

One-rdg. _____
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Pgs. 26
Filed: 03-15-16

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL NO. 2016- 058

SPECIAL ORDINANCE NO. _____

AN ORDINANCE

1 AUTHORIZING the issuance of Conditional Use Permit No.420 to allow a brewery
2 within a CC, Center City District generally located at 522 West
3 McDaniel Street.
4
5

6 WHEREAS, by the authority of Section 36-363 of the Land Development Code of
7 the City of Springfield, Missouri, the City Council may grant conditional permits for
8 certain types of uses in certain zoning districts; and
9

10 WHEREAS, application, notices, and hearings have been held as provided in
11 said provision prior to the granting of such use permit, and the Planning and Zoning
12 Commission has found the necessary conditions to exist; and
13

14 WHEREAS, the City Council finds the following conditions to exist:
15

- 16 1. The application is complete and does not contain or reveal violations of this
17 provision or other applicable regulations which the applicant has failed or refused to
18 supply or correct;
19
- 20 2. The site plan meets the standards required by this Article or other applicable
21 regulations with respect to such development or use;
22
- 23 3. The proposed site plan does not interfere with easements, roadways, rail lines,
24 utilities, and public or private rights-of-way;
25
- 26 4. The proposed site plan does not destroy, damage, detrimentally modify or interfere
27 with the enjoyment and function of significant natural topographic or physical
28 features of the site;
29
- 30 5. The proposed site plan is not injurious or detrimental to the use and enjoyment of
31 surrounding property;
32

- 33 6. The circulation elements of the proposed site plan do not create hazards to safety on
34 or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or
35 undue interferences and inconveniences to vehicular and pedestrian travel;
36
37 7. The screening of the site provides adequate shielding for nearby uses which may be
38 incompatible with the proposed use;
39
40 8. The proposed structures or landscaping are not lacking amenity in relation to, or are
41 not incompatible with nearby structures and uses;
42
43 9. The proposed site plan does not create drainage or erosion problems on or off the
44 site; and
45

46 WHEREAS, the granting of such permit is deemed proper and beneficial to the
47 welfare of the City of Springfield, Missouri.
48

49 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
50 SPRINGFIELD, MISSOURI, as follows, that:
51

52 Section 1 – Permission is hereby granted to use the tract of land generally
53 located at 522 West McDaniel Street, and more fully described in “Exhibit B,” which is
54 attached hereto and incorporated herein as if copied verbatim, to permit a brewery
55 within a CC, Center City District on certain conditions in accordance with Section 36-
56 363 of the Land Development Code of the City of Springfield, Missouri.
57

58 Section 2 – Such use shall be subject to the conditions set forth in the
59 explanation and “Exhibit A” to this ordinance, both of which are attached hereto and
60 made a part hereof by reference.
61

62 Section 3 – Building permits and certificates of occupancy may be issued by the
63 proper authorities pursuant to the permission granted by this ordinance.
64

65 Section 4 – This permit shall be in full force and effect only so long as the use of
66 said premises and any improvements thereon conform with the use herein granted and
67 are in accordance with the application and plans herein approved and referred to,
68 unless special exceptions shall have been granted by the Board of Adjustment, and any
69 violation of the requirements of this ordinance may be grounds for the revocation of this
70 permit by the City Council after a hearing before said City Council.
71

72 Passed at meeting: _____
73

74 _____
75 Mayor
76

77 Attest: _____, City Clerk
78

79 Filed as Ordinance: _____

80

81

82 Approved as to form: *A. Chalot, W. W. W.*, Assistant City Attorney

83

84

85 Approved for Council action: *Greg B. Bunt*, City Manager

EXPLANATION TO COUNCIL BILL NO: 2016- 058

FILED: 03-15-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To allow a brewery within a CC, Center City District generally located at 522 West McDaniel Street.

BACKGROUND INFORMATION: USE PERMIT NUMBER 420

This is a request to allow a brewery within a CC, Center City District generally located at 522 West McDaniel Street. The Zoning Ordinance requires a conditional use permit in the CC, Center City District for "any manufacturing, production, processing, cleaning, servicing, testing, repair, or storage of materials, goods or products which is not allowed as a permitted use" and, "warehouses, storage and distribution centers." A brewery is required to obtain a conditional use permit at this location because it is considered to be the manufacturing and production of a product. Approval of this use permit will allow the warehousing and distribution of the product on site.

The site is an appropriate location for a brewery. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this property as an appropriate area for high-intensity office, retail, housing, academic and public land uses. Approval of this request will provide for the productive use of the subject property where investments have been made in public infrastructure and services. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363(10) of the Zoning Ordinance.

Supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use; Major Goal 4, Develop the community in a sustainable manner; Objective 4a, Increase density in activity centers; and 4b, Increase mixed-use development areas.

CONDITIONS:

1. The regulations and standards listed on "Attachment 2" and "Attachment 3" shall govern and control the use and development of the land in Use Permit Number 420 in a manner consistent with the attached site plan "Attachment 5."

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this area as Greater Downtown and appropriate for high-intensity office, retail, housing, academic and public land uses.

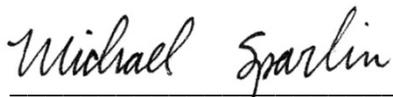
2. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
3. This application meets the approval standards for a Conditional Use Permit and is in conformance with the *Comprehensive Plan*, which identifies this area as appropriate for a variety of high-intensity commercial uses.

REMARKS:

The Planning and Zoning Commission held a public hearing on March 3, 2016, and recommended approval, by a vote of 5 to 0, of the proposed conditional use permit on the tract of land described on the attached sheet (see the attached "Exhibit C," Record of Proceedings).

The Planning and Development staff recommends the application be approved with the following conditions (see attached "Exhibit A"):

Submitted by:



Michael Sparlin, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

EXHIBITS:

- Exhibit A, Requirements for Conditional Use Permit 420
- Exhibit B, Legal Description
- Exhibit C, Record of Proceedings
- Exhibit D, Development Review Staff Report

ATTACHMENTS:

- Attachment 1, Department Comments
- Attachment 2, Requirements for Conditional Use Permit 420
- Attachment 3, Standards and Responses for Conditional Use Permits
- Attachment 4, Neighborhood Meeting Summary
- Attachment 5, Site Plan

Exhibit A

REQUIREMENTS FOR CONDITIONAL USE PERMIT 420

1. A Brewery is permitted in conformance with Attachment 5.
2. An Administrative Lot Combination shall be approved for the two properties.
3. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

Exhibit B

LEGAL DESCRIPTION
USE PERMIT NUMBER 420

ALL OF LOT THREE (3) OF THE FINAL PLAT OF THE BREWERY DISTRICT, A
SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

Exhibit C

RECORD OF PROCEEDINGS Planning and Zoning Commission March 3, 2016

Conditional Use Permit 420
522 West McDaniel Avenue

Applicant: Bryan Bevel

Mr. Hosmer stated that this is a request to allow a conditional use permit for brewery production in the CC, Center City District generally located at 522 West McDaniel Street. The Zoning Ordinance requires a use permit for breweries in the CC, Center City District. A brewery is required to obtain a use permit because it is considered to be the manufacturing and production of a product. A Use Permit was approved by Resolution Number 8472 in June 1997 that allows the existing pub and brewery at 305 South Market Avenue. The Growth Management and Land Use Plan of the Comprehensive Plan identifies this property as an appropriate area for high-intensity office, retail, housing, academic and public land uses. The conditions are that an Administrative Lot Combination shall be approved for the two properties. Staff recommends approval.

Mr. Bryan Bevel, 885 South Farm Road 197 wants to expand for storage.

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

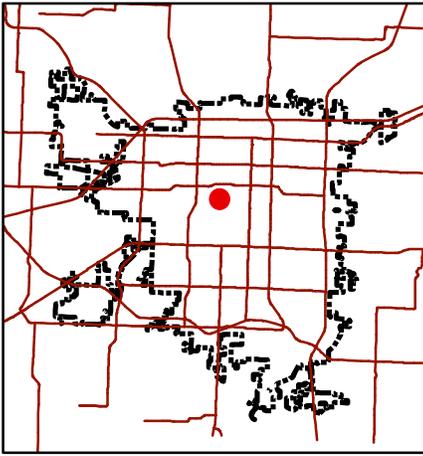
Mr. Doennig motions that we approve Conditional Use Permit 420 (522 West McDaniel Avenue). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards



Bob Hosmer, AICP
Principal Planner

Development Review Staff Report

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



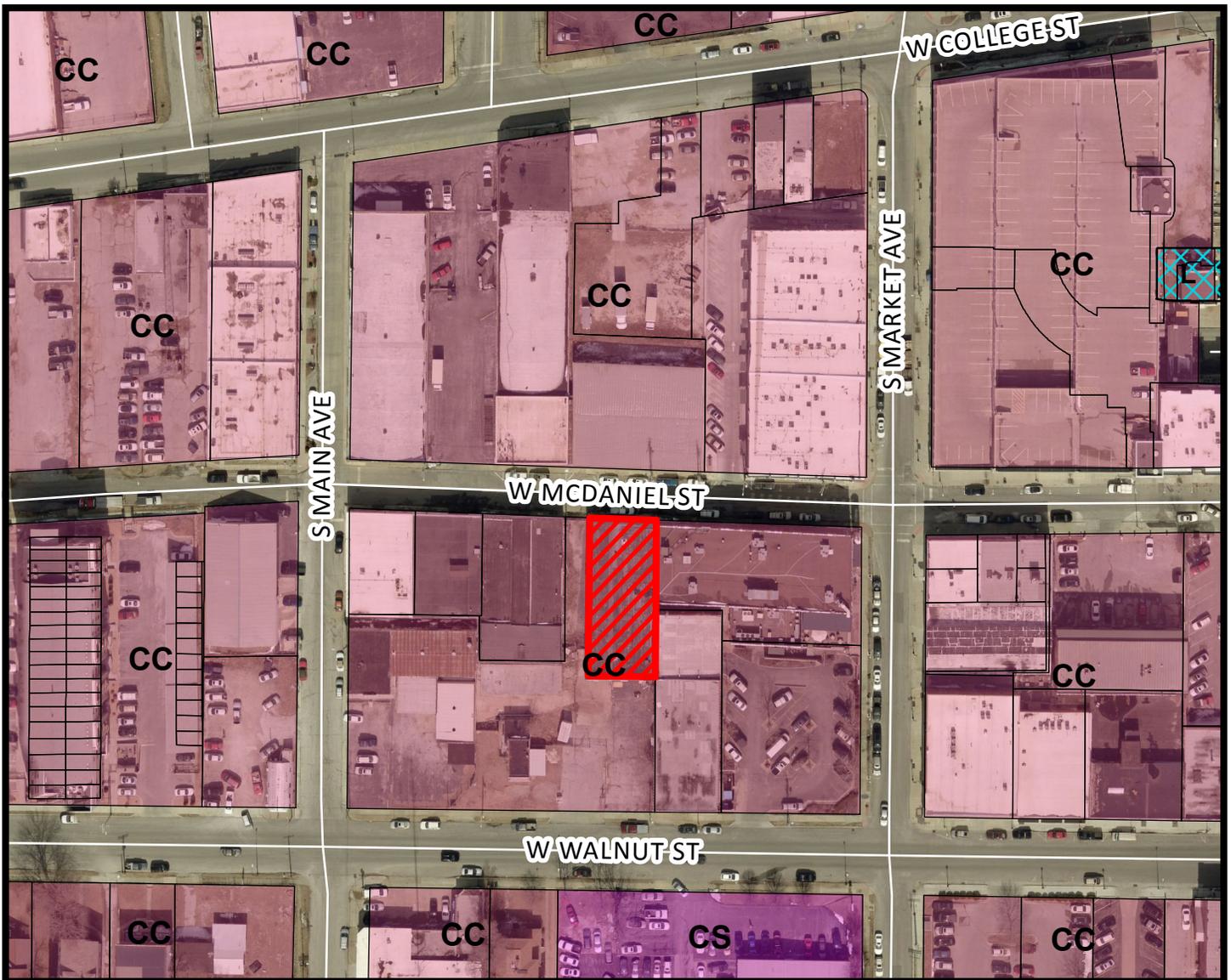
Use Permit 420

LOCATION: 522 W. McDaniel Street

CURRENT ZONING: CC, Center City

PROPOSED ZONING: CC, Center City with a Conditional Use Permit to allow Brewery Production (Any manufacturing, production, processing, cleaning, servicing, testing, repair, or storage of materials, goods or products which is not allowed as a permitted use & Warehouses, storage and distribution centers)

LOCATION SKETCH



- Area of Proposal



1 inch = 125 feet

DEVELOPMENT REVIEW STAFF REPORT
CONDITIONAL USE PERMIT 420

PURPOSE: To allow a brewery within a CC, Center City District generally located at 522 West McDaniel Street

REPORT DATE: February 19, 2016

LOCATION: 522 West McDaniel Street

APPLICANT: Front Row Property LLC

TRACT SIZE: Approximately 0.14 acres

EXISTING USE: Small-scale brewery accessory to the restaurant use

PROPOSED USE: Brewery

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this area as Greater Downtown and appropriate for high-intensity office, retail, housing, academic and public land uses.
2. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
3. This application meets the approval standards for a Conditional Use Permit and is in conformance with the *Comprehensive Plan*, which identifies this area as appropriate for a variety of high-intensity commercial uses.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. The regulations and standards listed on Attachment 2 and Attachment 3 and shall govern and control the use and development of the land in Use Permit Number 420 in a manner consistent with the attached site plan (Attachment 5).

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	CC	Commercial uses
East	CC	Brewery and pub/restaurant
South	CC	Parking Lot and Distillery
West	CC	Commercial uses

ZONING ORDINANCE REQUIREMENTS:

1. The conditional use permit procedure is designed to provide the Planning and Zoning Commission and the City Council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. In granting a conditional use, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to comply with the standards set out in the Zoning Ordinance to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood. The general standards for conditional use permits are listed in Attachment 3.
2. No conditional use permit shall be valid for a period longer than 18 months from the date City Council grants the conditional use permit, unless within this 18 months:
 - a. A building permit is obtained and the erection or alteration of a structure is started; or
 - b. An occupancy permit is obtained and the conditional use is begun.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan of the Comprehensive Plan* identifies this area as Greater Downtown and appropriate for high-intensity office, retail, housing, academic and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation.

STAFF COMMENTS:

1. The applicant is requesting approval of a Conditional Use Permit for a Brewery on the subject property within a CC, Center City District. The Zoning Ordinance requires a use permit in the CC, Center City District for "any manufacturing, production, processing, cleaning, servicing, testing, repair, or storage of

materials, goods or products which is not allowed as a permitted use" and "warehouses, storage and distribution centers." A brewery is required to obtain a use permit at this location because it is considered to be the manufacturing and production of a product. Approval of this use permit will allow the warehousing and distribution of the product on site.

2. The subject property was identified by the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as Greater Downtown and appropriate for high-intensity office, retail, housing, academic and public land uses. The subject property is within the Center City Activity Center. Activity Centers are identified as areas of significant business and high-intensity housing. It is intended that additional development be concentrated in and around these activity centers to optimize transportation investments, citizen convenience, investor confidence and a compact growth pattern. Properties within Activity Centers are to be intensively and efficiently used.
3. The applicant is requesting to expand an existing pub and brewery at 305 South Market Avenue to an adjacent existing structure at 522 West McDaniel Street. A Use Permit was approved by Resolution Number 8472 in June 1997 that allows the existing pub and brewery at 305 South Market Avenue.
4. The approval of this request will provide for the productive use of a commercial structure and allow for the adjacent pub and brewery an opportunity for on-site expansion of the business.
5. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 (10) (Attachment 3) of the Zoning Ordinance. Any development of this property must also follow the CC, Center City District requirements.
6. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on February 1, 2016 regarding the request for a conditional use permit. A summary of the meeting is attached (Attachment 4).

PUBLIC COMMENTS:

The property was posted by the applicant on February 22, 2016 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.

Ten (10) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL PUBLIC HEARING: March 21, 2016

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
CONDITIONAL USE PERMIT 420

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the use permit.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No issues with the use permit.

STORMWATER COMMENTS:

No issues with the use permit. The building exists and site is all impervious.

CLEAN WATER SERVICES COMMENTS:

No issues with the use permit.

CITY UTILITIES:

City Utilities has no issue with proposed use permit.

FIRE DEPARTMENT:

No issues with the use permit.

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 420

1. A Brewery is permitted in conformance with Attachment 5.
2. An Administrative Lot Combination shall be approved for the two properties
3. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

ATTACHMENT 3
STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 420

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following:

1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent possible such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare as proposed;
7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;
8. Such signs will not have an adverse effect on any adjacent properties;
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic

conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and
 - b. The nature and extent of landscaping and screening on the site;
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield, and;
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

APPLICATION FOR CONDITIONAL USE PERMIT
PROPERTY LOCATION: 305 S Market Ave (Expansion into 522 W McDaniel Building)

Attachment A – **RESPONSES**

STANDARDS FOR ALL CONDITIONAL USE PERMITS

36-363 (10) **Standards.** An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:

With respect to all proposed conditional uses, to the extent applicable:

1. The proposed conditional use will be consistent with the adopted policies in the *Springfield Comprehensive Plan*;

RESPONSE: THE PROPOSED CONDITIONAL USE IS CONSISTENT WITH ALL ADOPTED POLICIES.

2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

RESPONSE: THE PROPOSED CONDITIONAL USE WILL NOT ADVERSELY AFFECT THE SAFETY OF THE MOTORING PUBLIC AND PEDESTRIANS AS THE STREET IS ALREADY MARKED OFF FOR LOADING AND UNLOADING. NO CHANGE PROPOSED.

3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;

RESPONSE: THE PROPOSED CONDITIONAL USE WILL NOT AFFECT SAFETY OF THE SURROUNDING PROPERTY AND MEETS ALL LOCAL CODES.

4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT AFFECT THE ADJACENT PROPERTY AND WILL NOT CAUSE FLOOD OR WATER DAMAGE.

5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT CREATE ANY OUTSIDE NOISES.

6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT AFFECT THE CHARACTER OF THE NEIGHBORHOOD. THE EXISTING STREET ON MCDANIEL IS

ALREADY SET UP FOR LOADING/UNLOADING AS ESTABLISHED WITH THE CITY OF SPRINGFIELD.

7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site;

RESPONSE: THERE IS NO CHANGE TO EXISTING AND NONE PROPOSED.

8. Such signs will not have an adverse effect on any adjacent properties;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT AFFECT ADJACENT PROPERTIES.

9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT CHANGE THE STREET RIGHT OF WAY OR PAVEMENT WIDTH.

10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare;

RESPONSE: THE PROPOSED CONDITIONAL USE IS CONSISTENT WITH SURROUNDING BUSINESSES AND DOES NOT AFFECT THE SURROUNDING PROPERTIES OR PUBLIC SAFETY.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:

a. The location, nature and height of buildings, structures, walls and fences on the site; and b. The nature and extent of landscaping and screening on the site;

RESPONSE: THE PROPOSED CONDITIONAL USE WILL NOT CHANGE THE BUILDING STRUCTURE OR ITS HEIGHT. THE BUILDING WILL BE USED IN ITS EXISTING CAPACITY AND WILL ADD ONE ADDITIONAL OVERHEAD DOOR.

12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT CHANGE THE SURROUNDING TOPOGRAPHICS OR PHYSICAL FEATURES AS IT IS AN EXISTING BUILDING.

13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;

RESPONSE: THE PROPOSED CONDITIONAL USE WILL NOT AFFECT THESE ITEMS.

14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;

RESPONSE: THE PROPOSED CONDITIONAL USE IS CONSISTENT WITH ALL REGULATIONS OF THE CITY'S ORDINANCE AND CODES.

15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;

RESPONSE: THE PROPOSED CONDITIONAL USE WILL CONTRIBUTE TO AND PROMOTE THE WELFARE OR CONVENIENCE OF THE PUBLIC.

16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;

RESPONSE: THERE IS NO ADDITIONAL PARKING REQUIRED FOR THIS DEVELOPMENT AS IT IS IN CENTER CITY AND THE FUNCTION DOES NOT REQUIRE THE NEED FOR ANY ADDITIONAL PARKING.

17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys;

RESPONSE: THERE ARE NO ADDITIONAL ACCESS ROADS OR ENTRANCE/EXIT DRIVES REQUIRED OR TO BE PROVIDED.

18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT AFFECT VEHICULAR CIRCULATION ELEMENTS OR CREATE HAZARDS TO SAFETY OF VEHICLES OR PEDESTRIANS.

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT INTERFERE WITH THESE ITEMS AS THE BUILDING IS EXISTING.

20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield; and

RESPONSE: THE PROPOSED CONDITIONAL USE IS CONSISTENT WITH ALL CITY CODES AND ORDINANCES.

21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

RESPONSE: THE PROPOSED CONDITIONAL USE IS EXISTING AND IS ALREADY SERVED BY PUBLIC STREETS AND PUBLIC SERVICES LISTED ABOVE.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: 305 S Market Ave expanding into 522 W McDaniel
2. Meeting Date & Time: Monday, February 1, 2016 4:00pm - 6:30pm
3. Meeting Location: Springfield Brewing Company - 305 S Market
4. Number of invitations that were sent: 129
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): See attached Sign-In Sheet
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.)

"Very excited for your expansion"
"Will only make my property worth more"
"No issue with this at all"

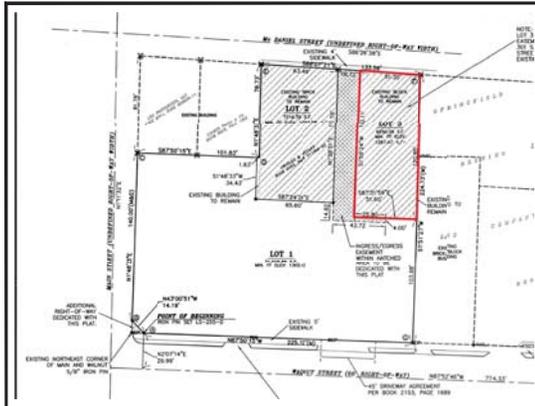
8. List or attach the written comments and how you plan to address any issues:

No negative comments received. Nothing to address.

I, Bryan Bevel (print name), attest that the neighborhood meeting was held on 2-1-16 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

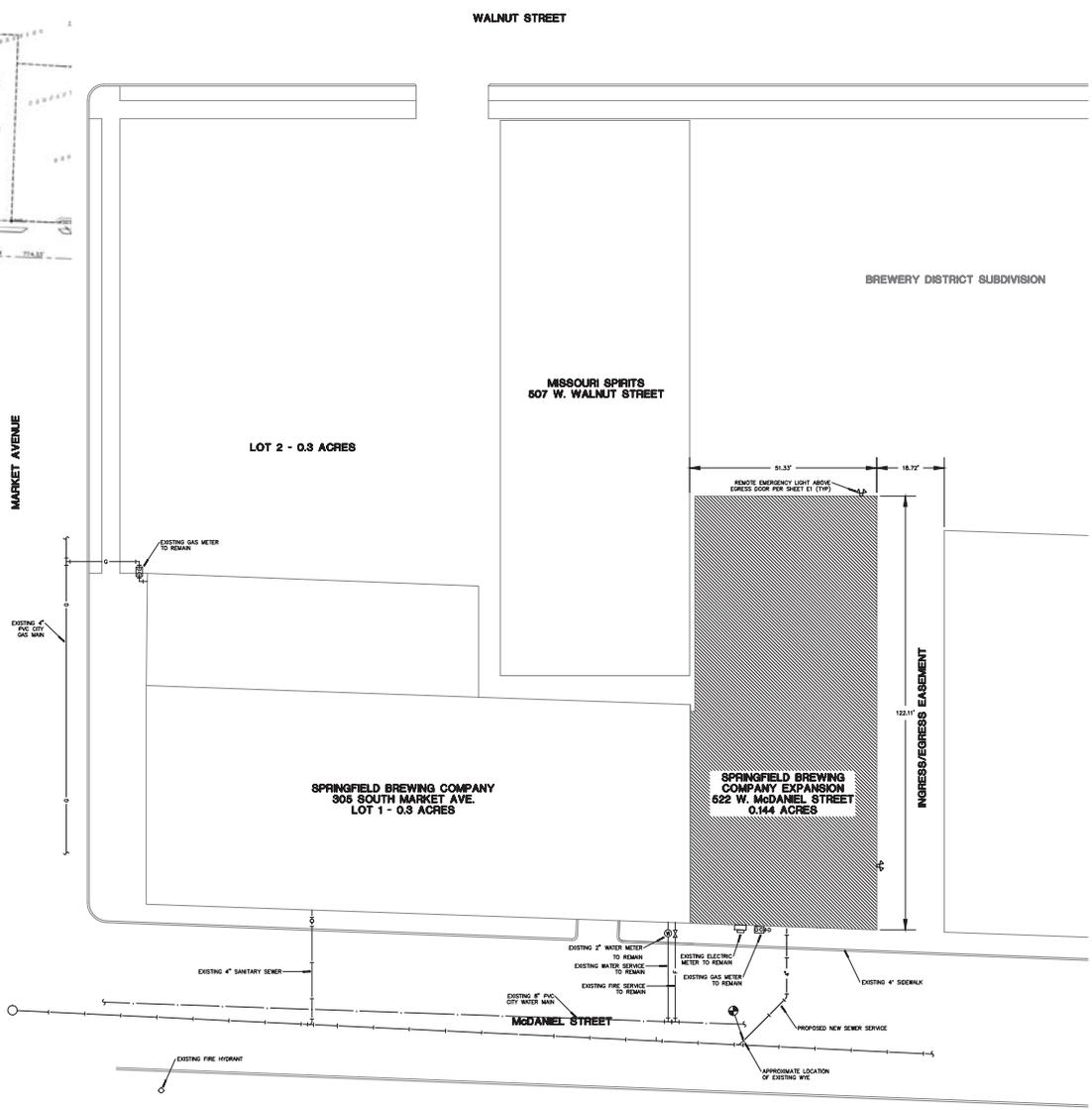
Bryan Bevel
Printed name of person completing affidavit



3 SURVEY
S1 NO SCALE NORTH



2 LOCATION MAP
S1 NO SCALE NORTH



1 USE PERMIT SKETCH PLAN
MS1 SCALE: 1/16"=1'-0" NORTH

NOTES:

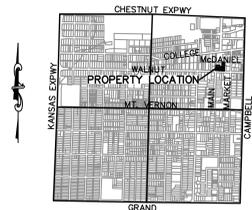
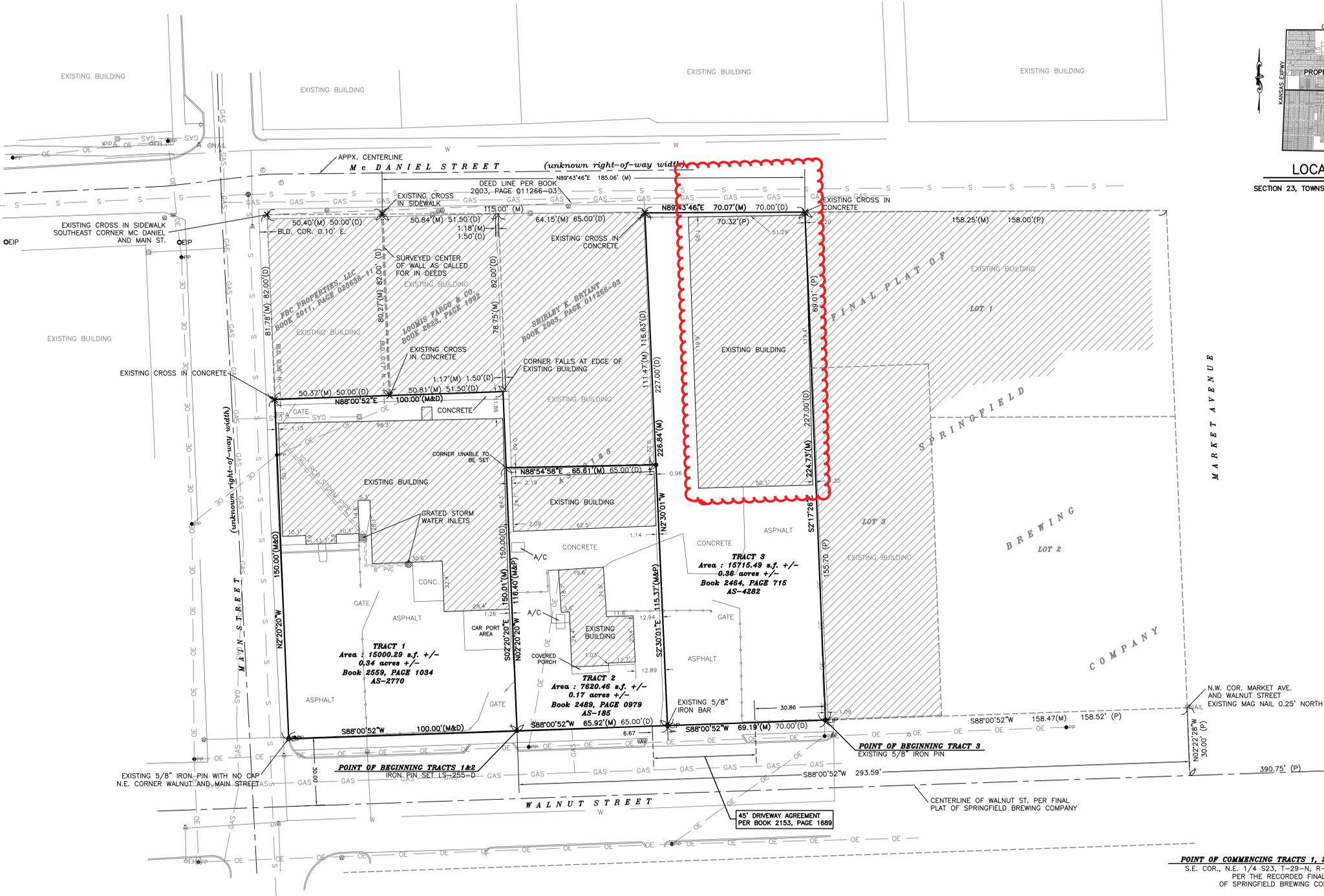
- GENERAL NOTES:**
1. THE APPLICANT'S NAME AND ADDRESS AND HIS LEGAL INTEREST IN THE SUBJECT PROPERTY:
MELISSA HUBLE, AIA - ARCHITECT OF RECORD, ESTERLY, SOMERSON & ASSOCIATES, INC., 1238 S. SUNNYSIDE ST., SUITE 417, SPRINGFIELD, MO 65804
 2. THE OWNER'S NAME AND ADDRESS, HIS/HERS, AND, IF DIFFERENT THAN THE APPLICANT, THE OWNER'S LICENSE NUMBER AND ADDRESS, HIS/HERS, AND AUTHORIZATION FOR THE APPLICANT TO ACT IN HIS/HERS.
FRANK NEW HIGH LLC, C/O BREWERY DISTRICT, 305 S MARKET, SPRINGFIELD, MO 65804, CONSENT IS GIVEN TO MOVE, LOCATE AND BEAR CONDEMNATION FOR THE APPLICANT.
 3. THE STREET ADDRESS (OR COMMON DESCRIPTION) OF THE PROPERTY.
305 S MARKET (BUILDING EXPANSION INTO 522 W MEDANIEL BUILDING)
 4. A LEGAL DESCRIPTION AND A SURVEY, CERTIFIED BY A REGISTERED LAND SURVEYOR, SHOWING PROPERTY BOUNDARY, EASEMENTS, ENCUMBRANCES, AND ALL EXISTING EASEMENTS, RAIL LINES AND PUBLIC RIGHTS-OF-WAY, ANY PART OF WHICH CROSS OR ARE ADJACENT TO, AND AFFECT, THE SUBJECT PROPERTY; AND THAT ALL NECESSARY EASEMENTS CAN BE OBTAINED.
 5. A LOCATION SKETCH SHOWING SURVEY AREA AND DETAIL TO LOCATE THE PROPERTY WITHIN THE CITY.
 6. THE ZONING CLASSIFICATION AND PRESENT USE OF THE SUBJECT PROPERTY.
CENTER CITY (CC)
 7. THE PROPOSED USE OR USES AND A GENERAL DESCRIPTION OF THE PROPOSED DEVELOPMENT.
SPRINGFIELD BREWERY COMPANY PLANS TO EXPAND INTO THE BUILDING AT 522 WEST MEDANIEL STREET WHICH IS LOCATED AND STATED DIRECTLY WEST OF THE SPRINGFIELD BREWERY COMPANY'S BUILDING. THE PROPOSED USE PERMIT REQUIREMENTS ARE TO CURRENT ZONING REQUIREMENTS THAT ANY CONSTRUCTION, REPAIR, OR MAINTENANCE OF THE BUILDING, INCLUDING TESTING, REPAIR, OR STORAGE OF MATERIALS, COOK OR REFRIGERATE, SHALL BE ALLOWED A PERMITTED REASON FOR THE BUILDING EXPANSION WOULD BE TO EXPAND PRODUCTION OF BEER.
 8. ANY PROPOSED GRADING OR REGRADING OF THE SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE EXISTING OR PHYSICAL FEATURES OF THE PROPERTY, INCLUDING, AT LEAST, BUT NOT LIMITED TO, ELEVATIONS, ROCK OUTCROPPING AND EXISTING CONTIGUOUS IN EXCESS OF TWO FEET IN 100 FEET.
NOT APPLICABLE AS THIS IS AN EXISTING BUILDING.
 9. LOCATION, SIZE, USE AND ARRANGEMENT OF ALL PROPOSED BUILDINGS AND STRUCTURES, INCLUDING, BUT NOT LIMITED TO, FLOOR AREA RATIO, TOTAL FLOOR AREA, TOTAL SQUARE FEET OF ROOFING, NUMBER OF STORIES, NUMBER OF EXISTING BUILDINGS WHICH WILL REMAIN, IF ANY, AND NUMBER AND SIZE OF RELATED DRIVEWAYS AND NUMBER OF SEPARATIONS IN RESIDENTIAL USES, AND BUILDING SEPARATIONS.
SEE SITE PLAN FOR BUILDING ARRANGEMENT. EXISTING BUILDING IS FOUR SQUARE FEET AND A SINGLE STORY. NO WALL.
 10. THE MINIMUM YARD DIMENSIONS AND, WHERE RELEVANT, RELATION OF YARD DIMENSIONS TO THE HEIGHT OF ANY BUILDING OR STRUCTURE.
NOT APPLICABLE AS THIS IS AN EXISTING BUILDING.
 11. THE LOCATION, DIMENSIONS AND NUMBER OF ALL VERTICAL CURVES, TURNING LINES, OR CURVES, INCLUDING, BUT NOT LIMITED TO, CURB CUTS, PARKING SPACES, LOADING SPACES AND ACCESS ALLEYS, DRIVEWAYS, BUILDING AND DRIVEWAYS, INCLUDING STORAGE LOCATIONS, AND TOTAL LOT COVERAGE OF ALL DRIVEWAYS, INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS AND PEDESTRIAN WAYS.
NOT APPLICABLE AS THIS IS AN EXISTING BUILDING. SEE SITE PLAN.
 12. THE LOCATION AND SIZE OF EXISTING AND PROPOSED WATER AND SEWER MAINS, INCLUDING, BUT NOT LIMITED TO, THE LOCATION AND SIZE OF EXISTING AND PROPOSED TRUNK LINES, MAINS, BRANCH LINES, AND UTILITY LINES EXISTING TO THE BUILDING.
SEE SITE PLAN.
 13. ALL EXISTING AND PROPOSED SURFACE AND SUBSURFACE DRAINAGE FACILITIES, INCLUDING COLLECTORS, DRAINS, AND DETENTION BASINS, SHOWING SIZE AND DIMENSIONS OF FLOW.
NOT APPLICABLE AS THIS IS AN EXISTING BUILDING.
 14. THE LOCATION, SIZE, AND ARRANGEMENT OF ALL PROPOSED OUTDOOR SIGNS.
NONE PROPOSED.
 15. THE LOCATION, HEIGHT AND ELEVATION DIMENSIONS OF PROPOSED TREES OR GROUPS OF TREES OR PLANTINGS AND THE TYPE OF TREES OR PLANTINGS AND THE USES TO WHICH THEY ARE TO BE USED FOR FENCING OR SCREENING. NOT APPLICABLE AS THIS IS AN EXISTING BUILDING.
NO FENCING PROPOSED.
 16. THE LOCATION, DESIGNATION, AND TOTAL AREA OF ALL USABLE OPEN SPACE.
NOT APPLICABLE AS THIS IS AN EXISTING BUILDING.
 17. A LANDSCAPING PLAN IN ACCORDANCE WITH SECTION 38-48S, LANDSCAPING AND BUFFERING.
NOT APPLICABLE AS THIS IS AN EXISTING BUILDING.
 18. AN EXISTING TREES PROTECTION PLAN IN ACCORDANCE WITH SECTION 38-48S, LANDSCAPING AND BUFFERING.
NOT APPLICABLE AS THIS IS AN EXISTING BUILDING.
 19. A SOIL EROSION CONTROL PLAN FOR THE PERIOD DURING WHICH CONSTRUCTION IS TO TAKE PLACE AND AFTER CONSTRUCTION IS COMPLETE.
NOT APPLICABLE AS THIS IS AN EXISTING BUILDING.
 20. AN EXTERIOR LIGHTING PLAN IN ACCORDANCE WITH SECTION 38-48S, LIGHTING STANDARDS. THERE IS NO EXTERIOR LIGHTING PROPOSED ON THE PLAN.
EMERGENCY LIGHTS AT THE EXIT DOORS HAVE BEEN ADDED. SEE SITE PLAN.
 21. IN THE CASE OF ANY USE FOR WHICH A CONDITIONAL USE PERMIT HAS BEEN GRANTED, ANY INFORMATION NECESSARY TO DETERMINE THE APPLICANT'S COMPLIANCE WITH ALL CONDITIONS IMPOSED BY THE CONDITIONAL USE PERMIT.
NOT APPLICABLE.
 22. ANY OTHER INFORMATION THAT MAY BE REQUIRED BY THE DIRECTOR OF BUILDING DEVELOPMENT SERVICES TO DETERMINE THAT THE APPLICANT IS IN COMPLIANCE WITH SECTION 38-48S, LIGHTING STANDARDS. THERE IS NO EXTERIOR LIGHTING PROPOSED ON THE PLAN.
EMERGENCY LIGHTS AT THE EXIT DOORS HAVE BEEN ADDED. SEE SITE PLAN.



EXPANSION TO
SPRINGFIELD BREWING CO.
305 S MARKET AVE. SPRINGFIELD, MO



DATE	1/7/18
PROJECT NUMBER	800-15
DRAWN BY	CKC
CHECKED BY	CKC
SHEET NUMBER	S1



BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF McDANIEL STREET AS N89°43'46"E, PER THE FINAL PLAT OF SPRINGFIELD BREWING COMPANY, A RECORDED FINAL PLAT IN SPRINGFIELD, MO.

NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE, LOCAL UTILITY COMPANY MAPS AND MARKINGS PAINTED ON THE GROUND BY UTILITY LOCATE PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITY LOCATIONS SHOWN ON THIS SURVEY ACTUALLY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THE FIELD WORK TO FIND OR VERIFY UNDERGROUND UTILITY LOCATIONS.
2. THE PROPERTY SURVEYED IS LOCATED IN THE PHYSIOGRAPHIC REGION OF MISSOURI KNOWN AS THE OZARK PLATEAU. DUE TO KARST CONDITIONS IN THIS AREA, SUBSURFACE FEATURES, SUCH AS SINKHOLES, ARE COMMON AND MAY EXIST ON THIS PROPERTY. THE SURVEYOR ENCOUNTERED NO APPARENT SURFACE EVIDENCE OF SINKHOLES DURING THE PROCESS OF THE FIELD WORK, HOWEVER, SINKHOLES MAY EXIST WHEN SURFACE EVIDENCE IS NOT APPARENT. A GEOTECHNICAL EXPERT SHOULD BE CONSULTED IF CONCERNS SHOULD ARISE REGARDING SINKHOLES ON THIS PROPERTY.
3. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP PANEL NUMBER 0333E; MAP NO. 29077C0333E, DATED DECEMBER 17, 2010 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. VISIBLE IMPROVEMENTS AND CONDITIONS SHOWN WERE AS THEY EXISTED ON AUGUST 7, 2012. CERTAIN AREAS WERE OBSCURED BY PARKED AUTOMOBILES AND THEREFORE INACCESSIBLE. IT WAS NOT CLEAR WHETHER THERE WERE PERMANENT STRUCTURES IN THESE AREAS. THERE MAY BE EXISTING STRUCTURES THAT ARE NOT SHOWN HEREON FOR THIS REASON. APPARENT OWNERSHIP LINES AS SHOWN, WERE BASED ON INFORMATION BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.
5. ALL PROPERTY SHOWN HEREON IS ZONED CENTER CITY (CC).

DEED DESCRIPTIONS

- TRACT 1:** Beginning at the Northeast corner of Walnut and Main Streets; thence East 100 feet; thence North 150 feet; thence West 100 feet; thence South 150 feet to the place of beginning, in the City of Springfield, Greene County, Missouri.
- TRACT 2:** Beginning 228 feet and 4 inches West of the Northwest corner of Market Avenue and West Walnut Street, in the City of Springfield, Greene County, Missouri; thence West 65 feet; thence North 116.4 feet; thence East 65 feet; thence South 115.37 feet to the place of beginning.
- TRACT 3:** Beginning 158 feet and 4 inches West of the Northwest corner of Market Avenue and West Walnut Streets in the City of Springfield, Greene County, Missouri; thence West along the North line of West Walnut Street, 70 feet to the Southeast corner of a tract recorded in Book 1962 Page 1993; thence North 227 feet to the Northeast corner of a tract described in Book 1920 Page 1327; thence East 70 feet to the Northwest corner of the First tract recorded in Book 1393 Page 25; thence South 225 feet to the point of beginning.

THESE DESCRIPTIONS ARE PER CHICAGO TITLE INSURANCE COMPANY TITLE POLICY FILE NUMBER 1202311-970, DATED JULY 9, 2012.

LEGEND

- GNAIL EXISTING NAIL AS MONUMENT
- OEIP EXISTING IRON PIN (TYPE AS NOTED)
- X EXISTING CROSS IN CONCRETE (NOTED)
- (P) PLATTED COURSE AND DISTANCE
- (M) MEASURED COURSE AND DISTANCE
- (D) DEEDED COURSE AND DISTANCE
- +/- MORE OR LESS
- W- APPX. LOCATION WATER LINE
- GAS- APPX. LOCATION GAS LINE
- S- APPX. LOCATION SANITARY SEWER LINE
- OE- OVERHEAD ELECTRIC
- X- EXISTING CHAIN LINK FENCING
- ⊗ WATER METER
- ⊗ EXISTING GAS METER
- ⊗ EXISTING STREET SIGN
- ⊗ EXISTING WATER METER
- ⊗ EXISTING WATER VALVE
- ⊗ EXISTING SWBT MANHOLE
- ⊗ EXISTING SANITARY SEWER MANHOLE

REFERENCES

THE SURVEYOR USED THE FOLLOWING REFERENCES IN THE DETERMINATION OF BOUNDARY LINES SHOWN HEREON:

- A. THE RECORDED FINAL PLAT OF SPRINGFIELD BREWING COMPANY
- B. THE RECORDED FINAL PLAT OF ABBOTT'S SUBDIVISION
- C. RECORDED DEED DESCRIPTIONS AT THE GREENE COUNTY COURTHOUSE (NOTED)
- D. AS-185, AS-2197, AS-2768, AS-4282, AS-2770

AT THE TIME OF SURVEY, NO RELIABLE INFORMATION WAS AVAILABLE ON THE WIDTH OF McDANIEL STREET AND MAIN AVENUE.

SURVEYOR'S CERTIFICATION

I, DAVID D. DRUMM DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY PERSONAL DIRECT SUPERVISION AND THAT IT IS IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THIS IS AN URBAN CLASS SURVEY.

David D. Drumm
MO P.L.S. No. 2007017958
Date: August 9, 2012

HOOD-RICH, INC.
Land Surveying Corp.
LS-255-D

SURVEYOR'S DESCRIPTION TRACT 1

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 1083.50 FEET TO A POINT BEING ON THE CENTERLINE OF WALNUT STREET, AS IT NOW EXISTS; THENCE LEAVING SAID EAST LINE AND WEST ALONG SAID CENTERLINE, A DISTANCE OF 390.75 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 02°-22'-28" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF MARKET STREET, AS IT NOW EXISTS AND SAID WALNUT STREET; THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 293.59 FEET TO AN IRON PIN SET FOR THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO AN EXISTING IRON PIN BEING THE NORTHEAST CORNER OF SAID WALNUT STREET AND MAIN STREET, AS IT NOW EXISTS; THENCE NORTH 02 DEGREES 20 MINUTES 20 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 150.00 FEET TO AN EXISTING CROSS IN CONCRETE; THENCE NORTH 88 DEGREES 00 MINUTES 52 SECONDS EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 02 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 150.01 FEET TO THE POINT OF BEGINNING, CONTAINING 15,000.29 SQUARE FEET, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S DESCRIPTION TRACT 2

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 1083.50 FEET TO A POINT BEING ON THE CENTERLINE OF WALNUT STREET, AS IT NOW EXISTS; THENCE LEAVING SAID EAST LINE AND WEST ALONG SAID CENTERLINE, A DISTANCE OF 390.75 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 02°-22'-28" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF MARKET STREET, AS IT NOW EXISTS AND SAID WALNUT STREET; THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 293.59 FEET TO AN IRON PIN SET FOR THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 293.59 FEET TO AN EXISTING IRON PIN FOR THE POINT OF BEGINNING;

THENCE NORTH 02 DEGREES 20 MINUTES 20 SECONDS WEST, A DISTANCE OF 116.40 FEET TO A POINT FOR CORNER; THENCE NORTH 88 DEGREES 00 MINUTES 58 SECONDS EAST, A DISTANCE OF 65.61 FEET TO AN IRON PIN SET; THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS EAST, A DISTANCE OF 115.37 FEET TO AN EXISTING IRON PIN BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 65.92 FEET TO THE POINT OF BEGINNING, CONTAINING 7,820.46 SQUARE FEET, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

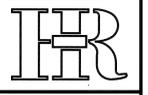
SURVEYOR'S DESCRIPTION TRACT 3

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 1083.50 FEET TO A POINT BEING ON THE CENTERLINE OF WALNUT STREET, AS IT NOW EXISTS; THENCE LEAVING SAID EAST LINE AND WEST ALONG SAID CENTERLINE, A DISTANCE OF 390.75 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 02°-22'-28" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF MARKET STREET, AS IT NOW EXISTS AND SAID WALNUT STREET; THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 158.47 FEET TO AN IRON PIN SET FOR THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 158.47 FEET TO AN EXISTING IRON PIN FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 69.19 FEET TO AN EXISTING IRON PIN; THENCE NORTH 02 DEGREES 30 MINUTES 01 SECONDS WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 226.84 FEET TO AN EXISTING CROSS IN CONCRETE BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MC DANIEL STREET, AS IT NOW EXISTS; THENCE NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST, A DISTANCE OF 70.07 FEET TO AN EXISTING CROSS IN CONCRETE; THENCE SOUTH 02 DEGREES 17 MINUTES 26 SECONDS EAST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 224.73 FEET TO THE POINT OF BEGINNING, CONTAINING 15,715.49 SQUARE FEET, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

HOOD-RICH, INC.
801 SOUTH GLENSTONE
SPRINGFIELD, MISSOURI 65802
(417)-862-4483



COMM.NO. 12-109

EXPANSION FOR
SPRINGFIELD BREWING COMPANY
522 WEST McDANIEL STREET
SPRINGFIELD, MISSOURI

SCALE	1"=20'
SHEET	1 OF 1
DATE	August 9, 2012
REV.	DATE