One-rdg. _____
P. Hrngs. _____
Pgs. 44
Filed: 05-03-16

Sponsored by: Schilling

First Reading: _____ Second Reading: _____

AMENDED
COUNCIL BILL NO. 2016-034 GENERAL ORDINANCE NO. _____

AN ORDINANCE

AMENDING the Springfield Land Development Code, Section 36-306, Zoning Maps, by rezoning approximately 0.4077 acres of property, generally located at 608 and 614 West Mount Vernon Street, from R-SF, Single-Family Residential District, to R-LD, Low-Density Multi-Family Residential District; establishing Conditional Overlay District No. 103; and adopting an updated Official Zoning Map. (Staff, and Planning and Zoning Commission recommend approval.)

_____

WHEREAS, an application has been filed for a zoning change of the property described in "Exhibit B" of this Ordinance, generally located at 608, 614, and 618 West Mount Vernon Street, from R-SF, Single-Family Residential, to R-LD, Low-Density Multi-Family Residential District, and establishing Conditional Overlay District No. 103; and

WHEREAS, the owners of all the property to be rezoned have petitioned for the creation of a Conditional Overlay District in accordance with the provisions of Section 36-407 the Land Development Code (Zoning Ordinance); and

WHEREAS, following proper notice, a public hearing was held before the Planning and Zoning Commission, a copy of the Record of Proceedings from said public hearing being attached hereto as "Exhibit A;" and said Commission made its recommendation; and

WHEREAS, proper notice was given of a public hearing before the City Council, and that said hearing was held in accordance with the law; and

WHEREAS, at the request of the owners, certain conditions were added to the Conditional Overlay District requirements at the May 2, 2016 City Council meeeting; and

WHEREAS, on May 2, 2016, the City Council voted to remove 618 West Mount Vernon Street from the rezoning bill.

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

Section 1 − The property described in "Amended Exhibit B" of this Ordinance be, and the same hereby is, rezoned from R-SF, Single-Family Residential, or such zoning district as is designated on the Official Zoning Map adopted by the City Council, to R-LD, Low-Density Multi-Family Residential District, and establishing Conditional Overlay District No. 103; and the Springfield Land Development Code, Section 36-306 thereof, Zoning Maps, is hereby amended, changed and modified accordingly.

Section 2 − The property described by "Amended Exhibit B" of this ordinance will be subject to Conditional Overlay District No. 103, which is attached hereto as “Amended Exhibit C - Attachment 3” and incorporated herein as if copied verbatim, and the requirements of R-LD, Low-Density Multi-Family District zoning will be modified by said Conditional Overlay District for development within this property.

Section 3 − The City Council hereby directs the City Manager, or his designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, Official Zoning Maps and Rules of Interpretation.

Section 4 − The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 5 − This ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

One-rdg._____
P.Hrngs. _____
Pgs._____
Filed: _____

SUPPLEMENTAL EXPLANATION #4 TO COUNCIL BILL NO. 2016-034

ORIGINATING DEPARTMENT: LAW

PURPOSE: Amended Exhibits for Amended Bill/Protest Petition Changes

BACKGROUND: The City Council amended the Council Bill for this proposed rezoning on May 2, 2016, which required that two exhibits to the documents attached to the Council Bill be revised.

The first amendment changed conditions set forth in “Exhbit C- Attachment 3,” Conditions of the Overlay District.

The second amendment removed the property located at 618 West Mount Vernon Street from any zoning change, and as such adjusted the boundary for protest petitions under Missouri State Law.

REMARKS: The Council Bill has been amended to reflect the two amendments approved by the City Council at the meeting on May 2, 2016. An “Amended Exhibit B” and an “Amended Exhibit C - Attachment 3” are attached to this explanation to be incorporated into the Amended Bill if approved by the City Council.

As a result of the boundary adjustment the protest area changed due to the removal of the property at 618 West Mount Vernon Street. Eight valid protests were received from the adjusted area totaling 23.64% of the property. As such, the protest petitions filed in opposition to the rezoning were insufficient to trigger the super majority and a simple majority is required to pass this bill.

(Prior to the boundary adjustments, as previously reported, the protest petitions were sufficient to trigger the 2/3 majority requirement for passage. The resulting boundary change moved all but the 8 protesters from the 185 foot buffer.)

Because of the provisions of Section 2-57 of the Springfield City Code, the zoning amendment cannot be considered until seven members of the Council are present unless two meetings shall pass at which the amendment would otherwise have been on final passage. After two such meetings, five members of the Council at the third meeting may place the matter on final passage.

Submitted by:

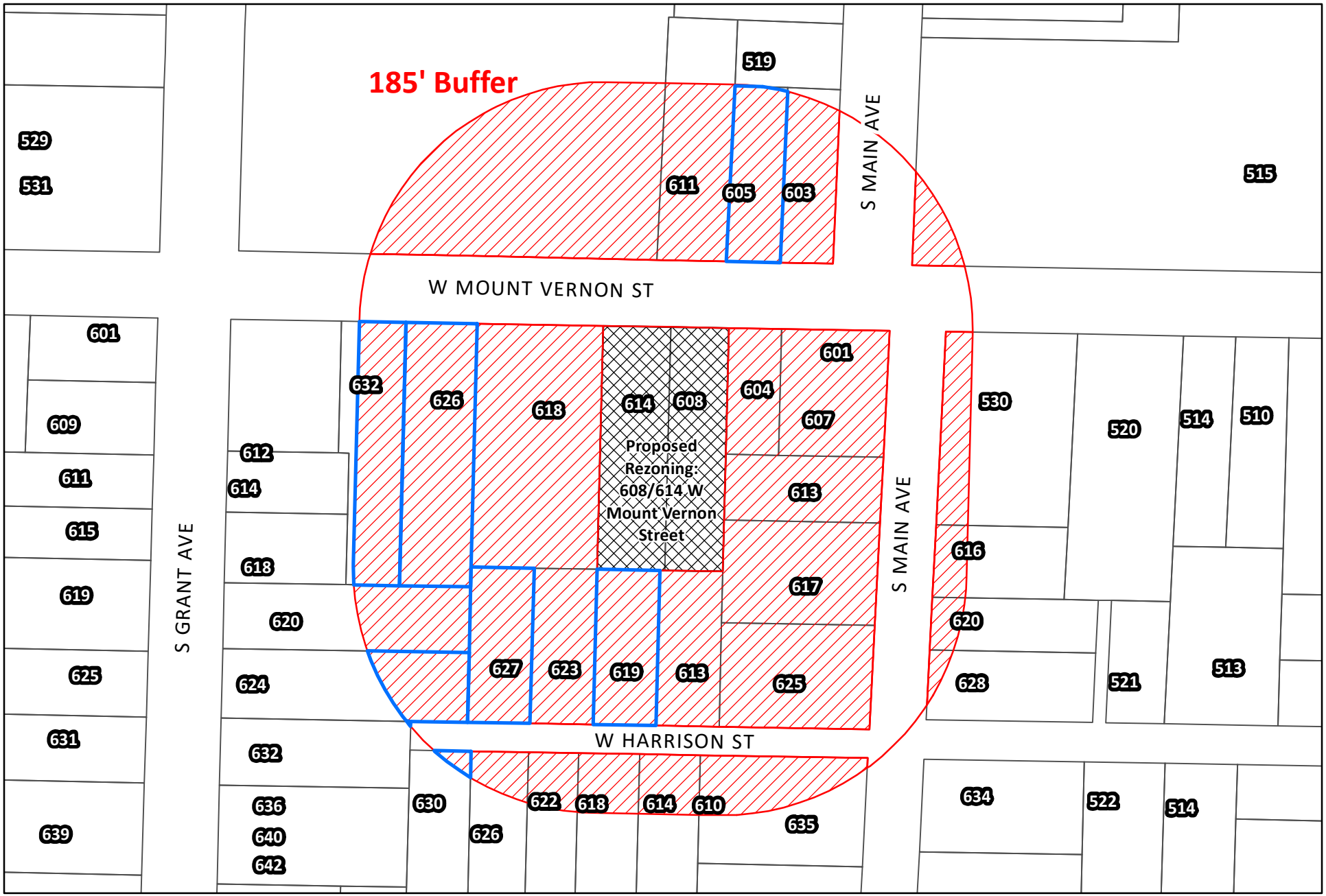
Assistant City Attorney

Approved by:

City Manager

Total Area For Protesters & Non Protesters: 161,401 SF

Total Area For Protesters: 38,158 SF; 23.64% Of Total Area



CITY OF Springfield

Zoning Protest - Z-39-2015 / COD 103

0 50 100 200 Feet

May 5, 2016

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AMENDED EXHIBIT B

LEGAL DESCRIPTION

ZONING CASE Z-39-2015 & CONDITIONAL OVERLAY DISTRICT NO. 103

608-614 West Mount Vernon:
Beginning at the NorthWest corner of the North one half (N1/2) of the NorthEast Quarter (NE1/4) of the SouthEast Quarter (SE1/4) of Section 23, Township 29, Range 22; thence south twenty (20.0) feet and East 17 poles and 65 ½ feet for a beginning point, thence East 44 feet, thence South 185 feet, thence West 44 feet, thence North 185 feet to the point of beginning.
And
Beginning at a point 294.5 feet east of the SouthEast corner of Grant Avenue and Mount Vernon Street in the City of Springfield, thence east 51.5 feet, thence South 185 feet, thence west 51.5 feet, thence north to the point of beginning, in the City of Springfield, Greene County, Missouri.

AMENDED EXHIBIT C – ATTACHMENT 3

CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-39-2015 & CONDITIONAL OVERLAY DISTRICT NO. 103

The requirements of *Section 36-382.* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district.

1. Use Limitations:

    a. The maximum density for the subject property shall be limited to no more than 4 duplex buildings on the combined tract, for the maximum of eight dwelling units.

    b. All subject properties shall be combined into one lot following the Subdivision Regulations if there are any existing non-conformities.

    c. Construction of new structures shall be in general conformity with the character of many of the homes in the neighborhood and shall include front porches, gabled roofs, traditional double hung windows, lap siding and appropriate trim. The final design shall be reviewed by ARC to confirm compliance with these provisions.

One-rdg._____
P.Hrngs._____
Pgs.__4_____
Filed:__5-2-16_____

SUPPLEMENTAL EXPLANATION #3 TO COUNCIL BILL NO. __2016-034

ORIGINATING DEPARTMENT: LAW

PURPOSE: Report on Protest to Rezoning (Z-39-2015/COD 103)

BACKGROUND: There have been no additional protest petitions received since the prior report of April 18, 2016.

The threshold has been met as Nine protest petitions had been timely filed with the City Clerk as of April18, 2016. A report was prepared by the Department of Information Systems and filed with the City Attorney's Office on April 18, 2016, indicating that the protest petition within the 185 foot buffer account for 30.57% of the total area of the buffer and therefore does meet the threshold set forth by statute.

REMARKS: The protest petition filed in opposition to the rezoning are sufficient to trigger a 2/3 majority of all members for approval, having reached the 30% statutory requirement.

Because of the provisions of Section 2-57 of the Springfield City Code, the zoning amendment will not be able to be considered until seven members of the Council are present unless two meetings shall pass at which the amendment would otherwise have been on final passage. After two such meetings, five members of the Council at the third meeting may place the matter on final passage.

Submitted by:

Marianne Vander Barks
Intrim City Attorney

Approved by:

Guy Burnett
City Manager

One-rdg._____
P.Hrngs._____
Pgs._____
Filed:_____

SUPPLEMENTAL EXPLANATION #2 TO COUNCIL BILL NO. 2016-034

ORIGINATING DEPARTMENT: LAW

PURPOSE: Report on Protest to Rezoning (Z-39-2015/COD 103)

BACKGROUND: Nine protest petitions have been timely filed with the City Clerk as of April18, 2016. A report has been prepared by the Department of Information Systems and filed with the City Attorney's Office on April 18, 2016, indicating that the protest petition within the 185 foot buffer account for 30.57% of the total area of the buffer and therefore does meet the threshold set forth by statute.

REMARKS: The protest petition filed in opposition to the rezoning are sufficient to trigger a 2/3 majority of all members for approval, having reached the 30% statutory requirement.

Because of the provisions of Section 2-57 of the Springfield City Code, the zoning amendment will not be able to be considered until seven members of the Council are present unless two meetings shall pass at which the amendment would otherwise have been on final passage. After two such meetings, five members of the Council at the third meeting may place the matter on final passage.

Submitted by:

Marianne Vanden Berkey
Intrim City Attorney

Approved by:

Guy Burnett
City Manager

April 18, 2016

Tom Rykowski
City Attorney's Office

RE: Protest Petitions for Z-39-2015 / COD 103

Dear Tom,

After examining the protest petitions and properties surrounding the subject property at 608/614/618 W Mount Vernon St, I find the percentage of petitioners land lying within the 185 FT buffer to be 30.57% (58,591 SF). The total number of protester properties within the buffer area is nine.

The list of eligible protesters choosing to sign the petition and illustration of the proposed zoning area are attached. Let me know if you have any questions or need additional information.

Sincerely,

Gary D. Smith

Gary D Smith
Information Systems GIS

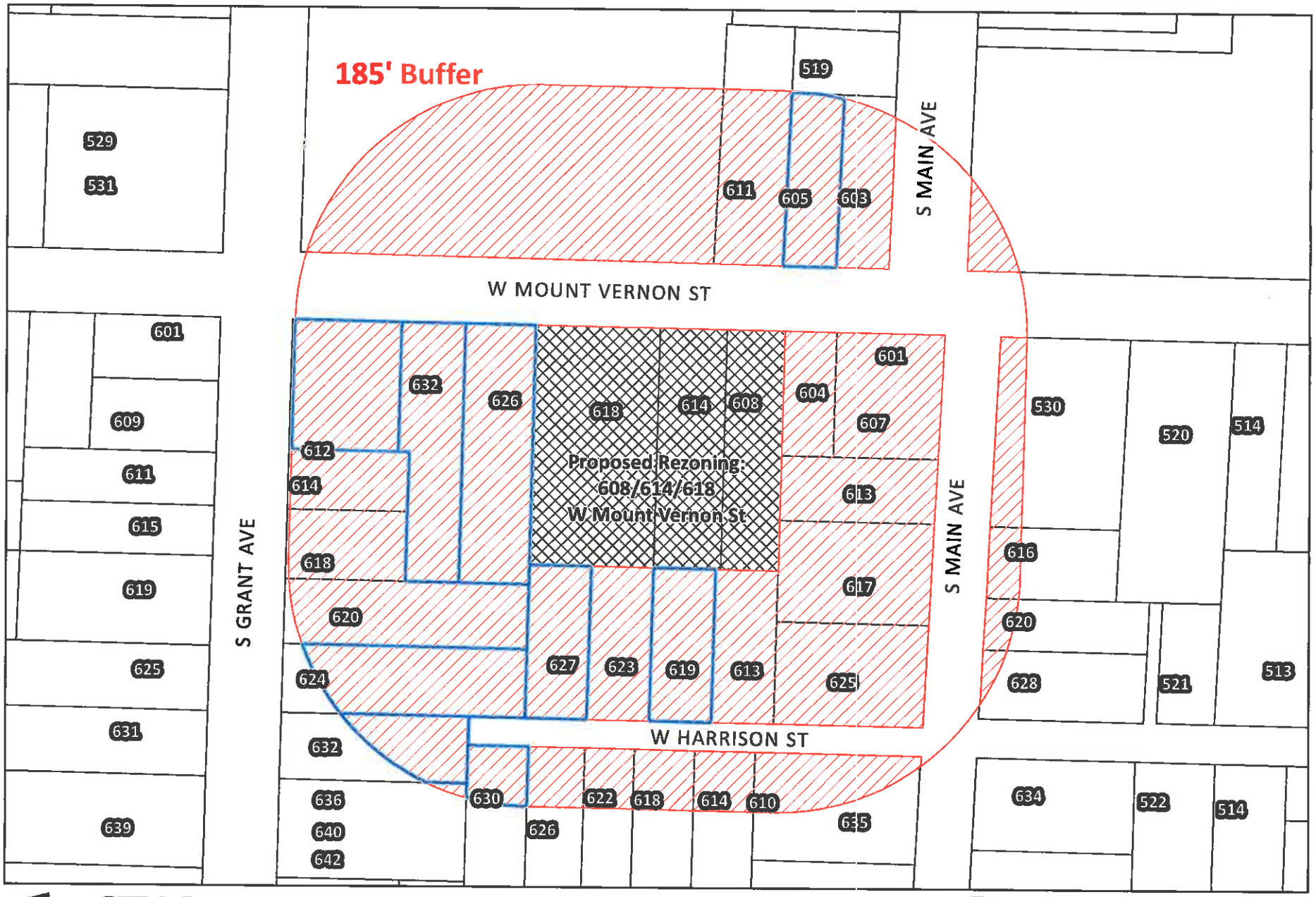
CC: City Clerk, Planning Director

Department of Information Systems
840 Boonville Avenue, P.O. Box 8368 Springfield, Missouri 65802
417-864-1628 • Fax 417-864-1122 • springfieldmo.gov

CITY OF Springfield

Total Area For Protesters & Non Protesters: 191,640 SF

Total Area For Protesters: 58,591 SF; 30.57% Of Total Area



CITY OF Springfield

Zoning Protest - Z-39-2015 / COD 103

0 50 100 200 Feet

April 14, 2016

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AREA/SQUARE FT	ADDRESS	PROPERTY OWNER NAME	PERCENT OF TOTAL	VALID PERCENT
186.19	640 S Grant Ave		0.10%	
4386.31	635 S Main Ave		2.29%	
2093.77	614 W Harrison St		1.09%	
2093.91	618 W Harrison St		1.09%	
1720.38	622 W Harrison St		0.90%	
1968.48	626 W Harrison St		1.03%	
2023.01	630 W Harrison St	Peter Hendricks	1.06%	1.06%
3579.53	632 S Grant Ave	Jeffery David O'Neill	1.87%	1.87%
420.91	628 S Main Ave		0.22%	
8410.76	624 S Grant Ave	Robert Green	4.39%	4.39%
9082.68	625 S Main Ave		4.74%	
889.12	620 S Main Ave		0.46%	
8982.64	620 S Grant Ave		4.69%	
5645.30	613 W Harrison St		2.95%	
5609.98	619 W Harrison St	Peggy Patrick	2.93%	2.93%
5640.82	623 W Harrison St		2.94%	
5614.49	627 W Harrison St	Baiely Grace	2.93%	2.93%
1362.45	616 S Main Ave		0.71%	
9143.33	617 S Main Ave		4.77%	
4818.99	618 S Grant Ave		2.51%	
5942.96	613 S Main Ave		3.10%	
4192.62	612 S Grant Ave		2.19%	
3256.14	530 W Mount Vernon St		1.70%	
7763.17	607 S Main Ave		4.05%	
3839.90	604 W Mount Vernon St		2.00%	
10799.70	626 W Mount Vernon St	Alan Neff	5.64%	5.64%
8983.55	632 W Mount Vernon St	Alan Neff	4.69%	4.69%
8200.23	638 W Mount Vernon St	Alan Neff	4.28%	4.28%
1655.72	515 W Mount Vernon St		0.86%	
35905.43	506 S Grant Ave		18.74%	
4955.19	603 W Mount Vernon St		2.59%	
5370.13	605 W Mount Vernon St	Sharon L. Klebofski	2.80%	2.80%
12.63	519 S Main Ave		0.01%	
7089.90	611 W Mount Vernon St		3.70%	
191640.35			100.00%	30.57%

One-rdg._____
P.Hrngs._____
Pgs.__4_____
Filed:_2-8-16_____

SUPPLEMENTAL EXPLANATION TO COUNCIL BILL NO. __2016-034

ORIGINATING DEPARTMENT: LAW

PURPOSE: Report on Protest to Rezoning (Z-39-2015/COD 103)

BACKGROUND: Eight protest petitions have been timely filed with the City Clerk as of February 8, 2016. A report has been prepared by the Department of Information Systems and filed with the City Attorney's Office on February 8, 2016, indicating that the protest petition within the 185 foot buffer account for 26.18% of the total area of the buffer and does not meet the threshold required by statute.

REMARKS: The protest petition filed in opposition to the rezoning is insufficient to trigger a 2/3 majority for approval, having not reached the 30% statutory requirement. A simple majority is all that is required for passage.

Because of the provisions of Section 2-57 of the Springfield City Code, the zoning amendment will not be able to be considered until seven members of the Council are present unless two meetings shall pass at which the amendment would otherwise have been on final passage. After two such meetings, five members of the Council at the third meeting may place the matter on final passage.

Submitted by:

Assistant City Attorney

Approved by:

City Manager

February 4, 2016

Tom Rykowski
City Attorney's Office

RE: Protest Petitions for Z-39-2015 / COD 103

Dear Tom,

After examining the protest petitions and properties surrounding the subject property at 608/614/618 W Mount Vernon St, I find the percentage of petitioners land lying within the 185 FT buffer to be 26.18% (50,181 SF). The total number of protester properties within the buffer area is eight.

The list of eligible protesters choosing to sign the petition and illustration of the proposed zoning area are attached. Let me know if you have any questions or need additional information.

Sincerely,

Gary D. Smith

Gary D Smith
Information Systems GIS

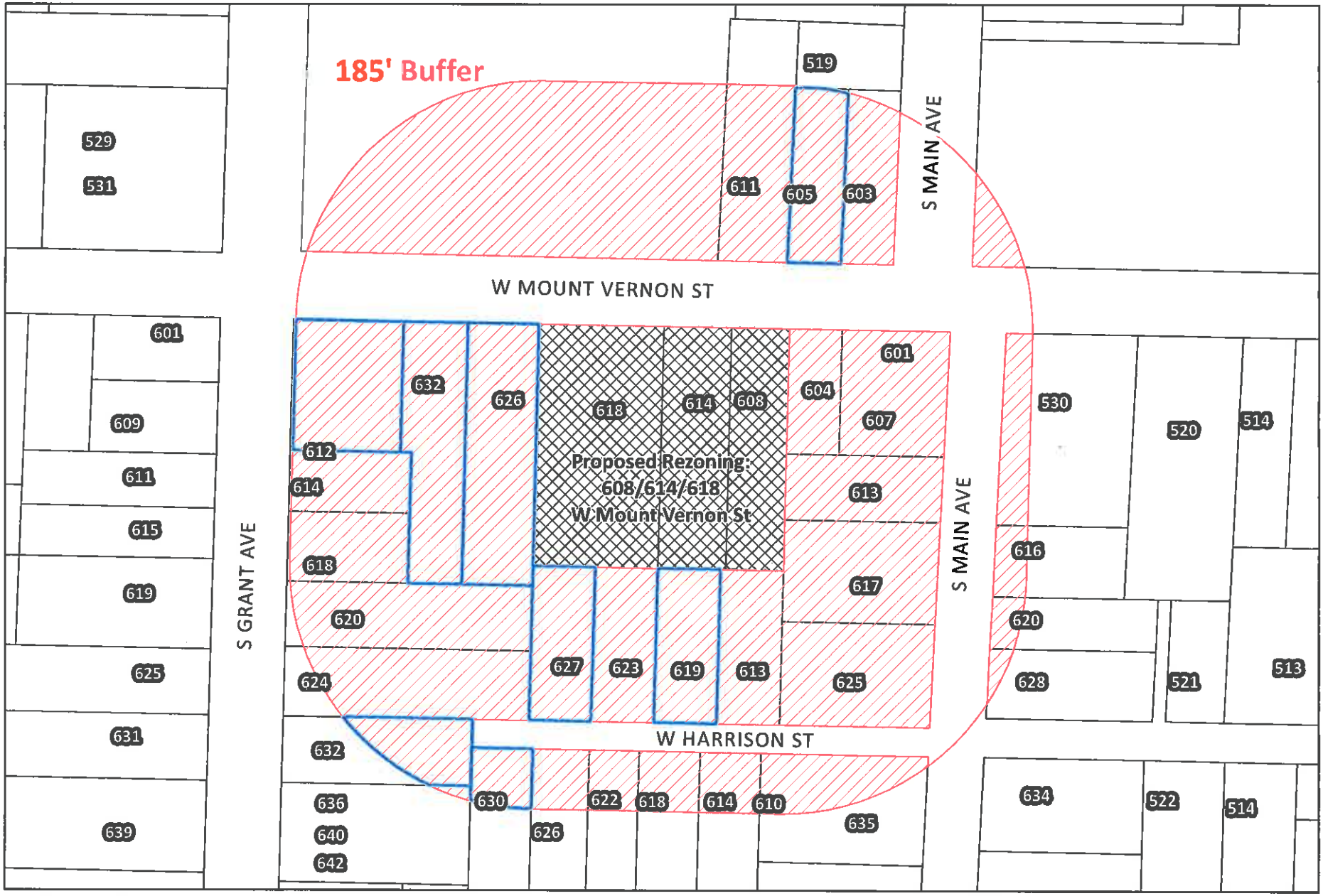
CC: City Clerk, Planning Director

Department of Information Systems
840 Boonville Avenue, P.O. Box 8368 Springfield, Missouri 65802
417-864-1628 • Fax 417-864-1122 • springfieldmo.gov

CITY OF Springfield

Total Area For Protesters & Non Protesters: 191,640 SF

Total Area For Protesters: 50,181 SF; 26.18% Of Total Area



CITY OF Springfield

Zoning Protest - Z-39-2015 / COD 103

0 50 100 200 Feet

February 4, 2016

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12.63	519 S Main Ave		0.01%	
7089.90	611 W Mount Vernon St		3.70%	
191640.35			100.00%	26.18%

EXPLANATION TO COUNCIL BILL NO: 2016-034

FILED: 01-19-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 0.81 acres of property generally located at 608, 614 and 618 West Mount Vernon Street from an R-SF, Single-Family Residential District to a R-LD, Low-Density Multi-Family Residential District; and establishing Conditional Overlay District No. 103.

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-39-2015/CONDITIONAL OVERLAY DISTRICT NO. 103

The applicant is proposing to rezone the subject property from a R-SF, Single-Family Residential District to a R-LD, Low-Density Multi-Family Residential District with Conditional Overlay District No. 103. The proposed Conditional Overlay District will restrict the residential density to 11 dwelling units per acre or less and require a combination of all subject properties. A landscaped buffer yard "Type B" at least 15 feet wide is required between any adjacent R-SF District and no portion of a structure shall be higher than forty-five (45) degree bulk plane where the property adjoins a R-SF District.

The Growth Management and Land Use Plan of the Comprehensive Plan designate this area as appropriate for Medium or High Density Housing uses. The plan recommends townhouses and multi-family apartments where there is good traffic access, when located between low-density housing and non-residential land uses, and at high-amenity locations. The Major Thoroughfare Plan classifies Mount Vernon Street as a collector roadway which supports the proposed land use.

REMARKS: The Planning and Zoning Commission held a public hearing on January 7, 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 the attached Record of Proceedings, "Exhibit A").

The Planning and Development staff recommends the application be approved with the requirements of Conditional Overlay District No. 103 (see the attached Development Review Staff Report, "Exhibit C").

FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan of the Comprehensive Plan identify this as an appropriate area for Medium or High Density Housing. The requested R-LD, Low-Density Multi-Family Residential zoning is consistent with this recommendation. The Growth Management and Land Use Plan also encourage a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents.

2. 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.

3. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure. The request will change the status of two non-conforming uses and make them conforming.

4. The Major Thoroughfare Plan classifies Mount Vernon Street as a collector roadway which supports the proposed land use.

5. The proposed conditional overlay district will lower the residential density similar to the R-TH, Residential Townhouse District. The R-TH District zoning district allows duplexes. The development requirements in the R-LD District are adequate for mitigating any other potential impacts of the proposed development on the adjoining properties.

Submitted by:

Daniel Neal, Senior Planner

Reviewed by:

Mary Lilly Smith, Director

Approved by:

Greg Burris, City Manager

EXHIBITS:
Exhibit A, Record of Proceedings
Exhibit B, Legal Description
Exhibit C, Development Review Staff Report

ATTACHMENTS:
Attachment 1, Department Comments
Attachment 2, Neighborhood Meeting Summary
Attachment 3, Conditional Overlay District Provisions
Attachment 4, Neighborhood Correspondence

EXHIBIT A

RECORD OF PROCEEDINGS
Planning and Zoning Commission January 7, 2016

Z-39-2015 w/COD #103
608, 614 & 618 West Mt. Vernon Street
Applicant: Mt. Vernon 608, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.81 acres of property generally located at 608, 614 and 618 West Mount Vernon Street from an R-SF, Single-Family Residential District to a R-LD, Low-Density Multi-Family Residential District; and establishing Conditional Overlay District No. 103.

The Growth Management and Land Use Plan of the Comprehensive Plan identify this as an appropriate area for Medium or High Density Housing. The requested R-LD, Low-Density Multi-Family Residential zoning is consistent with this recommendation.
The Major Thoroughfare Plan classifies Mount Vernon Street as a collector roadway which supports the proposed land use.
The history of this property is prior to 1995 these properties were originally zoned as C-3, Commercial District, which allowed for both commercial and all types of residential uses. In 1995 the city wide reclassification rezoned these properties to R-MD, Medium-Density Multi-Family Residential District. In 1998, the West Central Neighborhood Strategic Plan was adopted and identified these properties as appropriate for R-SF, Single Family zoning. In 1998-99, the City rezoned this area to R-SF. In 2001, the City adopted the Growth Management and Land Use Element of the Comprehensive Plan that identified these properties as appropriate for Medium-to High-Density Housing. Staff recommends approval.

Mr. Baird opened the public hearing.

Mr. Geoff Butler, 319 N. Main, this property was originally zoned C-3, then in 1995 after the reclassification all of the properties in the community had to be remapped because C-3 did not allow residential at all. 618 W. Mt. Vernon is the largest piece and it has a dilapidated single family residence, which is a one bedroom house. All the other rooms that might qualify for a bedroom does not have any windows. It cannot be considered a two or three bedroom home and it has been added onto several times. It needs to be demolished and new construction placed there. Interesting part of the remapping, it was remapped to multi-family and all the property owners in the community had an opportunity to present, but since those properties were multi-family, they were probably fine with it. I do not know what happened to get it rezoned RS-F and if the property owners knew and only the owners can rezone their property and yet it was rezoned to RS-F making two of the properties non-conforming uses, which means if it is destroyed they would have to build a single family home. We are trying to make the two properties conforming and redevelop the third property. We think it is an appropriate use, it is on a collector street and it is a good place for a low density multi-family housing.

Mr. Cline reaffirmed that was being rebuilt, but knocking down the little house and put something there. He asked whether the duplexes are remaining as duplexes.

Mr. Butler said that they are remaining duplexes and have been significantly rehabilitated over the last year since they have been acquired. They haven been gutted and rebuilt and in the past, they were not that nice and all of the problems that the neighborhood had there were from the prior owners, who did not keep the property up. My client, their organization, has a history of buying properties and significantly investing in their area and improving the properties. These two properties on the east side have been significantly invested and they have been redone and with that come a better and more affluent tenant and they can charge more rent because it is a nicer property. That is the goal that we are going to invest in the community and invest in the area and make that something worth while.

Mr. Doennig, in requesting the change to RL-D with the Conditional Overlay District, are you trying to create something of hybrid between the RL-D district and the R-TH district.

Mr. Butler stated that the R-TH only allows one building, a duplex on one lot.

Mr. Doennig asked because of the two duplexes on one lot.

Mr. Butler stated that they have 2 duplexes and R-TH will not be appropriate, because R-TH only allows 11 units per acre, but the only way to get 11 units per acre would be to sub-divide into multiple lots and can't meet the subdivision regulations to do it. We want to put a four-plex in and there is plenty of room for parking so R-TH would be great if were not tied to one lot per building.

Mr. Doennig asked if they wanted to avoid the minor subdivision and do it the way as mentioned.

Mr. Butler stated that they could not do it with a subdivision because they cannot create enough lots to get 11 units an acre and use the R-TH with conditional overlay district to reduce the density to what is appropriate.

Mr. Gene Beauchamp, 3220 W. Meadowlark Circle, has a rental house that touches this area at 614 West Harrison. Approves for this project to go forward, but two concerns. Parking is a problem, fire trucks cannot go down Main Street if a vehicle is parked on the right and the left, it is totally impossible. Wants to make sure that the rental or lease agreement is enforced, because it will enforce the parking. The second item are the civil war artifacts, Mr. James Cox, who belongs to the Civil War Round Table and other organizations. The area is part of the old battle of Springfield, there should be many bullets and other artifacts buried so whoever is digging, they need to be aware of any artifacts. When Hammon's Tower was built, they had to look for civil war artifacts and it is very important. Please observe for anything of artifacts that may be there.

Mr. Baird stated that he would hope that anyone working on the site that they do pay attention, because it is a historical part of the area and the City. Mr. Baird then asked if Mr. Beauchamp was more concerned with people parking on the street or what the specific concern.

Mr. Beauchamp stated that people may stay longer and can't park on Main Street, so they would need to be very careful and enforce the parking by the landlord.

Ms. Kathleen Cowens, 741 S. Market Avenue, and is the president of West Central Neighborhood Alliance. The West Central board voted in favor of retaining the RS-F zoning. Retaining the present zoning is probably the main West Central priority by stabilizing the neighborhood and community by promoting ownership occupant housing. It has been a consistent goal for the West Central Neighborhood for the past 25 years or more and has found many references or policies promoting owner occupied homes. The West Central board is in full support of the wishes of Alan and Patricia Neff as well as many others. The have been long time residents and have changed their corner of the neighborhood and living in a lovely home. West Central has been really working hard at stabilizing the neighborhood. There has been a lot of focus on decreased home ownership and increased crime. With an apartment dwelling, there is an increase of noise, and people coming and going and believe that college students will be the targeted tenants. She also stated that she is aware that the Planning and Zoning commission is consistent with the Comprehensive Plan, the adopted goals, objectives, and policies related to community development. She also stated concerns regarding the future and what might what happen to the properties and is not aware of anyone in the neighborhood is supportive of the zoning change or the four unit apartment complex.

Mr. Cline asked when the West Central board vote occurred.

Ms. Cowens stated that it was taken this week via e-mail. Six people said yes, one person abstained, one is out of town and two people did not respond.

Mr. Cline asked if the West Central vote was known to the Planning staff.

Ms. Cowens stated that they did not know of the vote.

Mr. Cline asked about a plan for the neighborhood, is it part of the Comprehensive Plan or something that the West Central neighborhood has put together for itself.

Ms. Cowens said that it would be in conjunction with the City.

Mr. Baird stated that it be a good plan if anytime you could get a group of people together and move in one direction.

Ms. Patricia Neff, 632 W. Mt. Vernon, our home was built in 1895 and has been familiar with this neighborhood for 60+ years. In 1995 I came forward requesting the zoning to be changed to RS-F. Our home at that time was commercial and changed our home from a 3-plex to a single family home. We have been working for the 35 years to restore our Victorian home and the house next door and help promote a better neighborhood. In 1999 when the duplexes were built they were rented to low income person and become a consent crime, a consent noise, disturbance, fighting, and the police were consistently being called. I'm asking that the zoning stay as is so we can rebuild the neighborhood. She also stated that she is concerned with the run off water because if there is a lot of rain, the water flows down the street and gathers on the corner.

Mr. Cline asked if the duplexes would be targeted towards students.

Ms. Neff stated that she thought they would be for students.

Mr. Rose asked how the addresses are divided up.

Mr. Hosmer stated that there are three lots, 608, 614, and 618 W. Mt. Vernon. The parcels are ownership and not subdivision parcels.

Ms. Brandy Roberts, 626 W. Mt. Vernon concerned with more density in the neighborhood and another concern was an incident taken place July 25, 2013 at the duplexes was a shooting. This is a very dense neighborhood, it requires two police squads and we have a lot of crime in the neighborhood and want to keep with single family homes.

Ms. Dixie Decker, 1122 E. Walnut, property owner of the addresses in question. We have spent $100,000 fixing up the properties to make it a better street and neighborhood. We have several properties in this area and provide parking for each of them and have improved the community and the streets.

Mr. Baird asked if they give thought to the neighborhood while designing or do they just have a plan to as to what is being built.
Ms. Decker stated that the interior design typically does not change and there is a standard operating procedure. On the exterior we try to comply with what the neighborhood already looks like. That is the goal when we start planning.

Mr. Baird also asked if they primarily rent to students.

Ms. Decker stated that there are a lot of students in the area, however most of the time the parents are involved because we charge a higher rental price and that typically brings parents and kids together on the leases.

Mr. David Eslick, 3311 S. Elmira, on the Landmarks Board is in favor and has seen the work the Decker's have done. They have done a very good of matching the architecture on Walnut Street with the neighborhood. The properties that I have seen them redo have significantly improved the neighborhoods.

Ms. Phyllis Netzer, 845 S. Missouri Avenue, does not want to speak, however has filled out one of the forms.

Ms. Terry Knapp, 931 W. Monroe Terrace, a member on the West Central Neighborhood and would not to see the neighborhood being turned into what developers whatever they want to do. The goal of West Central neighborhood is to make it single family homes and this defeats the purpose.

Mr. Cline stated that he is familiar with the neighborhood and knows about the crime in the neighborhood. He asked if Ms. Knapp was aware of criminal property problems of the new owners.

Ms. Knapp replied that she is not aware of any of criminal property problems but stated that she does not want the neighborhood denser and wants to keep the single family home.

Mr. Baird closed the public hearing.

Mr. Baird stated that he usually drives by the neighborhood and does a cursory look. The cursory drive in the area looked like a great place for this development and is a difficult one after reading the public comments.

Mr. Edwards stated the Neighborhood Associations are the key to keeping what we have in the community. This case is not cut and dry and the applicants do own the property and have the rights to petition this council for the zoning change. The zoning change is not out of line with the neighborhood and I plan to support this case, but hope that the landlords will do right by the neighborhood and I believe it will be an improvement.

Mr. Rose, stated he has no trouble supporting the rezoning the lots of the duplexes, however hesitates on the single family house that is on a single family zoned lot. I ultimately support this rezoning because I believe it will be the best outcome for the neighborhood.

Mr. Cline stated that he does not believe that it about concepts of density however more with the kinds of neighbors that lower income people make and more to do with landlords that are not paying attention. I will support this and Butler Rosenbury is good company and is impressed with the owners that spoke. I am troubled by what appears to a blanket assumption that density, renters, poor people equal problems. This is good rezoning and I am voting yes.

Mr. Doennig stated that the decision on 608 & 614 is easy, bringing properties that are compatible to a zoning by its current use. The single family residence is more of a problem as I feel that we really need to work very hard in Springfield to preserve the existing house stock. When looking at the surrounding neighborhood we have RL-D and R-TH zoning all around, I believe that the developer with respect to the conditional overlay district is reasonable and hope they will be something to the neighborhood that will add value and plan to vote yes.

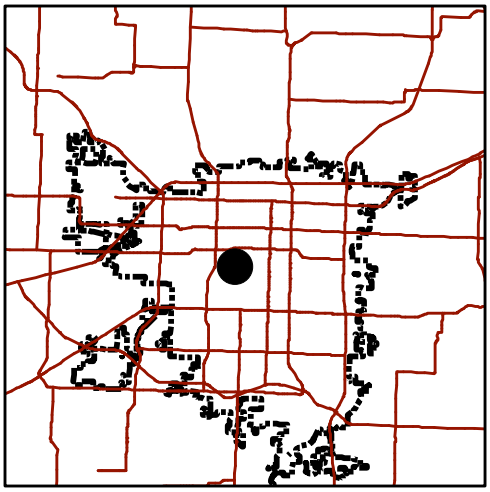
COMMISSION ACTION:
Mr. Edwards motions that we approve Z-39-2015 w/COD #103 (608, 614 & 618 West Mt. Vernon Street). Mr. Rose seconded the motion. The motion carried as follows: Ayes: Baird, Edwards, Doennig, Cline, and Rose. Nays: None. Abstain: None. Absent: Ray, Shuler, and Cox

Bob Hosmer, AICP
Principal Planner

EXHIBIT B
LEGAL DESCRIPTIONS
ZONING CASE Z-39-2015 & CONDITIONAL OVERLAY DISTRICT NO. 103

608-614 West Mount Vernon:
Beginning at the NorthWest corner of the North one half (N1/2) of the NorthEast Quarter (NE1/4) of the SouthEast Quarter (SE1/4) of Section 23, Township 29, Range 22; thence south twenty (20.0) feet and East 17 poles and 65 ½ feet for a beginning point, thence East 44 feet, thence South 185 feet, thence West 44 feet, thence North 185 feet to the point of beginning.
And
Beginning at a point 294.5 feet east of the SouthEast corner of Grant Avenue and Mount Vernon Street in the City of Springfield, thence east 51.5 feet, thence South 185 feet, thence west 51.5 feet, thence north to the point of beginning, in the City of Springfield, Greene County, Missouri.

618 West Mount Vernon:
Beginning at the NorthWest corner of the North one half (N1/2) of the NorthEast Quarter (NE1/4) of the SouthEast Quarter (SE1/4) of Section 23, Township 29, Range 22; thence south twenty (20.0) feet; thence east twelve (12) rods for a beginning point; thence South eighteen (18) rods; thence east five (5) rods and thirteen (13) feet; thence North eighteen (18) rods; thence west five (5) rods and thirteen (13) feet to the beginning; except the South one hundred and twenty five (125.0) feet all in Springfield, Greene County, Missouri except that part taken, deeded or used for road purposes.



Development Review Staff Report

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

Z-39-2015/Conditional Overlay District No. 103

Location: 608, 614 & 618 W. Mount Vernon Street

Current Zoning: R-SF, Single-Family Residential

Proposed Zoning: R-LD, Low-Density Multi-Family Residential & COD #103

LOCATION SKETCH

N

- Area of Proposal

0 100 200 400 Feet

1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-39-2015 & CONDITIONAL OVERLAY DISTRICT NO. 103

PURPOSE: To rezone approximately 0.81 acres of property generally located at 608, 614 and 618 West Mount Vernon Street from an R-SF, Single-Family Residential District to a R-LD, Low-Density Multi-Family Residential District; and establishing Conditional Overlay District No. 103.

REPORT DATE: December 30, 2015

LOCATION: 608, 614 and 618 West Mount Vernon Street

APPLICANT: Mount Vernon 608, LLC

TRACT SIZE: Approximately 0.81 acres

EXISTING USES: Two existing legal non-conforming duplexes and a single-family residence

PROPOSED USES: Retain existing duplexes and multi-family residential uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan of the Comprehensive Plan identifies this as an appropriate area for Medium or High Density Housing. The requested R-LD, Low-Density Multi-Family Residential zoning is consistent with this recommendation. The Growth Management and Land Use Plan also encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents.

2. Supports the following Field Guide 2030 goal(s): <u>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.</u>

3. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure. The request will change the status of two non-conforming uses and make them conforming. This will provide investment security for improvements on the property.

4. The Major Thoroughfare Plan classifies Mount Vernon Street as a collector roadway which supports the proposed land use.

5. The proposed conditional overlay district will lower the residential density similar to the R-TH, Residential Townhouse District. The R-TH District is the least dense zoning district that allows duplexes. The development requirements in the R-LD District are adequate for mitigating any other potential impacts of the proposed development on the adjoining properties.

RECOMMENDATION:

Staff recommends **approval** of this request

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-TH & R-MD	Public School and single-family residence uses
East	R-SF	Duplex and single-family residences
South	R-SF	Single-family residences
West	R-SF	Single-family residence

COMPREHENSIVE PLAN:

1. The Growth Management and Land Use Plan of the Comprehensive Plan designates this area as appropriate for Medium or High Density Housing uses. The plan recommends townhouses and all multi-family apartment buildings in this category, which are located where there is good traffic access, located between low-density housing and non-residential land uses, and at high-amenity locations. The Major Thoroughfare Plan classifies Mount Vernon between Grant and Campbell as a collector roadway which supports the proposed land use. The Growth Management and Land Use Plan also encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents.

HISTORY:

1. These properties were originally zoned as C-3, Commercial District, prior to the 1995 City-wide reclassification. This district allowed for both commercial and all types of residential uses. The 1995 reclassification rezoned these properties to R-MD, Medium-Density Multi-Family Residential District. In 1998, the West Central Neighborhood Strategic Plan was adopted and identified these properties as appropriate for R-SF zoning. In 1998-99, the City rezoned this area to R-SF. In 2001, the City adopted the Growth Management and Land Use Element of the Comprehensive Plan that identified these properties as appropriate for Medium- to High-Density Housing.

STAFF COMMENTS:

1. The applicant is proposing to rezone the subject property from an R-SF, Single-Family Residential District to an R-LD, Low-Density Multi-Family Residential District with Conditional Overlay District No. 103. The proposed Conditional Overlay District (Attachment 3) will restrict the residential density to 11 dwelling units per acre or less. The applicant is also proposing to combine the subject properties at 608, 614 and 618 West Mount Vernon Street. The proposed rezoning to R-LD will make the two existing duplexes conforming uses and allow the property at 618 West Mount Vernon to be redeveloped for higher density. The existing structures at 608 and 614 West Mount Vernon St. were converted to duplexes around 1998, but were being used as 4-plexes before then. The applicant also owns the property at 604 West Mount Vernon which was initially a part of this request but has since been removed from consideration.

2. The R-LD District is intended to accommodate multi-family developments at densities up to approximately eighteen (18) units per acre and is intended to have all vehicular access from a collector or higher classified street without traversing minor streets in adjoining residential neighborhoods. The applicant is requesting a conditional overlay district that will restrict the maximum density to eleven (11) dwelling units per acre. The Multi-Family Location and Design Guidelines are not required for multi-family developments at eleven (11) dwelling units per acre or less. The current R-SF, Single-Family Residential District allows for a maximum residential density of 7 du/ac. The proposed conditional overlay district will restrict the residential density to 11 dwelling units per acre which is similar to the R-TH, Residential Townhouse District. This is a difference of 4 du/ac. While both the R-TH and R-LD Districts allow duplexes, the primary difference is that the R-TH District only allows one duplex per lot while the R-LD allows for multiple duplexes or units on a single lot.

3. If the existing duplexes are not rezoned and brought into a conforming status, then in the event that any building or structure is damaged or destroyed, by any means, to the extent of more than seventy-five (75) percent of the replacement cost of the building or structure at the time such damage occurred, such building or structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located.

4. A traffic study was not warranted by Public Works Traffic Division since the rezoning from R-SF to R-LD with COD #103 on such small lots will not generate a significant amount of additional traffic. The Major Thoroughfare Plan classifies Mount Vernon Street as a collector roadway which supports the proposed land use.

5. The property to the east, south and west of the subject property is zoned R-SF, Single Family Residential. The normal bufferyard required between R-LD and R-SF zoning would be a landscaped Bufferyard "Type B" at least 15 feet wide. For

each one-hundred (100) linear feet of bufferyard, there must be one (1) canopy tree, one (1) understory tree, one (1) evergreen trees and six (6) shrubs. There are no required structures (i.e. solid fence, wall or hedge) in Bufferyard “B”. The subject property qualifies for narrow and shallow lot exemptions because it is less than 200 feet wide and deep, however, the landscaping and structure requirements for the alternative bufferyard are more restrictive. All structures shall remain below a forty-five (45) degree bulk plane as measured from the boundaries of any R-SF district. The property to the north is zoned R-TH and R-MD, therefore no bufferyards are required across Mount Vernon Street.

6. The standard development requirements in the R-LD District are otherwise adequate for mitigating potential impacts of the multi-family uses on the adjoining single-family residential properties. No portion of a multi-family structure shall be higher than forty-five (45) degree bulk plane where the property adjoins an R-SF District. The standard requirements for noise, lighting, odor and signage will be covered by the Zoning Ordinance.

7. The proposed rezoning was reviewed by City departments and comments are attached (Attachment 1).

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting with property owners, residents and any registered neighborhood association within 500 feet of the subject properties on November 18, 2015. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant or their representative on December 17, 2015 at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Thirty-one (31) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

January 25, 2016

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-39-2015 & CONDITIONAL OVERLAY DISTRICT NO. 103

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. Building Development Services does not have any issues with R-LD zoning with the COD to reduce the density.

TRAFFIC DIVISION COMMENTS:

1. No traffic issues with the proposed zoning request. The requested rezoning will not generate a significant amount of traffic to trigger a traffic study.

STORMWATER COMMENTS:

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

2. Any increase in impervious area will require the development to meet current detention and water quality requirements. Existing impervious surfaces currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are eligible for 50% credit.

3. A payment in lieu of construction of detention facilities is not an option for this site due to existing downstream flooding problems.

4. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or drainage easement.

CLEAN WATER SERVICES COMMENTS:

1. No objections to rezoning

CITY UTILITIES:

1. No objection. CU has all facilities available to provide service.

ATTACHMENT 2: NEIGHBORHOOD MEETING SUMMARY

1. Request change to zoning from: R-SF (*existing zoning*) to R-LD with COD (11 units per Acre) (*proposed zoning*)
2. Meeting Date & Time: November 18, 2015 4:00 - 6:30 pm
3. Meeting Location: 618 W Mt Vernon
4. Number of invitations that were sent: 190
5. How was the mailing list generated: By City
6. Number of neighbors in attendance (attach a sign-in sheet): 11
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

   See attached

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

   See attached

November 18, 2015

Neighborhood Meeting Notes

Rezoning 604, 608, 614, 618 W Mount Vernon

Below is a summary of concerns expressed:

They do not want renters. They want Homeowners. They said that renters don't take care of the properties and in the past let the property run down and then the druggies and prostitutes move in.

Our response: We are investing in the area and improving property values in the area and with that investment comes higher rents and a better more affluent renter. Zoning does not address ownership. It merely addresses whether the tract of land can have one dwelling or more than one. A multifamily residential building could have four or five units in it and all could be owned under a condominium ownership.

They would prefer that the three existing duplexes be converted to single family homes rather than rezone them to allow multifamily housing which they already are.

Our Response: These are already legal non conforming uses but if they get damaged by a storm or a fire, they could not be rebuilt as anything other than a single family home without the rezoning. This property was zoned C-3 Commercial prior to 1995 when the new zoning went into effect. However, they were remapped as R-SF incorrectly and should have been zoned multifamily at that time. This corrects that mistake.

They are opposed to removing the 618 property (which is an older single family property) from the zoning application so that the others could be properly zoned.

Our Response: We offered to just rezone the three duplexes and they would not consider it. The 618 property is in very poor shape. It is a one bedroom home and the floors sag, the roof leaks and sags and it cannot be renovated to make it a desirable property without spending more money than it is worth. It would never sell or rent in a manner that the investment could be returned.

We could not find any common ground on things which would satisfy them except leaving it all RSF and converting the duplexes to single family homes.

BUTLER ROSENBURY & PARTNERS

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NEIGHBORHOOD MEETING
REZONING - 604 - 618 MT VERNON
NOV 18 2015
400 - 630 PM

NAME	ADDRESS	PHONE #
S. DAVID CARR	500 W MT VERNON ST	849-3941
PAT NETTC	632 W. MT Vernon	864-5700
Alan Neff	632 W MT Vernon	
Brandy Roberts	626 W. Mt. Vernon	417.894.7849
Phyllis Aetzer	845 S Missouri	866-8776
Kathleen Cowens	741 S Market Ave	865-7427
Terry Ann Kapp	931 W. Normal Terrace	865-3158
Rusty Worley	807 W Walnut	569-8866
Caron Parnell	800 W. Walnut	314.825.6498
John Dukewits	941 W LOMBARD	417 766 6818
KARL JASINKI	~~621 S. MARKET AVE.~~ 626, 630, 630.	816-922-4556.

BRANDON DICKMAN
DIXIE VAUGHN | ROZA HOMES

GEOFF BUTLER | BUTLER ROSENBURY

319 North Main, Suite 200
Springfield, Missouri 65806
Phone: 417.865.6100
www.brpae.com

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October 28, 2015

To: Nearby Neighbors of the properties at 604, 608, 614 and 618 West Mount Vernon

Re: Proposed Rezoning

Greetings,

I am representing the property owners of the above properties on West Mount Vernon. There are three lots there which they want to rezone from R-SF single family residential to R-LD Residential low density. 608 and 614 Mount Vernon are existing duplex units which are being rehabbed. The property at 618 Mount Vernon will be demolished and a new multi-family building with five units is planned there. 604 Mount Vernon is an existing single family house which will eventually be combined with 608 and 614 when that needs to be redone.

The purpose of this letter is to let you know of the upcoming zoning process and to invite you to a Neighborhood meeting that we are holding on **Wednesday evening November 18th between 4:00 PM and 6:30 PM.** The meeting will be held at **618 Mount Vernon.** There will be no formal presentation so you can come by any time during that period and I will be there to answer any questions you might have.

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

Sincerely,

BUTLER, ROSENBURY & PARTNERS, INC.

Geoffrey H. Butler, AIA
Architect & Partner

GHB

CC: City of Springfield – Planning and Zoning Commission

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

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

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December 4, 2015

To: Nearby Neighbors of the properties at 608, 614 and 618 West Mount Vernon

Re:: Proposed Rezoning

Greetings,

I am representing the property owners of the above properties on West Mount Vernon. There are lots there which they want to rezone from R-SF single family residential to R-LD Residential low density with a Conditional Overlay District limiting the density to 11 units per acre. 608 and 614 Mount Vernon are existing duplex units which are being rehabbed. The property at 618 Mount Vernon will be demolished and a new fourplex multi-family building is planned there. Previously 604 Mount Vernon was a part of this zoning but it has been removed from the application.

The purpose of this letter is to let you know that 604 Mount Vernon was removed from the request and that the zoning public hearing has been tabled until January 7th. Also please find the Notice form which was inadvertently omitted from our last letter to the neighborhood. We apologize for any inconvenience this might have caused.

Please feel free to call me any time to discuss your concerns. My contact information is at the bottom of the first page of this letter.

Sincerely,

BUTLER, ROSENBURY & PARTNERS, INC.

Geoffrey H. Butler, AIA
Architect & Partner

GHB

CC: City of Springfield – Planning and Zoning Commission

Geoffrey H. Butler, AIA
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ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-39-2015 & CONDITIONAL OVERLAY DISTRICT NO. 103

The requirements of *Section 36-382.* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district.

1. Use Limitations:

    a. The maximum density for the subject properties are eleven (11) dwelling units per acre.

    b. All subject properties shall be combined into one lot following the Subdivision Regulations if there are any existing non-conformities.

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits, an application for a change in land use or zoning the property will be posted, there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	12-9-2015	**Telephone No.**	417-689-0341
YOUR NAME:	Phyllis Netzer		
YOUR ADDRESS:	845 S Missouri Ave		
PROJECT ADDRESS:	600 blk of Mount Vernon St.		

COMMENTS: The people of this Neighborhood have fought, argued for at least 15 years to have Single family zoning as much as possible, There have been Moliple RLD and above constructed in the last several years,

~~This~~ WCN has been a blighted neighborhood, for several years, Util we, everyone, make efforts for more Home ownership and less multi family we will never be able to crawl out of this "Blighted" label, IT is a shame to have these beautiful old homes upgraded in Density.

So Someone, who doesn't live in the neighborhood, can make a few more bucks,

Can you mail another form to me?

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

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Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	12-21-15	**Telephone No.**	863-1205
YOUR NAME:	Peggy J. Patrick		
YOUR ADDRESS:	619 West Harrison St, Springfield, MO 65806		
PROJECT ADDRESS:	608, 614, & 618 West Mt. Vernon St.		

COMMENTS:

I believe that the duplexes at 608 & 614 W. Mt. Vernon should remain as R-SF - single family residential.

I believe the home at 618 W. Mt. Vernon should be rehabbed and remain as R-SF - single family residential.

Peggy J. Patrick

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits, an application for a change in land use or zoning the property will be posted, there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	Dec 30, 2015	**Telephone No.**	417-864-5700
YOUR NAME:	PATRICIA Neff & Alan Neff		
YOUR ADDRESS:	632 W. MT Vernon St. Spfd, MO 65806		
PROJECT ADDRESS:	608, 614 & 618 W. MT Vernon St. Springfield MO 65806		

COMMENTS: We are the property owners of 638, 632, 626 MT Vernon. In 1995 I spoke before the City Council on the zoning to R-SF. OUR Home at 632 was a 3 unit, our property at 626 was a 2 unite the were changed to single Family. We reside at 632 W MT Vernon this has been our dwelling for the past 35 years. We wish to see this neighborhood over come its current reputation I believe leaving the current properties as R-SF is the only hope for this block. Please DO NOT REZONE

Patricia Neff
Alan Neff

NOTICE

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Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	12/30/15	**Telephone No.**	417 894 7849
YOUR NAME:	Brandy Roberts		
YOUR ADDRESS:	1616 W. Mt Vernon		
PROJECT ADDRESS:	1618 - 1614 - 1608 W. Mt. Vernon		

COMMENTS: I am concerned about the current density of our neighborhood. I am also concerned about the high crime rate in direct correlation to the density. I am not in favor of the rezoning of 1618 - 1614 - 1608 W. Mt. Vernon. The duplexes 1614 & 1608 have been constant culprits of rotating crime & violence. 1618 W. Mt Vernon is a nice livable home that should not be demolished to build a multi dwelling unit. It's adsurb. In the 8 years I have lived next door to 1618 it has never been an issue. This block doesn't need anymore Density!

RECEIVED
DEC 18 2015
BY: Anita Clemens - 3:50 pm

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning Commission Case No. Z-39-2015 Cont'd, City Council Bill No., _____ (if applicable). This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner:	Owner(s) Address:	Property Address (if different):	Owner(s) Signature(s)
Alan Neff	632 West Mt Vernon	626 Mt. Vernon	Alan Neff
PATRICIA Neff	"	"	Patricia Neff
Alan Neff	"	638 West Mt Vernon	Alan Neff
PATRICIA Neff	"	"	Patricia Neff
Alan Neff	"	632 W. Mt. Vernon	Alan Neff
PATRICIA Neff	"	"	Patricia Neff

PLEASE NOTE:

ALL OWNERS OF RECORD MUST SIGN THE PETITION IN ORDER FOR THEIR PROPERTY TO BE INCLUDED IN THE REQUIRED THIRTY PERCENT (30%).

THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this 2nd day of December, 2015, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

(SEAL)

Judy K. White
Notary Public

My Commission Expires: October 20, 2019

JUDY K. WHITE
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
My Commission Expires: October 20, 2019
Commission Number: 15837552

RECEIVED
DEC 30 2015
BY: Anita Clinner 9:29am

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning Commission Case No. Z-39-2015 w/COD #103, City Council Bill No., _____ (if applicable). This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner:	Owner(s) Address:	Property Address (if different):	Owner(s) Signature(s)
Peter Hendricks	630 W. Harrison ST		
Carolyn Hendricks	630 W. Harrison ST		

PLEASE NOTE:

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THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this 22nd day of December, 2015, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

(SEAL)

Notary Public

My Commission Expires: 5-31-2019

SHIRLEY J. ALLEN
Notary Public - Notary Seal
State of Missouri
Commissioned for Polk County
My Commission Expires: May 31, 2019
Commission Number: 15439482

RECEIVED
DEC 30 2015
BY: Chi May 2:25pm

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning Commission Case No. Z-39-2015 CDD#103 City Council Bill No., _____ (if applicable). This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner:	Owner(s) Address:	Property Address (if different):	Owner(s) Signature(s)
Jeffrey DAVid ONeill	632 S Grant AVE		Jeffrey D ONeill

PLEASE NOTE:

ALL OWNERS OF RECORD MUST SIGN THE PETITION IN ORDER FOR THEIR PROPERTY TO BE INCLUDED IN THE REQUIRED THIRTY PERCENT (30%).

THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this 22nd day of December, 2015, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

(SEAL)

Shirley J. Allen
Notary Public

My Commission Expires: 5-31-2019

SHIRLEY J. ALLEN
Notary Public - Notary Seal
State of Missouri
Commissioned for Polk County
My Commission Expires: May 31, 2019
Commission Number: 15439482

RECEIVED
DEC 30 2015
BY: Ri Mey 2:25pm

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning Commission Case No. Z-39-2015 COD#103 City Council Bill No., _____ (if applicable). This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner:	Owner(s) Address:	Property Address (if different):	Owner(s) Signature(s)
Peggy J. Patrick	619 W. Harrison St.	—	Peggy J. Patrick

PLEASE NOTE:

***ALL* OWNERS OF RECORD MUST SIGN THE PETITION IN ORDER FOR THEIR PROPERTY TO BE INCLUDED IN THE REQUIRED THIRTY PERCENT (30%).**

THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this 17th day of December, 2015, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

(SEAL)

Robin Lynn McDaniel
Notary Public

My Commission Expires: November 08, 2019

ROBIN LYNN McDANIEL
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
My Commission Expires: November 08, 2019
Commission Number: 15548377

RECEIVED
JAN 06 2015
BY Cheri Kleyer 11:19 am

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning Commission Case No. Z-39-2015 COD#103 City Council Bill No., _____ (if applicable). This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner:	Owner(s) Address:	Property Address (if different):	Owner(s) Signature(s)
Bailey Grace	627 W Harrison St Springfield, MO 65806		Bailey Grace

PLEASE NOTE:

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THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this 5th day of January, 2016, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

(SEAL)

Marguerite A. Phipps
Notary Public

My Commission Expires: Nov. 25, 2018

MARGUERITE A. PHIPPS
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Nov. 25, 2018
Commission #14631721

From:	Karl Jasinski
To:	Zoning@springfieldmo.gov
Cc:	Kathleen Cowens
Subject:	Proposed rezoning of 608, 614 and 618 West Mount Vernon
Date:	Thursday, January 07, 2016 10:34:15 AM

Dear City Zoning staff and Planning Commission,

Regarding the zoning change request by the "new owner/Roza Homes" of the above properties, I truly hope that the city planning depart staff has decided not to recommend a Multi-Family rezone of the three historic "built-as" single family homes, and I truly hope the Planning Commission members hear the voices of the concerned residents regarding this proposal and what the desire for their neighborhood is; for we are the invested ones who live here and will be effected by the rezone request. I have yet to talk to one neighbor that approves of this.

In the past, I've served on a Planning Commission for three years and take a great interest in zoning and planning, I can't see how the above request is consistent with the neighboring properties and I certainly don't agree with additional multi-family units or a re-zone at this location. The West Central Neighborhood is a majority of Built-as single family historic homes, many poorly subdivided into non conforming multiple units- most of these properties are now poised for conversion back to single family(and we are seeing this trend happening now on every street) as a building boom of multi-family units in the downtown area will absorb most of the downtown/West Central neighborhood rental market. I ask the commission to please not reverse a positive trend that is happening now in our lovely neighborhood.

I applaud Roza Homes with for wonderful job they do in restoring and improving properties throughout the city and the improvements they've already made to the above properties.

Thank you for your time, I apologize this letter did not get sent out sooner and I hope it can be submitted in tonight's meeting.

All my best,

Karl Jasinski
627 South Market Ave.
Springfield, MO. 65806

Karl Jasinski
DESIGNS
Branson - Sarasota - Fenton
810-922-4556