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Filed: 05-24-16

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL NO. 2016 - 118

GENERAL ORDINANCE NO. _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, Zoning Maps, by
2 rezoning approximately 22.84 acres of property, generally located on the
3 west side of the 3100 block of South Kauffman Road, from a County R-1,
4 Suburban Residence District to a GM, General Manufacturing District;
5 establishing Conditional Overlay District No. 108; and adopting an
6 updated Official Zoning Map. (Staff and Planning and Zoning Commission
7 recommend approval.)
8
9

10 WHEREAS, an application has been filed for a zoning change of the property
11 described on "Exhibit B" of this Ordinance, generally located on the west side of the
12 3100 block of South Kauffman Road, from a County R-1, Suburban Residence District
13 to a GM, General Manufacturing District, and establishing Conditional Overlay District
14 No. 108; and
15

16 WHEREAS, following proper notice, a public hearing was held before the
17 Planning and Zoning Commission, a copy of the Record of Proceedings from said public
18 hearing, being attached hereto as "Exhibit A," and said Commission made its
19 recommendation; and
20

21 WHEREAS, proper notice was given of a public hearing before the City Council
22 and that said hearing was held in accordance with the law.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
26

27 Section 1 – The property described on "Exhibit B" of this Ordinance be, and the
28 same hereby is, rezoned from a County R-1, Suburban Residence District to a GM,
29 General Manufacturing District with Conditional Overlay No, 108; and the Springfield
30 Land Development Code, Section 36-306 thereof, Zoning Maps, is hereby amended,
31 changed and modified accordingly.
32

33 Section 2 – The property described on "Exhibit B" of this ordinance shall be
34 subject to the conditions included in "Exhibit C," which is attached hereto and
35 incorporated herein as if copied verbatim, which will be known as Conditional Overlay
36 District No. 108, and the requirements of GM, General Manufacturing District Zoning
37 shall be modified by said Conditional Overlay District for development within this
38 property.

39
40 Section 2 – The City Council hereby directs the City Manager, or his designee, to
41 update the City's digital zoning map to reflect this rezoning, and City Council adopts the
42 map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided
43 for in the Springfield Land Development Code, Section 36-306, Official Zoning Map and
44 Rules of Interpretation.

45
46 Section 3 – The Official Zoning Map herein adopted shall be maintained and
47 archived in the same digital form in which this Council has approved its adoption.

48
49 Section 4 – This ordinance shall be in full force and effect from and after
50 passage.

51
52 Passed at meeting: _____

53
54
55 _____
56 Mayor

57
58 Attest: _____, City Clerk

59
60 Filed as Ordinance: _____

61
62 Approved as to form: Achalest, Wiedner, Assistant City Attorney

63
64
65 Approved for Council action: Greg Burt, City Manager
66

EXPLANATION TO COUNCIL BILL NO: 2016- 118

FILED: 05-24-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 22.84 acres of City-owned property generally located on the west side of the 3100 block of South Kauffman Road from a County R-1, Suburban Residence District to a GM, General Manufacturing District and establishing Conditional Overlay District No. 108 (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-4-2016 & CONDITIONAL OVERLAY DISTRICT NO. 108

The Springfield-Greene County Health Department and Environmental Services Department are requesting the rezoning of City-owned property generally located in the 3100 block of South Kauffman Road from a County R-1, Suburban Residence District to a GM, General Manufacturing District with a Conditional Overlay District No. 108. The conditional overlay district will prohibit certain offensive uses that were identified by the neighboring church. The property involved in this request 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 GM, General Manufacturing District is the least intense district to allow the existing and proposed uses. The recommendations of this rezoning request will be reviewed concurrently with the annexation request A-1-16.

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* designates this area as appropriate for medium intensity retail, office or housing uses; however, the City owns majority of the property to the south and west of the West Bypass, Battlefield and Kauffman Road intersection as a buffer area for the Southwest Treatment Plant. This area is also within the James River Freeway and State Highway FF Activity Center. The *Plan* recommends these areas be developed with greater intensity.

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.

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Element* of the *Comprehensive Plan* recommends that industrial areas be directly accessible to regional transportation facilities such as arterial roads, expressways and the Interstate Highway System.

This area is located near the intersection of West Bypass, an expressway, Battlefield Road, an arterial roadway, and James River Freeway.

2. This area is within the James River Freeway and State Highway FF Activity Center. The *Plan* recommends these areas be developed with greater intensity.
3. Majority of the property to the south and west of the West Bypass, Battlefield and Kauffman Road intersection is owned by the City as a buffer area for the Southwest Treatment Plant.
4. Approval of this application will facilitate redevelopment of these properties and promote infill development and increased intensity where investments have already been made in public services and infrastructure.

REMARKS: The Planning and Zoning Commission held a public hearing on May 12, 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).

The Planning and Development staff recommends the application be approved (see the attached Zoning and Subdivision Report).

Submitted by:



Daniel Neal, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

EXHIBITS:

- Exhibit A, Record of Proceedings
- Exhibit B, Legal Description
- Exhibit C, Conditional Overlay District Requirements
- Exhibit D, Development Review Staff Report

ATTACHMENTS:

- Attachment 1: Department Comments
- Attachment 2: Neighborhood Meeting Summary & Correspondence

Exhibit A

RECORD OF PROCEEDINGS Planning and Zoning Commission May 12, 2016

Z-4-2016 w/COD #108
3100 South Kauffman Road
Applicant: City of Springfield

Mr. Hosmer states that is a request to rezone 22.84 acres of property at 3100 South Kauffman Road from Greene Co R-1 Suburban Residence District to a City GM, General Manufacturing District. The property is being annexed into the City of Springfield: May 31, 2016. The property 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 GM, General Manufacturing District is the least intense district to allow the salt facility and proposed use. A conditional overlay district is being proposed to remove uses. The Growth Management and Land Use Plan element of the Comprehensive Plan designates this area as appropriate for medium intensity retail, office or housing uses; however, the City owns a majority of the property in the area. The area is also within the James River Freeway and State Highway FF Activity Center. The Plan recommends these areas be developed with greater intensity. Battlefield Road is planned to extend west to connect with Sunshine Street. A buffer yard is required along the south and north property line adjacent to the County R-1. A Buffer yard "Type H" at least thirty-five (35) feet wide with a five-foot tall earthen berm or six foot solid wood fence, masonry/brick wall or evergreen hedge. Animal shelters outdoor activities not closer than a 300-foot radius from a building used for a church, school, hotel or motel or from a property zoned residential or a building used for residential purposes or closer than a 100-foot radius from a building used for a restaurant (conditional use permit). Outside storage must be screened and 100 feet from residential district. A traffic study was not required by Public Works Traffic Division because Kauffman Road is adequate based on existing access and the proposed development. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Billy Kimmons, 940 E. Stanford, consultant for the City of Springfield, feels that this site holds a lot of potential and advantages over other sites that were considered. There is a 300 foot set back from any zoning district that is residential and the building plans are set to keep any outdoor dog activities within the 300 feet. The public entrance and parking does face south and takes advantage of the views that come from the West By-Pass.

Ms. Lisa Lee Fogle, 6452 N. Crystal Valley Lane who is on the board of the Unity Spiritual Center Church has had concerns about an animal shelter/adoption facility as well as the general manufacturing rezoning. The church has had a lot of good discussions with the designers, health department, and architects and has found that any concerns we had has been satisfied. The concern regarding the general manufacturing rezoning has been resolved by working with the City and we came up with a compromise which is the conditional overlay district and we would welcome the animal shelter as neighbors.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Cline motions that we approve Z-4-2016 w/COD #108 (3100 South Kauffman Road). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, and Rose. Nays: None. Abstain: None. Absent: Cox, Baird, and Matthews.

A handwritten signature in black ink, appearing to read "Bob Hosmer", enclosed in a rectangular box. The signature is fluid and cursive.

Bob Hosmer, AICP
Principal Planner

Exhibit B

LEGAL DESCRIPTION ZONING CASE Z-4-2016 & CONDITIONAL OVERLAY DISTRICT NO. 108

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.

Exhibit C

CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-4-2016 & CONDITIONAL OVERLAY DISTRICT NO. 108

The requirements of *Section 36-432 General Retail District* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district. The following permitted and conditional uses shall be prohibited:

A. Airports.

B. Auction sales, flea markets, and swap meets.

C. Automobile service garages including body and fender repair and paint shops.

D. Overnight shelters or transitional service shelters for 50 or fewer residents, or soup kitchens, and located at least 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility as measured from property lines, in accordance with subsection 36-363(10)(b)5. In no event shall a certificate of occupancy be issued for an overnight shelters, transitional service shelters or soup kitchens herein if it is less than 1,000 feet from an elementary or secondary school as measured from property lines.

E. Heliports.

F. Recycling centers.

G. Substance abuse treatment facilities for 50 or fewer residents

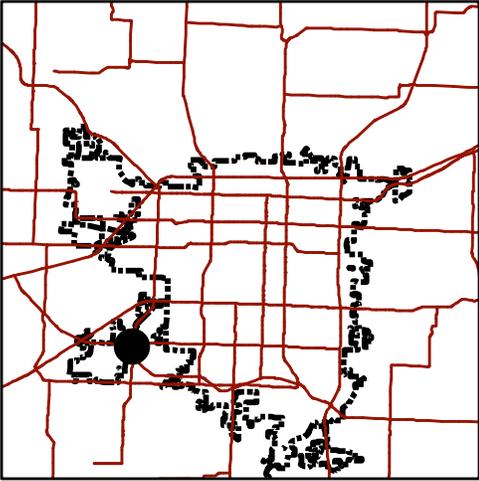
H. Vehicle rental, towing and storage services.

I. Overnight shelters or transitional service shelters for 50 or fewer residents, or soup kitchens, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility as measured from property lines, in accordance with subsection 36-363(10)(b)5.

J. Junk yards and automobile wrecking yards (no limitation on floor area for retail sales), in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.

K. Scrap and salvage yards, in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.

Exhibit D



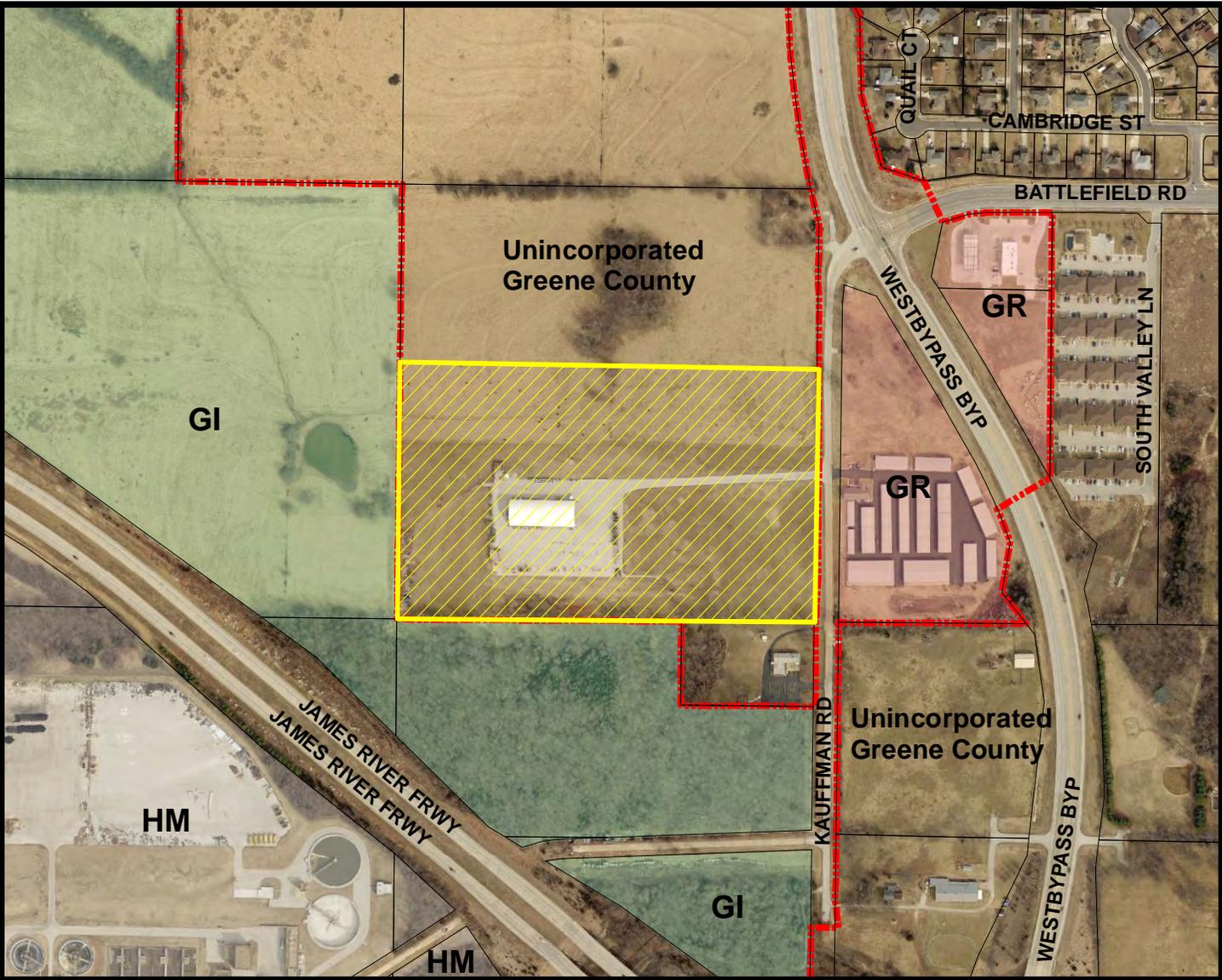
Development Review Staff Report

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

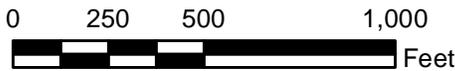
Zoning Case Z-4-2016 & COD No. 108

Location: 3100 block S. Kauffman Rd.
Current Zoning: County R-1, Suburban Residence District
Proposed Zoning: GM, General Manufacturing District and
Conditional Overlay District No. 108

LOCATION SKETCH



 - Area of Proposal



1 inch = 500 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-4-2016

PURPOSE: To rezone approximately 22.84 acres of City-owned property generally located on the west side of the 3100 block South Kauffman Road from a County R-1, Suburban Residence District to a GM, General Manufacturing District.

REPORT DATE: April 28, 2016

LOCATION: 3100 block S. Kauffman Road

APPLICANT: City of Springfield

TRACT SIZE: Approximately 22.84 acres

EXISTING USE: Public Works Salt Storage Facility and undeveloped land

PROPOSED USE: PW Salt Facility and Animal Shelter/Adoption Facility

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Element* of the *Comprehensive Plan* recommends that industrial areas be directly accessible to regional transportation facilities such as arterial roads, expressways and the Interstate Highway System. This area is located near the intersection of West Bypass, an expressway, Battlefield Road, an arterial roadway, and James River Freeway.
2. This area is within the James River Freeway and State Highway FF Activity Center. The *Plan* recommends these areas be developed with greater intensity.
3. Majority of the property to the south and west of the West Bypass, Battlefield and Kauffman Road intersection is owned by the City as a buffer area for the Southwest Treatment Plant.
4. Approval of this application will facilitate redevelopment of these properties and promote infill development and increased intensity where investments have already been made in public services and infrastructure.
5. 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.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	County R-1	Undeveloped City-owned property
East	GR	Self-storage facilities with living quarters
South	GI & County R-1	Church uses and undeveloped City-owned property
West	GI	Undeveloped City-owned property

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area as appropriate for medium intensity retail, office or housing uses; however the City owns majority of the property to the south and west of the West Bypass, Battlefield and Kauffman Road intersection as a buffer area for the Southwest Treatment Plant. This buffer area is currently underutilized and is currently being use by the Department of Public Works Salt Facility. The Department of Environmental Services has plans to use the remaining buffer area in the future.

This area is also within the James River Freeway and State Highway FF Activity Center. The *Plan* states that this interchange is well-located to serve as an Activity Center for nearby residential neighborhoods and for residential development southwest of Springfield, but the topography may make it difficult to develop at much density or intensity.

STAFF COMMENTS:

1. The Springfield-Greene County Health Department and Environmental Services Department are requesting the rezoning of City-owned property generally located in the 3100 block South Kauffman Road from a County R-1, Suburban Residence District to a GM, General Manufacturing District. The property involved in this request 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 GM, General Manufacturing District is the least intense district to allow the existing and proposed uses. The recommendations of this rezoning request will be forwarded to City Council to be reviewed concurrently with the annexation request.
2. The GM District permits veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provide that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel or

motel or from a property zoned residential or a building used for residential purposes. It also permits construction equipment storage yards with storage that may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property. All outdoor storage shall be at least 100 feet from any residential district boundary.

3. All uses in the GM District are subject to the noise and nuisance odor requirements of the Zoning Ordinance and City Code.
4. A traffic study was not required by Public Works Traffic Division because Kauffman Road is adequate based on existing access and the proposed development.
5. Upon development of the property a bufferyard is required along the north and south property line adjacent to the County R-1 zoning which is comparable to the City's R-SF. The normal bufferyard required between GM and R-SF zoning would be a Bufferyard "Type H" at least thirty-five (35) feet wide with a five-foot tall earthen berm or six foot solid wood fence, masonry/brick wall or evergreen hedge. For each one-hundred (100) linear feet of bufferyard, there must be four (4) canopy trees, four (4) understory trees, five (5) evergreen trees and twenty-eight (28) shrubs. There are no maximum structure height requirements. The normal bufferyard required between GM and GI would be a Bufferyard "Type C" at least fifteen (15) feet wide with landscaping. For each one-hundred (100) linear feet of bufferyard, there must be one (1) canopy trees, two (2) understory trees, two (2) evergreen trees and ten (10) shrubs. No structures are required.
6. The proposed rezoning was reviewed by City departments and comments are contained in 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 April 22, 2016. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant or their representative on May 2, 2016 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. Three (3) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

May 31, 2016

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1

DEPARTMENT COMMENTS
ZONING CASE Z-4-2016

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any issues with the proposed zoning classification.

CITY UTILITIES:

No objection to rezoning. All utilities are available to serve the property. The water main is subject to a cost recovery agreement. The agreement expires on January 29, 2017.

CLEAN WATER SERVICES COMMENTS:

1. No objections to rezoning; however, the site does not have access to public sewer.
2. Public sewer will have to be extended onsite unless a septic system is permitted.

FIRE DEPARTMENT COMMENTS:

Fire Department has no objections to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The Transportation Plan classifies Kauffman Road as a Local Commercial. The standard right of way width for Kauffman Road is 30 feet from the centerline (60 feet for the total width). This is a City maintained street. The current traffic volume on Kauffman Road is 145 vehicles per day. There is one driveway access point along the property frontage on this Street. There is no sidewalk along Kauffman Road and right of way appears to meet existing standard. On-street parking is not allowed along the adjacent streets. There is a greenway trail in the area and there are not any bus stops along Kauffman Road. The proposed development is not located in an area that provides for multiple direct connections and does not provide for good connectivity in the area, but is adequate based on existing access and the proposed development. There are not any proposed improvements along Kauffman Road. Kauffman Road is already annexed into the city.

Public Works Traffic Division	Response
Street classification	Local Commercial
On-street parking along streets	Not allowed
Trip generations existing use	48 trips/day
Trip generations proposed use	63 trips/day

Existing street right of way widths	60 feet
Standard right of way widths	60 feet
Traffic study submitted	Not Required
Proposed street improvements	No

STORMWATER COMMENTS:

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. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There is an existing detention basin onsite, but it will need to be expanded and the outlet structure will need to be modified. There are sinkholes on the proposed property.

Please note that 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. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. 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.
3. Please keep in mind that more 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?	No

April 11, 2016

Re: Proposed Zoning
3301 S. Kauffman Road

Dear Property Owners:

The City of Springfield is hosting a neighborhood meeting to discuss the proposed zoning for 3301 South Kauffman Road that will allow appropriate zoning for an Animal Shelter and Animal Adoption Facility. This property is owned by the City and currently houses the Public Works Salt Storage facility. The proposed GM, General Manufacturing zoning will permit the proposed new Animal Shelter and Animal Adoption Facility to be located on this site. GM zoning is required to allow the outdoor activities necessary for the animal facilities, such as dog runs. The attached site plan demonstrates the portion of land to be rezoned. The proposed Public Hearing for this zoning change is scheduled to go to Planning and Zoning Commission on May 12, 2016 and City Council on May 31, 2016 for public hearings.

Date: Thursday, April 21, 2016

Meeting Location: Fire Station #8 Community Room at 1405 South Scenic, Springfield, MO 65803 between the hours of 4:00 and 6:30 p.m.

Please, contact me with any questions or comments if you cannot make the neighborhood meeting.

Sincerely,



Jennifer Swan, AIA

City Architect

City of Springfield, Missouri

Public Works, Facility Design & Construction

Phone: 417-864-2033

Fax: 417-864-1998

jswan@springfieldmo.gov

April 21, 2016

Re: Neighborhood Meeting Comments
Proposed Rezoning of 3301 S. Kauffman Road

1. Concerns about facility location. Where will the facility be located on the site?
 - a. The facility is proposed as far north as possible to allow the existing drive to the Salt Structure to remain.
 - b. The southeast corner of the proposed facility is 262' north of the City/Church property line.
 - c. The south side of the proposed dog run is 327' north of the City/Church property line.
 - d. The facility is at an elevation approximately 25' higher than that of the church which also provides a buffer.
2. Concerns about safety. How will the City deal with the risk of dogs escaping?
 - a. The City is proposing a new 8' tall vinyl coated chain link fence and gates to full enclose the Animal Shelter.
 - b. The Animal Shelter's operating procedures don't provide opportunities for the animals to escape.
 - i. The animals are brought on site via a truck and delivered into a Sally Port (garage) and the garage doors are shut before the dogs are removed from the trucks.
 - ii. The dogs are not taken out for walks. There is a small planned dog run located on the north side of the proposed building that will also be fenced.
3. Concerns about polluting the church's well water. How will the City deal with the risk of animal waste polluting their well water?
 - a. The City proposes to extend the City's sanitary sewer system from the south near James River Freeway to the site. This will keep all waste within that system. No animal waste will be washed onto the ground providing opportunity to pollute the church's well water.
 - b. The City proposes also to incorporate into the design rainwater harvesting which will collect the majority of the roof area surfaces into cisterns for reuse. This in turn reduces the amount of run-off.
4. Concerns about undesirable odors. How will the City deal with the odors associated with the animals?

- a. The animals typically have a short stay (5-9 days) at the Animal Shelter; therefore they will not be outside. The exterior dog run is intended for court ordered long term stays dogs. Because of this the City does not feel that odor will be a concern.
5. Church Board Members inquired about the possibility of attaching to the sanitary sewer extension.
 - a. The Board Members were told that this is a possibility if they were to be annexed into the City. There would be connection costs and fees that they would be responsible for.
6. Church Board Members inquired about the vast uses associated with General Manufacturing (GM) zoning.
 - a. The Board Members were told that a Conditional Overlay was possible to limit certain undesirable uses.
7. Church Board Members inquired about the possibility of being annexed into the City limits.
 - a. The Board Members were told that we are required by State Law to ask any property owner that is surrounded to be annexed and that a letter was being drafted, they would have to submit a valid annexation petition, and that it would be at a later date.

Jennifer Swan, AIA

Jennifer Swan, AIA

City Architect

City of Springfield, Missouri

Public Works, Facility Design & Construction

Phone: 417-864-2033

Fax: 417-864-1998

jswan@springfieldmo.gov

MEETING SIGN-IN SHEET

Project: Rezoning of 3301 S. Kauffman Road

Meeting Date: April 21, 2016

Facilitator: Jennifer Swan

Place/Room: Fire Station #8 Community Room
1405 South Scenic Avenue

Name	Address	Phone	E-Mail
Lisa Fogle	6452 N. Crystal Valley Lane	833-9316	lisa.leefogle@gmail.com
Emerson Fogle	"	901-545-9084	emerson.fogle@gmail.com
Ann Books	1458 E Whiteside SPRNG, MO	861-0065	ann.books@gmail.com
Robert Crampton		268-7322	robertcrampton91@gmail.com
BILLY KIMMONS	400 SOUTH AVE, #300	417 862-4483	bkimmons@hoodrich.com
NICK BEISHIR	" "	" "	nbeishir@hoodrich.com
Elaine Johnson	1710 S. ROBERSON ^{AVE}	417.379.4640	LaneLight@sbcglobal.net
Sherry Turner	3527 S. PRIMROSE H.	894-1803	SLT883@OUTLOOK.COM
Ben Knaup	3548 N. KOSSEA LN	269-420-9554	bknaup@KSFR.com
Kathryn Wall	227 E Chestnut Expy	874-1205	kwall@springfieldmo.gov
Collin Argyle	840 Barnville Ave	864-1008	cargyle@springfieldmo.gov
Shadd Delmez	3048 S. Kauffman Rd. <small>Spd. Mo.</small>	437-4119	shadd@usa@yahoo.com
CLAY GODDARD	227 E. CHESTNUT EXPY	864-1663	cgoddard@springfieldmo.gov
Jennifer Swan	1010 W. Chestnut St	864-2033	jswan@springfieldmo.gov

OWN1	Own_Addr	CITYNAME	STATE	ZIP1
BATTLEFIELD MINI STORAGE LLC	1675 E SEMINOLE	SPRINGFIELD	MO	65804
TOMAR PROP REGISTERED LLLP	2804 S INGRAM MILL RD	SPRINGFIELD	MO	65804
UNITY SPIRITUAL CENTER	3233 S KAUFFMAN RD	SPRINGFIELD	MO	65807
WILLIAMS, DONALD E	3252 S STATE HWY FF	SPRINGFIELD	MO	65807
CURRENT RESIDENT	3007 S KAUFFMAN RD	SPRINGFIELD	MO	65807
CURRENT RESIDENT	3048 S KAUFFMAN RD	SPRINGFIELD	MO	65807
CURRENT RESIDENT	4020 W BATTLEFIELD RD	SPRINGFIELD	MO	65807

May 11, 2016

Re: Conditional Overlay District Request for 3301 S. Kauffman Road

Dear Planning & Zoning Commission:

In response to the discussions with Unity Spiritual Center board members, The City of Springfield is requesting a Conditional Overlay District to prohibit the following uses in the GM District:

- A. Airports.
- B. Auction sales, flea markets, and swap meets.
- C. Automobile service garages including body and fender repair and paint shops.
- D. Overnight shelters or transitional service shelters for 50 or fewer residents, or soup kitchens, and located at least 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility as measured from property lines, in accordance with subsection 36-363(10)(b)5. In no event shall a certificate of occupancy be issued for an overnight shelters, transitional service shelters or soup kitchens herein if it is less than 1,000 feet from an elementary or secondary school as measured from property lines.
- E. Heliports.
- F. Recycling centers.
- G. Substance abuse treatment facilities for 50 or fewer residents.
- H. Vehicle rental, towing and storage services.
- I. Overnight shelters or transitional service shelters for 50 or fewer residents, or soup kitchens, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility as measured from property lines, in accordance with subsection 36-363(10)(b)5.
- J. Junk yards and automobile wrecking yards (no limitation on floor area for retail sales), in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.
- K. Scrap and salvage yards, in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.
- L. No junk, scrap, salvage or automobile wrecking yard shall be located within 500 feet of any residential district.

Sincerely,



Jennifer Swan, AIA

City Architect

City of Springfield, Missouri

Public Works, Facility Design & Construction