



City of Springfield

Agenda

Administrative Review Committee

January 29, 2026

3:30 PM

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

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. January 15, 2026

3. HEARINGS.

3.1. ARC2025-00036

2750 N BARNES AVE ~ Crossway - Drive Additions vs. Landscaping ~ ARC

Applicant: HEITHAUS ENGINEERING & ASSOCIATES, INC.

Work Type: Land Development Code Unclear

3.2. ARC2026-00004

3303 S CAMPBELL AVE ~ Crunch Fitness - Final Development Plan ~ ARC

Applicant: BFA

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

3.3. ARC2026-00005

1100 E KEARNEY ST ~ ELEVATE HEIGHTS ~ ARC

Applicant: LAWRENCE JANSEN

Work Type: Right of Way Reduction

4. JOIN ZOOM MEETING.

4.1. Meeting ID: 912 8621 5381

Passcode: 334931

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

January 15, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

ARC2025-00033

2125 N GOLDEN AVE

Applicant: DAVID BODEEN

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Travis Campbell, Justin Crighton, and Chad Zickefoose. Staff: Laura Vales and Bob Hosmer

REPRESENTATIVE: David Bodeen

PUBLIC:

Staff: Went over the request stating that sidewalks are required per street classification, but none exist along this section of Golden Avenue and a similar fee-in-lieu case was approved by ARC in 2023. Public Works supported the request. An existing fence would be encroached upon if a sidewalk were built directly, the new code may not allow building a sidewalk that "doesn't go anywhere," implying a preference for a connected sidewalk system and clarification was sought on the calculation of frontage, specifically including driveways (which should be included).

Rep/Staff: The total frontage was calculated at 912 feet, resulting in a proposed fee-in-lieu of \$76,899.84 approximately.

ARC ACTION:

Justin motioned to approve fee-in-lieu of. Chad seconded. 3/0 **Approved**

Result: Approved

ARC2026-00001

3560 E EVERGREEN ST

Applicant: COOK, FLATT & STROBEL ENG, PA

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Travis Campbell, Justin Crighton, and Chad Zickefoose. Staff: Laura Vales and Bob Hosmer

REPRESENTATIVE: Todd Polk and Tom Solon (via zoom)

PUBLIC:

Staff: Went over the request. The project involves razing an existing building and constructing a new one on an older, developed retail/industrial site and there are no existing sidewalks in the immediate area, and construction opportunities for a continuous sidewalk system are limited.

Rep: Noting it was a prime case for a "money in lieu" payment, as constructing an isolated sidewalk segment would be a "dead end piece" and not contribute to a larger network.

Staff: ARC had approved a similar fee-in-lieu for a neighboring property (SMS group) approximately a year prior and the property has 150 feet of street frontage, which formed the basis for the fee calculation.

ARC ACTION:

Justin motioned to approve fee-in-lieu of. Travis seconded. 3/0 **Approved**

Result: Approved

ARC2026-00002

280 N EASTGATE AVE

January 15, 2026
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Springfield, Missouri

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Applicant: K9 HIDEAWAY, LLC

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Travis Campbell, Justin Crighton, and Chad Zickefoose. Staff: Laura Vales and Bob Hosmer

REPRESENTATIVE: James Craigmyle

PUBLIC:

Staff/Rep: Went over the request. Plans to subdivide and purchase an eastern portion of a larger tract for his business development. This subdivision triggers a sidewalk requirement for the new lot, which has roughly 300 feet of frontage on Chestnut. The entire existing tract has over 1000 feet of frontage. The applicant does not yet legally own the land, pending the completion of the subdivision and recording of legal descriptions and has financing for the purchase is in place but contingent on these legal steps.

Rep: The western portion of the original tract, still owned by Mr. Burke, has significant sinkholes, making immediate sidewalk construction across the entire frontage impractical.

Staff: Discussion on deferring the sidewalk requirement until a building permit is submitted for the new development as this aligns with anticipated new code provisions allowing phasing for long stretches of sidewalk and this allows the applicant to finalize the subdivision, acquire the property, secure loans, and begin construction plans by May.

ARC ACTION:

Justin motioned to approve deferral of the sidewalk requirement until the time of development. Chad seconded. 3/0 **Approved w/Conditions**

Chad motioned to approve the December 18, 2025 minutes. Justin seconded. 3/0 Approved

Result: ApprvCond