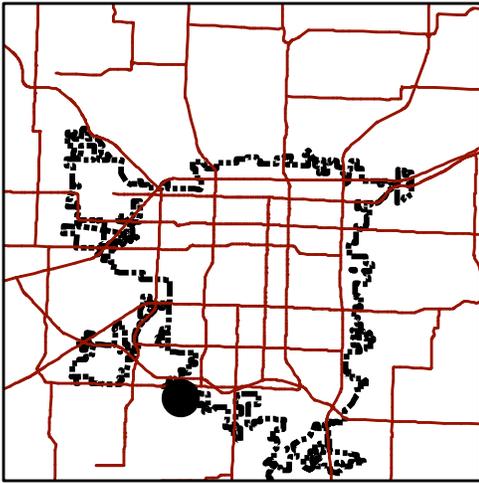


# Development Review Staff Report

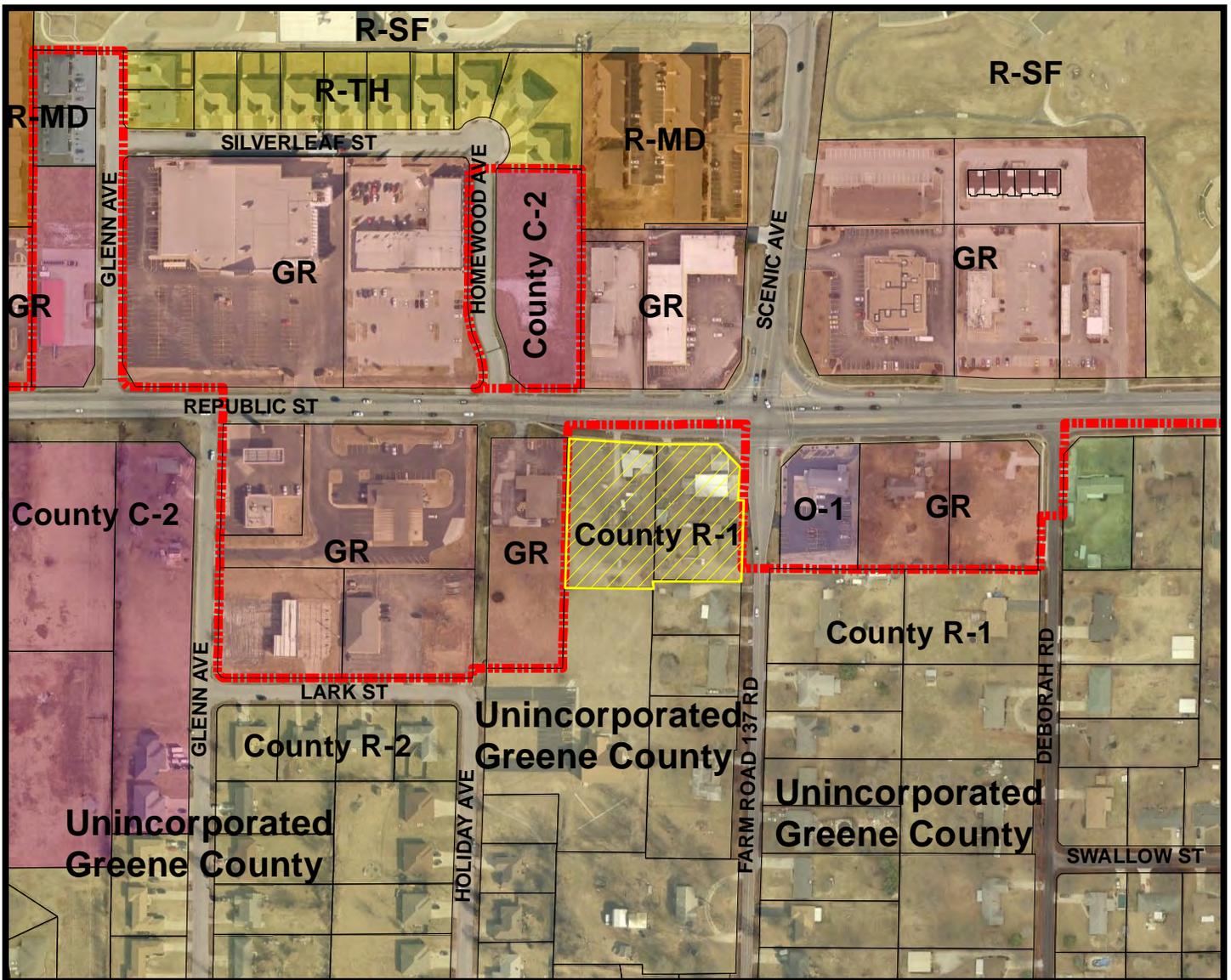
Planning & Development - 417/864-1031  
840 Boonville - Springfield, Missouri 65802

## Z-37-2015

Location: 2716-2736 W. Republic & 4229 S. Scenic Ave.  
Current Zoning: County R-1, Suburban Residence District  
Proposed Zoning: GR, General Retail District



### LOCATION SKETCH



 - Area of Proposal

0 150 300 600  
 Feet

1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT  
ZONING CASE Z-37-2015

PURPOSE: To rezone approximately 1.88 acres of property generally located at 2716-2736 West Republic Street and 4229 South Scenic Avenue from a County R-1, Suburban Residence District to a GR, General Retail District.

REPORT DATE: December 28, 2015

LOCATION: 2716-2736 W. Republic St. and 4229 S. Scenic Ave.

APPLICANTS: Thomas & Lee Ann Conway, Tom's Lawn Maintenance, LLC and St. Thomas the Apostle Orthodox Church

TRACT SIZE: Approximately 1.88 acres

EXISTING USE: County R-1, Suburban Residence uses

PROPOSED USE: Uses permitted in the GR, General Retail District.

FINDINGS FOR STAFF RECOMMENDATION:

1. This area is located at the intersection of Republic and Scenic, which are both classified as arterial streets. Community-Scale Businesses are recommended on primary arterials and near intersections of primary and secondary arterials.
2. The proposed GR, General Retail zoning is consistent with the depth of adjacent commercial zoning and uses that front along Republic Street.
3. Approval of this application will facilitate redevelopment of these properties and promote infill development and increased intensity where investments have already been made in public services and infrastructure.

RECOMMENDATION:

Staff recommends **approval** of this request.

## SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	General Retail uses
East	O-1	Church
South	County R-1	Single-family residence and Church uses
West	GR	Mercy Clinic

## COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing; however these properties are located at the intersection of two arterial streets (Republic and Scenic). This area is also located near a Community Activity Center at James River Freeway and Kansas Expressway. The *Plan* recommends these areas be developed with greater intensity.

The *Plan* further recommends commercial areas of different intensities throughout the community. Commercial areas should be sited in areas that are well served by transportation facilities and sited and designed to have a minimal effect on the adjacent lower-intensity development.

## STAFF COMMENTS:

1. The applicant is proposing to rezone the subject properties from a County R-1, Suburban Residence District to a GR, General Retail District. The intent of this application is to rezone and combine the subject properties which will facilitate the redevelopment of the site for commercial uses. All three lots and adjacent right-of-way were initiated for annexation by City Council on November 23<sup>rd</sup> and a public hearing at City Council is set for January 11<sup>th</sup>.
2. The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area as appropriate for low-density housing, however, these properties are located at a major intersection of two arterial streets (Republic and Scenic). This area is also located near a Community Activity Center at James River Freeway and Kansas Expressway. Community-Scale Businesses are recommended on primary arterials and near intersections of primary and secondary arterials. These land uses should be sited to minimize the effect on the environment and surrounding land uses by providing adequate utilities, storm water management, parking, landscaping and buffering and design practices. The subject property is located along Republic Street which is classified as a primary arterial roadway and Scenic Avenue which is classified as a secondary arterial.

3. A traffic study was not warranted by Public Works Traffic Division since the rezoning from County R-1 to GR on such small lots will not generate a significant amount of additional traffic.
4. Upon development of the property a bufferyard is required along the south property line adjacent to the County R-1 zoning which is comparable to the City's R-SF. The normal bufferyard required between GR and R-SF zoning would be a Bufferyard "Type F"; at least twenty (20) feet wide with a six foot solid wood fence, masonry/brick wall or evergreen hedge. For each one-hundred (100) linear feet of bufferyard, there must be three (3) canopy trees, three (3) understory trees, two (4) evergreen trees and twenty (20) shrubs. If lots are combined as suggested, there will be no narrow or shallow lot exemptions. All structures shall remain below a thirty (30) degree bulk plane as measured from the boundaries of any R-SF district.
5. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

#### NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting with property owners, residents and any registered neighborhood association within 500 feet of the subject properties on November 16, 2015. A summary of the meeting is attached (Attachment 2).

#### PUBLIC COMMENTS:

The property was posted by the applicant or their representative on December 17, 2015 at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 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. Thirteen (13) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

#### CITY COUNCIL MEETING:

January 25, 2016

#### STAFF CONTACT PERSON:

Daniel Neal  
Senior Planner  
864-1036

ATTACHMENT 1  
DEPARTMENT COMMENTS  
ZONING CASE Z-37-2015

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any issues with the proposed zoning classification.

CITY UTILITIES:

City Utilities has no objection to the requested rezoning. The existing structures are served by Ozark Electric Coop.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. All three existing lots shown on the uploaded survey have access to public sewer.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No traffic issues with the proposed zoning request. The requested rezoning will not generate a significant amount of traffic to trigger a traffic study. Please note, sidewalks will be required to be constructed along the property frontage on Scenic at the time of development based on *Section 36-471* of the Zoning Ordinance.

STORMWATER COMMENTS:

There are no stormwater issues with rezoning this property. Please note, however, that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Any increase in impervious area will require the development to meet current detention and water quality requirements. Existing impervious surfaces currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are eligible for 50% credit.
2. Payment in lieu of construction of detention facilities is not an option for this site due to existing downstream flooding problems.
3. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.

**ATTACHMENT 2: NEIGHBORHOOD MEETING SUMMARY**

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1. Request change to zoning from: Single Family Residential County to General Retail  
*(existing zoning)* *(proposed zoning)*
2. Meeting Date & Time: Monday November 16, 2015 4 pm to 6:30 pm  
Chesterfield Family Center Community Room - West Republic Road
3. Meeting Location: \_\_\_\_\_
4. Number of invitations that were sent: 65
5. How was the mailing list generated: City generated
6. Number of neighbors in attendance (attach a sign-in sheet): none
7. List the verbal comments and how you plan to address any issues:  
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

None

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

NA



Architecture  
 Engineering  
 Planning  
 Project Management

YOUR VISION. OUR FOCUS.

October 12, 2015

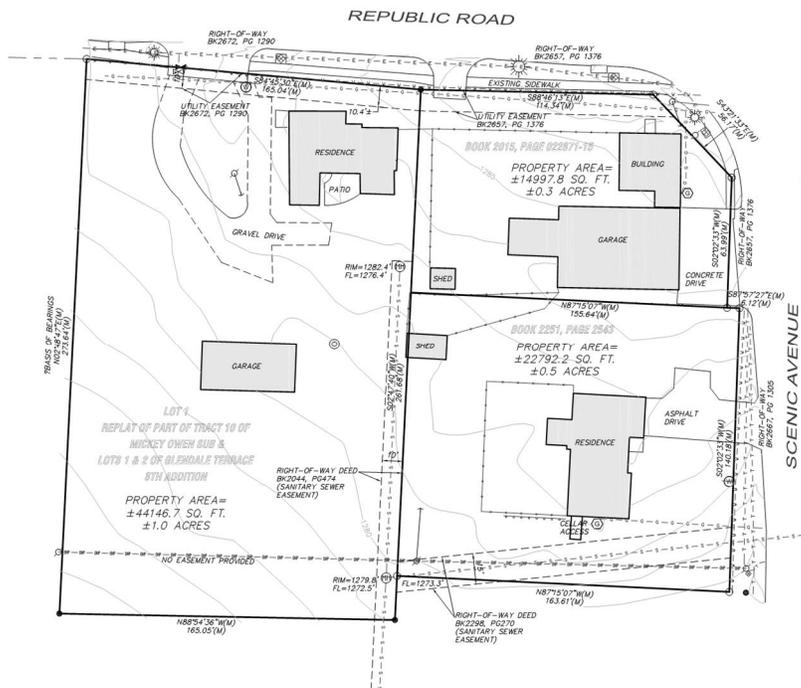
To: Nearby Neighbors of the property Scenic and Republic Road

Re: Proposed Rezoning

Greetings,

I am representing the property owners of the properties at the SW corner of Republic Road and Scenic. There are three lots there which they want to rezone from single family residential to General Retail. Those tracts are also outside the City Limits and they want to annex them into the City as well.

The three lots in question are shown below:



The purpose of this letter is to let you know of the upcoming zoning process and to invite you to a Neighborhood meeting that we are holding on **Monday evening November 16<sup>th</sup> between 4:00 PM and 6:30 PM.** The meeting will be held at **Chesterfield Family Center, 2511 West Republic Road in the South Community Room.** There will be no formal presentation so you can come by any time during that period and I will be there to answer any questions you might have.

Geoffrey H. Butler, AIA  
 Architect & Partner  
 Direct Line: 417.521.6106  
 Mobile: 417.848.6000  
 Email: butler@brpae.com

319 North Main, Suite 200  
 Springfield, MO 65806  
 Phone: 417.865.6100  
 Fax: 417.865.6102  
 www.brpae.com

At this time the property owners do not have any plans for the property and they just want to get it in the city and rezoned so that they can sell the property.

If you do not have time to come by please feel free to call me to discuss your concerns. My contact information is at the bottom of the first page of this letter.

Sincerely,

**BUTLER, ROSENBURY & PARTNERS, INC.**

A handwritten signature in red ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Geoffrey H. Butler, AIA  
Architect & Partner

GHB

CC: City of Springfield – Planning and Zoning Commission



*Architecture*  
*Engineering*  
*Planning*  
*Project Management*

YOUR **VISION.** OUR **FOCUS.**

December 4, 2015

To: Nearby Neighbors of the property Scenic and Republic Road  
4229 S Farm Rd 137, 2716 West Republic Road & 2736 West Republic Road

Re: Proposed Rezoning

Greetings,

I am representing the property owners of the properties at the SW corner of Republic Road and Scenic. There are three lots there which they want to rezone from single family residential to General Retail. Those tracts are also outside the City Limits and they want to annex them into the City as well.

The purpose of this letter is to let you know of a change in the schedule. We have had to delay the public hearing at the Planning and Zoning Commission from December 10<sup>th</sup> to January 7<sup>th</sup> at 6:30. We had inadvertently failed to include a City provided Notice letter in your last mailing and we need to still do that. You will find that attached hereto.

At this time the property owners do not have any plans for the property and they just want to get it in the city and rezoned so that they can sell the property.

Please feel free to call me with any questions you might have.

Sincerely,

**BUTLER, ROSENbury & PARTNERS, INC.**

A handwritten signature in red ink, appearing to be "Geoffrey H. Butler", written over a red circular stamp or seal.

Geoffrey H. Butler, AIA  
Architect & Partner

GHB

CC: City of Springfield – Planning and Zoning Commission

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Mobile: 417.848.6000  
Email: butler@brpae.com

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