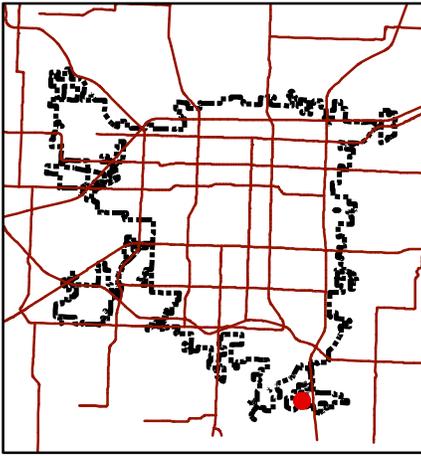


Development Review Staff Report

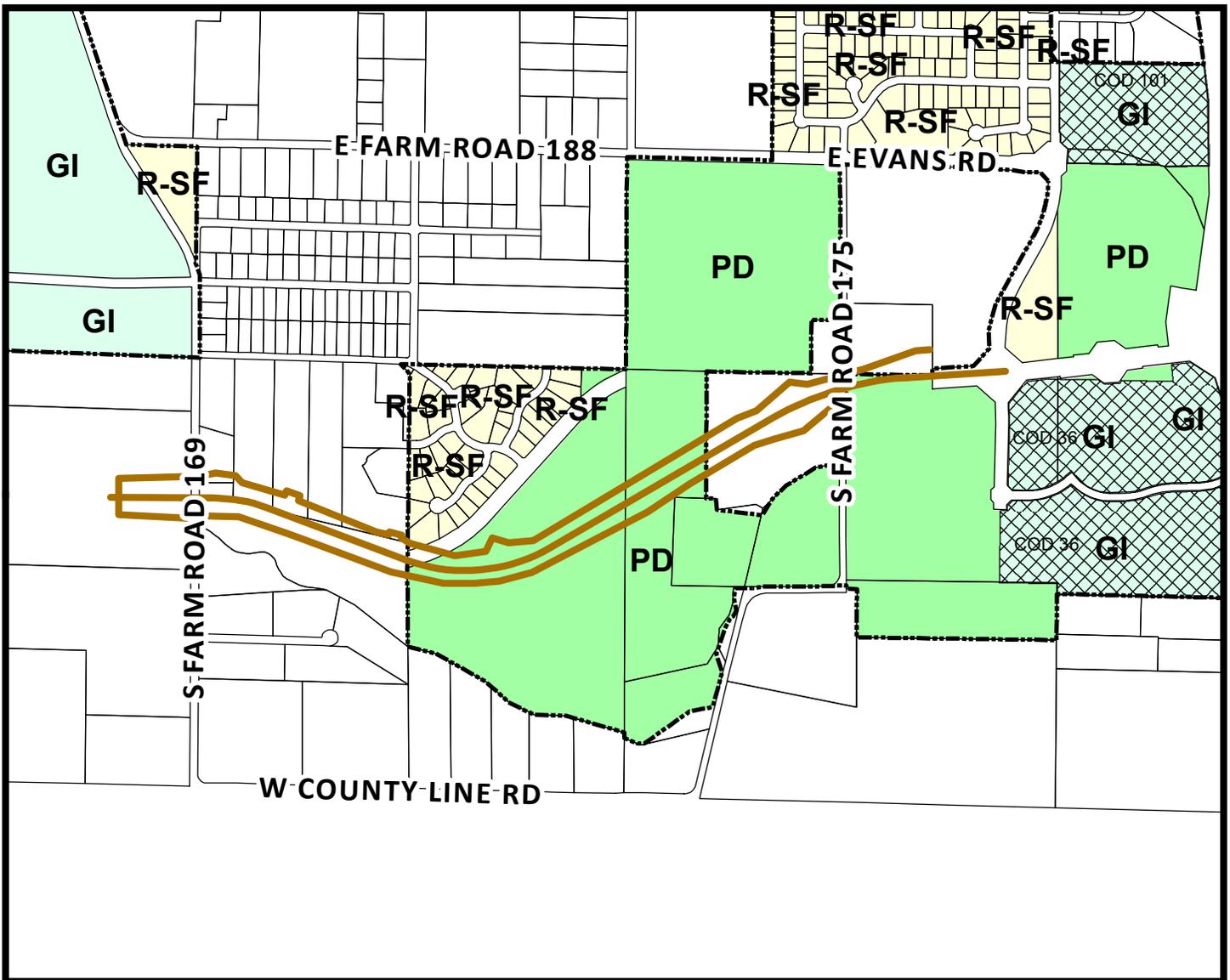
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

East West Arterial Mapping

LOCATION: US Highway 65/ Riverbluff Blvd to Kissick Ave.
CURRENT ZONING: NA
PROPOSED ZONING: NA



LOCATION SKETCH



- Area of Proposal



1 inch = 1,000 feet

DEVELOPMENT REVIEW STAFF REPORT
EAST WEST ARTERIAL MAPPING

DATE: May 25, 2016

LOCATION: US Highway 65 and Riverbluff Boulevard to Kissick Avenue
(Farm Road 169)

APPLICANT: City of Springfield

EXISTING USE: Agricultural uses, single family residential and undeveloped
vacant land

RECOMMENDATION: The request be **approved**.

PURPOSE:

1. To approve the mapping of the East West Arterial alignment located between US Highway 65 and Riverbluff Boulevard to Kissick Avenue (Farm Road 169), implement a 5 year time limit on the mapping and to clarify that the mapping only applies to property currently within the City of Springfield.

FINDINGS:

1. The City Charter (section 11.11) gives the Planning and Zoning Commission the ability to make surveys for the exact location of new streets that have been previously included in the Major Thoroughfare Plan. When Commission certifies to the City Council that they have made such a survey; the City may by ordinance map the subject street on the official street map.
2. The East West Arterial is generally located between US Highway 65/ Riverbluff Boulevard on the east and Kissick Avenue/ Farm Road 169 on the west.
3. The general location of the East West Arterial was identified as a future primary arterial in the City of Springfield-Greene County Comprehensive Plan Transportation Plan Element which was adopted on June 11, 2001.
4. The City Planning and Zoning Commission approved the preparation of preliminary designs for the more detailed alignment of the East West Arterial at their meeting on June 4, 2015.
5. On February 4, 2016, the Planning and Zoning Commission amended the City of Springfield-Greene County Comprehensive Plan Transportation Plan Element Major Thoroughfare plan which included the new general alignment of the primary arterial.

6. A more detailed survey has been completed showing the exact alignment of the East West Arterial corridor (Attachment 2 and 3). The Commission's estimate of the time within which the land shown on the survey for the East West Arterial should be acquired for street purposes shall be (5) five years. In the event that plans for the East West Arterial are not implemented within (5) five years from the date of the passage of the ordinance, the Planning and Zoning Commission shall conduct further review of the continuing need for the East West Arterial and shall report its findings to the City Council.
7. The adoption of a mapped street shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street or the taking or acceptance of any land for street purposes.
8. The City Council may provide by general ordinance that no permit shall be issued for any buildings or structures or any part thereof on any land located between the mapped lines of a street as shown on the official map of the City of Springfield.
9. The public can view the exact alignment plans in the City of Springfield Public Works Department, file #2016PW0009T.

ATTACHMENT 1
BACKGROUND REPORT
EAST WEST ARTERIAL MAPPING

APPLICANT'S PROPOSAL:

The City of Springfield proposes to map the alignment of that portion of the East West Arterial located between US Highway 65 and Riverbluff Boulevard to Kissick Avenue (Farm Road 169) that lies within the city limits. The City Council may provide by general ordinance that no permit shall be issued for any buildings or structures or any part thereof on any land located between the mapped lines of a street as shown on the official map.

STAFF COMMENTS:

1. The Planning and Zoning Commission held a public hearing on April 14, 2016 and recommended approval of the East West Arterial Mapping.
2. On May 2, 2016 the City Council held a public hearing on the East West Arterial Mapping and decided to remand this back to the Planning and Zoning Commission. City Council wanted Commission to place a (5) five year time limit on the mapping of the East West Arterial as well as clarify that the mapping is only for properties that are within the City of Springfield.
3. The Planning and Zoning Commission shall have the power to make or cause to be made surveys for the exact location of the lines of new streets and to make and certify to the Council the location of the street lines as the planned or mapped lines of future streets together with the commission's estimate of the time period within which the land shown on the plat or street locations should be acquired for street purposes.
4. The Council may by ordinance establish an official map of the City, on which shall be shown and indicated:
 - a. All public streets existing and established by law at the time of the establishment of the official map.
 - b. All planned streets or street lines as located on plats adopted by Council in accordance with the provisions of [Section 11.11](#) of this Charter at the time of the establishment of the map.
 - c. All streets or street lines as located on final or recorded plats of subdivisions approved by the Planning and Zoning Commission at the time of the establishment of the map. The placing of any street or street lines upon the official map shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street or the taking or acceptance of any land for street purposes. The Council may in the same manner place upon the official map the location of existing or planned parks or other public open spaces (City Code 11.11).

5. Any modification of such mapping shall before passage be submitted to the Planning and Zoning Commission and either approved by it or, if disapproved, be approved by a favorable vote of the City Council (City Code 11.11).
6. City Council will consider an ordinance on June 27, 2016 to include the East West Arterial on the City's official map. If adopted, the official map will be amended to include the location of the EW Arterial.
7. The public can view the plans as set forth by the City by going to the Public Works Department file number 9PS6179. The City will continue to map the East West Arterial as additional properties along the alignment are annexed into the City.

PUBLIC COMMENTS:

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 record owners of land on or abutting the future street lines designated on the East West Arterial. Fifteen (15) record owners of land on or abutting the future street lines designated on the East West Arterial were notified by mail of this request.

CITY COUNCIL MEETING:

June 27, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

ATTACHEMNT 2
EAST WEST ARTERIAL MAPPING
LEGAL

The description of the surveyed centerline of East West Arterial (also known as Riverbluff Boulevard), from Station 131+07.28 (a point west of Kissick Avenue) to Station 189+41.59 (the intersection of Southwood Avenue) as shown on the:

Mapping Plan
for
East West Arterial
City of Springfield, Greene County, Missouri

on file with the City of Springfield Public Works Department, file #2016PW0009T and described as follows:

COMMENCING at a found iron pin at the Northeast corner of the Southwest Quarter of Section 29, Township 28 North, Range 21 West, Greene County, Missouri; thence North 86 Degrees 54 Minutes 37 Seconds West along the North line of said Quarter, a distance of 496.80 feet to a point in the same; thence departing said North line South 03 Degrees 05 Minutes 23 Seconds West, a distance of 883.49 feet to centerline station 131+07.28 for a POINT OF BEGINNING of centerline; thence South 88 Degrees 24 Minutes 23 Seconds East, a distance of 617.52 feet to centerline P.C. station 137+24.80; thence Southeastwardly along a curve to the right having a Radius of 1,050.00 feet, an Included Angle of 20 Degrees 26 Minutes 47 Seconds, a distance of 374.71 feet to centerline P.T. station 140+99.51; thence South 67 Degrees 57 Minutes 35 Seconds East, a distance of 883.75 feet to centerline P.C. station 149+83.26; thence Southeastwardly on a curve to the left having a Radius of 1,050.00 feet, an Included Angle of 50 Degrees 59 Minutes 02 Seconds, a distance of 934.32 feet to centerline P.T. station 159+17.58; thence North 61 Degrees 03 Minutes 23 Seconds East, a distance of 1,570.79 feet to centerline P.C. station 174+88.37; thence Northeastwardly on a curve to the right having a Radius of 1,900.00 feet, an Included Angle of 26 Degrees 47 Minutes 08 Seconds, a distance of 888.24 feet to centerline P.T. station 183+76.61; thence North 87 Degrees 50 Minutes 30 Seconds East, a distance of 564.98 feet to the intersection of the centerline of Southwood Avenue at station 189+41.59 and the POINT OF TERMINATION.

Right of way widths, slope easements, and other appurtenances are as shown on plan #2016PW0009T which is made a part of this description by reference.

SPRINGFIELD

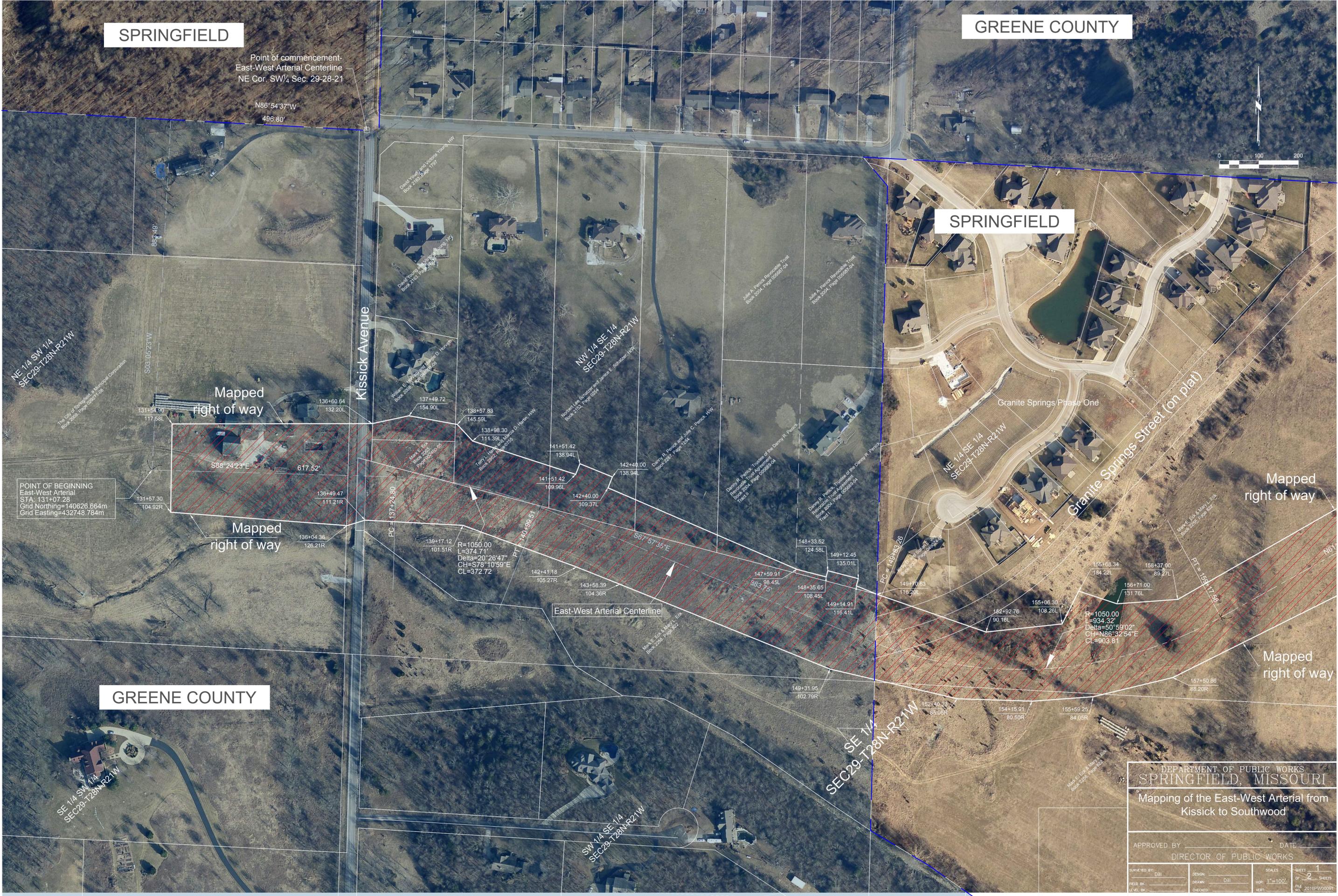
GREENE COUNTY

Point of commencement
East-West Arterial Centerline
NE Cor. SW $\frac{1}{4}$, Sec. 29-28-21

N86°54'37"W
496.80'



SPRINGFIELD



POINT OF BEGINNING
East-West Arterial
STA: 131+07.28
Grid Northing=140626.664m
Grid Easting=432748.784m

Mapped
right of way

Mapped
right of way

Mapped
right of way

Mapped
right of way

GREENE COUNTY

DEPARTMENT OF PUBLIC WORKS
SPRINGFIELD, MISSOURI
Mapping of the East-West Arterial from
Kissick to Southwood

APPROVED BY _____ DATE _____
DIRECTOR OF PUBLIC WORKS

SURVEYED BY: DJH	DESIGN: DJH	SCALE: 1"=100'	SHEET 1 OF 2 SHEETS
FIELD BK: _____	DRAWN: _____	HOR: _____	FILE NO. 2016P-W0009T
LEVEL BK: _____	CHECKED: _____	VERT: _____	

GREENE COUNTY

GREENE COUNTY

SPRINGFIELD



Mapped right of way

Mapped right of way

Mapped right of way

INTERSECTION
 East-West Arterial STA: 189+41.59=
 Southwood Avenue STA: 23+61.76
 Grid Northing=140823.769m
 Grid Easting=434422.195m

R=1900.00
 L=888.24'
 Delta=26°47'08"
 CH=N74°26'56"E
 CL=880.17

DEPARTMENT OF PUBLIC WORKS
 SPRINGFIELD, MISSOURI

Mapping of the East-West Arterial from
 Kissick to Southwood

APPROVED BY _____ DATE _____
 DIRECTOR OF PUBLIC WORKS

SURVEYED BY: DIII	DESIGN: DIII	SCALE: 1"=100'	SHEET 2 OF 2 SHEETS
FIELD BK:	DRAWN:	NO.:	FILE NO. 2016PW00001
LEVEL BK:	CHECKED:	VERT:	