

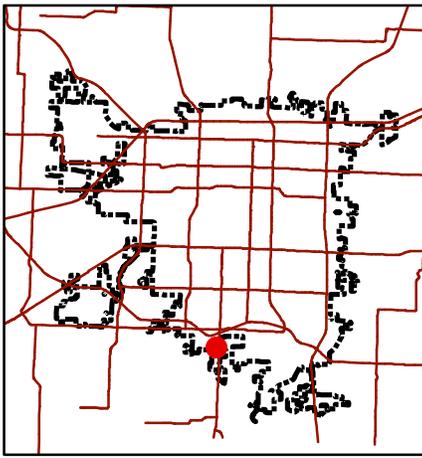
# Development Review Staff Report

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

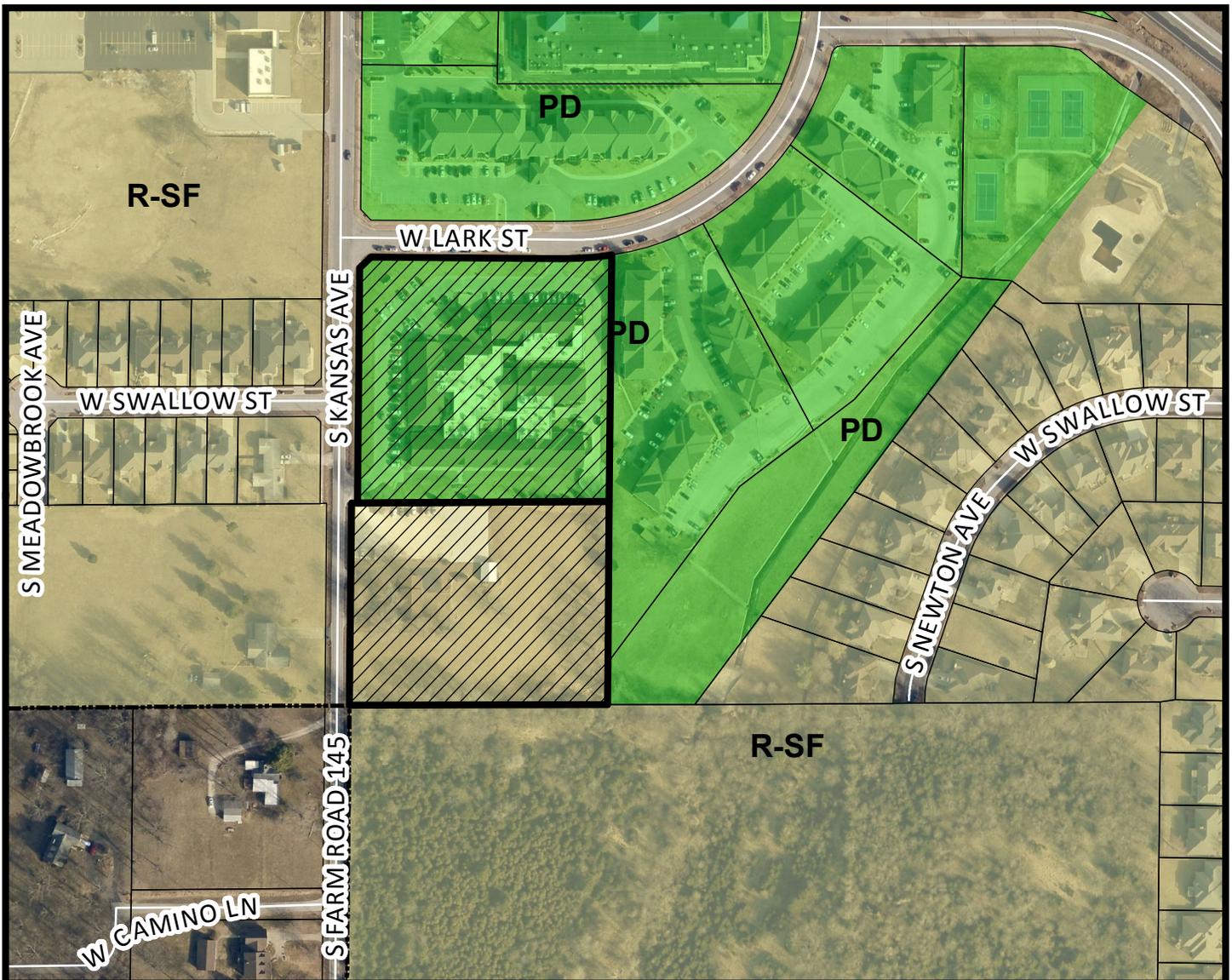
## Z-1-2016 Conditional Overlay District 105

LOCATION: 1514 West Lark and 4346 South Kansas Ave  
CURRENT ZONING: R-SF Single Family Residential and  
Planned Development 88 2nd Amd

PROPOSED ZONING: O-1, Office District with a Conditional  
Overlay District No. 105



### LOCATION SKETCH



- Area of Proposal



1 inch = 262.650014 feet

DEVELOPMENT REVIEW STAFF REPORT  
ZONING CASE Z-1-2016 & CONDITIONAL OVERLAY DISTRICT NO. 105

PURPOSE: To rezone approximately 6.83 acres of property generally located at 1514 West Lark Street and 4346 South Kansas Avenue from a Planned Development 88, 2nd Amendment and a R-SF, Single Family Residential District to a O-1, Office District with a Conditional Overlay District No. 105

REPORT DATE: December 18, 2015

LOCATION: 1514 West Lark Street and 4346 South Kansas Ave.

APPLICANT: R.H. Montgomery Properties, INC.

TRACT SIZE: Approximately 6.83 acres

EXISTING USE: Existing nursing and retirement home and vacant house

PROPOSED USE: Nursing and retirement home uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as appropriate for Low Density Residential Housing. However, there is an existing nursing and retirement home on the northern portion of the subject property
2. The subject property is located along South Kansas Avenue which is classified as a collector roadway and West Lark Street which is classified as a local street roadway. There is an existing nursing and retirement home on the northern portion of the subject property at Kansas Avenue and Lark Street. The proposed O-1 zoning will allow for the existing nursing and retirement home on the northern tract to expand into the southern tract as one development.
3. Approval of this application will facilitate development of this property and promote infill development and increased intensity where investments have already been made in public services and infrastructure.
4. The standard development requirements in the O-1, Office District along with those required as part of proposed Conditional Overlay District No. 105 are adequate for mitigating any potential impacts of the development of this property on the adjacent residential properties.

RECOMMENDATION:

Staff recommends approval of this request.

#### SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 88 3rd Amd	Retirement home
East	PD 88 2nd Amd	Apartments
South	R-SF	Undeveloped single family property
West	R-SF	Single family homes

#### HISTORY:

The subject property at the corner of Lark Street and Kansas Avenue was zoned to a Planned Development District No. 88 2nd Amendment on October 28, 1996. The southern tract along Kansas Ave. was zoned to a R-SF, Single Family District on March 7, 1995.

#### COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as appropriate for Low Density Residential Housing. However, there is an existing nursing and retirement home on the northern portion of the subject property.

#### STAFF COMMENTS:

1. The applicant is requesting to rezone the subject property from a Planned Development 88 2nd Amendment and R-SF to an O-1, Office District with a Conditional Overlay District limiting the uses to a retirement and nursing home and requiring a traffic study at the time of development. If the results of the traffic study determine that improvements are required, then they must be constructed prior to building permits being issued for the property.
2. If the rezoning is approved, it would have to comply with *Section 36-400, Office District*, in the Zoning Ordinance and any other applicable city codes. All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.
3. Upon development of the property a bufferyard is required along the south property line adjacent to the Single Family Residential District. The normal bufferyard required between O-1 and R-SF zoning would be a Bufferyard "Type C" of at least fifteen (15) feet wide. The minimum fifteen (15) foot wide bufferyard with plantings for each one-hundred (100) linear feet of bufferyard

would be one (1) canopy tree, two (2) understory tree, two (2) evergreen trees and ten (10) shrubs.

4. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

**NEIGHBORHOOD MEETING:**

The applicant held a neighborhood meeting on December 16, 2015 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

**PUBLIC COMMENTS:**

The property was posted by the applicant 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. Eight (8) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

**CITY COUNCIL MEETING:**

January 11, 2016

**STAFF CONTACT PERSON:**

Bob Hosmer, AICP  
Principal Planner  
864-1834

ATTACHMENT 1  
DEPARTMENT COMMENTS  
ZONING CASE Z-1-2016 & CONDITIONAL OVERLAY DISTRICT NO. 105

**BUILDING DEVELOPMENT SERVICES COMMENTS:**

1. Building Development Services does not have any objections to this request.

**PUBLIC WORKS TRAFFIC DIVISION COMMENTS:**

The conditional overlay needs to state the following;

1. A Traffic Study will be required based on actual use at the time of development.
2. Kansas Avenue is classified as a collector which requires 20 feet of right of way from the centerline. An additional 10 feet is required.

As an FYI, a sidewalk is required to be constructed along the property frontage at the time of development.

**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. Current detention and water quality requirements must be met for any increase in impervious area. These improvements must be constructed, inspected, approved and operational prior to issuance of a building permit or final plat.
2. Public improvement plans will be required for stormwater improvements on the adjacent lot to the east. These improvements must be constructed, inspected, approved and operational prior to issuance of a building permit or final plat.
3. Since the existing detention basin was not sized for the additional runoff from the proposed detention basin, I suggest relocating the outlet pipe/rip-rap to the existing common area so no new drainage easement is needed and discharge immediately south of the existing detention basin. Please note, it appears that the existing detention basin outlet is eroding the ground immediately downstream and the erosion will need to be corrected.

**CLEAN WATER SERVICES COMMENTS:**

1. No objection to rezoning however the existing tract to the south, covered by AS6235, does not have direct access to sewer.
2. Review Plan - Sheet 2 shows an 8 inch offsite sewer extension. This will require public improvement plans be submitted for review and approval. The public improvements will have to be approved and constructed or escrowed before a building permit can be issued. If interested in escrow, submit the Request for Escrow available on the Developers Resources website.

3. There is a trunkline connection fee of \$0.004 per square foot required when the engineering and inspection fees are paid for the public improvements.
4. There may be an additional sewer impact permit fee required if adding an additional water meter or increasing the size of the existing meter.
5. Submit proposed flow rates to check for adequate sewer capacity.

**CITY UTILITIES:**

No objection to rezoning. A water main will have to be extended to provide service unless the new facility will be sub-fed from the existing building.

ATTACHMENT 3  
CONDITIONAL OVERLAY DISTRICT PROVISIONS  
ZONING CASE Z-1-2016 & CONDITIONAL OVERLAY DISTRICT NO. 105

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

Design Requirements– The following improvements are necessary to accommodate the proposed development of this property:

A traffic study shall be provided at the time of development which shall be based on the actual use of the property.

Kansas Avenue is classified as a collector roadway which requires 20 feet of right of way from the centerline of the street for a total of 40 feet of right of way. There appears to be an additional 10 feet required.



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## **\*\*\*Neighborhood Meeting\*\*\***

December 2, 2015

RE: Rezoning of property at 1514 W. Lark St. (The Neighborhoods at Quail Creek)

Attention Neighbors,

We will be hosting a neighborhood meeting to answer any questions pertaining to the proposed rezoning request by the property owner of The Neighborhoods at Quail Creek.

We ask that anyone with any questions or concerns to attend this meeting in order to address those items before the Planning & Zoning Commission Meeting.

The neighborhood meeting is scheduled at The Neighborhoods at Quail Creek on Wednesday, December 16<sup>th</sup> from 4:00 – 6:00 pm. Please enter the main entrance of the facility off Lark Street and a receptionist will be there to guide you to the meeting room.

If there are any questions, please call our office (573) 442-5188. We look forward to seeing you at this meeting to describe the purpose of this proposed rezoning request.

Americare Systems, Inc.  
Project Development  
915 E. Ash St.  
Columbia, Mo. 65201  
Ph: 573-442-5188  
Fx: 573-442-5277



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THE NEIGHBORHOODS AT QUAIL CREEK  
NEIGHBORHOOD MEETING  
Wednesday, December 16, 2015

NAME	ADDRESS	PHONE NUMBER
June Porter	1609 W. Swallow St.	417) 883-6522
Roseanne Posson	1618 W. Swallow St.	417) 887-6306
Garry + Penny Glossip	4349 S. Kansas Ave	417-860-7426
BOB SAMUELS	4462 S. Quail Cr. Ave.	417 839 6646
JOHN BARBER	4656 S. Woodpointe Ave	417-353-5131
Paula Quinn	1219 W Swallow	505 258 2267
DEE HOUSER	4506 S QUAIL CREEK 65810	417-425-3468
BILL HOUSER	4506 S QUAIL CREEK 65810	417.300.3880
JOHN F BROWN	1669 W CAMINO SW 65810	417 882-1666
Jeff Young	4413 S. Farm Road 145	417-848-8588

# 185-FOOT LIST

	OWN1	Own_Addr	CITYNAME	STATECODI	ZIP1
1	ALEXANDER FAMILY TRUST (4/17/01)	1746 W RIVERFORK DR	NIXA	MO	65714
2	BUSSEY, LEWIS E TR ETAL	3384 W 33RD AVE	DENVER	CO	80211
3	DESKIN, HOWARD A TRUSTEE	1605 W SWALLOW ST	SPRINGFIELD	MO	65810
4	GLOSSIP FAMILY TRUST	4349 S KANSAS AVE	SPRINGFIELD	MO	65810
5	PORTER, NEIL F	1609 W SWALLOW ST	SPRINGFIELD	MO	65810
6	PRUDE, KELLY S	4365 S NEWTON AVE	SPRINGFIELD	MO	65810
7	QUAIL CREEK PROP OWNERS ASSOC	4205 S QUAIL CREEK AVE	SPRINGFIELD	MO	65810
x/14	R H MONTGOMERY PROP INC	214 N SCOTT ST	SIKESTON	MO	63801
8	ROWDEN PROP MGT LLC	2025 E CHESTNUT EXPY	SPRINGFIELD	MO	65802
9	SOUTHLAND CHRISTIAN CHURCH	1630 W REPUBLIC RD	SPRINGFIELD	MO	65807
10	STERLING QUAIL CREEK LLC	1711 S GOLD DR	FARGO	ND	58103
11	VILLAS AT QUAIL CREEK LP	1730 E REPUBLIC RD	SPRINGFIELD	MO	65804
12	WALKER, CHRISTOPHER C	1615 W SWALLOW ST	SPRINGFIELD	MO	65810
13	YOUNG, JEFFREY M	PO BOX 14096	SPRINGFIELD	MO	65814

COMMISSION & COUNCIL MAILING LIST  
2 SETS OF STAMPED ENVELOPES

NEIGHBORHOOD MEETING SUMMARY

1. Request change to zoning from: SF Single Family to O-1 w/Conditional Overlay  
*(existing zoning)* *(proposed zoning)*
2. Meeting Date & Time: December 16, 2015, 4:00 - 6:30 pm
3. Meeting Location: The Neighborhoods at Quail Creek
4. Number of invitations that were sent: 45
5. How was the mailing list generated: CITY STAFF
6. Number of neighbors in attendance (attach a sign-in sheet): 11
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.)

"SEE ATTACHED"

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

"NONE RECEIVED"



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THE NEIGHBORHOODS AT QUAIL CREEK  
NEIGHBORHOOD MEETING  
Wednesday, December 16, 2015

- Answers in Red

Note : The proposed project was presented on a Theater screen displaying a Power Point presentation and renderings of the building elevations and overall site layout on foam display boards.

1) Where is the south property line of the overall property.

Response: Utilizing the aerial images from the Green County website and google the location of the south line was explained to be along the existing tree line of the southern 3.18 acre un-developed tract.

2) Comment about the speed that the traffic sometimes drives along Kansas Avenue. They mentioned that they have seen people going in excess of 45 mph, especially after the intersection with Lark Street and leaving the city limits.

Response: It was explained that both Kansas Avenue and Lark Street are classified as Collector Streets intended handle a slightly higher level of traffic. I indicated that I would check on the posted speeds on both streets and mentioned that it "may" be around 35 mph. After researching this after the meeting it was observed that Lark Street is posted at 25 mph immediately in front of the Quail Creek facility and 30 mph on Kansas Avenue around 330 feet south of the property outside the city limits. Since this un-related to the proposed project itself, I indicated that I would share their feedback with the appropriate individuals on the city staff.

3) What traffic impacts are anticipated with the proposed expansion?

Response: The scope of the project was described as follows:  
Existing facility has ~ 70 units (120 beds) of which none will drive  
Existing Employees ~ 60 day shift 6:30 am – 2:30 pm  
~ 35 evening shift 2:30 pm – 10:30 pm  
~ 15 evening shift 10:30 pm – 6:30 am

Typical daily visitors ~ 30 visitors/day

Total daily trips ~ 140 trips per day spread out over the 3 shifts

Proposed building Addition is for 18 residential rooms adding maybe 15 to 20 employees spread over the 3 shifts.

~ Adding maybe 5 visitors/day

Total daily trips after project completion = 140+25=165 trip/day spread out over 3 shifts with the peak times being around 6 to 6:30 in the morning and 2:30 to 3:00 in the afternoon.

-As a comparison this would be equivalent to roughly 16 residential homes where for traffic purposes 10 trips/day per household is often used.

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Columbia, Mo. 65201  
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Fx: 573-442-5277



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This facility would be considered something that generates a relatively small amount of traffic onto the adjacent roads when compared to some of the other uses nearby.

- 4) A comment was made on regarding the difficulty on getting access onto Republic Street from Kansas Avenue. Several Individuals in the crowd felt a traffic light was needed at that location. It was mentioned by two attendees that they had contacted the city previously about pursuing that option.

Response: Like the previous comment on the driving speed, I indicated that I would share their feedback with the appropriate individuals on the city staff.

- 5) A gentleman from what sounded like a significant distance south of the project and downstream in the watershed indicated that he personally has experienced some flooding issues in the past. He asked how the stormwater was going to be addressed.

Response: Referring to a colored exhibit on the screen I pointed out a proposed Stormwater Detention Basin that would be installed near the southeast corner of the property where the current stormwater runoff is headed currently. We indicated that the future phase and improvements will be designed to match the current terrain and following the same natural point of discharge. We will design the proposed improvements so that the almost everything from the southern face of the existing building will be routed to the proposed detention basin. The basin will be designed that it will detain the runoff so the water being released from the basin will not exceed pre-development flows. In addition the basin will provide water quality benefits as well. It was indicated that the design of the proposed basin along with all other proposed stormwater measures proposed for the project will be in accordance with the current Stormwater Regulations for the City of Springfield.

- 6) Who will maintain the Stormwater Structure?

Response: It was indicated that this detention basin is to be built on the Neighborhoods at Quail Creek's property and is intended to control the runoff from this site alone. That would mean the owner of this facility would be responsible for maintaining it. It was also indicated that recorded maintenance agreements would be completed to reflect this. To reassure him that the maintenance would occur I referred him to how the overall facility has been maintained over the last 10 years as an example that the owner & facility staff understand the importance of keeping everything on the property in good condition. If at any time, they observed something on the site or at the basin that caused concern or that needed to be addressed to please contact our office directly.

- 7) How is determined to size the stormwater detention basin to ensure that it is designed large enough to keep post-development flows leaving the site so that they do not exceed the pre-development flows?

Response: It was explained for this site a comparison will be made between the amount of existing impervious surface/turf on the site before development versus the amount of

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impervious surface/turf after development. These values develop a runoff coefficient that will be used to determine the amount of runoff as it exists before development and then what it will be after development. The runoff comparisons will be evaluated from the smaller storm events all the way to the larger 100-year storm.

The quick example was given that if the runoff amount was evaluated to be ~ 10 cfs before development and ~20 cfs after development the stormwater basin would be designed to store the difference and release it at or less than the 10 cfs amount. Once again, it was indicated that the design of the proposed basin along with all other proposed stormwater measures proposed for the project will be in accordance with the current Stormwater Regulations for the City of Springfield. And the necessary information would be supplied to the city staff for review and approval.

#### 8) Project Scope?

Response: The project scope was given during the overall presentation but was repeated during the question and answer session. The proposed project consists of adding a two-story building addition to the south on the 3.18 un-developed tract.

The upper level will be 12,072 sf consisting of 18 residential rooms, living rooms, dining rooms, kitchen, spa, etc.

The lower level will be an 6569 sf Rehab area, with Hydro Pool, walking track, exercise stations, offices, etc.

#### 9) Proposed Uses?

Response : Like the previous question, it was explained that the reason for the proposed zoning change to O-1 with the Conditional Overlay is that the northern 3.63 acre tract was already zoned to allow the Skilled Nursing use but the southern 3.18 acre tract was zoned R-SF. The proposed addition would extend into the southern tract. Because of this we were following the recommendation to rezone the entire 6.18 acre tract to the O-1 district which allows the Nursing and Retirement Homes. We displayed all the permitted uses allowed in O-1 district and emphasized that we were only asking for the permitted uses associated with the Nursing and retirement homes and restricting all others shown on the list.

#### 10) Project Schedule?

Response: We described that our goal was to complete the rezoning process, plan review process with the intent of starting construction around May/June of 2016.

The length of Construction should be around 12 to 15 months with an approximate completion date of late summer 2017.

#### 11) It was mentioned that the Veterans Administration was considering a location relatively close to the Kansas Avenue/ Republic Street location as one of several possible options.

Response: It was mentioned that the V.A.'s tentative plans would not impact Americare's decision to expand their facility.

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- 12) A neighbor to the west of Kansas Avenue asked to describe the extent of the improvements on the tract to the south and the location of the proposed entrance.

Response: Referring to a colored exhibit on the Theater screen it was pointed out that the proposed building addition and parking lot would extend to approximately the half way point of the existing house. The proposed entrance would be very close to the northern side of existing "loop" entrance to the house.

In addition, that after the proposed improvements were completed it would leave roughly 1.5 acres that would remain as open space.

- After the meeting the impression was that those in attendance were supportive of the proposed improvements presented to them for the Neighborhoods at Quail Creek.

The comments related to the driving speed on Kansas Avenue and the difficulty of accessing Republic Street from Kansas Avenue are beyond the scope of this project. This project should not have any significant impact to those two issues. They are being included to help make the appropriate city staff aware of the these issues in behalf of those neighbors who attended this meeting.