

One-rdg. \_\_\_\_\_  
P. Hrngs.   X    
Pgs.   27    
Filed:   04-26-16  

Sponsored by:   Ferguson  

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

COUNCIL BILL NO.   2016- 096  

SPECIAL ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE

1 AUTHORIZING the issuance of Conditional Use Permit No. 417 to allow a self-service  
2 storage facility within a GR, General Retail District, generally located  
3 at 506 West Edgewood Street. (Staff and Planning and Zoning  
4 Commission recommend approval.)  
5  
6

7 WHEREAS, by the authority of Section 36-363 of the Land Development Code of  
8 the City of Springfield, Missouri, the City Council may grant permits for certain types of  
9 uses in certain zoning districts; and  
10

11 WHEREAS, application has been made, and notice and hearings have been held  
12 as provided in Section 36-363 prior to the granting of such use permit, and the Planning  
13 and Zoning Commission has found the necessary conditions to exist; and  
14

15 WHEREAS, the City Council finds the following conditions to exist:  
16

- 17 1. The application is complete and does not contain or reveal violations of this  
18 provision or other applicable regulations which the applicant has failed or  
19 refused to supply or correct;  
20
- 21 2. The site plan meets the standards required by this Article or other applicable  
22 regulations with respect to such development or use;  
23
- 24 3. The proposed site plan does not interfere with easements, roadways, rail  
25 lines, utilities, and public or private rights-of-way;  
26
- 27 4. The proposed site plan does not destroy, damage, detrimentally modify or  
28 interfere with the enjoyment and function of significant natural topographic or  
29 physical features of the site;  
30
- 31 5. The proposed site plan is not injurious or detrimental to the use and  
32 enjoyment of surrounding property;  
33

- 34 6. The circulation elements of the proposed site plan do not create hazards to  
35 safety on or off the site, disjointed vehicular or pedestrian circulation paths on  
36 or off the site, or undue interferences and inconveniences to vehicular and  
37 pedestrian travel;  
38  
39 7. The screening of the site provides adequate shielding for nearby uses which  
40 may be incompatible with the proposed use;  
41  
42 8. The proposed structures or landscaping are not lacking amenity in relation to,  
43 or are not incompatible with, nearby structures and uses;  
44  
45 9. The proposed site plan does not create drainage or erosion problems on or  
46 off the site; and  
47

48 WHEREAS, the granting of such permit is deemed proper and beneficial to the  
49 welfare of the City of Springfield, Missouri.  
50

51 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
52 SPRINGFIELD, MISSOURI, as follows, that:  
53

54 Section 1 – Permission is hereby granted to use the tract of land generally  
55 located at 506 West Edgewood Street, and more fully described in “Exhibit C,” which is  
56 attached hereto and incorporated herein as if copied verbatim, to permit a self-service  
57 storage facility within a GR, General Retail District, on certain conditions in accordance  
58 with Section 36-363 of the Land Development Code of the City of Springfield, Missouri.  
59

60 Section 2 – Such use shall be subject to the conditions set forth in the  
61 explanation and “Exhibit D-Attachment 2” to this ordinance, both of which are attached  
62 hereto and incorporated herein as if set out verbatim.  
63

64 Section 3 – Building permits and certificates of occupancy may be issued by the  
65 proper authorities pursuant to the permission granted by this ordinance.  
66

67 Section 4 – This permit shall be in full force and effect only so long as the use of  
68 said premises and any improvements thereon conform with the use herein granted and  
69 are in accordance with the application and plans herein approved and referred to,  
70 unless special exceptions shall have been granted by the Board of Adjustment, and any  
71 violation of the requirements of this ordinance may be grounds for the revocation of this  
72 permit by the City Council after a hearing before said City Council.  
73

74 Passed at meeting: \_\_\_\_\_  
75

76 \_\_\_\_\_  
77 Mayor

78 \_\_\_\_\_  
79 Attest: \_\_\_\_\_, City Clerk

80

81 Filed as Ordinance: \_\_\_\_\_

82

83 Approved as to form: Achalak T. Wieder, Assistant City Attorney

84

85 Approved for Council action: Greg Burt, City Manager

**EXPLANATION TO COUNCIL BILL NO: 2016- 096**

FILED: 04-26-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To allow a self-service storage facility within a GR, General Retail District generally located at 506 West Edgewood Street. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION: CONDITIONAL USE PERMIT NUMBER 417

This is a request to allow a self-service storage facility within a GR, General Retail District. The site is an appropriate use for this existing GR, General Retail zoned property to utilize the commercial zoning with a use that does not depend on a high traffic and high visibility location. 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. 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 commercial uses.

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

REMARKS:

The Planning and Zoning Commission held a public hearing on April 14, 2016, and recommended approval, by a vote of 7 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 with the following conditions (see the attached "Exhibit D," Development Review Staff Report):

CONDITIONS:

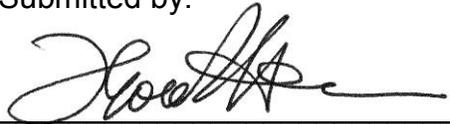
1. The regulations and standards listed on "Exhibit A" shall govern and control the use and development of the land in Use Permit Number 417 in a manner consistent with the attached site plan "Exhibit D-Attachment 5."

2. The proposed self-service storage facility shall be located and constructed in general conformance to the attached site plan.

FINDINGS FOR STAFF RECOMMENDATION:

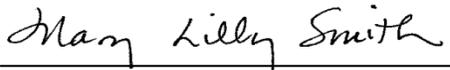
1. A self-service storage facility is an appropriate use for this existing GR, General Retail zoned property to utilize the commercial zoning with a use that does not depend on a high traffic and high visibility location.
2. Approval of this request will provide for the productive use of the subject 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 commercial uses.

Submitted by:



Bob Hosmer, AICP, Principal Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

EXHIBITS:

- Exhibit A, Requirements for Conditional Use Permit 417
- Exhibit B, Record of Proceedings
- Exhibit C, Legal Description
- Exhibit D, Development Review Staff Report

ATTACHMENTS:

- Attachment 1, Department Comments
- Attachment 2, Standards for Conditional Use Permits
- Attachment 3, Neighborhood Meeting Summary
- Attachment 4, Applicant's Responses to Standards for Conditional Use Permits
- Attachment 5, Site Plan

## Exhibit A

### REQUIREMENTS FOR CONDITIONAL USE PERMIT 417

1. A self-service storage facility is permitted in general conformance with site plan Attachment 5.
2. When the property develops, all requirements of the GR, General Retail District shall be met including off-street parking, open space, interior and perimeter landscaping.
3. The development of the property shall meet all requirements of the Fire Code including fire lanes and access, Knox switch on the electric gate and the provision of any necessary fire hydrants.
4. An Administrative Re-plat shall be approved to remove the platted setback along the north property line.
5. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

**Exhibit B**

**RECORD OF PROCEEDINGS  
Planning and Zoning Commission April 14, 2016**

Conditional Use Permit 417  
506 West Edgewood Street  
**Applicant:** Mark Hunter, LLC

Mr. Hosmer states that this is a request to allow a self-service storage facility within a GR, General Retail District generally located at 506 West Edgewood Street. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this area as appropriate for medium intensity retail, office or housing. 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 uses permitted only by CUP. If the CUP is approved a 5 foot buffer yard is required along the western property line adjacent to the R-TH, Residential Townhouse District zoned property to the west. Staff has reviewed the applicant's request and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 of the Zoning Ordinance. The regulations and standards listed on the site plan shall govern and control the use and development of the land.

A self-service storage facility is permitted in general conformance with the site plan. When the property develops, all requirements of the GR, General Retail District shall be met including off-street parking, open space, interior and perimeter landscaping. The development of the property shall meet all requirements of the Fire Code including fire lanes and access, Knox switch on the electric gate and the provision of any necessary fire hydrants. An Administrative Re-plat shall be approved to remove the platted setback along the north property line. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Rick Wilson, Wilson Surveying, 2012 S. Stewart, stated that this has been a difficult site to plan a development and is a small lot at the end of a private drive. Property has been commercially designated since its annexation and there is a 30 degree bulk plane requirement because of the residential properties to the west. This property has been vacant for several years.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Mr. Edwards motions that we approve the Conditional Use Permit 417 (506 West Edgewood Street). Mr. Baird seconded the motion. The motion **carried** as follows: Ayes: Doennig, Baird, Shuler, Cline, Rose, Edwards, and Cox. Nays: None. Abstain: None. Absent: Ray



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Bob Hosmer, AICP  
Principal Planner

**Exhibit C**

LEGAL DESCRIPTION  
USE PERMIT NUMBER 417

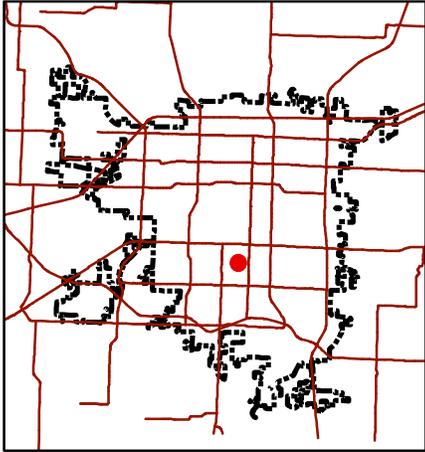
LOT THIRTEEN (13) AND THE WEST ONE-HALF (W1/2) OF LOT FOURTEEN (14),  
TOWNSHIP LINE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY,  
MISSOURI.

# Development Review Staff Report

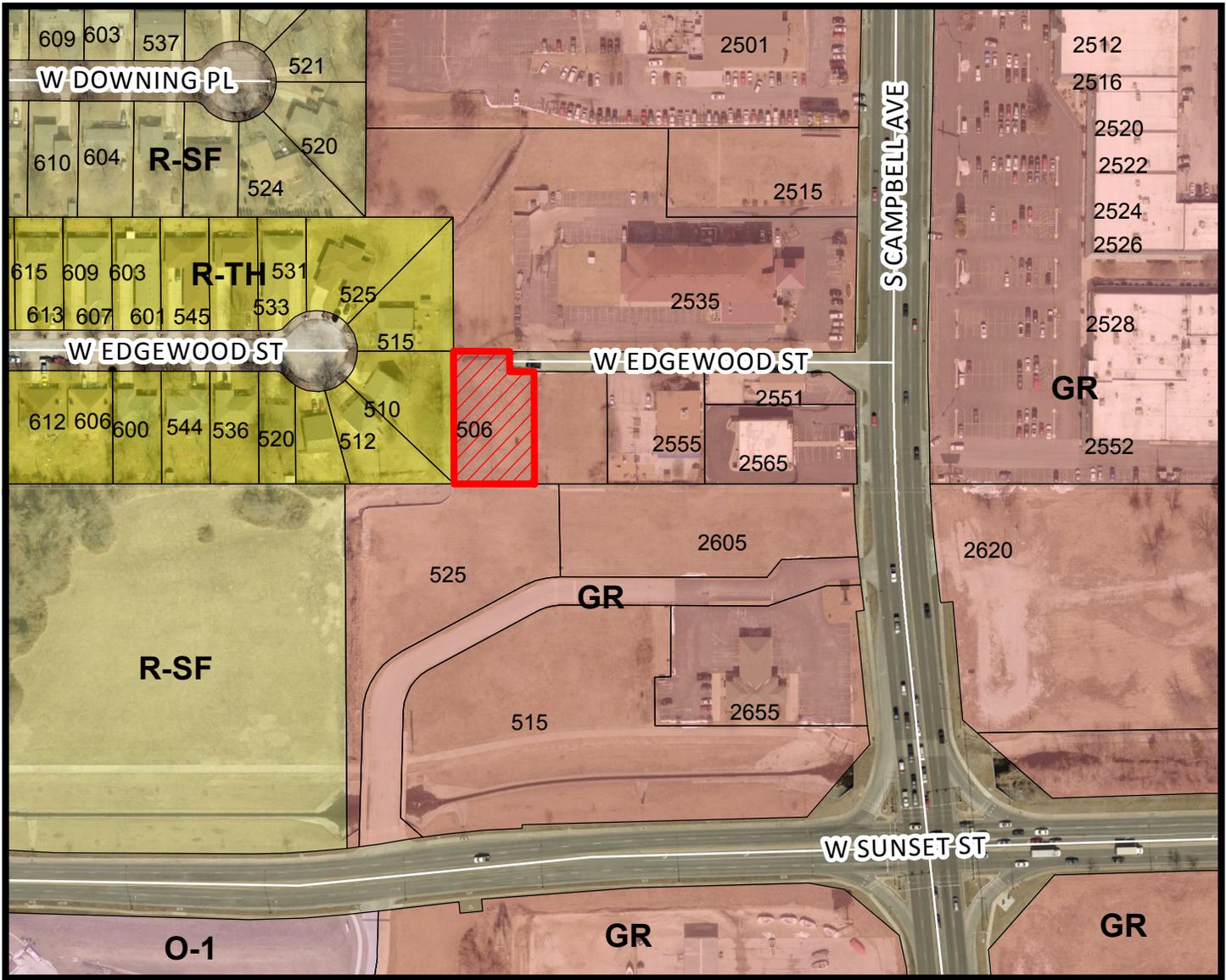
Department of Planning & Development - 417-864-1031  
840 Boonville - Springfield, Missouri 65802

## Conditional Use Permit No 417

LOCATION: 506 WEST EDGEWOOD ST  
CURRENT ZONING: GR, General Retail District  
PROPOSED ZONING: NA



### LOCATION SKETCH



 - Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT  
CONDITIONAL USE PERMIT 417

PURPOSE: To allow a self-service storage facility within a GR, General Retail District generally located at 506 West Edgewood Street.

REPORT DATE: March 15, 2016

LOCATION: 506 West Edgewood Street

APPLICANT: Mark Hunter LLC

TRACT SIZE: Approximately 0.36 acres

EXISTING USE: Undeveloped land

PROPOSED USE: Self-service storage facility

FINDINGS FOR STAFF RECOMMENDATION:

1. A self-service storage facility is an appropriate use for this existing GR zoned property to utilize the commercial zoning with a use that does not depend on a high traffic and high visibility location.
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 commercial uses.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. The regulations and standards listed on Exhibit D-Attachment 3 shall govern and control the use and development of the land in Use Permit Number 417 in a manner consistent with the attached site plan (Exhibit D-Attachment 5).
2. The proposed self-service facility shall be located and constructed in general conformance to the attached site plan.

#### SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Hotel
East	GR	Retail and commercial uses
South	GR	Bank
West	R-TH	Duplex and single family homes

#### 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 Exhibit D-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* element of the *Comprehensive Plan* identifies this area as appropriate for medium intensity retail, office or housing. This mixed category indicates that a variety of commercial uses are appropriate.

#### STAFF COMMENTS:

1. The applicant is requesting approval of a Conditional Use Permit for a self-service storage facility on the subject property within a GR, General Retail District. The subject property was identified by the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* as an appropriate area for

medium intensity retail, office or housing. This land use category would accommodate a variety of commercial uses. A self-service storage facility at this location is an appropriate use for this commercially zoned property because it does not rely on high visibility and is not expected to adversely impact the surrounding uses. In addition, approval of this application will provide for the productive use of the subject property which is already served by public facilities and services.

2. As part of the development of this property, a 5 foot bufferyard is required along the western property line of the subject property adjacent to the R-TH, Residential Townhouse District zoned property to the west. The applicant has relinquished the existing utility and sanitary sewer easement along the western property line (Relinquish Easement 828). In addition, the applicant has submitted an Administrative Re-plat to remove the platted twenty-five (25) foot setback along the north property line along Edgewood. The development of the property will be required to meet the building setback requirements established in the GR District, which is a fifteen (15) foot along Edgewood Street.
3. 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 of the Zoning Ordinance. Any development of this property must also follow the GR, General Retail District requirements.
4. 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 November 18, 2015 regarding the request for a conditional use permit. A summary of the meeting is attached in Attachment 4.

#### 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. Nine (9) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. Staff has not received any comments.

CITY COUNCIL PUBLIC HEARING: May 2, 2016

#### STAFF CONTACT PERSON:

Bob Hosmer, AICP  
Principal Planner

ATTACHMENT 1  
DEPARTMENT COMMENTS  
CONDITIONAL USE PERMIT 417

**BUILDING DEVELOPMENT SERVICES COMMENTS:**

No issues with the use permit

**PUBLIC WORKS TRAFFIC DIVISION COMMENTS:**

Traffic does not have any issues with the proposed conditional use permit.

**STORMWATER COMMENTS:**

No stormwater issues with proposed conditional use permit. Stormwater detention will be bought-out since the site drains directly to the floodplain. Water quality is not required since the site is less than one (1) acre.

**CLEAN WATER SERVICES COMMENTS:**

Clean Water Services does not have any objections to the proposed Conditional Use Permit as there is no impact on public sewer.

**CITY UTILITIES:**

No objection to the conditional use approval for mini-storage. However utility easements will have to be relinquished due to the building encroaching on the platted easement. In addition the building is close enough that gas and/or water mains may have to be relocated. Water can be retired with the meter relocated to clear the building. The gas main continues to the west and will more than likely have to be relocated. Relocations and adjustments to existing utilities are at the customer's expense.

**FIRE DEPARTMENT:**

No objections to CUP. Will need to provide a marked and approved fire department turnaround at the end of Edgewood.

ATTACHMENT 2  
STANDARDS FOR CONDITIONAL USE PERMITS  
CONDITIONAL USE PERMIT 417

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following: (see attached Attachment 5 for the applicant's response)

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.

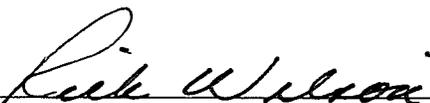
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, 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.

**ATTACHMENT 3**

**AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING**

---

I, Rick Wilson (*print name*), attest that the invitation letter to the neighborhood meeting (attached) was mailed ten (10) days prior to the neighborhood meeting on 11/04/2015 (*month/date/year*), the neighborhood meeting is scheduled to be held on 11/18/2015 (*month/date/year*), which is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Exhibit 1: Neighborhood Notification and Meeting Process."

  
\_\_\_\_\_  
*Signature of person completing mailings*

Rick Wilson  
\_\_\_\_\_  
*Printed name of person completing mailings*

*\*NOTE: this affidavit must be submitted by the Friday following the application deadline.*

# Wilson Surveying Co., Inc.

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*Surveying//Engineering//Land Planning*

2012 S. Stewart Springfield, MO 65807  
(417) 522-7870  
WilSurveyInc.com

October 29, 2015

Re: Proposed construction at 506 W. Edgewood

Dear Resident,

Mark Hunter LLC purchased 506 W. Edgewood, a currently vacant lot, with the intent to build a self-storage facility. Pursuant to the City of Springfield zoning regulations, the property requires a conditional use permit to construct the facility and a neighborhood meeting to discuss the proposed plans.

You are invited to La Quinta Inn & Suites Springfield South at 2535 South Campbell at 5:30 p.m. on Thursday, November 18, 2015 to view drawings of the proposed facility, to discuss the owner, Mark Hunter's plans and to address any questions or concerns you may have about this project.

Sincerely,

Rick Wilson, President  
Wilson Surveying Co., Inc.

## NEIGHBORHOOD MEETING SUMMARY

---

1. Conditional Use Permit for: self-storage facility
2. Meeting Date & Time: November 18th, 2015, at 5:30 p.m.
3. Meeting Location: La Quinta Inn & Suites, 506 W. Edgewood, Springfield, MO
4. Number of invitations that were sent: 7
5. How was the mailing list generated: by the City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 2
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.)

All comments were favorable.

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

Comments do not need to be addressed.

To: Springfield Planning Board

Re: Mark Hunter, LLC

From: Jack Ryan  
Name

2535 S. Campbell  
Address

Springfield, MO  
City

On November 19<sup>th</sup>, you will be hearing the request to build a self-storage facility. Pursuant to the City of Springfield zoning regulations, the property requires a conditional use permit to construct the facility and a neighborhood meeting to discuss the proposed plans.

There will be a hearing on December 10<sup>th</sup>, 2015, by the City of Springfield Planning and Zoning Commission to approve or deny the conditional use permit.

Please accept this letter in support of this request to allow the construction of the facility.

Jack Ryan

\_\_\_\_\_

\_\_\_\_\_

To: Springfield Planning Board

Re: Mark Hunter, LLC

From: Greg Walker  
Name

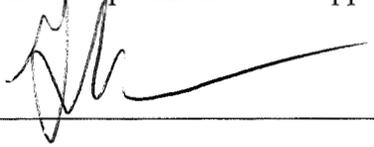
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Address

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On November 19<sup>th</sup>, you will be hearing the request to build a self-storage facility. Pursuant to the City of Springfield zoning regulations, the property requires a conditional use permit to construct the facility and a neighborhood meeting to discuss the proposed plans.

There will be a hearing on December 10<sup>th</sup>, 2015, by the City of Springfield Planning and Zoning Commission to approve or deny the conditional use permit.

Please accept this letter in support of this request to allow the construction of the facility.

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_



### STANDARDS FOR CONDITIONAL USE PERMIT

1. *The proposed conditional use will not adversely affect the adopted policies in the Springfield Comprehensive Plan.*

The proposed development is in keeping the Land Use Plan for this area. The Springfield Area Land Use Plan shows this area appropriate for Medium Intensity Retail, Office or Housing. The Storage facility proposed is at the bottom of the scale for these uses and provides a low impact transition from commercial to the Residential Town Home property located to the west.

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

The low traffic volume produced by a storage facility is the best use of the existing private drive and should not have any negative impact on the motoring public. Located at the end of the private drive, pedestrian use of the area is limited. The site is also in close proximity to the South Creek Linear Park Trail.

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

The proposed conditional use will not include any inhabited spaces. At the time of development, an additional fire hydrant will be added at the west end of edgewood and a fire apparatus turn around will be provided.

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

The site is flanked on the west and south by existing concrete lined drainage channels. Surface runoff will be directed to these channels by the site grading of the project allowing the water to enter the system and disburse before the waters of the upland drainage basin arrive, thereby reducing flooding. A storm water buy-out is planned to contribute to the storm water improvements in the area.

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.*

By the nature of storage, the noise levels will be substantially less than other general retail uses.

6. *The glare of vehicular and stationary light 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.*

All of the city's lighting requirements will be met. Fencing to block the head lights of inbound vehicles will be installed, wall packs with turn down shields as necessary will be used as the primary source for security lighting, and a photometric plan will be submitted with the development plans to demonstrate the required foot candle intensity at the property line adjoining residential zoning. These measures in addition to the buffer yard requirements and the existing stand of trees on the west side of the adjoining channel should provide above normal protection for the residential neighbors.

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

The developer plans to utilize on premise signs visible from Edgewood as allowed by the city sign ordinance. The proximity of this signs to traffic control is remote.

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

They will not.

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.*

The limited traffic volume created by a storage facility is the best and least demanding traffic requirement for this site. Edgewood is an existing drive, which is substandard by most street requirements, but will function well for 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 or surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affection the public health, safety and general welfare.*

It will not.

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.*

The proposed single story structures are to be situated in a manner that the back of the proposed buildings will be to the back of the existing house with approximately 60 feet of separation. A buffer yard is required along the west side of the site where it abuts residentially zoned property. Security fencing is planned with screening fencing as needed to prevent headlights from shining in the residential property.

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.*

There are no significant features on the site.

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

There are no significant features on the site.

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.*

The lot is of adequate size, however it is an existing non-conforming tract of record since it does not have full public street frontage. The proposed use is permitted in the district with a conditional use permit.

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

The development of the property will change an undeveloped isolated tract and provide a useful purpose for it. In doing so it will eliminate a potential dumping ground, “party spot” or other attractive nuisance from the neighborhood.

16. *Off-street parking and loading area will be provided in accordance with the standards set out in 5-1500, 5-1600 and 6-1300 of this Article, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.*

One parking place will be provide as required under 5-1500. There will be no on-site employees. The proposed north-south drive lane will provide adequate loading and unloading area while allowing an additional patron to access other units as required by 5-1600. The proposed parking space will be designed to comply with the size and location requirements stated in 6-1300.

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.*

The only access to public ways is by way of the private drive identified as Edgewood Street. Adequate turn-a-round will be provided to prevent any backing movement into a public way.

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;*

It will not.

19. *The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities, nor public or private right-of-way.*

The proposed use will not interfere with the rights granted to others for any purpose.

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

There are no existing structures on the site.

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.*

Yes

ATTACHMENT 5

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0341E, EFFECTIVE DECEMBER 17, 2010.

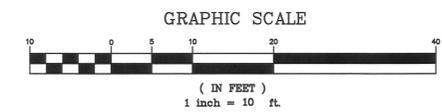
SITE PLAN



LOCATION MAP  
SECTION 35  
TOWNSHIP 29 RANGE 22  
APPROX. SCALE: 1"=2000'

**OWNER/DEVELOPER**  
MARK HUNTER LLC  
4102 E FARM ROAD 144  
SPRINGFIELD MO 65809-2285  
CONTACT: MARK HUNTER  
PHONE: (417) 818-9991

GRID NORTH  
MISSOURI STATE  
PLANE,  
CENTRAL ZONE  
NAD83



- NOTES**
- 1) LOCATION OF FLOODZONE AE IS AS SHOWN ON FEMA FIRM MAP 29077C0341E.
  - 2) ALL EASEMENTS LISTED AS "PLATTED" ARE AS SHOWN ON THE FINAL PLAT OF TOWNSHIP LINE IN THE RECORDER'S OFFICE IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AT PLAT BOOK "DD", PAGE 37, UNLESS OTHERWISE NOTED.
  - 3) A PHOTOGRAMMETRIC LIGHTING PLAN WILL BE PROVIDED BY OTHERS TO INSURE LIGHTING GUIDELINES ARE MET.
  - 4) BECAUSE OF THE PROXIMITY OF THE FLOOD PLATE IT IS PROPOSED THAT THE DEVELOPER MAKE A PAYMENT IN LIEU OF DETENTION CONSTRUCTION.

**LEGEND**

- = EXISTING IRON PIN EXCEPT AS NOTED
- ⊗ = CROSSCUT IN CONCRETE
- ⊕ = TELEPHONE RISER
- ⊖ = POWER POLE
- ⊙ = BENCHMARK
- ⊛ = ANCHOR
- ⊚ = LIGHT POLE
- ⊗ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊖ = SEWER MANHOLE
- ⊙ = DECIDUOUS TREE
- ⊚ = SHRUB/PLANTING
- = SURFACE WATER FLOWLINE
- = PROPOSED DRAINAGE SWALE
- E = ELECTRIC LINE
- S = SANITARY SEWER LINE
- G = GAS LINE
- W = 6" WATER LINE
- ▨ = ASPHALT
- ▩ = CONCRETE
- ▧ = BUFFER ZONE
- ▦ = FLOODZONE AE

**ZONING**  
GR (GENERAL RETAIL)

**PROPOSED LAND USE**  
SELF-STORAGE SERVICE

**SOURCE OF TITLE**  
BOOK 2012 PAGE 35801-12

**RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION**

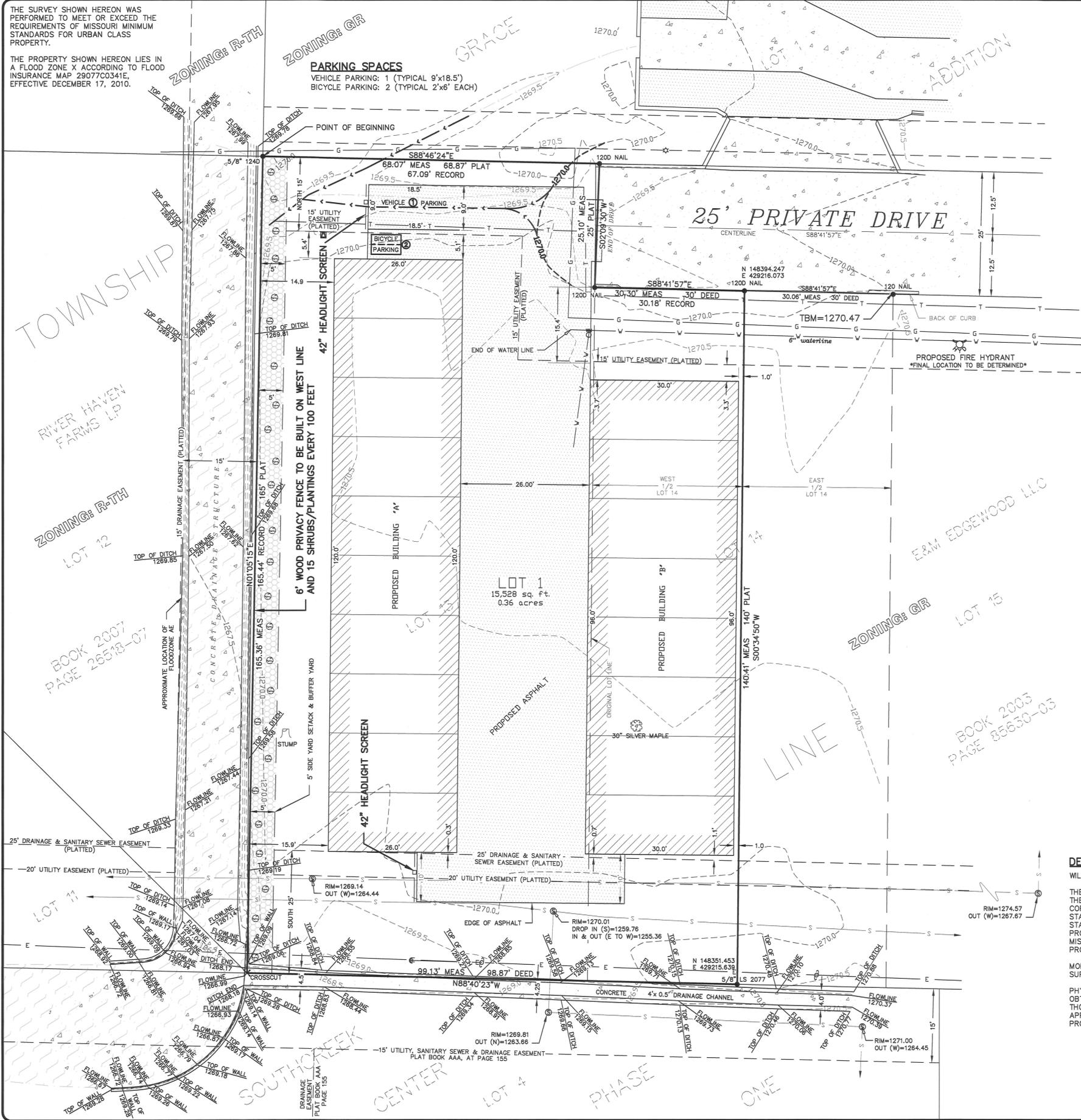
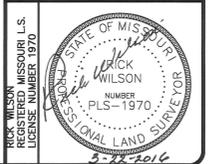
- TOWNSHIP LINE FINAL PLAT
- SURVEY BY AMSINGER SURVEYING INC. DATED SEPTEMBER 30, 2012 REVISED ON JANUARY 28, 2013
- GRACE ADDITION FINAL PLAT
- SOUTH CREEK CENTER PHASE ONE FINAL PLAT DEEDS AS SHOWN

**OPEN SPACE**  
0.12 ACRES  
5,250 SQ. FT.

**TOTAL AREA**  
0.36 ACRES  
15,528 SQ. FT.

PREPARED BY  
**WILSON SURVEYING CO., INC.**  
SURVEYING/ENGINEERING/LAND PLANNING  
2012 S. STEWART AVENUE  
Springfield, Missouri 65804  
TELE: (417) 522-7870 FAX: (417) 522-7874  
EMAIL: RICK.WILSON@WILSONSURVEYING.COM  
DRAWING NO.: WD-104-944  
JOB NO.: 14229  
DRAWN BY: MSB  
DATE: MARCH 22, 2016

*Rick Wilson*  
WILSON SURVEYING CO., INC. L.C. 267D  
BY RICK WILSON, P.L.S. 1970



**PROPERTY DESCRIPTION**  
LOT THIRTEEN (13) AND THE WEST ONE-HALF (W1/2) OF LOT FOURTEEN (14), TOWNSHIP LINE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

**DECLARATION**

WILSON SURVEYING CO. INC., HEREBY DECLARES TO MARK HUNTER:

THE INFORMATION CONTAINED HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED ABOVE, WHICH WAS PERFORMED TO THE BEST OF CORPORATE KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS; AND THE MISSOURI DEPARTMENT OF AGRICULTURE; AND BASED ON INFORMATION PROVIDED BY MARK HUNTER.

MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY PERSONAL SUPERVISION.

PHYSICAL EVIDENCE OF IMPROVEMENTS AS SHOWN IS FROM INFORMATION OBTAINED BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE THOSE BASED ON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.