arterial	County	35	20	NA	No	Yes	No
Street 2	N. Willard Road	Local	County	30	30	NA	No	Yes	No
Street 3	W. Ritter Road	Collector	City/County	30	22	NA	No	Yes	No
Street 4	State Highway EE	Secondary Arterial	MoDOT	35	30	3000	No	Yes	No

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Street 5	Airport Blvd.	Expressway	City	65	65+	5000	No	No	No
Street 6	Farm Road 124	Primary Arterial	City	50	Varies	700	No	Yes	No
Street 7	Farm Road 103	Secondary Arterial	County	35	25	NA	No	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 bus stops near these properties. The Frisco Highline Trail is north of these properties along US 160.

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
2300 N Airport Blvd	Rainer Branch	No	No	Yes	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. The Springfield-Branson National Airport has multiple flood control basins or other systems providing flood control to the Rainer Branch downstream area. The referenced parcels to this report all drain directly or indirectly to the same downstream area. Future development on any of these parcels would require a flood control measure to protect the adjacent and downstream properties.

WATER QUALITY REQUIREMENTS

1. Future development of the referenced parcels will trigger Water Quality standards if the development disturbs 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.

FLOODPLAIN

1. None of the referenced parcels have floodplain from the Rainer Branch stream. Several parcels along W Farm Road 94 have Sinkhole Area X floodplain. This floodplain does not trigger a floodplain insurance requirement by the City Code. Developments in these areas are limited only by City Code Chapter 96 Karst Feature protections.

NATURAL CHANNEL & STREAM BUFFERS

1. This area of the City Limits was not part of the original study to define stream buffer drainage areas in 2015. The accumulated land area is greater than 40 acres. Future development will trigger a study by the City of Springfield to define drainage areas greater than 40 acres and stream buffers will be allocated accordingly.

SINKHOLES & KARST FEATURES

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1. Numerous sinkholes are located on the reference parcels. These sinkholes are identified by the 2015 Lidar scan and Greene County sinkhole reports. Due to the high number of Karst features in the area geotechnical reports are required for future developments. No Build Areas will be applied to plats or building plans during future submittals.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 726 acres generally located at 2300 North Airport Boulevard, 5703, 5995 West Farm Road 104, 3521 North Farm Road 115, 4043 N. Willard Road, 3900 block North Farm Road 103, east-side, 5720 West State Highway EE and 5700 block West State Highway EE, south-side from County A-1, Agriculture District to HM, Heavy Manufacturing District.
2. The applicant, City of Springfield Airport Board, is rezoning the subject property to consolidate the property that has been acquired under one zoning district. The airport property is zoned GM, General Manufacturing. When annexed into the city limits, the subject properties retained their County A-1, Agricultural District zoning. The city-wide remapping for the new Land Development Code, expected April 2026, will translate the County A-1 to R-SF, Residential Single-family because the city does not have an agricultural district. The R-SF district and residential development is considered an incompatible land use with airport operations due to high noise levels and can affect the development of the airport.
3. The new Land Development Code will translate the airport property from GM, General Manufacturing to HM, Heavy Manufacturing. This application for HM will consolidate the airport property under one zoning district when the new Land Development Code and city-wide remapping take effect.
4. This application is consistent with the Comprehensive Plan's *Land Use & Development* chapter which identifies the subject property within the Industry and Logistics placetype and lists airports as a primary use within this placetype.
5. This application is consistent with the Springfield-Branson National Airport Master Plan's Land Use Compatibility Plan, adopted by City Council on July 22, 2024, which recommends that "it is vitally essential that airports operate in an environment that maximizes the compatibility of the airport with off-airport development." The full Chapter 8, Land Use Compatibility Plan is available at this link:
<https://www.flyspringfield.com/resources/media/user/1747920639-08-SGF-MPU-Land-Use-Compatibility-Plan-FINAL.pdf>
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 HM district is compatible with the uses permitted on other property in the immediate vicinity.

DEVELOPMENT REVIEW STAFF REPORT

9. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
10. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
11. The proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.
12. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
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 December 17, 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 Industry and Logistics placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: agricultural to heavy manufacturing
(existing zoning) (proposed zoning)
2. Meeting Date & Time: December 17, 2025 4:00 p.m. - 6:30 p.m.
3. Meeting Location: Airport Board Room, 2300 N. Airport Blvd, Springfield, MO 65802
4. Number of invitations that were sent: 115
5. How the mailing list was generated: provided by Planning
6. Number of neighbors in attendance (attach a sign-in sheet): 15
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.

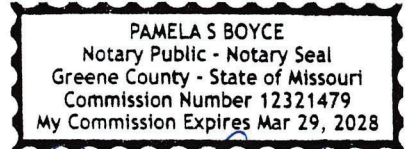
8. List or attach the written comments and how you plan to address any issues:

None received.

I, Joy Latimer (print name), attest that the neighborhood meeting was held on Dec 17, 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."

Joy Latimer
Signature of person completing affidavit

JOY LATIMER
Printed name of person completing affidavit



Pamela S Boyce

Verbal comments from Neighborhood Meeting on 12/17/25

Organization requesting zoning change: Springfield-Branson National Airport (“SGF”)

- Comment: “Agricultural” should be a zoning category.
 - Response: The zoning categories are chosen by the Planning Department, and, ultimately, City Council.
- Comment: If at some point SGF chooses to sell the land, changing the zoning to “Heavy Manufacturing” makes the property more attractive for large industrial development, which the neighbors don’t want.
 - Response: SGF has no plans to sell any property in the future. Moreover, such sale(s) would have to be approved by the Federal Aviation Administration which would likely not allow it.
- Comment: General concerns from multiple attendees that the change to “Heavy Manufacturing” will result in undesirable development near their homes.
 - Response: SGF recognizes that this is a concern and will not and cannot give assurances that development won’t occur in the future. However:
 - The zoning request is occurring because the Planning Department’s suggestion that SGF’s property be changed from “Agricultural” to Single Family Residential” is not acceptable and is inconsistent with FAA grant assurances and use of airport property.
 - SGF is not currently planning on developing any of the land in question. SGF staff shared the Airport Master Plan with the attendees, which shows that plans for development and expansion are all included on or near the airfield, not buffer property.
 - Both the Master Plan, which was approved by City Council in 2024, and the remapping plan included in ForwardSGF, show the buffer property as “Non-Aeronautical Development” and “Industry & Logistics,” respectively.
- Comment: Questioned whether 1) there can be an addendum added to the zoning designation that would give neighbors the opportunity to oppose any proposed development, and 2) if the land were to be sold, would the FAA grant a right of first refusal giving adjacent landowners the opportunity to purchase the property.
 - Response: While SGF cannot answer these questions definitively (the requests would have to be addressed by City Council or the FAA), both scenarios are very unlikely.

**SPRINGFIELD/BRANSON NATIONAL AIRPORT
NEIGHBORHOOD MEETING
DECEMBER 17, 2025**

NAME	ADDRESS	EMAIL
Tim & Marlene Keeford	4895 W. Blue Jay Lane	Spfld, mo
Clare & Andrew Baker	4152 N. Farm Rd	Clare Baker@yahoo.com
Lissa McCormack	5905 W. FR 94 Spfld. 03	L-mccormack@aol.com
Michael Sparlin (staff)		
Marlene Harmon	6126 W. Fall River Lane	justthegirl@sbcglobal.net
Hailey Radford		
Phillip Radford		
Blake Montag		
James & Beth Miller	6204 W Farm Rd 94 ^{Springfield} MO 65803	beckydoodle1979@gmail.com
Jan Van Veen	6220 W. Farm Rd 94 ^{SPFLD} 65803	dvanveen23@gmail.com
Matt & Deanne Crawford	6057 W St Hwy EE, Spfld (02)	matthewgcrawford@yahoo.com

From: [Dan Van Veen](#)
To: Zoning@springfieldmo.gov; [Lori](#)
Subject: Rezoning of airport property
Date: Tuesday, December 16, 2025 9:20:46 AM

This is the first time you received an email from this sender (dvanveen23@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Good morning.

Before I begin, here's the required information:

Dan Van Veen
6220 W. Farm Rd. 94
Springfield, MO 65803
417-827-1098

Project/rezoning area:
City of Springfield/Springfield-Branson National Airport
2300 N. Airport Blvd., Suite 100
Springfield, MO 65802
417-868-0500

First, I want to file a complaint, if it has not already been done. I learned only today (Dec. 16) that there will be a meeting at the Springfield-Branson National Airport on Dec. 17, 2025, concerning the rezoning of the property directly behind my home from agricultural to heavy manufacturing. I did not receive a letter notifying me, instead I contacted Joy Latimer on Dec. 15, 2025, to find out what's going on (as I hadn't heard anything) and she informed me with a response today of the meeting tomorrow (Dec. 17).

The city HAS to stop solely relying upon USPS to deliver any kind of time-sensitive material to households/businesses in a timely fashion. By law, you're likely required to mail information, but as the USPS cannot be relied upon (as my experience is first class mail delivery typically takes anywhere from 4 to 10 days, though I have had two correspondence from a Springfield address that were sent over 3 weeks ago that still have not arrived), I urge/request that the city ALSO text and/or email time-sensitive information to insure notification . . . either that, or spend the money and require signatures for proof of delivery to make sure those who need to be informed are informed.

Secondly, rezoning to heavy manufacturing from agricultural just because the city wants to change/reduce its zoning names isn't a good reason to put people's property in jeopardy. Solution: Keep "agricultural" within the zoning names used. No law against that, only a "policy" that could easily be changed by a simple vote.

Rezoning to heavy manufacturing places people's property at risk because in the future, with technological advancements, an airport's footprint could be much smaller . . . meaning they may no longer need as big of a buffer zone and FAA rules are apt to be changed in the future as well . . . and suddenly the city/airport has all this land it no longer HAS to keep, but is

zoned as heavy manufacturing . . . meaning those who would want to purchase it pay a premium price (a price local landowners could not afford) . . . then, for example, Cosco decides it wants to put in another store and they're willing to pay \$10 million for the land . . . the city/airport no longer needs it, and now the surrounding landowners no longer have a voice because the property has already been rezoned.

So, again, I propose that instead of landowners being forced to take all the risk/downside of this rezoning, simply change the policy to allow "agricultural" to be a part of city zoning.

Thank you.

Dan Van Veen

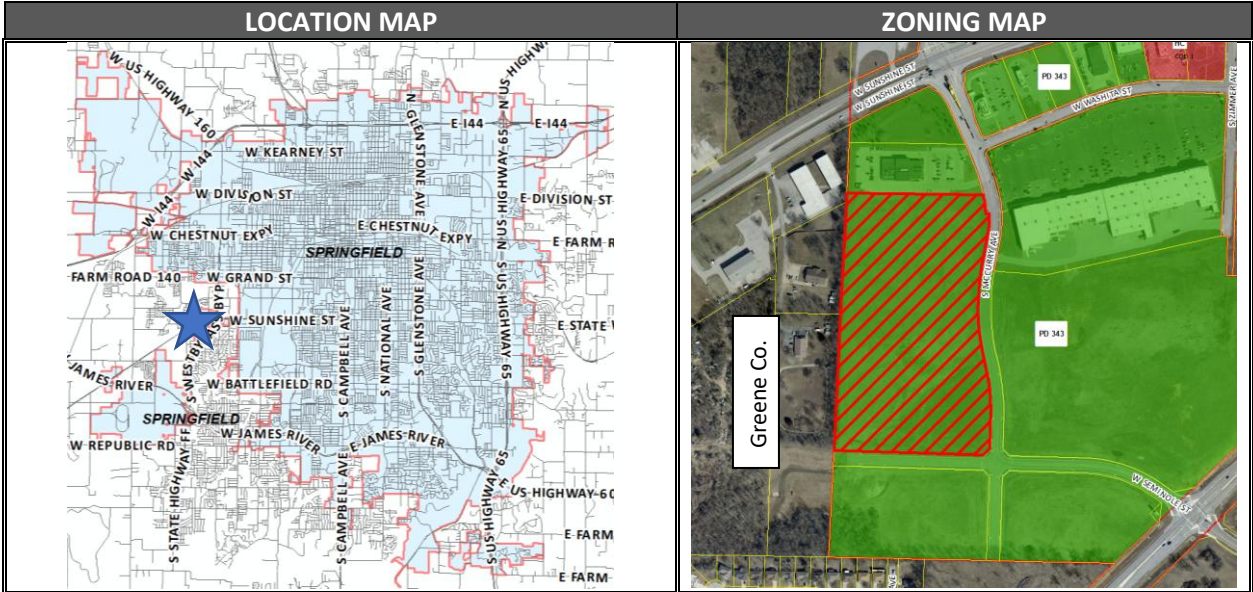
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

Case Number:	Z-6-2026 with Conditional Overlay District No. 284
Location:	2000 South McCurry Avenue
Total Acres:	17.84 acres
Applicant:	Springfield Plaza LLC
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	December 17, 2025
Planning and Zoning Commission:	January 15, 2026
City Council:	February 9, 2026
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-6-2026 with Conditional Overlay District No. 284 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 17.84 acres generally located at 2000 South McCurry Avenue from Planned Development 343 to R-MD, Medium-Density Multi-family Residential District with Conditional Overlay District 284.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was annexed in March 2007 and rezoned to HC, Highway Commercial in April 2007. The subject property was then rezoned to Planned Development 343 in November 2013.

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-MD
Minimum Yard Requirements	Front yard: Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space, and yard regulations.
Maximum Height	Thirty-five feet plus one additional foot for each additional two feet of setback provided on each side of the structure up to 75 feet. Above 75 feet, no additional setback is required.
Minimum Open Space	Not less than 20 percent.
Buffering and Landscaping	Whenever any development in an R-MD district is located adjacent to another zoning district or a nonresidential use in an R-MD district is located adjacent to a residential use in an R-MD district, screening and a bufferyard shall be

DEVELOPMENT REVIEW STAFF REPORT

	provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards.
--	--

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

Primary Land Uses:

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

Supporting Land Uses:

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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

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

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- 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:

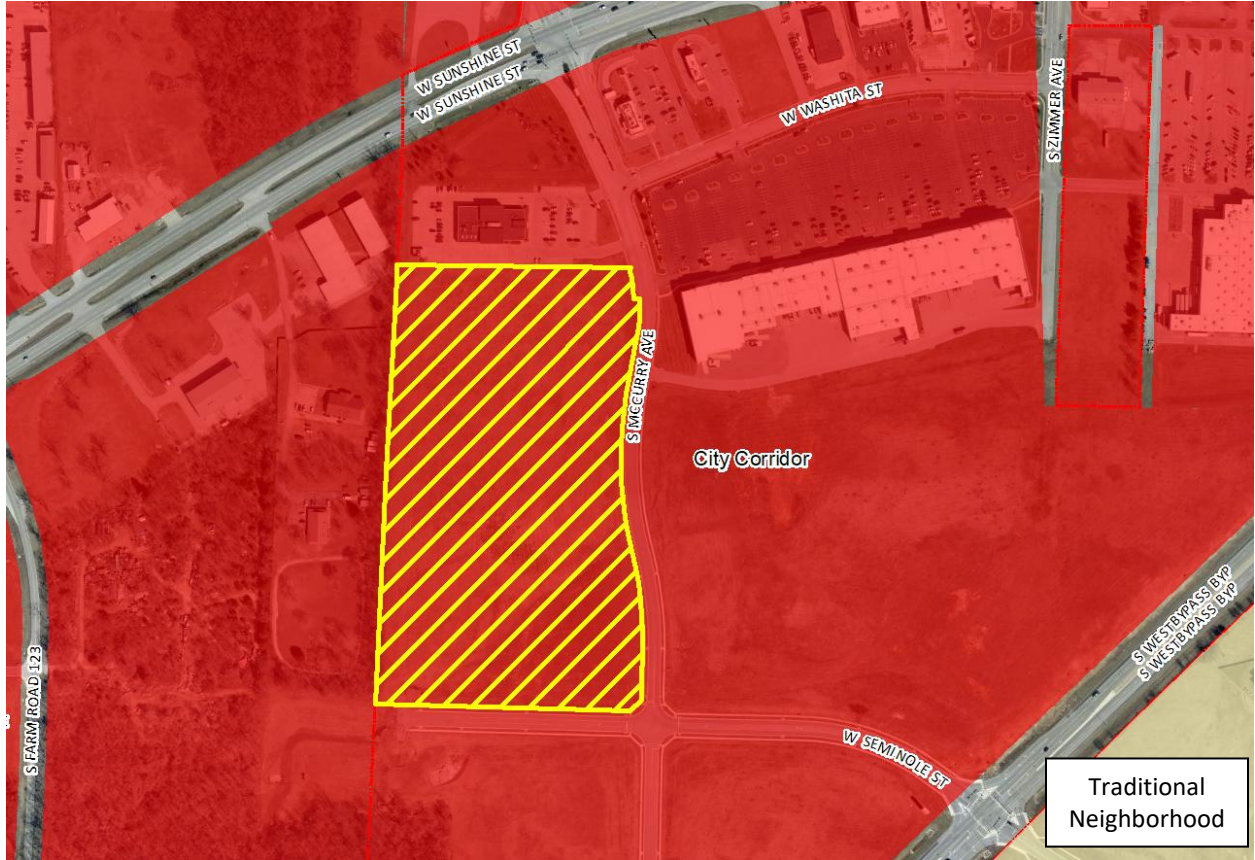
- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes 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.
- 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.

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FUTURE PLACETYPE MAP:



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

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 343	PD 343	PD 343	County R-3
LAND USE	Medical office	Undeveloped land	Retail center, undeveloped land	Office use
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

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CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues. Tract has access to public sewer.

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
Street 1	S McCurry Avenue	Collector	City	30	30	NA	No	Yes	Yes
Street 2	W Seminole Street	Secondary Arterial	City	35	35	NA	No	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 the property. There are bus stops on Washita Street north of 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
2000 S McCurry Ave	Wilsons Creek	No	No	No	No	No

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

DETENTION AND DISCHARGE REQUIREMENTS

1. All future development must drain to the existing storm sewer along S McCurry Ave and W Seminole St. The Flood Control volumes are provided by regional basins built as part of public improvements 2014PW0001 and 2021PW0049. No drainage is allowed west to private property.

WATER QUALITY REQUIREMENTS

1. Water Quality is provided through regional basins.

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

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 17.84 acres generally located at 2000 South McCurry Avenue from Planned Development 343 to R-MD, Medium-Density Multi-family Residential District with Conditional Overlay District 284. The applicant intends to develop multi-family apartments.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the City Corridor placetype.
3. This application is consistent with the placetype recommendation that multi-family uses are a primary land use.
4. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) dwelling units per acre. The applicant is requesting a maximum of twenty-four (24) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the Revised Multi-Family Development Location and Design Guidelines. That assessment resulted in a density of 21 to 24 dwelling units per acre. Further analysis of the proposed development under the Revised Multi-Family Development Location and Design Guidelines is attached (Attachment 2). The development must be in substantial conformance to the attached site plan and elevations (Attachment 4 and 5).
5. This application is consistent with the *Comprehensive Plan's Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of "missing middle" housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield's existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.
6. 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.

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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. Minor development of property within the vicinity has been occurring.
9. The range of uses in the proposed R-MD 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.

STAFF RECOMMENDATION:

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

PLANNING AND ZONING OPTIONS:

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

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

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 284

The requirements of Section 36-383 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The maximum density shall be limited to twenty-four (24) dwelling units per acre.
2. The development of the subject property shall be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan and elevations (Attachments 4 and 5).

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2

MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE ASSESSMENT

ZONING CASE Z-6-2026 & CONDITIONAL OVERLAY DISTRICT NO. 284

The applicant is requesting approval multi-family apartments on 17.84 acres of property. According to the Multi-Family Location and Design Guideline Assessment Matrix, the initial assessment criteria resulted in a total of 10 points for a density of 15 to 17 dwelling units per acre. The applicant has requested a density of 24 dwelling units per acre. Staff has assessed the site under the opportunity and constraints and has determined that two points can be awarded. This would bring the development to 12 points which allows 21-24 dwelling units per acre.

Below is an analysis of the four categories used to calculate the Matrix score.

- A. Land Use Accessibility (1/3 points)
One point was given for land use accessibility. There is neighborhood retail mixture within 1/4 mile and a supermarket within a 1/2 mile.
- B. Connectivity Analysis (1/5 points)
One out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit, sidewalks, and roadways.
- C. Road Network Evaluation (2/2 points)
Two points were given for the road network evaluation.
- D. Design Guidelines (6/6 points)
A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.
 - 1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height. Pedestrian-scale lighting shall be provided within the development. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
 - 2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall follow the attached site plan and elevations.

DEVELOPMENT REVIEW STAFF REPORT

3. Building Orientation and Interior Landscaping – All building orientations will address adjacent streets to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.
4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows; entrances; arcades; arbors; awnings (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations.
5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance with the attached site plan.
6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities in accordance with the attached site plan; however, a minimum of 20% usable open space is required.
7. Amenity Calculation – The development includes a swimming pool, resident clubhouse and sports courts as amenities for the residents.
8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

Opportunities and Constraints

1. How much higher density exists or is planned/approved for area?

Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the area is planned for higher densities or higher densities exist. The site is located within a ½ mile of a major intersection, Sunshine Street and West Bypass and has good access to major streets. More intense retail and services existing in the area and is an activity hub which is intended to develop with more intense uses.

2. Are there physical or other natural barriers within ½ mile of the site?

DEVELOPMENT REVIEW STAFF REPORT

Staff may consider recommendation of a higher density than that determined by the matrix calculation when the site is within a ½ mile of physical or other natural barriers. Sunshine Street and West Bypass being access restricted, divided roadways creates a physical barrier which limited the matrix points that would have otherwise allowed for more density.

DENSITY: The initial assessment criteria resulted in a total of 10 points for a density of 15 to 17 dwelling units per acre. The applicant has requested a density of 24 dwelling units per acre. Staff has assessed the site under the opportunity and constraints and has determined that two points can be awarded. This would bring the development to 12 points which allows 21-24 dwelling units per acre.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

- 1. Request change to zoning from: PD 343 to R-MD
(existing zoning) *(proposed zoning)*
- 2. Meeting Date & Time: December 17, 2025; 4-6:30 pm
- 3. Meeting Location: Fire Station #8, 1405 S Scenic Ave, Springfield, MO 65807
- 4. Number of invitations that were sent: 36
- 5. How the mailing list was generated: City of Springfield
- 6. Number of neighbors in attendance (attach a sign-in sheet): 1

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).

One neighbor came and asked general questions about the rezone. The neighbor did not communicate any issues with rezoning the property from PD 343 to R-MD.

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 12/17/2025 *(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

APARTMENT EXHIBIT

BUILDING	BUILDING COUNT	1 BED (1.5 SP/UNIT)	2 BED (2 SP/UNIT)	PARKING REQUIRED
BUILDING 1	6	12	12	252
BUILDING 2	8	12	12	336
BUILDING 3	7	0	12	168

LEASING OFFICE	800 SF	1 SP/350 SF	3
3 BR		1	2
CLUBHOUSE			0

UNIT TOTAL	421
TOTAL PARKING REQUIRED	761
TOTAL PARKING PROVIDED	768
SITE ACREAGE	17.84
SITE DENSITY	23.6 (UNITS/ACRE)

NOTES:
 ALL UTILITIES TO BE PROVIDED BY:
 CITY UTILITIES OF SPRINGFIELD
 301 E. CENTRAL
 SPRINGFIELD, MO 65802
 (417)863-9000

PROPOSED ZONING: R-MD

PARKING PROVIDED:
 *HANDICAP SPACES = 16
 *STANDARD SPACES = 752
 TOTAL = 768

PARKING REQUIRED:
 SEE PARKING CALCS THIS SHEET = 761

BICYCLE PARKING PROVIDED: 12
 MINIMUM BICYCLE PARKING REQUIRED: 12

USABLE OPEN SPACE: 16%

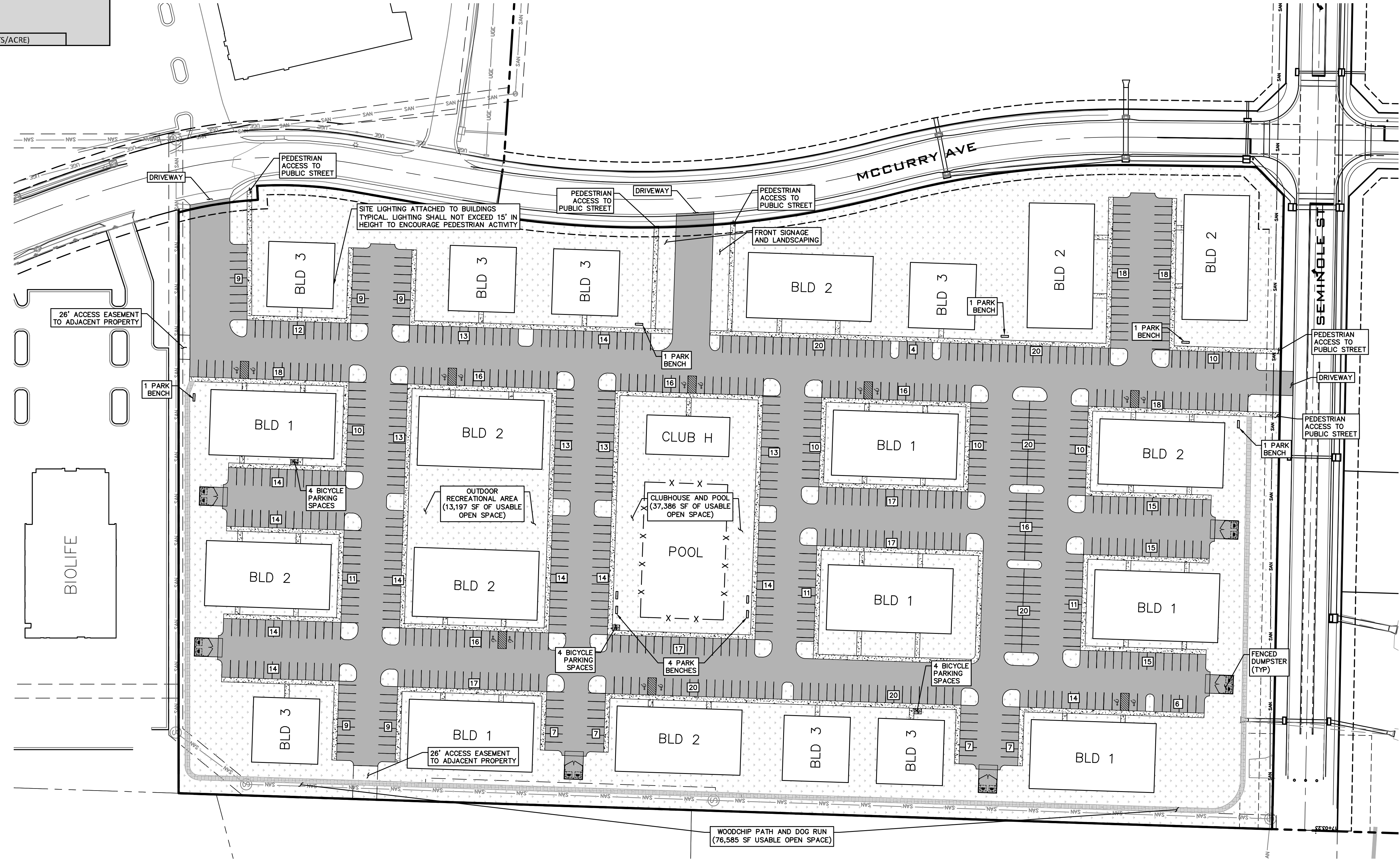
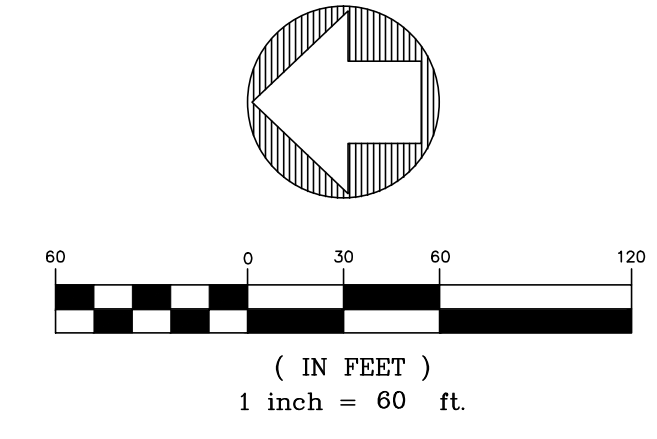
PERCENTAGE OF PARKING DEVOTED TO LIVING INTERIOR LANDSCAPING: 5.8% (15,741/269,461)
 MIN. PERCENTAGE PARKING DEVOTED TO LIVING INTERIOR LANDSCAPING REQUIRED: 5%

9 PARK BENCH PROVIDED (1/50 UNITS = 9 MINIMUM)

SITE LIGHTING NOTE:
 SITE LIGHTING ATTACHED TO BUILDINGS TYPICAL. LIGHTING SHALL NOT EXCEED 15' IN HEIGHT TO ENCOURAGE PEDESTRIAN ACTIVITY.

AMENITIES:
 1. SWIMMING POOL
 2. RESIDENT CLUBHOUSE
 3. OUTDOOR RECREATIONAL AREA (SPORTS COURT)

* THE PROVIDE SITE & BUILDING ELEVATIONS ARE INTENDED TO MEET THE HIGHEST DENSITY FOR THE SITE (6 POINTS FROM DESIGN GUIDELINES)



- LEGEND**
- FOUND IRON PIN
 - PERMANENT MONUMENT
 - SET IRON PIN OR MARKER AS NOTED
 - △ R/W MARKER
 - BOUNDARY LINE
 - - - R/W LINE
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - (M) MEASURED PLAT
 - (P) DEED RECORD
 - (R) RECORD
 - ⊙ LIGHT POLE
 - ⊙ MAILBOX
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY SEWER CLEANOUT
 - ⊙ SANITARY SEWER LINE
 - ⊙ UTILITY POLE
 - ⊙ ELECTRIC METER
 - ⊙ OVERHEAD ELECTRIC
 - ⊙ UNDERGROUND ELECTRIC
 - ⊙ GUY WIRE
 - ⊙ PHONE/COMMUNICATION MANHOLE
 - ⊙ PHONE PEDESTAL
 - ⊙ CABLE TV RISER
 - ⊙ CABLE TV LINE
 - ⊙ UNDERGROUND PHONE
 - ⊙ OVERHEAD PHONE
 - ⊙ FIBER OPTIC LINE
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ WATER LINE
 - ⊙ FIRE HYDRANT
 - ⊙ STORM MANHOLE
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ GAS LINE
 - ⊙ FENCE LINE (AS NOTED)
 - ⊙ ROAD SIGN (STOP, SPEED LIMIT, ETC)
- ABBREVIATIONS:**
- XFMR TRANSFORMER
 - ICV IRRIGATION CONTROL VALVE
 - CI STORMWATER CURB INLET
 - SBUFF STREAM BUFFER EASEMENT

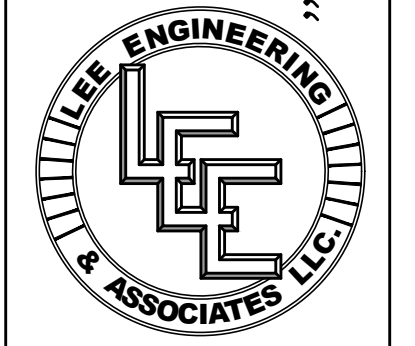
SCALE: 1" = 60'
 FIELD BY: JS, AL
 DRAWN BY: ZMF
 CHECKED BY: ZMF

APARTMENT EXHIBIT
 LOT 1 SPRINGFIELD PLAZA PHASE 4
 SPRINGFIELD, GREENE COUNTY, MISSOURI

Missouri State Certificate of Authority
 Engineering #2005015504
 Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.
 1200 E. Woodhurst Dr., Suite D200
 Springfield, Missouri 65804
 417-886-9100 (phone) 417-886-9336 (fax)
 lee@leeengineering.biz

Engineering with Integrity



DATE: 2025-12-16
 SHEET: 1 OF 1
 PROJECT: 632
 FILE: 632 - SECOND APARTMENT LAYOUT LOT 1 PHASE 4 - 12.17.25.dwg



24 UNIT BUILDING 1



24 UNIT BUILDING 2



CLUBHOUSE



12 UNIT BUILDING 3

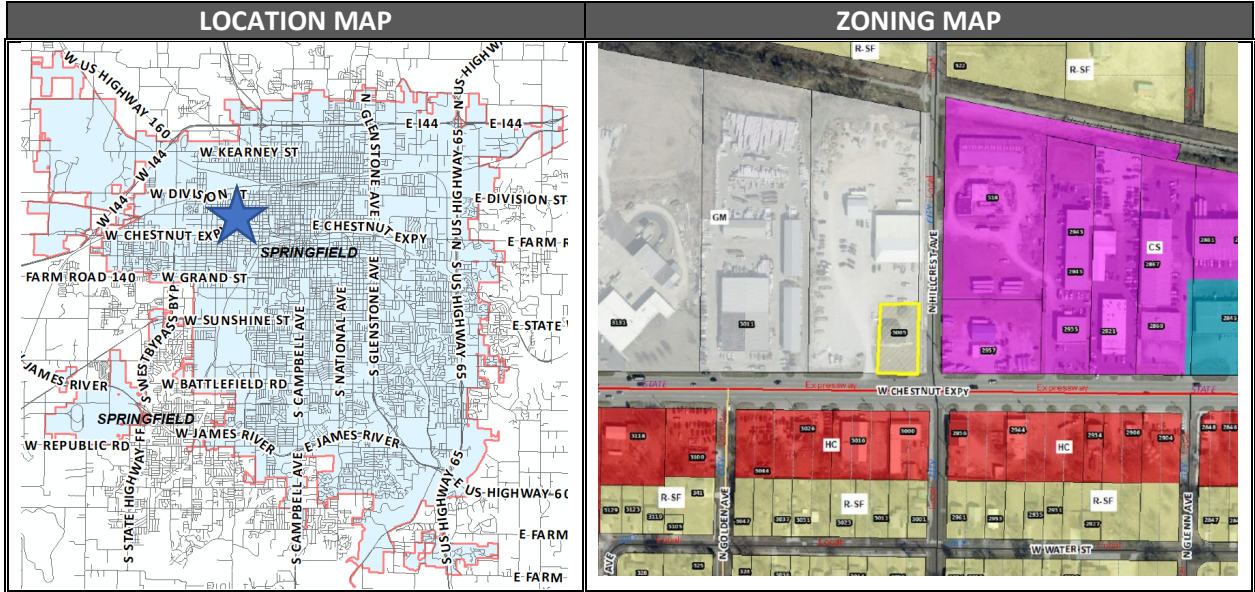
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-8-2026
Location:	3005 W. Chestnut Expressway
Total Acres:	0.4 acre
Applicant:	ABC Supply Co., Inc.
Existing Land Use:	Commercial services and office uses
Neighborhood Meeting:	December 19, 2025
Planning and Zoning Commission:	January 15, 2026
City Council:	February 9, 2026
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-8-2026 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 0.4 acre generally located at 3005 W. Chestnut Expressway from GM, General Manufacturing District to IC, Industrial Commercial District.



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

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

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR IC DISTRICT
Use Limitations	<ul style="list-style-type: none"> (a) No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) All industrial operations and activities, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings. (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. (e) All outdoor storage shall be at least 100 feet from any residential district boundary.

DEVELOPMENT REVIEW STAFF REPORT

	<ul style="list-style-type: none"> (f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (g) No building shall be used for residential purposes except that a watchman or custodian may reside on the premises. (h) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Minimum Lot Size	Not applicable to the 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	<ul style="list-style-type: none"> 1. <i>Front yard:</i> <ul style="list-style-type: none"> 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. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations. 2. <i>Side yards:</i> None, except as required by section 36-453, supplemental open space, and yard regulations, and the bufferyard requirements in subsection (8). 3. <i>Rear yards:</i> None, except as required by the bufferyard requirements in subsection (8)).
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	<ul style="list-style-type: none"> (a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved. (b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved.

DEVELOPMENT REVIEW STAFF REPORT

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

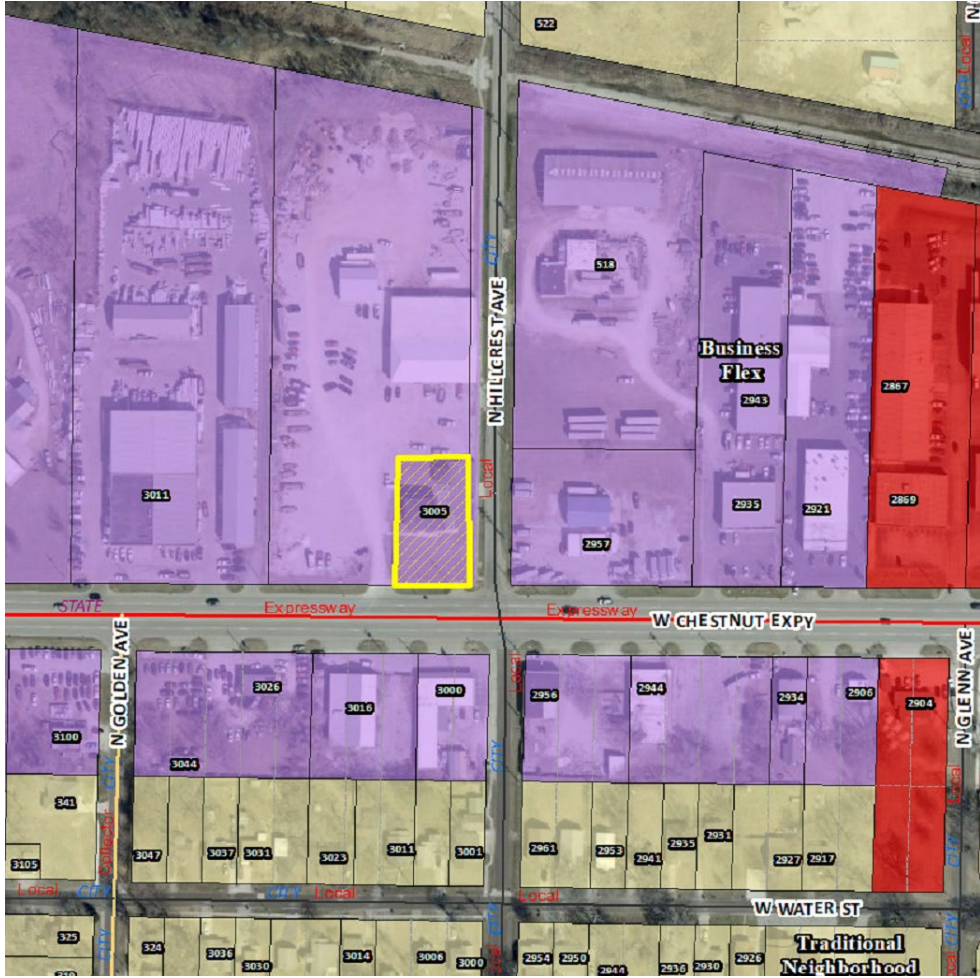
- Design should discourage the placement of mechanical equipment along major roadways or should be completely screened, along with trash receptacles, and recycling bins.

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 & Places of Worship	Universities, Colleges & Vocational Schools	Government, Health Care & 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			●	●	○											

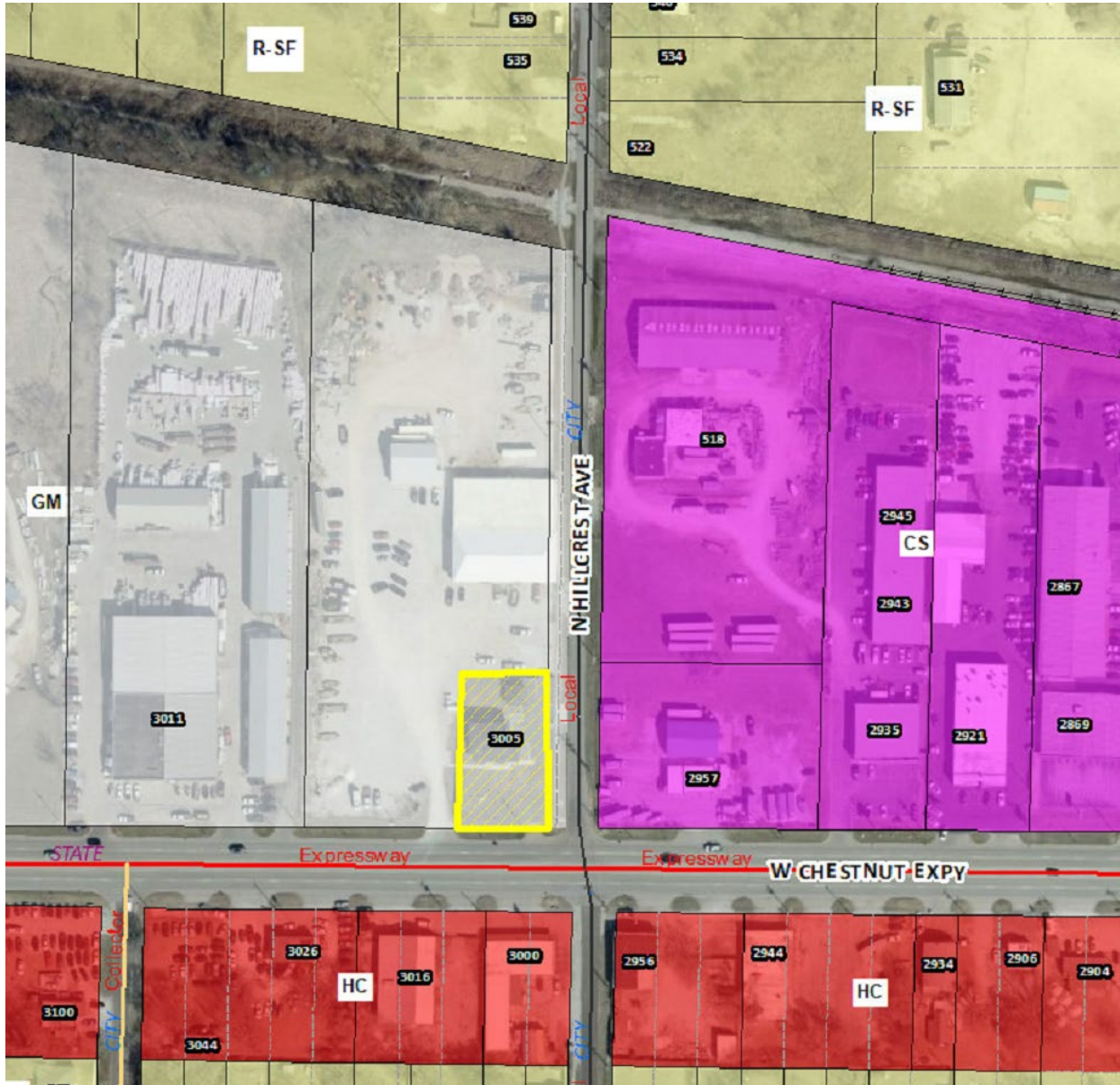
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

○ 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	GM	HC	CS	GM
LAND USE	Manufacturing uses	Retail and office uses	Manufacturing uses	Manufacturing uses
PLACETYPES	Business Flex	Business Flex	Business Flex	Business Flex

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No comments

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the rezoning, however we have the following comments regarding sewer access.

Gravity sewer is available for both proposed lots however only the south 115' of the property is in a sewer district. The sewer district can be expanded to serve to the northern part of the parent tract but service to the northern buildings will require private pumping. Add a note to the plan that states that the northern buildings will require private pumping to access the existing gravity sewer onsite. Add another note that states that the sewer district is District 48 of Section 1.

FIRE DEPARTMENT:

No comments.

MISSOURI DEPARTMENT OF TRANSPORTATION COMMENTS:

No comment on rezoning of property. MoDOT will want to review the future plans for the proposed sidewalks at this location that will be on MoDOT R/W, and for any other changes on our R/W that will require a permit.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W Chestnut Expressway	Expressway	MoDOT	65	47	20,000	No	Yes	No
Street 2	N Hillcrest Avenue	Local	City	25	25	2,500	No	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 Chestnut Expressway near the property.

DEVELOPMENT REVIEW STAFF REPORT

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
3005 W Chestnut Expy	Upper Wilsons Creek	No	No	No	No	No

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

DETENTION AND DISCHARGE REQUIREMENTS

1. Future Site development requires flood control. PRJ2025-02366 is currently under review for providing flood control volume of the entire site.

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 0.4 acre generally located at 3005 W. Chestnut Expressway from GM, General Manufacturing District to IC, Industrial Commercial

DEVELOPMENT REVIEW STAFF REPORT

District. The applicant intends to operate retail sales uses on the subject property. The existing GM district does not allow retail sales as a primary use.

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 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.

DEVELOPMENT REVIEW STAFF REPORT

13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
15. The applicant held a neighborhood meeting on December 19, 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:

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: _____ to INDUSTRIAL COMM.
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 12-19-25 4:00 TO 6:30
3. Meeting Location: 3005 W. CHESTNUT EXP SP. MO 65802
4. Number of invitations that were sent: 65
5. How the mailing list was generated: By Zoning Dept
6. Number of neighbors in attendance (attach a sign-in sheet): 5
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).

ONLY THE TWO FROM THE NEIGHBORHOOD ASSC WERE CONCERNED IF THE USE WOULD BE FOR A BODY SHOP. MY ANSWER WAS NO. ITS IN MY LEASE, NO AUTO REPAIR

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

I, Randy Tidlund (print name), attest that the neighborhood meeting was held on 12-19-25 (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."

Randy Tidlund
Signature of person completing affidavit

RANDY TIDLUND
Printed name of person completing affidavit

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

DATE: January 8, 2026

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Planned Development 394

The applicant has requested this case be postponed to the next Planning and Zoning Commission meeting on February 12, 2026.

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

DATE: January 9, 2026

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Vacation 843

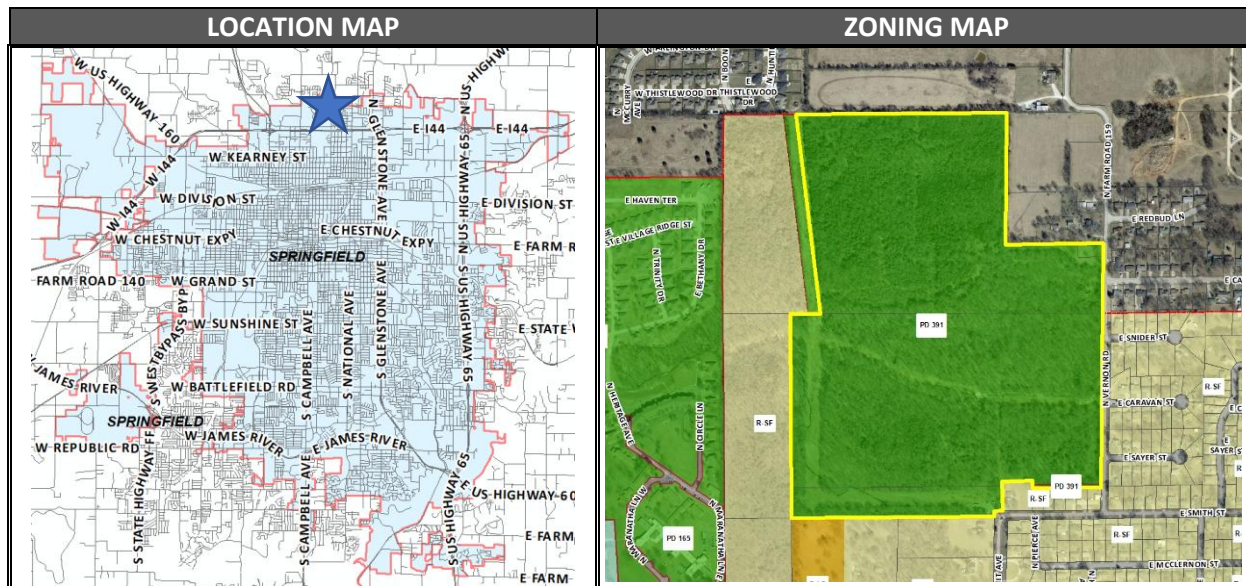
The applicant has requested this case be postponed to the next Planning and Zoning Commission meeting on February 12, 2026.

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Hawkins Mill Subdivision
Location:	3299, 3373, & 3449 North Vernon Road & 3173 North Summit Avenue
Total Acres:	103.21 acres
Applicant:	Hawkins Mill, LLC
Existing Land Use:	Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	January 15, 2026
City Council:	February 9, 2026
Public Notification:	Posted property
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve the preliminary plat of Hawkins Mill Subdivision subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to subdivide approximately 103.21 acres of property generally located at 3299, 3373, & 3449 North Vernon Road and 3173 North Summit Avenue into four (4) lots to facilitate the development of the site.

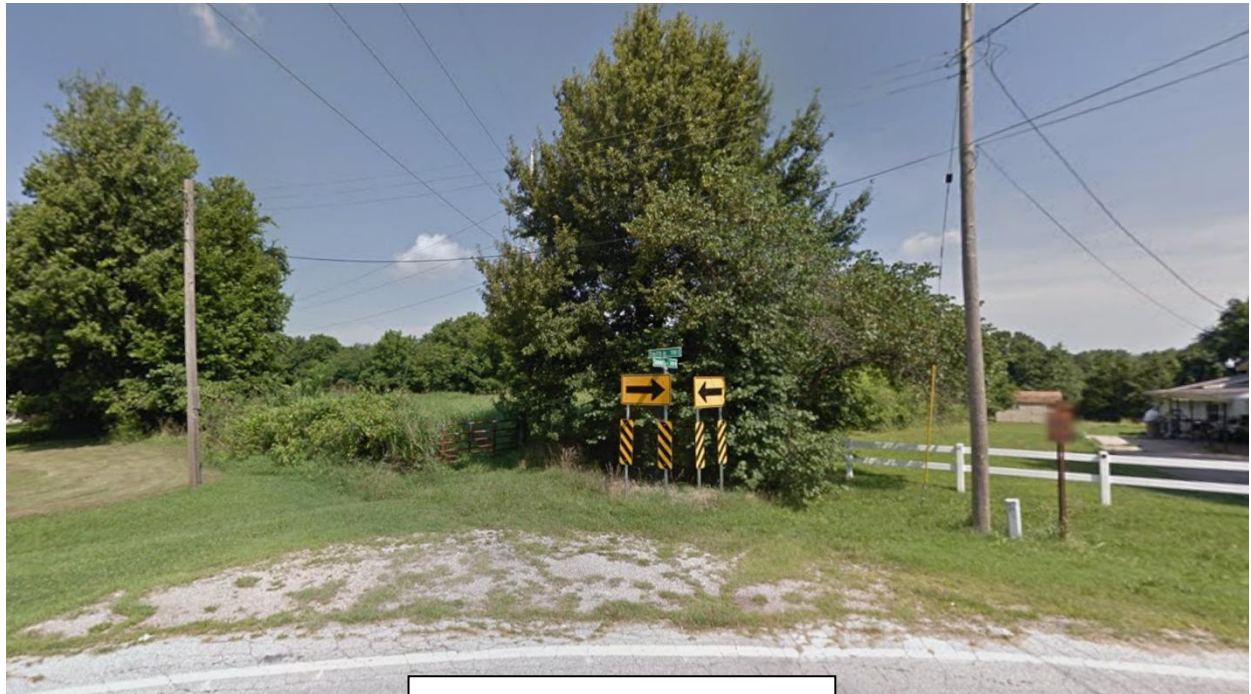


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



View from corner of Smith St and Summit Ave

DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The south 1,340 feet of the subject property was annexed into the city in 1955 and 1966. This portion of the property has never been platted.

The remaining north portion of the subject area was annexed into the city in 1997. This portion was platted as part of Hulston Subdivision in 2025.

The entirety of the subject area was rezoned from R-SF, Single-Family Residential to Planned Development No. 391 in 2025.

PLANNING AND ZONING COMMISSION AUTHORITY:

Action Type: Administrative.

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

Relevant Authority

Revised Statutes of Missouri: Sections 89.400 through 89.470

DEVELOPMENT REVIEW STAFF REPORT

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

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

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

DEVELOPMENT REVIEW STAFF REPORT

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

City of Springfield Land Development Code

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

- (3) Preliminary plat.
 - (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
 - (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
 - (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
 - (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
 - (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.

DEVELOPMENT REVIEW STAFF REPORT

- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 - 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 - 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT 391
Minimum lot dimension requirements	<p><u>Traditional Single-Family Lots</u> Lot Area: 4,000 square feet Lot Width: 50 feet</p> <p><u>Small Format Residential Single-Family Lots</u> Lot Area: 2,000 square feet Lot Width: 30 feet</p> <p><u>Apartment Tracts</u> Lot Area: 8,500 square feet or 2,450 square feet per unit Lot Width: 100 feet</p> <p><u>Mixed Residential Tracts</u> Lot Area: Stacked Duplexes and 6-plexes- 6,000 square feet or 3,000 square feet per unit Apartments- 8,500 square feet or 2,450 square feet per unit Lot Width: Stacked Duplexes and 6-plexes- 50 feet Apartments- 100 feet</p> <p><u>Community Center & Commercial Tracts</u> Lot Width: 36 feet of frontage along a public street</p>
Maximum structure height	<p>- <u>Traditional Single-Family Lots</u>: Thirty-two (32) feet or two-and one-half stories.</p> <p>- <u>Small Format Residential Single-Family Lots</u>: Twenty-five (25) feet or two stories above finished grade.</p> <p>- <u>Apartments, Mixed Residential, Community Center, & Commercial Tracts</u>: Forty (40) feet or three stories above finished grade.</p>
Front, side, and rear yard setback	<p><u>Traditional Single-Family Lots</u> Front Yard: 25 feet Side Yard: 3 feet Rear Yard: 30 feet</p> <p><u>Small Format Residential Single-Family Lots</u> Front Yard: 25 feet Side Yard: 3 feet Rear Yard: 20 feet</p> <p><u>Apartment & Mixed Residential Tracts</u> Front Yard: 25 feet Side Yard: 5 feet Rear Yard: 20 feet</p>

DEVELOPMENT REVIEW STAFF REPORT

	<p><u>Community Center & Commercial Tracts</u> Front Yard: 25 feet Side Yard (Interior): None Side Yard (Street): 15 feet Rear Yard: 20 feet</p>
Street Classification	N Summit Avenue – Secondary Arterial E Smith Street – Secondary Arterial N Vernon Road – Local
Sidewalks	Sidewalk is required along the frontage of all adjacent streets, but does not exist.
Open Space Requirements	Not less than the following percentage of the total lot area shall be devoted to open space including required yards and buffer yards: <ul style="list-style-type: none"> - Single-Family Detached Dwellings & Apartments: 30% - Small Format Residential Single-Family Dwellings: 20% - Mixed Residential: 40% - Community Center & Commercial Tracts: 20%

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 103.21 acres into a four (4) lot subdivision named "Hawkins Mill Subdivision".
2. Secondary arterial roadways require a minimum width of 70 feet of right-of-way. Summit Avenue is a secondary arterial, but it does not meet the minimum width at the location where the existing Summit Avenue and extension connect. The Administrative Review Committee approved a reduction in right-of-way for the first phase that is final platted. Any future phases will require a separate review and approval of the right-of-way width.
3. Any future subdivision that creates more than five additional lots will be required to go through the major subdivision process. The single-family portion of this development that is identified in Planned Development District No. 391 will be required to go through this process.
4. The future east-west collector that appears in an exhibit of this staff report was removed from the Major Thoroughfare Plan by City Council approval in July 2025. This change has not yet been reflected in the City's GIS data.
5. Lot 4 contains known sinkholes and are labeled as a No Build Area. Future development on Lot 4 will require a geotechnical report. Lots 1-3 may contain unknown sinkholes. At the time of development, Lots 1-3 may require a geotechnical report if karst/sinkholes identifiers are found.
6. All lots meet the minimum requirements of the City's subdivision regulations and Planned Development District No. 391.
7. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
8. The Land Development Code requires that each lot have adequate public facilities including but not limited to water, sanitary sewer, electricity, gas, open space, storm drainage, access to the public transportation system, and that any existing natural features such as floodplains, stream buffers and sinkholes have been identified on the preliminary plat.
9. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision meets all applicable requirements of the City of Springfield's *Land Development Code* for subdivisions and is compatible with the zoning requirements of the Planned Development District No. 391.
2. Staff recommends approval as submitted in the staff report.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION OPTIONS:

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

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

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

PUBLIC NOTIFICATION AND COMMENTS:

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

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

AT&T has facilities along Vernon. For further questions or future build to this area for AT&T contact Cody Butler at cb670v@att.com.

2. CITY UTILITIES:

CU can provide electric/gas/water services to the proposed development per CU's extension policy. 3-phase electric will need to be extended from Norton Rd to provide adequate service to the development.

At least 10' wide utility easements will be required along both sides of all new public streets.

At least 30' wide utility easements will be needed for any utility main extensions into proposed lots 1 & 2, depending on proposed service and meter configurations. These easements can overlay/partially overlay access easements. All required easements can be added to the final plat.

Relocation/reconfiguration of existing CU electric transmission pole/down guys will be needed for the extension of Summit Ave. This relocation is in design.

A license agreement for the construction/use of any improvements in CU's existing electric transmission easement will likely be required prior to the construction of any such improvements or the final plat being approved, depending on which happens first.

3. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Still not showing the proposed sanitary sewer but based on the proposed sewer easements, each lot will have access to public sewer. Public improvements will be required for the new sanitary sewer. These improvements must be either constructed and accepted or escrowed before the final plat can be approved.

Also noticed that the proposed sewer easement tying into the Pea Ridge Trunkline does not originate at an existing manhole. It would be preferred that this new line tie into an existing manhole although this can be worked out on the design plans.

5. FIRE DEPARTMENT:

Approved.

DEVELOPMENT REVIEW STAFF REPORT

6. PARKS & GREENWAYS:

- 1) Lots Under Review / Future Connectivity: This review applies only to Lots 1 and 2. Trail easements and final connectivity requirements for Lots 3 and 4 (separate phase) must be evaluated when those lots develop. At that time, the trail easement terminus will need to be aligned to support a feasible future connection toward the Fulbright Greenway corridor, consistent with Sec. 36-252 and adopted trail plans.
- 2) Public Green Space and Stream Buffer Easement with Trail and Passive Recreation Rights: Please include a recreational trail easement within the Public Green Space/Stream Buffer area, and ensure that trails are explicitly permitted within this easement. Please confirm that the Public Green Space Easement allows trail and recreational use.

Applicant Response: Clarification and uses added to Public Green Space Easement to allow public trail construction, maintenance and use.

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

Approved.

8. GREENE COUNTY HIGHWAY DEPARTMENT:

Did not respond in allotted review time.

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
3299 N Vernon Rd	Pea Ridge Creek	Stormwater Report Needed	No	Yes	Yes	Yes

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

Detention and Discharge Requirements

1. A public improvement project is required based on the submitted preliminary plat. The subdivision of the southern three lots will require storm sewer to drain both on-site and off-site stormwater to the Pea Ridge Creek.
 - a. Detention for flood control is triggered by the subdivision. The presence of the Floodplain and Floodway does allow for an opportunity to submit a fee in lieu of detention application. This application is dependent on a full stormwater report to determine the downstream impacts of not detaining flood control volumes.

DEVELOPMENT REVIEW STAFF REPORT

- b. Partial or full flood control detention can be presented in the stormwater analysis. Water quality will be required and can provide a partial flood control volume as well.

Water Quality Requirements

1. Water Quality is required for new development with the subdivision. Any area planned for new impervious surface will require drainage to a water quality stormwater control measure.
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 newly planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

Floodplain

1. The proposed development has Floodplain and Floodway located in the Pea Ridge Creek streams. The floodplain will require floodplain permits for any fill or construction within the floodplain area.

Natural Channels and Stream Buffers

1. Two tributaries of the Pea Ridge Creek Stream are located on the property. The subdivision plats will be used to record the stream buffer area as an easement.
 - a. The main branch of the stream is a Category B Small Stream requiring an 80 feet wide buffer from top of bank on both sides of the stream (minimum 160 feet wide buffer).
 - b. The second branch of the stream is a Category C Large Tributary requiring a 50 feet wide buffer from top of bank on both sides of the stream (minimum 100 feet wide buffer).

Sinkholes and Karst Features

1. Lot 4 contains known sinkholes and are labeled as a No Build Area. Future development on Lot 4 will require a geotechnical report. Lots 1-3 may contain unknown sinkholes. At time of development, Lots 1-3 may require a geotechnical report if karst/sinkholes identifiers are found.

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	N. Vernon Road	Local	City	25	25	NA	No	Yes	No
Street 2	E. Smith Street	Secondary Arterial	City	35	30	NA	No	Yes	No
Street 3	N. Summit Avenue	Secondary Arterial	City	35	40	NA	No	Yes	No
Street 4	Extension of N. Summit Avenue	Secondary Arterial	City	35	0	NA	No	Yes	No

Access

All new and existing driveway approaches shall comply with the accepted Traffic Impact Study, requirements of the planned development, and 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 two (2) bus stops near the property on E. Norton Road.

Improvements

A Traffic Impact Study was completed and accepted for this development. The following improvements are required based on the Traffic Impact Study.

- Designated 175-foot left-turn lane restriped on Norton Road to accommodate eastbound left- turning traffic onto northbound Summit Avenue.
- Redesign intersection of Summit Avenue and Smith Street to accommodate new intersection geometry with north-south secondary arterial (Access 01).
- Revise signing and striping at the intersection of Summit Avenue and Smith Street.
- Correct sight-distance obstruction at the northeast corner of Norton Road and Summit Avenue.
- Intersection improvements at Vernon Avenue and Camorene Street to accommodate Access 02 will be required with future phases.

All public improvements shall be designed and constructed per City of Springfield Public Works Design Standards for Public Improvements. All required public improvements must be constructed, or funds escrowed prior to approval of a building permit or final plat.

DEVELOPMENT REVIEW STAFF REPORT

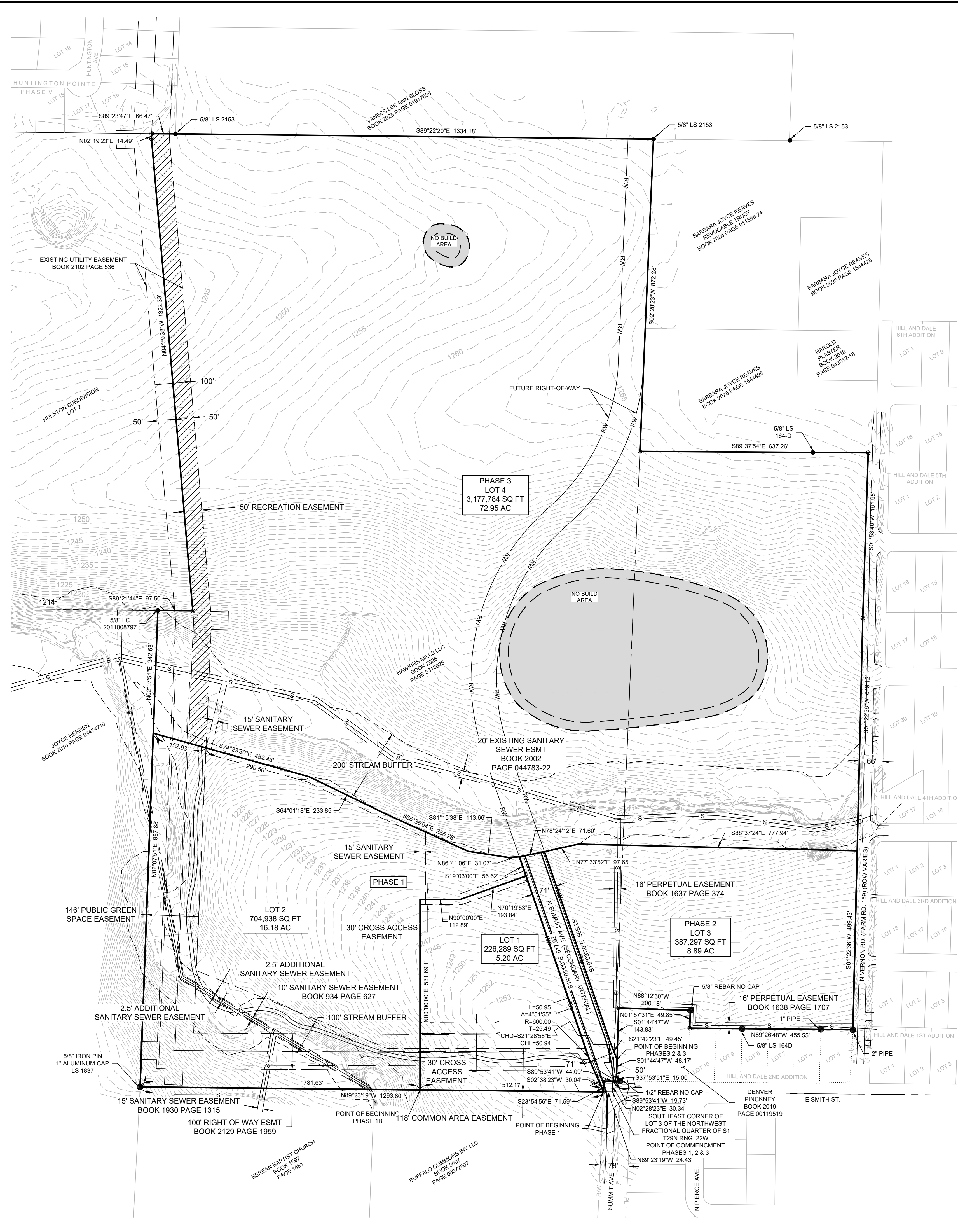
CONDITIONS FOR APPROVAL:

ATTACHMENT 2

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

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

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



PROPERTY DESCRIPTION

PHASE 1:
 A TRACT OF LAND LYING IN PART OF LOT 3 OF THE NORTHWEST FRACTIONAL QUARTER AND PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 1, THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER NORTH 89°23'19" WEST, 24.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°23'19" WEST, 1293.80 FEET; THENCE NORTH 02°07'51" EAST, 887.88 FEET; THENCE SOUTH 74°23'30" EAST, 452.43 FEET; THENCE SOUTH 64°01'18" EAST, 233.85 FEET; THENCE SOUTH 65°36'04" EAST, 255.28 FEET; THENCE SOUTH 81°15'38" EAST, 113.66 FEET; THENCE NORTH 86°41'06" EAST, 31.07 FEET; THENCE NORTH 78°24'12" EAST, 71.60 FEET; THENCE SOUTH 19°03'00" EAST, 565.25 FEET; THENCE SOUTH 21°42'23" EAST, 49.45 FEET; THENCE SOUTH 01°44'47" WEST, 48.17 FEET; THENCE SOUTH 37°53'51" EAST, 15.00 FEET; THENCE SOUTH 89°53'41" WEST, 44.09 FEET; THENCE SOUTH 02°38'23" WEST, 30.04 FEET TO THE POINT OF BEGINNING, CONTAINING 978.403 SQUARE FEET (22.45 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

PHASES 2 & 3 (LOTS 3 & 4):
 A TRACT OF LAND LYING IN PART OF LOTS 3 AND 4 OF THE NORTHWEST FRACTIONAL QUARTER AND THE NORTHEAST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 1, THENCE ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER NORTH 02°28'23" EAST, 30.34 FEET; THENCE LEAVING SAID EAST LINE NORTH 89°53'41" EAST, 19.73 FEET; THENCE NORTH 37°53'51" WEST, 15.00 FEET; THENCE NORTH 01°44'47" EAST, 48.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°42'23" WEST, 49.45 FEET; THENCE NORTH 19°03'00" WEST, 565.25 FEET; THENCE SOUTH 78°24'12" WEST, 71.60 FEET; THENCE SOUTH 86°41'06" WEST, 31.07 FEET; THENCE NORTH 81°15'38" WEST, 113.66 FEET; THENCE NORTH 65°36'04" WEST, 255.28 FEET; THENCE NORTH 64°01'18" WEST, 233.85 FEET; THENCE NORTH 74°23'30" WEST, 452.43 FEET; THENCE NORTH 02°07'51" EAST, 342.26 FEET; THENCE SOUTH 89°21'44" EAST, 97.50 FEET; THENCE NORTH 04°59'38" WEST, 1322.33 FEET; THENCE NORTH 02°19'23" EAST, 14.49 FEET; THENCE SOUTH 89°23'47" EAST, 66.47 FEET; THENCE SOUTH 89°22'20" EAST, 1334.18 FEET; THENCE SOUTH 02°28'23" WEST, 872.28 FEET; THENCE SOUTH 89°37'54" EAST, 637.26 FEET; THENCE SOUTH 01°52'40" WEST, 481.95 FEET; THENCE SOUTH 01°22'38" WEST, 1148.55 FEET; THENCE NORTH 89°26'48" WEST, 455.55 FEET; THENCE NORTH 01°57'01" EAST, 49.85 FEET; THENCE NORTH 88°12'30" WEST, 200.18 FEET; THENCE SOUTH 01°44'47" WEST, 143.83 FEET TO THE POINT OF BEGINNING, CONTAINING 3,565.081 SQUARE FEET (81.84 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD,

STEPHEN CHILDERS, DIRECTOR OF PLANNING AND DEVELOPMENT

DEVELOPMENT NOTES

- TOTAL AREA: 4,495,916 SQ. FT. (103.21 ACRES)
- TOTAL NUMBER OF LOTS: 4
- PHASE 1: LOT 1 - 226,289 SQ FT (5.20 AC) (SMALLEST LOT)
- LOT 2 - 704,938 SQ FT (16.18 AC)
- RIGHT-OF-WAY - 47,176 SQ FT (1.08 AC)
- PHASE 2: LOT 3 - 387,297 SQ FT (8.89 AC)
- PHASE 3: LOT 4 - 3,177,784 SQ FT (72.95 AC) (LARGEST LOT)
- PLANNED DEVELOPMENT 391
- BOOK 2025 PAGE 3315625
- BOOK 2025 PAGE 034117-25

CURRENT ZONING: SOURCE OF TITLE:

REFERENCE MATERIAL

DEEDS AS SHOWN
BOOK 2025 PAGE 3315625
BOOK 2025 PAGE 034117-25

OWNER / DEVELOPER

HAWKINS MILL, LLC
5051 S NATIONAL AVE.
SPRINGFIELD, MO 65810

DEDICATION

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

IN WITNESS WHEREOF, STU STENGER, MANAGER OF HAWKINS MILL, LLC, OWNER OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THIS PLAT TO BE SIGNED THIS _____ DAY OF _____, 20____.

STU STENGER, MANAGER OF STENGER MANAGEMENT LLC, ITS MANAGER DATE _____ NO SEAL

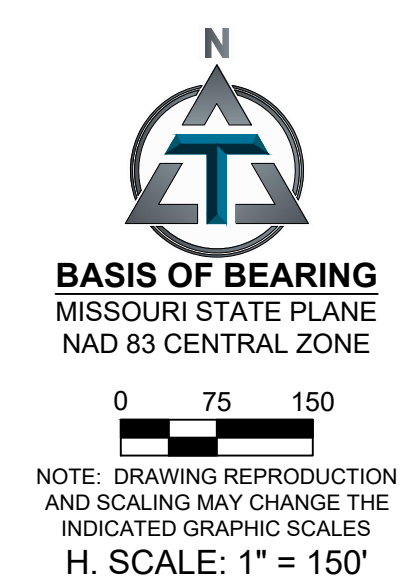
ACKNOWLEDGMENT

STATE OF MISSOURI (SS)
COUNTY OF GREENE

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED STU STENGER, TO ME KNOWN, WHO DULY SWORN, DID SAY THAT THEY ARE SINGLE, AND ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SPRINGFIELD, GREENE COUNTY, MISSOURI, ON THE DAY AND DATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC
PRINT NAME OF NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____ (SEAL)



LEGEND:

	RIGHT-OF-WAY, MARKER		PROPERTY LINE: PRIMARY		EXISTING EASEMENT
	IRON PIN FOUND AS NOTED		PROPERTY LINE: ADJOINER		STREAM BUFFER
	SET 5/8" IRON PIN WITH CAP, MO LC 2011008797		LAND SECTION LINE		EASEMENT AREA
			UTILITY EASEMENT		
			SINKHOLE BOUNDARY		
			SINKHOLE (NO CONSTRUCTION LIMITS)		
			SINKHOLE AREA		

PRELIMINARY PLAT OF HAWKINS MILL SUBDIVISION SECTION 1, TOWNSHIP 29N, RANGE 22W SPRINGFIELD, GREENE COUNTY, MISSOURI



LOCATION MAP SCALE: 1" = 5000'

NOTES

- NO STRUCTURES ARE TO BE BUILT BETWEEN RIGHT-OF-WAY LINE AND BUILDING SETBACK LINE.
- SETBACKS TO BE DETERMINED BY THE ZONING DISTRICT AT THE TIME OF DEVELOPMENT.
- DETACHED ACCESSORY STRUCTURE MUST BE LOCATED IN COMPLIANCE WITH THE ZONING REGULATIONS FOR THE DISTRICT.
- MAINTENANCE OF ANY AREA REFERRED TO AS AN UTILITY EASEMENT, IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- STORMWATER: THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEDICATED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.
- 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 NOT TIME SHALL PERMANENT STRUCTURES BE ALLOWED IN THE EASEMENT.
- STREAM BUFFER: STREAM BUFFER AREAS ARE DEDICATED FOR THE PROTECTION OF STORMWATER RUNOFF QUALITY, STREAM PRESERVATION, AND FLOOD CONTROL. THE PROPERTY OWNER MAY FULLY USE AND ENJOY THE LAND WITHIN THE STREAM BUFFER AREA PROVIDED THAT SUCH USE IS IN ACCORDANCE WITH CHAPTER 96 OF THE SPRINGFIELD CITY CODE, AS AMENDED, AND THE FLOOD CONTROL AND WATER QUALITY PROTECTION MANUAL, AS AMENDED. MAINTENANCE, REPAIR, AND RESTORATION, IF NECESSARY, OF THE STREAM BUFFER AREA IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE FLOOD CONTROL AND WATER QUALITY PROTECTION MANUAL.
- PUBLIC GREEN SPACE EASEMENT: THIS AREA GRANTS ACCESS FOR STREAM BUFFER AREAS AND OTHER PUBLIC UTILITIES OR INFRASTRUCTURE FOR MAINTENANCE AND CONSTRUCTION PURPOSES AND PROVIDES THE RIGHT TO CONSTRUCT, MAINTAIN, AND USE PUBLIC TRAILS AND PASSIVE RECREATION AMENITIES. MAINTENANCE OF THIS AREA IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SURVEYOR'S NOTES

PREVIOUSLY RECORDED PROPERTY BOUNDARY SURVEY WAS PROVIDED OR DISCOVERED DURING THE RESEARCH PROCESS.

FENCE LOCATIONS SHOWN BETWEEN DIMENSION POINTS ARE APPROXIMATE AND THE ACTUAL FENCE MAY MEANDER FROM THE LOCATIONS SHOWN ON THE PLAT HEREIN. ALL INTERIOR FENCES MAY NOT BE SHOWN.

PROPERTY ACCURACY STANDARD: URBAN
DATE OF SURVEY FIELD WORK: 02/10/2025

DECLARATION BY SURVEYOR

I, KENT R. PETERSON, DO HEREBY CERTIFY TO HAWKINS MILL, LLC THAT THIS PLAT WAS PREPARED AND THE MONUMENTS AND PINS SET UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

KENT R. PETERSON MISSOURI, PLS 2000161241

DATE

#	REVISION	DATE



KENT R. PETERSON - LAND SURVEYOR MO# 2659

TOOTH & ASSOCIATES
 1505 E. BLUE HILLS BLVD.
 SPRINGFIELD, MO 65804
 PH: 417-888-0645 FAX: 417-888-0657
 www.toothassociates.com
 CERTIFICATE OF AUTHORITY:
 MO# LS-2011008797
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 Drawing and specifications are the property of Tooth & Associates, Inc. and shall not be reproduced or used for any other project without written approval of the engineer.

HAWKINS MILL
 SPRINGFIELD GREENE COUNTY, MISSOURI 65803
 STENGER HOMES
 PRELIMINARY PLAT
 PROJECT: C-001

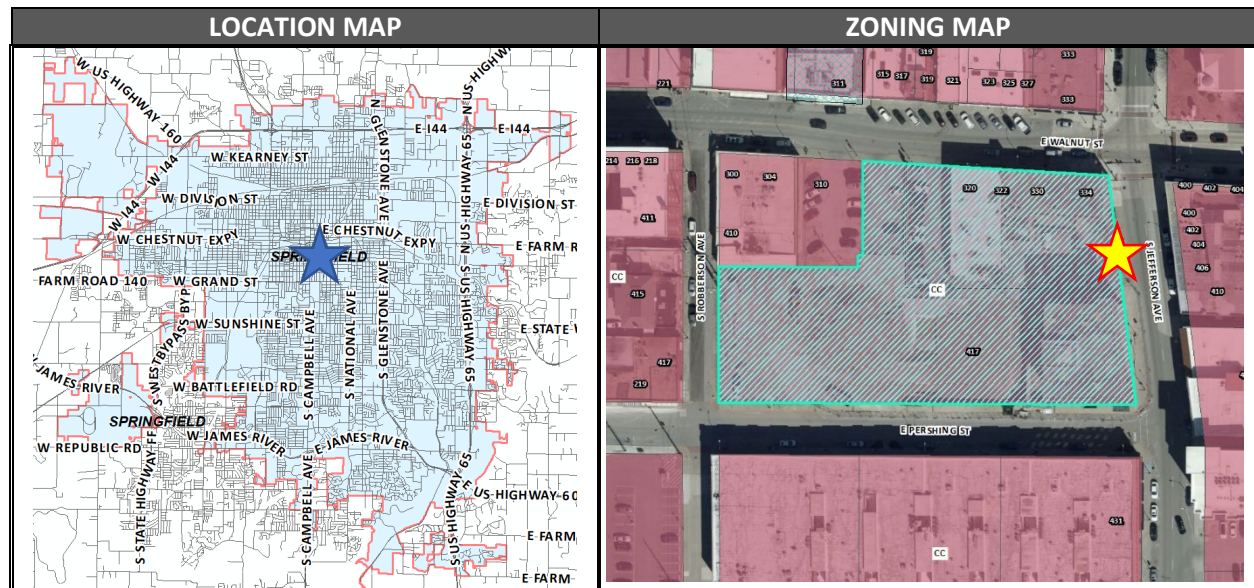
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Subdivision Variance 361
Location:	417 South Jefferson & 320,322, 330, & 334 East Walnut Street
Total Acres:	1.67 acres
Applicant:	SPFLD RE Holdings, LLC & Sister Properties, LLC
Existing Land Use:	Commercial
Planning and Zoning Commission:	January 15, 2026
City Council:	N/A
Public Notification:	Posted property
Staff:	Andrew Menke, Senior Planner – (417) 864-1613
Staff recommendation:	N/A
Proposed motion:	Move to approve Subdivision Variance 361 subject to the variance approval criteria listed in Attachment 2 of the staff report on this item. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

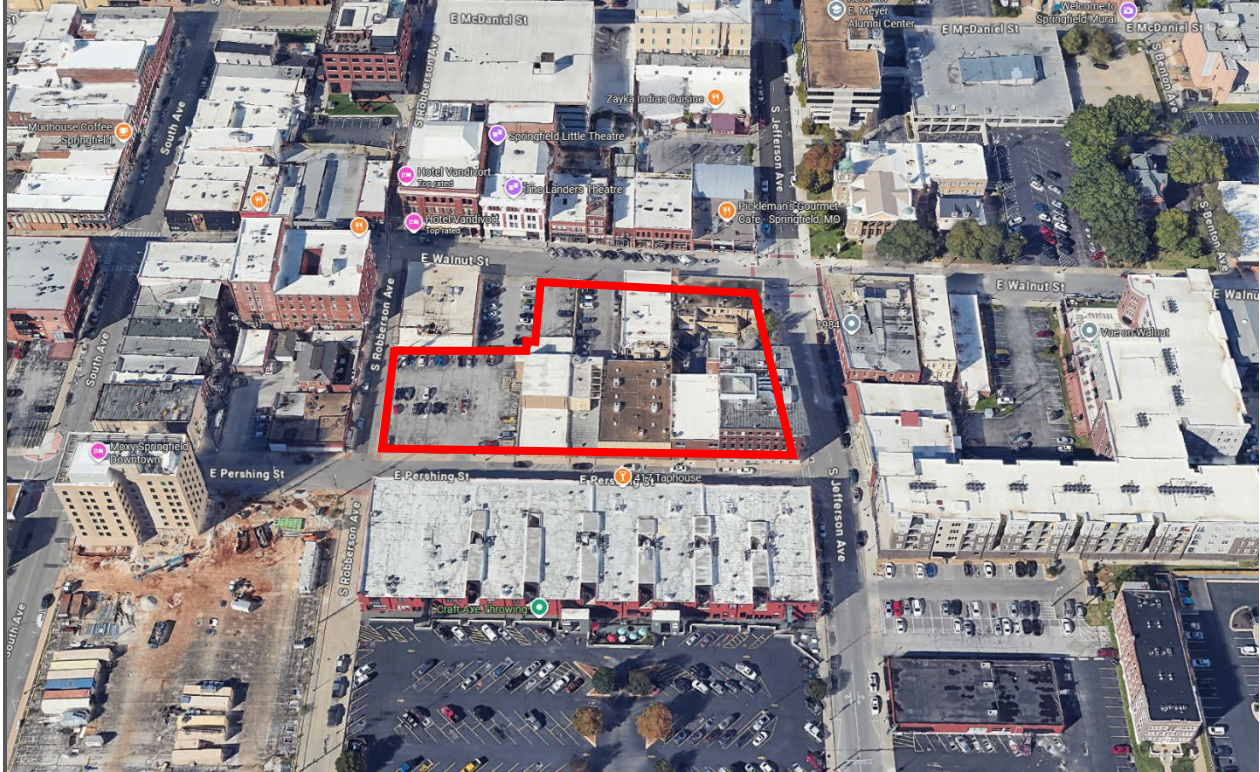
The applicant is requesting a variance independent of Preliminary Plat to vary from Section 36-251(3) of the Subdivision Regulations. The requested variance is for allowing one access point, in conjunction with a proposed administrative non-residential replat of property generally located at 417 South Jefferson Avenue.

Section 36-251(3) of the Subdivision Regulations requires a minimum distance of 150 feet from the near right-of-way line of any intersecting street to edge of driveway. Tracts less than 200 feet wide must either share common access or take access from a local or collector street. The combined frontage of all property along Jefferson Avenue is approximately 218 feet wide. Based on these requirements, no direct access would be allowed to Jefferson Avenue.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



View from Jefferson Avenue

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property is located within the original city limits that were established in 1838. The property was platted as part of the original city plat in 1867. In the 1995 citywide remapping, the property was zoned Center City.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-206. - Variances.

- (1) *General.* Deviations from and exceptions to the standards and procedures of this article may be granted by the city council, the planning commission or the director of planning and development, as set forth herein only if such deviations and exceptions conform to the following conditions and procedures. Such deviations and exceptions are referred to, for purposes of this article, as variances relative to zoning and other ordinances and codes effective in the City of Springfield. No application for preliminary plat which would create conditions requiring a variance or exception from zoning standards or other ordinances or codes by the board of adjustment, shall be submitted to the planning and zoning commission unless and until the applicant's request for variance or exception shall have been first submitted to and approved by the board of adjustment.
- (2) *Purpose and intent.* It is the purpose and intent of this variance procedure to provide relief from unusual hardship, inequitable construction procedures, design requirements which may be impractical and other conditions which occur with a specific parcel of land but do not occur in the normal subdivision process.
- (3) *Conditions of variance approval.* No variance shall be granted unless it is found that:
 - (a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this article would deprive the owner of the reasonable use of his land and is not the mere grant of a privilege; and
 - (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner; and
 - (c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.
- (4) *Recording required.* When a variance from these regulations has been approved, the details of such variance shall be recorded in the office of the Recorder of Deeds of Greene County. No such variance shall be recorded, however, until a 30-day period shall have passed during which time said variance may be challenged in a court of competent jurisdiction.
- (5) *Authority to grant variances.*
 - (a) The planning commission shall be empowered to grant variances with respect to the improvements and the design standards relative to lot dimensions and arrangements, street location, alignment, the location, and alignment of easements, building lines and similar standards.
 - (b) City council shall review requests for variances only upon an appeal by an applicant from a denial of a request by the commission and only upon the written record made before the commission.
- (6) *Procedure.*
 - (a) Variances shall be reviewed in accordance with one of the two following procedures:
 1. Requests for variances may be submitted concurrently with the preliminary plat or final plat if it is a minor subdivision. The applications

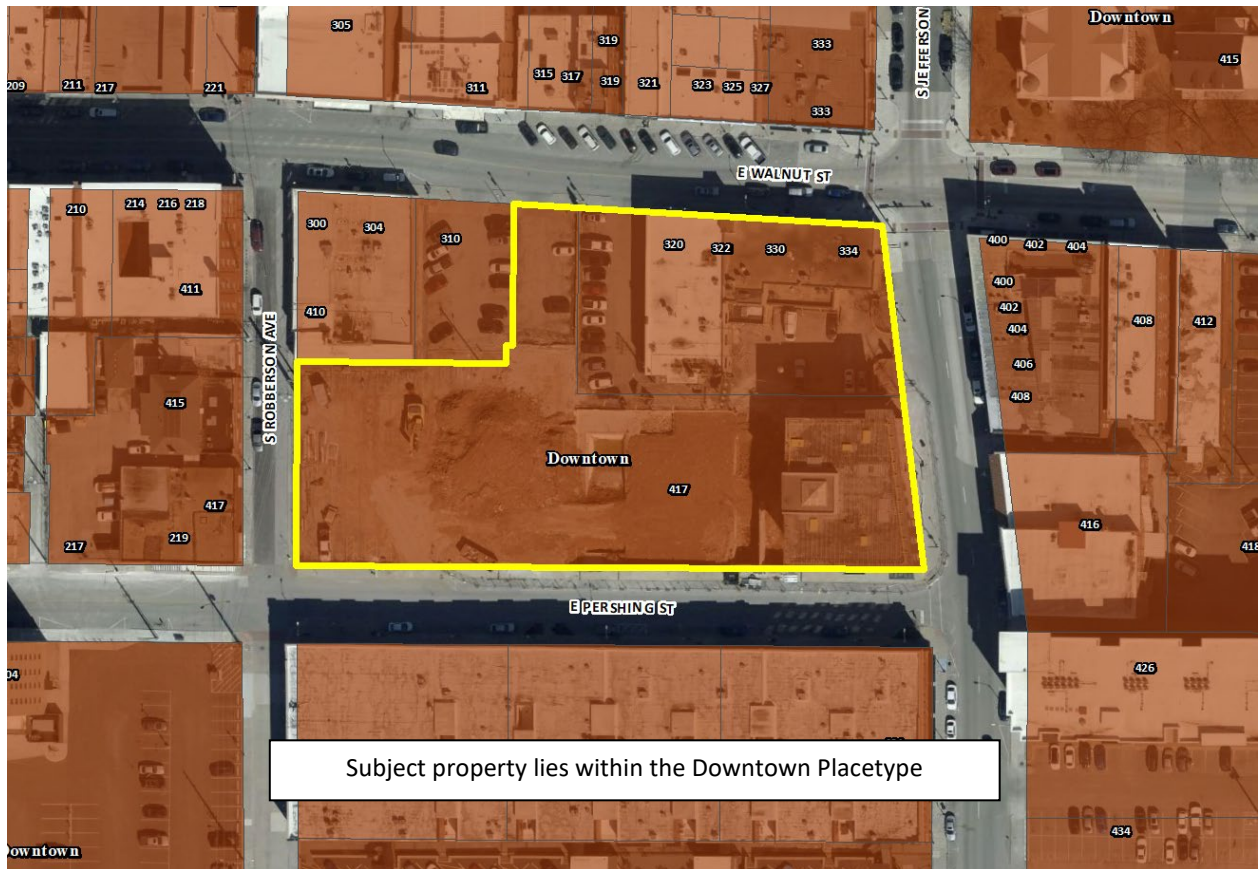
DEVELOPMENT REVIEW STAFF REPORT

for variance shall be made on forms provided by the director and shall state precisely the provisions from which variance is requested along with the reasons therefor. Such variance application shall be reviewed and acted upon concurrently with the preliminary plat or final plat if a minor subdivision.

2. Requests for variances independent of plat review shall be permitted if the applicant can show good cause why such request was not made at the time of the preliminary plat and shall be submitted on forms provided by the director along with a fee for administrative processing in the amount prescribed by ordinance. Such application shall be submitted to the commission.
3. Within 30 days after commission has acted on a variance, the city council may, by vote of council, elect to conduct independent review of any variances considered by the commission and may grant, reverse, modify or affirm the decision of the commission based on the provisions of this article and procedures for granting variances.

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 & Institutional Facilities	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	CC	CC	CC	CC
LAND USE	Mixed use	Mixed use	Mixed use	Commercial
PLACETYPES	Downtown	Downtown	Downtown	Downtown

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to replat approximately 1.7 acres of property via an administrative replat, non-residential.
2. There are two existing driveways on the west side of Jefferson Avenue that are located within the area of the proposed replat.
3. The Subdivision Regulations require that all access points be brought into compliance at the time subdivision activity occurs.
 - a. Section 36-251(3) of the Subdivision Regulations requires a minimum distance of 150 feet from the near right-of-way line of any intersecting street to edge of driveway. Tracts less than 200 feet wide must either share common access or take access from a local or collector street.
 - b. The combined frontage of all property along Jefferson Avenue is approximately 218 feet wide. Based on these requirements, no direct access would be allowed to Jefferson Avenue without a variance.
4. The applicant is requesting a variance independent of Preliminary Plat to vary from Section 36-251(3) of the Subdivision Regulations. The requested variance is for allowing one access point on Jefferson Avenue for the proposed administrative replat, non-residential.
5. The proposed administrative replat must meet all requirements of the City's subdivision regulations unless varied with this application.
6. The planning and zoning commission shall be empowered to grant variances with respect to the improvements and the design standards relative to lot dimensions and arrangements, street location, alignment, the location, and alignment of easements, building lines, and similar standards.
7. If the commission approves the subdivision variance independent of the preliminary plat, the details of such variance shall be recorded in the office of the Recorder of Deeds of Greene County. No such variance shall be recorded, however, until a 30-day period shall have passed during which time said variance may be challenged in a court of competent jurisdiction.
8. The proposed subdivision variance was reviewed by City departments and comments are contained in **Attachment 1**. Variance approval criteria is provided in **Attachment 2**. A draft of the proposed administrative replat can be found in **Attachment 3**. The proposed site plan has been provided as **Attachment 4**. The applicant's letter requesting a subdivision variance is included as **Attachment 5**.

STAFF RECOMMENDATION:

1. Staff does not provide a recommendation on variance requests.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION OPTIONS:

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

1. The commission shall approve the subdivision variance.
2. The commission shall conditionally approve the subdivision variance.
3. The commission shall disapprove the subdivision variance.

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. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No conflict with or impact on public sewer.
2. FIRE DEPARTMENT:
Approved.
3. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No comments at this time.
4. CITY UTILITIES:
No issues with proposed variance. Utility relocations, where needed, are being coordinated in association with PRJ2024-00432.
5. 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
417 S Jefferson Ave	Jordan Creek Lower Branch	No	No	No	No	No

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

Detention and Discharge Requirements

There are no Stormwater impacts with this subdivision variance.

Water Quality Requirements

N/A

Floodplain

N/A

Natural Channels and Stream Buffers

N/A

Sinkholes and Karst Features

N/A

DEVELOPMENT REVIEW STAFF REPORT

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Access

All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification unless a subdivision variance is approved by the Planning and Zoning Commission.

Trails, Bus Stops, And Additional Information

There are no Greenway Trails near the property. There are bus stops on Jefferson near the property.

Improvements

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

	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 Jefferson Avenue	Secondary Arterial	City	35	30	5,500	Yes	Yes	Yes
Street 2	E Walnut Street	Collector	City	30	30	7,000	Yes	Yes	Yes
Street 3	E Pershing Street	Local	City	25	25	600	Yes	Yes	Yes

DEVELOPMENT REVIEW STAFF REPORT

VARIANCE APPROVAL CRITERIA:

ATTACHMENT 2

Section 36-206(3) of the Subdivision regulations states in part: No variance shall be granted unless it is found that;	Applicant's Response
There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege;	The current offset requirements are such that a drive entrance on Jefferson Ave would not be permissible. An entrance is needed from Jefferson to maintain the current utility and trash pickup operations for both adjacent properties.
The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and;	By approving this variance, this provides both property owners access from Jefferson Ave for building services and customer access.
The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.	The new entrance will be the same offset distance from Walnut Street as the existing drive. The drive will become 26' wide and be an entrance only. We believe this will be safer than the existing conditions.

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

A fractional part of Lots 57, 58, 71 and 72, Block 16 of PLAT OF SPRINGFIELD, Springfield, Greene County, Missouri more particularly described as follows: Beginning at the Southeast Corner of Lot 72, Block 16 of said PLAT OF SPRINGFIELD; thence North $87^{\circ}54'20''$ West, 361.28 feet along the South line of said Block 16 to the East right of way of Robberson Avenue; thence North $1^{\circ}00'00''$ East, 134.52 feet along said East right of way to the southwest corner of a parcel described in Greene County Deed Records at Document No. 005399-18; thence South $88^{\circ}09'50''$ East, 129.67 feet along the South line of said Document No. 005399-18 parcel and along the southerly line of a parcel described in Greene County Deed Records at Document No. 019189-13; thence North $1^{\circ}14'10''$ East, 5.00 feet, and, South $88^{\circ}09'50''$ East, 5.00 feet, all along said southerly line of Document No. 019189-13 parcel to its southeast corner; thence North $0^{\circ}52'30''$ East, 88.42 feet along the East line of said Document No. 019189-13 parcel to the South right of way of Walnut Street; thence South $85^{\circ}12'10''$ East, 41.14 feet along said South right of way to the West line of the aforesaid Lot 57, Block 16 of PLAT OF SPRINGFIELD; thence South $1^{\circ}31'20''$ West, 110.16 feet along said West line to the southwest corner of said Lot 57; thence South $88^{\circ}13'20''$ East, 2.50 feet along the South line of said Lot 57; thence North $2^{\circ}18'00''$ East, 109.95 feet to the aforesaid South right of way of Walnut Street; thence South $85^{\circ}12'10''$ East, 189.60 feet along said South right of way to its intersection with the West right of way of Jefferson Avenue; thence South $5^{\circ}44'00''$ East, 219.47 feet along said West right of way to its intersection with the North right of way of Pershing Street; thence North $87^{\circ}54'20''$ West, 33.23 feet along said North right of way to the point of beginning. Above described tract contains 1.67 acres, more or less, per plat of survey J-5258, dated December 1, 2025, by CM Archer Group, P.C.

SPFLD RE Holdings-Sister Properties Addition

An Administrative Replat of part of Lots 57, 58, 71 and 72 in Block 16, PLAT OF SPRINGFIELD, a subdivision in Springfield, Greene County, Missouri

CERTIFICATE OF OWNERSHIP

SPFLD RE Holdings, LLC hereby certifies that it is the owner of the property described hereon, which property is within the subdivision jurisdiction of Springfield, Missouri, and that it freely adopts this plan of subdivision and that said property shall be known and designated as SPFLD RE Holdings-Sister Properties Addition, an Administrative Replat of part of Lots 57, 58, 71 and 72 in Block 15, PLAT OF SPRINGFIELD. The stormwater easement noted and shown hereon is hereby dedicated for public use.

DATED: _____, 20__ SPFLD RE Holdings, LLC

By: _____
(signature)

(name)

(title)

Attest: _____
(signature)

(name)

(title)

"DEDICATOR"

STATE OF MISSOURI)
COUNTY OF _____) SS.

On this _____ day of _____, 20__ before me appeared _____, to me personally known, who, being by me duly sworn did say: That they are the _____ for SPFLD RE Holdings, LLC, and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said SPFLD RE Holdings, LLC.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.
My Commission Expires: _____

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP

SISTER PROPERTIES, LLC hereby certifies that it is the owner of the property described hereon, which property is within the subdivision jurisdiction of Springfield, Missouri, and that it freely adopts this plan of subdivision and that said property shall be known and designated as SPFLD RE Holdings-Sister Properties Addition, an Administrative Replat of part of Lots 57, 58, 71 and 72 in Block 15, PLAT OF SPRINGFIELD. The stormwater easement noted and shown hereon is hereby dedicated for public use.

DATED: _____, 20__ SISTER PROPERTIES, LLC

By: _____
(signature)

(name)

(title)

Attest: _____
(signature)

(name)

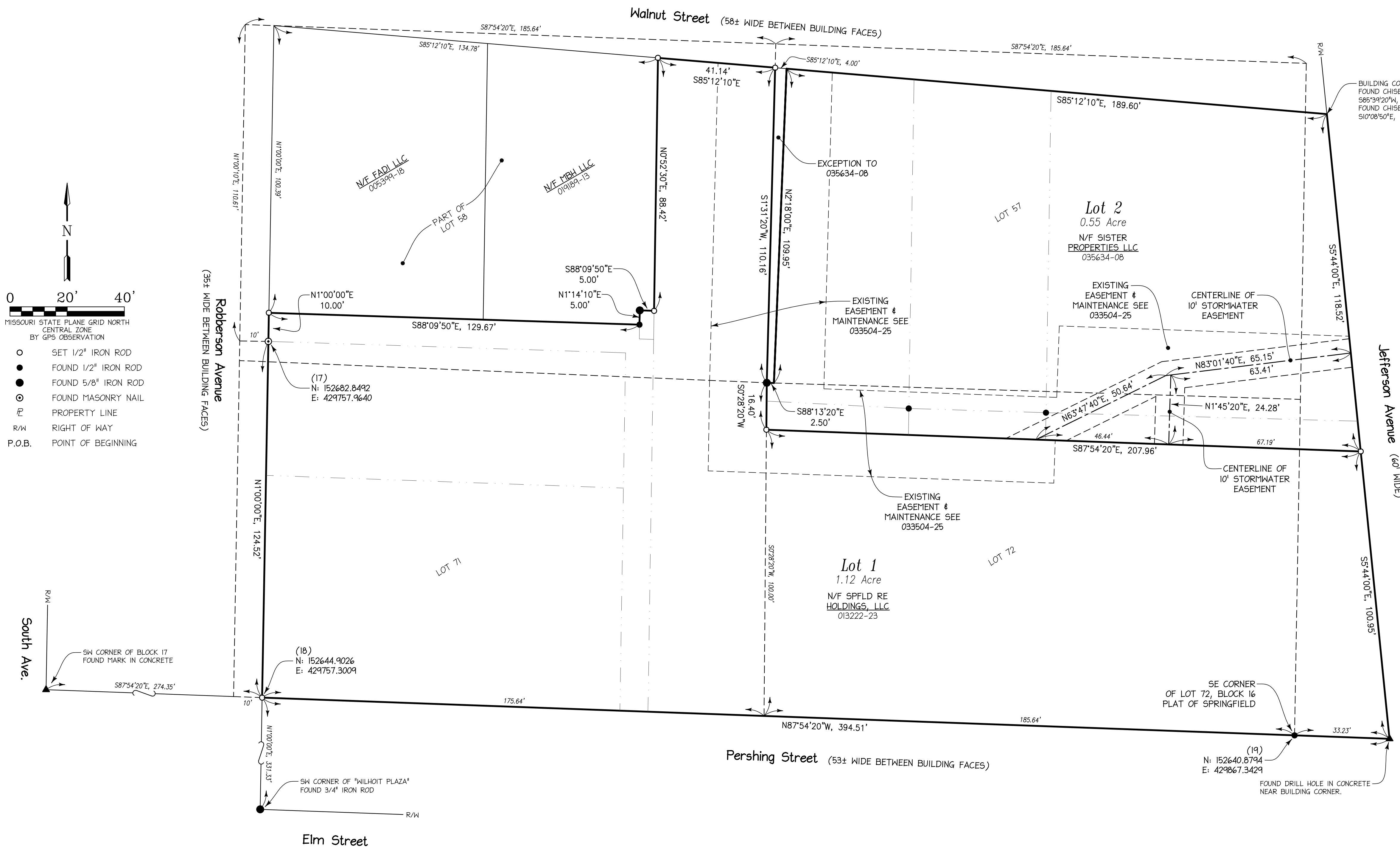
(title)

"DEDICATOR"

STATE OF MISSOURI)
COUNTY OF _____) SS.

On this _____ day of _____, 20__ before me appeared _____, to me personally known, who, being by me duly sworn did say: That they are the _____ for SISTER PROPERTIES, LLC, and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said SISTER PROPERTIES, LLC.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.
My Commission Expires: _____

NOTARY PUBLIC



North arrow and scale bar (0, 20, 40 feet).
MISSOURI STATE PLANE GRID NORTH CENTRAL ZONE BY GPS OBSERVATION

- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- FOUND MASONRY NAIL
- ℙ PROPERTY LINE
- R/W RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

- NOTES:**
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
 - I declare that to the best of my professional knowledge and belief, this plat and survey meet the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
 - Tract is classified Urban (20 CSR 2030-16.040).
 - Date of field work: October and November 2025.
 - Source of Title: 035634-08 (Sister Properties LLC) and 013222-23 (SPFLD RE Holdings LLC).
 - The tracts surveyed hereon are zoned CC, City Center.
 - The tract shown on this plat does not lie within a Flood Hazard Area according to the applicable Flood Boundary and Floodway Map published by the U.S. Department of Housing and Urban Development, Federal Insurance Administration. See FEMA FIRM Map No. 29077C0333F, effective date September 19, 2025.
 - The coordinates values noted hereon are in meters and are in reference to the Missouri Coordinate System of 1983, Central Zone per observations utilizing the MoDOT VRS Network.

DESCRIPTION

A fractional part of Lots 57, 58, 71 and 72, Block 16 of PLAT OF SPRINGFIELD, Springfield, Greene County, Missouri more particularly described as follows: Beginning at the Southeast Corner of Lot 72, Block 16 of said PLAT OF SPRINGFIELD; thence North 87°54'20" West, 361.28 feet along the South line of said Block 16 to the East right of way of Roberson Avenue; thence North 1°00'00" East, 134.52 feet along said East right of way to the southwest corner of a parcel described in Greene County Deed Records at Document No. 005399-18; thence South 88°09'50" East, 129.67 feet along the South line of said Document No. 005399-18 parcel and along the southerly line of a parcel described in Greene County Deed Records at Document No. 019189-13; thence North 1°14'10" East, 5.00 feet, and, South 88°09'50" East, 5.00 feet, all along said southerly line of Document No. 019189-13 parcel to its southeast corner; thence North 0°52'30" East, 88.42 feet along the East line of said Document No. 019189-13 parcel to the South right of way of Walnut Street; thence South 85°12'10" East, 41.14 feet along said South right of way to the West line of the aforesaid Lot 57, Block 16 of PLAT OF SPRINGFIELD; thence South 1°31'20" West, 110.16 feet along said West line to the southwest corner of said Lot 57; thence South 88°13'20" East, 2.50 feet along the South line of said Lot 57; thence North 2°18'00" East, 109.95 feet to the aforesaid South right of way of Walnut Street; thence South 85°12'10" East, 189.60 feet along said South right of way to its intersection with the West right of way of Jefferson Avenue; thence South 5°44'00" East, 219.47 feet along said West right of way to its intersection with the North right of way of Pershing Street; thence North 87°54'20" West, 33.23 feet along said North right of way to the point of beginning. Above described tract contains 1.67 acres, more or less, per plat of survey J-5258, dated December 1, 2025, by CM Archer Group, P.C.

CERTIFICATE OF APPROVAL

I, Steve Childers, Director of Planning and Development of the City of Springfield, Greene County, Missouri in accordance with the authority granted to me by Section 203 of Article II of the Land Development Code, Chapter 36, Springfield City Codes, does hereby approve the SPFLD RE Holdings-Sister Properties Addition, an Administrative Replat of part of Lots 57, 58, 71 and 72 in Block 15, PLAT OF SPRINGFIELD, a subdivision in the City of Springfield. This this _____ day of _____, 20__.

Steve Childers
Director Of Planning And Development

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this plat drawn under my supervision from an actual survey made under my supervision; and that this plat was prepared in accordance with the current Department of Agriculture, Chapter 60—Missouri Standards for Property Boundary Surveys. Witness my original signature, registration number and seal this _____ day of _____, 20__.

Sylvester Furse, PLS
License No. 2011017288

CM Archer Group, P.C. dba: **ARCHER-ELGIN**
ENGINEERING | SURVEYING | ARCHITECTURE
310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362
Fax: 573-364-4782
www.archer-elgin.com

Corporate Authority: CM Archer Group, P.C. E: 2003022612 D, LS: 2004017577 D, A: 2016017179

REVISIONS	Final Plat
	SPFLD RE Holdings-Sister Properties Addition Springfield, Greene County, Missouri Phelps County Bank - Springfield MO 417 S. Jefferson Ave.; Springfield, MO 65806
DRAWN BY: MEP	SCALE: 1"=20'
CHECKED: SFF	DATE: Dec. 1, 2025
	SURVEY NO: J5258



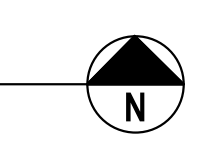
GENERAL NOTES:

- THIS IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES SHOWN ARE APPROXIMATE BASED UPON MONUMENTS FOUND IN THE FIELD.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN CASE OF A CONFLICT BETWEEN PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL RELOCATE/REPLACE EXISTING ITEMS AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, PROPERTY PINS, MAILBOXES, SHRUBS, FENCES & LANDSCAPING. ANY PROPERTY PINS/MONUMENTS THAT ARE DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI.
- ALL OSHA RULES & REGULATIONS ESTABLISHED FOR THE TYPE OF CONSTRUCTION REQUIRED BY THE PLANS SHALL BE STRICTLY FOLLOWED (IE: TRENCHING, BLASTING, ETC.)
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ANY CHANGE ORDERS INVOLVING THESE DRAWINGS MUST BE APPROVED IN WRITING BY THE OWNER.
- CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING WORK AS SHOWN ON THE PLANS. ANY ERRORS OR OMISSIONS FOR ITEMS OR WORK COMPLETED BECAUSE OF THE LACK OF FAMILIARIZATION WITH THE PLANS AND SPECIFICATIONS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL WORK SHALL COMPLY WITH ANY GOVERNING CODES OR REGULATIONS THIS INCLUDES THE IBC CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PROTECT EXISTING PAVEMENT, CURB, AND SIDEWALK AREAS. IN THE EVENT OF DAMAGE TO PAVEMENT, CONTRACTOR SHALL REPLACE SURFACE AS REQUIRED TO MATCH EXISTING DEPTH AND MATERIAL, UNLESS NOTED OTHERWISE ON DRAWINGS. SIDEWALKS SHALL BE REMOVED BACK TO THE NEAREST CONTROL JOINT. PAVEMENT, CURB AND SIDEWALKS SHALL BE SAW-CUT TO A NEAT LINE.
- THE OWNER OR ENGINEER ARE NOT IN CONTROL OF OR HAVE CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR ACTS OR OMISSIONS OF THE CONTRACTOR USED TO COMPLETE THE WORK. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY NEGLIGENCE OR FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH INDUSTRY STANDARDS AND ALL GOVERNING CODES.
- SHOP DRAWINGS WILL BE REQUIRED FOR THE MECHANICAL EQUIPMENT LAYOUT, PLACEMENT OF REINFORCING STEEL, AND ANY OTHER ITEMS THAT MAY BE NOTED WITHIN THE SPECIFICATIONS.
- NO DEVIATION FROM THE CONSTRUCTION DOCUMENTS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER. IF A DEVIATION DOES OCCUR IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL RESOURCES TO RESTORE THE STRUCTURAL INTEGRITY OF THE BUILDING, INCLUDING NECESSARY LABOR, MATERIALS, EQUIPMENT, FEES FOR ENGINEERING AND INSPECTION, ETC.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR DEVIATIONS TO THESE PLANS DURING OR AFTER CONSTRUCTION WITHOUT WRITTEN APPROVAL. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE QUALITY OR ACCURACY OF CONSTRUCTION BY THE CONTRACTOR.

LANDSCAPE GENERAL NOTES:

- REFERENCE LANDSCAPE PLANS.

1 OVERALL SITE PLAN
C200 1" = 20'-0"



N-FORM ARCHITECTURE
312 W Commercial St
Springfield, MO 65803 | phone: 417.873.2255
www.nformarc.com

STATE OF MISSOURI
CAMERON J SCHWEISS
PROFESSIONAL ENGINEER
12/1/2025
CAMERON J SCHWEISS, P.E. 2014017010
P.E. 2014017010

CM Archer Group, P.C. dba:
ARCHER-ELGIN ARCHITECTURE
ENGINEERING | SURVEYING | ARCHITECTURE
Corporate Authority:
20000232612-D, LS: 2004017677-D, A-201607179
310 East 6th Street, Rolla, Missouri 65401 | Phone: 573.364.6382 Fax: 573.364.4782 | www.archer-elgin.com

Phelps County Bank
Renovation - YMCA
417 S Jefferson Ave Ste. 1
Springfield, MO 65806

Issue Date	PCBR
Drawn By: JSM	Checked By: CJS
Revisions:	

OVERALL SITE PLAN
C200

Planning and Development, City of Springfield
840 N. Boonville Ave.
Springfield, MO 65802

Dear Planning & Development Committee,

We would like to submit a formal request for a drive entrance variance to Section 36-251 (Access Criteria for Major Streets) regarding PRJ2024-00432 at 417 S. Jefferson Ave. There are currently two drive entrances on Jefferson Avenue between Walnut and Pershing Street. One serves as utility access and parking for 334 Walnut St. and the other serving as utility access for 417 S. Jefferson Ave. It is the intention of both property owners to combine the drives for shared access to enhance safety, utility maintenance, parking, and serve as the future bank's one-way customer drive thru.

The proposed drive would allow for safer vehicular access to the site. Currently vehicles have to enter the narrow driveways and either reverse onto Jefferson Ave. or maneuver the small lot to exit. The proposed plan would provide the one-way Jefferson Ave traffic to enter a one-way drive to the site and exit via Robberson, Walnut, or Pershing. This allows garbage trucks, maintenance vehicles, or customers to exit Jefferson Avenue and leave the site without interrupting traffic on Jefferson Ave. No traffic would then re-enter Jefferson Ave. from the site. The drive also provides a "by-pass lane" to allow customers/service vehicles not waiting in the drive thru to move through the site and enter the parking lot or exit onto the secondary streets (Walnut, Robberson, Pershing). Signs meeting Sec. 98-118 requirements would also be provided for pedestrian crossing and one-way traffic to ensure public safety. The proposed drive would also include a traffic rated trench drain to prevent any site stormwater from entering Jefferson Ave.

The shared drive would provide an opportunity for additional greenspace and allow for better curb appeal than the "back-of-house" look the site currently has. Upgrades would include landscape designs to meet the city's current requirements. The landscape design would also take into account line-of-sight distance for vehicles exiting Jefferson Avenue onto the proposed driveway.

This combined entrance has been discussed with city staff on multiple occasions and provides the best opportunity for both owners to meet their operating needs concurrently. It will serve as the primary and only entrance for the bank's drive thru, allowing the rest of the site to be utilized for downtown parking and greenspace. It will also serve as the only entrance for the building services.

Sincerely,

Jack Meadows

Conditions of variance approval. No variance shall be granted unless it is found that:

(a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this article would deprive the owner of the reasonable use of his land and is not the mere grant of a privilege;

The current offset requirements are such that a drive entrance on Jefferson Ave would not be permissible. An entrance is needed from Jefferson to maintain the current utility and trash pickup operations for both adjacent properties.

(b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner; and

By approving this variance, this provides both property owners access from Jefferson Ave for building services and customer access.

(c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity

The new entrance will be the same offset distance from Walnut Street as the existing drive. The drive will become 26' wide and be an entrance only. We believe this will be safer than the existing conditions.

Standards for variances. The board of adjustment shall not vary the regulations of this article as authorized above unless and until it shall make written findings based upon the particular evidence presented to it in each specific case that:

(a) The particular physical surroundings, shape, or topographical condition of the specific property involved would result in an unnecessary hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulations were carried out; and

With a building to the north and a building to the south, this is the only location for an entrance. The block between Walnut Street and Pershing Street is not wide enough to accommodate the offset requirements regardless of the location of the driveway.

(b) The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same zoning classification; and

Other properties within the same zoning classification and in the same area of the city have different lot block sizes. The current offset requirements are such that a driveway entrance from Jefferson Ave, although necessary and warranted would not be permissible in any location for the block.

(c) The purpose of the variance is not based exclusively upon a desire to enhance the value of the property, or increase the return or income therefrom; and

The purpose for the variance is to provide access for both property's transformers and dumpster locations. Without the entrance, they would be located on dead end drives that make maintenance vehicles and trash trucks maneuvering through the site a hazard with customer travel.

- (d) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; and

The bank would not have the opportunity to have a drive-thru teller. The drive-thru tellers are a necessity for their operations.

- (e) The alleged hardship has not been created by any person presently having an interest in the property; and

The design team for the project has looked at several options to fit the property needs with the given conditions, including use of the two existing entrances. The provided site plan was deemed as the best solution for traffic flow, building requirements, and public safety.

- (f) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, or diminish or impair the values thereof; and

The design team believes that the proposed site plan improves the public welfare while also taking steps to meet the city's goals of beautification for the downtown area.

- (g) The proposed variance will not impair an adequate supply of light and air to adjacent property, or cause or substantially increase congestion in the public streets, or increase the danger of fire or the spread of fire, or endanger the public safety; and

There will be no impact to the supply of light and air to adjacent properties. By providing a by-pass lane and an entrance only wider entrance, the congestion on the public street should be diminished from existing conditions.

- (h) The variance, if granted, will not alter the essential character of the neighborhood; and

Landscaping will be added to the new entrance to enhance the view from what was previously a "back-of-house" look. This area will also be aesthetically enhanced with screen walls to hide the transformers from the public sight.

- (i) The variance requested is consistent with the purposes and intent of this article and the Springfield Comprehensive Plan.

We believe that the variance requested is consistent with the purposes and intent of this article and the Springfield Comprehensive Plan.

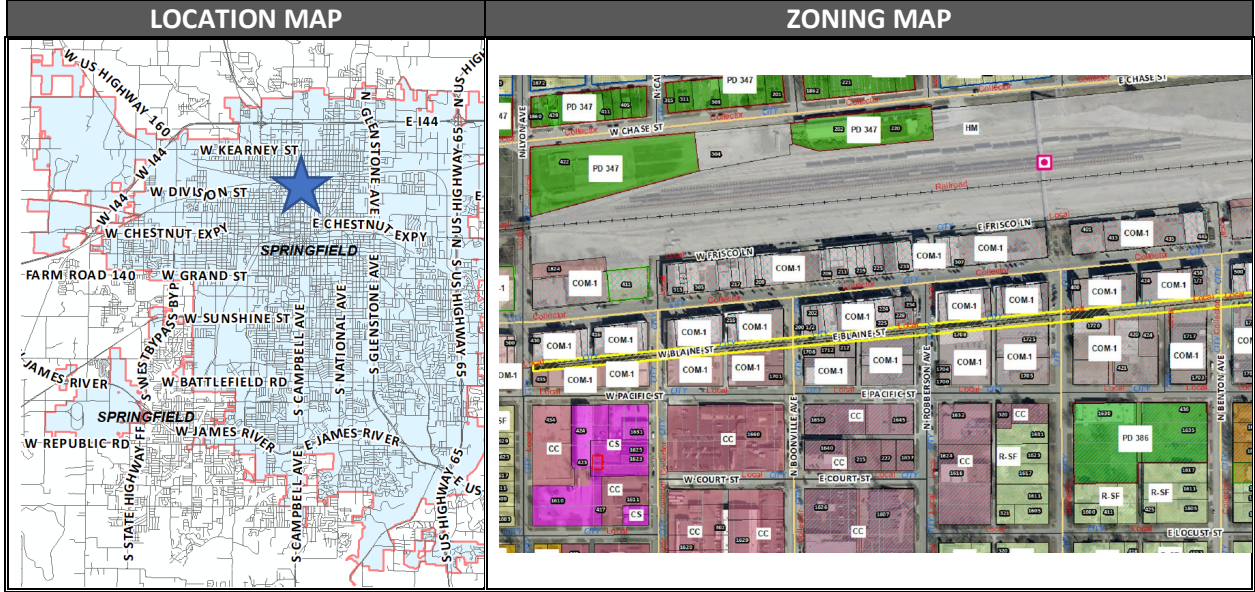
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Street Name Change No. 83
Location:	200-600 blk East Blaine Street and 200-400 blk West Blaine Street between Washington and Lyon Avenues
Applicant:	City of Springfield
Existing Land Use:	Local roadway
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	January 15, 2026
City Council:	February 9, 2026
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Street Name Change No. 83 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

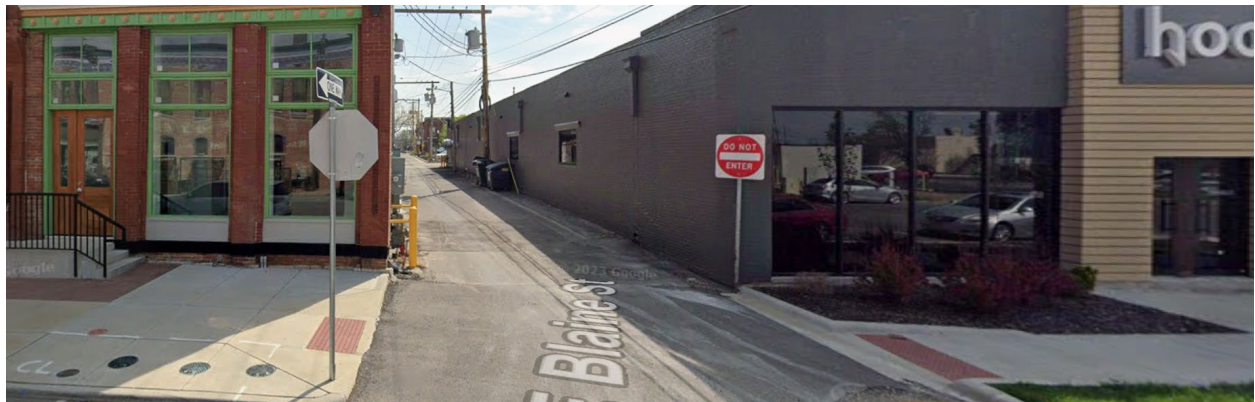
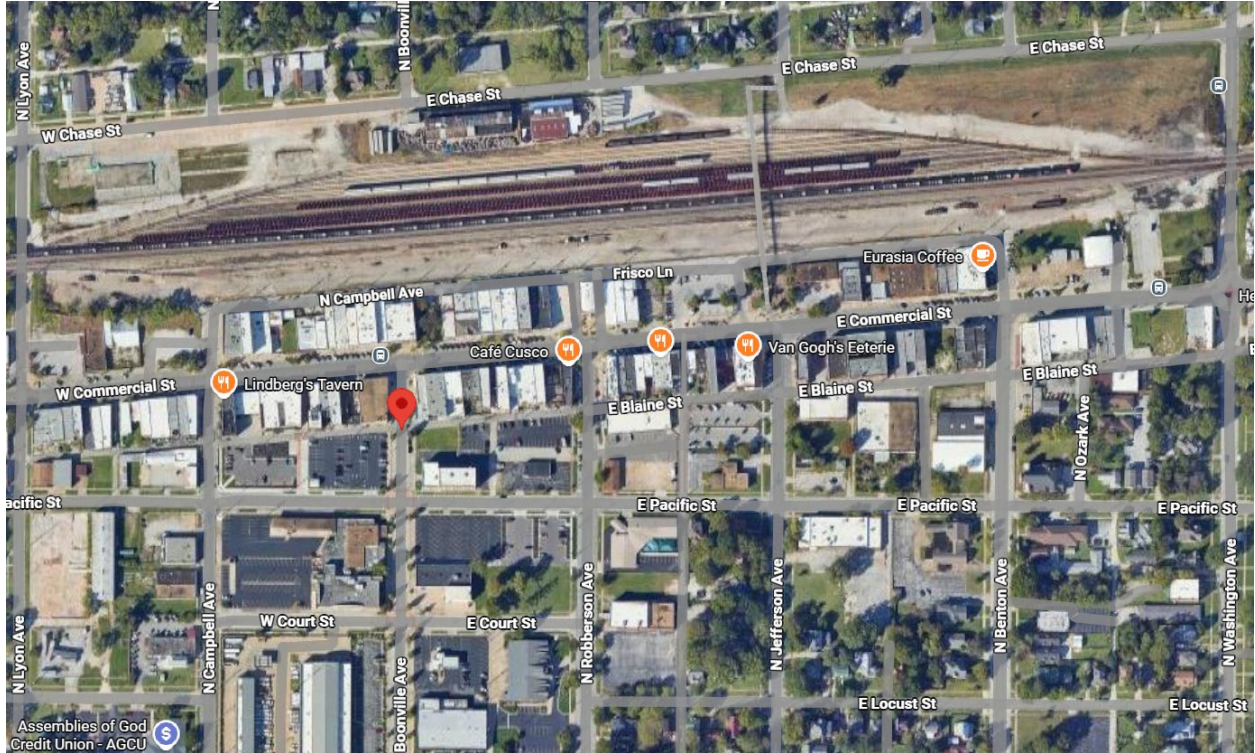
PROJECT SUMMARY:

Request to re-assign the 200-600 blocks of East Blaine Street and 200-400 blocks of West Blaine Street between Washington and Lyon Avenues from Blaine “Street” to Blaine “Lane”.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject area in which Blaine Street is located was annexed into the City as real property in 1870 as North Springfield. The right-of-way for Blaine Street was dedicated via North Springfield plat in 1869.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-10. - Procedure for changing names of streets.

Before the name of any public street is changed, there shall be public notice of such proposed change and public hearings shall be held in accordance with the following procedures:

- (1) All such changes shall first be considered by the planning and zoning commission at a public hearing.
- (2) Prior to the public hearing before the planning and zoning commission, notices of such hearing shall be posted in the area where the name change is to take place, which notice shall set out the time, date and location of the public hearing, giving at least ten days' notice of the hearing. Such notices shall be conspicuously displayed by posting the notice on the city right-of-way.
- (3) The planning and zoning commission of the city shall hold its public hearing on the name change and shall submit its recommendation to the city council.
- (4) Thereafter, the city council shall hold a public hearing on the proposed name change, giving at least five days' notice of the public hearing in accordance with the provisions set forth in this section. After holding the public hearing, the city council may, in its discretion, change the name and shall give notice of such change to the post office and other appropriate public officials.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

Not applicable to Street Name Change application.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	COM-1	COM-1	COM-1	COM-1
LAND USE	Commercial retail and office uses	Off-street parking and office uses	Right-of-way	Right-of-way
PLACETYPES	Mixed Use	Mixed Use	Mixed Use	Mixed Use

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. This request is to rename the 200-600 blocks of East Blaine Street and 200-400 blocks of West Blaine Street between Washington and Lyon Avenues from Blaine “Street” to Blaine “Lane”.
2. Resolution No. 10849 was unanimously approved by City Council on December 15, 2025 to initiate an amendment to the Official Map of the City of Springfield, Missouri, adopted pursuant to General Ordinance 1478, by changing the street name of the 200 to 600 block of East Blaine Street to East Blaine Lane and the 200 to 400 block of West Blaine Street to West Blaine Lane.
3. A request has been made by the Commercial Club of Springfield to change the name of Blaine Street to Blaine Lane between Washington Avenue to the east and Lyon Avenue to the west, in the interest of complementing the ongoing renovation of the Jefferson Avenue Footbridge and to further enhance the quality of place and economic vitality of Commercial Street and the surrounding neighborhoods. “Blaine Lane” would mirror the southern boundary of both the local and national Commercial Street Historic Districts, just as Frisco Lane mirrors the northern such boundary. The proposed name change is intended to coincide with other planned festivities along Commercial Street in 2026 and is expected to impact primarily commercial properties. Given the broader community impact of this name change, Councilperson Horton has asked that the City be the applicant.
4. The City’s Transportation Plan identifies Blaine Street as a local roadway from Lyon Avenue to Washington Avenue.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal meeting the approval criteria listed in Attachment 1.

PLANNING AND ZONING COMMISSION OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed street name change:

1. Recommend against the proposed street name change, or
2. Recommend approval of the proposed street name change.

DEVELOPMENT REVIEW STAFF REPORT**PUBLIC NOTIFICATION:**

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 adjacent to the proposed street name change.

Notices sent to property owners
adjacent to the proposed street
name change:

Mailed: 47

Returned: 0

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY
DIVISION

No comment.

911 EMERGENCY COMMUNICATIONS:

No issues.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

No comment.



**RESOLUTION 10849
EXPLANATION TO COUNCIL BILL 2025-251 (HORTON)**

FILED: 12/03/2025

ORIGINATING DEPARTMENT: Law

TITLE: A resolution initiating an amendment to the Official Map of the City of Springfield, Missouri, adopted pursuant to General Ordinance 1478, by changing the street name of the 200 to 600 block of East Blaine Street to East Blaine Lane and the 200 to 400 block of West Blaine Street to West Blaine Lane.

PURPOSE: To initiate an amendment to the Official Map of the City of Springfield, Missouri, adopted pursuant to General Ordinance 1478, by changing the street name of the 200 to 600 block of East Blaine Street to East Blaine Lane and the 200 to 400 block of West Blaine Street to West Blaine Lane.

BACKGROUND INFORMATION: A request has been made by the Commercial Club of Springfield to change the name of Blaine Street to Blaine Lane between Washington Avenue to the east and Lyon Avenue to the west, in the interest of complementing the ongoing renovation of the Jefferson Avenue Footbridge and to further enhance the quality of place and economic vitality of Commercial Street and the surrounding neighborhoods. "Blaine Lane" would mirror the southern boundary of both the local and national Commercial Street Historic Districts, just as Frisco Lane mirrors the northern such boundary. The proposed name change is intended to coincide with other planned festivities along Commercial Street in 2026 and is expected to impact primarily commercial properties. Given the broader community impact of this name change, Councilperson Horton has asked that the City be the applicant.

Passage of this resolution would not approve the requested street name change; rather, it would allow the City to bring forth an application for the change to the Planning and Zoning Commission and City Council.

Submitted By: Laura Vales, Assistant City Attorney

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- David Cameron, City Manager 12/10/2025
- David Cameron, City Manager 12/10/2025
- Maurice S. Jones, Deputy City Manager 12/10/2025
- Anita Cotter, City Clerk

Attachments: 1. Street Name Change Initiation - Blaine Street to Blaine Lane

One-rdg. X
P. Hrngs.
Pgs. 3
Filed: 12-09-25

Sponsored by: Horton

COUNCIL BILL 2025-251 RESOLUTION 10849

A RESOLUTION

1 INITIATING an amendment to the Official Map of the City of Springfield,
2 Missouri, adopted pursuant to General Ordinance 1478, by
3 changing the street name of the 200 to 600 block of East Blaine
4 Street to East Blaine Lane and the 200 to 400 block of West Blaine
5 Street to West Blaine Lane.
6
7

8 WHEREAS, a request has been made by the Commercial Club of Springfield to
9 change the name of Blaine Street to Blaine Lane between Washington Avenue to the
10 east and Lyon Avenue to the west; and
11

12 WHEREAS, this portion of Blaine Street acts as the southern boundary of both
13 the local and national Commercial Street Historic Districts, while Frisco Lane forms the
14 northern such boundary; and
15

16 WHEREAS, the proposed name change is intended to complement the ongoing
17 Jefferson Avenue Footbridge renovation, as well as to coincide with numerous planned
18 festivities along Commercial Street in 2026; and
19

20 WHEREAS, the proposed name change is expected to impact primarily
21 commercial properties; and
22

23 WHEREAS, the City Council now desires to initiate such a renaming action for
24 the 200 to 600 block of East Blaine Street and the 200 to 400 block of West Blaine
25 Street.
26

27 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD, MISSOURI, as follows, that:
29

30 Section 1 – City Council hereby initiates the renaming of the 200 to 600 block of
31 East Blaine Street to East Blaine Lane and the 200 to 400 block of West Blaine Street to
32 West Blaine Lane and directs that this action be referred to the Planning and Zoning
33 Commission for its report and recommendation.
34

35 Section 2 – This Resolution shall be in effect immediately upon adoption and
36 passage.


37
38 Passed at meeting: December 15, 2025

39
40 
41 _____
42 Mayor

42 Attest: Aritza J. Cotter
43 _____, City Clerk

44
45 Filed as Resolution: December 15, 2025

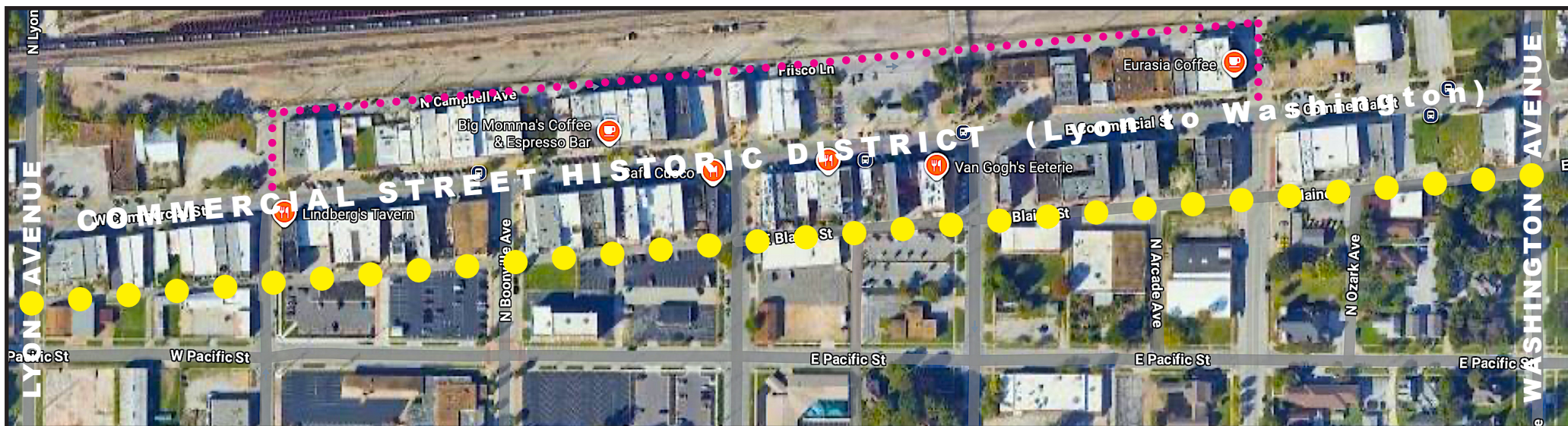
46
47 Approved as to form: Laura Vales
48 _____, Assistant City Attorney

49
50 Approved for Council action: 
51 _____, City Manager

COMMERCIAL STREET HISTORIC DISTRICT
BLAINE STREET to BLAINE LANE PROPOSAL LOCATION MAP

by Commercial Club of Springfield

- Frisco Lane
- Blaine Street/Blaine Lane



We propose changing that name of Blaine Street to Blaine Lane between Lyon Avenue on the west and Washington Avenue on the east. We cite the similarity to the name change of Washington Ave, inside Drury’s campus, to Drury Lane, except that our change will maintain the original Blaine name in the new street name.

A Blaine Lane name would be a simple process; there are currently no Blaine Street addresses. The change will benefit Commercial Street Historic District in these ways:

1. Blaine Lane is currently the southern boundary of our local and federal historic district, perfectly mirroring Frisco Lane (see map).
2. New signage for Blaine Lane will help set our district apart and encourage more businesses to use their Blaine Lane entrances which would beautify our southern entryways.

3. Having Frisco Lane & Blaine Lane sends a subtle signal that C-Street is green, pedestrian community inviting families with kids and pets to take the “C-Street Stroll”.

4. New signage for Blaine Lane will help define and enhance our district, encouraging businesses to use their Blaine Lane entrances.

5. We believe this name change will encourage a beautification of our southern entryways, our gateways to South Springfield.

6. Changing the designation of “Street” to “Lane”, gives us an opportunity to promote district events like car shows, walks and runs in a circle or block parties/sales.

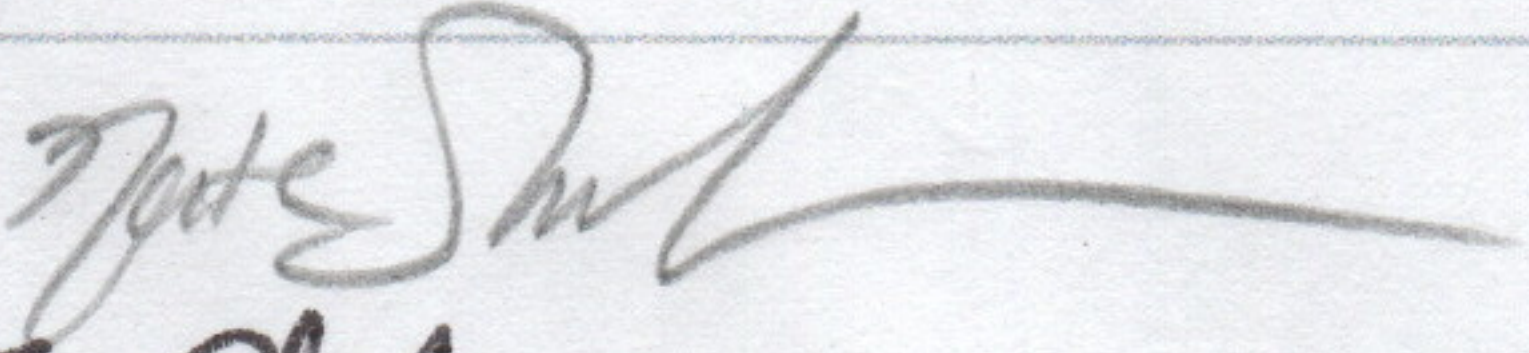
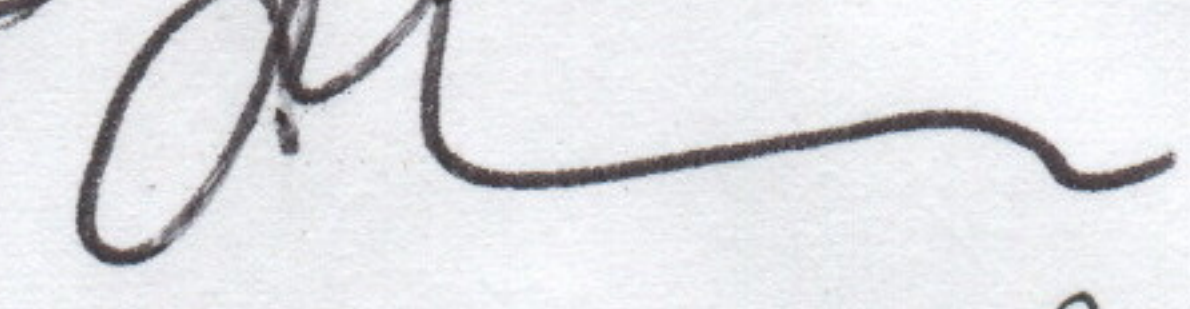
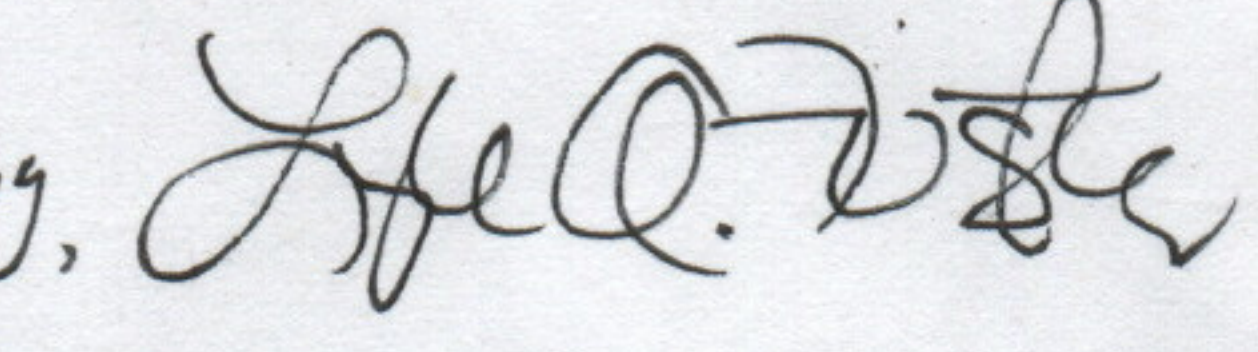
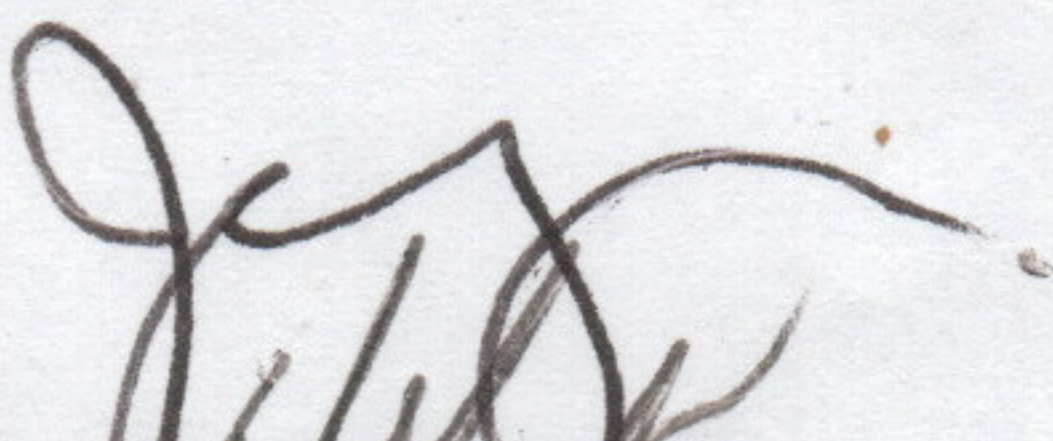
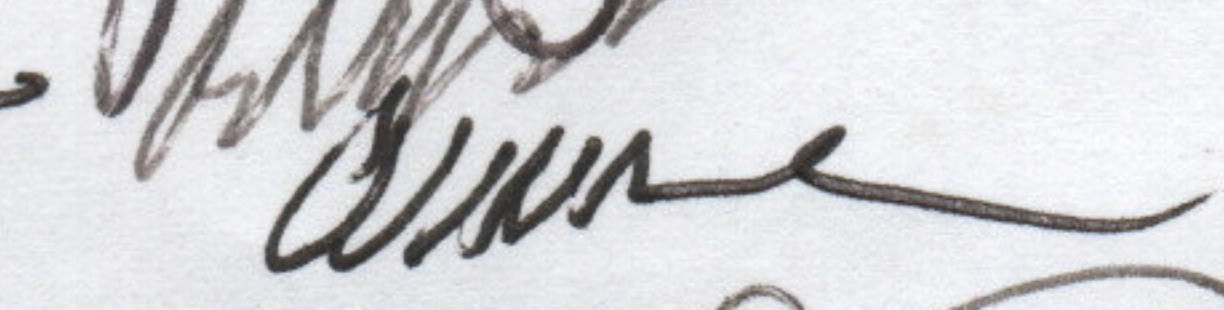
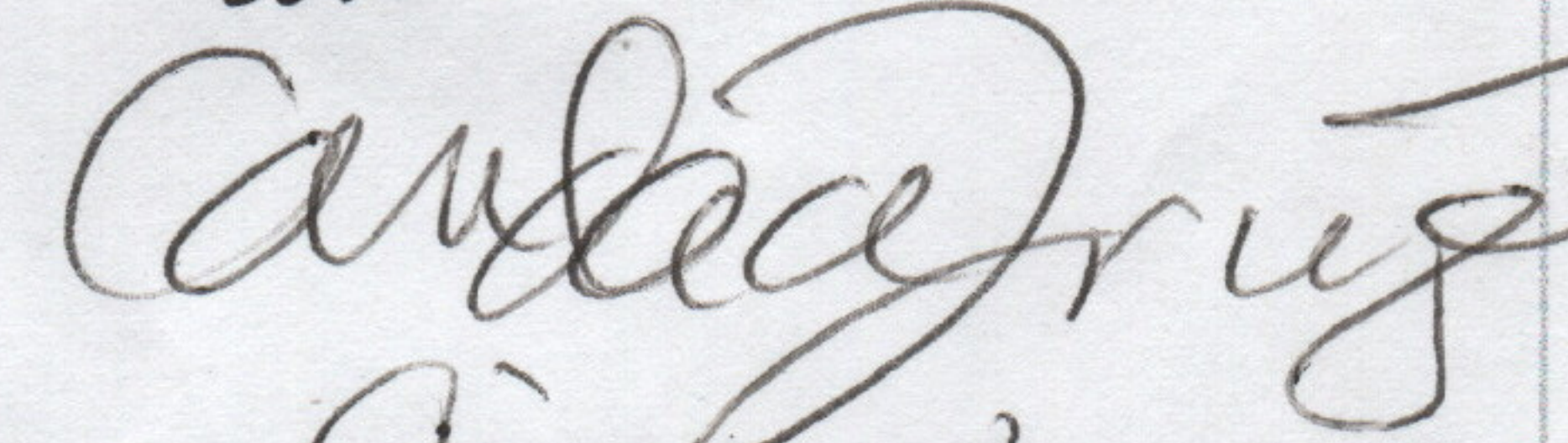
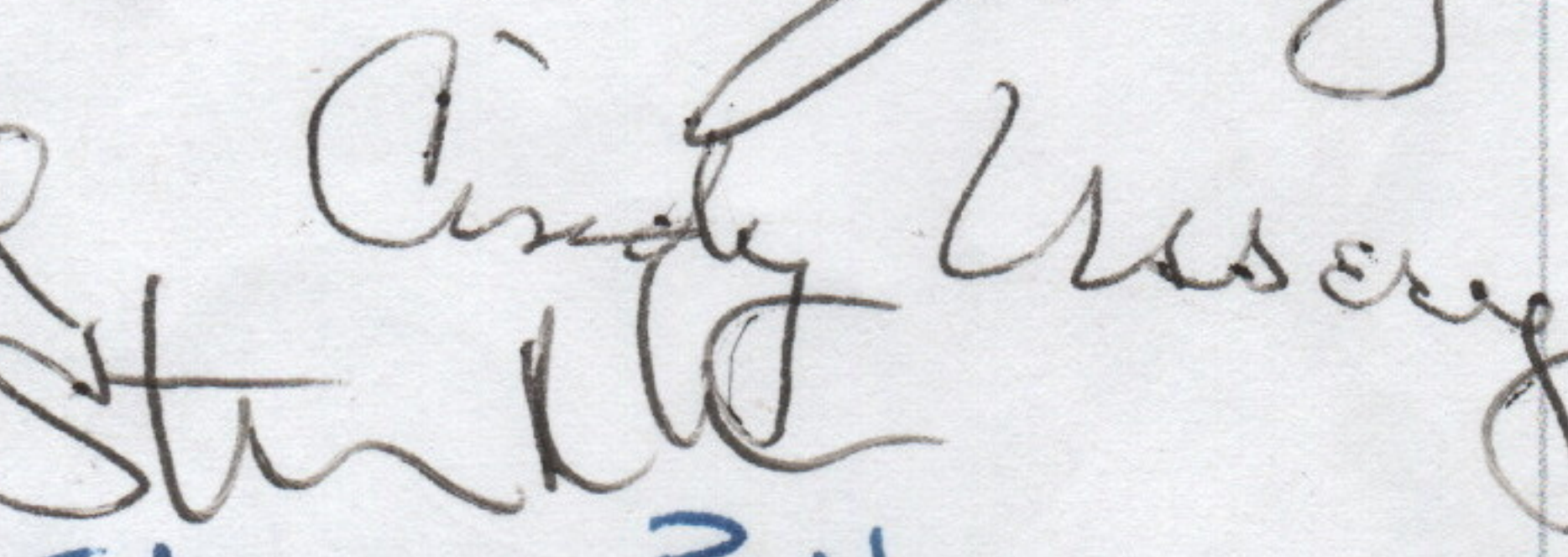
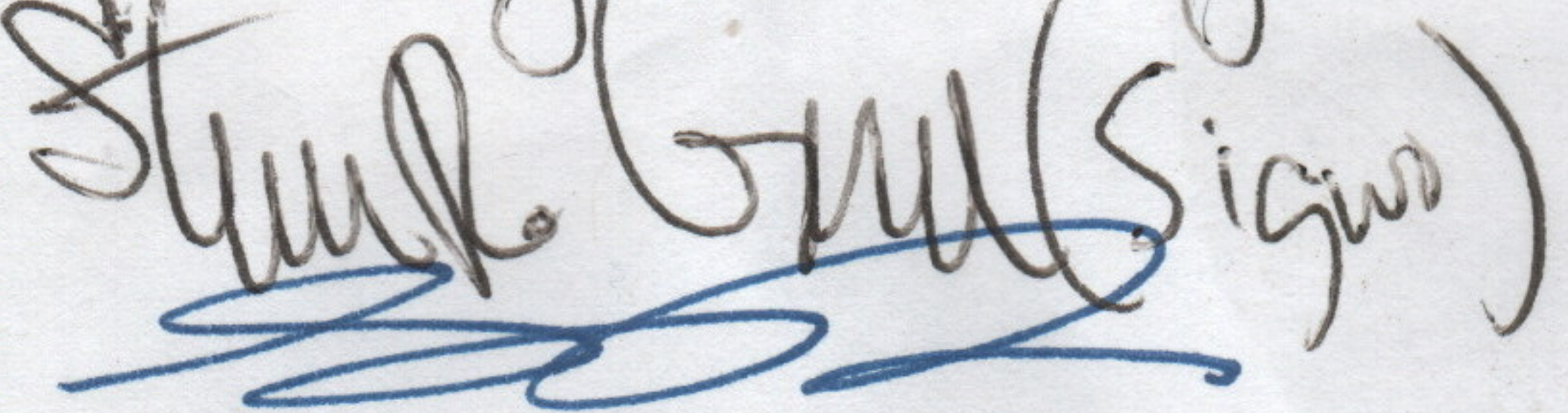
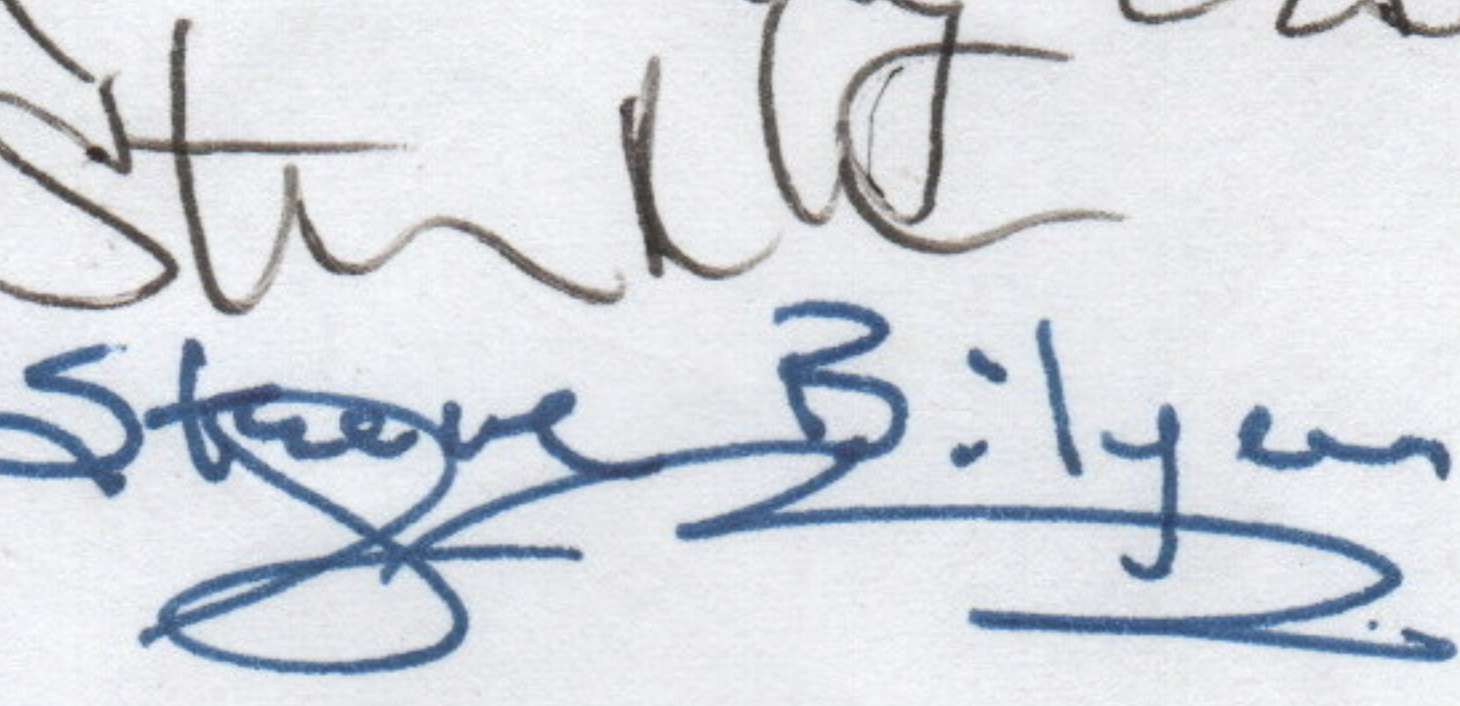
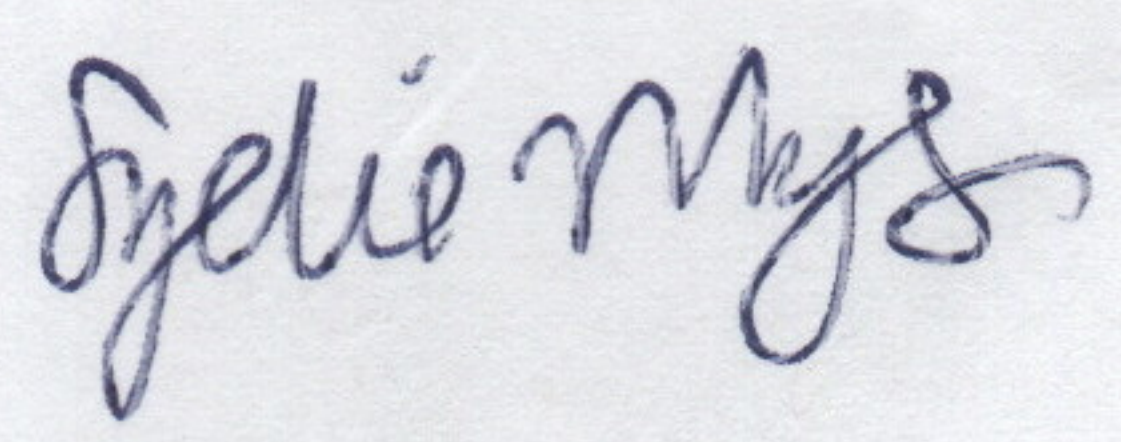
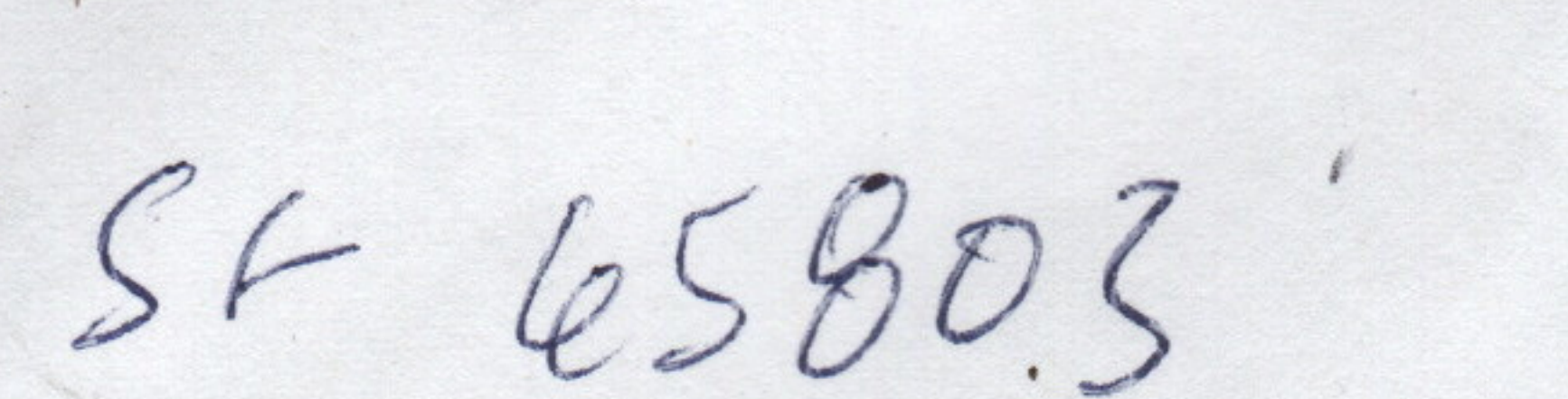
7. The timing coincides with an exciting period of district growth.

Petition for Street Name Change

Current Property Owner's and Tenant's Name(s):

Name(s) of current property owner(s) and tenants, their signatures and their mailing addresses, who agree to changing the name of this street to that listed on the attached application (attach this sheet to the application).

NOTE: It is not required that this petition be provided. It is optional and only provides information to Planning and Zoning Commission and City Council of the support for this request.

Print Property Owner or Tenant Name:	Address:	Signature:
Nate Smith Cam Bladen Jeff Q. Foster	210 W. Commercial 4251 S. RIDGE CREST SPRINGFIELD, MO	Nate Smith  
Jennie Boosey - Blue Heron	350 S. John Q. Hammons Pkwy, Springfield, Mo, #1C	Jeff Q. Foster 
Andrew Wells Dance With Me Annel Walls Savoy Ballroom	206 E. COMMERCIAL SBF, MO 224 E Commercial St 224 E. Commercial	 
Candace Frugé	422 W. Commercial LeDoux's -	
Cindy Ussey	426 W. Commercial	
 (Stacie Bilyeu)	522 W Commercial St 216 W Commercial	
Sydnie Myers Sydnie Myers	225 E Commercial St	Sydnie Myers 
Heidi Herrman	210 E Commercial St 65803	

Petition for Street Name Change

Current Property Owner's and Tenant's Name(s):

Name(s) of current property owner(s) and tenants, their signatures and their mailing addresses, who agree to changing the name of this street to that listed on the attached application (attach this sheet to the application).

NOTE: It is not required that this petition be provided. It is optional and only provides information to Planning and Zoning Commission and City Council of the support for this request.

<u>Print Property Owner or Tenant Name:</u>	<u>Address:</u>	<u>Signature:</u>
CHRISTINE K. Schilling	305 E. Commercial St	Christine K. Schilling
Joseph Goldman	234 / 209 E. Commercial St	Joseph Goldman
Paul Parker	1539 W. Washington	Paul Parker
Ozark Model RR Assoc	424 W Commercial 1st	Ron Brads L
Corie Glosy (MOON CITY)	420 W. Commercial	Corie Glosy
Teresa Perry (MOON CITY)	2222 N. LYON	Teresa Perry
Titus Williams	304. W. Commercial	Titus Williams
STACEY Schneider (PIZZA HOUSE) ↑	312 E Commercial	Stacey Schneider
Aaron Schekorra (GLO)	318 E Commercial	Aaron Schekorra
TIM TURNER	508 " "	Tim Turner
Mary Collette	214 W. Commercial	Mary Collette
MARY COUETTE	101 E. Commercial	Mary Collette

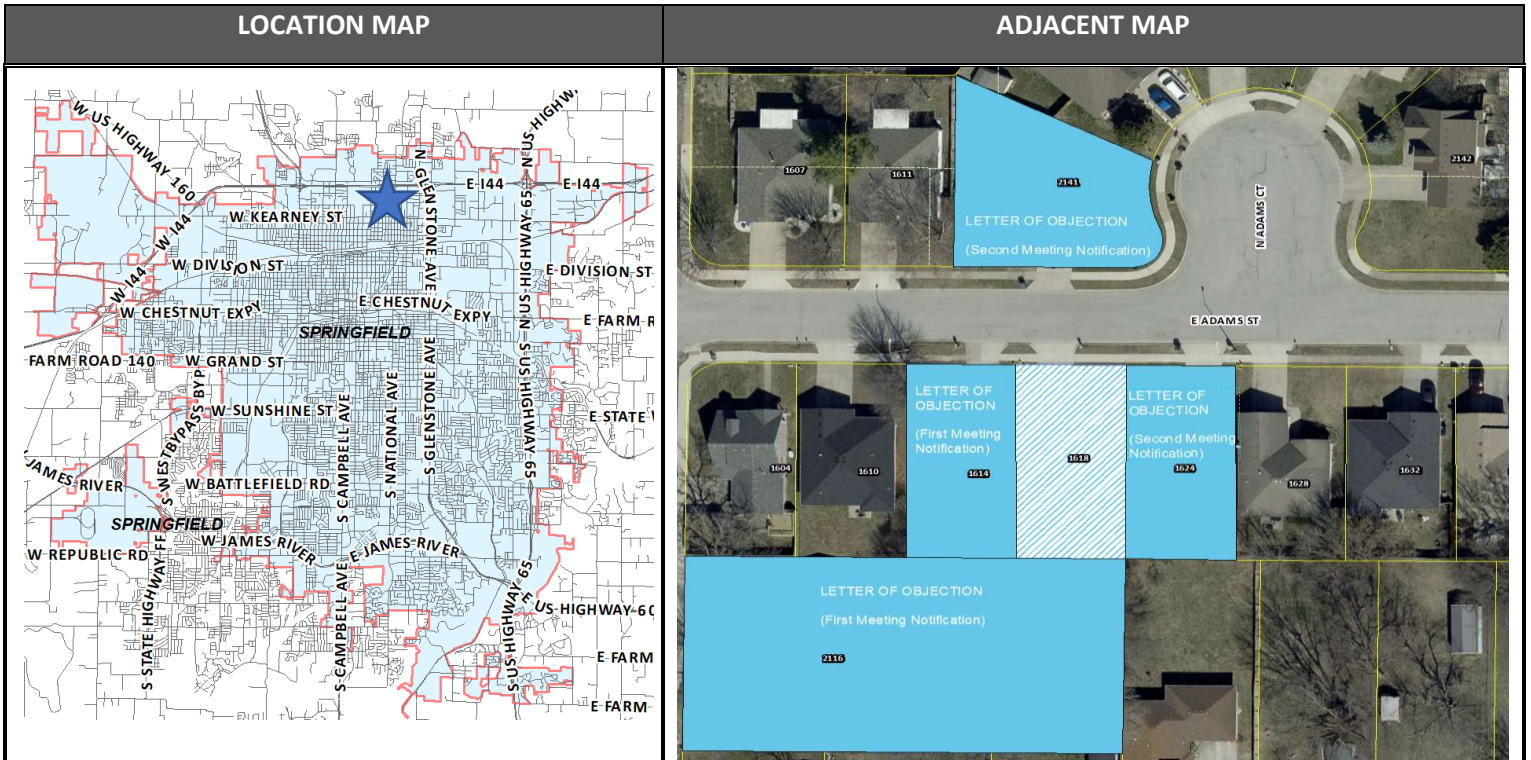
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Short-Term Rental Type 2 Appeal
Location:	1618 E. Adams Street
Applicant:	Andrey Svidenko
Zoning District:	Residential Townhouse, R-TH
Neighborhood Meeting:	October 20 th , 2025 & November 25 th , 2025
Planning and Zoning Commission:	January 15 th , 2026
Public Notification:	Mail
Staff:	Monica Percy, Senior Planner
Proposed motion:	I move to recommend approval of Short-Term Rental Type 2 appeal at 1618 E. Adams Street as set forth in the staff report. (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

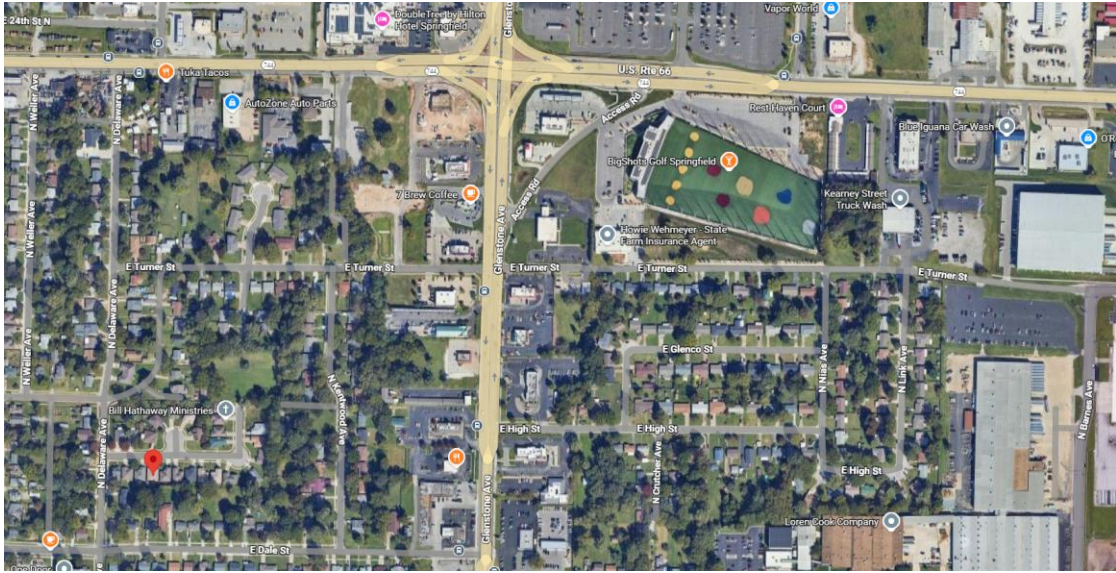
PROJECT SUMMARY:

Appeal to grant a Short-Term Rental Type 2 permit for the property generally located 1618 E. Adams Street, pursuant to Section 36-473 of the Zoning Ordinance in a R-TH, Residential Townhouse District.



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. 36-373. – Short-Term Rentals

8. If at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the planning and zoning commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the planning and zoning commission shall be final for the purposes of Chapter 536, RSMo.
9. If the applicant submits a complete meeting summary and less than two (2) or less than thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be approved, provided that all other requirements have been satisfied.

ZONING ORDINANCE REQUIREMENTS:

Short-Term Rental Type 2

Allowed in the R-SF or R-TH districts.

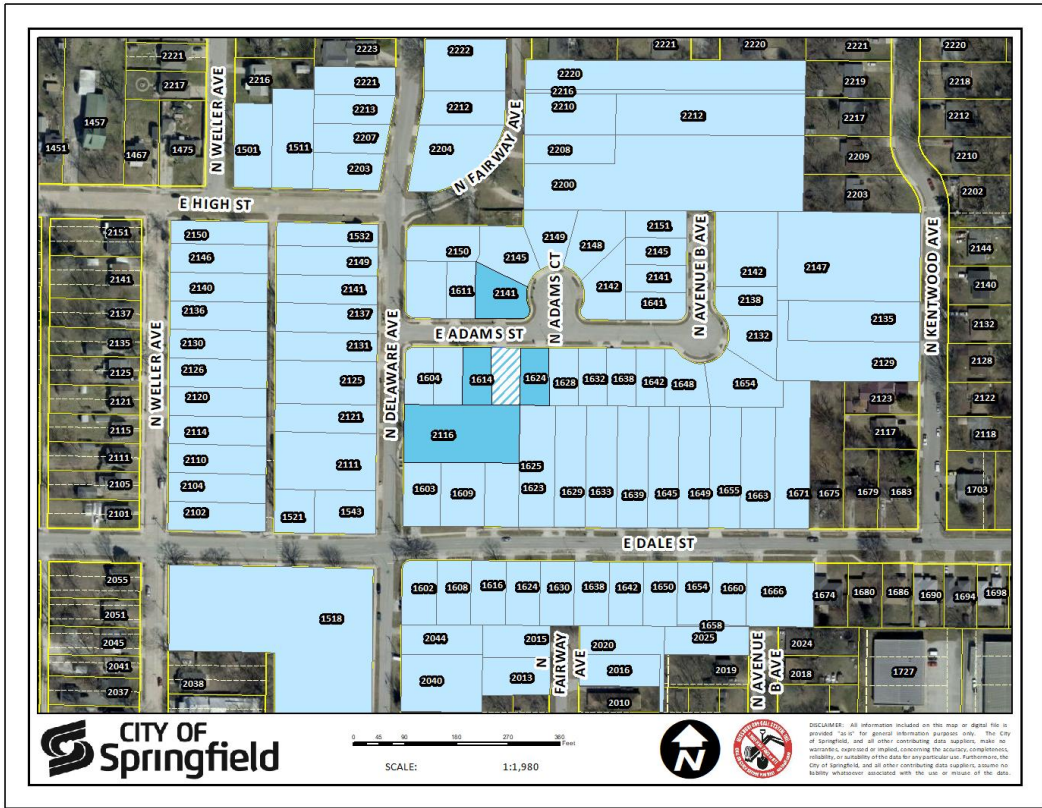
For non-operator-occupied residence, legal accessory apartment or historic carriage house.

No limitation on the number of days that it can be rented; however, all Type 2's will require a Short-Term Rental Type 2 permit.

Density Limitations: No STR Type 2 shall be located within 500 feet of another STR Type 2. This is a radial measurement of 500 feet from one STR Type 2 to another as measured by the shortest distance between the two property lines. This is not subject to appeal.

The permit requires a neighborhood meeting with property owners within 500 feet of the STR Type 2 and if the property owners within 500 have 10 days from the date of the neighborhood meeting to submit a letter objecting to the short-term rental.

DEVELOPMENT REVIEW STAFF REPORT



If at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection no more than ten (10) days after the neighborhood meeting, the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the Planning and Zoning Commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the Planning and Zoning Commission shall be final for the purposes of Chapter 536, RSMo.

Application Fees: \$715 (Planning fee), \$30 (BDS inspection fee) and business licensing fee, which starts at \$25.

Must obtain and continually maintain a service agent business license and certificate of occupancy. If an annual business license is not continually obtained, the owner/business risks losing the ability to operate due to the density restrictions for a Type 2.

Licensing fees are based on gross receipts and typically range from \$25 per year (\$0-\$10,000 in annual gross receipts) to \$105 per year (\$200,000 in annual gross receipts). Businesses that collect more than \$200,000 in annual gross receipts are charged an additional 25 cents per \$1,000. New applicants will be asked to estimate their gross receipts for the upcoming year. The figures can be adjusted accordingly when the business renews the following year.

DEVELOPMENT REVIEW STAFF REPORT

Process

For all Short-Term Rental Type 2 uses, applicant(s) shall hold a neighborhood meeting and invite the neighborhood surrounding their property along with any registered neighborhood organizations.

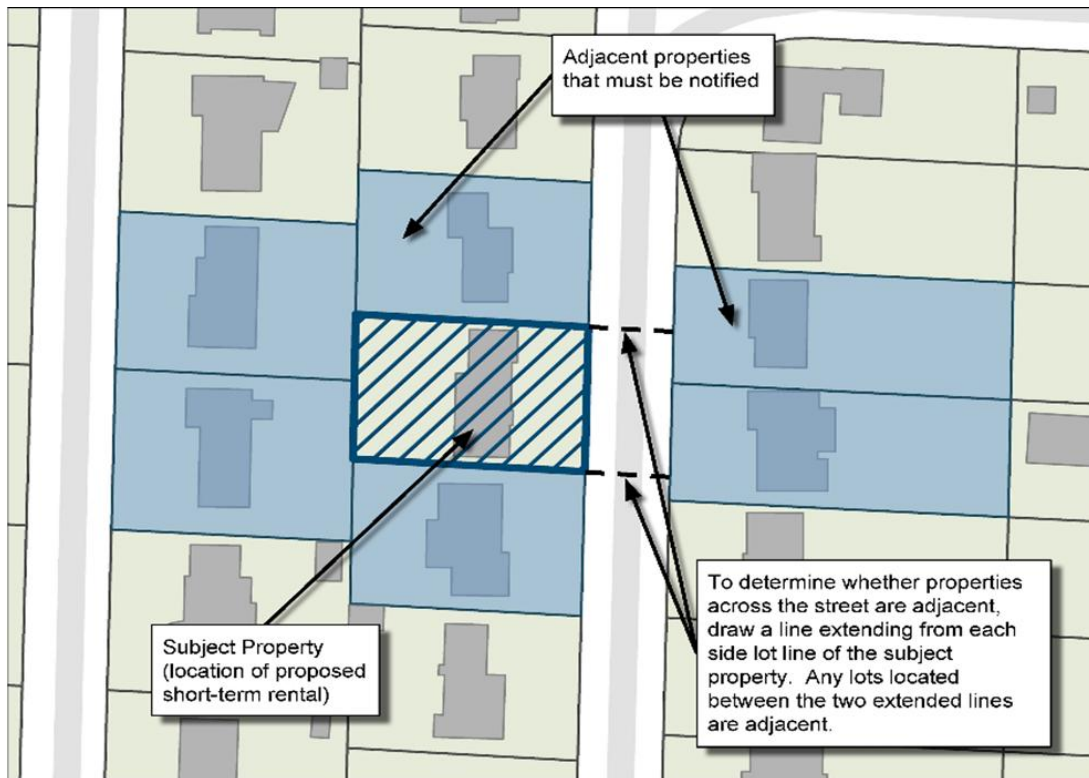
1. Notice of the meeting shall be sent by first-class mail, postage paid, at least ten (10) days prior to the meeting, to at least one (1) record owner of each real property and occupants within five hundred (500) feet of the development proposal, as shown on the records of the County Assessor, and to the president or other association officer(s) of any neighborhood association(s) as on file with the Director of Planning and Development.
2. It is recommended the meeting be held early enough to provide time for the applicant to consider any neighborhood input, allow any changes to be evaluated by staff, and to resolve any issues if possible.
3. The mailing shall be performed by the Planning and Development Department; however, the letters and envelopes themselves must be prepared, and postage placed on same by the applicant. The neighborhood letters shall be submitted to the Planning and Development Department for mailing. A file copy of the letter shall be provided to the Planning and Development Department. The notice letter shall contain the following at a minimum or any additional information as required by the Director of Planning and Development:
 - a) Description and details of proposed Short-Term Rental operation and any other proposed changes.
 - b) Meeting date, time, and location.
 - c) Property owner and/or operator's contact information.
 - d) Development Review Notice, Comment Cards, and adjacent letter of objection.
4. The meeting shall be held on the property involved in the application or in the immediate vicinity. The meeting shall be scheduled from 4:00 to 6:30 p.m.
5. Following the neighborhood meeting and within ten (10) days of the neighborhood meeting, the applicant shall submit a summary of the meeting to the Planning and Development Department using the following format as set forth below.
 - a) Description and details of proposed Short-Term Rental operation and any other proposed changes.
 - b) Meeting date, time and location.
 - c) Number of invitations that were sent.
 - d) Number of neighbors in attendance with an attached sign-in sheet.
 - e) List of issues raised, any verbal comments and how applicant plans to respond.
 - f) Additional information, such as comment cards, letters from neighbors, shall be attached to the summary.

DEVELOPMENT REVIEW STAFF REPORT

6. If the applicant does not submit the information listed above within ten (10) days of the neighborhood meeting, the application shall be considered incomplete, and the applicant will be required to conduct a new meeting.

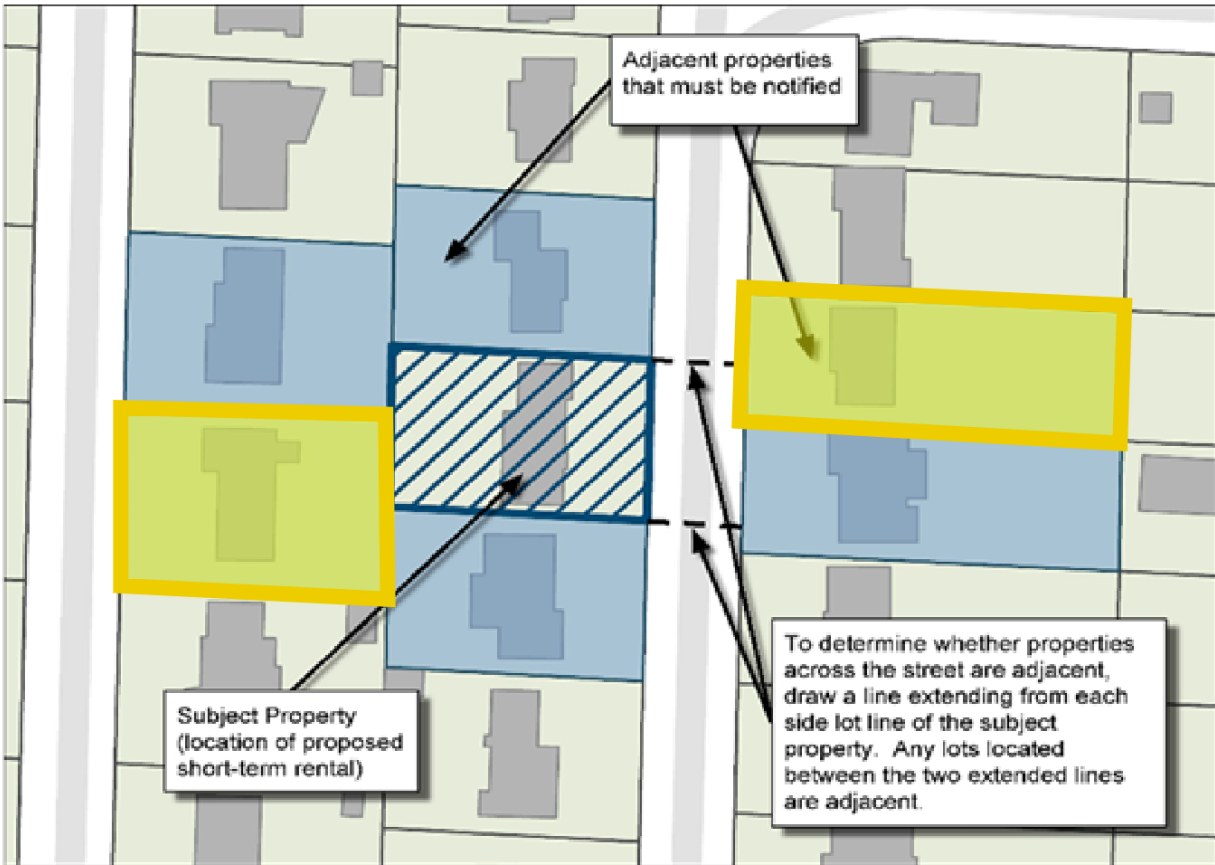
7. Section 36-473(2)(c)8 of the Zoning Ordinance states the following:

A Short-Term Rental Type 2 application requires, “If at least two (2) or at least 30 percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street submit a letter of objection the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the Planning and Zoning Commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the Planning and Zoning Commission shall be final for the purposes of Chapter 536, RSMo. If the applicant submits a complete meeting summary and less than two (2) or less than thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be approved, provided that all other requirements have been satisfied.”



DEVELOPMENT REVIEW STAFF REPORT

This scenario: Six adjacent property owners, two (highlighted in yellow) sign letters of objection, this represents 33% of the property owners as well as two letters of objection.



Adjacent Properties	Percent of 2 adjacent property owners	At least 30% or more of adjacent property owners	Required Adjacent letters of objection, whichever is greater
10	2=20%	3=30%	3
9	2=22%	2.7=30%	3
8	2=25%	2.4=30%	3
7	2=28%	2.1=30%	3
6	2=33%	1.8=30%	2
5	2=40%	1.5=30%	2
4	2=50%	1.2=30%	2
3	2=66%	0.9=30%	2
2	2=100%	0.6=30%	2

DEVELOPMENT REVIEW STAFF REPORT

ZONING AND ADJACENT MAP:



DEPARTMENT COMMENTS:

DEPARTMENT OF FINANCE BUSINESS LICENSES DIVISION:

Existing STR or not: Not a currently existing STR

Paid hotel motel taxes: N/A

No violations

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS:

1. The property owner has applied for a Short-Term Rental (STR) Type 2 permit to establish a Short-Term Rental Type 2 at 1618 E Adams Street per Section 36-473 of the Zoning Ordinance.
2. Per the Zoning Ordinance short-term rental type 2's are not allowed to be located within five hundred (500) feet of another short-term rental type 2, as measured by the shortest distance between the two closest property lines. The applicant's property meets the density requirement.
3. This property is not an existing Short-Term Rental Type 2 and therefore no hotel and motel tax has been paid, which was passed July 2023.
4. The applicant has notified the property owners and occupants within 500 feet of the property and held a neighborhood meeting on October 20th, 2025. The Neighborhood Meeting Summary and Sign-in Sheet were not submitted within the 10-day requirement. For this reason, the applicant was required to renotify the property owners and occupants within 500 feet of the property and hold another neighborhood meeting on November 25th, 2025. The Neighborhood Meeting Summary and Sign-in Sheet for the second meeting were submitted within the 10-day requirement and can be found in Attachment 2.
5. Letters of Objection sent to immediately adjacent property owners can be found in Attachment 3.
6. Comment cards sent to all property owners and tenants within 500 feet can be found in Attachment 4.
7. The applicant has received letters of objection from at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street.
8. The Zoning Ordinance allows applicant to file an appeal to the planning and zoning commission for a resolution to approve the application if denied by property owners (Attachment 1).
9. Adjacent property owners of the proposed Short-Term Rental Type 2 establishment have been notified by regular mail of the January 15th, 2026, Planning and Zoning Commission meeting.
10. If approved, all other requirements of the Short-Term Rental requirements of Section 36-473 of the Zoning Ordinance must be met.

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 appeal of this article:

1. Recommend against the appeal.
2. Recommend approval of the appeal.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1
NOTICE OF DENIAL AND APPLICANTS APPEAL LETTER

ATTACHMENT 2
NEIGHBORHOOD MEETING SUMMARY AND SIGN-IN SHEET

ATTACHMENT 3
ADJACENT MAP AND LETTERS OF OBJECTION

ATTACHMENT 4
500' MAP AND COMMENTS CARDS

ATTACHMENT 5
RADIAL MAP OF STRS



Short-Term Rental Type 2 Appeal Application

eCity INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 FOR SUBMITTING THIS APPLICATION

1. Fill out the Short-Term Rental Appeal Form and upload as an attachment to your account in eCity.
2. Planning staff will review the appeal and assign a date for your appeal to Planning and Zoning.

Case No.	
Date Filed	11.14.25
Received By	MPearcy
Receipt No.	

This appeal is designed to help the Planning and Zoning Commission better understand the operator's compliance with city regulations. Make sure to submit everything that is required for a complete appeal application. Incomplete applications will be rejected and returned to the applicant. Complete the questionnaire to avoid a delay in your appeal being processed.

Short-Term Rental Type 2 Property Address: 1618 E ADAMS ST. SPRINGFIELD, MO

PROPERTY OWNER'S INFORMATION:

Name of current property owner: ANATOLIY SVIDENKO

If corporation: Corporate Official: _____

Mailing Address: 500 W CHESTNUT EXPY #5083 SPRINGFIELD, MO, 65801

Zip Code: 65801 Phone: 417-812-2520

E-mail: ANATO_S@YAHOO.COM

OPERATOR'S INFORMATION (if different):

Name: _____

Mailing Address: _____

Zip Code: _____ Phone: _____

E-mail: _____

SHORT-TERM RENTAL TYPE 2

- Has this property already been operating as a Short-Term Rental Type 2? **Check box if yes.**
- Does the property owner have any other existing Short-Term Rentals (Type 1, 2 or 3) in the City of Springfield?
Check box if yes and provide addresses in comment area.
- If operating an existing Short-Term Rental Type 1, 2 or 3, have all properties paid hotel/motel taxes since July 2023? (or since the first month of operation if this occurred after July 2023).
Check box if yes and provide information in comment area.
- If operating an existing Short-Term Rental 1, 2 or 3, have there been any complaints from adjacent property owners? **Check box if yes and provide complaints in comment area.**

SITE DESCRIPTION

Total square footage of the Short-Term Rental. 1250.

Total beds rented out? 3.

Maximum number of occupants allowed on property? 4-6.

Total number of off-street parking provided on-site? 2.

- Are the parking spaces paved? **Check box if yes.**
- Will there be parking in front of the residential structure? **Check box if yes.**
- Are there any parking restrictions for on-street parking (i.e., no parking signs in front of property and along both sides of the street)? **Check box if yes.**
- Does the property reside in a Neighborhood Parking District? **Check box if yes.**
- Does property have access to an alley? **Check box if yes.**
- Is there a garage for parking? **Check box if yes.**
- Will cars be parking in the driveway? **Check box if yes.**
- Is there enough room for cars to park without blocking the sidewalk? **Check box if yes.**
- Have there been any renovations on the property that would have required any electrical, plumbing and/or building permits? **Check box if yes.**

REASON FOR APPEAL/COMMENTS/COMPLAINTS RECEIVED/RESPONSE TO LETTERS

Dear Members of the Planning and Zoning Commission,

Thank you for the opportunity to submit this appeal regarding my short-term rental application. I understand that some neighbors have expressed concerns, and I'd like to respectfully address those while clarifying the steps I have taken and will continue to take to ensure this property is an asset to our community.

My goal is to operate a well-managed, responsibly supervised short-term rental that maintains the character, safety, and quiet enjoyment of the neighborhood. To that end, I am committed to the following:

Strict guest screening and clear house rules, including quiet hours, occupancy limits, and parking guidelines.

Professional cleaning and regular property checks to ensure the home and surrounding area are kept in excellent condition.

Immediate responsiveness to any concerns from neighbors or the city, with 24/7 availability for issue resolution.

Active monitoring to prevent nuisance behavior, including the use of technology that alerts me to excessive noise (without violating privacy).

I believe this rental can contribute positively by supporting local businesses and elevating property upkeep, while operating in a way that is virtually unnoticeable to residents around it. My intention is not to disrupt the community,

but to participate responsibly and respectfully.

I kindly request that the Commission consider these commitments and the steps I have taken to address potential concerns. I am more than willing to comply with any additional conditions the Commission feels appropriate to ensure neighborhood compatibility.

Thank you for your time, consideration, and service to our community. I appreciate the opportunity to demonstrate that this property can operate safely, quietly, and in harmony with its surroundings.

Sincerely,
Anatoliy Svidenko

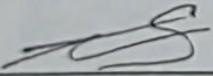
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request to establish a Short-Term Rental Type 2.
2. Meeting Date & Time: 11.25.25
3. Meeting Location: _____
4. Number of invitations that were sent: 134
5. Number of neighbors in attendance (attach a sign-in sheet): 3
6. 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 owner/operator must explain why the issues cannot be resolved.)

N/A NO ISSUES OR CONCERNS TO MY ADDRESS.

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

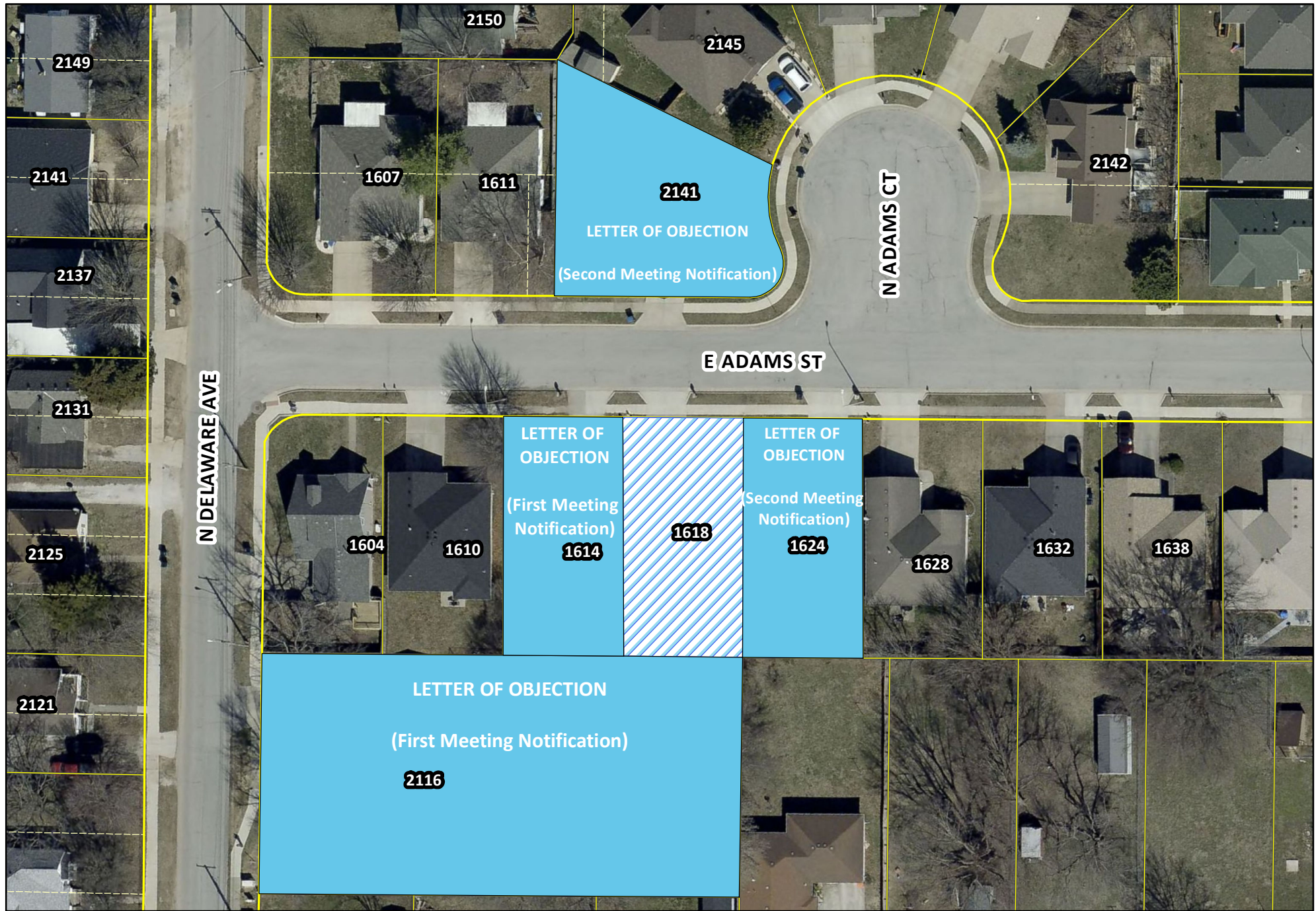
I, ANDREY (print name), attest that the neighborhood meeting was held on 11.25.25 (month/date/year), in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

ANDREY SVIDENKO

Printed name of person completing affidavit



SHORT-TERM RENTAL TYPE 2 LETTER OF OBJECTION TO THE
PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI

City of Springfield, Missouri
Department of Planning and Development
840 Boonville Avenue
Springfield, Missouri 65802

SHORT-TERM RENTAL TYPE 2 ADDRESS: **1618 E Adams**

PROPERTY OWNER(S):

ROBERT KILLINGSWORTH 417-818-8268
PRINT NAME

and

JEAN KILLINGSWORTH
PRINT NAME

OWNER ADDRESS: 2116 N DELAWARE AVE
PROPERTY ADJACENT TO PROPOSED STR

The undersigned hereby states that they are the verified owner(s) of property at the above-referenced address. The undersigned hereby states that they are opposed to the Short-Term Rental Type 2 located at the above-referenced address.

Signature of Owner: *Robert Killingsworth*

Signature of Owner: *Jean Killingsworth*

Reason for Objection (optional, in case of appeal):

PLEASE SEE OTHER SIDE.

1. The owner was not present at the meeting but sent his brother, who could not answer many questions. There was no sign-in sheet or meeting summary.
2. This area has/had problems with homeless people breaking into vacant dwellings and causing damage. There is no guarantee that this property would be occupied all the time.
3. Property maintenance could be an issue since the owner would not be around. Our property connects to the 1618 E Adams property.
4. We do not want a "hotel" or Short-Term Rental business in our residential neighborhood.

PROPERTY OWNER(S):

PRINT NAME

and

PRINT NAME

OWNER ADDRESS:

PROPERTY ADJACENT TO PROPOSED STR

2118 N DELAWARE AVE

The undersigned hereby states that they are the verified owner(s) of property at the above-referenced address. The undersigned hereby states that they are opposed to the Short-Term Rental Type 2 located at the above-referenced address.

Signature of Owner

Signature of Owner

Reason for Objection (optional, in case of appeal)

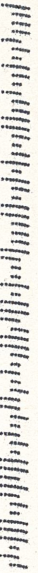
PLEASE SEE OTHER SIDE

1775
1775 ★ 2025



SPRINGFIELD MO 658
22 OCT 2025 AM 2 L

City of Springfield, Missouri
Department of Planning and Development
840 Boonville Avenue
Springfield, Missouri 65802



65802-999240

email to:
Zoning @Springfieldmo.gov

SHORT-TERM RENTAL TYPE 2 LETTER OF OBJECTION TO THE
PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI

City of Springfield, Missouri
Department of Planning and Development
840 Boonville Avenue
Springfield, Missouri 65802

SHORT-TERM RENTAL TYPE 2 ADDRESS: **1618 E Adams**

PROPERTY OWNER(S):

Paul Drost

PRINT NAME

and

Christine Drost

PRINT NAME

OWNER ADDRESS:

1614 E ADAMS ST

PROPERTY ADJACENT TO PROPOSED STR

The undersigned hereby states that they are the verified owner(s) of property at the above-referenced address. The undersigned hereby states that they are opposed to the Short-Term Rental Type 2 located at the above-referenced address.

Signature of Owner:

Paul Drost

Signature of Owner:

Christine Drost

Reason for Objection (optional, in case of appeal):

STR's ^{can} go against the ~~whole~~ ^{purposes of a} R-SF Neighbor-
hood

1. Short term rentals can become a revolving door of unknown persons
2. Parking issues on a cul-de-sac with our neighborhood
3. Nationwide short term rentals, like Air B n B are notorious for partying, excessive gatherings exceeding code & disrupting neighborhoods
4. Are their enforced codes in place to govern the number of times the property can be rented in a year only to be used to the same use as a single family residential dwelling?

SHORT-TERM RENTAL TYPE 2 LETTER OF OBJECTION TO THE
PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI

City of Springfield, Missouri
Department of Planning and Development
840 Boonville Avenue
Springfield, Missouri 65802

SHORT-TERM RENTAL TYPE 2 ADDRESS: **1618 E Adams**

PROPERTY OWNER(S):

Laura Polocoser

PRINT NAME

and

Ruban Polocoser

PRINT NAME

OWNER ADDRESS: 1624 E ADAMS ST

PROPERTY ADJACENT TO PROPOSED STR

The undersigned hereby states that they are the verified owner(s) of property at the above-referenced address. The undersigned hereby states that they are opposed to the Short-Term Rental Type 2 located at the above-referenced address.

Signature of Owner:

Laura Polocoser

Signature of Owner:

Ruban Polocoser

Reason for Objection (optional, in case of appeal):

We've been here for 20 years and in the last couple of years, there's been an increase in unwanted traffic due to the O'Heilley Hope Center. We feel like having a short term rental next door is not in our best interest, especially because we have kids. We would prefer someone longterm.

SHORT-TERM RENTAL TYPE 2 LETTER OF OBJECTION TO THE
PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI

City of Springfield, Missouri
Department of Planning and Development
840 Boonville Avenue
Springfield, Missouri 65802

SHORT-TERM RENTAL TYPE 2 ADDRESS: **1618 E Adams**

PROPERTY OWNER(S):

Alexander Campbell
PRINT NAME

and

Ellie Campbell
PRINT NAME

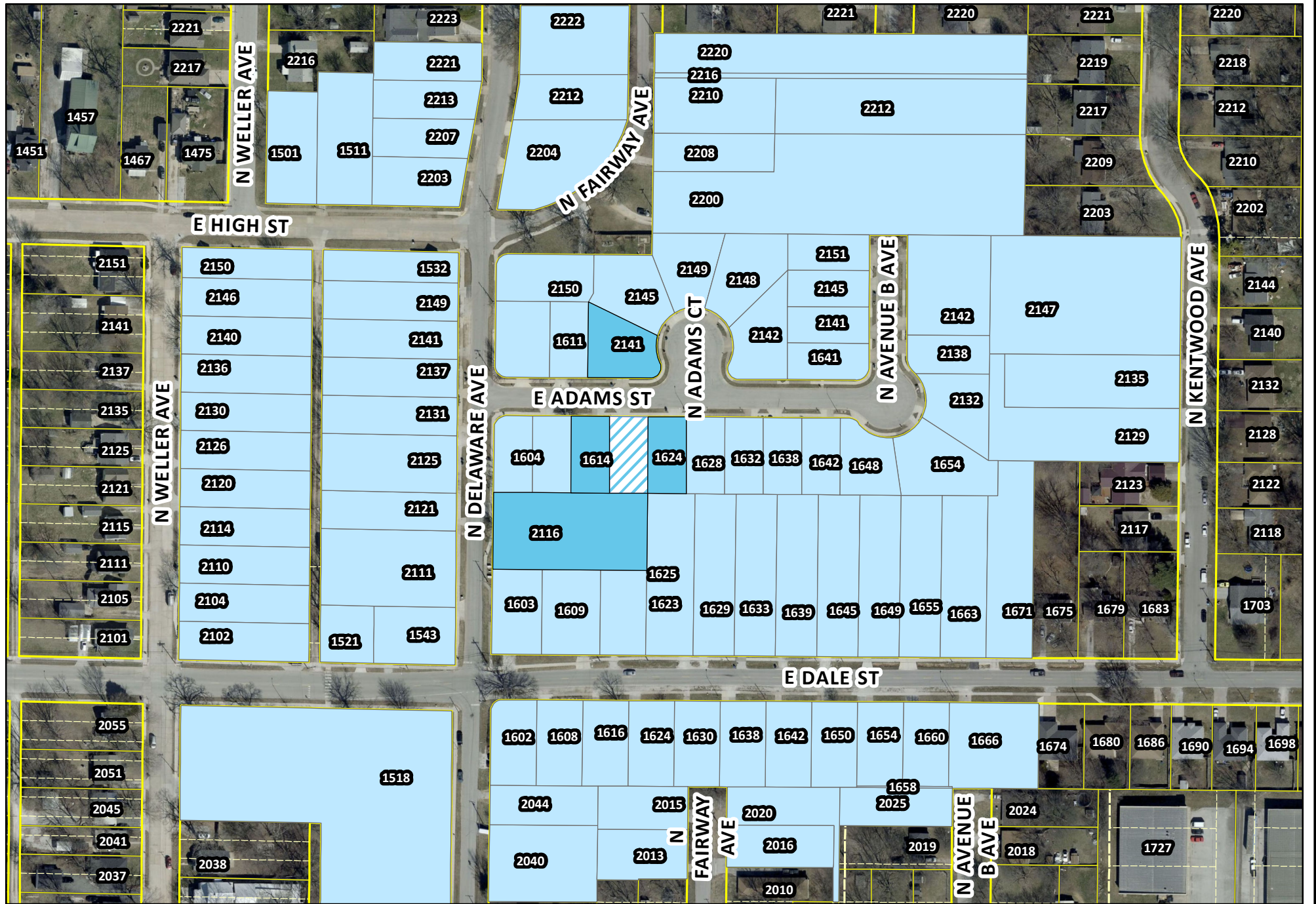
OWNER ADDRESS: 2141 N ADAMS CT
PROPERTY ADJACENT TO PROPOSED STR


The undersigned hereby states that they are the verified owner(s) of property at the above-referenced address. The undersigned hereby states that they are opposed to the Short-Term Rental Type 2 located at the above-referenced address.

Signature of Owner: Alexander Campbell

Signature of Owner: Ellie Campbell

Reason for Objection (optional, in case of appeal):



Comment From First Meeting Notification Outlook

Short Term type 2 at 1618 Adams St. Opposed

From Jacob <jakehartel@gmail.com>

Date Sat 10/11/2025 20:06

To Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

Commenting on the proposed Type 2 Rental property:

We live at 1654 E Adams St, Springfield, MO 65803

We are opposed to the rental property in our neighborhood. We have enough trouble keeping out people from the O'Reilly's Center for "Hope." Would prefer not to have more random people coming into our little neighborhood.

Children play in our streets, we walk around the neighborhood, it's a great place for long term families not businesses.

Thank you,

Jacob Hartel & Gordon Hartel

Comment From First Meeting Notification



1618 E Adams St - Opposition to STR Type 2 Application in My Neighborhood

From Marylyne Abbott <MarylyneAbbott@outlook.com>

Date Sun 10/19/2025 19:30

To Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

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

Secured by Check Point

October 19, 2025

Dear Mr. Hosmer,

I am writing as a resident and property owner at 1607 E Adams St. I am in the neighborhood surrounding 1618 E Adams St., Springfield, MO 65803.

I wish to express my **strong opposition** to the proposed short-term rental Type 2 (STR Type 2) at 1618 E Adams St.

My concerns are as follows:

1. **Preserving residential quality of life**

As a long-time resident, I value a predictable quality of life. Likewise, my neighbors are long-term residents, the streets are quiet, children play safely, and the community functions as a stable place to live. The shift to a commercial-style lodging use undermines that predictability and may reduce property values, increase wear on local infrastructure, and require more oversight/enforcement from the city. [Calls to police, etc...]

2. **Parking, traffic, noise, and safety concerns (CUL DE SAC street)**

Short-term rentals often generate higher turnover of guests, increased loading/unloading, guest vehicles, deliveries, and potential after-hours activity. **These can increase noise, curb congestion, and place additional strain on local parking and traffic conditions.** Our neighborhood has only one ingress/egress direction. Our street is NOT designed for frequent guest turnover. **The risk of guests not adhering to local parking rules, trash routines, or quiet-hours expectations is higher when the operator is not regularly on site.**

3. **Precedent and density restrictions**

Allowing approval in our block without substantial support risks eroding the intent of the city-provided safeguards.

4. **Neighborhood character and residential stability**

Our neighborhood values a quiet, stable, community-oriented environment. An STR (**especially non-owner-occupied**) introduces a transient population whose turnover,

unfamiliarity with neighborhood norms, and varying behaviors may disrupt the sense of residential permanence and cohesion we enjoy.

For these reasons, I respectfully request that the Planning & Zoning Commission **deny** the STR Type 2 permit for this property, or at a minimum impose closely monitored conditions (owner-occupancy requirement, stricter parking/guest rules, neighborhood oversight) to protect the residential character of the block.

Thank you very much for considering my concerns. I appreciate the opportunity to be heard and hope that the decision will reflect the interests of long-term residents in maintaining our neighborhood integrity.

Sincerely,

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

Comment From Second Meeting Notification

Short-Term Rental

From Angel Donson <donson7@gmail.com>

Date Mon 11/24/2025 14:46

To Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

This is the first time you received an email from this sender (donson7@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

We live at 1638 E Adams St, Springfield, MO 65803 and received a notice that the person in 1618 E. Adams St, Springfield, MO 65803 wants to do a "Short-Term Rental" in that location. We are opposed and do not agree with this type of arrangement. We have spoken with some of our neighbors that also feel the same way as we do. In October there was a meeting at 1618 in which the owner did not show but had a relative there. Please respond back that this email was received. Thank you.

Sincerely,

Angel and Willie Donson

Comment From Second Meeting Notification



Re: 1618 E Adams St - Opposition to STR Type 2 Application in My Neighborhood

From Marylynne Abbott <MarylynneAbbott@outlook.com>

Date Fri 11/21/2025 12:51

To Hession, Tyler <tyler.hession@springfieldmo.gov>; Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

Hello - I received another notice about a neighborhood meeting and I'd like to resubmit my comments about the STR at 1618 E Adams. Thank you.

Marylynne Abbott, EdD
marylynneabbott@outlook.com

From: Hession, Tyler <tyler.hession@springfieldmo.gov>

Date: Monday, October 20, 2025 at 8:10 AM

To: Marylynne Abbott <marylynneabbott@outlook.com>, Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

Subject: Re: 1618 E Adams St - Opposition to STR Type 2 Application in My Neighborhood

Hello Marylynne,

Thank you for providing these comments. I have added them to the case file.

Best,

Tyler Hession
Associate City Planner
Department of Planning and Development
840 N Boonville Avenue
Springfield, MO 65802
(417) 864-1615



From: Marylynne Abbott <MarylynneAbbott@outlook.com>

Sent: Sunday, October 19, 2025 7:30 PM

To: Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

Subject: 1618 E Adams St - Opposition to STR Type 2 Application in My Neighborhood

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

Secured by Check Point

October 19, 2025
Dear Mr. Hosmer,

I am writing as a resident and property owner at 1607 E Adams St. I am in the neighborhood surrounding 1618 E Adams St., Springfield, MO 65803.

I wish to express my **strong opposition** to the proposed short-term rental Type 2 (STR Type 2) at 1618 E Adams St.

My concerns are as follows:

1. Preserving residential quality of life

As a long-time resident, I value a predictable quality of life. Likewise, my neighbors are long-term residents, the streets are quiet, children play safely, and the community functions as a stable place to live. The shift to a commercial-style lodging use undermines that predictability and may reduce property values, increase wear on local infrastructure, and require more oversight/enforcement from the city. [Calls to police, etc...]

2. Parking, traffic, noise, and safety concerns (CUL DE SAC street)

Short-term rentals often generate higher turnover of guests, increased loading/unloading, guest vehicles, deliveries, and potential after-hours activity. **These can increase noise, curb congestion, and place additional strain on local parking and traffic conditions.** Our neighborhood has only one ingress/egress direction. Our street is NOT designed for frequent guest turnover. **The risk of guests not adhering to local parking rules, trash routines, or quiet-hours expectations is higher when the operator is not regularly on site.**

3. Precedent and density restrictions

Allowing approval in our block without substantial support risks eroding the intent of the city-provided safeguards.

4. Neighborhood character and residential stability

Our neighborhood values a quiet, stable, community-oriented environment. An STR (***especially non-owner-occupied***) introduces a transient population whose turnover, unfamiliarity with neighborhood norms, and varying behaviors may disrupt the sense of residential permanence and cohesion we enjoy.

For these reasons, I respectfully request that the Planning & Zoning Commission **deny** the STR Type 2 permit for this property, or at a minimum impose closely monitored conditions (owner-occupancy requirement, stricter parking/guest rules, neighborhood oversight) to protect the residential character of the block.







Thank you very much for considering my concerns. I appreciate the opportunity to be heard and hope that the decision will reflect the interests of long-term residents in maintaining our neighborhood integrity.

Sincerely,

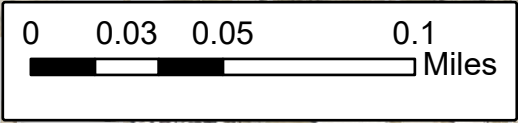
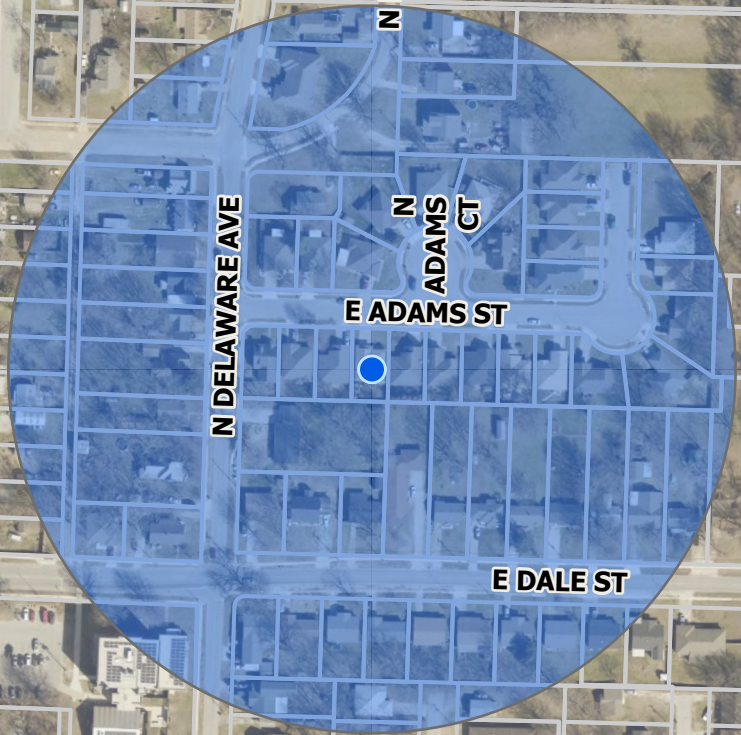
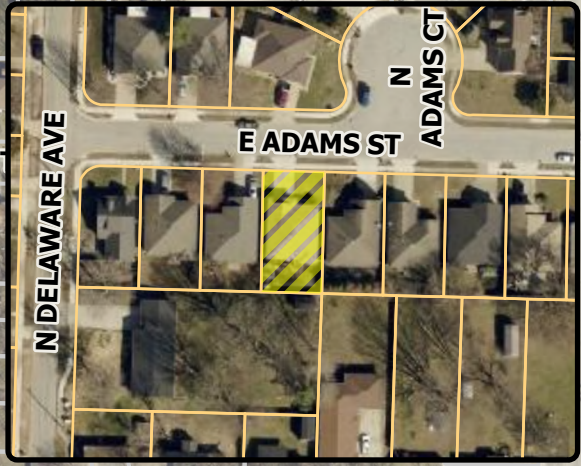
Marylynne Abbott, EdD

(417) 881-0604

marylynneabbott@outlook.com

-  500 ft Radius
-  1618 E Adams
-  STR Type 1
-  STR Type 3
- Type 2 Rental Status*
-  Approved
-  Pending

*Status as of: 12/30/2025



DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.