

One-rdg. _____
P. Hrngs. X
Pgs. 24
Filed: 10-25-16

Sponsored by: Fishel

First Reading: _____

Second Reading: _____

COUNCIL BILL NO. 2016- 241

GENERAL ORDINANCE NO. _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Zoning Maps,'
2 by rezoning approximately 0.68 acres of property, generally located at
3 519, 525 and 529 East Cherry Street from Planned Development No. 232,
4 to a CC, Center City District; establishing Conditional Overlay District No.
5 113; and adopting an updated Official Zoning Map. (Staff and Planning
6 and Zoning Commission recommend approval).
7
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 described in "Exhibit C" of this Ordinance, generally located at 519, 525 and 529 East
11 Cherry Street, from Planned Development No. 232, to a CC, Center City District with
12 Conditional Overlay District No. 113; and
13

14 WHEREAS, Conditional Overlay District No. 113 will modify the requirements of
15 section 36-424, Center City District, by requiring that the property described on "Exhibit
16 C" comply with the requirements contained on "Exhibit A," which is attached hereto and
17 incorporated as if set out herein; and
18

19 WHEREAS, following proper notice, a public hearing was held before the
20 Planning and Zoning Commission, a copy of the Record of Proceedings from said public
21 hearing being attached hereto as "Exhibit B;" and said Commission made its
22 recommendation; and
23

24 WHEREAS, proper notice was given of a public hearing before the City Council,
25 and that said hearing was held in accordance with the law.
26

27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD, MISSOURI, as follows, that:
29

30 Section 1 – That the property described in "Exhibit C" of this Ordinance be, and
31 the same hereby is, rezoned from Planned Development No. 232, or such zoning
32 district as is designated on the Official Zoning Map adopted by the City Council, to CC,
33 Center City District with Conditional Overlay District No. 113; that the requirements of

34 Conditional Overlay District No. 113 are hereby incorporated by reference as if set out
35 verbatim herein, and shall apply to the subject property, and the Springfield Land
36 Development Code, Section 36-306 thereof, Zoning Maps, is hereby amended,
37 changed and modified accordingly.

38
39 Section 2 – 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 Maps
43 and Rules of Interpretation.

44
45 Section 3 – 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 4 – This Ordinance shall be in full force and effect from and after
49 passage.

50
51 Passed at meeting: _____

52
53 _____
54 Mayor

55
56 Attest: _____, City Clerk

57
58 Filed as Ordinance: _____

59
60 Approved as to form: Richard T. Weder, Assistant City Attorney

61
62 Approved for Council action: Greg Burt, City Manager

EXPLANATION TO COUNCIL BILL NO: 2016- 241

FILED: 10-25-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 0.68 acre of property generally located at 519, 525 and 529 East Cherry Street from Planned Development No. 232 to a CC, Center City District and establishing Conditional Overlay District No. 113 (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-16-2016/CONDITIONAL OVERLAY DISTRICT NO. 113

The applicant is proposing to rezone the subject property from a Planned Development No. 232 to a CC, Center City District and establish Conditional Overlay District No. 113. The intent of this application is to facilitate the redevelopment of the site for multi-family housing.

The subject property is within the Center City Activity Center as shown in the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*. Activity Centers are identified as areas of significant business and high-density housing. It is intended that additional development be concentrated in and around these activity centers to optimize transportation investments, citizen convenience, investor confidence and a compact growth pattern. Properties within Activity Centers are to be intensively and efficiently used. The subject property satisfies these criteria.

The accompanying Conditional Overlay District will require the standard off-street parking for multi-family residential uses since the proposed Center City zoning does not require off-street parking. The applicant is also requesting that the total required parking be reduced by 20% of the total number of parking spaces required by providing bicycle parking spaces at a rate of two (2) bicycle spaces for each otherwise required off-street automobile space. The current off-street parking requirements allow a reduction of up to 10% of automobile parking if bicycle parking is provided; because of its proximity to the university and downtown, staff is supportive of a greater reduction of automobile parking with more bicycle parking similar to the UN, University Combining District and previous zoning cases in this area.

This 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 corridor.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on October 13, 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 "Exhibit B").

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Comprehensive Plan* recommends more density and intensity in the greater downtown area similar to the land uses within the Center City District.
2. The requested CC, Center City zoning is consistent with the existing CC zoning to the north of the subject property.
3. The accompanying Conditional Overlay District will provide off-street parking requirements for residential uses.

REMARKS:

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, Conditional Overlay District 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
- Attachment 3, Conditional Overlay District Provisions

Exhibit A

CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-16-2016 & CONDITIONAL OVERLAY DISTRICT NO. 113

The requirements of *Section 36-424. Center City District* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

1. The subject property will have to meet the off-street parking requirements for residential uses, however the number of parking spaces can be reduced by 20% by providing bicycle parking spaces at a rate of two (2) bicycle spaces for each required off-street automobile parking space.

Exhibit B

LEGAL DESCRIPTION
ZONING CASE Z-16-2016 CONDITIONAL OVERLAY DISTRICT NO. 113

ALL OF LOT SIXTEEN (16) IN JOHN LAIR'S ADDITION TO THE CITY OF
SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND

ALL OF THE WEST 3.0 FEET OF THE SOUTH 54.0 FEET OF THE NORTH 98.0
FEET OF LOT TWENTY (20) AND ALL OF LOT EIGHTEEN (18) IN JOHN LAIR'S
ADDITION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Exhibit C

**RECORD OF PROCEEDINGS
Planning and Zoning Commission October 13, 2016**

Z-16-2016 w/COD #113
519, 525, & 529 East Cherry Street
Applicant: Jason Murray

Mr. Hosmer states that this is a request to rezone approximately 0.68 acre of property generally located at 519, 525 and 529 East Cherry Street from Planned Development No. 232 to a CC, Center City District and establishing Conditional Overlay District No. 113

The Growth Management and Land Use Plan element of the Comprehensive Plan also designates this area within the Greater Downtown land use district. This district, which pertains to the downtown and University Plaza portions of Center City, promotes high-intensity office, retail and housing, preferably in mixed-use buildings with a strong pedestrian orientation. The Major Thoroughfare Plan classifies Cherry Street as a Secondary Arterial roadway. A traffic study was not required. The applicant is also requesting that the total required parking can be reduced by 20% of the total number of parking spaces required by providing bicycle parking spaces at a rate of two (2) bicycle spaces for each required off-street automobile space. Staff is supportive of a greater reduction of automobile parking with more bicycle parking similar to the UN, University Combining District and previous zoning cases in this area. The accompanying Conditional Overlay District will provide off-street parking requirements for residential uses. Staff recommends approval

Mr. Ray opened the public hearing.

Mr. Jason Murray, PO Box 2965 representing the project. There are 2 lots that make up the project and would start with saving the 3 story brick on the east side and make them into new apartments and the remaining buildings on the other lot will be demolished at a later date. We will be putting parking on each side as well as an underground parking garage.

Mr. Essam Elkady, owner of 511 E. Cherry has concern over his 18 parking spots and uses the common driveway between 511 and 519 East Cherry and it has been used over 50 years and states that there is an easement by prescription. His concern is with the applicant possibly putting up a fence resulting in losing 9 parking spots and his tenants having to park along Cherry Street which is narrow. He states that he can prove the easement but would have to go through litigation so he would like the Commission to prevent Mr. Murray from putting in a fence.

Mr. Ray asked if staff was aware of this issue.

Mr. Hosmer states that they are aware of it and have had discussions with the adjacent property owner. The Planning and Zoning office have not found anything as far as an easement.

Mr. Elkady stated that it an easement by prescription and would be easy to prove in court.

Mr. Hosmer noted that we are only looking at the rezoning of the property, the details as far as the development will have to be worked out.

Mr. Elkady asked if there is anyway that a fence would not be built and eliminating his parking spaces.

Mr. Hosmer noted that there is no documentation prohibiting a fence.

Mr. Elkady noted that parking along Cherry Street would be disastrous and would not have enough parking as well as being very small and congested and Center City is not limited by any parking.

Mr. Rose asked Mr. Elkady if he has spoken with the developer about his concerns.

Mr. Elkady stated that he has spoken with Mr. Murray and that Mr. Murray does not want to talk about it because he does not know yet. He said he would have to go to court but would like a condition that prohibits a fence.

Mr. Coltrin asked about the driveway and parking on Mr. Murray's land.

Mr. Elkady stated that if Mr. Murray puts in a fence he will not use the parking because the tenants have to back through the land the he has been using for 50 years. He states that it is Mr. Murray's land, but by easement by prescription he has a right to use it.

Mr. Tom Rykowski stated that an easement by prescription is an operation of law by which overtime you acquire certain legal rights over another person's property based upon continued and uncontested use. However we cannot today state that Mr. Elkady does or does not have an easement by prescription and that is something that would have to be agreed to by the owner of the proposed development or go to court and get an order to do that. Even if there was an easement over the land it would not impact the zoning, but would impact his legal rights of development.

Mr. Elkady asked if the zoning could be put on hold until there was an agreement over the fence.

Mr. Rykowski noted that it would be the applicant's decision.

Mr. Rose asked if rezoning to Center City does not guarantee that a fence will not be built.

Mr. Hosmer stated that there could be a condition made on the zoning.

Mr. Ray stated that the rezoning does not have any impact, however you are correct that we could request a provision to not include a fence, however it up to the applicant and the other issue would be the request to reduce the required parking and how does that play into the situation.

Mr. Hosmer stated that Center City does not have any parking requirements, but typically when we have zoned to Center City District we require the applicant provide parking on-site.

Mr. Ray asked Mr. Murray to explain what the conversations have been about the development of the site.

Mr. Murray stated that Mr. Elkady was at the neighborhood meeting and expressed his concerns about the fence and he was told that there are no plans at this time to build a fence and has spoken with his

architect about the parking. Mr. Murray noted that Mr. Elkady also has access to a drive along the west side of his property noting that there are two ways in from Cherry Street.

Mr. Coltrin asked Mr. Murray how long the Family Violence Center has had the property.

Mr. Murray believes they have been there from the late 1990's.

Mr. Jerald Benson owner of 516 & 520 East Elm has concerns regarding the unlit area next to his property where people are parking and possible criminal activity and is worried if there will be any unlit parking on the new proposed property.

Mr. Ray closed the public hearing.

Mr. Ray noted that this is a difficult situation for the property owners, however at this time there is too much unknown about the possible development and doesn't believe there is any malicious attempt to cut off access. At this point it is not job of this commission to add a requirement for an exclusion of a fence for this rezoning purpose. Other matters regarding access to property and parking spaces will need to be addressed amongst the property owners.

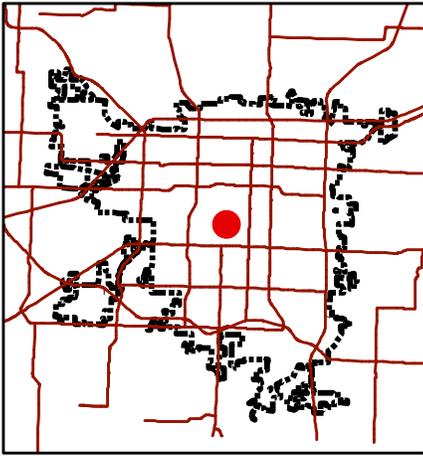
COMMISSION ACTION:

Mr. Doennig motioned that we accept Z-16-2016 w/COD #113 (519, 525, & 529 East Cherry Street). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Rose, Ogilvy, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Edwards, Shuler, and Cox.

Bob Hosmer, AICP
Principal Planner

Development Review Staff Report

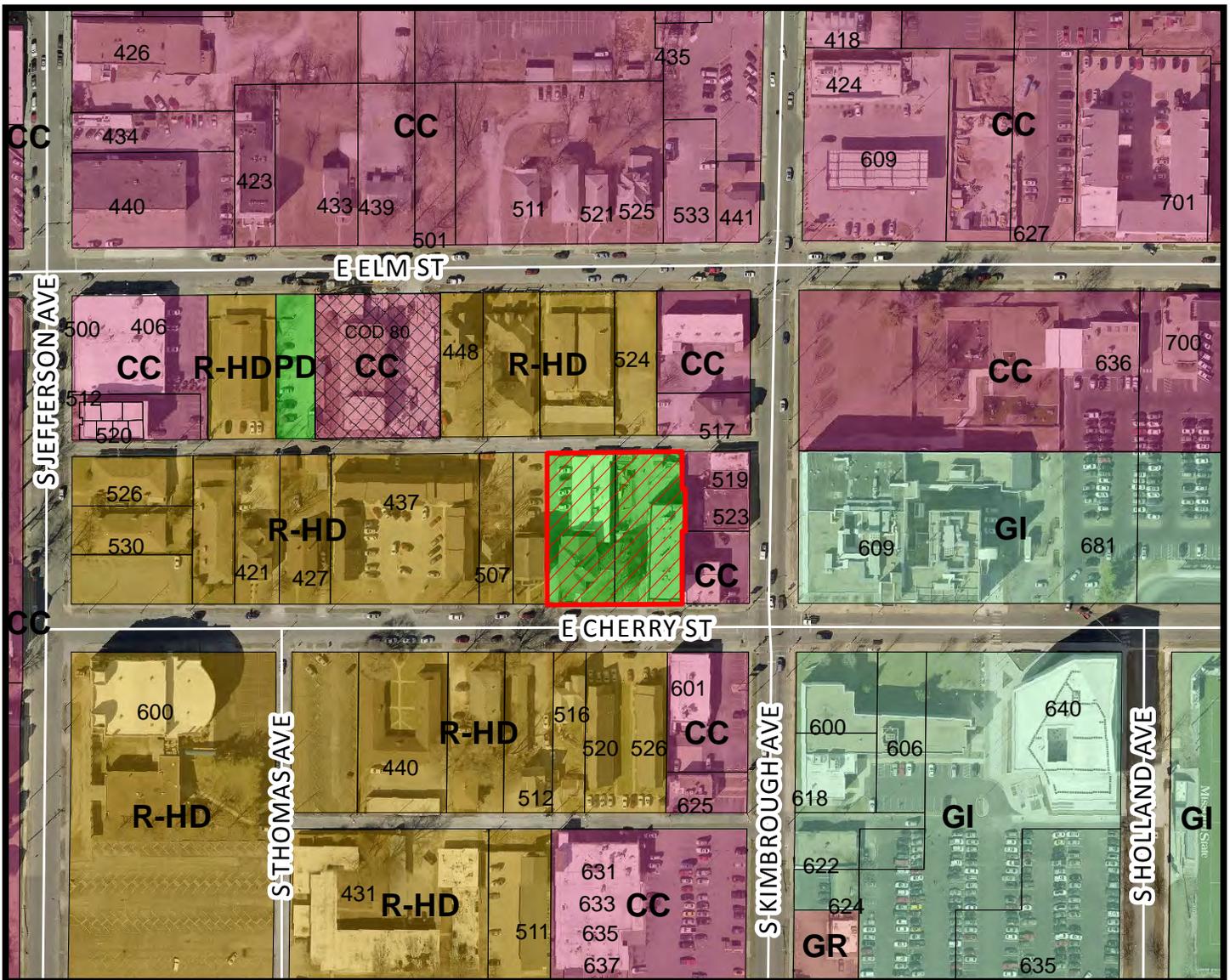
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



Z-16-2016 and Conditional Overlay District No. 113

LOCATION: 519, 525 & 529 E. Cherry St.
CURRENT ZONING: Planned Development 232
PROPOSED ZONING: CC, Center City District w/ COD #113

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-16-2016 CONDITIONAL OVERLAY DISTRICT NO. 113

PURPOSE: To rezone approximately 0.68 acre of property generally located at 519, 525 and 529 East Cherry Street from Planned Development No. 232 to a CC, Center City District and establishing Conditional Overlay District No. 113

DATE: September 28, 2016

LOCATION: 519, 525 & 529 E. Cherry Street

APPLICANT: Family Violence Center, Inc. c/o Jason Murray

TRACT SIZE: Approximately 0.68 acre

EXISTING USE: Family Violence Center offices and housing

PROPOSED USE: Multi-family residential uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Comprehensive Plan* recommends more density and intensity in the greater downtown area similar to the land uses within the Center City District.
2. The requested CC, Center City zoning is consistent with the existing CC zoning to the north of the subject property.
3. The accompanying Conditional Overlay District will provide off-street parking requirements for residential 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.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD	Multi-family residential uses
East	CC	Commercial/retail sales uses
South	R-HD	Multi-family residential uses
West	R-HD	Multi-family residential uses

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* also designates this area within the Greater Downtown land use district. This district, which pertains to the downtown and University Plaza portions of Center City, promotes high-intensity office, retail and housing, preferably in mixed-use buildings with a strong pedestrian orientation. It suggests that the most appropriate zoning district for this location would be the Center City District.

STAFF COMMENTS:

1. The applicant is proposing to rezone the subject property from a Planned Development No. 232 to a CC, Center City District and establishing Conditional Overlay District No. 113. The intent of this application is to facilitate the redevelopment of the site for multi-family housing.
2. The subject property is within the Center City Activity Center as shown in the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*. Activity Centers are identified as areas of significant business and high-density housing. It is intended that additional development be concentrated in and around these activity centers to optimize transportation investments, citizen convenience, investor confidence and a compact growth pattern. Properties within Activity Centers are to be intensively and efficiently used. The subject property would fit within these criteria.
3. This proposal did not require a Multi-Family Location and Design Guidelines assessment per CC, Center City District regulations.
4. The subject property is within walking and bicycling distance of the MSU campus, the downtown area and bus stops. In addition there is a good sidewalk system and marked bike routes in the area.
5. The CC, Center City District does not require off-street parking. The applicant is requesting a conditional overlay district that will require the standard off-street

parking for multi-family residential uses. The applicant is also requesting that the total required parking can be reduced by 20% of the total number of parking spaces required by providing bicycle parking spaces at a rate of two (2) bicycle spaces for each required off-street automobile space. The current off-street parking requirements allow a reduction of up to 10% of automobile parking if bicycle parking is provided; because of its proximity to the university and downtown, staff is supportive of a greater reduction of automobile parking with more bicycle parking similar to the UN, University Combining District and previous zoning cases in this area.

6. A traffic study was not warranted by Public Works Traffic Division since the rezoning from Planned Development No. 232 to the Center City District will not generate a significant amount of additional traffic.
7. A bufferyard is not required when the CC District is adjacent to the R-HD District.
8. 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 September 12, 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. Seventeen (17) 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:

October 31, 2016

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-16-2016 & CONDITIONAL OVERLAY DISTRICT NO. 113

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with proposed rezoning to CC with a COD.

CITY UTILITIES:

City Utilities has no objection to the proposed rezoning. Adequate utilities are available. Note that although CC zoning has no building setbacks, adequate room for utility service should be taken into consideration.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is currently available. Any further review to determine sewer capacity will require a site plan, proposed use and flow rates.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Cherry Street as a Secondary Arterial roadway. The standard right of way width for Cherry Street is 35 feet from the centerline. However, downtown streets are not required to dedicate additional right of way per city ordinance. This is a City maintained street. The most recent traffic count on Cherry Street is 2,168 vehicles per day. There are two existing driveway access points along the property frontage on Cherry Street. There is sidewalk along Cherry Street. The existing infrastructure meets current city standards. On-street parking is allowed along the adjacent streets. There is no greenway trail in the area. There is one bus stop along Cherry Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There is currently an intersection project under construction at Cherry and Kimbrough. No other improvements are planned for Cherry Street.

Public Works Traffic Division	Response
Street classification	Secondary Arterial
On-street parking along streets	Yes
Trip generation - existing use	120 daily trips
Trip generation change - proposed use	180 daily trips
Existing street right of way widths	30 feet from the centerline
Standard right of way widths	35 feet from the centerline
Traffic study submitted	Not required
Proposed street improvements	Not required

STORMWATER COMMENTS:

The property is located in the Fassnight Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. The runoff from this area runs south into areas along Harrison that have had prior stormwater complaints. 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 and may not be required as the site already is mostly impervious. There are no sinkholes on the proposed property.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. 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
Drainage Basin	Fassnight Creek
Is property located in Floodplain	No
Is property located on a sinkhole	No

Additional Comments:

1. Current runoff drains away from Cherry towards Elm St. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction i.e. do not push water onto adjacent properties.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PLANNED DEVELOPMENT 232 to CENTER CITY
2. Meeting Date & Time: September 12, 2016 4-6:30pm
(existing zoning) (proposed zoning)
3. Meeting Location: 211 S. market Ave - suite 104, Springfield, Mo
4. Number of invitations that were sent: 87
5. How was the mailing list generated: CITY GENERATED
6. Number of neighbors in attendance (attach a sign-in sheet): 3 + 1 phone call
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.)

See Attached

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

See Attached.

I, JASON MURRAY (print name), attest that the neighborhood meeting was held on 9-12-2016 (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

JASON MURRAY
Printed name of person completing affidavit

Neighborhood Meeting Notes

Rezoning: 519 & 525 E. Cherry St.
Springfield, MO 65806

Meeting Date: September 12, 2016

Attendees: 3 + 1 call in.

Mr. Essam Elkady
511 E. Cherry.

Comment:

Mr. Elkady was very happy that the existing user of the property will be moving and glad to see the property cleaned up and improved. His only concern was if we were to build a fence along the west property line some day. He is afraid that it would block access to part of his parking lot.

Response:

I told Mr. Elkady that I'm sure we could get along as good neighbors. And that I don't have any immediate plans to install a fence. I don't believe the fence issue is related to zoning. A fence could be added under the current zoning.

Mr. Dan Gray
C Arch Bay Co.
440 E. Cherry & 507 Kimbrough

Comment:

"Always concerned that any project has enough parking". Besides the parking comment he was generally positive about the property being renovated.

Response:

Phase 1 of my project is to renovate the existing brick building that sits on the east side of the property. This project isn't that big and will have lots of extra parking.
Phase 2 would be a new building with drives on each side and angled parking on each side. In addition to the parking lots, I plan to build a parking garage in the basement of the new building with an additional +-30 parking spots under the new building. With this parking garage my project will have an abundance of parking.

Mr. & Mrs. Jerald Benson
516 & 520 E. Elm

Comment:

"Would like to see lighting around the parking area to prevent drug deals. Trash dumpster needs to be secured from trash pickers." Mr. & Mrs. Benson were very nice and happy to see the property improved.

Response:

We plan to add lighting to the parking lot and a lock for the dumpster is easy.

Mr. Larry Edgar
441 S. Kimbrough

Comment:

Larry did not attend the meeting but called me on 9-13-2016. He was very happy to hear that the property was going to get improved and said, "Go for it!"

Response:

I always like to hear positive comments from the surrounding property owners.

NEIGHBORHOOD MEETING SIGN IN SHEET

DATE: SEPTEMBER 12, 2016

REZONING 519, 525, & 529 E. CHERRY ST.
REZONING FROM PD232 TO CENTER CITY

MEETING LOCATION:

211 S. MARKET AVE. - SUITE 104
SPRINGFIELD, MO 65806

Name	Address	Telephone	Concern
ESSA M ELKADY	511 E cherry	4173160746	The Drive way shared between us
Dan Gray	507 Kimbrough 440 E Cherry	417-869-3112	C. ARCH BAY CO
JEDAL BENSON	576/520 E ELM	417 886-1177	
Larry Edgar	441 S. Kimbrough	417-829-6673	HAPPY - "Go For it"
	↳ called me 9-13-2016		

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits, an application for a change in land use or zoning the property will be posted, there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	9/12/16	Telephone No.	4173160746
YOUR NAME:	ESSAM FLKADY, Investments LLC		
YOUR ADDRESS:	511 East chery street		
PROJECT ADDRESS:			

COMMENTS:

The shared drive way between 511 E chery and the proposed zoning change I want to make sure it is not blocked since this will be fire hazard to my property and also putting fence will kill my parking and I have 9 units and 12 parking spots

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits, an application for a change in land use or zoning the property will be posted, there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	9-12-14	Telephone No.	417-869-5112
YOUR NAME:	Dan Gray for C. Arch & Co		
YOUR ADDRESS:	440 E Cherry - 507 S Kimbrough		
PROJECT ADDRESS:	519-525-529 Cherry		
COMMENTS:	Always concerned that any project has enough parking.		

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits, an application for a change in land use or zoning the property will be posted, there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	9/12/2010	Telephone No.	417 886-1177
YOUR NAME:	JERALD DENSON		
YOUR ADDRESS:	576 / 520 E ELM		
PROJECT ADDRESS:			
COMMENTS:	WOULD LIKE TO SEE LIGHTING AROUND PARKING AREA TO PREVENT DRUG DEALS. TRASH DUMPSTER NEEDS TO BE SECURE FOR TRASH PICKUPS.		

Called 9-13-16

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits, an application for a change in land use or zoning the property will be posted, there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	9-13-16	Telephone No.	417-829-6673
YOUR NAME:	Lenny Edger		
YOUR ADDRESS:	4411 S. Kimbrough Ave		
PROJECT ADDRESS:	519 + 525 Exchange		
COMMENTS:	Lenny called & was very excited. He says it is great & to "GO for it!!"		

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-16-2016 & CONDITIONAL OVERLAY DISTRICT NO. 113

The requirements of *Section 36-424. Center City District* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

1. The subject property will have to meet the off-street parking requirements for residential uses, however the number of parking spaces can be reduced by 20% by providing bicycle parking spaces at a rate of two (2) bicycle spaces for each required off-street automobile parking space.