

Zoning & Subdivision Report

Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

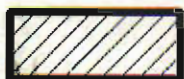
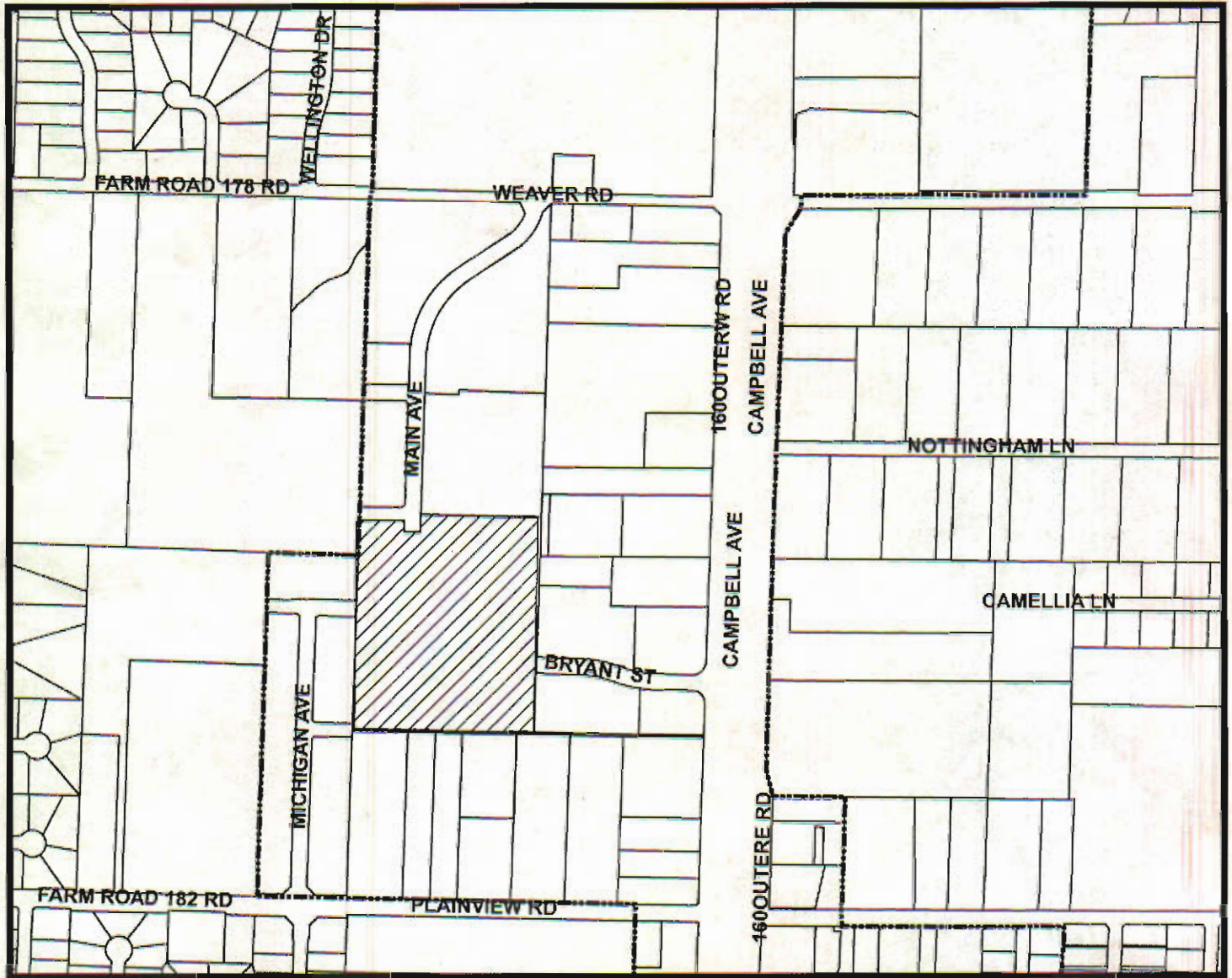
Preliminary Plat of Walnut Creek Phase III

Location: east and west sides 5100 block S Main Avenue

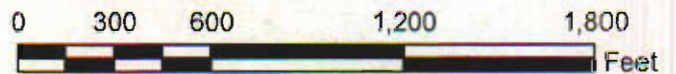
Current Zoning: PD 271

Proposed Zoning: PD 271 Amended

LOCATION SKETCH



- Area of Proposal



1 inch = 600 feet

Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

PRELIMINARY PLAT - WALNUT CREEK PHASE III

DATE: August 25, 2009

PURPOSE: To approve a preliminary plat to subdivide more than 11.91 acres into a 3 lot subdivision.

BACKGROUND:

LOCATION: east and west sides 5100 block South Main Avenue

APPLICANT: Landmark Building and Developing Co LLC

TRACT SIZE: 11.911 acres

EXISTING USE: Undeveloped land

PROPOSED USE: A 3 lot subdivision

RECOMMENDATION:

The request be **approved**, and if approved, the conditions listed below shall govern and control the subdivision of the land shown on Exhibit A.

FINDINGS:

1. The applicant's request is consistent with the City's *Subdivision Regulations*.

CONDITIONS:

1. All development within this subdivision shall be in conformance with the approved Planned Development 271 and any subsequent amendments. Language to this effect shall be placed on the final plat prior to recording.
2. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and

operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

- a. Sanitary sewers shall be extended to all building sites.
 - b. Sidewalks, in accordance with the *Subdivision Regulations*, shall be constructed on both sides of Main Avenue, Bryant Street and the north/south street east of Lot 3 and on the north side of the east/west street south of Lot 3.
3. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
- a. The area for Sycamore Street and Market Avenue shall be shown as dedicated right-of-way on the final plat.
 - b. A ten (10) foot by ten (10) foot right-of-way triangle shall be provided at the corners of the intersection of Sycamore Street and Market Avenue and Market Avenue and Bryant Street.
 - c. A pedestrian trail connection shall be provided by the developer from near the intersection of Main Avenue and Weaver Road generally following the north and west toe of the slope of the existing detention basin to a point where it would turn west and cross the existing thirty foot access easement, enter the stream buffer and intersect the existing greenway trail easement. The exact location shall be approved by the Springfield-Greene County Parks Department and Ozark Greenways, Inc.
4. The developer shall meet all city and state erosion control regulations prior to disturbing the soil. The developer shall be required to obtain all necessary or required permits from the City of Springfield and the Corps of Engineers prior to any grading or fill within the 100-year flood plain and prior to the approval of any public improvement plans.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the *Subdivision Regulations*.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

STAFF CONTACT PERSON:

**Alana D. Owen, AICP
Senior Planner**

**Attachment A: Background Report
Attachment B: Street System Report
Attachment C: Drainage Report
Exhibit A: Preliminary Plat**

ATTACHMENT A
BACKGROUND REPORT
PRELIMINARY PLAT - WALNUT CREEK PHASE III

APPLICANT'S PROPOSAL:

This is a request for approval of a Preliminary Plat for a 3 lot subdivision. The applicant proposes to subdivide this 11.91 acre tract into a 3 lot subdivision to be developed in accordance with Planned Development No. 271. The applicant has also submitted an application to amend Planned Development 271 which appears on the same agenda as this application.

HISTORY:

The Preliminary Plat of Walnut Creek was accepted by City Council in February 2006. Three phases of the original Preliminary Plat have already been final platted. The subject property is the last remaining property within the original preliminary plat that has not been final platted. This new preliminary plat has been submitted because the applicant proposes to remove the roundabout that was shown on the original preliminary plat for Walnut Creek and provide an intersection at Main Avenue and Bryant Street. The number of lots has also been reduced from 4 lots to 3 lots.

SANITARY SEWER COMMENTS:

Public sanitary sewer must be extended to all lots.

STAFF COMMENTS:

1. The proposed subdivision, with the conditions of approval, meets the requirements of the *City's Subdivision Regulations*.

ATTACHMENT B
STREET SYSTEM REPORT
PRELIMINARY PLAT - WALNUT CREEK PHASE III

STREET SYSTEM:

STREET	FUNCTIONAL CLASS	EXISTING R.O.W.	REQUIRED R.O.W.	R.O.W. DEDICATION	IMPROVEMENTS REQUIRED
Main	Collector	0 ft.	60 ft.	60 ft.	Construct to City standards. Sidewalk on both sides.
Bryant	Collector	0 ft.	60 ft.	60 ft.	Construct to City standards. Sidewalk on both sides
north/south street east of Lot 3	Local	0 ft.	50 ft.	50 ft.	Construct to City standards. Sidewalk on both sides
East/West street south of Lot 3	Local	0 ft.	50 ft.	50 ft. and a 10 by 10 r/w triangle at intersection	Construct to City standards. Sidewalk on north side.

TRAFFIC ENGINEER:

1. Will any cross-access easement be necessary between Lot 2, Phase III and Lot 1, Phase II based on desired final development plan?
2. The intersection layout to Bryant Street and Main Avenue would be acceptable only with multi-way stop control. The applicant has provided traffic volume projections for ultimate development and Level of Service analysis for recommendation of appropriate traffic control at the intersection. Based on the report submitted, Traffic Engineering supports a three-way stop at the intersection.

3. Show the area for Sycamore Street and Market Avenue as dedicated right-of-way on the final plat. Provide 10-foot by 10-foot triangles at the corners.

SIDEWALKS:

1. Sidewalks are required on both side of collector streets such as Main Avenue and Bryant Street and on both sides of local residential streets and the other internal streets which have net residential densities of 5 dwelling units per acre or more.

ATTACHMENT C
DRAINAGE REPORT
PRELIMINARY PLAT - WALNUT CREEK PHASE III

DRAINAGE IMPROVEMENTS:

1. Detention / water quality requirements for Lots 1 and 2 were provided with Phase 1 of this development. Lot 3 detention / water quality requirements will be required at time of development as noted on the preliminary plat. The stormwater facility will not be required to be within common area or a drainage easement as long as it only accepts and serves one lot.
2. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.
3. Any increase in impervious area from 1983 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1983 and in currently in good condition can be credited as existing impervious surface.
4. Concentrated points of discharge from these improvements will be required to drain into a natural channel, public right-of-way, or a drainage easement.
5. Any redevelopment is required to meet the current requirements of the Stormwater Design Criteria Manual at time of development.
6. Provide a sediment and erosion control plan at time of development.
7. Provide MDNR and City Land Disturbance Permit at time of development, if disturbing one acre or more.

EXHIBIT A

**PRELIMINARY PLAT OF
WALNUT CREEK PHASE III
SECTION 23, TOWNSHIP 28 NORTH, RANGE 22 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI**

BOUNDARY DESCRIPTION

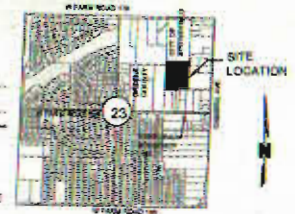
All that part of the Northeast Quarter of Section 23, Township 28 North, Range 22 West in the City of Springfield, Greene County, Missouri, and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 23, Township 28 North, Range 22 West, in the City of Springfield, Greene County, Missouri; thence North 02 Degrees 00 Minutes 44 Seconds East along the West line of said Quarter Quarter, a distance of 114.22 feet to a point in the same, said point being in the South Right-of-Way line of Acton Street, as now established; thence South 88 Degrees 35 Minutes 36 Seconds East along said South Right-of-Way line, a distance of 147.80 feet to a point of curvature in the same; thence continuing along said South Right-of-Way line along a curve to the right, having a radius of 15.00 feet and an included angle of 91 Degrees 02 Minutes 39 Seconds, a distance of 23.64 feet to a point of tangency, said point being in the West Right-of-Way line of Main Avenue, as now established; thence South 02 Degrees 24 Minutes 01 Seconds West along said West Right-of-Way line, a distance of 28.17 feet to a point in the same; thence departing said West Right-of-Way line South 87 Degrees 35 Minutes 50 Seconds East, a distance of 60.00 feet to a point in the East line of said Main Avenue; thence North 02 Degrees 24 Minutes 01 Seconds East along said East Right-of-Way line, a distance of 67.54 feet to a point in the same, said point being the Southwest corner of Lot 1 of Walnut Creek Phase II, a subdivision in the City of Springfield, Greene County, Missouri as duly recorded in the Greene County Recorder's Office in Plat Book AAA at Page 35, thence South 88 Degrees 35 Minutes 36 Seconds East along the South line of said Lot 1, a distance of 438.87 feet to the Southwest corner thereof, said point being in the West line of an existing Right-of-Way Easement as shown on the Plat of Sikeston Addition, a subdivision in the City of Springfield, Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book ZZ at Page 27; thence South 02 Degrees 30 Minutes 42 Seconds West along said West line, and beyond, along the West line of Walnut Creek Phase IV, a subdivision in the City of Springfield, Greene County, Missouri, duly recorded in the Greene County Recorder's Office in Plat Book AAA at Page 39, a distance of 800.15 feet to the Southwest corner thereof, said point being in the North line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 88 Degrees 35 Minutes 40 Seconds West along said North line, a distance of 655.65 feet to the Northwest corner of said South Half; thence North 02 Degrees 04 Minutes 24 Seconds East along the East line of the Southwest Quarter of the Northeast Quarter of said Section 23, a distance of 660.33 feet to the POINT OF BEGINNING, and containing 518,828 square feet or 11,911 acres, more or less, EXCEPT any part thereof taken, devoted or used for road or highway purposes.

Subject to any easements or restrictions of record.

NOTES

- Total Area: 518,828 Sq. Ft. or 11,911 Ac.±
- Total Number of Lots: 5
- Smallest Lot: Lot 1
45,796 Sq. Ft.
1.051 Ac.±
- Largest Lot: Lot 3
222,519 Sq. Ft.
5.128 Ac.±
- Current Zoning: PD-271
- Proposed Zoning: Amended PD-271
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 2007800125, Effective Date: October 15, 2002. This property does not lie within a designated floodplain and is Zone C.
- Maintenance of any area referred to as an easement, drainage easement or detention basin is the responsibility of the property owner.
- The area shown hereon is not located in a storm sewer district as of the date of recording and may be subject to future assessment cost if included in future storm water benefit district deemed necessary resulting from problems created by surface water run-off. This is due to the fact that the surface water run-off is presently being accommodated by street and open drainage facilities.
- Sidewalks to be constructed on both sides Main Avenue and Bryant Street.
- Detention for Lot 1 and Lot 2 was received and provided for on Walnut Creek Phase I, Book ZZ, Page 30.
- Storm Water Detention and Water Quality Basins shall be provided for Lot 3 at the time of building permit.



REG. 28, T-28-N, R-22-W
LOCATION MAP
SCALE 1"=500'

BASIS OF BEARINGS
NORTH BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM 1983
CENTRAL ZONE
VERTICAL DATUM
ELEVATIONS BASED ON NAVD 1988
STATION "GR-05"
ELEVATION = 1242.09

STATE PLANE COORDINATE TIE
MISSOURI COORDINATE SYSTEM 1983
CENTRAL ZONE
CONTROL STATION
"GR-05"
NORTHING 488043.8797 at
EASTING 1405566.5706 at
GRID FACTOR: 0.9990415



Point No.	Bearing	Distance (ft.)	Grid Northing (ft)	Grid Easting (ft)
"GR-05"			488043.8797	1405566.5706
1	N 41-32-06 E	1705.14'	489479.2347	1406740.9874
2	S 85-38-36 E	147.80'	489475.7420	1406898.5072
3	S 43-07-19 E (CB)	21.41' (C)	489460.1188	1406902.1385
4	S 87-35-50 E	60.00'	489433.9724	1406902.0422
5	S 02-24-01 W	28.17'	489431.4598	1406901.8952
6	N 02-24-01 E	67.54'	489492.9409	1406904.8149
7	S 88-35-38 E	438.87'	489488.5556	1407453.5344
8	S 02-30-42 W	800.15'	488889.2223	1407368.4720
9	N 85-36-40 W	655.65'	488704.7084	1406713.7483
10	N 02-04-24 E	660.33'	489585.0945	1406738.9472
1	N 02-00-44 E	114.22'	489478.2347	1406740.9874

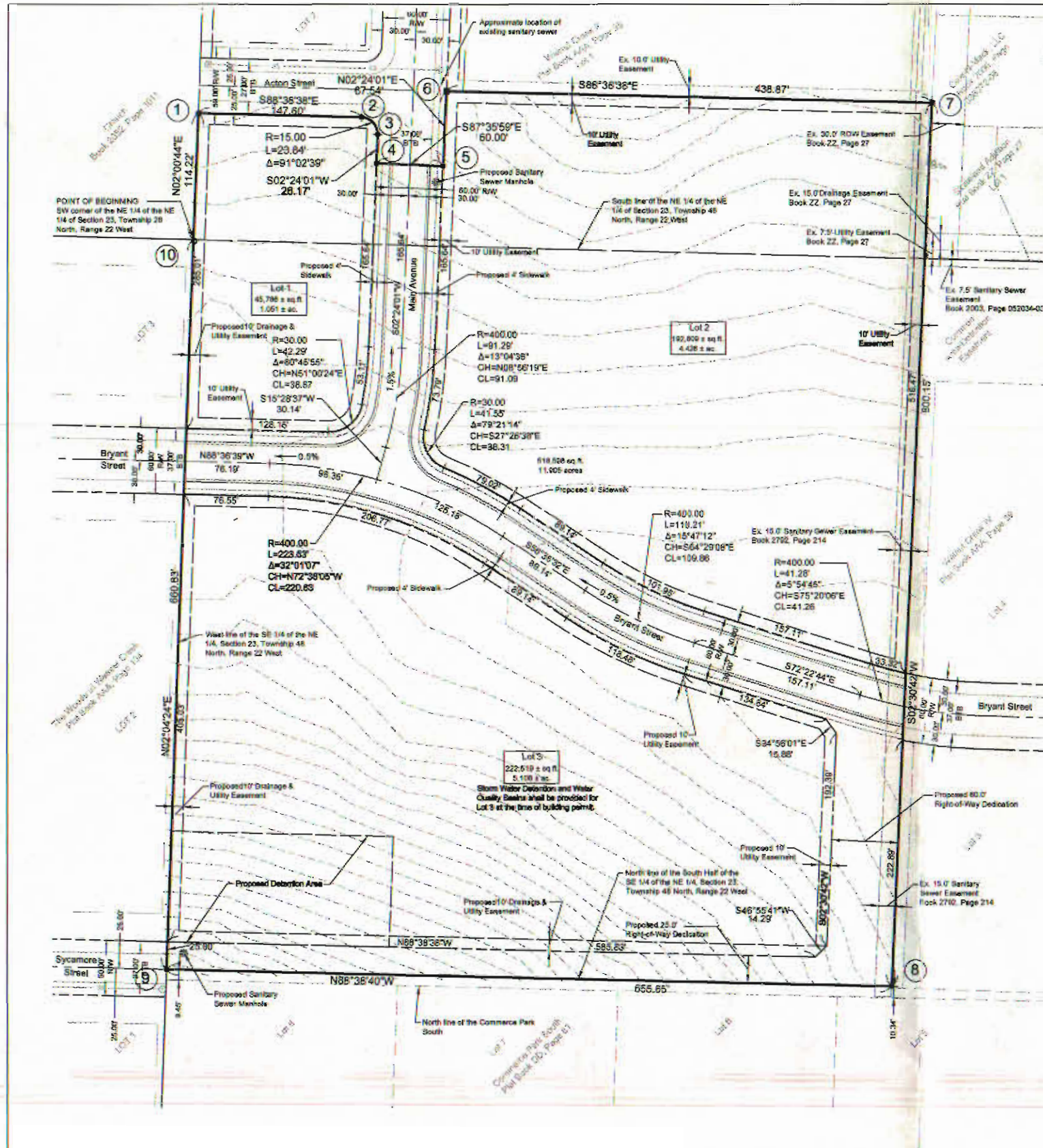


PRELIMINARY PLAT OF WALNUT CREEK PHASE III

drawn by:	DATE	REVISION	BY
DRW			
surveyed by:			
checked by:			
approved by:			
project no.:	009-0230		
file name:	00200_SKETCH		



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PREPARED FOR
WEAVER CREEK INVESTMENTS, LLC
2131 W. REPUBLIC ROAD
SPRINGFIELD, MO 65807

PREPARED BY
OLSSON ASSOCIATES
1825 E. REPUBLIC ROAD
BUILDING B, SUITE 100
SPRINGFIELD, MO 65804

- LEGEND**
- FOUND EXISTING MONUMENT (AS NOTED)
 - SET 3/8" REBAR WITH ALUMINUM CAP MARKED "LC 306"
 - SET 3/8" REBAR WITH ALUMINUM CAP MARKED "LC 306"