

One-rdg. _____
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Pgs. 13
Filed: 05-24-16

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL NO. 2016-117

GENERAL ORDINANCE NO. _____

AN ORDINANCE

1 AMENDING Section 1-9 of the Springfield City Code, City Limits, by annexing
2 approximately 22.84 acres of City-owned property into the City of
3 Springfield, Missouri, generally located on the west side of the 3100 block
4 of South Kauffman Road, generally referenced as Annexation A-1-16; and
5 amending the Springfield City Code, Chapter 46, Section 46-1,
6 Boundaries of wards, precincts and council zones, by adding this property
7 to the ward and precinct assigned them by the County Clerk.
8
9

10 WHEREAS, a verified petition requesting annexation was filed by the owners of
11 all fee interests of record in all tracts of real property located within the area proposed to
12 be annexed, as described in "Exhibit A" attached hereto; and
13

14 WHEREAS, said petition was presented to the City Council more than fourteen,
15 but less than sixty days prior to the public hearing thereon; and
16

17 WHEREAS, proper notice was published at least seven days prior to the public
18 hearing; and
19

20 WHEREAS, the City Council now makes a determination regarding the
21 annexation of said real property.
22

23 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
24 SPRINGFIELD, MISSOURI, as follows, that:
25

26 Section 1 – The City Council, after holding public hearing, hereby determines that
27 the annexation of the property described in "Exhibit A," attached hereto and
28 incorporated herein by reference, is reasonable and necessary to the proper
29 development of the City, and the City has the ability to furnish normal municipal services
30 to the area annexed within a reasonable time.
31

32 Section 2 – Section 1-9, City Limits, is hereby amended by adding thereto the
33 land described in "Exhibit A," generally located on the west side of the 3100 block of

34 South Kauffman Road, and contiguous to the city limits, which land shall be in addition
35 to all territory included within the corporate limits of the City.

36
37 Section 3 – Section 46-1, Boundaries of wards, precincts and council zones, is
38 hereby amended by placing the property described on "Exhibit A" into the appropriate
39 ward and precinct as determined by the County Clerk in accordance with the provisions
40 of State law.

41
42 Section 4 – The City Clerk is directed to: (1) file three certified copies of this
43 annexation ordinance with the Clerk of Greene County; and (2) forward to the Missouri
44 Director of Revenue by U.S. registered mail or certified mail, a certified copy of this
45 ordinance, accompanied by a map of the City clearly showing the territory added
46 thereto.

47
48 Section 5 – This ordinance shall be in full force and effect from and after
49 passage.

50
51 Passed at meeting: _____

52
53 _____
54 Mayor

55
56 Attest: _____, City Clerk

57
58 Filed as Ordinance: _____

59
60 Approved as to form: A. Charles T. Wiedner, Assistant City Attorney

61
62 Approved for Council action: Greg B. Bunker, City Manager

EXPLANATION TO COUNCIL BILL NO: 2016- 117

FILED: 05-24-26

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt an ordinance to annex approximately 22.84 acres of City-owned property into the City of Springfield, Missouri, generally located on the west side of the 3100 block of South Kauffman Road, generally referenced as Annexation A-1-16.

BACKGROUND INFORMATION: The Springfield-Greene County Health Department and Environmental Services Department are requesting annexation of City-owned property generally located in the 3100 block of South Kauffman Road. The property involved in this annexation was acquired by the City of Springfield in 2003 as a buffer area for the Southwest Treatment Plant and the Public Works salt facility. The City is proposing a new animal shelter and adoption facility at this location. The City is also processing an application to rezone the property from a County R-1, Suburban Residence District to a GM, General Manufacturing District concurrently with the annexation request. The GM, General Manufacturing District is the least intense district to allow the existing and proposed uses.

City Council is required to hold a public hearing to determine whether the annexation is reasonable and necessary for the proper development of the City and whether the City has the ability to furnish normal services within a reasonable period of time. If no written objection is filed within fourteen (14) days of the public hearing, the City may annex the property by ordinance without further action (see "Exhibit B - Attachment 2," Annexation Schedule).

The annexation is consistent with the *Springfield Comprehensive and Growth Management and Land Use Plans*.

The annexation 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.

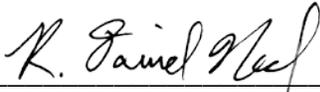
STAFF RECOMMENDATIONS:

1. The area to be annexed is contiguous to the City of Springfield and all City services can be provided to the property.
2. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* supports the annexation because it enhances government efficiencies through rational and simplified city boundaries.
3. The proposed annexation will facilitate the development of the site for a new animal shelter/adoption facility which will benefit the community.

REMARKS: The area to be annexed as shown in "Exhibit A" is contiguous to the City of Springfield. See "Exhibit B" for the location of the City-owned property to be annexed.

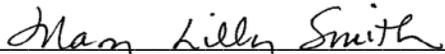
Staff recommends approval of the annexation.

Submitted by:



R. Daniel Neal, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Department and Agency Review

Attachment 2, Annexation Schedule

Attachment 3, Annexation Survey

Exhibit A

A tract of land being a part of the Northwest Quarter of the Southwest Quarter of Section 5, Township 28 North, Range 22 West, Greene County, Missouri which is described as follows:

Commencing an existing railroad spike at the Southeast corner of the said Northwest Quarter of the Southwest Quarter; Thence along the South line of the said Northwest Quarter of the Southwest Quarter, N88°32'02"W a distance of 33.31 feet to the West right of way of Kauffman Road and the True Point of Beginning; Thence continuing N88°32'02"W a distance of 1314.01 feet to an existing iron pin capped LS-267D at the Southwest corner of the said Northwest Quarter of the Southwest Quarter; Thence along the West line of the said Northwest Quarter of the Southwest Quarter, N02°07'35"E a distance of 760.05 feet; Thence leaving said West line, S88°32'02"E a distance of 1298.95 feet to the West right of way of Kauffman Road; Thence along the said West right of way, S00°28'58"W a distance of 535.30 feet to an existing 1/2" iron pin; Thence continuing along said right of way, S02°12'11"W a distance of 224.79 feet to the Point of Beginning. Bearings used in this description are based on the Missouri Coordinate System of 1983, Central Zone. Tract contains an area of 994,731.7 Square Feet (22.84 acres), more or less.



2/16/2016

Development Review Staff Report

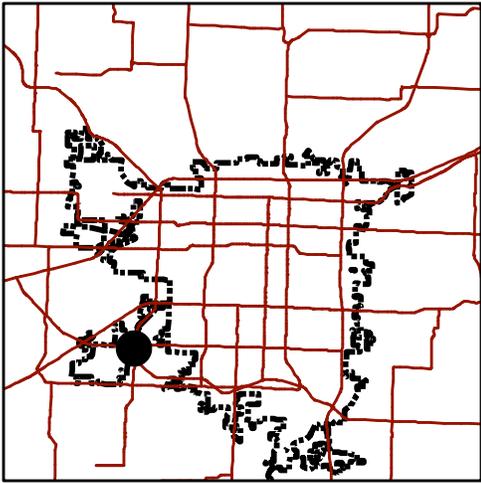
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Annexation A-1-16

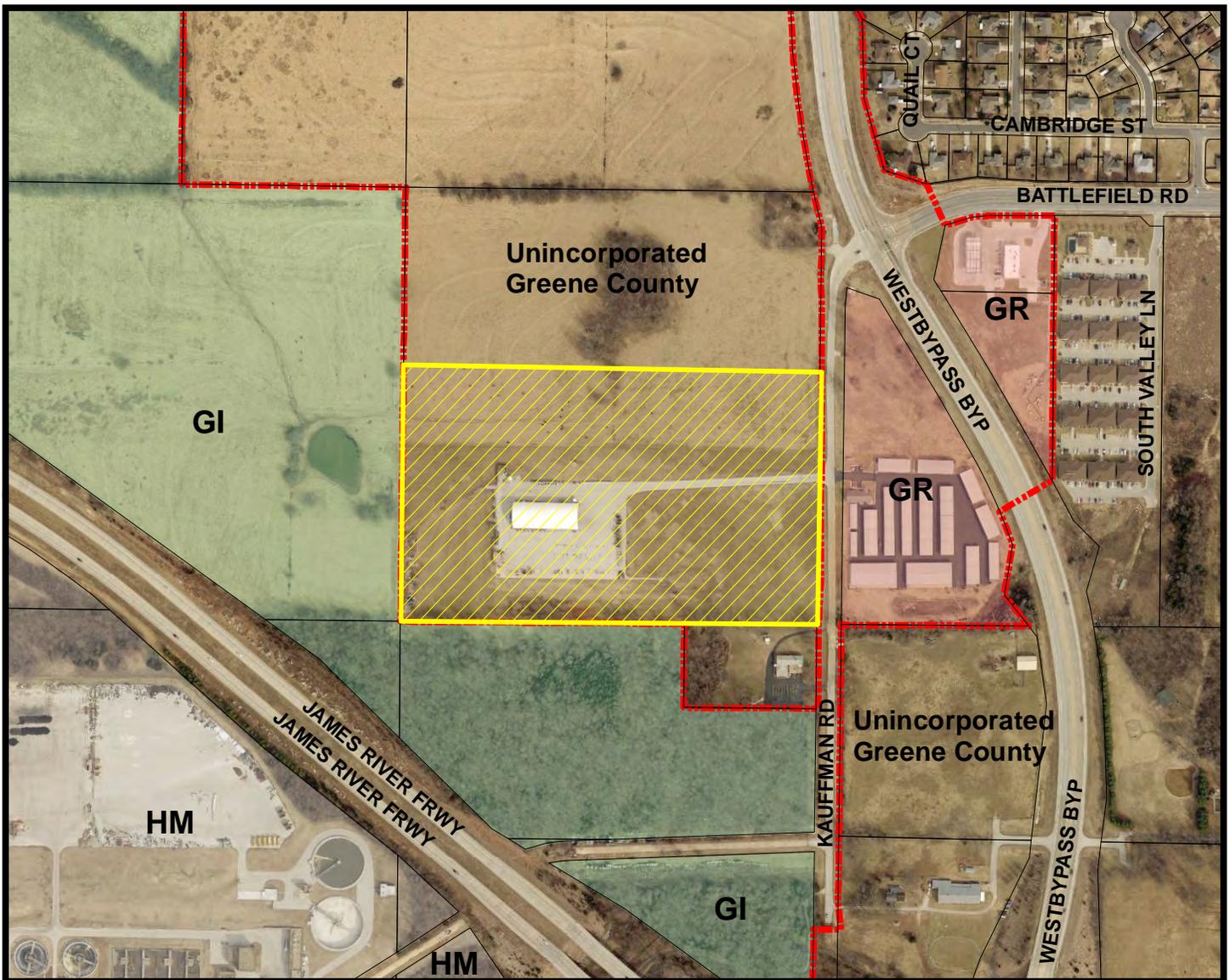
Location: 3100 block S. Kauffman Rd.

Current Zoning: County R-1, Suburban Residence District

Proposed Zoning: GM, General Manufacturing District



LOCATION SKETCH



- Area of Proposal



1 inch = 500 feet

DEVELOPMENT REVIEW STAFF REPORT
ANNEXATION A-1-16

TRACT DESCRIPTION:

The legal description of the property involved in annexation A-1-16 is attached as Exhibit A.

EXISTING LAND USE:

The subject property is currently being used for a Public Works Salt Facility and buffer land for the Southwest Treatment Plant.

CURRENT ZONING:

The City-owned property is currently zoned Greene County R-1, Suburban Residence District. A request to rezone the subject properties to a GM, General Manufacturing District is being processed and will be presented to concurrently City Council.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* states that City annexations should enhance governmental efficiencies through rational and simplified City boundaries and reduce any potential inter-jurisdictional conflict.

ENVIRONMENTAL CONSTRAINTS:

The proposed annexation area may contain a sinkhole, but is not within a floodplain area.

STREETS AND HIGHWAYS:

This proposed annexation will not include any right-of-way. Kauffman Road is already inside the city limits.

RURAL FIRE DISTRICT JURISDICTION:

The City-owned property to be annexed is currently served by the Battlefield Fire Protection District.

ATTACHMENT 1
DEPARTMENT & AGENCY REVIEW
ANNEXATION A-1-16

FIRE DEPARTMENT:

1. **Service** – The primary Fire Station responding to this area would be Station #6 located at 2620 W Battlefield, which is 2.06 miles from the NE corner of the property. Fire Station #8 located at 1405 S Scenic is the secondary station responding to this location, which is 3.93 miles from the NE corner of the property.
2. **ISO area** – The proposed annexation is currently outside the recommended ISO 1.5 mile (ISO diamond) response distance by just over ½ of a mile for the 1st due unit. *This is not significantly greater than the ISO recommendation, so it will not have a significant impact on our ISO rating.*
3. **Response times/Standards of Cover** – Estimated response time was calculated by actual driving time under normal driving conditions. The 1st due company has an estimated total response time of 6 minutes and 30 seconds. The 2nd due company has an estimated total response time of 8 minutes and 45 seconds. It is likely the standard of coverage benchmark could be met for single company responses but it is unlikely the benchmark could be met for a full 1st alarm response which requires 3 engines, 2 Trucks, 1 Rescue and 2 Battalion Chiefs to arrive on scene within 11 minutes and 24 seconds. *The department expects that it is able to meet the initial unit and the effective response force baseline and benchmarks, so it will not negatively affect our accreditation.*

		Estimated Total Response Time	Benchmark*	Baseline**
1 st Due Company	Station 6	6 – 7 minutes	6 minutes 20 seconds	8 minutes 13 seconds
Total Effective Response Force	Station 9, 8, 1	11 – 13 minutes	10 minutes 20 seconds	13 minutes 18 seconds

4. **Water Supply** – Currently there is water supply to service the proposed area to be annexed. There is one hydrant on the Northeast corner of the property on Kauffman and a second hydrant 400' north of the property on Kauffman. Depending on the specifics of the development, additional hydrants may be required. *The Fire Department does not have any concerns with the water supply for this annexation.*
5. **Impact** - The Fire Department expects the call volume to this property to be low under its current zoning. *The Fire Department does not have any concerns with the operational impact to the department.*

Fire Department Recommendation: *Based upon all of the relevant factors, the Fire Department is supportive of this annexation.*

POLICE DEPARTMENT:

Police Recommendations: No objections or impact to the PD.

SANITARY SERVICES:

No objections to annexation; however, tract does not have access to public sewer. Public sewer will either have to be extended to the property or BDS will have to permit a septic system if building permits are to be obtained.

STORMWATER:

No stormwater issues with proposed annexation.

The property is located in the South Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. Detention and water quality need to be provided for any increase in impervious area. A Buyout in lieu of on-site stormwater detention cannot be determined based on the information provided. Since the project will be disturbing more than one (1) acre, a land disturbance permit will be required. There is an existing detention basin serving this property. There appears to be a sinkhole on the property.

Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events.
2. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
3. 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 a drainage easement.
5. Public improvement plans will be required for any concentrated runoff crossing lot lines as well as for detention and/or water quality features serving more than one lot. These improvements must be constructed or escrowed prior to final plat approval or issuance of a building permit.
6. Drainage easements will be required where concentrated flow drains from one lot to another or from offsite onto the proposed subdivision. Such easement shall be sized for the 100-year peak flow rate.

7. Based upon City contour and sinkhole information, it appears a sinkhole and/or sinkhole watershed may exist on this site. For this reason, a sinkhole evaluation – to include geological and hydrological evaluation – must be completed by a qualified professional engineer or geologist for this site.
8. Detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	South Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	Potential sinkhole in middle of property
Is stormwater buyout an option?	Not enough information

TRAFFIC ENGINEERING:

No traffic issues with annexing this property. Kauffman Road is currently inside the city limits.

PUBLIC GROUNDS:

No comments.

HEALTH DEPARTMENT:

No comments.

BUILDING DEVELOPMENT SERVICES:

Need to re-address the existing development (3301 S Kauffman Road). There is another development south of this that is addressed as 3233 S. Kauffman Rd., which is not part of the annexation.

ECONOMIC DEVELOPMENT:

No significant economic impact is anticipated with this request because it is City-owned property.

NON-CITY AGENCIES REVIEW
ANNEXATION A-1-16

CITY UTILITIES:

The annexation will have no fiscal impact on CU. Note that there is a cost recovery agreement in place for the water main on the property. This information has been forwarded to the City Law Department.

GREENE COUNTY:

Greene County Highway Department has no facilities adjacent to this area.

MoDOT:

MoDOT has no facilities adjacent to this area.

AT&T:

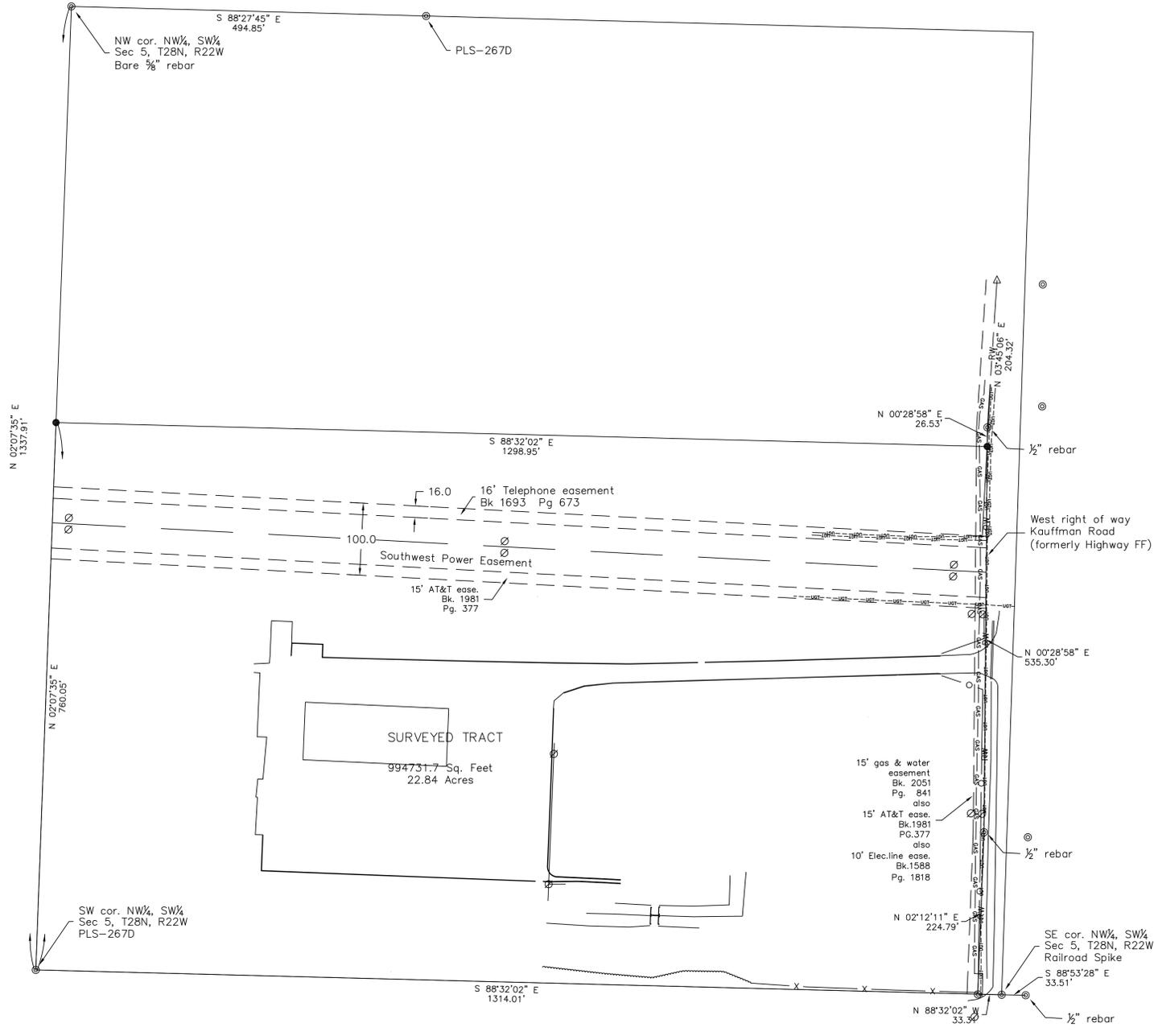
No comments.

ATTACHMENT 2
ANNEXATION SCHEDULE
ANNEXATION A-1-16

ANNEXATION:

Initiate annexation April 18, 2016
City Council public hearing May 31, 2016
City Council second reading and vote June 13, 2016

Attachment 3



Description for the South Salt Storage area and Animal Shelter on Kauffman Road:

A tract of land being a part of the Northwest Quarter of the Southwest Quarter of Section 5, Township 28 North, Range 22 West, Greene County, Missouri which is described as follows:

Commencing an existing railroad spike at the Southeast corner of the said Northwest Quarter of the Southwest Quarter; Thence along the South line of the said Northwest Quarter of the Southwest Quarter, N88°32'02"W a distance of 33.31 feet to the West right of way of Kauffman Road and the True Point of Beginning; Thence continuing N88°32'02"W a distance of 1314.01 feet to an existing iron pin capped LS-267D at the Southwest corner of the said Northwest Quarter of the Southwest Quarter; Thence along the West line of the said Northwest Quarter of the Southwest Quarter, N02°07'35"E a distance of 760.05 feet; Thence leaving said West line, S88°32'02"E a distance of 1298.95 feet to the West right of way of Kauffman Road; Thence along the said West right of way, S00°28'58"W a distance of 535.30 feet to an existing 1/2" iron pin; Thence continuing along said right of way, S02°12'11"W a distance of 224.79 feet to the Point of Beginning. Bearings used in this description are based on the Missouri Coordinate System of 1983, Central Zone. Tract contains an area of 994,731.7 Square Feet (22.84 acres), more or less.



- LEGEND:
- ⊙ Monument found as noted
 - City monument set
 - △ Metal right of way marker
 - ⊘ Power Pole



DEPARTMENT OF PUBLIC WORKS
 SPRINGFIELD, MISSOURI

Proposed Annexation of South Salt Facility and Animal Shelter

APPROVED BY _____ DATE _____
 DIRECTOR OF PUBLIC WORKS



SURVEYED BY: DILL/CHARCHOL	DESIGN: DILL	SCALES HOR: 1"=100'	SHEET 1 OF 1 SHEETS
FIELD BK.: 91200GKKNEL	CHECKED:	VERT:	FILE NO.: