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Filed: 05-24-16

Sponsored by: Fisk

First Reading: _____

Second Reading: _____

COUNCIL BILL NO. 2016 - 119

GENERAL ORDINANCE NO. _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, Zoning Maps, by
2 rezoning approximately 20 acres of property, generally located at 1800
3 West Republic Street, from a GR, General Retail District with Conditional
4 Overlay District No. 66 to a GR, General Retail District and establishing
5 Conditional Overlay District No. 107; and adopting an updated Official
6 Zoning Map. (Staff and Planning and Zoning Commission recommend
7 approval.)
8 _____
9

10 WHEREAS, an application has been filed for a zoning change of the property
11 described on "Exhibit C," of this ordinance, generally located at 1800 West Republic
12 Street, from a GR, General Retail District with a Conditional Overlay District No. 66 to a
13 GR, General Retail District with Conditional Overlay District No. 107; and
14

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

20 WHEREAS, proper notice was given of a public hearing before the City Council
21 and that said hearing was held in accordance with the law.
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 property described on "Exhibit C" of this ordinance be, and the
27 same hereby is, rezoned from a GR, General Retail District with a Conditional Overlay
28 District No. 66 to a GR, General Retail District with Conditional Overlay District No. 107,
29 or such zoning district as is designated on the Official Zoning Map adopted by the City
30 Council; and the Springfield Land Development Code, Section 36-306 thereof, Zoning
31 Maps, is hereby amended, changed and modified accordingly.
32

33 Section 2 – The property described on "Exhibit C" of this ordinance shall be

34 subject to Conditional Overlay District No. 107, which is attached hereto as "Exhibit A"
35 and incorporated herein as if copied verbatim, and the requirements of GR, General
36 Retail District Zoning shall be modified by said Conditional Overlay District for
37 development within this property.

38
39 Section 3 – The City Council hereby directs the City Manager, or his designee, to
40 update the City's digital zoning map to reflect this rezoning, and City Council adopts the
41 map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided
42 for in the Springfield Land Development Code, Section 36-306, Official Zoning Map and
43 Rules of Interpretation.

44
45 Section 4 – The Official Zoning Map herein adopted shall be maintained and
46 archived in the same digital form in which this Council has approved its adoption.

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 _____
55 Mayor

56
57 Attest: _____, City Clerk

58
59 Filed as Ordinance: _____

60
61
62 Approved as to form: Achala T. Wedu, Assistant City Attorney

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

EXPLANATION TO COUNCIL BILL NO: 2016- 119

FILED: 05-24-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 20 acres of property generally located at 1800 West Republic Street from a GR, General Retail District with a Conditional Overlay District No. 66 to a GR, General Retail District and establishing Conditional Overlay District No. 107 (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-7-2016 CONDITIONAL OVERLAY DISTRICT NO. 107

The applicant is proposing to rezone the property from a GR, General Retail District Conditional Overlay District No. 66 to a new GR, General Retail District with Conditional Overlay District No. 107 to modify the driveway locations. The accompanying Conditional Overlay District will limit the uses for the southern tract and provide for flexibility in locations of accesses to Republic Street.

RECOMMENDATIONS: The Planning and Zoning Commission held a public hearing on May 12, 2016 and recommended approved, by a vote of 5 to 0, of the proposed zoning on the tract of land described on the attached sheet (see the attached "Exhibit B," Record of Proceedings).

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property is located along Republic Street and the future intersection of Kansas Expressway. Kansas Expressway, classified as an expressway roadway, and Republic Street, a primary arterial roadway, are both appropriate locations for GR, General Retail zoning.
2. This request for GR zoning will provide for the development of this site and 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.
3. The proposed Conditional Overlay District will restrict uses and provide for access locations on adjacent roadways.
4. The development requirements in the proposed GR district are adequate for mitigating potential impacts of the proposed development on the adjoining properties.

5. Supports the following Field Guide 2030 goal(s): Chapter 6, Major Goal 4: Develop the community in a sustainable manner. Objectives 4a and 4b.
6. The *Growth Management and Land Use* element of the *Comprehensive Plan* supports the rezoning of the property.

REMARKS:

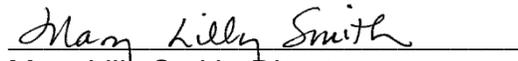
The Planning and Development staff recommends the application be **approved** (see the attached Zoning and Subdivision Report).

Submitted by:



Bob Hosmer, AICP, Principal Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

EXHIBITS:

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

ATTACHMENTS:

- Attachment 1, Department Comments
- Attachment 2, Neighborhood Meeting Summary

Exhibit A

CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-7-2016 & CONDITIONAL OVERLAY DISTRICT NO. 107

The requirements of *Section 36-421 General Retail District* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

1. The northern (Groover) Tract A shall have all the current allowable GR, General Retail District permitted uses.
2. The southern (Warner) Tract B shall have all the current allowable GR, General Retail District permitted uses except for the following:
 - a. Commercial off street parking lots and structures;
 - b. Funeral homes and Mortuaries;
 - c. Household resource recovery collection centers;
 - d. Freestanding Telecommunication Towers;
 - e. Water reservoirs, standpipes, elevated and ground level water storage tanks unless said storage tanks are part of a storm water conservation and recycling system;
3. Access to Republic Street for the southern (Warner) Tract B shall be provided by either a cross access easement from the northern (Groover) Tract A or by a direct access to the future extension of Kansas Expressway.
4. The southern (Warner) Tract B shall dedicate 50' feet of right of way for the future extension of Kansas Expressway.
5. Full access to the future extension of Kansas Expressway for the northern (Groover) Tract A must be provided with a cross access easement across the southern (Warner) Tract B to the proposed intersection and future extension of Lark and Kansas Expressway 850' feet south of the Republic Street right of way.
6. Right in and Right out access to the future extension of Kansas Expressway for the northern (Groover) Tract A is allowed at least 400' feet south of the Republic Street right of way.
7. Two access points will be allowed on Republic Road. The westernmost access is required to be right in/right out and the easternmost access will allow full access. The location of each access must be approved by the Director of Public Works.
8. Traffic Studies will be required at the time of development of the tracts and be based on the proposed uses in the development. Public improvements required will be based on said traffic studies.

Exhibit B

**RECORD OF PROCEEDINGS
Planning and Zoning Commission May 12, 2016**

Z-7-2016 w/COD #107

1850 West Republic Road

Applicant: Judith Groover

Mr. Hosmer states that this is a request to rezone approximately 20 acres of property generally located at 1800 West Republic Street from a GR, General Retail District with a Conditional Overlay District No. 66 to a GR, General Retail District and establishing Conditional Overlay District No. 107 to modify the driveway locations. The Planning and Zoning Commission approved Z-1-2014 on February 6, 2014 and the City Council approved General Ordinance No. 6111 for a GR, General Retail District zoning establishing Conditional Overlay District No. 66 on March 24, 2014. This request is to modify the driveway locations along Republic Street for the proposed development of the Veterans Affairs Clinic. The requested changes from the original COD is to modify the two access locations on Republic Road. The westernmost access is required to be right in/right out and the easternmost access will allow full access. The location of each access must be approved by the Director of Public Works. The permitted uses will remain the same as the original COD. GR uses on the northern tract and limited GR uses on the southern tract. Buffer yards will be required adjacent to the R-SF and County R-1 property. The development will have to meet the standards of the General Retail District regulations. The northern tract will have to dedicate 50 feet of right-of-way for the future extension of Kansas Expressway. The Growth Management and Land Use Plan designate this area as High intensity Retail, Office or Housing on the northern tract and Medium Intensity Retail, Office or Housing on the southern tract. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. George Papandreas, 27500 Detroit Road; Suite 300, Westlake, OH requesting language modifications for the curb locations. The site plan had certain criteria that needed to be met and that is the reason for the minor change to the formally approved conditional overlay district asking for the curb cuts to be slightly moved to the east because the Veteran Administration has a concern for onsite way-finding.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motions that we approve Z-7-2016 w/COD #107 (1850 West Republic Road). Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, and Rose. Nays: None. Abstain: None. Absent: Cox, Baird, and Matthews.



**Bob Hosmer, AICP
Principal Planner**

Exhibit C

LEGAL DESCRIPTION
ZONING CASE Z-7-2016 CONDITIONAL OVERLAY DISTRICT NO. 107

Northern (Groover) Tract A

All of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township Twenty Eight (28), Range Twenty Two (22), and subject to a 20' right of way and easement for road purposes, along the west side of land hereby conveyed as said road now existing in Greene County, Missouri.

Southern (Warner) Tract B

All of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township Twenty Eight (28), Range Twenty Two (22), in Greene County, Missouri

And

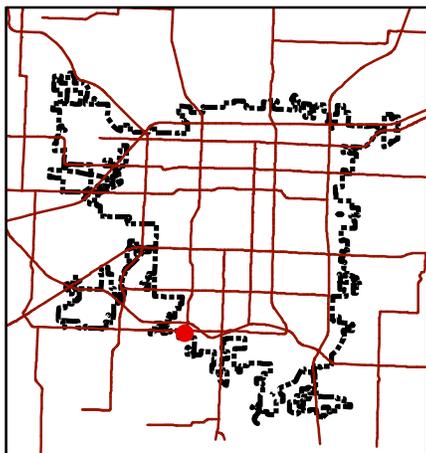
Together with an easement for ingress and egress over and across all of the west 20 feet of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township Twenty Eight (28), Range Twenty Two (22), in Greene County, Missouri, subject to and easement for ingress and egress and along the west side, across the southwest corner, and along the South side of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township Twenty Eight (28), Range Twenty Two (22), all in Greene County, Missouri.

Development Review Staff Report

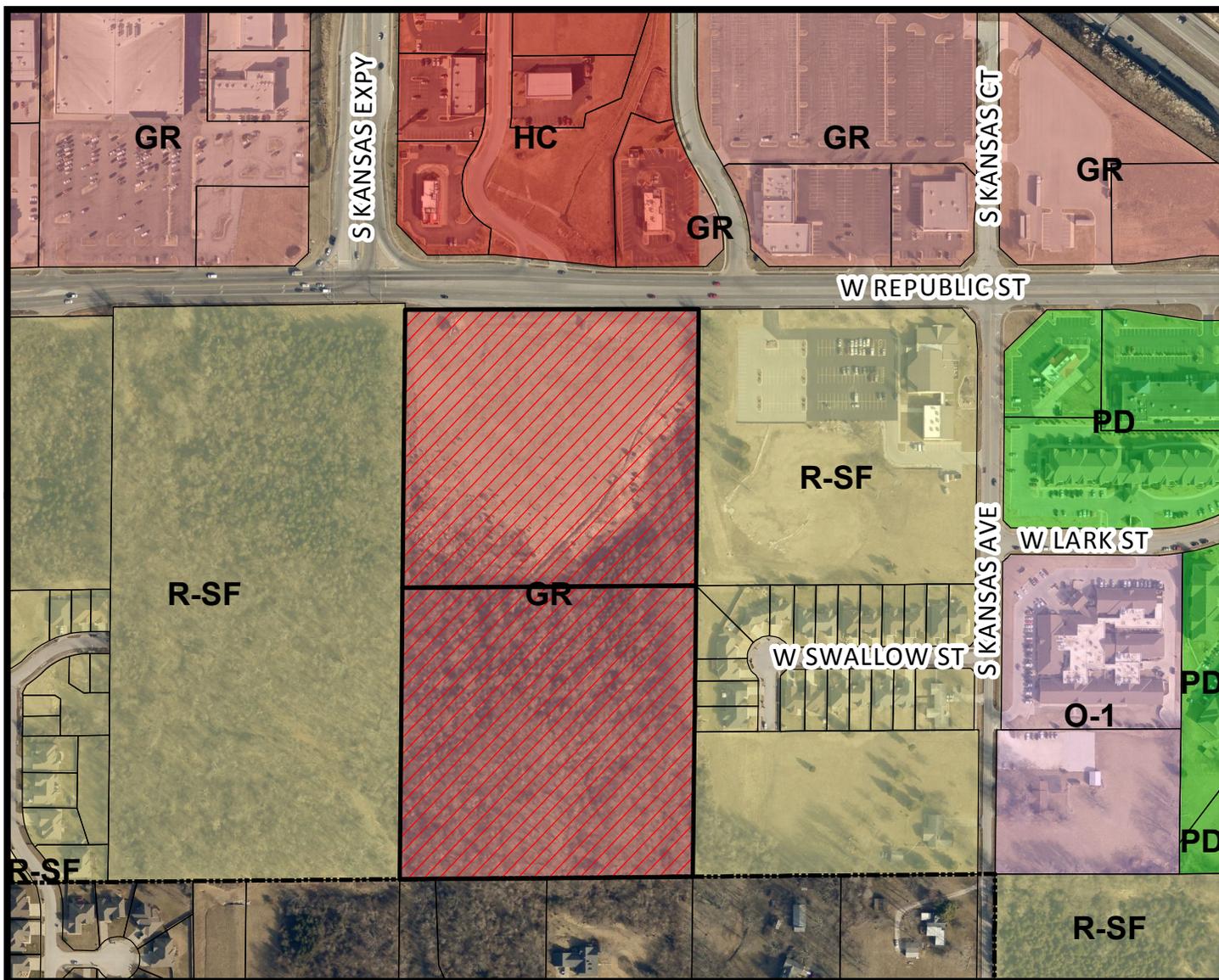
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Z-7-2016 COD No 107

LOCATION: 1800 West Republic Road
CURRENT ZONING: GR, General Retail COD No 66
PROPOSED ZONING: GR, General Retail COD No 107



LOCATION SKETCH



- Area of Proposal



1 inch = 366.875 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-7-2016 CONDITIONAL OVERLAY DISTRICT NO. 107

PURPOSE: To rezone approximately 20 acres of property generally located at 1800 West Republic Street from a GR, General Retail District with a Conditional Overlay District No. 66 to a GR, General Retail District and establishing Conditional Overlay District No. 107

DATE: April 21, 2016

LOCATION: 1800 West Republic Street

APPLICANT: Judith Groover Trust and Warner Family Trust

TRACT SIZE: Approximately 20 acres

EXISTING USE: Undeveloped land

PROPOSED USE: GR permitted uses/ VA Clinic

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property is located along Republic Street and the future intersection of Kansas Expressway. Kansas Expressway, classified as an expressway roadway, and Republic Street, a primary arterial roadway, are both appropriate locations for GR, General Retail zoning.
2. This request is to modify the driveway locations along Republic Street which will provide for the development of this site and 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.
3. The proposed Conditional Overlay District will restrict uses and provide for flexibility on access locations on adjacent roadways.
4. The development requirements in the GR district are adequate for mitigating 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 | HC | Commercial uses |
| East | R-SF | Southland Christian Church |
| South | County | Single family home |
| West | R-SF | Vacant property |

HISTORY:

The Planning and Zoning Commission held a public hearing on February 6, 2014 and the City Council approved General Ordinance No. 6111 for a GR, General Retail District zoning establishing Conditional Overlay District No. 66 on March 24, 2014.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* designates this area as High intensity Retail, Office or Housing on the northern tract and Medium Intensity Retail, Office or Housing on the southern tract. The subject property is also located near the James River Freeway and Kansas Expressway Community Activity Center where the City encourages locations of significant business and high-density housing developments.

STAFF COMMENTS:

1. This is a request to rezone the subject property from a GR, General Retail District with a Conditional Overlay District No. 66 to a GR, General Retail District and establishing a new Conditional Overlay District No 107. This request is to modify the driveway locations along Republic Street for the proposed development of the Veterans Affairs Clinic.
2. The accompanying Conditional Overlay District would allow the developer to have accesses to Republic Street with locations approved by the Public Works Director and to provide for the future extension of Kansas Expressway for both tracts since the southern tract does not currently have public access. The Conditional Overlay District will also limit the GR uses on the southern tract.
3. The changes from the original overlay district are to remove the following requirements; "Full access to Republic Street for both Tracts shall be located at least 150' feet west of the eastern property line and a right in and right out access along Republic Street will be allowed 400' west of the eastern property line by constructing an island in the driveway approach. The possibility exists that once Kansas Expressway is extended south, the nature of the design will necessitate the closure of this right in and right out access on Republic Street".

4. These requirements will be replaced with new requirements as stated in Attachment 3 which states that "Two access points will be allowed on Republic Road. The westernmost access is required to be right in/right out and the easternmost access will allow full access. The location of each access must be approved by the Director of Public Works".
5. The *Growth Management and Land Use Plan* supports the rezoning of the property.
6. Republic Street is classified as a primary arterial roadway and Kansas Expressway is classified as a expressway roadway. These roadways are an appropriate locations for GR uses.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on April 21, 2016. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Twenty-eight (19) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. Staff has received no objections to date.

CITY COUNCIL MEETING: May 31, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

ATTACHMENT 1

DEPARTMENT COMMENTS
ZONING CASE Z-7-2016 & CONDITIONAL OVERLAY DISTRICT NO. 107

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with proposed rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The Transportation Plan classifies Republic Street as a primary arterial roadway. The standard right of way width for Republic Street is 50 feet from the centerline (total of 100 feet full street right of way). This is a City maintained street. The most recent traffic count on Republic Street in this approximate location is 28,000 vehicles per day. There are zero existing driveway access points on Republic Street along the property in this zoning case. Two access points will be allowed on Republic Street. The westernmost access is required to be right in/right out and the easternmost access is allowed to be a full access. The location of each access must be approved by the Director of Public Works. Existing right of way appears to meet the 50 foot city standard from the centerline. A survey is recommended to verify existing right of way. Sidewalk exists along Republic Street. On-street parking is not allowed along Republic Street. There is no greenway trail in the area and no bus stops along this block of Republic Road. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are proposed improvements extending Kansas Expressway south of Republic Street which are currently under design by the Greene County Highway Department.

| Public Works Traffic Division | Response |
|-------------------------------------|--|
| Street classification | Primary Arterial |
| On-street parking along streets | No |
| Trip generation - existing use | 720 trips/acre |
| Trip generation - proposed use | 720 trips/acre |
| Existing street right of way widths | Appears to be 50 feet from the centerline of Republic Street. A survey is recommended to verify. |
| Standard right of way widths | 100 feet |
| Traffic study submitted | Required to be submitted at the time of development. |
| Proposed street improvements | None at this time |

STORMWATER COMMENTS:

There are no Stormwater issues with rezoning this property; however, please note that development of the subject property will be subject to the following conditions at the time of development:

1. Any increase in impervious area from 1983 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1983 and currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are only eligible for 50% credit.
2. Payment in lieu of construction of detention facilities is not an option for this site due to existing downstream flooding problems.
3. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by zoning, platting, and/or previous stormwater reports.
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 and drainage easements 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, inspected, approved and operational prior to issuance of a building permit or final plat. Must pay Engineering and Inspection Fees, which are 5% of the public improvement construction costs, prior to final approval of public improvement plans.
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 data, there is a significant amount of offsite concentrated storm water crossing the subject property. Although storm water detention and water quality do not have to be provided for these flows, public improvement plans will be required to convey these flows across the subject property. Drainage easements must be provided for this conveyance.
8. Provide topography, with contour intervals not exceeding two (2) feet, showing the locations of any natural features such as watercourses, drainage ways, flood prone areas, or other geological features within the site, and contributing off-site drainage areas.
9. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.
10. Connect private drainage facilities to public drainage system whenever possible, which will require a public improvement plan or excavation permit.
11. Any property that contains a detention basin/water quality basin which serves properties other than the property on which it is located, must be located in a dedicated drainage easement or common area.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning.

CITY UTILITIES:

City Utilities has no objection to the proposed rezoning.



C A R N E G I E
MANAGEMENT AND DEVELOPMENT CORPORATION

April 11, 2016

Re: Proposed Zoning Change for Property Located at
1850 West Republic Street
Springfield, MO 65810

Dear Neighboring Property Owners:

Please be advised that on behalf of the Judith Mae Groover Revocable Trust Estate and the Warner Family Trust, Carnegie Management and Development Corporation has filed an application with the city of Springfield to make minor language modifications to the current Attachment 2 of the Conditional Overlay District No. 66 Provisions. These parcels are currently zoned GR and will remain GR. This request is being made to accommodate required locations for curb cuts on Republic Street in connection with the new Department of Veterans Affairs Community Based Outpatient Clinic.

Pursuant to the city of Springfield's Development Policies, there will be a **Neighborhood Meeting** held on **April 21, 2016**. This meeting will be held at **Southland Christian Church, 1630 West Republic Rd, Springfield, MO 65807 in Fellowship Hall**. A representative for Carnegie Management and Development Corporation will be on hand from **4:00 pm to 6:30 pm** to discuss the modification to the curb cut language, answer questions and hear any concerns.

Please feel free to contact me at 440-892-6800 or email me at joakley@carnegiecorp.com if you have questions or concerns.

Sincerely,

Jenny Oakley
Sr. Project Manager

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GR with cond. overlay dist. No. 66 to GR with new/revised cond. overlay
(existing zoning) *(proposed zoning)*
2. Meeting Date & Time: April 21, 2016 from 4:00 - 6:30 pm
3. Meeting Location: Southland Christian Church, 1630 W. Republic
4. Number of invitations that were sent: 65
5. How was the mailing list generated: City provided
6. Number of neighbors in attendance (attach a sign-in sheet): 16
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.)

ATTACHED

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

I, George Papandreas (*print name*), attest that the neighborhood meeting was held on 04/21/16 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

George Papandreas

Printed name of person completing affidavit

NEIGHBORHOOD MEETING SUMMARY

1850 West Republic Street

April 21, 2016

City of Springfield - Project PLN2016-00099

Meeting Minutes

A public neighborhood meeting was held on April 21, 2016 from 4:00 p.m. until 6:30 p.m. at the Southland Christian Church located at 1630 West Republic Street for the proposed Rezoning of the property located at 1850 Republic Street. Representatives for the developer, design team, and contractor were present at the meeting to answer questions which arose from the public. Exhibits were displayed which depicted the proposed development of the property and specifically the request to modify the location of the proposed drive entrances on Republic Street.

Numerous surrounding property owners were in attendance at the meeting. The sign in sheet is attached to these minutes. Following is a summary of the questions and comments made by those in attendance.

Several neighbors commented that the proposed position of the two drive entrances on Republic Street as compared to the original locations required by the existing Conditional Overlay should be better since they would be located farther from the intersection with Kansas Expressway.

Several neighbors who own or manage business on the north side of Republic Street were concerned that a concrete median is planned in Republic Street as part of the Kansas Expressway Extension project which will restrict turning movements for properties on the north side of Republic Street. These citizens were informed that the developer has no control over future Republic Street improvements or the Kansas Expressway Extension project.

One citizen who resides downstream of the subject property commented that he currently experiences flooding on his property due to the development of properties north of Republic Street. He was under the impression that the developer of the subject property will be responsible to build a stormwater detention basin that will manage all runoff received by the drainage channel. Representatives for the design team and developer informed the citizen that the project includes a stormwater detention system that will only serve the proposed development of the subject property. The proposed stormwater detention basin is going to be constructed outside of the natural drainage channel and will not manage runoff from upstream properties. After explaining the character and approach for the design of our stormwater management system, the citizen understood and expressed a sincere desire for the success of the Project.

One neighbor asked if the existing culvert which discharges on the subject property will be modified. Representatives for the developer and design team stated the existing culvert will not be modified.

One citizen commented they would like a stop light constructed at the intersection of Kansas Street and Republic Street. They were informed to direct that request to the City.

One citizen commented that fill had been placed on the subject property. The representative for the developer stated that he was aware of the fill and a geotechnical investigation was being performed on the property.

One citizen asked if a fence will be constructed along the east property line. Representatives for the developer and design team stated a fence is not proposed.

A property owner to the east of the subject property stated he currently has issues with moles on his property and that he has to trap them to get rid of them. He is concerned that construction activities on the subject property will cause more moles to migrate to his property. There was discussion about the unlikelihood of that happening because of the remoteness of the site work from the citizen's property line.

END OF MINUTES

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-7-2016 & CONDITIONAL OVERLAY DISTRICT NO. 107

The requirements of *Section 36-421 General Retail District* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

1. The northern (Groover) Tract A shall have all the current allowable GR, General Retail District permitted uses.
2. The southern (Warner) Tract B shall have all the current allowable GR, General Retail District permitted uses except for the following:
 - a. Commercial off street parking lots and structures;
 - b. Funeral homes and Mortuaries;
 - c. Household resource recovery collection centers;
 - d. Freestanding Telecommunication Towers;
 - e. Water reservoirs, standpipes, elevated and ground level water storage tanks unless said storage tanks are part of a storm water conservation and recycling system;
3. Access to Republic Street for the southern (Warner) Tract B shall be provided by either a cross access easement from the northern (Groover) Tract A or by a direct access to the future extension of Kansas Expressway.
4. The southern (Warner) Tract B shall dedicate 50' feet of right of way for the future extension of Kansas Expressway.
5. Full access to the future extension of Kansas Expressway for the northern (Groover) Tract A must be provided with a cross access easement across the southern (Warner) Tract B to the proposed intersection and future extension of Lark and Kansas Expressway 850' feet south of the Republic Street right of way.
6. Right in and Right out access to the future extension of Kansas Expressway for the northern (Groover) Tract A is allowed at least 400' feet south of the Republic Street right of way.
7. Two access points will be allowed on Republic Road. The westernmost access is required to be right in/right out and the easternmost access will allow full access. The location of each access must be approved by the Director of Public Works.
8. Traffic Studies will be required at the time of development of the tracts and be based on the proposed uses in the development. Public improvements required will be based on said traffic studies.