

One-rdg. _____
P. Hrngs. _____
Pgs. 12
Filed: 03-15-16

Sponsored by: Fulnecky

First Reading: _____

Second Reading: _____

COUNCIL BILL NO. 2016- 069

SPECIAL ORDINANCE NO. _____

AN ORDINANCE

1 APPROVING the final development plan of Planned Development District No. 228
2 Amended, Lot 21, generally located at 1320 East McClernon Street
3 (Planning and Zoning Commission and Staff recommend approval).
4
5

6 WHEREAS, on March 29, 2004, the City Council of the City of Springfield,
7 Missouri, passed General Ordinance No. 5357, rezoning a certain parcel of land
8 described on "Exhibit A," which is attached hereto and incorporated herein as if copied
9 verbatim, from a Planned Development 228 District to a Planned Development 228
10 Amended District; and

11
12 WHEREAS, a final development plan for the above-described tract has been
13 prepared and submitted; and

14
15 WHEREAS, on March 3, 2016, the Planning and Zoning Commission conducted
16 a public hearing and recommended approval of the proposed final development plan.

17
18 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
19 SPRINGFIELD, MISSOURI, as follows, that:

20
21 Section 1 – The City Council hereby approves the final development plan as
22 shown in "Attachment 2" of "Exhibit C," which is attached hereto and incorporated
23 herein by reference, for Planned Development District No. 228 Amended, subject to all
24 regulations and standards of Planned Development District No. 228.

25
26 Section 2 – This ordinance shall be in full force and effect from and after
27 passage.

28
29 Passed at meeting: _____

30
31 _____
32 Mayor
33

34 Attest: _____, City Clerk

35

36 Filed as Ordinance: _____

37

38 Approved as to form: Richard T. Weder, Assistant City Attorney

39

40 Approved for Council action: Greg Burt, City Manager

EXPLANATION TO COUNCIL BILL NO: 2016- 069

FILED: 03-15-2016

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To review the Final Development Plan for Planned Development 228 Amended Lot 21 on approximately 5.36 acres of property generally located at 1320 East McClernon Street (Staff and Planning and Zoning Commission both recommend approval).

BACKGROUND INFORMATION:

FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT 228 AMENDED

The applicant is proposing to construct a multi-family elderly housing development on 5.36 acres of property within Planned Development 228 Amended Lot 21. The Planned Development allows for multi-family elderly housing on Lot 21 but requires Planning and Zoning Commission and City Council approval.

The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as appropriate for Low Density Residential Housing. However, the subject property was rezoned to a Planned Development to allow multi-family uses.

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 transit corridors; and Objective 4b, Increase mixed-use development areas.

FINDINGS FOR STAFF RECOMMENDATION:

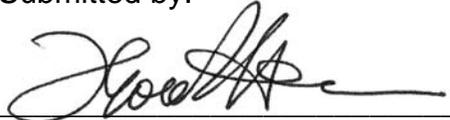
1. The subject property located at 1320 East McClernon Street was rezoned to a Planned Development 228 Amended in March 29, 2004 to permit multi-family elderly housing facilities as defined by the Federal Fair Housing Act.
2. Approval of this application will facilitate development of this property for a 36 unit multi-family elderly development to promote infill development where investments have already been made in public services and infrastructure.
3. The development requirements in Planned Development 228 Amended are adequate for mitigating any potential impacts of development of this property on the adjacent residential properties.

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 zoning on the tract of land described on the attached sheet (see "Exhibit B," Record of Proceedings).

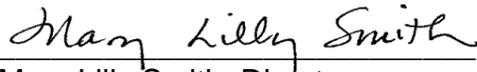
The Planning and Development Staff recommends the application be approved (see "Exhibit C," Development Review Staff Report).

Submitted by:



Bob Hosmer, AICP, Principal Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments

Attachment 2: Final Development Site Plan

Exhibit A

LEGAL DESCRIPTION
FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT 228 AMENDED

Lot 21 in the Final Plat of McClernon Springs, a subdivision in the City of Springfield,
Greene County, Missouri

Exhibit B

**RECORD OF PROCEEDINGS
Planning and Zoning Commission March 3, 2016**

Final Development Plan PD 228 Amended
1320 East McClernon Street
Applicant: Whisker Investments, LLC

Mr. Hosmer stated that this is a request to approve the Final Development Plan for Planned Development 228 for property located at 1320 East McClernon Street. The subject property was rezoned to a Planned Development 228 Amended in March 29, 2004 to permit multi-family elderly housing facilities as defined by the Federal Fair Housing Act. The Planned Development allows for multi-family elderly housing on lot 21 but requires Planning and Zoning Commission and City Council approval provided it is in substantial conformance with the approved Planned Development ordinance. The applicant is proposing to construct a multi-family elderly housing development on 5.36 acres of property within Planned Development 228 Amended lot 21. Approval of this application will facilitate development of this property for a 36 unit multi-family elderly development. Staff recommends approval.

Aaron Hargave, 2045 W. Woodland, owner representative to answer any questions.

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Baird motions that we approve Final Development Plan PD 228 Amended. Mr. Doennig 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

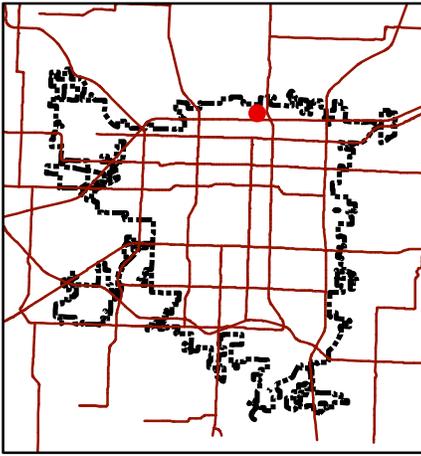
Development Review Staff Report

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

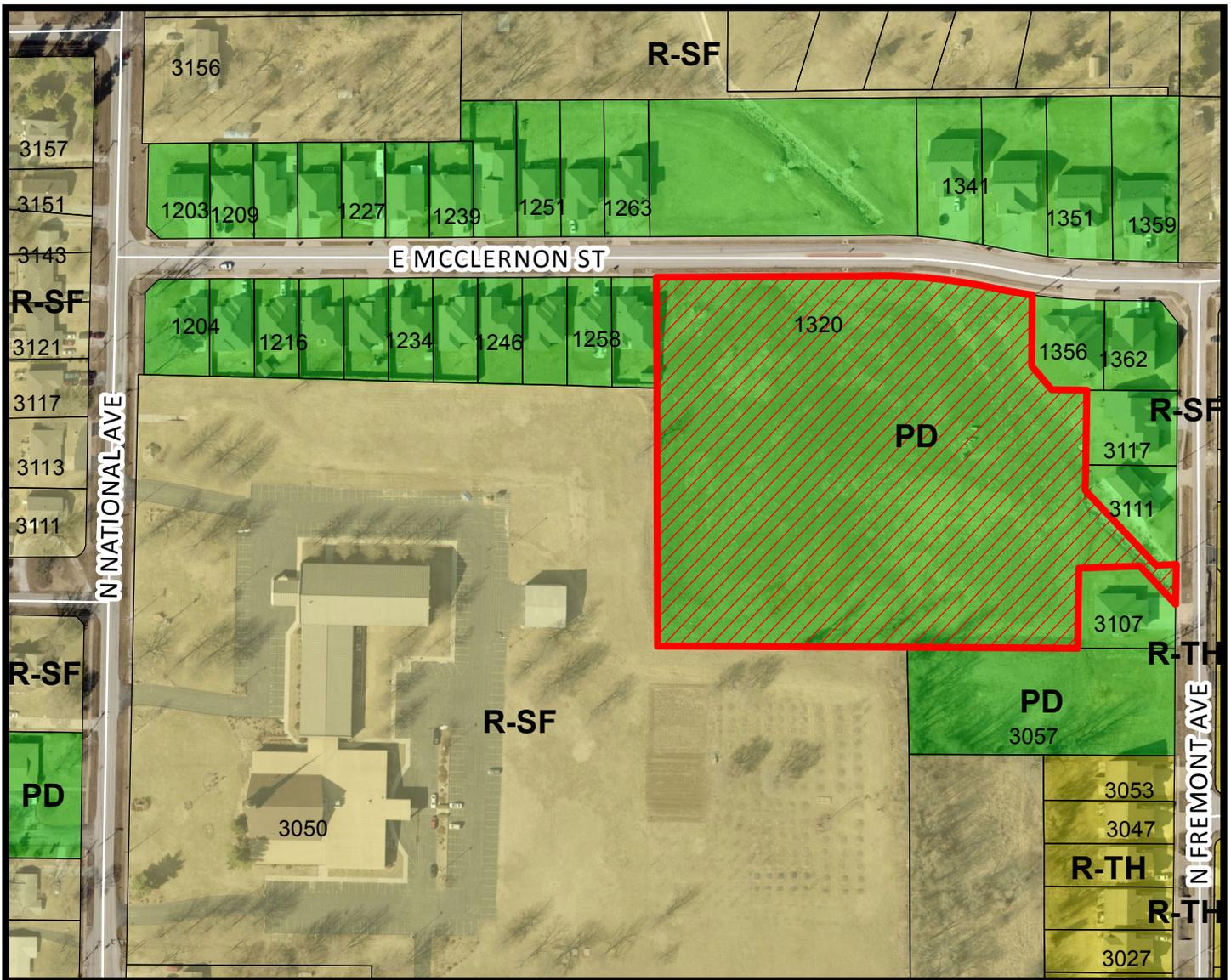
Final Development Plan

Planned Development 228 Amended

LOCATION: 1320 East McClernon Street
CURRENT ZONING: PD 228 Amended
PROPOSED ZONING: NA



LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

**DEVELOPMENT REVIEW STAFF REPORT
FINAL DEVELOPMENT PLAN - PLANNED DEVELOPMENT 228 AMENDED**

PURPOSE: To review and approve the Final Development Plan for Planned Development 228 Amended Lot 21 per General Ordinance 5357

REPORT DATE: February 16, 2016

LOCATION: 1320 East McClernon Street

APPLICANT: Whiskers Investment LLC

TRACT SIZE: Approximately 5.36 acres

EXISTING USE: Vacant land

PROPOSED USE: Multi-Family Elderly Housing Development

FINDINGS FOR STAFF RECOMMENDATION:

1. Planned Development 228 Amended was approved by City Council by General Ordinance 5357 on March 29, 2004. The Ordinance requires the Final Development Plan to be submitted to the Planning and Zoning Commission for review and recommendation to City Council for final approval.
2. Planned Development 228 Amended allows for multi-family elderly housing facilities at this location.
3. The Administrative Review Committee has reviewed the proposed Final Development Plan (Attachment 2) and found that it met the requirements of Planned Development 228 Amended.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 228 Amd	Single family homes
East	PD 228 Amd	Single family homes
South	R-SF	Church
West	PD 228 Amd/ R-SF	Single family homes and Church

HISTORY:

The subject property at the 1320 East McClernon Street was zoned to Planned Development District No. 228 Amended on March 29, 2004. The subject property is located on lot 21 which allows for churches and multi-family elderly housing as defined by Federal Fair Housing Act.

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, the property was rezoned in 2004 to a Planned Development which allows for multi-family elderly housing at this location.

STAFF COMMENTS:

1. The applicant is requesting to develop a 36 unit multi-family elderly housing development on 5.36 acres of property.
2. The Planned Development requires architectural exterior building material covering outside walls consisting of brick veneer, pre-case elements, architectural style vinyl siding and/or EIFS. Each of the building frontages facing the street or abutting properties shall have a minimum of 40% of brick, stone or equivalent on exterior walls. All roofs shall contain a shadow line type (or equivalent) architectural shingles with a roof pitch of between 5:12 or 8:12.
3. Upon development of the property a bufferyard is required along the south property line adjacent to the single-family residential uses (Church). The bufferyard required between R-SF zoning and residential uses 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. There is also an 80 feet platted building setback from all adjacent property lines.
4. The proposed final development plan was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL MEETING:

March 21, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT 228 AMENDED

BUILDING DEVELOPMENT SERVICES COMMENTS:

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

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic has no issues with the final development plan.

STORMWATER COMMENTS:

No stormwater issues with the Final Development Plan. Detention and water quality are provided in the regional detention/water quality basin located on the north side of East McClernon Street.

FIRE DEPARTMENT:

Fire has no issues with the final development plan.

CLEAN WATER SERVICES COMMENTS:

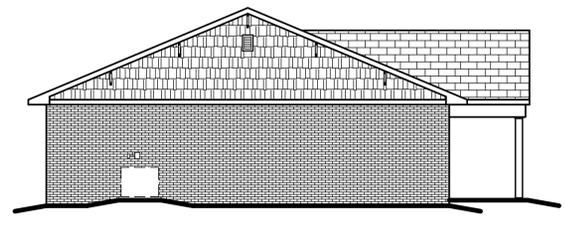
No objection to the layout of the FDP however we do have the following comments;

- a. There have been wet weather flow issues along the 12 inch main on the east side of lot 21. We would recommend looking at the finish floor elevations of the proposed buildings to address any issues that might arise because of that.
- b. Public sewer is available to lot 21 by the 12 inch trunkline that crosses the northeast corner of the lot and the 8 inch clay line that crosses beneath the storm sewer channel to the east. 100 linear feet of the 8 inch line and easement was retained for use as a lateral for this lot when the property was platted in 2005. The condition of the 8 inch clay line is unknown and it is recommended that the line be inspected prior to use.

CITY UTILITIES:

The development as shown on the site plan can be served by City Utilities in conformance with our policies. Recommend approval.

TOTAL BRICK / TOTAL ELEV. SURFACE AREA = BRICK % CALC.
 ELEVATION 1/A3.0 = 361 SF / 518 SF = 69.7% BRICK
 ELEVATION 2/A3.0 = 529 SF / 614 SF = 86.2% BRICK
 ELEVATION 3/A3.0 = 792.5 SF / 1974 SF = 40.1% BRICK
 ELEVATION 4/A3.0 = 742.5 SF / 1778 SF = 41.8% BRICK
 ELEVATION 5/A3.0 = 990 SF / 2465 SF = 40.2% BRICK
 ELEVATION 6/A3.0 = 990 SF / 2465 SF = 40.2% BRICK



COMMUNITY BUILDING NORTH ELEVATION
 SCALE: 1/8" = 1'-0" (A3.0)



COMMUNITY BUILDING WEST ELEVATION
 SCALE: 1/8" = 1'-0" (A3.0)



8-PLEX FRONT ELEVATION (EAST FACING)
 SCALE: 1/8" = 1'-0" (A3.0)



8-PLEX REAR ELEVATION (McCLERNON FACING)
 SCALE: 1/8" = 1'-0" (A3.0)



10-PLEX FRONT ELEVATION FACING PROPERTY LINE (WEST FACING)
 SCALE: 1/8" = 1'-0" (A3.0)



10-PLEX FRONT ELEVATION FACING PROPERTY LINE (SOUTH FACING)
 SCALE: 1/8" = 1'-0" (A3.0)



MIKE KLEFNER
 ARCHITECT
 LICENSE #

McCLERNON VILLAS
 SPRINGFIELD, GREENE COUNTY, MO

Wallace
 ARCHITECTS, L.L.C.
 Sedalia, MO Columbia, MO
 P: 660.882.7000 F: 660.882.7003

WALLACE ARCHITECTS, L.L.C.
 MISSOURI STATE CERTIFICATE OF
 AUTHORITY: 2009019614

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REVIEW SET