

One-rdg. _____
P. Hrngs. X
Pgs. 47
Filed: 11-22-16

Sponsored by: Prater

First Reading: _____

Second Reading: _____

AMENDED
COUNCIL BILL NO. 2016- 275

GENERAL ORDINANCE NO. _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Zoning Maps,'
2 by rezoning approximately 1.88 acres of property, generally located at
3 3150 South National Avenue from an O-1, Office District, to an O-2, Office
4 District; and adopting an updated Official Zoning Map. (Staff and Planning
5 and Zoning Commission recommend approval).
6
7

8 WHEREAS, an application has been filed for a zoning change of the property
9 described in "Exhibit A" of this Ordinance which is attached hereto and incorporated
10 herein by this reference; generally located at 3150 South National Street, from an O-1,
11 Office District, to a O-2, Office District; and
12

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

18 WHEREAS, the City has reviewed the applicant's request and prepared a
19 Development Review Staff Report which is attached hereto as "Exhibit C" and
20 incorporated herein by this reference; and
21

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

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

28 Section 1 – The property described in "Exhibit A" of this Ordinance be, and the
29 same hereby is, rezoned from an O-1, Office District, or such zoning district as is
30 designated on the Official Zoning Map adopted by the City Council, to an O-2, Office
31 District, and the Springfield Land Development Code, Section 36-306 thereof, Zoning
32 Maps, is hereby amended, changed and modified accordingly.
33

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

39
40 Section 3 – The Official Zoning Map herein adopted shall be maintained and
41 archived in the same digital form in which this Council has approved its adoption.

42
43 Section 4 – This Ordinance shall be in full force and effect from and after
44 passage.

45
46 Passed at meeting: _____

47
48 _____
49 Mayor

50
51 Attest: _____, City Clerk

52
53 Filed as Ordinance: _____

54
55 Approved as to form: , Assistant City Attorney

56
57 Approved for Council action: , City Manager

One-rdg. _____
P.Hrngs. _____
Pgs. _____
Filed: 12-06-16

SUPPLEMENTAL EXPLANATION TO COUNCIL BILL NO. 2016-275

ORIGINATING DEPARTMENT: Law Department

REMARKS: City Council voted to amend Council Bill No. 2016-275 on November 28, 2016, in order to allow additional public comments and traffic data to be included with the bill and to hold the public hearing open until December 12, 2016.

On November 28, prior to the regularly scheduled City Council meeting, it was brought to the attention of City staff and City Council that certain public comment cards regarding the National and Montclair Rezoning issue had not been included in the exhibits attached to Council Bill No. 2016-275. Most of these public comment cards had been handed to City staff immediately prior to the Planning and Zoning Commission meeting held on November 10, 2016. A couple of the comments were provided to City staff after the Planning and Zoning Commission meeting.

Typically, public comments received prior to Planning and Zoning Commission meetings are included in staff reports to the Planning and Zoning Commission. The public comments are subsequently included in the exhibits attached to Council Bills so that City Council has an opportunity to review the comments made to the Planning and Zoning Commission. The purpose of the amendment to Council Bill No. 2016-275 was to include all of the public comments as well as traffic data for the area which was presented to the Planning and Zoning Commission at the November 10, 2016, meeting in the information presented to City Council and to extend the public hearing to the December 12, 2016, Council meeting.

City Council may take action on Council Bill No. 2016-275 at the December 12, 2016, meeting.

Submitted by:



Nick Woodman,
Assistant City Attorney

Approved by:



Greg Burris,
City Manager

EXPLANATION TO COUNCIL BILL NO: 2016-275

FILED: 11-22-16

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 1.88 acres of property generally located at 3150 South National Avenue from an O-1, Office District to an O-2, Office District. (Staff and Planning and Zoning Commission both recommend approval).

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-18-2016

The applicant is proposing to rezone from an O-1, Office District to an O-2, Office District. The existing O-1 zoning district limits structure heights to thirty-five (35) feet. The O-2 zoning district does not have a structure height limit. The applicant is proposing to construct a 3-story office building that exceeds 35 feet in height.

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 corridors; and Objective 4b, Increase mixed-use development areas.

REMARKS:

The Planning and Zoning Commission held a public hearing on, November 10, 2016, and recommended approval by a vote of 7 to 0, of the proposed zoning on property described in "Exhibit A."

The Planning and Development staff recommends the application be approved. See "Exhibit C."

Staff findings and recommendations:

1. Approval of this application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies this area as appropriate for High Intensity Retail, Office or Housing. The O-2, Office district is a recommended zoning district for this land use category.
2. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure. It will also allow a structure height to exceed the thirty-five (35) feet height restriction with the existing O-1, Office district.
3. The O-2 district is designed to allow more intense use of land that is in close proximity to the central city district or other high intensity use areas specified in the *Comprehensive Plan*. The subject property is located within a high intensity area and

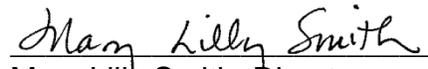
proximity to a major intersection of Battlefield Road and National Avenue, both primary arterial roadways. Furthermore, the proposed zoning district is compatible and consistent with other commercial and office development in this area.

Submitted by:



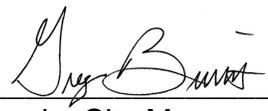
Michael Sparlin, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments

Attachment 2: Neighborhood Meeting Summary

Exhibit A

**LEGAL DESCRIPTION
ZONING CASE Z-18-2016**

BEGINNING AT A POINT LYING SOUTH 0 DEG 18' 49" WEST 31.71 FEET, SOUTH 88 DEG 06' 20" EAST 167.54 FEET, AND SOUTH 0 DEG 42' 27" EAST 640.68 FEET OF THE WEST QUARTER CORNER OF SECTION SIX (6), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21); THENCE CONTINUE SOUTH 0 DEG 42' 27" EAST 635.02 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG 45' 55" WEST 145.26 FEET TO AN IRON PIN; THENCE NORTH 2 DEG 15' 30" EAST 634.59 FEET; THENCE NORTH 89 DEG 23' 40" EAST 112.40 FEET TO THE POINT OF BEGINNING; ALL IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION SIX (6), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-ONE (21), IN SPRINGFIELD, GREENE COUNTY, MISSOURI, CONTAINING 1.88 ACRES.

Exhibit B

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

Z-18-2016

3150 South National Avenue

Applicant: Elpidio Y. Alcantia, Trust

Mr. Hosmer stated that this is a request to rezone approximately 1.88 acres of property generally located at 3150 South National Avenue from an O-1, Office District to an O-2, Office District.

Mr. Hosmer passed out some comment cards that were submitted after the neighborhood meeting and were not inserted into the packet.

Growth Management and Land Use Plan identifies this area as appropriate for High Intensity Retail, Office or Housing.

The applicant is proposing to rezone from an O-1, Office District to an O-2, Office District. The O-1 zoning district limits structure heights to thirty-five (35) feet. The O-2 zoning district does not have a height limit. The applicant is proposing to construct a 3-story office building that exceeds 35 feet in height. Staff recommends approval.

Ms. Cox asked about the approval of having a building that is higher in construction.

Mr. Hosmer noted that the area is predominately office and is appropriate for that location.

Mr. Cline asked for the proposed foot print for the building.

Mr. Hosmer stated that the applicant may have more information, but with a straight rezoning staff does not get a site plan or any type of design.

Mr. Ray opened the public hearing.

Derek Lee, Lee Engineering, 1200 E. Woodhurst, representing the owner. The purpose for the change is for height. The current 35' height zoning does not leave a lot of room between the floor levels and are asking to go 42' high for more space between the floors. We are not asking for additional intensity, we could put in a basement instead of a top floor and get the exact same square footage and not increased impervious area.

Ms. Cox asked if they did put in a basement would it be regularly occupied space.

Mr. Lee noted that it would be considered a regularly occupied space.

Mr. Brian Kubik, 1435 E. Bradford, architect passed out pictures of what the building would look like. The plan is to do a Class A office building with proposed 10' ceilings. He states that there is enough parking on the property and noted other buildings on the medical mile. He also noted that they are renovating the building next door, 3150 S. National at the same time.

Ms. Gabrielle White, 1200 E. Woodhurst, owns property in the Woodhurst Development. Passed out traffic engineering reports showing the turning moving counts, traffic crash history, and 24 hour traffic counts. She stated that her concerns are increased traffic and in/out turns on Montclair and National and the waiver on the setbacks from 50' to 45' and feels that it may cause more traffic problems.

Ms. Mary Beth Hartman, 4323 E. Cross Timbers, occupant of Woodhurst Development and their property manager, representing the owners and occupants. The main concerns are the extra traffic, the short driveway off National, and stormwater and ground water problem. We have problems with water coming in a couple of buildings whenever there is any rainfall. It has caused damage to the parking lot and the carport directly behind two buildings, the concrete is always an issue. With the proposed parking lot it will create additional ground and rain water problems. The current detention handles all it can handle at this time. She also expressed additional concerns regarding the traffic and parking lot issues that may arise with people parking at the Woodhurst parking lots and on the south part of Woodhurst Drive.

Mr. James Nail, 1200 E. Woodhurst Drive, works in the Woodhurst Development. His concerns are about making the proposed building taller and how it impacts the overall the look of the buildings in the area. States that the lot is very narrow and is concerned with the foot print, stormwater, and parking and feels that it disrupts the feel of the building to the north and south.

Mr. Mike Fusek, 2808 S. Ingram Mill, developer of the project. The goal is to build a first class project and the impact of this building will help the neighborhood values, stating that the buildings in the Woodhurst Development has suffered with low resale value and low rents. Believes that this will benefit the area and the neighbors with their property values and states that the HVAC units will be on the roof so the neighbors to the north will not see them. There will be no stormwater runoff to the Woodhurst property, all stormwater will be directed to the west where there will be a 24" underground concrete pipe and the gutters coming off of the building will be piped underground to the west. There will be no increase in parking and will adequate parking for the proposed project and will have a great landscaping package.

Ms. Cox asked about share parking with the Woodhurst Development.

Mr. Fusek stated that Mr. Lee did initiate conversation about shared parking and it was not of interest.

Mr. Doennig asked about the traffic flow for the parcel.

Mr. Lee noted that as part of the zoning, the existing drive to National and Montclair will be kept as is and will not be asking for an increase. The concerns for the egress and ingress are legitimate, but there no current fix for it. The property is already zoned for the intensity and already have the driveways setup.

Ms. Cox has a major concern about the entrance on Montclair and blocking the location to turn into the new office area. What is blocking the ownership at Woodhurst to have a different opening and shutting the Montclair first driveway access.

Mr. Hosmer noted that the City can not enforce that connection unless there was some re-platting and giving us the authority to force the closure of driveways and cooperative agreement.

Ms. Gardner, Traffic Engineer noted that the City can force them to close the driveway and make an agreement with the neighboring property owner if they don't want to make an agreement without a plat. However, Fire Dept also needs access to this property, which is another reason why Traffic cannot force the closure. The current driveway does not meet the City's standards, but cannot force the closure due to other issues.

Ms. Cox stated that while there is no traffic study warranted for this location, there is also not a dedicated turn lane and anything else that would be required to be put in at the Montclair/National intersection.

Mr. Hosmer stated there was no traffic study warranted, but this is an Office to Office rezoning, the only difference between Office 1 and Office 2 is the height of the building.

Ms. Gardner noted that there is an existing problem today. If they would have been required to do a traffic study, which they were not because the impact is not significant and are not generating enough traffic to require the development to add any turn lanes.

Mr. Cline sees a potential problem and believes that no turns going north should not be allowed. Would like to know if left turns going north could be disallowed.

Ms. Gardner noted that the problem exists today and this development will not make the problem worse. The Traffic Department would need to look at accident history at the location and if there is a high accident occurrence, there would have to put in the correct enforcement that is necessary, such as a median or post a sign that says "no left turns."

Mr. King asked if we are just looking at a straight zoning request and if all of the discussion cannot be tied to the development.

Mr. Hosmer stated it cannot be tied to the development and talking about the basement and restrictions as that is subject to future development plans.

Mr. King asked about if on a right-in and right-out of Montclair.

Ms. Gardner noted that we cannot take away their entrance because the property to the north currently has access also and cannot take away their full access.

Mr. Ray closed the public hearing.

Mr. Ray asked staff about the reference to the setback waiver referenced in the packet and cannot locate it anywhere.

Mr. Hosmer noted that they are asking for the difference between the standard and existing. The existing is 45' and the standard for today is 50'.

Mr. Doennig noted that the question for tonight is 7' on a building because there is already O-1 zoning and this will contribute to additional traffic problems, but they can build this building in that spot without asking us for anything. The reason that they are here is to ask for the additional 7' in height only and does not matter to the problems that already exist. Will be supporting this rezoning.

Mr. Rose noted that he is agreement with Mr. Doennig's comment, noting that there may be traffic problems, but it does not reflect on it. Will also support this rezoning.

Ms. Cox will also support this rezoning.

COMMISSION ACTION:

Ms. Cox motioned to approve Z-18-2016 (3150 South National Avenue). Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

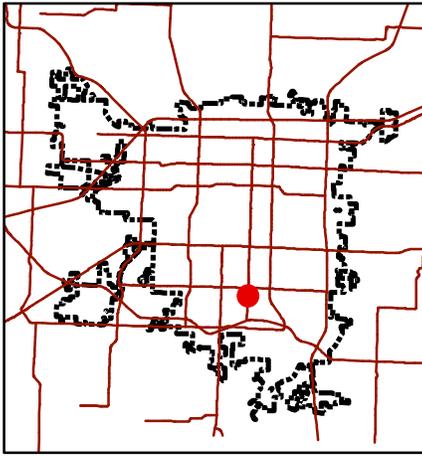
Bob Hosmer, AICP
Principal Planner

Development Review Staff Report

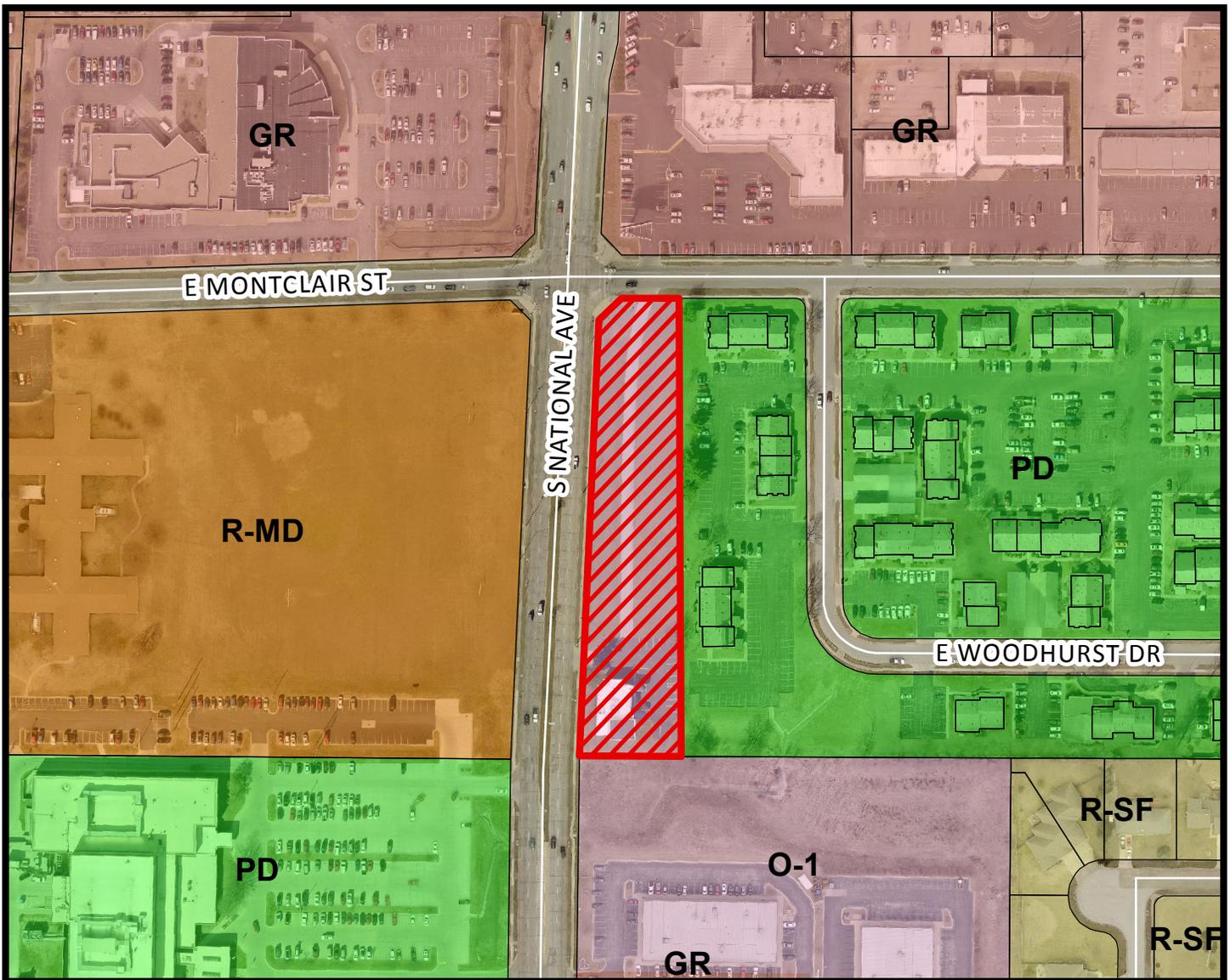
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Z-18-2016

LOCATION: 3150 South National Avenue
CURRENT ZONING: O-1, Office District
PROPOSED ZONING: O-2, Office District



LOCATION SKETCH



- Area of Proposal



1 inch = 225 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-18-2016

PURPOSE: To rezone approximately 1.88 acres of property generally located at 3150 South National Avenue from an O-1, Office District to an O-2, Office District

REPORT DATE: October 26, 2016

LOCATION: 3150 South National Avenue

APPLICANT: Elpidio Alcancia Trustee

TRACT SIZE: Approximately 1.88 acres

EXISTING USE: Medical Office

PROPOSED USE: General/Medical Offices

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies this area as appropriate for High Intensity Retail, Office or Housing. The O-2, Office district is a recommended zoning district for this land use category.
2. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure. It will also allow a structure height to exceed the thirty-five (35) feet height restriction with the existing O-1, Office district.
3. The O-2 district is designed to allow more intense use of land that is in close proximity to the central city district or other high intensity use areas specified in the *Comprehensive Plan*. The subject property is located within a high intensity area and proximity to a major intersection of Battlefield Road and National Avenue, both primary arterial roadways. Furthermore, the proposed zoning district is compatible and consistent with other commercial and office development in this area.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Retail Shopping Center & Restaurants
East	PD 20	Professional & Medical Offices
South	O-1	Administrative Medical Office
West	R-MD	Parking, undeveloped land, recreation field

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for High Intensity Retail, Office or Housing.

STAFF COMMENTS:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for High Intensity Retail, Office or Housing. The Office District and more intense commercial zoning districts are identified as appropriate zoning districts for this land use category.
2. The applicant is proposing to rezone from an O-1, Office District to an O-2, Office District. The existing O-1 zoning district limits structure heights to thirty-five (35) feet. The O-2 zoning district does not have a structure height limit. The applicant is proposing to construct a 3-story office building that exceeds 35 feet in height.
3. The O-2 district is designed to allow more intense use of land that is in close proximity to the central city district or other high intensity use areas specified in the *Comprehensive Plan*. The subject property is located within a high intensity area and proximity to a major intersection of Battlefield Road and National Avenue, both primary arterial roadways. Furthermore, the proposed zoning district is compatible and consistent with other commercial and office development in this area.
4. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure.
5. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on October 11, 2016 regarding the rezoning request. 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. Sixteen (16) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

November 28, 2016

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-18-2016

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with rezoning to O-2

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies National Avenue as a Primary Arterial roadway and Montclair Street as a Collector. The standard right of way width for National Avenue is 50 feet from the centerline and for Montclair Street is 30 feet from the centerline. Additional right of way is not needed. National Avenue and Montclair are City maintained. The most recent traffic counts on National Avenue are 30,498 vehicles per day and Montclair Street are 6,345 vehicles per day. There is one existing driveway access along National Avenue and one along Montclair Street. There are sidewalks along the property frontage on National and Montclair. 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 National Avenue and none along Montclair Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along National Avenue or Montclair Street.

Public Works Traffic Division	Response
Street classification	National Avenue - Primary Arterial Montclair Street - Collector
On-street parking along streets	No
Trip generation - existing use	240 vehicles per day
Trip generation change - proposed use	480 vehicles per day
Existing street right of way widths	National Avenue - 45 feet from centerline Montclair Street - 30 feet from the centerline
Standard right of way widths	National Avenue - 50 feet from the centerline Montclair Street - 30 feet from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. If the project increases the amount of impervious surfacing;

detention and water quality is required according to Chapter 96. The lot currently drains into a detention basin located on the south adjacent property. There are no known sinkholes on the proposed property.

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

1. The increase in impervious surfacing will require the development to meet current detention and water quality requirements. Impervious surfaces in place and currently in good condition can be credited as existing impervious surface.
2. Payment in lieu of construction of detention facilities is not an option for this site. Continue to explore the possibility of expanding the existing detention basin with the neighboring property owner and utility company. There is a large overhead transmission line going through the basin with a pole in the middle of the basin.
3. Public improvement plans will be required if existing basin is modified. An agreement between property owners will also need to be submitted.
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. Drainage improvements serving only the subject property must be constructed, inspected, approved and operational prior to issuance of building permit.
6. 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	Ward Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

CLEAN WATER SERVICES COMMENTS:

1. No objections to the rezoning.
2. Public sewer is currently available along Montclair and south of the lot. Public sewer may have to be extended to serve the new building depending on the size of the required service lateral. If public sewer is desired, public improvement plans would need to be submitted for review. An 8 inch lateral would require public improvement plans for a new manhole. A 6 inch lateral cap tap the existing main.
3. A capacity analysis would require proposed flow rates for the new building.

CITY UTILITIES:

No objection to rezoning. CU has adequate utilities available to serve the rezoned property.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: O1 to O2
(existing zoning) *(proposed zoning)*

2. Meeting Date & Time: October 11, 2016 -- 4:00 PM - 6:30 PM

3. Meeting Location: Lee Engineering Office // 1200 E. Woodhurst Dr. Ste D200

4. Number of invitations that were sent: 62

5. How was the mailing list generated: City of Springfield

6. Number of neighbors in attendance (attach a sign-in sheet): 10

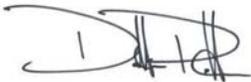
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

All attendees were happy with the rezone. Their one concern was not wanting to grant an access easement once the parking lots are constructed. We advised them that the through access is not being requested as part of the rezone.

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

Comment Sheets attached

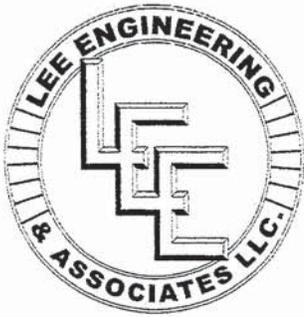
I, Dalton Patterson (*print name*), attest that the neighborhood meeting was held on 10/13/2016 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Dalton Patterson

Printed name of person completing affidavit



LEE ENGINEERING AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING & LAND SURVEYING

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

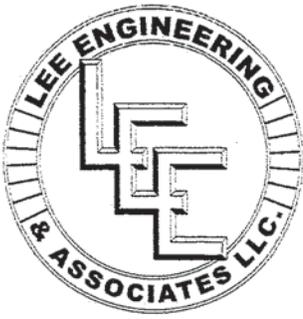
Tuesday, October 11, 2016

Re: Proposed Rezone
3150 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE
Laura McClaskill	1200 E. Woodhurst Bldg P	417.234.5899

COMMENTS:

No objections



LEE ENGINEERING AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING & LAND SURVEYING

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

Tuesday, October 11, 2016

Re: Proposed Rezone
3150 S. National
Springfield, Missouri

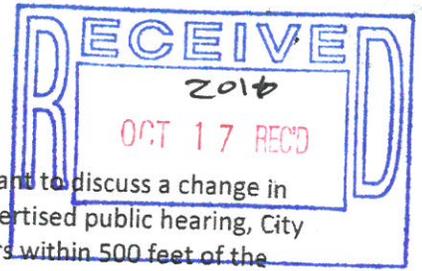
NAME	ADDRESS	PHONE
Jerry Crowder	1200 E Woodhurst K-400	417-838-3698

COMMENTS:

My only concern is parking. I am in K-400 and would not want my parking lot accessible by traffic to the planned development.

MS

NOTICE



ed 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:	10-12-16	Telephone No.	417-881-6000
YOUR NAME:	Dr. Thomas Meyer		
YOUR ADDRESS:	1200 E. Woodhurst, H-200 SBF, MO 65804		
PROJECT ADDRESS:	3150 S. National		

COMMENTS:

The size of the proposed building will allow for many tenants and employees resulting in insufficient parking space which will cause overflow into Woodhurst Office Park. This will be disruptive to the businesses in Woodhurst. I am also concerned that the height is not in compliance with zoning that was done when Woodhurst was developed. I vote for denial in change of land use and zoning.

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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:	10.24.16	Telephone No.	417.889.3545
YOUR NAME:	DALE PEER		
YOUR ADDRESS:	1200 E. WOODHURST K.100		
PROJECT ADDRESS:	3150 S. NATIONAL AVE		

COMMENTS: My concern is "TRAFFIC" and "Parking" the curb cut on National allows for only NORTH BOUND turns & the curb cut on Montclair can only "easily" turn EAST. there is already congestion @ Montclair & that has with cars trying to turn into the existing strip center blocking traffic. Also if the proposed Bldg is 3 stories - that would require much more parking - my concern is that people will park in my parking area & walk over to the new Bldg then causing Woodhurst Parking Problems

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

DATE:	11-7-16	Telephone No.	417-848-6985
YOUR NAME:	TIM BADE		
YOUR ADDRESS:	1200 E. Woodhurst, Bldg V		
PROJECT ADDRESS:			
COMMENTS:	The tenants of Building V are opposed to the 3-story building. The increased traffic the building will create will cause even longer lines of traffic at an already jammed intersection. We believe that parking will also be an issue with already overtaxed lots. Please do not allow the 3-story building. Thank you.		

Z-15-2016

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

DATE:	11.8.16	Telephone No.	417.887.4575
YOUR NAME:	RON SLONE		
YOUR ADDRESS:	1200 E. WOODHURST # J100 SPD, MO 65804		
PROJECT ADDRESS:	S.E. CORNER S. NATIONAL AVE. & E. MONTCLAIR AVE.		

COMMENTS: I DO NOT SUPPORT THE REZONING OF THIS PROJECT PROPERTY TO ALLOW A 3 STORY BUILDING. I BASE MY OBJECTION ON THE CITY'S "VISION 20/20" PG. 18-20 "COMMERCIAL LAND USE GUIDELINES", QUOTE: "HOWEVER, WHERE COMMERCIAL AREAS ARE CONCENTRATED THEY SHOULD BE SITED & DESIGNED TO HAVE A MINIMAL EFFECT ON ADJACENT LOWER INTENSITY DEVELOPMENT & THE ENVIRONMENT." WOODHURST'S TALLEST STRUCTURES ARE ONLY 1/2 STORIES TALL.

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

DATE:	11-2-16	Telephone No.	417-429-8545
YOUR NAME:	James Gregory Nail		
YOUR ADDRESS:	1200 E. Woodhurst Dr. Bldg M Ste 300 Springfield, MO 65804		
PROJECT ADDRESS:			
COMMENTS:	I oppose re-zoning this area. When the Woodhurst Office Complex was constructed, a drainage culvert on the southwest side was built to handle run-off. By expanding the parking lot there will be no green space at all it seems and all run-off will be diverted directly into our office complex. This development increasing in size will have a significant effect on the lower-intensity development, where I am located, to the east of the proposed site. Leave it as zoned.		

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

DATE:	11-1-16	Telephone No.	881-1212
YOUR NAME:	JAMES GARY NAIL		
YOUR ADDRESS:	1200 E Woodhurst, Bldg M-400 Springfield MO 65804		
PROJECT ADDRESS:			
COMMENTS:	Several concerns - 1. Proximity to Woodhurst Complex too close. 2. Not enough parking 3. Traffic coming & going a mess now. 4. Not in agreement with Vision 20/20 Plan. 5. Parking lot runoff a problem now. 6. 3 story building in that location totally out of place visually & functionally. Thank You		

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

DATE:	11-5-16	Telephone No.	417 882 5858
YOUR NAME:	JOE PIATCHEK - PIATCHEK LAW FIRM		
YOUR ADDRESS:	1200 E. WOODHURST, T-200, SPRINGFIELD, MO 65804		
PROJECT ADDRESS:	SE CORNER OF MONICLAN AND NATIONAL		

COMMENTS: MAKING A (3) STORY BUILDING AT MONICLAN + NATIONAL
 WILL CREATE MAJOR CONGESTION ON NATIONAL AVENUE + NATIONAL,
 WHICH IS ALREADY VERY CONGESTED AT PEAK TIMES. I AM VERY FAMILIAR
 WITH THE PROPERTY, AND I DO NOT SEE HOW THIS SMALL PARCEL
 OF LAND WILL SUPPORT PARKING FOR A (3) STORY BUILDING. PARKING
 + TRAFFIC CONGESTION WILL OVERFLOW INTO WOODHURST OFFICE PARK
 AND NEGATIVELY EFFECT MY BUSINESS WE CURRENTLY HAVE SUFFICIENT
 SPACE + PARKING FOR A (3) STORY BUILDING WILL CHANGE ALL THAT.

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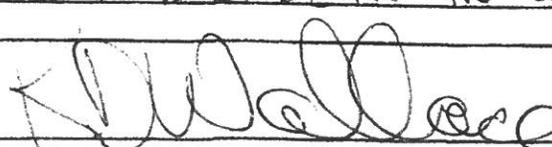
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DATE:	11-3-16	Telephone No.
YOUR NAME:	Karin Wallace	
YOUR ADDRESS:	1200 E Woodhurst Dr # A200-300 Springfield, MO 65801	
PROJECT ADDRESS:	National & Montclair	
COMMENTS:	Our area is congested already - especially the corner of Montclair & National. To allow a 3 story structure would make the density & traffic situation a nightmare. During rain, our area is oversaturated & will get worse. Please decline the zoning change.	
		

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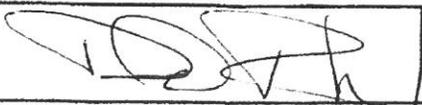
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Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	11-4-16	Telephone No.	417 8820405
YOUR NAME:	Donald Raphael		
YOUR ADDRESS:	1200 E Woodhurst Dr #A100 S6F 65804		
PROJECT ADDRESS:	Nat'l & Montclair		
COMMENTS:	Our place has saturation issues. This new 3 story project would seriously compound this traffic & density would be beyond congested -- especially on Montclair near corner of National. That will become a 9-5 bottleneck & accident zone. Please do not approve this excess		
			

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DATE:	11-3-16	Telephone No.	417 8820500
YOUR NAME:	Steven Raphael DBA 417 Endodontics		
YOUR ADDRESS:	1200 E Woodhurst Dr #A400, Spfd, Mo 65804		
PROJECT ADDRESS:	8 Montclair + Natl		

COMMENTS: A three story building versus a 2 would cause a density increase in traffic that Montclair couldn't handle. Montclair egress near the National corner would be a constant danger to traffic & pedestrians. We are constructed in a lowlying area & storm water runoff would present a problem.



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

DATE:	11/4/16	Telephone No.	417-339-2367
YOUR NAME:	J. STEVE REDFERN		
YOUR ADDRESS:	1400 S. BRANTLEY AVE. #200		
PROJECT ADDRESS:	WATKINS AND MOUNTAIN		
COMMENTS:	I AM THE OWNER OF A 2 STORY BUILDING BEING BUILT ON THE SITE. I AM CONCERNED ABOUT THE PROJECT AND THE IMPACT IT WILL HAVE ON THE AREA.		

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DATE:	11-3-2016	Telephone No.	
YOUR NAME:	Meike Aton		
YOUR ADDRESS:	1200 E Woodhurst Bldg K		
PROJECT ADDRESS:			
COMMENTS:	① Traffic at National/Montclair is already a nightmare, 100 additional cars will make it impossible ② Violation of Vision 20/20 Plan ③ Water runoff on to Woodhurst will cause damage to my building.		

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

DATE:	11/3/16	Telephone No.	417-881-6000
YOUR NAME:	Andrew Johns		
YOUR ADDRESS:	1200 E. Woodhurst H-200		
PROJECT ADDRESS:			
COMMENTS:	There is literally no space for this size project. A simple 1 story office park would be difficult to place in this area.		

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DATE:	11-3-16	Telephone No.	881-6000
YOUR NAME:	Dr. Tom Meyer		
YOUR ADDRESS:	1200 E. Woodhurst H-200		
PROJECT ADDRESS:	Montclair + National		
COMMENTS:	This project will cause major traffic problems as the proposed entrance is too close to the current intersection of National + Montclair. This will cause traffic backups for tenants + clients of Woodhurst Office Park. Very unsafe. Also the proposed building project is too large + not in the original vision of low intensity developments.		

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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:	11-4-16	Telephone No.	887-7114
YOUR NAME:	Glen H. Petteway		
YOUR ADDRESS:	1200 E Woodhurst Bldg T suite 300		
PROJECT ADDRESS:			
COMMENTS:	I am opposed to the 3 story structure remaining on National Ave. Traffic congestion @ the intersection of Montclair & National is already excessive. Increment of such a building would spill over negative effects on the office park. Water run off and the 'back side' of such a building.		

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)
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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:	11-3-2016	Telephone No.	889-6100
YOUR NAME:	JAMES SNOW		
YOUR ADDRESS:	1313 E. Montclair		
PROJECT ADDRESS:	Montclair Nat'l		

COMMENTS: IN MY OPINION, I FEEL THERE IS NOT ADEQUATE SPACE, AND I FEEL THERE WOULD BE A LOT OF PROBLEMS WITH TRAFFIC BACKING UP, AND PEOPLE NOT BEING ABLE TO EVEN GETTING OUT OF PARKING LOTS, THAT WOULD BE THE WORST PLACE FOR TRAFFIC TO GET OUT OF IT, THEY WOULD HAVE TO ONLY TURN RIGHT, NOT TO MENTION OBSTRUCTING THE VIEW FOR TRAFFIC ON THE CORNER.

11/02/16

Regarding Proposed Office Development (3150 S. National Ave)

Dear Zoning Commission,

We received notification that an application has been entered on changing the zoning on the above listed property. We wish to convey and have noted the following concerns regarding the application for rezoning:

1. Building size. The proposed building seems to extremely exceed what the piece of property would be able to handle (and obviously what it was originally zoned for). The building would not be consistent with the structures already in place on that side of the street.

2. Parking problems. A proposed approximate 26,000 square feet (10,000 square feet for medical office space) 3 story office complex, with only approximately 100 parking spots seem to be very inadequate for that size and type of building. I can foresee parking overflow issues into the Woodhurst Office Park parking areas and surrounding entities. These parking areas most days are consistently full. It goes without saying, in order to conduct business inside the office park, there is a need for plenty of open parking.

3. Traffic flow. Traffic in this area is already very congested. Adding this size of structure with existing entry points off National Ave. and Montclair St. only add to this issue dramatically.

4. Irrigation and watershed concerns.

We are not opposed to the development on this piece of property, and intend to be great neighbors, however, we do have the above concerns with a proposed development of this size.

We appreciate the opportunity to voice our concerns to the Zoning Commission.

Sincerely,

**Brad and Misty Shelton
1200 E. Woodhurst, Suite F-100
Springfield, MO, 65804
Cell Phone (417-343-4678)**

NOTICE

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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:	Nov 3 2011	Telephone No.	417-881-4300
YOUR NAME:	De Craig Scott		
YOUR ADDRESS:	1200 E. Woodhurst Dr. M-100		
PROJECT ADDRESS:	Proposed development		
COMMENTS:	Property owners are DENYING Storm water runoff violation of the Vision 20/20 plan		

TURNING MOVEMENT COUNTS

Sorted by Intersection

Intersection	Time Period	Start Time	Southbound				Westbound				Northbound				Eastbound				Totals
			Right	Thru	Left	Count	Right	Thru	Left	Count	Right	Thru	Left	Count	Right	Thru	Left	Count	
KIMBROUGH AVE and WALNUT ST Friday 06/20/2014	Count Period	12	366	3,156	204	304	1,504	356	346	4,213	861	623	1,483	554	13,970				
	AM Peak Hour	07:30	19	213	17	41	97	17	30	514	39	50	156	77	1,270				
	Noon Peak Hour	11:45	47	276	31	28	157	43	41	403	99	65	141	59	1,390				
LAKEWOOD ST and NATIONAL AVE Thursday 11/01/2012	Count Period	04:30	43	516	28	35	176	48	23	379	83	47	141	47	1,566				
	AM Peak Hour	07:15	44	188	20	39	9	2	7	1,038	21	8	12	97	15,375				
	Noon Peak Hour	12:00	80	292	40	3	14	4	3	324	6	6	16	98	1,485				
LONE PINE AVE and SUNSHINE ST Thursday 05/31/2012	Count Period	04:45	92	759	51	25	38	20	4	424	10	21	8	95	886				
	AM Peak Hour	07:30	0	0	0	0	12,256	1,668	1,878	0	1,410	1,174	11,929	0	30,315				
	Noon Peak Hour	12:00	0	0	0	0	1,179	111	99	0	149	52	238	0	1,828				
MONROE ST and NATIONAL AVE Tuesday 10/30/2012	Count Period	16:30	0	0	0	0	1,144	163	183	0	172	124	1,185	0	2,971				
	AM Peak Hour	07:30	1,092	14,070	72	69	7	40	11	14,774	1,841	1,083	13	702	33,774				
	Noon Peak Hour	12:00	98	893	3	0	0	0	1	1,160	183	30	0	16	2,384				
MONTCLAIR ST and NATIONAL AVE Wednesday 08/10/2011	Count Period	04:30	81	1,221	9	7	0	5	3	1,248	127	74	0	70	2,395				
	AM Peak Hour	07:30	638	14,370	967	874	1,061	1,298	1,341	14,449	998	883	804	645	38,328				
	Noon Peak Hour	12:00	57	896	79	22	36	48	149	1,004	102	34	28	27	2,482				
MOORE RD and SUNSHINE ST Thursday 09/01/2011	Count Period	04:30	54	1,312	63	111	106	163	77	1,192	57	87	91	59	3,151				
	AM Peak Hour	07:15	112	34	135	105	9,682	802	776	21	537	546	9,818	138	22,706				
	Noon Peak Hour	11:30	5	3	5	5	442	27	150	0	60	39	1,181	4	1,921				
MOUNT VERNON ST and ORCHARD CREST AVE Tuesday 04/10/2012	Count Period	17:00	16	3	9	15	1,199	132	51	3	54	87	713	7	1,797				
	AM Peak Hour	07:15	206	513	223	235	1,066	260	292	561	32	37	1,115	185	4,725				
	Noon Peak Hour	11:45	15	47	17	18	70	19	18	106	4	0	188	28	487				
MOUNT VERNON ST and ORCHARD CREST AVE Tuesday 04/10/2012	Count Period	04:45	41	89	37	26	192	54	25	45	4	5	106	20	333				
	AM Peak Hour	07:15	5	19	26	15	43	14	39	106	4	0	82	9	333				
	Noon Peak Hour	11:45	15	47	17	18	70	19	18	106	4	0	82	9	333				
MOUNT VERNON ST and ORCHARD CREST AVE Tuesday 04/10/2012	Count Period	04:45	41	89	37	26	192	54	25	45	4	5	106	20	644				
	AM Peak Hour	07:15	5	19	26	15	43	14	39	106	4	0	82	9	333				
	Noon Peak Hour	11:45	15	47	17	18	70	19	18	106	4	0	82	9	333				

2015 TRAFFIC CRASH HISTORY Intersections With 1 or More Crashes in the Past 5 Years

Intersection	Crash Totals					Average Number of Crashes			
	2015	2014	2013	2012	2011	3 Year	5 Year		
MDR01 STA STATE RD VI	1	0	0	0	0	1	1	0.33	0.20
MDR02 STA THOMAS AVE	0	0	0	0	1	0	1	0.00	0.20
MDR03 DRAVA STA AVE	0	0	0	0	1	0	1	0.00	0.20
MDR04 DRAVA OVER GROW VI	0	0	0	0	1	0	1	0.00	0.20
MDR05 WIR STA NATIONAL AVE	9	12	14	15	19	35	69	11.67	13.80
MDR06 WIR STA PENN DE RST AVE	0	0	1	0	0	1	1	0.33	0.20
MDR07 WIR STA WOODRIDGE RD	0	2	1	0	1	3	4	1.00	0.80
MDR08 HILLTOP AVE & STANFORD ST	0	0	0	0	1	0	1	0.00	0.20
MDR09 RITA ST & SPINNEY ST	6	4	1	5	7	14	26	4.67	5.20
MDR10 NORTON DR STA & SPINNEY ST	0	0	1	0	0	1	1	0.33	0.20
MDR11 DR WIL & BRIDGEMAN ST	0	0	0	0	1	0	1	0.00	0.20
MDR12 WIRSON STA & WILSON AVE	2	2	1	4	5	5	14	1.67	2.80
MDR13 WIRSON STA & WILSON AVE	0	1	0	0	1	1	2	0.33	0.40
MDR14 WIRSON STA & WILSON AVE	1	0	0	0	0	1	1	0.33	0.20
MDR15 WIRSON STA & WILSON AVE	2	5	4	5	3	11	19	3.67	3.80
MDR16 WIRSON STA & WILSON AVE	2	1	0	0	1	3	4	1.00	0.80
MDR17 WIRSON STA & WILSON AVE	1	2	1	3	4	4	11	1.33	2.20
MDR18 WIRSON STA & WILSON AVE	1	0	0	1	0	1	2	0.33	0.40
MDR19 WIRSON STA & WILSON AVE	0	0	0	0	2	0	2	0.00	0.40
MDR20 WIRSON STA & WILSON AVE	0	0	1	0	1	1	2	0.33	0.40
MDR21 WIRSON STA & WILSON AVE	1	1	1	2	0	2	5	1.00	1.00
MDR22 WIRSON STA & WILSON AVE	4	3	2	1	2	9	12	3.00	2.40
MDR23 WIRSON STA & WILSON AVE	8	16	21	15	8	45	68	15.00	13.60
MDR24 WIRSON STA & WILSON AVE	0	0	0	0	1	0	1	0.00	0.20
MDR25 WIRSON STA & WILSON AVE	0	0	0	2	0	0	2	0.00	0.40
MDR26 WIRSON STA & WILSON AVE	0	0	0	2	0	0	2	0.00	0.40
MDR27 WIRSON STA & WILSON AVE	0	0	0	2	0	0	2	0.00	0.40
MDR28 WIRSON STA & WILSON AVE	0	0	1	0	0	0	1	0.00	0.20
MDR29 WIRSON STA & WILSON AVE	2	0	0	0	0	2	2	0.67	0.40
MDR30 WIRSON STA & WILSON AVE	1	0	1	0	0	2	2	0.67	0.40

2015 TRAFFIC CRASH HISTORY 2015 Intersection High Crash Locations Intersections with the Highest Crash Rates in 2015

Intersection	Crash Totals					Ave. Number of Crashes			Crash Rates			
	2015	2014	2013	2012	2011	3 Year	5 Year	3 Year	5 Year	2015	3 Year	5 Year
KANSAS EXPY & SUNSHINE ST	31	39	47	59	42	117	218	39.00	43.60	1.45	1.82	2.04
CON AVE & REPUBLIC ST	18	17	24	13	12	59	84	19.67	16.80	1.44	1.57	1.34
GLENSTONE AVE & KEARNEY ST	29	32	32	30	34	93	157	31.00	31.40	1.42	1.52	1.54
GLENSTONE AVE & GRAND ST	24	18	18	19	21	60	100	20.00	20.00	1.42	1.18	1.18
CHESTNUT EXPY & WESTBRYAN BYP	22	18	27	34	34	67	135	22.33	27.00	1.41	1.43	1.73
GRAND AVE & WALNUT ST	8	6	3	8	4	17	29	5.67	5.80	1.40	0.99	1.02
KANSAS EXPY & KANSAS PARK RAMP	14	9	13	20	12	36	68	12.00	13.60	1.38	1.19	1.35
CAMPBELL AVE & GRAND ST	17	17	15	17	13	49	79	16.33	15.80	1.38	1.32	1.28
BATTLEFIELD RD & EREMONT AVE	23	26	17	27	35	66	128	22.00	25.60	1.38	1.32	1.53
EREMONT AVE & SUNSET ST	14	15	14	5	6	43	54	14.33	10.80	1.37	1.41	1.06
DIVISION ST & GLENSTONE AVE	23	20	21	19	20	64	103	21.33	20.60	1.37	1.27	1.23
FORT AVE & SUNSHINE ST	18	13	18	18	12	49	79	16.33	15.80	1.36	1.24	1.20
BEANS L L ST & GLENSTONE AVE	19	15	18	17	21	52	90	17.33	18.00	1.36	1.24	1.29
DIVISION ST & KANSAS EXPY	21	26	26	18	21	73	112	24.33	22.40	1.36	1.57	1.45
EREMONT AVE & INDEPENDENCE ST	12	5	9	10	8	26	44	8.67	8.80	1.32	0.96	0.97
CAMPBELL AVE & SUNSET ST	23	16	31	27	21	70	118	23.33	23.60	1.32	1.34	1.35
CAMPBELL AVE & SUNSHINE ST	29	23	34	35	28	86	149	28.67	29.80	1.31	1.30	1.35
NATIONAL AVE & WALNUT L L AVE	22	16	14	16	14	52	82	17.33	16.40	1.31	1.03	0.98
CAMPBELL AVE & WALNUT L L AVE	25	28	33	38	43	86	167	28.67	33.40	1.31	1.50	1.75
CHESTERFIELD BLVD & KANSAS EXPY	15	4	6	8	6	25	39	8.33	7.80	1.26	0.70	0.65
ATLANTIC ST & KANSAS EXPY	16	10	19	11	14	45	70	15.00	14.00	1.23	1.16	1.08
BATTLEFIELD RD & LEISTER AVE	11	7	5	4	9	23	36	7.67	7.20	1.19	0.83	0.78
DIVISION ST & GRAND AVE	9	8	8	10	25	25	60	8.33	12.00	1.19	1.10	1.58
GLENSTONE AVE & GLENSTONE PARKWAY RAMP	15	20	29	35	35	64	134	21.33	26.80	1.18	1.68	2.12
CAMPBELL AVE & PRINCE ST	22	15	19	26	16	56	98	18.67	19.60	1.17	0.99	1.04

2015 TRAFFIC CRASH HISTORY
2015 Intersection High Crash Locations

Intersections with the Highest Number of Crashes in 2015

Intersection	Crash Totals					Ave. Number of Crashes		Crash Rates				
	2015	2014	2013	2012	2011	3 Year	5 Year	2015	3 Year	5 Year		
BATTLEFIELD RD & NATIONAL AVE	40	37	45	44	39	122	205	40.67	41.00	1.81	1.84	1.86
BATTLEFIELD RD & GLENSTONE AVE	38	25	47	39	53	110	202	36.67	40.40	1.85	1.79	1.97
CHESTNUT EXPY & KANSAS EXPY	36	23	33	20	24	92	136	30.67	27.20	1.81	1.54	1.37
CAMPBELL AVE & RICHMOND ST	35	29	34	49	34	98	181	32.67	36.20	1.68	1.57	1.73
GLENSTONE AVE & SUNSHINE ST	35	38	42	60	37	115	212	38.33	42.40	1.49	1.63	1.80
BATTLEFIELD RD & CAMPBELL AVE	33	39	53	43	59	125	227	41.67	45.40	1.51	1.90	2.07
SUNSHINE ST & WESTHYWASS BYP	32	31	35	38	46	98	182	32.67	36.40	2.04	2.08	2.32
GRAND ST & KANSAS EXPY	31	48	54	68	56	133	257	44.33	51.40	2.03	2.90	3.36
KANSAS EXPY & NEARNEY ST	31	23	27	29	30	81	140	27.00	28.00	1.61	1.40	1.46
KANSAS EXPY & SUNSHINE ST	31	39	47	59	42	117	218	39.00	43.60	1.45	1.82	2.04
CAMPBELL AVE & CAMPBELL BRAMP	29	31	28	32	21	88	141	29.33	28.20	1.57	1.59	1.53
CAMPBELL AVE & SUNSHINE ST	29	23	34	35	28	86	149	28.67	29.80	1.31	1.30	1.35
GLENSTONE AVE & NEARNEY ST	29	32	32	30	34	93	157	31.00	31.40	1.42	1.52	1.54
KANSAS EXPY & WALNUT LAWN ST	27	22	40	33	17	89	139	29.67	27.80	1.82	2.00	1.87
BATTLEFIELD RD & KANSAS EXPY	26	19	35	52	24	80	156	26.67	31.20	1.16	1.19	1.39
GLENSTONE AVE & PEARSON ST	26	30	52	52	36	108	196	36.00	39.20	1.08	1.50	1.63
NATIONAL AVE & SUNSET ST	26	19	23	22	26	68	116	22.67	23.20	1.62	1.42	1.45
NATIONAL AVE & SUNSHINE ST	26	21	32	43	45	79	167	26.33	33.40	1.12	1.14	1.44
CAMPBELL AVE & WALNUT LAWN ST	25	28	33	38	43	86	167	28.67	33.40	1.31	1.50	1.75
CHEERY ST & GLENSTONE AVE	24	19	26	24	15	69	108	23.00	21.60	1.83	1.76	1.65
GLENSTONE AVE & GRAND ST	24	18	18	19	21	60	100	20.00	20.00	1.42	1.18	1.18
BATTLEFIELD RD & ERMONT AVE	23	26	17	27	35	66	128	22.00	25.60	1.38	1.32	1.53
CAMPBELL AVE & SUNSET ST	23	16	31	27	21	70	118	23.33	23.60	1.32	1.34	1.35
DIVISION ST & GLENSTONE AVE	23	20	21	19	20	64	103	21.33	20.60	1.37	1.27	1.23
KANSAS EXPY & NORTON RD	23	13	35	33	23	71	127	23.67	25.40	1.90	1.96	2.10

24 HOUR TRAFFIC COUNTS

Sorted by Location

Location	Direction	24-hr Total	AM Peak Hour		PM Peak Hour		Date	Street Class
			Begin Time	Volume	Begin Time	Volume		
MONROE ST EAST of PICKWICK AVE	EASTBOUND	77	10:30	7	02:00	9	7/12/2012	LOCAL
	WESTBOUND	60	07:30	10	12:15	7		
	COMBINED	137	07:30	12	12:15	13	THURSDAY	
MONTCLAIR ST EAST of NATIONAL AVE	EASTBOUND	3,112	07:30	256	04:00	251	8/10/2011	COLLECTOR
	WESTBOUND	3,233	08:45	132	04:30	380		
	COMBINED	6,345	07:30	362	04:30	611	WEDNESDAY	
MONTCLAIR ST WEST of NATIONAL AVE	EASTBOUND	2,332	08:45	118	04:15	241	8/10/2011	COLLECTOR
	WESTBOUND	2,697	07:30	195	04:30	217		
	COMBINED	5,029	07:30	284	04:30	454	WEDNESDAY	
MOORE RID NORTH of SUNSHINE ST	NORTHBOUND	300	08:45	28	02:45	36	11/6/2012	COLLECTOR
	SOUTHBOUND	310	09:30	32	12:00	33		
	COMBINED	610	08:15	55	02:45	64	THURSDAY	
MOORE RID SOUTH of SUNSHINE ST	NORTHBOUND	1,769	07:15	214	03:30	126	11/6/2012	COLLECTOR
	SOUTHBOUND	1,781	11:00	105	04:15	211		
	COMBINED	3,550	07:45	291	04:00	326	TUESDAY	
MOORES DR SOUTH of SUNSHINE ST	NORTHBOUND	1,769	07:15	214	03:30	126	11/6/2012	COLLECTOR
	SOUTHBOUND	1,781	11:00	105	04:15	211		
	COMBINED	3,550	07:45	291	04:00	326	THURSDAY	
MORNINGSIDE ST WEST of JEFFERSON AVE	EASTBOUND	232	08:45	8	16:30	30	10/24/2011	LOCAL
	WESTBOUND	188	07:45	16	16:00	17		
	COMBINED	420	07:45	21	16:45	45	MONDAY	
MOULDER AVE NORTH of BATTLEFIELD RD	NORTHBOUND	1,203	07:45	124	16:45	96	10/12/2011	LOCAL
	SOUTHBOUND	1,400	08:45	57	16:45	236		
	COMBINED	2,603	07:45	165	16:45	332	WEDNESDAY	

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:	NOV 3 2016	Telephone No.	417-576-5299
YOUR NAME:	ELAINE CARTER		
YOUR ADDRESS:	1200 E. WOODHURST IN STE Q400		
PROJECT ADDRESS:	NATIONAL + MONTCLAIR SE CORNER		

COMMENTS: I am concerned about the increase of traffic on an already congested intersection. What is the city's plan for traffic flow, for parking and critical storm water?? My business can suffer from Montclair Street being more congested than it already is.

RE: PROPOSED THREE-STORY BUILDING

At the annual Woodhurst owner's meeting several weeks ago, it was brought to everyone's attention that a group of investors has purchased the land abutting the west side of the office park. Their initial proposal was to build a two-story office building, but they are now requesting the City of Springfield to grant them exceptions and variances on the setbacks, to add a third story to the building, and to increase the size of the parking lot. In addition to general office use, at least one of the tenants will be a Cox medical facility. The concept of a two-story building was well-received amongst the Woodhurst owner, but the idea of a three-story building was met with unanimous opposition, so a committee was formed to organize and voice the concerns of Woodhurst owners and tenants. There are three primary concerns that have been identified:

1) Density The difference between a two-story building and a three-story building will cause a dramatic increase in traffic that the current road system was not designed to handle. There are four single-lane turn lanes at National and Montclair that will not adequately accommodate the increase in traffic that would result from a three-story building and there are no plans to enlarge or modify the road. This will increase congestion at an intersection that is already at capacity and will affect not only the owners and tenants in the office park, but also our clients and customers. Further, it will clog ingress/egress points to Woodhurst throughout the day (not just during peak driving hours) due to the constant coming and going of vehicles from the new building. Finally, the increase in vehicular traffic a three-story building would cause will coincide with an increased need for parking. Due to the limited parking spaces allotted in the building plan, people patronizing the businesses in the new building will start parking in the Woodhurst parking lots or in the street. Again, we are not opposed to a two-story building, but we are opposing a three-story building.

2) Storm water runoff The investors are also requesting to increase the size of the parking lot and decrease buffers and setbacks to the point where they would be negligible. The Planned Development for Woodhurst created a drainage culvert on the southwest side of the office park that was designed to hold the surface water caused by the loss of green space due to the office condominiums, parking lots, and roads. By paving almost the entire lot to the west, there will be nowhere for all of the rainwater that otherwise would soak into the ground to go, except into our office park. Woodhurst was built in a low-lying area with pre-existing saturation issues that have caused multiple problems through the years, including deterioration of roads and parking lots and access to our buildings. Taking on even a portion of the surface water from the new building/parking lot would overwhelm our drainage culvert and flood our streets and parking lots.

It should not be forgotten that eventually the vacant lot on the north east side of our office park will be developed, which will increase the storm water runoff that will be caught by our culvert.

3) Violation of the Vision 20/20 Plan When the City of Springfield commissioned the Vision 20/20 Plan, it spent tens of thousands of dollars and an untold number of hours of city employees and volunteers. The Plan was developed to be the master plan for the city and compiled the opinions of citizens and experts to cast the vision of how Springfield should look as it continues to grow. Page 18-70 of the Plan states “where commercial areas are concentrated they should be sited and designed to have a minimal effect on adjacent lower-intensity development, and the environment.” Page 18-71 states that one of the circumstances in which “Secondary commercial and highway-oriented businesses should be allowed along arterial streets, preferable near intersections if arterials” is “When a proposed use is of an intensity and size to be comparable to a planned commercial center.” A three-story office building violates both the spirit and the law of the Vision 20/20 Plan.

There were other concerns that would probably not gain as much traction with the decision-makers on the Planning and Zoning Commission and City Council, such as aesthetic concerns, increased noise, incompatibility with surrounding developments, various inconveniences, etc.

WHAT YOU CAN DO

We need as many Woodhurst owners and tenants as possible to voice their concerns in writing about the development of a three-story building as opposed to a two-story building. Attached is a comment card that you can submit to Mary Beth Hartman either by dropping it off at her office (unit J-200) or scanning and emailing it to her at marybeth@hunterchase.com. Please make sure you incorporate one or more of the primary concerns stated above, but feel free to voice any other concerns, such as aesthetics or the deviation from the height of other buildings in the area. Make sure your handwriting is legible, otherwise it will likely be disregarded. There has already been a card submitted that was difficult to decipher. The committee will deliver these written concerns to the Planning and Zoning Commission on November 10 and City Council on December 12.

Also, we need as many owners and tenants as possible to show up on December 12, because words on paper and three committee members do not communicate a message as emphatically as a large number of small business owners being there in person. If you have any questions, you can contact the committee chair, Doug Fredrick, at 882-3600 or doug@fredricklawoffice.com. Thank you for your time and attention to this matter.