

One-rdg. _____
P. Hrngs. _____
Pgs. 25
Filed: 07-19-16

Sponsored by: Fishel

First Reading: _____

Second Reading: _____

COUNCIL BILL NO. 2016-179

SPECIAL ORDINANCE NO. _____

AN ORDINANCE

1 AUTHORIZING the issuance of a "Use Permit," generally referenced as Use Permit
2 No. 423, to allow an automobile service garage within the GR,
3 General Retail District, generally located at 2420 East Sunshine
4 Street. (Staff and Planning and Zoning Commission recommend
5 approval.)
6 _____
7

8 WHEREAS, by the authority of Section 36-363 of the Land Development Code of
9 the City of Springfield, Missouri, the City Council may grant permits for certain types of
10 uses in certain zoning districts; and
11

12 WHEREAS, application has been made, and notice and hearings have been held
13 as provided in Section 36-363 prior to the granting of such Use Permit, and the Planning
14 and Zoning Commission has found the necessary conditions to exist; and
15

16 WHEREAS, the City Council finds the following conditions to exist:
17

- 18 1. The application is complete and does not contain or reveal violations of this
19 provision or other applicable regulations which the applicant has failed or refused
20 to supply or correct;
21
- 22 2. The site plan meets the standards required by this Article or other applicable
23 regulations with respect to such development or use;
24
- 25 3. The proposed site plan does not interfere with easements, roadways, rail lines,
26 utilities, and public or private rights-of-way;
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- 28 4. The proposed site plan does not destroy, damage, detrimentally modify or
29 interfere with the enjoyment and function of significant natural topographic or
30 physical features of the site;
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- 32 5. The proposed site plan is not injurious or detrimental to the use and enjoyment of
33 surrounding property;

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- 6. The circulation elements of the proposed site plan do not create hazards to safety on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interferences and inconveniences to vehicular and pedestrian travel;
- 7. The screening of the site provides adequate shielding for nearby uses which may be incompatible with the proposed use;
- 8. The proposed structures or landscaping are not lacking amenity in relation to, or are not incompatible with, nearby structures and uses;
- 9. The proposed site plan does not create drainage or erosion problems on or off the site; and

WHEREAS, the granting of such permit is deemed proper and beneficial to the welfare of the City of Springfield, Missouri.

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

Section 1 – Permission is hereby granted to use the tract of land generally located at 2420 East Sunshine Street, and more fully described in “Exhibit B,” which is attached hereto and incorporated herein as if copied verbatim, for an automobile service garage within a GR, General Retail District, on certain conditions in accordance with Section 36-363 of the Land Development Code of the City of Springfield, Missouri. This Use Permit shall be generally referenced as Conditional Use Permit No. 423.

Section 2 – Such use shall be subject to the conditions set forth in the Explanation and “Exhibit A” to this ordinance, both of which are attached hereto and incorporated herein as if set out verbatim.

Section 3 – Building permits and certificates of occupancy may be issued by the proper authorities pursuant to the permission granted by this ordinance.

Section 4 – This permit shall be in full force and effect only so long as the use of said premises and any improvements thereon conform with the use herein granted and are in accordance with the application and plans herein approved and referred to, unless special exceptions shall have been granted by the Board of Adjustment, and any violation of the requirements of this ordinance may be grounds for the revocation of this permit by the City Council after a hearing before said City Council.

Passed at meeting: _____

Mayor

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Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: *A. Michael T. Wicker*, Assistant City Attorney

Approved for Council action: *Greg Burt*, City Manager

EXPLANATION TO COUNCIL BILL NO: 2016- 179

FILED: 07-19-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To allow an automobile service garage within a GR, General Retail District generally located at 2420 East Sunshine Street. (Planning and Zoning Commission and Staff recommend approval)

BACKGROUND INFORMATION: CONDITIONAL USE PERMIT NO. 423

This is a request for a Conditional Use Permit to allow an automobile service garage within a GR, General Retail District generally located at 2420 East Sunshine Street. This use is not currently permitted by the existing PD 136 Amended. A request to rezone this property to GR, General Retail (Z-9-2016) is being concurrently processed with this conditional use permit request.

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this property as an appropriate area for medium intensity retail, office or housing. The site is an appropriate location for an automobile service garage. Approval of this request will provide for the productive use of the subject property where investments have been made in public infrastructure and services. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 (10) of the Zoning Ordinance.

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.

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this property as an appropriate area for medium intensity retail, office or housing. This land use category would accommodate a variety of commercial uses.
2. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
3. This application meets the approval standards for a Conditional Use Permit and is in conformance with the *Comprehensive Plan*, which identifies this area as appropriate for a variety of commercial uses.

CONDITIONS:

1. The regulations and standards listed on "Exhibit D - Attachment 2" shall govern and control the use and development of the land in Use Permit Number 423 in a manner consistent with the attached site plan ("Exhibit D - Attachment 5").
2. The proposed automobile service garage shall be located and constructed in substantial conformance to the attached site plan.

REMARKS:

The Planning and Zoning Commission held a public hearing on July 7, 2016, and recommended approval with modifications to the site plan, by a vote of 9 to 0, of the proposed conditional use permit on the tract of land described on the attached sheet ("Exhibit C").

The Planning and Development staff recommends the application be approved ("Exhibit D").

Submitted by:



Daniel Neal, Senior Planner

Recommended by:



Bob Hosmer, AICP Principal Planner

Approved by:



Greg Burris, City Manager

EXHIBITS:

- Exhibit A, Requirements for Conditional Use Permit 423
- Exhibit B, Legal Description
- Exhibit C, Record of Proceedings
- Exhibit D, Development Review Staff Report

ATTACHMENTS:

- Attachment 1, Department Comments
- Attachment 2, Requirements for Conditional Use Permit 423
- Attachment 3, Standards and Responses for Conditional Use Permits
- Attachment 4, Neighborhood Meeting Summary
- Attachment 5, Site Plan

Exhibit A

REQUIREMENTS FOR CONDITIONAL USE PERMIT 423

1. An automobile service garage is permitted in substantial conformance with Exhibit D - Attachment 5.
2. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

Exhibit B

LEGAL DESCRIPTION
CONDITIONAL USE PERMIT 423

Lot Three (3), Lone Pine Place Final Plat, also a replat of Lots 1-8 of the Linwood Heights Fifth Addition, a Subdivision in the City of Springfield, Greene County, Missouri, according to the recorded plat thereof, recorded in Plat Book PP, Page 3.

Exhibit C

RECORD OF PROCEEDINGS CONDITIONAL USE PERMIT 423

Conditional Use Permit 423
2420 East Sunshine Street
Applicant: D.L. Rogers Corp

Mr. Hosmer states that this is a request to allow an automotive service garage on property located at 2420 East Sunshine Street in a GR, General Retail District.

A conditional use permit is required to allow an automotive service garage in a GR, General Retail District. The Growth Management and Land Use Plan of the Comprehensive Plan designate this area as appropriate for medium-intensity retail, office and residential uses. There are 21 standards for a Conditional Use Permit in the Zoning Ordinance. An automobile service garage site plan has been reviewed by staff and is in substantial conformance with these standards. The Conditional Use Permit is valid for 18 months or until a building permit or occupancy permit is issued. The Conditional Use Permit shall adhere to the attached site plan. This application meets the approval standards for a Conditional Use Permit. GR, General Retail District does not allow outside storage. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Derek Lee, Lee Engineering, 1200 E. Woodhurst Drive stated that this is the site plan for Z-9-2016.

Mr. Edwards asked about the storage of the tires regarding the possibility of the Zika (mosquito) problem.

Mr. Hosmer stated that there are regulations on storing tires, they have to be store inside to prevent them from getting wet and have them removed them from the premises.

Ms. Cox asked about the site plan showing an area that looks like it may be outside of the building.

Mr. Lee noted that it shows an existing building (Sonic Drive-In) on the site plan that will not be part of the new building. The plans are for the waste tire enclosure to be inside the building.

Mr. Hosmer requests a new site plan to only show the planned site and not the existing conditions before it goes to City Council.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Ms. Cox motions that we approve Conditional Use Permit 423 (2420 East Sunshine Street) with modifications to remove the existing conditions and only show the planned site. Mr. Edwards seconded the

motion. The motion carried as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, Edwards, and Rose. Nays: None. Abstain: None. Absent: None.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', enclosed in a thin black rectangular border.

Bob Hosmer, AICP
Principal Planner

DEVELOPMENT REVIEW STAFF REPORT
CONDITIONAL USE PERMIT 423

PURPOSE: To allow an automobile service garage within a GR, General Retail District generally located at 2420 East Sunshine Street

REPORT DATE: June 9, 2016

LOCATION: 2420 E. Sunshine St.

APPLICANT: D.L. Rogers Corporation

TRACT SIZE: Approximately 0.62 acres

EXISTING USE: Restaurant

PROPOSED USE: Automotive service garage

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this property as an appropriate area for medium intensity retail, office or housing. This land use category would accommodate a variety of commercial uses.
2. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
3. This application meets the approval standards for a Conditional Use Permit and is in conformance with the *Comprehensive Plan*, which identifies this area as appropriate for a variety of commercial uses.
4. 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 corridor.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. The regulations and standards listed on Attachment 3 shall govern and control the use and development of the land in Use Permit Number 423 in a manner consistent with the attached site plan (Attachment 5).

2. The proposed automobile service garage shall be located and constructed in substantial conformance to the attached site plan.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	HM	Manufacturing and industrial uses
East	PD 136	Automotive parts store uses
South	PD 136	Office uses
West	PD 136	Convenience store and fueling station

ZONING ORDINANCE REQUIREMENTS:

1. The conditional use permit procedure is designed to provide the Planning and Zoning Commission and the City Council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. In granting a conditional use, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to comply with the standards set out in the Zoning Ordinance to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood. The general standards for conditional use permits are listed in Attachment 3.
2. No conditional use permit shall be valid for a period longer than 18 months from the date City Council grants the conditional use permit, unless within this 18 months:
 - a. A building permit is obtained and the erection or alteration of a structure is started; or
 - b. An occupancy permit is obtained and the conditional use is begun.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area along the Sunshine Street corridor as appropriate for medium-intensity retail, office and residential uses. General Retail is one of the zoning districts recommended in these areas. The General Retail District is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. The need for community-wide

accessibility dictates that this district be located along or at the intersection of two or more arterial or higher classification streets.

STAFF COMMENTS:

1. This is a request for a Conditional Use Permit to allow an automobile service garage within a GR, General Retail District generally located at 2420 E. Sunshine Street. This use is not currently permitted by the existing PD 136 Amended. A request to rezone this property to GR, General Retail (Z-9-2016) is being concurrently processed with this conditional use permit request.
2. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this property as an appropriate area for medium intensity retail, office or housing. The site is an appropriate location for an automobile service garage. Approval of this request will provide for the productive use of the subject property where investments have been made in public infrastructure and services. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 (10) of the Zoning Ordinance.
3. Development of this site will comply with all of the requirements of the GR, General Retail District. All requirements for parking, open space, bufferyards and height will be met with the development of this property.
4. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 (10) of the Zoning Ordinance. Any development of this property must also follow the GR, General Retail District requirements.
5. The proposed Conditional Use Permit 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 May 12, 2016. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant or their representative on June 10, 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. Nine (9) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL PUBLIC HEARING:

July 25, 2016

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
CONDITIONAL USE PERMIT 423

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the Conditional Use Permit.

CLEAN WATER SERVICES COMMENTS:

No impact on public sewer.

CITY UTILITIES:

No objections to use permit.

FIRE DEPARTMENT:

No comments.

MODOT COMMENTS:

Any work, material, equipment on state r/w requires a MoDOT permit.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Sunshine Street as a Primary Arterial and Madrid Street as a local commercial roadway. Sunshine is a State maintained street. The standard right of way for Madrid Street is 30 feet from the centerline. The most recent traffic count on Sunshine Street is 33,021 vehicles per day. There is no recent traffic count on Madrid Street. There is one existing driveway access points along the property frontage on Sunshine Street and one on Madrid Street. There is a sidewalk along Sunshine Street but no sidewalk along Madrid Street. The existing infrastructure meets current city standards. On-street parking is not allowed along the adjacent streets. There is not a greenway trail in the area. There is one bus stop along Sunshine Street and no bus stops along Madrid Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are not any proposed improvements along Sunshine Street or Madrid Street. Staff recommends approval of this rezoning request.

Public Works Traffic Division	Response
Street classification	Sunshine - Primary Arterial; Madrid - Local Commercial
On-street parking along streets	No
Trip generation - existing use	720 trips per day
Trip generation - proposed use	20 trips per day per service bay

Existing street right of way widths	50 feet from centerline for Sunshine (city standards - this is a MoDOT route) 30 feet from centerline for Madrid
Standard right of way widths	50 feet from centerline for Sunshine (city standards - this is a MoDOT route) 30 feet from centerline for Madrid
Traffic study submitted	Not required
Proposed street improvements	None

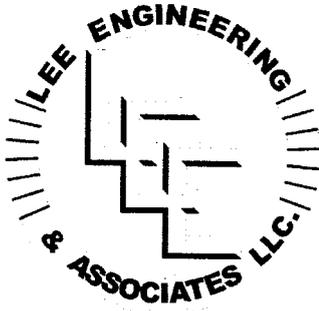
PUBLIC WORKS STORMWATER COMMENTS:

The property is located in the Galloway Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of 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 less than one (1) acre there will not be a land disturbance permit required. There is an existing detention basin and underground storm sewer serving this development. There are no sinkholes on the proposed property.

Public Works Stormwater Division	Response
Drainage Basin	Galloway Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 423

1. An automobile service garage is permitted in substantial conformance with Attachment 5.
2. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

2101 W. CHESTERFIELD BLVD., SUITE C202, SPRINGFIELD, MO 65807
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

April 28, 2016

Re: Conditional Use Permit – Tire Service Center
2420 E Sunshine St.

The existing site is a closed Sonic facility. The owner would like to construct a Plaza Tire Service facility. Plaza Tire Service is an automotive tire and vehicle repair facility.

With respect to all proposed conditional uses, to the extent applicable:

1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;

The proposed tire service center is consistent with the Comprehensive Plan. The lot has been zoned Planning Development (PD) which allows GR uses. We are proposing GR zoning with this conditional overlay to allow automotive tire and vehicle repair. This conditional use permit will allow for the tire service center to be developed on the lot.

2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

The site is located at 2420 E. Sunshine. Sunshine St. has a five lane section with a center turn lane. The traffic volume for an automobile repair shop will be less than for a fast food restaurant. There are existing sidewalks on the South side of Sunshine St. which will assist in pedestrian safety.

3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;

The tire service center will be built per the latest fire code required by the City of Springfield to adequately provide for safety.

4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;

The existing site is fully developed with similar flows to the proposed site. The proposed tire service center will be designed to the latest standards to prevent flood damage to the adjacent property owners.

5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;

The site is in the middle of other retail developments. The noise from an automotive repair shop should not be significantly higher than the existing fast food restaurant.

6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;

The tire service center lights will be typical for a commercial development and similar to the existing lighting. The site lighting will follow City of Springfield lighting standards. The site is not adjacent to any residential districts.

7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site;

The proposed tire service center signage will be in accordance with the zoning ordinance.

8. Such signs will not have an adverse effect on any adjacent properties;

The signage will be along the Sunshine St. right of way. The adjoining property is zoned Planning Development (PD) with GR uses and should not be affected by signage.

9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;

The surrounding pavement widths are typical of a primary arterial and adequate for GR uses.

10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare;

The proposed tire service center will not have adverse effect on the businesses surrounding its location.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:

a. The location, nature and height of buildings, structures, walls and fences on the site; and

The proposed facilities will be similar in location, nature, and height of building to the adjoining Kum & Go and Autozone. We are not proposing fences or walls.

b. The nature and extent of landscaping and screening on the site;

The proposed facilities will have similar landscaping and screening to the adjoining properties. The nature and extent of landscaping and screening will be consistent with the requirements of the zoning ordinance.

12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;

The existing site is a Sonic fast food facility. The proposed tire service center will not adversely affect natural topographic or physical features of the site.

13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;

The existing site is a vacant fast food facility that is not of any significant natural, scenic, or historical importance.

14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;

The proposed tire service center complies with all the other standards.

15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;

The proposed tire service center will allow a facility to be constructed on site that benefit motorists using Sunshine St and is easily accessible off of Highway 65. The adjoining Kum & Go and the adjoining Autozone will benefit from the service center customers. If the Conditional Use Permit is not granted, the development would not occur.

16. Off-street parking and loading areas will be provided in accordance with the standards set out in 5-1500, 5-1600 and 6-1300 of this article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;

The proposed tire service center will follow the standards set out in 5-1500, 5-1600 and 6-1300. There are no adjoining residential uses.

17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys;

The site will be designed to meet the City of Springfield's site design guidelines. The existing roads are adequate to minimize traffic congestion.

18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel;

The proposed tire service center will not affect vehicular circulation elements.

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;

The proposed tire service center will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.

20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.

The existing structures will be removed and the new structure will meet the fire, health, building, plumbing and electrical requirements of the City of Springfield.

21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

The proposed tire service center will be adequately served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

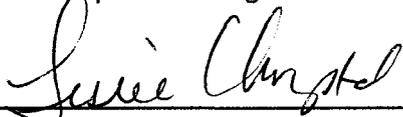
- 1. Request change to zoning from: PD 136 to GR
(existing zoning) *(proposed zoning)*
- 2. Meeting Date & Time: May 12, 2016 4 to 6:30pm
- 3. Meeting Location: Panera Bread, 2924 East Sunshine
- 4. Number of invitations that were sent: 47
- 5. How was the mailing list generated: City of Springfield
- 6. Number of neighbors in attendance (attach a sign-in sheet): 3
- 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.)

Dan Malachowski telephoned our office with concerns about noise issues. Attached is a letter from Plaza Tire that was given to Mr. Malachowski at the neighborhood meeting in regards to that concern.

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

No written comments.

I, Leslie Chrystal (*print name*), attest that the neighborhood meeting was held on 5/12/16 (*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

Leslie Chrystal

Printed name of person completing affidavit



2075 Corporate Circle
P.O. Box 2048
Cape Girardeau, MO 63702-2048
PHONE: 573-334-5036
US: 1-800-334-5036
FAX: 573-334-0322
www.plazatireservice.com

May 12, 2016

Mr. Derek Lee
Lee Engineering
1200 E Woodhurst Dr Bldg D 200
Springfield MO 65804

RE: New Plaza Tire Service, 2420 East Sunshine, Springfield, Missouri

Dear Derek,

Please allow this letter to address concerns about possible noise issues coming from our store operations.

- 1) All work will be inside the building
- 2) The bays will be facing west toward Kum & Go.
- 3) We will use rotary driven compressor not a piston type compressor. This compressor makes noise similar to a residential refrigerator.

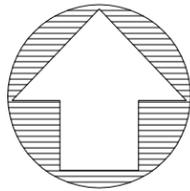
The noise from our operations is typical of retail developments such as Kum & Go or Sonic. We have never had a complaint or violation regarding noise from any of our other 58 stores. Some stores operate within 100' from residential areas. This is our first store in Springfield and we want to be a part of the Springfield community. We will fully comply with the City's noise ordinance (Division 2 Sec. 78-111-114). It is our goal to be a good neighbor and corporate citizen to the City of Springfield.

Sincerely,

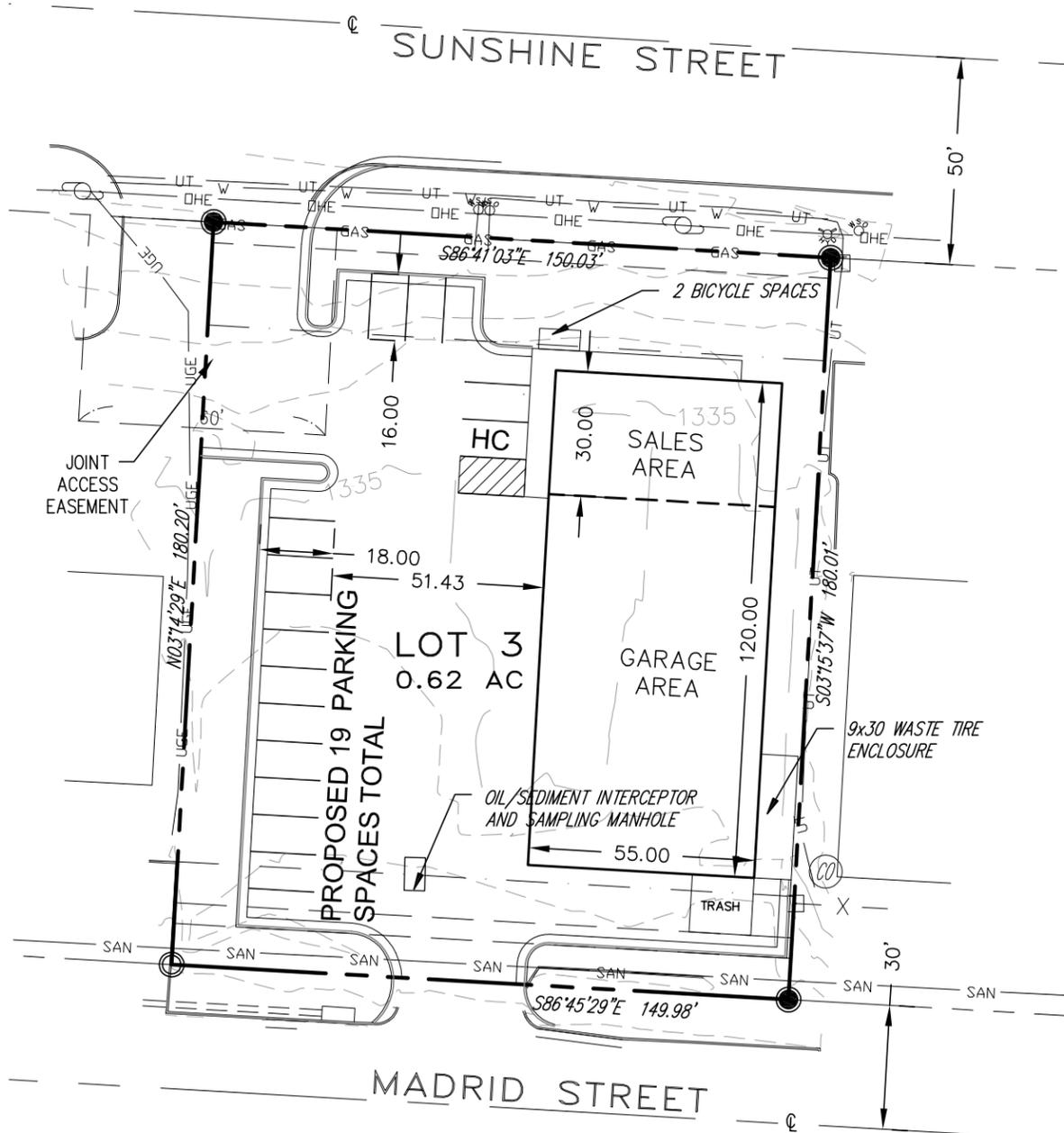
Plaza Tire Service, Inc.

Scott M. Rhodes
Vice President
Co-Owner





SCALE 1" = 40'



ZONING INFORMATION:
 CURRENT ZONING - PD 136 AMENDMENT 1
 PROPOSED ZONING - GR
 PROPOSED CUP - AUTOMOBILE SERVICE GARAGE
 MINIMUM OPEN SPACE REQUIRED: 20%
 OPEN SPACE PROVIDED: 20%

PARKING SCHEDULE:
 PARKING REQUIRED - 2 FOR EACH SERVICE GARAGE PLUS EMPLOYEES: THE PROPOSED GARAGE HAS UP TO 7 BAYS AND 5 EMPLOYEES.

7 BAYS * 2 SPACES = 14 SPACES
 5 EMPLOYEES * 1 SPACE = 5 SPACES
 TOTAL REQUIRED = 19 SPACES

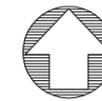
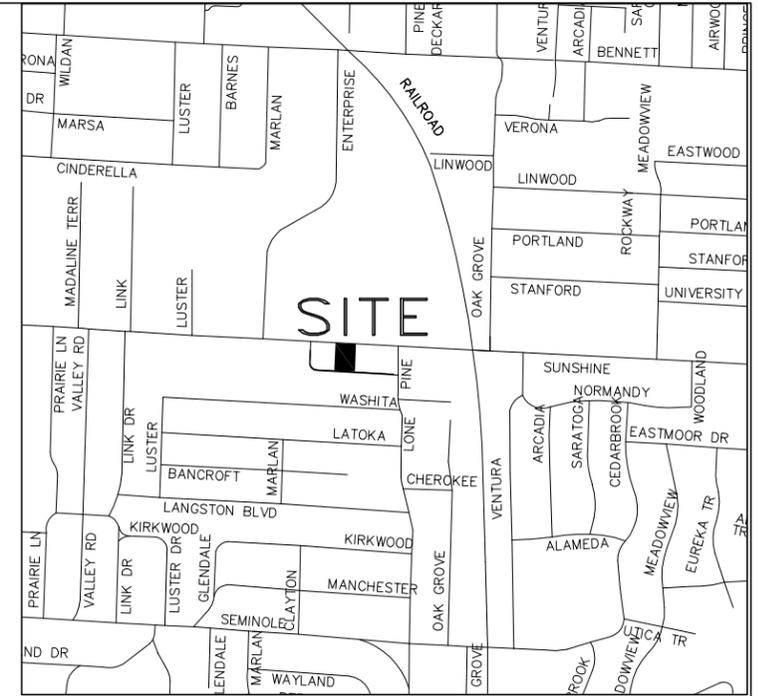
PARKING PROVIDED: 19 SPACES

BICYCLE PARKING SCHEDULE:
 BICYCLE SPACES REQUIRED = 2 SPACES

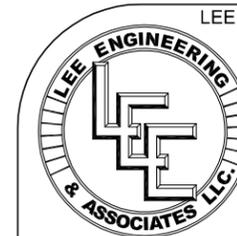
TOTAL BICYCLE SPACES PROVIDED = 2 SPACES

FLOOD NOTE:
 This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRM Community Panel 29077C 0361 E, effective December 17, 2010.

DESCRIPTION -
 LOT 3, LONE PINE PLACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.



VICINITY MAP
NOT TO SCALE



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 "Engineering with integrity"
 Missouri State Certificate of Authority
 Engineering #2005015504
 Land Surveying #2009028050

CONDITIONAL USE PERMIT SKETCH PLAN
FOR PLAZA TIRE, INC.

2420 E Sunshine
Springfield, Greene County, Missouri

DWG: CUP Sketch.dwg	PROJECT NO.: 1619	SURVEY BY	DESIGN	SCALES	SHEET 1
DATE: 06/02/2016		FIELD BK	DRAWN DRB	HOR. 1"=40'	OF 1 SHEETS
		LEVEL BK	CHECKED LEE	VERT. n/a	FILE NO.