



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: March 31, 2016
Time: 6:30 p.m.

Members: Jason Ray (Chairman), Randall Doennig (Vice-Chairman), Matt Edwards, Melissa Cox, David Shuler, Andrew Cline, Tom Baird, IV, and Cameron Rose

1. ROLL CALL

2. APPROVAL OF MINUTES

March 3rd, 2016

Documents: [PZMINUTES 3-3-2016.PDF](#)

3. COMMUNICATIONS

City Council Summary 3-21-2016

Documents: [NA03-21-16.PDF](#)

4. CONSENT ITEMS

(All items may be approved with a single motion without a public hearing, unless removed from the consent agenda)

5. UNFINISHED BUSINESS

6. Conditional Use Permit 417

506 West Edgewood Street, Mark Hunter, LLC

Documents: [UP 417 SR.PDF](#)

7. East West Arterial Mapping

City of Springfield

Documents: [EAST WEST MAPPING SR.PDF](#)

8. PUBLIC HEARINGS

9. Vacation 784

1245 East Republic, David Mires, SANJR, LLC

Documents: [VAC784.PDF](#)

10. Z-3-2016

6323 South Creeksedge, Dogwood Ventures, LLC

Documents: [Z-3-2016.PDF](#)

11. Z-5-2016

3026 - 3156 North Oakland Avenue, Spring Meadow Estates, LTD

Documents: [Z-5-2016.PDF](#)

12. Z-6-2016 W/COD #106

500 Block South Barnes Avenue, O'Reilly Automotive Stores, Inc.

Documents: [Z-6-2016 COD 106 SR.PDF](#)

13. Conditional Use Permit 421

1141 East Elm Street, City of Springfield

Documents: [UP421.PDF](#)

14. Preliminary Plat Western Meadows

800 South Waco Avenue and Miller Avenue, Mary Ann Moore Trust

Documents: [WESTERNMEADOWS.PDF](#)

15. Preliminary Plat South Creek Crossing

2620 South Campbell Avenue, South Creek Crossing, LLC

Documents: [SOUTHCREEKCROSSING.PDF](#)

16. Preliminary Plat Battlefield Business Center Number 12

2000 West Sunset Street, Battlefield Business Center II, LLC

Documents: [BATTLEFIELDBUSCENTER12.PDF](#)

17. OTHER BUSINESS

18. Initiate Retaining Wall Amendments

Citywide, City of Springfield

Documents: [INITIATE RETAINING WALL AMENDMENTS.PDF](#)

19. ADJOURN

For items for which the public may speak, the Commission Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. **Please fill out a Speaker Card. When you address Commission, please step to the microphone at the podium and state your name and address.** All meetings are televised live and tape recorded. Please limit your remarks to five (5) minutes unless Commission allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 417-864-1443 at least three (3) days prior to the scheduled meeting.

March 3, 2016
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session March 3, 2016 in the City Council Chambers. Chairman Jason Ray called the meeting to order.

Roll Call: Present: Jason Ray (Chair), Randy Doennig (Vice Chair), Tom Baird, David Shuler, and Melissa Cox. Absent: Andrew Cline, Cameron Rose, and Matthew Edwards.

Staff in attendance: Bob Hosmer, Principal Planner, Tom Rykowski, Asst. City Attorney, Nicholas Woodman, Asst. City Attorney, Dawne Gardner, Public Works Traffic Engineer and Rodney Colson, Public Works Storm Water.

Minutes: The minutes of February 4, 2016 meeting were approved unanimously.

Communications:

Mr. Hosmer stated that staff is requesting that item number 7 (Conditional Use Permit 417, 506 West Edgewood St) be tabled until the April (March 31, 2016) meeting, and item number 17 (Mount Vernon and Market Redevelopment Plan (616 South Market Avenue) be tabled indefinitely.

COMMISSION ACTION:

Mr. Baird motioned to approve the items to be tabled. Mr. Doennig seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

Consent Items:

Relinquishment of Easement 829
3700 South Farm Road 103
Applicant: City Utilities

COMMISSION ACTION:

Mr. Baird motioned to approve consent item Relinquishment of Easement 829 (3700 South Farm Road 103). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

UNFINISHED BUSINESS:

Amend the Transportation Plan
Citywide
Applicant: City of Springfield

Mr. Hosmer stated that this is a request to approve the Springfield-Greene County Comprehensive Plan Transportation Plan Element which was adopted by City Council on June 11, 2001. A portion of this document identifies the Major Thoroughfares within the City. The Major Thoroughfare Plan represents future roadway functions and is intended to provide an overall framework for making decisions on thoroughfare improvements and extensions. The Plan identifies locations of future major transportation corridors and serves as a general guide for securing rights-of-ways. Future roads are shown in general locations, the actual location may vary. The proposed amendments are in compliance with the goals set forth in the Transportation Plan which are:

- Identify and establish future thoroughfare systems that integrates land uses with transportation system needs.

- Recognize a distinct hierarchy of street classification as thoroughfare improvements and development definitions are made.
- Work with Ozarks Transportation Organization to review and update the plan every 5 years in conjunction with their Long Range Transportation Plan review/update the a preliminary plat to subdivide approximately 92.77 acres into a two (2) lot manufacturing subdivision.

Missouri law requires that a certified copy of any adopted major street plan be filed in the office of the county recorder.

The City will file a copy of the Major Thoroughfare Plan with the Greene County Recorder's office upon adoption by the Planning & Zoning Commission and the Springfield City Council. The Major Thoroughfare Plan map currently exists as Figure 20-2 and Figure 20-9 in the Transportation Plan. Staff recommends adopting the amended Major Thoroughfare Plan and subsequently amending Figure 20-2 and 20-9 in the Transportation Plan.

Mr. Baird asked for clarification on the reclassification of streets.

Mr. Hosmer stated that this is a notification to future developers that streets would need to be built to standards based on development occurring over time and any improvements that the City would make.

Ms. Gardner, Traffic Engineering stated that if it is an existing street and there is a classification change on the Major Thoroughfare Plan it allows the City, when development occurs, to secure additional right of way. This will allow the City to construct a street to meet the current classification standards if the street becomes a future City project.

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motions that we approve the Major Thoroughfare Plan Amendment to the Transportation Plan. Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

East West Arterial Mapping

Applicant: City of Springfield

Mr. Doennig recuses himself from the current item.

Mr. Ray states that the East West Arterial Mapping item does not have a quorum and is to be tabled until the April (March 31, 2016) meeting or until we have a quorum to vote.

PUBLIC HEARINGS:

Z-2-2016

550 East Chestnut Expressway

Applicant: William Brandt Properties, LLC

Mr. Hosmer stated that this is a request to rezone 0.62 acres of property located at 540 and 550 East Chestnut Expressway from a HM, Heavy Manufacturing District to a GR, General Retail District. 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. The IDEA Commons Plan identifies this property within the General

Mixed-Use future land use category. There is an existing restaurant on the property as a legal non-conforming use in the HM, Heavy Manufacturing District. If the rezoning is approved, it would allow the existing restaurant use to be considered a permitted use. Sidewalks are required to be constructed on Chestnut Expressway frontage at the time of redevelopment. Staff recommends approval.

Mr. William Brandt, 540 E. Chestnut Expressway, asking for rezoning from heavy manufacturing to general retail. The land was purchased in 1995 with the intent to operate a restaurant. In 2004 some of the old duplexes were torn down and replaced with an office building and now would like to operate a restaurant.

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Baird motions that we approve Z-2-2016 (550 East Chestnut Expressway). Mr. Doennig seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

Conditional Use Permit 420
522 West McDaniel Avenue

Applicant: Bryan Bevel

Mr. Hosmer stated that this is a request to allow a conditional use permit for brewery production in the CC, Center City District generally located at 522 West McDaniel Street. The Zoning Ordinance requires a use permit for breweries in the CC, Center City District. A brewery is required to obtain a use permit because it is considered to be the manufacturing and production of a product. A Use Permit was approved by Resolution Number 8472 in June 1997 that allows the existing pub and brewery at 305 South Market Avenue. The Growth Management and Land Use Plan of the Comprehensive Plan identifies this property as an appropriate area for high-intensity office, retail, housing, academic and public land uses. The conditions are that an Administrative Lot Combination shall be approved for the two properties. Staff recommends approval.

Mr. Bryan Bevel, 885 South Farm Road 197 wants to expand for storage.

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motions that we approve Conditional Use Permit 420 (522 West McDaniel Avenue). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

COM-1 District Amendments
Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend subsection 36-425 (7) Design Requirements in the COM-1 Commercial Street District. There have been issues in the COM-1, Commercial Street District,

pertaining to the design requirements and how they are applied to new construction/additions along Blaine Street. Blaine Street is currently built and functions as a public alley for access to the back of properties along Commercial Street. Staff is proposing to clarify that Blaine Street was not intended to be used as a street frontage for design requirement purposes and that certain design requirements for interior building heights shall only apply to new construction. The original intent of the COM-1 Commercial Street District Design Requirements was to protect the unique nature and architectural character of the existing historic structures, and to protect it from infringing influences that may diminish or dilute the historic character.

- On each lot, the building façade shall be built to the district minimum setback line for at least 80 percent of the street frontage. This does not include Blaine Street frontage.
- The building façade shall be built to the district minimum setback line within 30 feet of a block corner. This does not include Blaine Street frontage.
- Blank lengths of wall exceeding 20 linear feet are prohibited on all street frontages. This does not include Blaine Street frontage.
- The ground floor of any new construction shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet. This does not include Blaine Street frontage.

Mr. Baird and Ms. Cox asked about the text and language for Blaine Street and about the inclusion of Pacific Street.

Mr. Hosmer stated that Blaine Street is currently built and functions as a public alley for access to the back of properties along Commercial Street. Staff wanted to clarify that Blaine Street was not intended to be used as a street frontage for design requirement purposes. Staff indicated that Pacific Street was not included in the COM-1 District.

(Staff clarification: The COM-1 district does front along the north side of Pacific Street. However, in our discussions staff does want Pacific Street as well as other streets to meet the design requirements i.e., buildings built up to the setback to address the street. Alleys do not have to meet the requirements. Again the main reason we wanted to remove Blaine Street is that it functions as an alley access to the backs of the buildings facing Commercial Street. This would also be the case if buildings were built along Pacific Street. The backs of buildings along Pacific Street would face Blaine Street. This could also allow buildings built along the frontage of Pacific Street to have parking in the back along Blaine Street.)

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motions that we approve COM-1 District Amendments (Citywide). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

Reasonable Accommodation Amendments
Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to add a new section 36-336, Reasonable Accommodation Policy Procedure to Division 3, Subsection 1, Administration and Enforcement of the Zoning Ordinance. Planning and Zoning Commission initiated amendments to the off-street parking requirements and other

related sections of the Zoning Ordinance to allow review and consideration for persons with disabilities at their meeting on October 3, 2013. The Federal Fair Housing Act requires the City to apply its regulations in a manner that does not discriminate against persons with disabilities. The City is required by Federal law to provide “reasonable accommodation”, and Building Development Services currently applies that standard to requests received for modification to single-family dwellings for medical needs. The City has informally handled these on a case by case basis. The implementation of this procedure brings us into compliance with accepted practices. The proposed amendment will allow the Director of Building Development Services and/or the Administrative Review Committee (ARC) the ability to grant exemptions to the Zoning Ordinance requirements to make reasonable accommodations for persons with disabilities following the requirements.

These amendments will replace the current Administrative Ruling (2011) and City Council resolution (2004) that BDS currently uses in these situations. Any appeals of ARC’s decisions would go to the Board of Adjustment for a public hearing.

Ms. Cox asked if all requests for reasonable accommodations have to be accompanied by an official statement, i.e., doctor, prescription, or other prescribed requirements that allow for that accommodation and how long is the process.

Mr. Hosmer stated that it would be on a case by case basis and would need to meet ADA requirements and the process could take as little as a few minutes.

Mr. Baird asked where the language came from.

Mr. Hosmer stated that Greene County had adopted a similar procedure, but the City has worked with the Law Department for the appropriate language.

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Ms. Cox motions that we approve Reasonable Accommodation Amendments (Citywide). Mr. Baird seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

Amend Section 36-350 Planning and Zoning Commission and Section 36-353 Landmarks Board Term Limits

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend Subsection 36-350 (1) and 36-353 (3) term limits for Planning and Zoning Commission and Landmarks Board members. Planning and Zoning Commission initiated the amendments to the terms limits for at their meeting on February 4, 2016. Currently, the Planning and Zoning Commission members may be appointed for a maximum of two, four year terms and Landmarks Board members shall serve a maximum of two, three-year terms. City Charter requires that no person shall be appointed to any board for more than two consecutive terms, but does not have the maximum (lifetime prohibition). This amendment will provide for consistency in term limits across City boards and commissions as well as eliminate the lifetime two-term limit. Staff is proposing removing the maximum two term limits for each entity.

Commission members asked if this will make the Planning and Zoning Commission and the Landmarks Board conform with the other boards in the City and asked about the differences in the term limits for the commissions.

Mr. Hosmer confirmed that they conform with other City boards and that the State statute allows for Planning and Zoning Commission members four (4) years and the Landmarks Board is set by the City Charter, which allows for three (3) years.

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Ms. Cox motions that we approve Amend Section 36-350 Planning and Zoning Commission and Section 36-353 Landmarks Board Term Limits. Mr. Doennig seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

Extend Security Agreement No. 33
2935 East Sunshine Street
Applicant: City of Springfield

Mr. Hosmer stated that this is a request to Extend Security Agreement No 33: Request to extend the security agreement for property located at 2935 East Sunshine Street. The DL Rogers Subdivision is a two lot subdivision with a detention basin that was final platted and recorded on March 12, 2015. In lieu of the final completion of said improvements before the plat is recorded, the sub-divider may post a surety bond, an escrow agreement, letter of credit or other appropriate security agreement, approved by the City of Springfield. The Commission may, upon proof of hardship, extend the completion date set forth in said bond or agreements for a maximum period of one additional year; provided a request for said extension is made prior to the end of the one year following recordation and provided the amount of said security is revised pursuant to a revised estimate by the Department of Public Works. Staff recommends the extension be approved for another year from March 11, 2016 to March 11, 2017.

Aaron Hargave, 2045 W. Woodland requesting an extension.

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Baird motions that we approve Extend Security Agreement No. 33. Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

Final Development Plan PD 271 Amended
560 West Bryant Street (Lot 3 of Walnut Creek Phase 3)
Applicant: Verandas, LLC

Mr. Hosmer stated that this is a request to approve the Final Development Plan for Planned Development 271 for property located at 560 West Bryant Street (lot 3 of Walnut Creek Phase 3). Planned Development 271 Amended was approved by City Council on October 12, 2009. The Final Development Plan is required to be approved by the Planning and Zoning Commission provided it is in substantial conformance with the approved Planned Development ordinance. The Administrative Review Committee reviewed the proposed plan. The applicant requested an alternative to the perimeter landscaping requirements similar to other properties that have developed in the district. ARC was supportive of a berm with landscaping of understory trees, canopy trees, and shrubs. Staff recommends approval.

Matt Capen, 5051 S. National Avenue, Suite 7A, architectural representative for Verandas, LLC.

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Ms. Cox motions that we approve Final Development Plan PD 271 Amended. Mr. Baird seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

Final Development Plan PD 228 Amended

1320 East McClernon Street

Applicant: Whisker Investments, LLC

Mr. Hosmer stated that this is a request to approve the Final Development Plan for Planned Development 228 for property located at 1320 East McClernon Street. The subject property was rezoned to a Planned Development 228 Amended in March 29, 2004 to permit multi-family elderly housing facilities as defined by the Federal Fair Housing Act. The Planned Development allows for multi-family elderly housing on lot 21 but requires Planning and Zoning Commission and City Council approval provided it is in substantial conformance with the approved Planned Development ordinance. The applicant is proposing to construct a multi-family elderly housing development on 5.36 acres of property within Planned Development 228 Amended lot 21. Approval of this application will facilitate development of this property for a 36 unit multi-family elderly development. Staff recommends approval.

Aaron Hargave, 2045 W. Woodland, owner representative to answer any questions.

Mr. Ray opened the public hearing.

No member of the public spoke.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Baird motions that we approve Final Development Plan PD 228 Amended. Mr. Doennig seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Baird, Shuler, and Cox. Nays: None. Abstain: None. Absent: Cline, Rose, and Edwards

OTHER BUSINESS :

Mr. Baird asked what the procedure was for recruitment of new members.

Mr. Hosmer stated that it is City Clerk's office responsibility and that there is information on the web page with applications.



Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Robert Stephens, Mayor

Zone Councilmembers

Phyllis Ferguson, Zone 1
Justin Burnett, Zone 2
Mike Schilling, Zone 3
Craig Fishel, Zone 4

General Councilmembers

Jan Fisk, General A
Craig Hosmer, General B
Kristi Fulnecky, General C
Ken McClure, General D

Upcoming Council Meeting Agenda March 21, 2016 - 6:30 p.m.

Speakers must sign up with the City Clerk to speak to an issue on the agenda.
Speakers are to limit their remarks to three to five minutes.

Note: Sponsorship does not denote Council member approval or support.

Item No. 11 being posted as possible additions to the March 21 Council agenda; however, a determination of whether these will be added will be made by City Council at the meeting.

ROLL CALL.

Approved as
Presented
Approved as
Amended.

See item #33

10262

APPROVAL OF MINUTES. March 7, 2016

FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

CEREMONIAL MATTERS.

Council Bill 2016-055. (Hosmer)

A resolution recognizing Planet Fitness for completing the 50/50 Plus Challenge to become a "Springfield LifeSave Plus" organization.

CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

Persons addressing City Council are asked to step to the microphone and clearly state their name and address before speaking.

All meetings are recorded.

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864 -1443 at least 3 days prior to the scheduled meeting.

SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. Public Hearing remains open for Council Bill 2016-050 to provide an opportunity for Public comment during the complete 20 day notice period.

26704

Council Bill 2016-050. (Fulnecky) Public Hearing remains open to provide an opportunity for Public comment during the complete 20 day notice period.

A special ordinance approving a plan for an industrial development project for Kraft Heinz Foods Company, a Pennsylvania corporation, consisting of the acquisition and installation of new equipment and machinery at the existing plant; and authorizing the City of Springfield, Missouri to issue its Taxable Industrial Development Revenue Bonds (Kraft Heinz Foods Company Project), Series 2016, in a principal amount not to exceed \$36,000,000 to finance the costs of such project; authorizing and approving certain documents; and authorizing certain other actions in connection with the issuance of the Bonds.

6269

Council Bill 2016-051. (Hosmer)

A general ordinance amending the City Health Care Plan to terminate the City of Springfield Retiree Health Plan (Non-Medicare) on December 31, 2016; repealing the Plan Document and Summary Plan Description of the City of Springfield Retiree Health Plan (Non-Medicare) effective December 31, 2016; terminating the City of Springfield Retiree Health Savings Account Program effective December 31, 2016; amending Chapter 2 of the Springfield City Code, Section 2-92, Merit Rule 25.1, City Health Care Plan, by amending the language of said Merit Rule; amending Section 2-92, Merit Rule 25.1, City Health Care Plan, Exhibit 1, by amending the language of said Exhibit 1; terminating the City of Springfield Medicare supplement plan effective December 31, 2017; amending Section 2-92, Merit Rule 25.2, Police and Fire Departments Health Insurance Plan, Coverage of County Emergency 911 Employees Transferring to the City, by terminating the rights of retirees to City provided or sponsored health insurance coverage; and authorizing the City Manager to administratively amend provisions of the City Health Care Plan conflicting with this ordinance.

RESOLUTIONS.

EMERGENCY BILLS. Citizens May Speak. May Be Voted On.

Possible Addition to City Council Agenda; however, a determination of whether it will be added will be made by City Council at the meeting.

26705

Council Bill 2016-071. (Stephens)

A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2015-2016, by appropriating a portion of the 2015 fiscal carryover funds and increasing expenses in the amount of \$500,000.00 for use in contracts for the housing of City inmates.

26706

Council Bill 2016-072. (Stephens)

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with Miller County for use of the Miller County Detention Center for housing City inmates and declaring an emergency.

Council Bill 2016-073. (Stephens)

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with Taney County for use of the Taney County Jail for housing City inmates and declaring an emergency.

PUBLIC IMPROVEMENTS.**GRANTS.****AMENDED BILLS.****COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.****Council Bill 2016-056. (McClure)**

A special ordinance authorizing the City Manager, or his designee, to make application to the U.S. Department of Housing and Urban Development (HUD) for the Federal Fiscal Year 2016 Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds under the Consolidated Plan, to accept CDBG and HOME funds; to enter into any necessary agreements to carry out the grants; to exercise any and all powers necessary to implement selected projects; and to select projects for funding for the City of Springfield Fiscal Year 2016-2017; and reaffirming the Community Development Objectives and Priorities set out in "Exhibit C." (Staff and Citizen Advisory Committee for Community Development recommend approval.)

Council Bill 2016-057. (Ferguson)

A general ordinance amending Springfield Land Development Code, Section 36-306, Zoning Maps, by rezoning approximately 0.62 acres of property generally located at 540 & 550 East Chestnut Expressway from an HM, Heavy Manufacturing District to a GR, General Retail District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: William P. Brandt Properties, LLC; 540 & 550 East Chestnut Expressway; Z-2-2016.)

Council Bill 2016-058. (Schilling)

A special ordinance authorizing the issuance of Conditional Use Permit No.420 to allow a brewery within a CC, Center City District generally located at 522 West McDaniel Street.

Council Bill 2016-059. (McClure)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the Land Development Code, Article III, Division IV, Subdivision III, Section 36-425(7), Design Requirements, of the COM, Commercial Street District in the Zoning Ordinance to clarify Blaine Street Frontage and new construction requirements.

Council Bill 2016-060. (Fishe)

A general ordinance amending Chapter 36 of the Springfield, Missouri City Code, known as the Land Development Code, by adding a new section, to be known as Section 36-336, Reasonable Accommodation Policy and Procedure, to Article III, Division 3, Subdivision I.

Council Bill 2016-061. (Fisk)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the Land Development Code, Article III, Zoning Regulations, Division 3, Administration, Enforcement, and Review, Subdivision II, Commissions and Boards, Section 36-350, Planning and Zoning Commission, subsection (1), Composition of Commission.

Council Bill 2016-062. (Fulnecky)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the Land Development Code, Article III, Zoning Regulations, Division 3, Administration, Enforcement, and Review, Subdivision II, Commissions and Boards, Section 36-353, Landmarks Board by amending subsection (3), Terms of membership.

Council Bill 2016-063. (Schilling)

A special ordinance declaring the area generally located along the east side of South Market Avenue, between West Mount Vernon Street and West Harrison Street, as a blighted area pursuant to the Land Clearance for Redevelopment Authority Law. (The Land Clearance for Redevelopment Authority (LCRA) recommends denial. Staff recommends approval.)

FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.

**Amended
and Tabled**

Council Bill 2016-064. (Burnett)

A general ordinance amending the Springfield City Code by repealing language contained in Chapter 118 Vehicles for Hire, and adding new regulations for Transportation Network Companies and Drivers.

PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Appeared

Mr. Bob Mondy wishes to address City Council.

Appeared

Mr. Joe Batson wishes to address City Council

NEW BUSINESS.

As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

UNFINISHED BUSINESS.

MISCELLANEOUS.

CONSENT AGENDA – FIRST READING BILLS. See Item #3.

Council Bill 2016-066. (Burnett)

A special ordinance approving the plans and specifications for the Stormwater Improvements Atlantic Street (West of Glenstone Avenue) project, Plan No. 2015PW0005WT, accepting the bid of Hartman and Company, Inc., for that project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

Council Bill 2016-067. (Ferguson)

A special ordinance declaring the necessity to condemn right-of-way over, under, and through the property located at 1705 North Colgate Avenue for the Homeland Subdivision Stormwater Improvement Project.

Tabled

Council Bill 2016-068. (Hosmer)

A special ordinance authorizing the City Manager, or designee, to enter into a Real Estate Transfer Agreement with BNSF Railway Company (BNSF), to transfer certain property underlying the West Wye Connector project (the "Project") to BNSF, and finding that the Project supports the public purposes of improving public safety, providing a more efficient rail system, and promoting economic development in central Springfield.

Council Bill 2016-069. (Fulnecky)

A special ordinance approving the final development plan of Planned Development District No. 228 Amended, Lot 21, generally located at 1320 East McClernon Street (Planning and Zoning Commission and Staff recommend approval).

CONSENT AGENDA – ONE READING BILLS. See Item #3.

26701

Council Bill 2016-065. (Ferguson)

A special ordinance to establish and define the boundaries and adopt the plat, plans, specifications, and sealed estimate of construction costs, and authorize acquisition of necessary right(s)-of-way, by purchase or condemnation thereof, for Sanitary Sewer District No. 19L of Section No. 1 of the main sewers of the City, located in the general vicinity of Catalpa Street and Scenic Avenue; further providing that all labor shall be paid the prevailing wages; and directing the City Manager, or his designee, to advertise for bids for the construction of said sewers.

26702

Council Bill 2016-070. (Burnett)

A special ordinance authorizing the City Manager, or his designee, to accept a grant addendum from the Missouri Department of Health and Senior Services (DHSS), federally funded by a Preventive Health and Health Services Block Grant (PHHS), to support activities of the Healthy Eating and Active Living (HEAL) in Local Communities Program; and amending the budget of the Springfield-Greene County Health Department (SGCHD) for Fiscal Year 2015-2016 in the amount of \$24,500.00 to appropriate the grant funds.

CONSENT AGENDA – SECOND READING BILLS. Citizens Have Spoken. May Be Voted On.

6268

Council Bill 2016-052. (Fisk)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the Salary Ordinance, relating to the salary rate and pay grade for one job title within the Springfield Fire Department, as contained in the Fire Protection Schedule (FPS), by adding one new job title, Division Chief (FPS 12).

26703

Council Bill 2016-053. (McClure)

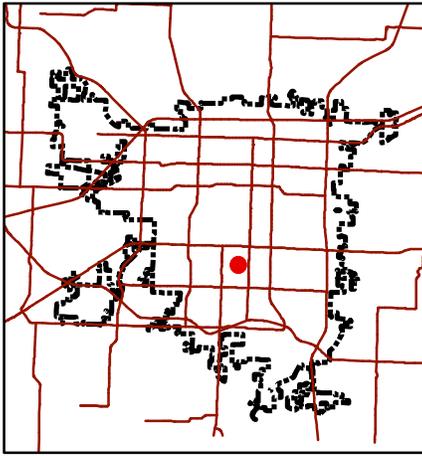
A special ordinance authorizing the City of Springfield, Missouri, to enter into Schedule No. 4 to its existing master equipment lease purchase agreement, the proceeds of which will be used to pay the costs of acquiring equipment for the Parks Department, amending the Fiscal Year 2016 budget of the City in the amount of \$489,500, and to do all things necessary to carry out the lease-purchase transaction, including the execution of certain documents in connection therewith.

END OF CONSENT AGENDA.

ADJOURN.

Development Review Staff Report

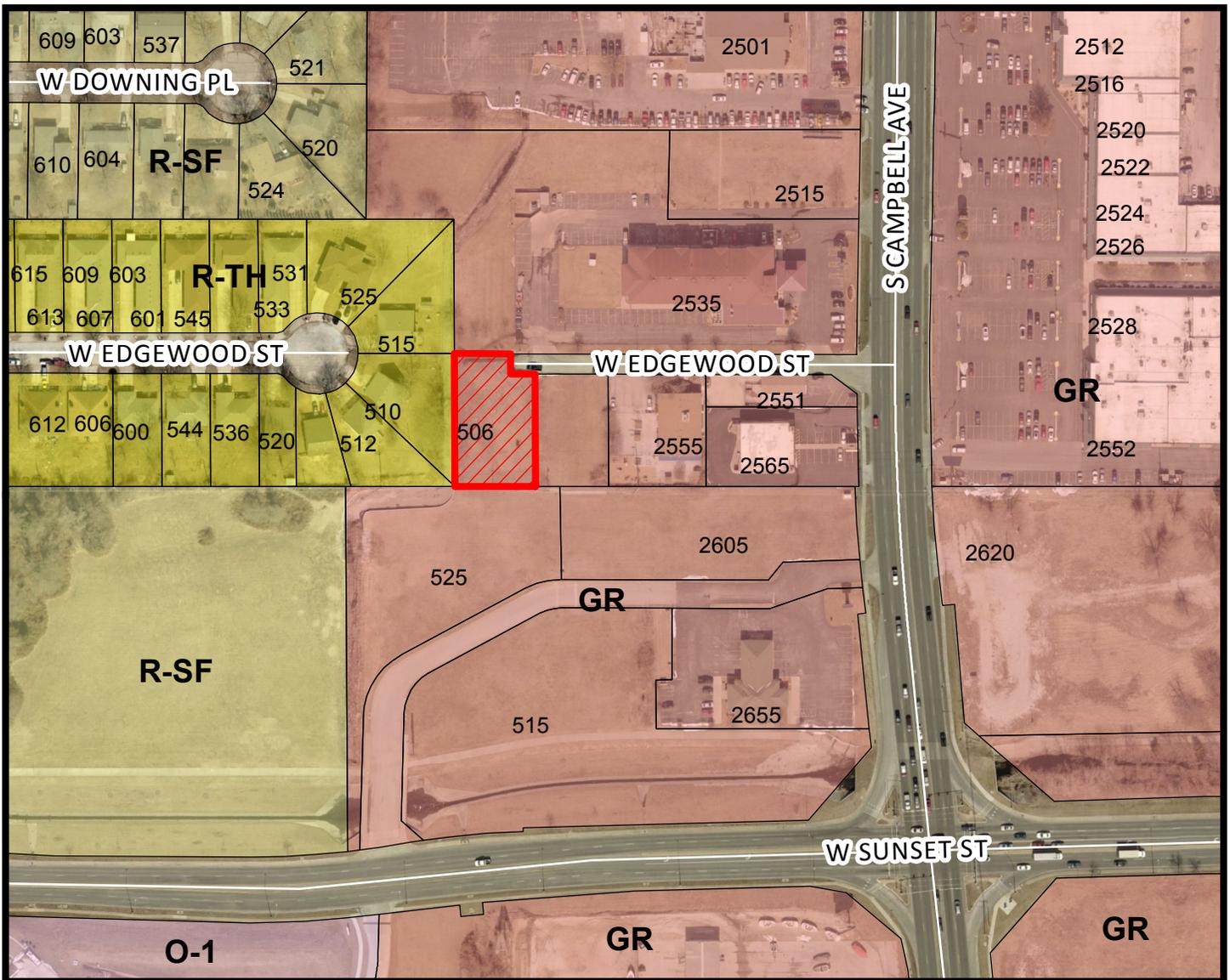
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



Conditional Use Permit No 417

LOCATION: 506 WEST EDGEWOOD ST
CURRENT ZONING: GR, General Retail District
PROPOSED ZONING: NA

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
CONDITIONAL USE PERMIT 417

PURPOSE: To allow a self-service storage facility within a GR, General Retail District generally located at 506 West Edgewood Street.

REPORT DATE: March 15, 2016

LOCATION: 506 West Edgewood Street

APPLICANT: Mark Hunter LLC

TRACT SIZE: Approximately 0.36 acres

EXISTING USE: Undeveloped land

PROPOSED USE: Self-service storage facility

FINDINGS FOR STAFF RECOMMENDATION:

1. A self-service storage facility is an appropriate use for this existing GR zoned property to utilize the commercial zoning with a use that does not depend on a high traffic and high visibility location.
2. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
3. This application meets the approval standards for a Conditional Use Permit and is in conformance with the *Comprehensive Plan*, which identifies this area as appropriate for a variety of commercial uses.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. The regulations and standards listed on Attachment 3 shall govern and control the use and development of the land in Use Permit Number 417 in a manner consistent with the attached site plan (Attachment 6).
2. The proposed self-service facility shall be located and constructed in general conformance to the attached site plan.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Hotel
East	GR	Retail and commercial uses
South	GR	Bank
West	R-TH	Duplex and single family homes

ZONING ORDINANCE REQUIREMENTS:

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

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for medium intensity retail, office or housing. This mixed category indicates that a variety of commercial uses are appropriate.

STAFF COMMENTS:

1. The applicant is requesting approval of a Conditional Use Permit for a self-service storage facility on the subject property within a GR, General Retail District. The subject property was identified by the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* as an appropriate area for

medium intensity retail, office or housing. This land use category would accommodate a variety of commercial uses. A self-service storage facility at this location is an appropriate use for this commercially zoned property because it does not rely on high visibility and is not expected to adversely impact the surrounding uses. In addition, approval of this application will provide for the productive use of the subject property which is already served by public facilities and services.

2. As part of the development of this property, a 5 foot bufferyard is required along the western property line of the subject property adjacent to the R-TH, Residential Townhouse District zoned property to the west. The applicant has relinquished the existing utility and sanitary sewer easement along the western property line (Relinquish Easement 828). In addition, the applicant has submitted an Administrative Re-plat to remove the platted twenty-five (25) foot setback along the north property line along Edgewood. The development of the property will be required to meet the building setback requirements established in the GR District, which is a fifteen (15) foot along Edgewood Street.
3. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 of the Zoning Ordinance. Any development of this property must also follow the GR, General Retail District requirements.
4. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 18, 2015 regarding the request for a conditional use permit. A summary of the meeting is attached in Attachment 4.

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. Nine (9) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. Staff has not received any comments.

CITY COUNCIL PUBLIC HEARING: April 18, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

ATTACHMENT 1
DEPARTMENT COMMENTS
CONDITIONAL USE PERMIT 417

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the use permit

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic does not have any issues with the proposed conditional use permit.

STORMWATER COMMENTS:

No stormwater issues with proposed conditional use permit. Stormwater detention will be bought-out since the site drains directly to the floodplain. Water quality is not required since the site is less than one (1) acre.

CLEAN WATER SERVICES COMMENTS:

Clean Water Services does not have any objections to the proposed Conditional Use Permit as there is no impact on public sewer.

CITY UTILITIES:

No objection to the conditional use approval for mini-storage. However utility easements will have to be relinquished due to the building encroaching on the platted easement. In addition the building is close enough that gas and/or water mains may have to be relocated. Water can be retired with the meter relocated to clear the building. The gas main continues to the west and will more than likely have to be relocated. Relocations and adjustments to existing utilities are at the customer's expense.

FIRE DEPARTMENT:

No objections to CUP. Will need to provide a marked and approved fire department turnaround at the end of Edgewood.

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 417

1. A self-service storage facility is permitted in general conformance with Attachment 6.
2. When the property develops, all requirements of the GR, General Retail District shall be met including off-street parking, open space, interior and perimeter landscaping.
3. The development of the property shall meet all requirements of the Fire Code including fire lanes and access, Knox switch on the electric gate and the provision of any necessary fire hydrants.
4. An Administrative Re-plat shall be approved to remove the platted setback along the north property line.
5. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

ATTACHMENT 3
STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 417

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following: (see attached Attachment 5 for the applicant's response)

1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent possible such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare as proposed;
7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;
8. Such signs will not have an adverse effect on any adjacent properties;
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment

of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.

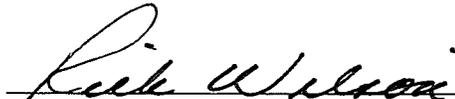
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and
 - b. The nature and extent of landscaping and screening on the site;
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed

vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield, and;
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING

I, Rick Wilson (*print name*), attest that the invitation letter to the neighborhood meeting (attached) was mailed ten (10) days prior to the neighborhood meeting on 11/04/2015 (*month/date/year*), the neighborhood meeting is scheduled to be held on 11/18/2015 (*month/date/year*), which is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Exhibit 1: Neighborhood Notification and Meeting Process."



Signature of person completing mailings

Rick Wilson

Printed name of person completing mailings

*NOTE: this affidavit must be submitted by the Friday following the application deadline.

ATTACHMENT 4
Wilson Surveying Co., Inc.

Surveying//Engineering//Land Planning

2012 S. Stewart Springfield, MO 65807
(417) 522-7870
WilSurveyInc.com

October 29, 2015

Re: Proposed construction at 506 W. Edgewood

Dear Resident,

Mark Hunter LLC purchased 506 W. Edgewood, a currently vacant lot, with the intent to build a self-storage facility. Pursuant to the City of Springfield zoning regulations, the property requires a conditional use permit to construct the facility and a neighborhood meeting to discuss the proposed plans.

You are invited to La Quinta Inn & Suites Springfield South at 2535 South Campbell at 5:30 p.m. on Thursday, November 18, 2015 to view drawings of the proposed facility, to discuss the owner, Mark Hunter's plans and to address any questions or concerns you may have about this project.

Sincerely,

Rick Wilson, President
Wilson Surveying Co., Inc.

NEIGHBORHOOD MEETING SUMMARY

1. Conditional Use Permit for: self-storage facility
2. Meeting Date & Time: November 18th, 2015, at 5:30 p.m.
3. Meeting Location: La Quinta Inn & Suites, 506 W. Edgewood, Springfield, MO
4. Number of invitations that were sent: 7
5. How was the mailing list generated: by the City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 2
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 comments were favorable.

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

Comments do not need to be addressed.

To: Springfield Planning Board

Re: Mark Hunter, LLC

From: Jack Ryan
Name

2535 S. Campbell
Address

Springfield, MO
City

On November 19th, you will be hearing the request to build a self-storage facility. Pursuant to the City of Springfield zoning regulations, the property requires a conditional use permit to construct the facility and a neighborhood meeting to discuss the proposed plans.

There will be a hearing on December 10th, 2015, by the City of Springfield Planning and Zoning Commission to approve or deny the conditional use permit.

Please accept this letter in support of this request to allow the construction of the facility.

Jack Ryan

ATTACHMENT 5

To: Springfield Planning Board

Re: Mark Hunter, LLC

From: Greg Walker
Name

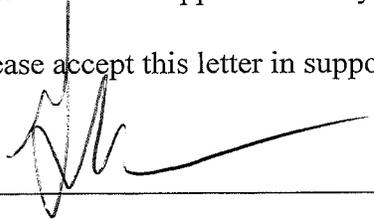
2535 S. Campbell
Address

Springfield, MO
City

On November 19th, you will be hearing the request to build a self-storage facility. Pursuant to the City of Springfield zoning regulations, the property requires a conditional use permit to construct the facility and a neighborhood meeting to discuss the proposed plans.

There will be a hearing on December 10th, 2015, by the City of Springfield Planning and Zoning Commission to approve or deny the conditional use permit.

Please accept this letter in support of this request to allow the construction of the facility.



ATTACHMENT 5

Conditional Use Permit
506 W. Edgewood

STANDARDS FOR CONDITIONAL USE PERMIT

1. *The proposed conditional use will not adversely affect the adopted policies in the Springfield Comprehensive Plan.*

The proposed development is in keeping the Land Use Plan for this area. The Springfield Area Land Use Plan shows this area appropriate for Medium Intensity Retail, Office or Housing. The Storage facility proposed is at the bottom of the scale for these uses and provides a low impact transition from commercial to the Residential Town Home property located to the west.

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

The low traffic volume produced by a storage facility is the best use of the existing private drive and should not have any negative impact on the motoring public. Located at the end of the private drive, pedestrian use of the area is limited. The site is also in close proximity to the South Creek Linear Park Trail.

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

The proposed conditional use will not include any inhabited spaces. At the time of development, an additional fire hydrant will be added at the west end of edgewood and a fire apparatus turn around will be provided.

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

The site is flanked on the west and south by existing concrete lined drainage channels. Surface runoff will be directed to these channels by the site grading of the project allowing the water to enter the system and disburse before the waters of the upland drainage basin arrive, thereby reducing flooding. A storm water buy-out is planned to contribute to the storm water improvements in the area.

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

By the nature of storage, the noise levels will be substantially less than other general retail uses.

6. *The glare of vehicular and stationary light will not affect the established character of the*

ATTACHMENT 5

neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed.

All of the city's lighting requirements will be met. Fencing to block the head lights of inbound vehicles will be installed, wall packs with turn down shields as necessary will be used as the primary source for security lighting, and a photometric plan will be submitted with the development plans to demonstrate the required foot candle intensity at the property line adjoining residential zoning. These measures in addition to the buffer yard requirements and the existing stand of trees on the west side of the adjoining channel should provide above normal protection for the residential neighbors.

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

The developer plans to utilize on premise signs visible from Edgewood as allowed by the city sign ordinance. The proximity of this signs to traffic control is remote.

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

They will not.

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

The limited traffic volume created by a storage facility is the best and least demanding traffic requirement for this site. Edgewood is an existing drive, which is substandard by most street requirements, but will function well for the proposed use.

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

It will not.

11. *The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:*
- a. *The location, nature and height of buildings, structures, walls and fences on the site; and*
 - b. *The nature and extent of landscaping and screening on the site.*

ATTACHMENT 5

The proposed single story structures are to be situated in a manner that the back of the proposed buildings will be to the back of the existing house with approximately 60 feet of separation. A buffer yard is required along the west side of the site where it abuts residentially zoned property. Security fencing is planned with screening fencing as needed to prevent headlights from shining in the residential property.

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

There are no significant features on the site.

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

There are no significant features on the site.

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

The lot is of adequate size, however it is an existing non-conforming tract of record since it does not have full public street frontage. The proposed use is permitted in the district with a conditional use permit.

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

The development of the property will change an undeveloped isolated tract and provide a useful purpose for it. In doing so it will eliminate a potential dumping ground, "party spot" or other attractive nuisance from the neighborhood.

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

One parking place will be provide as required under 5-1500. There will be no on-site employees. The proposed north-south drive lane will provide adequate loading and unloading area while allowing an additional patron to access other units as required by 5-1600. The proposed parking space will be designed to comply with the size and location requirements stated in 6-1300.

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

ATTACHMENT 5

alleys.

The only access to public ways is by way of the private drive identified as Edgewood Street. Adequate turn-a-round will be provided to prevent any backing movement into a public way.

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

It will not.

19. *The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities, nor public or private right-of-way.*

The proposed use will not interfere with the rights granted to others for any purpose.

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

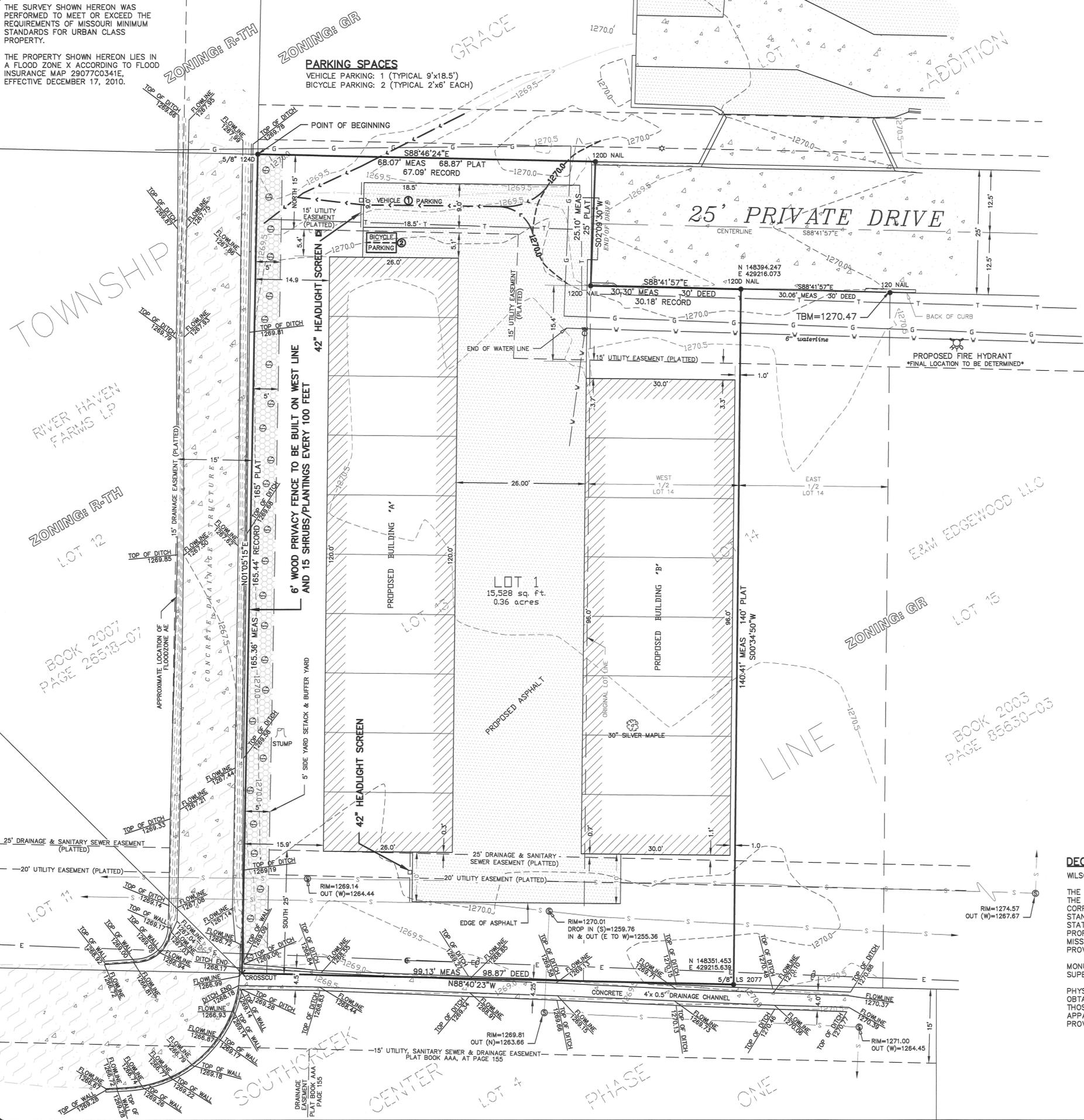
There are no existing structures on the site.

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

Yes

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0341E, EFFECTIVE DECEMBER 17, 2010.



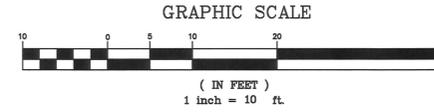
SITE PLAN

GRID NORTH MISSOURI STATE PLANE, CENTRAL ZONE NAD83

OWNER/DEVELOPER
MARK HUNTER LLC
4102 E FARM ROAD 144
SPRINGFIELD MO 65809-2285
CONTACT: MARK HUNTER
PHONE: (417) 818-9991



LOCATION MAP
SECTION 35
TOWNSHIP 29 RANGE 22
APPROX. SCALE: 1"=2000'



NOTES

- 1) LOCATION OF FLOODZONE AE IS AS SHOWN ON FEMA FIRM MAP 29077C0341E.
- 2) ALL EASEMENTS LISTED AS "PLATTED" ARE AS SHOWN ON THE FINAL PLAT OF TOWNSHIP LINE IN THE RECORDER'S OFFICE IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AT PLAT BOOK "DD", PAGE 37, UNLESS OTHERWISE NOTED.
- 3) A PHOTOGRAMMETRIC LIGHTING PLAN WILL BE PROVIDED BY OTHERS TO INSURE LIGHTING GUIDELINES ARE MET.
- 4) BECAUSE OF THE PROXIMITY OF THE FLOOD PLATE IT IS PROPOSED THAT THE DEVELOPER MAKE A PAYMENT IN LIEU OF DETENTION CONSTRUCTION.

LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- ✕ = CROSSCUT IN CONCRETE
- ⊠ = TELEPHONE RISER
- ⊕ = POWER POLE
- ⊙ = BENCHMARK
- ⊙ = ANCHOR
- ⊙ = LIGHT POLE
- ⊙ = WATER METER
- ⊙ = FIRE HYDRANT
- ⊙ = SEWER MANHOLE
- ⊙ = DECIDUOUS TREE
- ⊙ = SHRUB/PLANTING
- = SURFACE WATER FLOWLINE
- = PROPOSED DRAINAGE SWALE
- = ELECTRIC LINE
- = SANITARY SEWER LINE
- = GAS LINE
- = 6" WATER LINE
- = ASPHALT
- = CONCRETE
- = BUFFER ZONE
- = FLOODZONE AE

ZONING
GR (GENERAL RETAIL)

PROPOSED LAND USE
SELF-STORAGE SERVICE

SOURCE OF TITLE
BOOK 2012 PAGE 35801-12

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

- TOWNSHIP LINE FINAL PLAT
- SURVEY BY AMSINGER SURVEYING INC. DATED SEPTEMBER 30, 2012 REVISED ON JANUARY 28, 2013
- GRACE ADDITION FINAL PLAT
- SOUTH CREEK CENTER PHASE ONE FINAL PLAT DEEDS AS SHOWN

OPEN SPACE
0.12 ACRES
5,250 SQ. FT.

TOTAL AREA
0.36 ACRES
15,528 SQ. FT.

PREPARED BY
WILSON SURVEYING CO., INC.
SURVEYING/ENGINEERING/LAND PLANNING
2012 S. STEWART AVENUE
Springfield, Missouri 65804
TELE: (417)522-7870 FAX: (417)522-7874
EMAIL: RICK.WILSON@WILSONSURVEYING.COM
DRAWING NO.: WD-104-944
JOB NO.: 14229
DRAWN BY: MSB
DATE: MARCH 22, 2016

WILSON SURVEYING CO., INC. L.C. 2670 BY RICK WILSON, P.L.S. 1970



BENCHMARKS

TEMPORARY BENCHMARK SQUARECUT ON BACK OF CURB NEAR NORTHEAST CORNER OF LOT 14 ELEV. 1270.47

PROPERTY DESCRIPTION

LOT THIRTEEN (13) AND THE WEST ONE-HALF (W/2) OF LOT FOURTEEN (14), TOWNSHIP LINE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

DECLARATION

WILSON SURVEYING CO. INC., HEREBY DECLARES TO MARK HUNTER:

THE INFORMATION CONTAINED HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED ABOVE, WHICH WAS PERFORMED TO THE BEST OF CORPORATE KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS; AND THE MISSOURI DEPARTMENT OF AGRICULTURE; AND BASED ON INFORMATION PROVIDED BY MARK HUNTER.

MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY PERSONAL SUPERVISION.

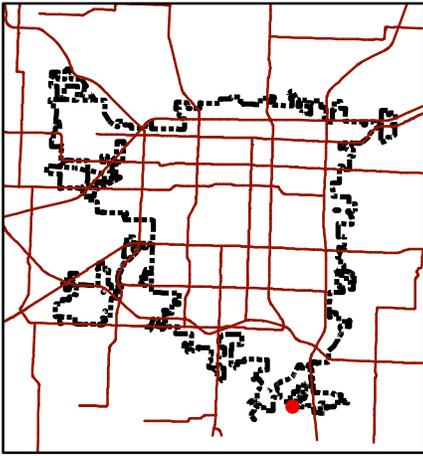
PHYSICAL EVIDENCE OF IMPROVEMENTS AS SHOWN IS FROM INFORMATION OBTAINED BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE THOSE BASED ON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.

Development Review Staff Report

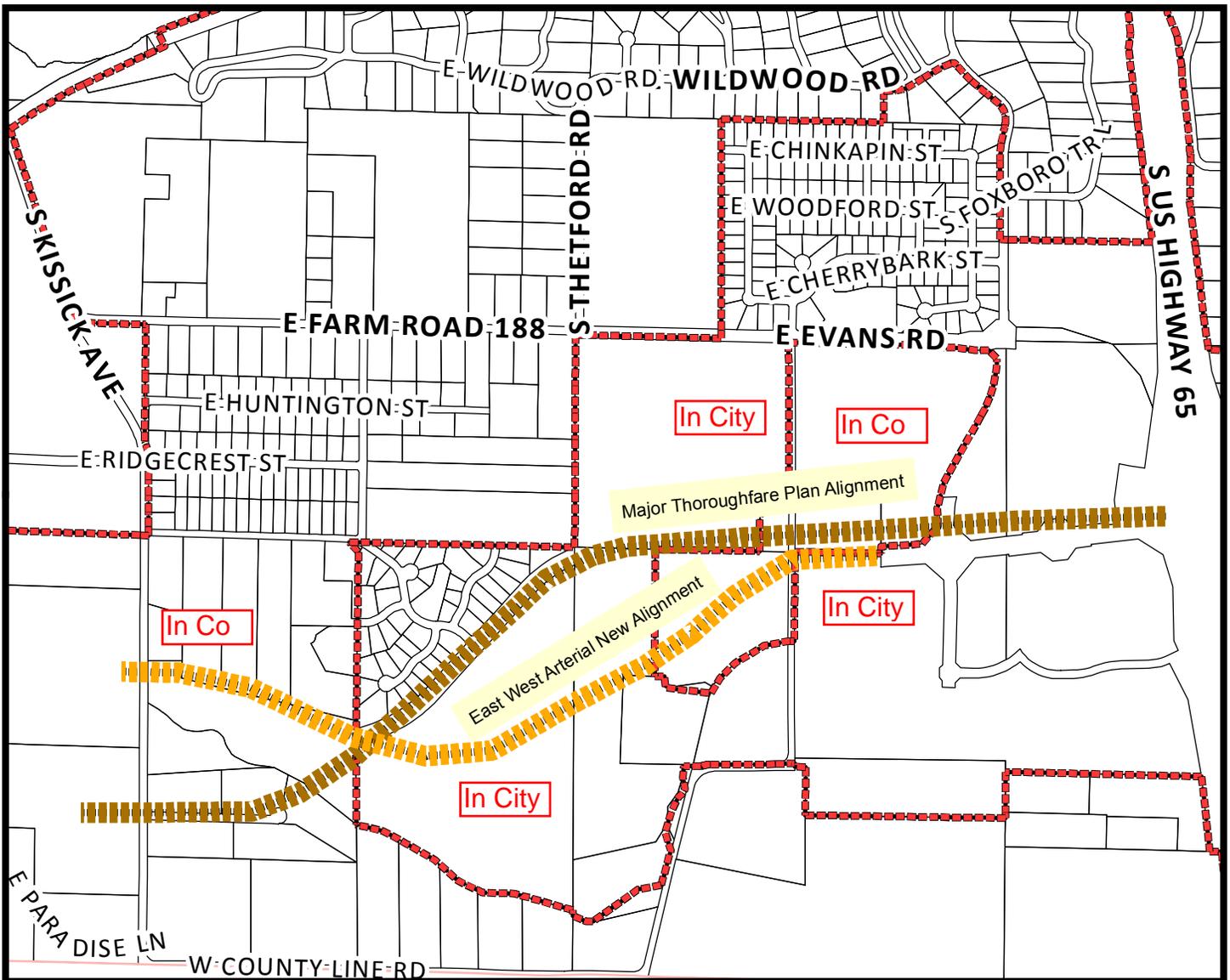
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

East West Arterial Mapping

LOCATION: US Highway 65/ Riverbluff Blvd to Kissick Ave
CURRENT ZONING: NA
PROPOSED ZONING: NA



LOCATION SKETCH



- Area of Proposal



1 inch = 1,000 feet

DEVELOPMENT REVIEW STAFF REPORT
EAST WEST ATERIAL MAPPING

DATE: March 16, 2016

LOCATION: US Highway 65 and Riverbluff Boulevard to Kissick Avenue
(Farm Road 169)

APPLICANT: City of Springfield

EXISTING USE: Agricultural uses, single family residential and undeveloped
vacant land

RECOMMENDATION: The request be **approved**.

PURPOSE:

1. To approve the mapping of the East West Arterial alignment located between US Highway 65 and Riverbluff Boulevard to Kissick Avenue (Farm Road 169).

FINDINGS:

1. The City Charter (section 11.11) gives the Planning and Zoning Commission the ability to make surveys for the exact location of new streets that have been previously included in the Major Thoroughfare Plan. When Commission certifies to the City Council that they have made such a survey; the City may by ordinance map the subject street on the official street map.
2. The East West Arterial is generally located between US Highway 65/ Riverbluff Boulevard on the east and Kissick Avenue/ Farm Road 169 on the west.
3. The general location of the East West Arterial was identified as a future primary arterial in the City of Springfield-Greene County Comprehensive Plan Transportation Plan Element which was adopted on June 11, 2001.
4. The City Planning and Zoning Commission approved the preparation of preliminary designs for the alignment of the East West Arterial at their meeting on June 4, 2015.
5. A more detailed survey has been completed showing the exact alignment of the East West Arterial corridor (Attachment 2 and 3). The timing of the street will depend on the development in the area.

6. The adoption of a mapped street shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street or the taking or acceptance of any land for street purposes.
7. The City Council may provide by general ordinance that no permit shall be issued for any buildings or structures or any part thereof on any land located between the mapped lines of a street as shown on the official map.
8. The public can view the exact alignment plans in the City of Springfield Public Works Department, file #2016PW0009T.

ATTACHMENT 1
BACKGROUND REPORT
EAST WEST ARTERIAL MAPPING

APPLICANT'S PROPOSAL:

The City of Springfield proposes to map the alignment of the East West Arterial located between US Highway 65 and Riverbluff Boulevard to Kissick Avenue or Farm Road 169. The City Council may provide by general ordinance that no permit shall be issued for any buildings or structures or any part thereof on any land located between the mapped lines of a street as shown on the official map.

STAFF COMMENTS:

1. The Planning and Zoning Commission shall have the power to make or cause to be made surveys for the exact location of the lines of new streets and to make and certify to the Council the location of the street lines as the planned or mapped lines of future streets.
2. The Council may by ordinance establish an official map of the City, on which shall be shown and indicated:
 - a. All public streets existing and established by law at the time of the establishment of the official map.
 - b. All planned streets or street lines as located on plats adopted by Council in accordance with the provisions of [Section 11.11](#) of this Charter at the time of the establishment of the map.
 - c. All streets or street lines as located on final or recorded plats of subdivisions approved by the Planning and Zoning Commission at the time of the establishment of the map. The placing of any street or street lines upon the official map shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street or the taking or acceptance of any land for street purposes. The Council may in the same manner place upon the official map the location of existing or planned parks or other public open spaces (City Code 11.11).
3. Any modification of such mapping shall before passage be submitted to the Planning and Zoning Commission and either approved by it or, if disapproved, be approved by a favorable vote of the City Council (City Code 11.11).
4. City Council will consider an ordinance on April 18, 2016 to include the East West Arterial on the City's official map. If adopted, the official map will be amended to include the location of the EW Arterial.
5. The public can view the plans as set forth by the City by going to the Public Works Department file number 9PS6179.

PUBLIC COMMENTS:

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 record owners of land on or abutting the future street lines designated on the East West Arterial. Fifteen (15) record owners of land on or abutting the future street lines designated on the East West Arterial were notified by mail of this request.

CITY COUNCIL MEETING:

April 18, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

**ATTACHEMNT 2
EAST WEST ATERIAL MAPPING
LEGAL**

The description of the surveyed centerline of East West Arterial (also known as Riverbluff Boulevard), from Station 131+07.28 (a point west of Kissick Avenue) to Station 189+41.59 (the intersection of Southwood Avenue) as shown on the:

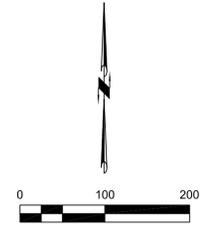
Mapping Plan
for
East West Arterial
City of Springfield, Greene County, Missouri

on file with the City of Springfield Public Works Department, file #2016PW0009T and described as follows:

COMMENCING at a found iron pin at the Northeast corner of the Southwest Quarter of Section 29, Township 28 North, Range 21 West, Greene County, Missouri; thence North 86 Degrees 54 Minutes 37 Seconds West along the North line of said Quarter, a distance of 496.80 feet to a point in the same; thence departing said North line South 03 Degrees 05 Minutes 23 Seconds West, a distance of 883.49 feet to centerline station 131+07.28 for a POINT OF BEGINNING of centerline; thence South 88 Degrees 24 Minutes 23 Seconds East, a distance of 617.52 feet to centerline P.C. station 137+24.80; thence Southeastwardly along a curve to the right having a Radius of 1,050.00 feet, an Included Angle of 20 Degrees 26 Minutes 47 Seconds, a distance of 374.71 feet to centerline P.T. station 140+99.51; thence South 67 Degrees 57 Minutes 35 Seconds East, a distance of 883.75 feet to centerline P.C. station 149+83.26; thence Southeastwardly on a curve to the left having a Radius of 1,050.00 feet, an Included Angle of 50 Degrees 59 Minutes 02 Seconds, a distance of 934.32 feet to centerline P.T. station 159+17.58; thence North 61 Degrees 03 Minutes 23 Seconds East, a distance of 1,570.79 feet to centerline P.C. station 174+88.37; thence Northeastwardly on a curve to the right having a Radius of 1,900.00 feet, an Included Angle of 26 Degrees 47 Minutes 08 Seconds, a distance of 888.24 feet to centerline P.T. station 183+76.61; thence North 87 Degrees 50 Minutes 30 Seconds East, a distance of 564.98 feet to the intersection of the centerline of Southwood Avenue at station 189+41.59 and the POINT OF TERMINATION.

Right of way widths, slope easements, and other appurtenances are as shown on plan #2016PW0009T which is made a part of this description by reference.

ATTACHMENT 3



Point of commencement-
East-West Arterial Centerline
NE Cor. SW¼ Sec. 29-28-21

N86°54'37"W
496.80'

883.49'

S03°05'23"W

Mapped
right of way

Kissick Avenue

Mapped
right of way

Mapped
right of way

Mapped
right of way

NE 1/4 SW 1/4
SEC29-T28N-R21W

The City of Springfield, a Municipal Corporation
Book 2038, Page 02827-1, 2

David Young and Vickie Young, HW
Book 2103, Page 1737

David Young and Vickie Young, HW
Book 2103, Page 1737

William E. Horvath and Michelle D. Horvath
Book 2038, Page 0488-1, 2

NW 1/4 SE 1/4
SEC29-T28N-R21W

Nebert Van Schueren and Janina E. Schaefer, HW
Book 2132, page 634

Julia A. Patrick, Revocable Trust
Book 2004, Page 0589-04

Julia A. Patrick, Revocable Trust
Book 2004, Page 0589-04

Granite Springs Phase One

NE 1/4 SE 1/4
SEC29-T28N-R21W

Granite Springs Street (on plat)

POINT OF BEGINNING
East-West Arterial
STA: 131+07.28
Grid Northing=140626.664m
Grid Easting=432748.784m

131+54.90
117.56L

131+57.30
104.92R

S88°24'23"E
617.52'

136+60.64
132.20L

136+49.47
111.21R

136+04.36
126.21R

PC = 137+24.80

137+49.72
154.90L

139+17.12
101.51R

138+57.83
145.59L

R=1050.00
L=374.71'
Delta=20°26'47"
CH=S78°10'59"E
CL=372.72

138+98.30
111.39L

PT = 140+99.51

141+51.42
138.94L

142+41.18
105.27R

141+51.42
109.96L

143+58.39
104.36R

142+40.00
138.94L

144+02.23
102.79R

142+40.00
109.37L

145+14.91
116.41L

142+40.00
138.94L

146+16.45
108.45L

148+33.52
124.58L

147+59.91
98.45L

149+12.45
135.01L

148+35.65
108.45L

149+70.63
116.20L

149+14.91
116.41L

PC = 149+83.26

149+70.63
116.20L

149+70.63
116.20L

150+16.45
108.45L

152+92.76
90.16L

151+12.45
135.01L

155+06.30
108.26L

152+92.76
90.16L

155+68.34
184.22L

155+06.30
108.26L

158+37.00
89.27L

155+68.34
184.22L

156+71.00
131.76L

156+71.00
131.76L

PT = 158+17.58

R=1050.00
L=934.32'
Delta=50°59'02"
CH=N86°32'54"E
CL=903.81

157+50.86
88.20R

157+50.86
88.20R

157+50.86
88.20R

158+37.00
89.27L

158+37.00
89.27L

159+14.91
116.41L

DEPARTMENT OF PUBLIC WORKS SPRINGFIELD, MISSOURI			
Mapping of the East-West Arterial from Kissick to Southwood			
APPROVED BY _____		DATE _____	
DIRECTOR OF PUBLIC WORKS			
SURVEYED BY: DIII	DESIGN: DIII	SCALES: 1"=100'	SHEET 1 OF 2 SHEETS
FIELD BK.: _____	DRAWN: _____	HOR: _____	FILE NO. 2016PW0009T
LEVEL BK.: _____	CHECKED: _____	VERT: _____	

East-West Arterial Centerline

SW 1/4 SE 1/4
SEC29-T28N-R21W

SE 1/4
SEC29-T28N-R21W

SE 1/4 SW 1/4
SEC29-T28N-R21W

Mark E. Eck & Mary L. Eck
Book 2258, Page 822

Mark E. Eck & Mary L. Eck
Book 2258, Page 822

Danny R. Patrick, Trustee of the Danny R. Patrick
Revocable Trust Agreement
Book 2004, Page 0589-04
Tract II

Danny R. Patrick, Trustee of the Danny R. Patrick
Revocable Trust Agreement
Book 2004, Page 0589-04
Tract I

Kerry D. and Sharron E. Joy
Book 2007, Page 040974-07

Mark E. Eck
Book 2038, Page 02827-1, 2

Ferry L. Harrell and Rebecca D. Harrell, HW
Book 2032, Page 0752

Nebert Van Schueren and Janina E. Schaefer, HW
Book 2132, page 634

Danny R. Patrick and Julie C. Patrick, HW
Book 2267, Page 1724

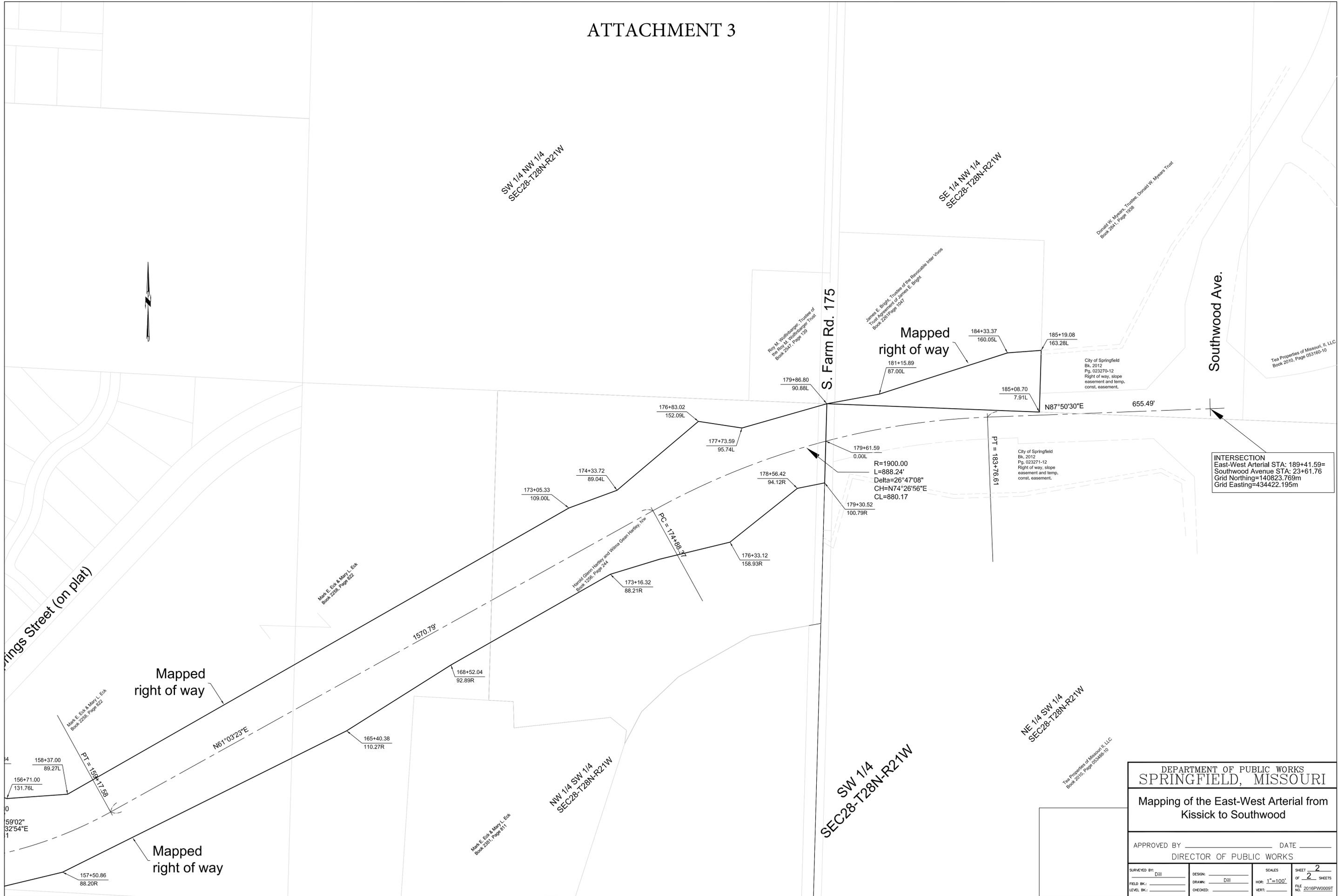
Danny R. Patrick, Trustee of the Danny R. Patrick
Revocable Trust Agreement
Book 2004, Page 0589-04
Tract II

Danny R. Patrick, Trustee of the Danny R. Patrick
Revocable Trust Agreement
Book 2004, Page 0589-04
Tract I

Kerry D. and Sharron E. Joy
Book 2007, Page 040974-07

Mark E. Eck & Mary L. Eck
Book 2258, Page 822

ATTACHMENT 3

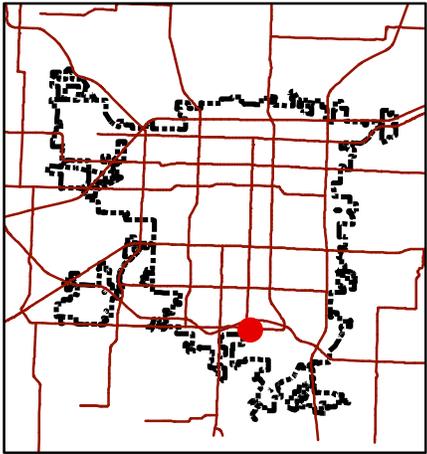


INTERSECTION
 East-West Arterial STA: 189+41.59=
 Southwood Avenue STA: 23+61.76
 Grid Northing=140823.769m
 Grid Easting=434422.195m

DEPARTMENT OF PUBLIC WORKS SPRINGFIELD, MISSOURI			
Mapping of the East-West Arterial from Kissick to Southwood			
APPROVED BY _____		DATE _____	
DIRECTOR OF PUBLIC WORKS			
SURVEYED BY: DIII	DESIGN: _____	SCALES: _____	SHEET 2
FIELD BK.: _____	DRAWN: DIII	HOR: 1"=100'	OF 2 SHEETS
LEVEL BK.: _____	CHECKED: _____	VERT: _____	FILE NO. 2016PFW009T

Development Review Staff Report

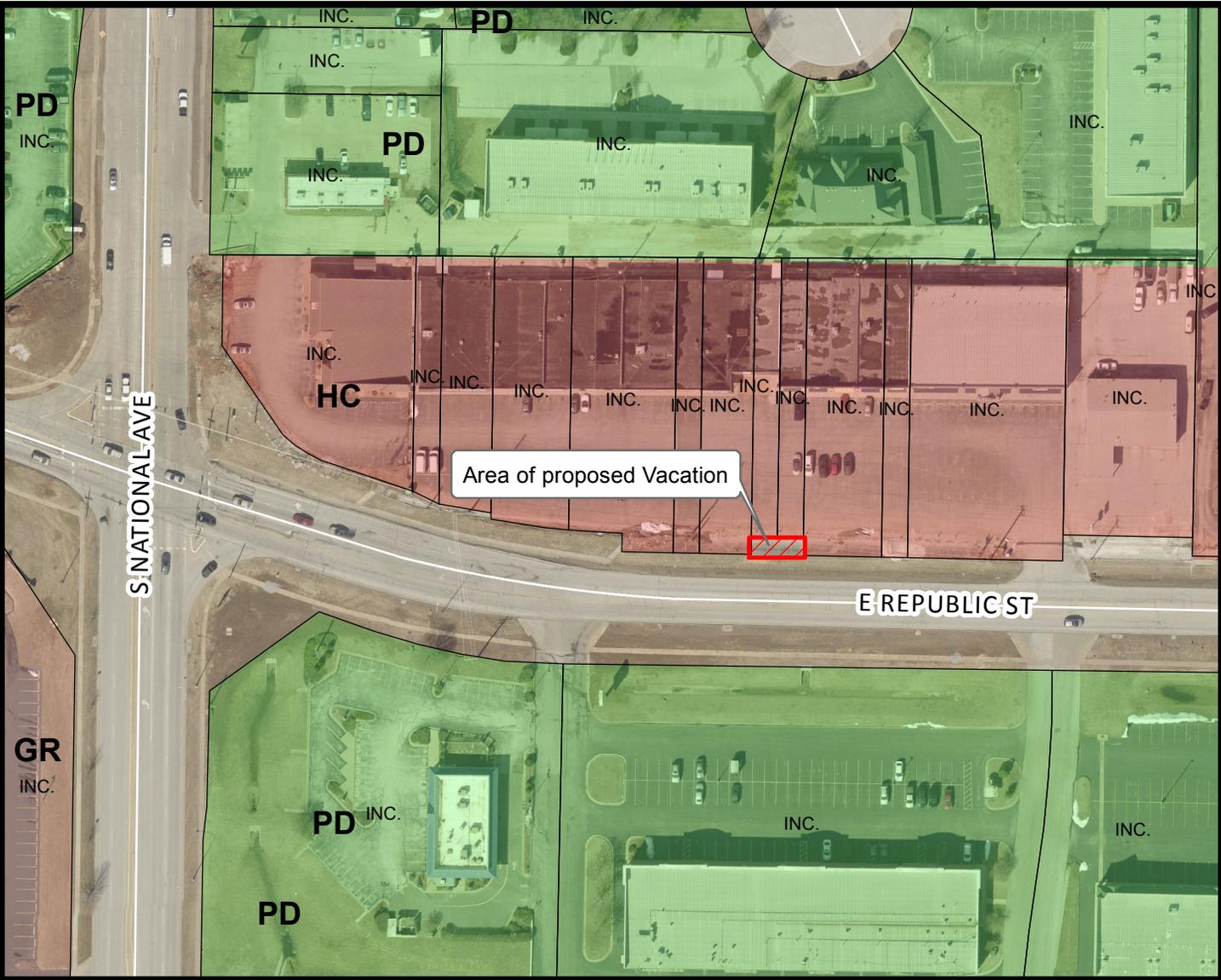
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



Vacation 784

LOCATION: 1245 & 1247 East Republic Road

LOCATION SKETCH



- Area of Proposal



1 inch = 125 feet

DEVELOPMENT REVIEW STAFF REPORT
VACATION 784

REPORT DATE: March 17, 2016

LOCATION: 1245 & 1247 East Republic Road

APPLICANT: David L. Mires and SANJR, LLC

VACATION AREA: Approximately 553 square feet

FINDINGS FOR STAFF RECOMMENDATION:

1. The requested vacation meets the approval criteria listed in Attachment 2.

RECOMMENDATION:

Staff recommends **approval** of this request.

ADJACENT PROPERTY OWNER COMMENTS:

Thirteen (13) property owners are within three hundred (300) feet of the subject area and have been notified of this action. Staff has not received any comments.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on March 7, 2016 regarding the vacation request. A summary of the meeting is attached (Attachment 4).

STAFF COMMENTS:

1. This is a request to vacate approximately 13 feet width of Republic Road right-of-way. The right-of-way was obtained by the City to make intersection improvements to the Republic Road and National Avenue intersection. The intersection improvements have been completed and the subject right-of-way is no longer needed for public use.
2. All necessary easements to accommodate existing facilities within the subject rights-of-way vacation have been obtained by the existing platted subdivision.
3. The proposed vacation was reviewed by City departments and comments are contained in Attachment 1.

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
VACATION 784

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. No issues with the vacation.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. Traffic has no issues with this vacation request.

PUBLIC WORKS RIGHT-OF-WAY DIVISION COMMENTS:

1. Right-of-way supports the vacation. This right-of-way was dedicated in 2006 for AS6244, but was not needed or used for road improvement just completed.

STORMWATER COMMENTS:

1. No impact on public stormwater. No issues with the proposed vacation.

CLEAN WATER SERVICES COMMENTS:

1. No public sewer within proposed vacation. No issues with the proposed vacation.

CITY UTILITIES:

1. The existing platted easement will cover the utilities in the subject area to be vacated.

AT&T COMMENTS:

1. With the amended documentation and updated survey, we approve of this vacation of right-of-way.

MEDIACOM COMMENTS:

1. We have aerial plant running parallel with Republic Road on the north side of Republic Road at this location. As long as a utility easement remains in place, we have no objection to this right-of-way vacation.

ATTACHMENT 2
APPROVAL CRITERIA
VACATION 784

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.

1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.

STAFF RESPONSE:

There are existing cross access easements within the internal parking lots that control ingress/egress to public street systems. The proposed vacation will not limit adjacent owner's access to public way.

2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.

STAFF RESPONSE:

David L. Mires and SANJR, LLC are the applicants and own more than two-thirds of the area adjacent to the proposed vacation.

3. That the retention of the street, alley, public way or subdivision serves no useful purpose.

STAFF RESPONSE:

The right-of-way was obtained by the City to make improvements to the Republic Road and National Avenue intersection. Now that intersection improvements are completed, the right-of-way no longer serves a useful public purpose.

4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

All necessary easements to accommodate existing facilities within the subject rights-of-way vacation have been obtained by the existing platted subdivision. The proposed vacation will not affect the easements currently in place.

ATTACHMENT 3
LEGAL DESCRIPTION
VACATION 784

DESCRIPTION FOR STREET VACATION:

A PART THE REPUBLIC ROAD RIGHT-OF-WAY AS DEDICATED IN A RIGHT-OF-WAY DEED RECORDED IN BOOK 2006 AT PAGE 066912-06 OF THE GREENE COUNTY RECORDER'S OFFICE, LOCATED IN SECTION 7, TOWNSHIP 28 NORTH, RANGE 21 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND BEING A PART OF LOT 11 OF LURVEY'S TWELFTH SUBDIVISION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 02 DEGREES 16 MINUTES 41 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 13.77 FEET; THENCE SOUTH 87 DEGREES 01 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.14 FEET TO THE EAST LINE OF SAID LOT 11; THENCE SOUTH 02 DEGREES 13 MINUTES 47 SECONDS WEST, WITH SAID EAST LINE, A DISTANCE OF 13.64 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE NORTH 87 DEGREES 12 MINUTES 29 SECONDS WEST, WITH SAID SOUTH LINE, A DISTANCE OF 40.14 FEET TO THE POINT OF BEGINNING. CONTAINING 553 SQUARE FEET, MORE OR LESS.

NEIGHBORHOOD MEETING SUMMARY

1. Request to vacate: Right of Way of Republic Road located at 1247 and 1249 E. Republic Road.
(subject address)
2. Meeting Date & Time: March 7, 2016 at 4:00 p.m. to 6:30 p.m.
3. Meeting Location: 901 St. Louis St., 20th Floor, Springfield, MO 65806
4. Number of invitations that were sent: 48
5. How was the mailing list generated: The mailing list was generated from a matrix provided by the
City's Development Review Office
6. Number of neighbors in attendance (attach a sign-in sheet): -0-
7. List the verbal comments and how you plan to address any issues:

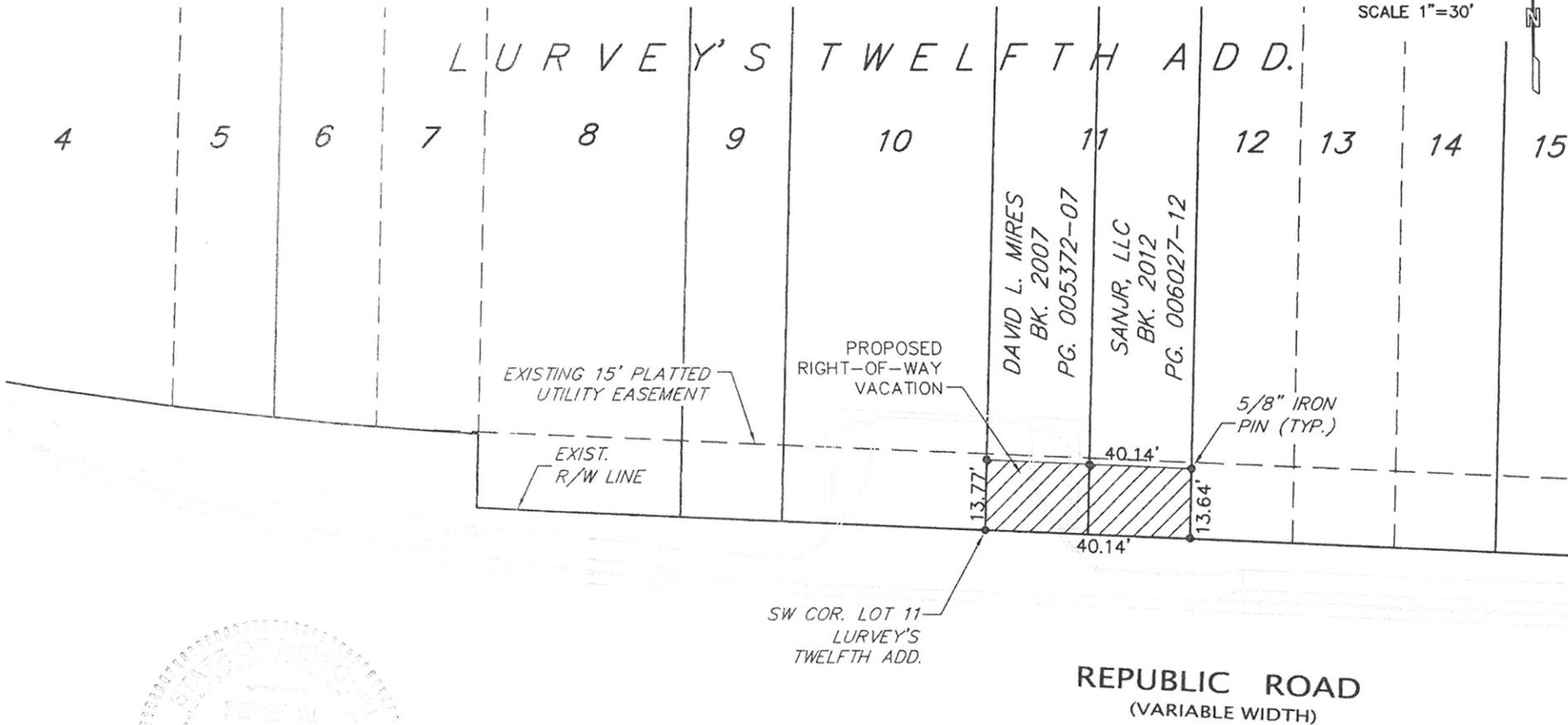
There were no verbal comments since no one attended the meeting. However I did receive three telephone calls. The first was from Waffle House Property Management inquiring as to which property was being vacated. Mr. William Link owner of the bookstore at the west end of the shopping center inquired as to whether it was the driveway. Lastly a call on behalf of Mr. Joe Haik inquiring as to what property was being vacated.

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

I received no written comments concerning the vacation.

RIGHT-OF-WAY VACATION

GRID NORTH
MISSOURI COORDINATE
SYSTEM 1983
CENTRAL ZONE
SCALE 1"=30'



SW COR. LOT 11
LURVEY'S
TWELFTH ADD.

REPUBLIC ROAD
(VARIABLE WIDTH)

PROPOSED RIGHT-OF-WAY VACATION = 553 SQ. FT. (0.013 ACRES)



Peter W. Stevens
2/1/2016

DATE: 1/29/2016
JOB No: 15301-14-00
C.U. ACTIVITY NO.: N/A
DWC NAME:
15301-14-00_RW_VACATION.DWG

CMT
Crawford, Murphy & Tilly
Engineers and Consultants
1631 W Elfindale, Springfield, Missouri 65807
tel 417-869-8005 fax 417-869-8129

DAVID MIRES & SANJR, LLC
A PART OF LOT 11 IN LURVEY'S TWELFTH SUBDIVISION
A SUBDIVISION IN THE CITY OF SPRINGFIELD
GREENE COUNTY, MISSOURI

Development Review Staff Report

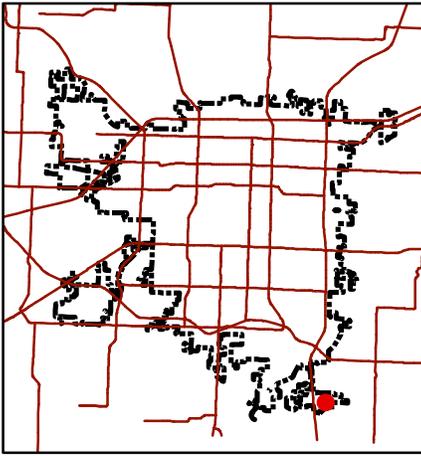
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Z-3-2016

LOCATION: 6323 & 6327 South Creeksedge Court

CURRENT ZONING: Planned Development 209

PROPOSED ZONING: R-SF, Residential Single-Family



LOCATION SKETCH



- Area of Proposal



1 inch = 175 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-3-2016

PURPOSE: To rezone approximately 0.45 acres of property generally located at 6323 & 6327 South Creeksedge Court from a Planned Development 209 to a R-SF, Residential Single-family District

REPORT DATE: March 17, 2016

LOCATION: 6323 & 6327 South Creeksedge Court

APPLICANT: Dogwood Ventures, LLC

TRACT SIZE: Approximately 0.45 acres

EXISTING USE: Undeveloped land

PROPOSED USE: Single-family detached dwellings

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as appropriate for Low-Density Housing. The proposed R-SF district is an appropriate zoning district for this land use category.
2. Approval of this application will allow for the development of single-family detached dwellings. This use is compatible with the existing patio court homes and townhomes.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 209	Patio homes
East	PD 318	Undeveloped land
South	PD 209	Patio homes
West	County PAD 1033	Golf Course

HISTORY:

Planned Development 209 was approved by City Council in June 1997. The planned development permitted semidetached dwellings and attached dwellings, such as patio homes and townhouses. City Council approved Planned Development 318 in April 2007 to rezone property in this area to allow for development of single-family detached homes.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as appropriate for Low-Density Housing. The proposed R-SF district is an appropriate zoning district for this land use category.

STAFF COMMENTS:

1. The applicant is requesting to rezone the subject property from a Planned Development 209 to a R-SF, Residential Single-family District. The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as appropriate for Low-Density Housing. The proposed R-SF district is an appropriate zoning district for this land use category.
2. The current Planned Development only allows semi-detached and attached dwellings, such as patio court homes or townhouses. The applicant proposes to develop single-family detached dwellings on the two (2) undeveloped lots. The proposed R-SF district is compatible with the existing dwellings and will facilitate the development of two (2) undeveloped lots.
3. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on March 10, 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. Seventeen (17) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

April 18, 2016

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-3-2016

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with rezoning to R-SF.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The Transportation Plan classifies Creeksedge Court as a Private Street. This is not a City- maintained street. The City of Springfield has no jurisdiction over a private street.

Public Works Traffic Division	Response
Street classification	Private
On-street parking along streets	n/a
Trip generations existing use	n/a
Trip generations proposed use	n/a
Existing street right of way widths	n/a
Standard right of way widths	n/a
Traffic study submitted	n/a
Proposed street improvements	n/a

FIRE DEPARTMENT COMMENTS:

No issues with fire department.

STORMWATER COMMENTS:

The property is located in the Hunt Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. Regional detention and water quality have been constructed for full development of these properties. Since the project will not be disturbing more than one (1) acre, a land disturbance permit is not required. There is an existing drainage ditch available for this development to discharge into. There are no known sinkholes on the properties.

Public Works Stormwater Division	Response
Drainage Basin	Hunt Branch
Is property located in Floodplain	No
Is property located on a sinkhole	No known sinkholes
Is stormwater buyout an option	No, Regional Detention & Water Quality Exist

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Property is served by public sewer.

CITY UTILITIES:

Rezoning will have no impact on City Utilities ability to provide service.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD 209 to R-SF
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 3-10-16 4-6:30
3. Meeting Location: MILLWOOD COUNTRY CLUB
4. Number of invitations that were sent: 54
5. How was the mailing list generated: CITY PROVIDED
6. Number of neighbors in attendance (attach a sign-in sheet): 2

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.)

JUST WONDERED WHAT WE WERE DOING.

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

—

I, ERIN CHERNESKY (print name), attest that the neighborhood meeting was held on 3-10-16 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Erin Chernesky
Signature of person completing affidavit

ERIN CHERNESKY
Printed name of person completing affidavit

Neighborhood Meeting

Sign in

Dennis Della



JEFF RICE

Development Review Staff Report

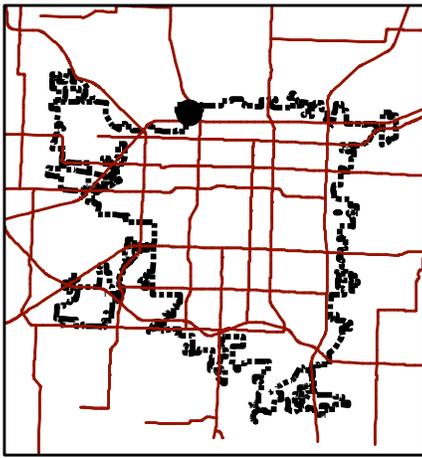
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Zoning Case Z-5-2016

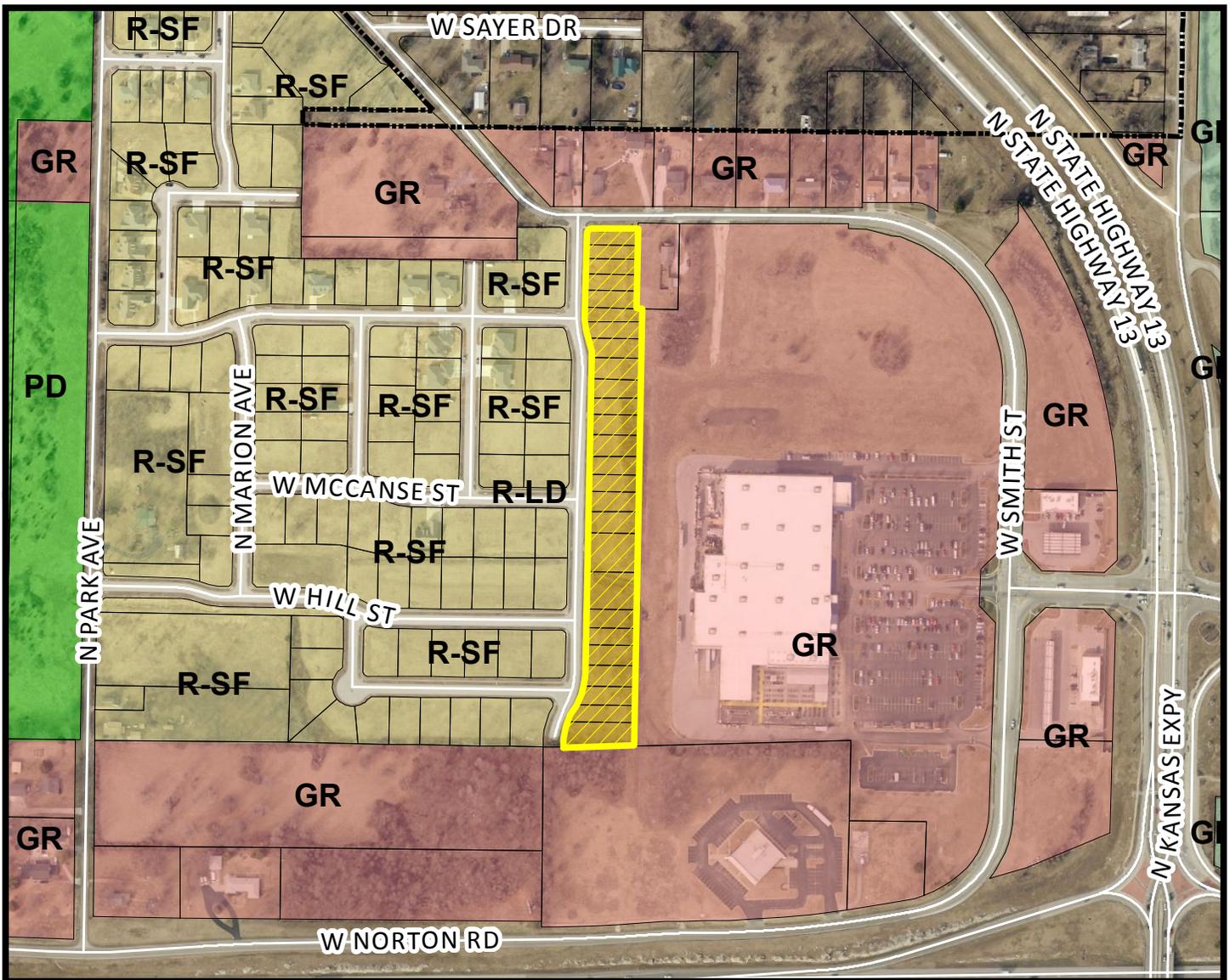
LOCATION: 3026-3156 N. Oakland Avenue

CURRENT ZONING: R-LD, Low-Density Multi-Family District

PROPOSED ZONING: R-SF, Single-Family Residential District



LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-5-2016

PURPOSE: To rezone approximately 3.74 acres of property generally located at 3026-3156 North Oakland Avenue from a R-LD, Low-Density Multi-Family Residential District to an R-SF, Single-Family Residential District.

REPORT DATE: March 18, 2016

LOCATION: 3026-3156 N. Oakland Ave.

APPLICANT: Spring Meadow Estates, LTD

TRACT SIZE: Approximately 3.74 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: Single-family residential uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan of the Comprehensive Plan identifies this as an appropriate area for medium- or high-density housing; however, the proposed lots are within a primarily single-family residential subdivision of Spring Meadow Estates. The proposed lots are the only lots in the Spring Meadows Subdivision that are not zoned R-SF, Single-Family Residential District.
2. The request is consistent with the adjacent R-SF uses and zoning to the west along Oakland Avenue and in the Spring Meadows Subdivision. The Transportation Plan classifies Oakland Avenue as a local street which supports the proposed land use.
3. Approval of this application will facilitate redevelopment of this property and promote infill development where investments have already been made in public services and infrastructure.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Single-family residential uses
East	GR	Home improvement store uses
South	GR	Office building/undeveloped land
West	R-SF	Single-family residential uses

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for medium- or high-density housing. Townhouses and all various forms of apartment buildings are included in this category, which has been located where there is good traffic access, between Low-Density Housing and non-residential land uses and at high-amenity locations such as the greenways or parkways. These properties are also located near the Interstate 44 and Kansas Expressway area which is identified as a Community Activity Center.

The Growth Management and Land Use Plan of the Comprehensive Plan identifies this as an appropriate area for medium- or high-density housing; however, the proposed lots are within a primarily single-family residential subdivision of Spring Meadow Estates. The proposed lots are the only lots in the Spring Meadows Subdivision that are not zoned R-SF, Single-Family Residential District.

STAFF COMMENTS:

1. The applicant is proposing to rezone the subject property from a R-LD, Low-Density Multi-Family Residential District to a R-SF, Single-Family Residential District. The intent of this application is to allow for 16 single-family lots within the existing subdivision. Staff supports this request because it is consistent with the adjacent R-SF uses and zoning to the west along Oakland Avenue and in the Spring Meadows Subdivision.
2. A traffic study was not warranted by Public Works Traffic Division since the rezoning from R-LD to the R-SF zoning district will generate less traffic between uses. The Transportation Plan classifies Oakland Avenue as a local residential street which supports the proposed land use.
3. The proposed properties will need to be re-platted to comply with the R-SF, Single-Family Residential District bulk, area and height requirements.
4. 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 and residents within 500 feet of the subject properties on March 9, 2016. There are no registered neighborhood associations in the area. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant or their representative on March 18, 2016 at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Twenty-four (24) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

April 18, 2016

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-5-2016

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with R-SF. However, some of the lots may be too small to support R-SF uses.

CITY UTILITIES:

City Utilities has no objection to the requested rezoning. Keep in mind that if the lots are re-platted, utility adjustments will be necessary. These adjustments will be at the developer's expense. Please, provide a proposed re-plat layout and CU will prepare cost estimates.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Each lot currently has access to sewer.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The Transportation Plan classifies Oakland Avenue as a Local Residential roadway. The standard right of way width for Oakland Avenue is 50 feet. This is a City maintained street. Current traffic data on Oakland Avenue is not available as traffic counts are not performed routinely on streets classified as a local. There are no driveway access points along Oakland Avenue. There is a sidewalk along the west side of Oakland Avenue. 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 are no bus stops along Oakland Avenue. There are no proposed improvements along Oakland Avenue.

Public Works Traffic Division	Response
Street classification	Local Residential
On-street parking along streets	Yes
Trip generations existing use	120 daily trips/9 in the am peak/11 in the pm peak
Trip generations proposed use	48 daily trips/4 in the am peak/5 in the pm peak
Existing street right of way widths	50 feet
Standard right of way widths	50 feet
Traffic study submitted	N/A
Proposed street improvements	N/A

STORMWATER COMMENTS:

The property is located in the Spring Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Regional detention and water quality have been constructed for full development. If the project disturbs more than one (1) acre, a land disturbance permit will be required. There is an existing channel and/or detention basin available for this development to discharge into. There are no known sinkholes on the proposed property. However, there are sinkholes located immediately east and northwest of the property.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Spring Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No, Regional Detention & Water Quality Exist

Attachment 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

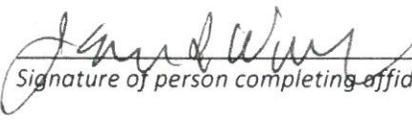
1. Request change to zoning from: Multi Family to Single Family
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 3-9-16 4:00-6:30pm
3. Meeting Location: The Library Station
4. Number of invitations that were sent: 40
5. How was the mailing list generated: Provided by City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 2

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.)

Property Owners expressed they would prefer single family lots over Multi family. No other concerns.

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

I, James Wehr (print name), attest that the neighborhood meeting was held on March 9, 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

James R. Wehr
Printed name of person completing affidavit

Development Review Staff Report

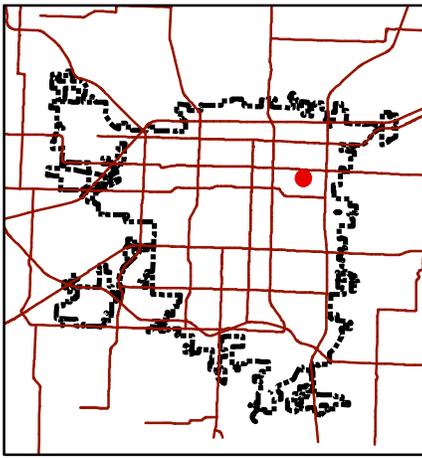
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Z-6-2016 Conditional Overlay District No. 106

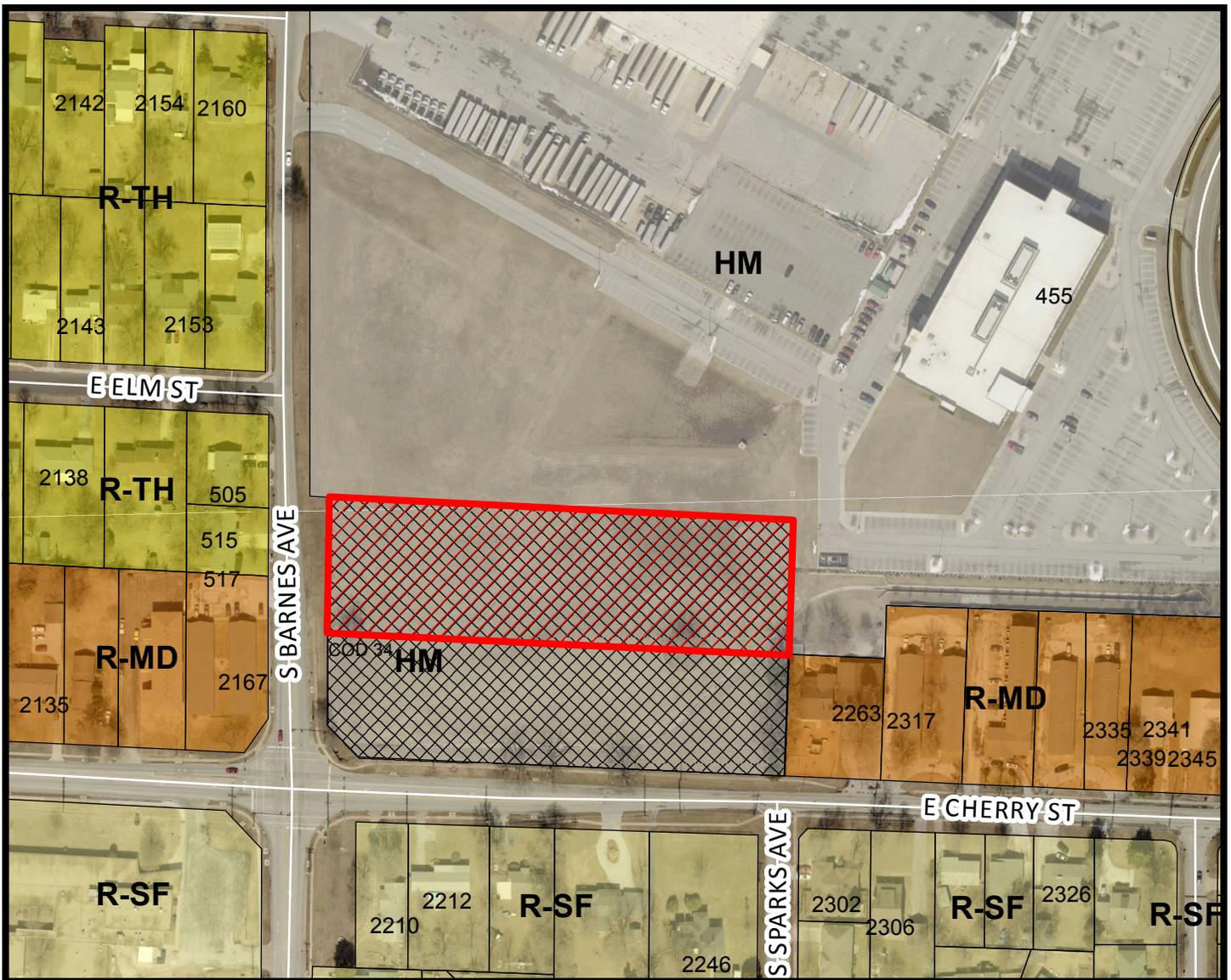
LOCATION: 500 SOUTH BARNES AVE.

CURRENT ZONING: HM, Heavy Manufacturing District COD 34

PROPOSED ZONING: HM, Heavy Manufacturing District COD 106



LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-6-2016 CONDITIONAL OVERLAY DISTRICT NO. 106

PURPOSE: To rezone approximately 2.6 acres, located in the 500 block of South Barnes Avenue from a HM, Heavy Manufacturing Conditional Overlay District No. 34 to a HM, Heavy Manufacturing District Conditional Overlay District No. 106.

DATE: March 17, 2016

LOCATION: 500 block of South Barnes Avenue

APPLICANT: O'Reilly Automotive Stores, Inc.

TRACT SIZE: Approximately 2.6 acres

EXISTING USE: Vacant Land

PROPOSED USE: Office and parking lot

FINDINGS FOR STAFF RECOMMENDATION:

1. The requested HM, Heavy Manufacturing District zoning is consistent with the recommendations of the Growth Management and Land Use Plan of the Comprehensive Plan which recommends General Industry, Transportation and Utilities land uses.
2. The rezoning request will retain the Conditional Overlay District No 34 requirements for the property at the intersection of Barnes Avenue and Cherry Street which prohibits all other uses except off-street commercial parking lots and structures and create a new Conditional Overlay District No. 106 which will limit the uses on the northern portion of the original COD to general office and off-street commercial parking lots.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	HM	Office building and parking lot
East	R-MD	Residential uses and home daycare
South	R-SF	Single Family Residential and School
West	R-MD	Multi-Family Residential uses

HISTORY:

City Council on May 5, 2010 approved Ordinance No. 5872 to rezone the subject property to a Conditional Overlay District No. 34 which prohibits all other uses except off-street commercial parking lots and structures.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for General Industry Transportation and Utilities land uses.

STAFF COMMENTS:

1. The applicant is requesting to rezone 2.6 acres of property from HM, Heavy Manufacturing District Conditional Overlay District No. 34 to a HM, Heavy Manufacturing District with a new COD.
2. The Conditional Overlay District No 34 prohibited all other uses except off-street commercial parking lots and structures. This COD will remain on the property at the intersection of Barnes Avenue and Cherry Street.
3. The new Conditional Overlay District No. 106 will limit the northern portion of the original COD to general office and off-street commercial parking lots and structures.
4. A sidewalk, in conformance with City of Springfield Public Works standards, shall be constructed along Barnes Avenue frontage of the subject property or a cash in-lieu of fee will be accepted at the time of development.
5. All storm water requirements shall be met at time of development

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on March 7, 2016. A summary of the meeting is attached (Attachment 3).

PUBLIC COMMENT:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Twenty-eight (28) 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: April 18, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-6-2016 CONDITIONAL OVERLAY DISTRICT NO. 106

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The Transportation Plan classifies Barnes Avenue as a Collector roadway and Cherry Street as a Secondary Arterial roadway. The standard right of way width for Barnes Avenue is 60 feet and for Cherry Street is 70 feet. These are City maintained streets. The current traffic volume on Barnes Avenue is 4,900 vehicles per day and on Cherry Street is 8,200 vehicles per day. There are currently no driveway(s) access points along the property frontage on Barnes Avenue or Cherry Street. There is a portion of sidewalk along the property frontage on Barnes Avenue and fully along the property frontage on Cherry Street. The existing sidewalk infrastructure do not meet current city standards and the portion of existing sidewalk that does not exist along the property frontage on Barnes Avenue will be constructed at development. On-street parking is not allowed along the adjacent streets. There is no greenway trail in the area. There is 1 bus stop along Cherry Street. The proposed development is located in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along Barnes Avenue or Cherry Street.

Public Works Traffic Division	Response
Street classification	Barnes - Collector; Cherry - Secondary Arterial
On-street parking along streets	No
Trip generations existing use	180 trips per day/14 am peak/17 pm peak
Trip generations proposed use	39 trips per day/7 am peak/8 pm peak
Existing street right of way widths	Barnes - 70 feet; Cherry - 80 feet
Standard right of way widths	Barnes - 60 feet; Cherry 70 feet
Traffic study submitted	N/A
Proposed street improvements	N/A

STORMWATER COMMENTS:

The property is located in the Jordan Creek South Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Since the project will be increasing the amount of impervious surfacing, detention is required. Buyout in lieu of on-site stormwater detention is not an option. Since the project drains to a sinkhole, water quality is required on-site. Since the project will be disturbing more than one (1) acre, a land disturbance permit is required. There is an existing detention pond that will need to be modified for this development to discharge into. There are no known sinkholes on the proposed property. However, there is a sinkhole located northeast of the property.

Please note that development (or 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. If detention and water quality was previously constructed to serve the development, it must be shown that any new development proposed is in conformance with the original design criteria of the existing detention/water quality basin. If runoff from the proposed development exceeds the original design of an existing detention or water quality basin, additional detention or water quality must be provided based on the current requirements.
3. Concentrated points of discharge from these improvements will be required to drain into the existing drainage channel.
4. Provide topography with contour intervals not exceeding two (2) feet showing the locations of any natural features such as watercourses, drainage ways and flood prone areas.
5. Provide location and size of all existing and proposed stormwater easements within and immediately adjacent to the site. Please note that additional drainage easement is needed to relocate the existing drainage channel carrying off-site runoff through the site.
6. Drainage improvements serving only the subject property must be constructed, inspected, approved and operational prior to issuance of building permit.
7. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.
8. Detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek South Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No known sinkholes on property
Is stormwater buyout an option?	No

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning.

CITY UTILITIES:

City Utilities does not have any objections to this proposed rezoning request.

ATTACHMENT 2
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-6-2016 CONDITIONAL OVERLAY DISTRICT NO. 106

The requirements of Section 36-433 of the Springfield Zoning Ordinance shall be modified herein for development within this district.

(2) Permitted Uses.

- (m) Commercial Off-street parking lots and structures
- (u) General Office Use Group



February 25, 2016

Dear Neighbor,

You are invited to a neighborhood meeting for information on a proposed re-zoning for a portion of the property at the northeast corner of Barnes Avenue and Cherry Street. The meeting is scheduled for Monday, March 7th, from 4:00 PM to 6:30 PM at the office of Buddy Webb & Co. Architects.

Buddy Webb & Co. Architects is located at 3057 East Cairo Street, Springfield, MO 65802. Please enter through the main front door.

The proposing rezoning is to rezone the northern portion from HM COD 34 to HM. The southern ~150' portion along Cherry St will remain HM COD 34.

Enclosed you will find a location map marking the site for the proposed re-zoning. Representatives for the re-zoning application will be available at the Neighborhood Meeting to provide information and to hear your input.

We look forward to meeting you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Engel', is written over a horizontal line.

Paul Engel, PE
Vice-President / Project Engineer
Anderson Engineering, Inc.
417-866-2741
pengel@aeincmo.com

ATTACHMENT 3

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: HM COD 34 to HM
(existing zoning) (proposed zoning)

2. Meeting Date & Time: March 07, 2016; 4:00 PM to 6:30 PM

3. Meeting Location: 3057 East Cairo Street, Springfield, MO 65802

4. Number of invitations that were sent: 74

5. How was the mailing list generated: City of Springfield, MO Planning Dept.

6. Number of neighbors in attendance (attach a sign-in sheet): 4

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.)

Comment #1 (DW): Will I be compensated for potential increased traffic?
Response #1: No.
Comment #2 (MS): Can the rezoning be a new conditional overlay only allowing office & parking lot uses?
Response #2: The Applicant agrees to a conditional overlay restricting the use to office & parking lot.
Comment #3 (MW): Agrees with idea of new conditional overlay restricting the use to office & parking lot.

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

No written comments received.

I, Paul Engel, PE (print name), attest that the neighborhood meeting was held on 03/07/2016 (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."

 3/14/2016
Signature of person completing affidavit

Paul Engel, PE
Printed name of person completing affidavit



**Barnes Ave & Cherry Street Re-Zoning
PLN2016-00067 Neighborhood Meeting
4 PM - 6:30 PM; March 07, 2016**

3057 East Cairo Street, Springfield, MO 6580

---Please Print Your Name---

1. <i>Marguitta Walker</i>	22.
2. <i>Adam Walker</i>	23.
3. <i>David Willoughby</i>	24.
4. <i>Mark Scott</i>	25.
5.	26.
6.	27.
7.	28.
8.	29.
9.	30.
10.	31.
11.	32.
12.	33.
13.	34.
14.	35.
15.	36.
16.	37.
17.	38.
18.	39.
19.	40.
20.	41.
21.	42.

ATTACHMENT 3

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: HM COD 34 to HM
(existing zoning) (proposed zoning)

2. Meeting Date & Time: March 07, 2016; 4:00 PM to 6:30 PM

3. Meeting Location: 3057 East Cairo Street, Springfield, MO 65802

4. Number of invitations that were sent: 74

5. How was the mailing list generated: City of Springfield, MO Planning Dept.

6. Number of neighbors in attendance (attach a sign-in sheet): 4

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.)

Comment #1 (DW): Will I be compensated for potential increased traffic?
Response #1: No.
Comment #2 (MS): Can the rezoning be a new conditional overlay only allowing office & parking lot uses?
Response #2: The Applicant agrees to a conditional overlay restricting the use to office & parking lot.
Comment #3 (MW): Agrees with idea of new conditional overlay restricting the use to office & parking lot.

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

No written comments received.

I, Paul Engel, PE (print name), attest that the neighborhood meeting was held on 03/07/2016 (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."

 3/14/2016
Signature of person completing affidavit

Paul Engel, PE
Printed name of person completing affidavit



P.O. Box 1156 ♣ 233 S. Patterson
Springfield, MO 65801
Phone (417)-862-3333
www.oreillyauto.com

March 24, 2016

VIA Email: bhosmer@springfieldmo.gov

Mr. Bob Hosmer, Principal Planner
City of Springfield, MO
840 Boonville Ave
Springfield, MO 65802

RE: PLN2016-00067 - Proposed COD for Rezoning Application

Dear Mr. Hosmer:

As you may be aware, O'Reilly Automotives Stores, Inc. ("O'Reilly") held a Neighborhood Meeting on March 7, 2016, to listen to any comments the surrounding property owners may have in regards to the proposed rezoning of a portion of the property that O'Reilly owns at the corner of Cherry and Barnes.

As requested by an attending neighbor at this meeting, O'Reilly has agreed to a COD on the proposed area of rezoning to restrict this area to the following uses, per City of Springfield Zoning Regulations:

- Commercial off-street parking lots and structures
- General Office Use Group

The southern ~150' portion along Cherry St will remain as the existing HM COD 34 which only allows the following use:

- Commercial off-street parking lots and structures

Please update the Planning Commission to these requested revisions. Thank you for your assistance in this matter.

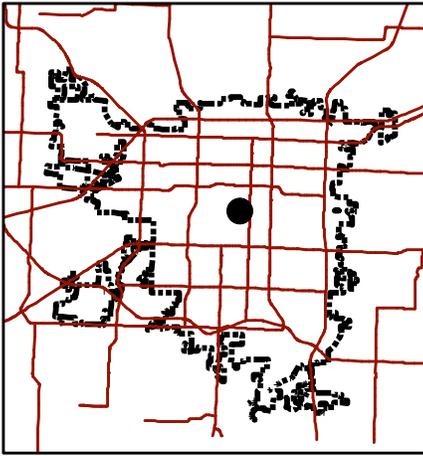
Sincerely,

O'REILLY AUTOMOTIVE STORES, INC.

Jeffrey L. Groves
General Counsel
Sr. Vice President of Legal Services

Development Review Staff Report

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



Use Permit 421

LOCATION: 1141 East Elm Street

CURRENT ZONING: R-HD, High-Density Multi-Family Residential District with UN Overlay

PROPOSED USE: To reduce front yard setback

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
CONDITIONAL USE PERMIT 421

PURPOSE: To allow a reduction of the front yard setback along Elm Street within an R-HD, High-Density Multi-Family Residential District and UN, University Combining Overlay District generally located at 1141 East Elm Street

REPORT DATE: March 23, 2016

LOCATION: 1141 E. Elm St.

APPLICANT: Lantz Housing, LLC

TRACT SIZE: Approximately 0.38 acres

EXISTING USE: Sorority housing

PROPOSED USE: Reduce front yard setback to permit existing building

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for medium- or high-density housing. This land use category would accommodate townhouses and various forms of apartment buildings.
2. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. The regulations and standards listed on Attachment 3 shall govern and control the use and development of the land in Use Permit Number 421 in a manner consistent with the attached site plan (Attachment 5).
2. The front yard setback along Elm Street may be reduced to ten (10) feet and the sorority building shall be permitted as it exists in substantial conformance with the attached site plan.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD w/ UCD #1	Office & multi-family residential uses
East	R-HD w/ UN	Multi-family apartments
South	R-UN w/ UN	Multi-family residential uses
West	R-HD w/ UN	Multi-family apartments

ZONING ORDINANCE REQUIREMENTS:

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

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for medium- or high-density housing. This category promotes townhouses and various forms of apartment buildings which have been located where there is good traffic access between Low-Density Housing and non-residential land uses and at high-amenity locations.

STAFF COMMENTS:

1. The applicant is requesting to reduce the front yard setback along Elm Street, a collector roadway, from twenty-five (25) feet to ten (10) feet. The reduced setback will allow the existing sorority building to be in conformance with the

building setback requirements. In 2010, City Council passed General Ordinance 5861 to allow a reduction in the front yard setback along collector and higher classification roadways with the approval of a Conditional Use Permit. A reduced setback brings activity to the street and an edge along the sidewalk that promotes pedestrian activity and safety. The proposed setback does not create any sight or safety issues for travelers on adjacent roadways.

2. City Council has approved other similar requests for reduced front yard setbacks near the MSU campus specifically along Elm, Kimbrough Avenue and Bear Boulevard.
3. Development of this site will comply with all of the requirements of the Zoning Ordinance for the R-HD, High-Density Multi-Family Residential and UN, University Combining District other than the change to the setback being requested with this application. All requirements for parking, open space, bufferyards and height will be met with the development of this property.
4. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363(10) of the Zoning Ordinance. Any development of this property must also follow the R-HD and UN District requirements.
5. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on March 10, 2016, regarding the request for a conditional use permit. A summary of the meeting is attached (Attachment 4).

PUBLIC COMMENTS:

The property was posted by the applicant on March 10, 2016 at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Seventeen (17) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL PUBLIC HEARING:

April 18, 2016

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
CONDITIONAL USE PERMIT 421

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the Conditional Use Permit.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No traffic issues with the reduced setback.

STORMWATER COMMENTS:

No stormwater issues with reduced setback.

CLEAN WATER SERVICES COMMENTS:

No impact on public sewer.

CITY UTILITIES:

No objections with Conditional Use Permit.

FIRE DEPARTMENT:

No comments.

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 421

1. The front yard setback along Elm Street may be reduced to ten (10) feet and the sorority building shall be permitted as it exists in substantial conformance with Attachment 5.
2. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

ATTACHMENT 3
STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 421

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following: (see attached Attachment 5 for the applicant's response)

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

RESPONSE: Yes, the existing use and setback are consistent with the City's Master Plan.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

8. Such signs will not have an adverse effect on any adjacent properties;
RESPONSE: This is correct, the building and site will remain as it exists.

9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;
RESPONSE: This is correct, the building and site will remain as it exists.

10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.
RESPONSE: This is correct, the building and site will remain as it exists.

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

- a. The location, nature and height of buildings, structures, walls and fences on the site; and
- b. The nature and extent of landscaping and screening on the site;

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

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

RESPONSE: This is correct, the building and site will remain as it exists.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

- 1. Conditional Use Permit to: reduce the front yard building setback
- 2. Meeting Date & Time: Thursday, March 10th from 4-6:30
- 3. Meeting Location: 1141 E. Elm, Gamma Phi Beta Sorority House
- 4. Number of invitations that were sent: 104
- 5. How was the mailing list generated: City of Springfield
- 6. Number of neighbors in attendance (attach a sign-in sheet): None

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.)

None

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

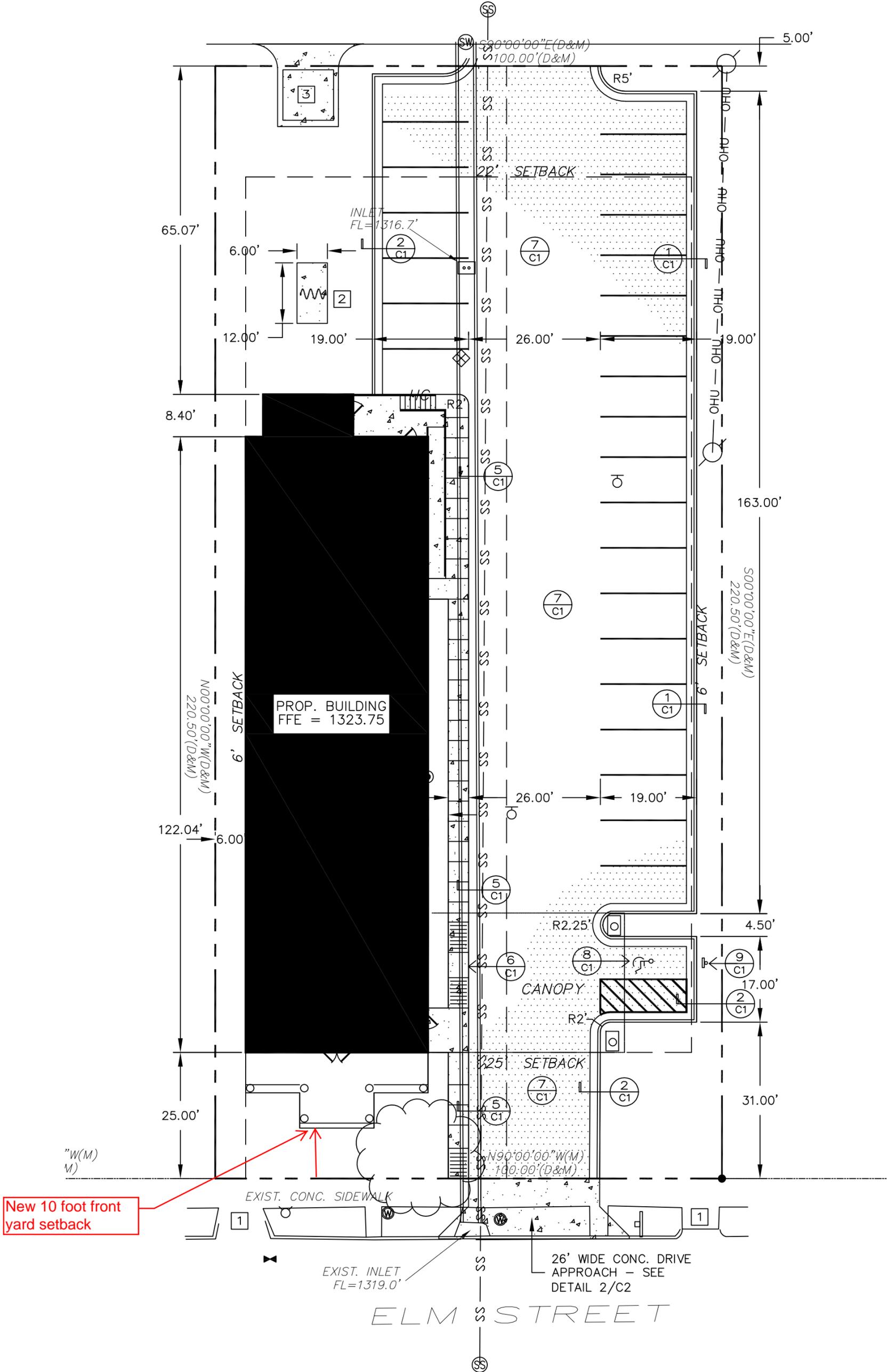
None

I, Daniel Neal (*print name*), attest that the neighborhood meeting was held on March, 10, 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

Daniel Neal
Printed name of person completing affidavit

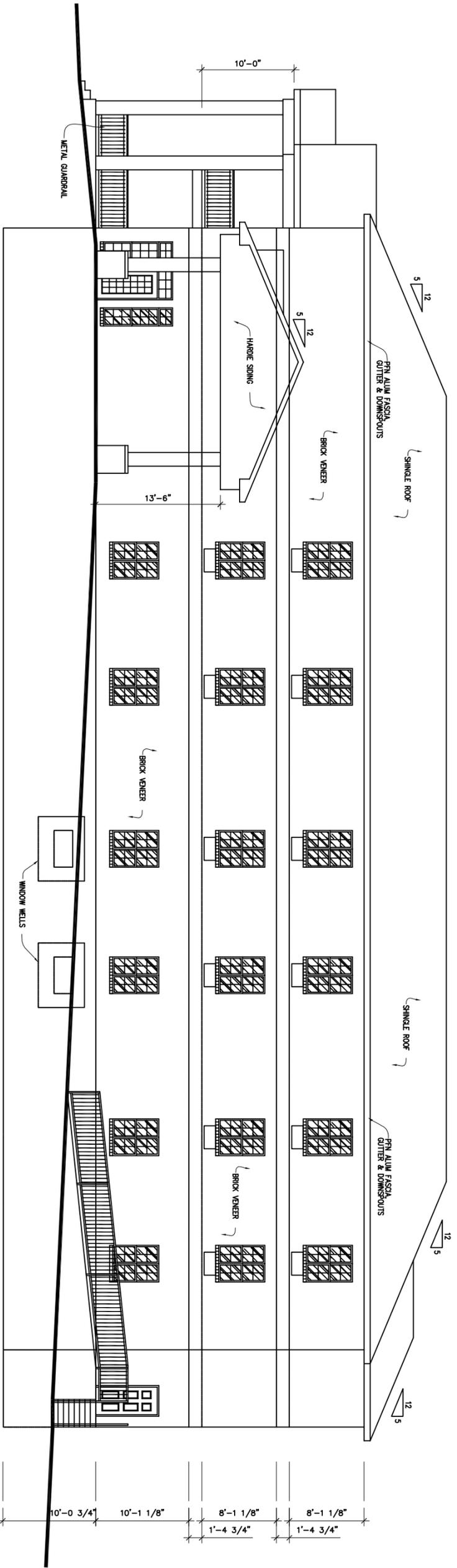
ALLEYWAY



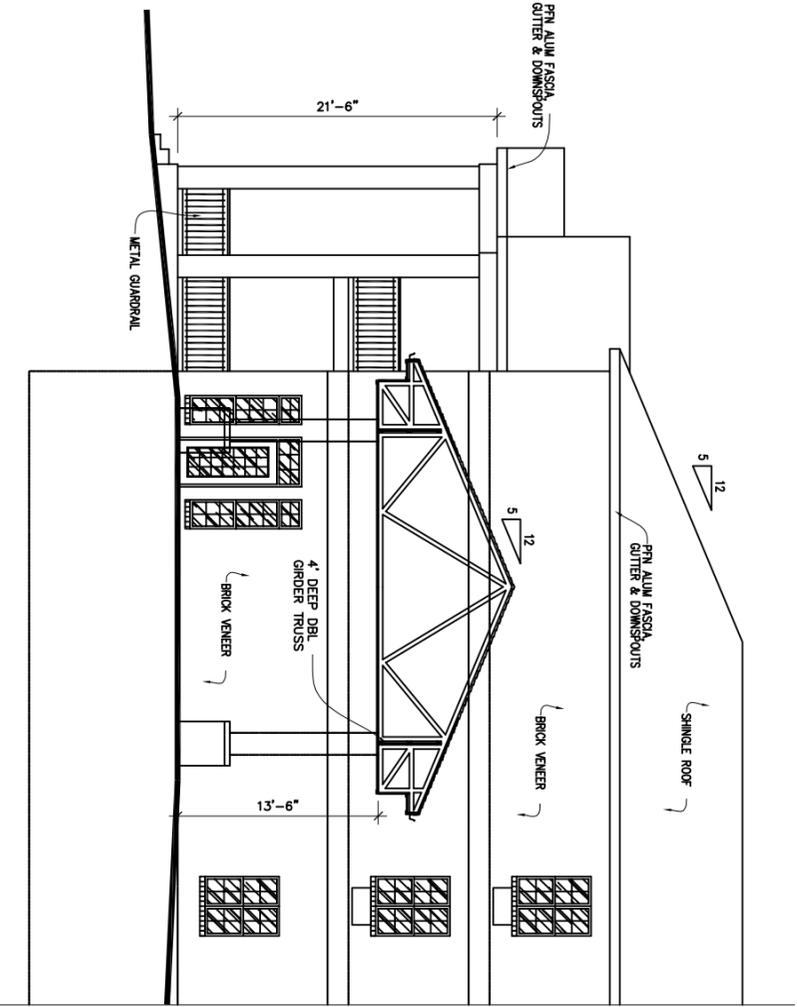
SITE PLAN

SCALE: 1"=20'

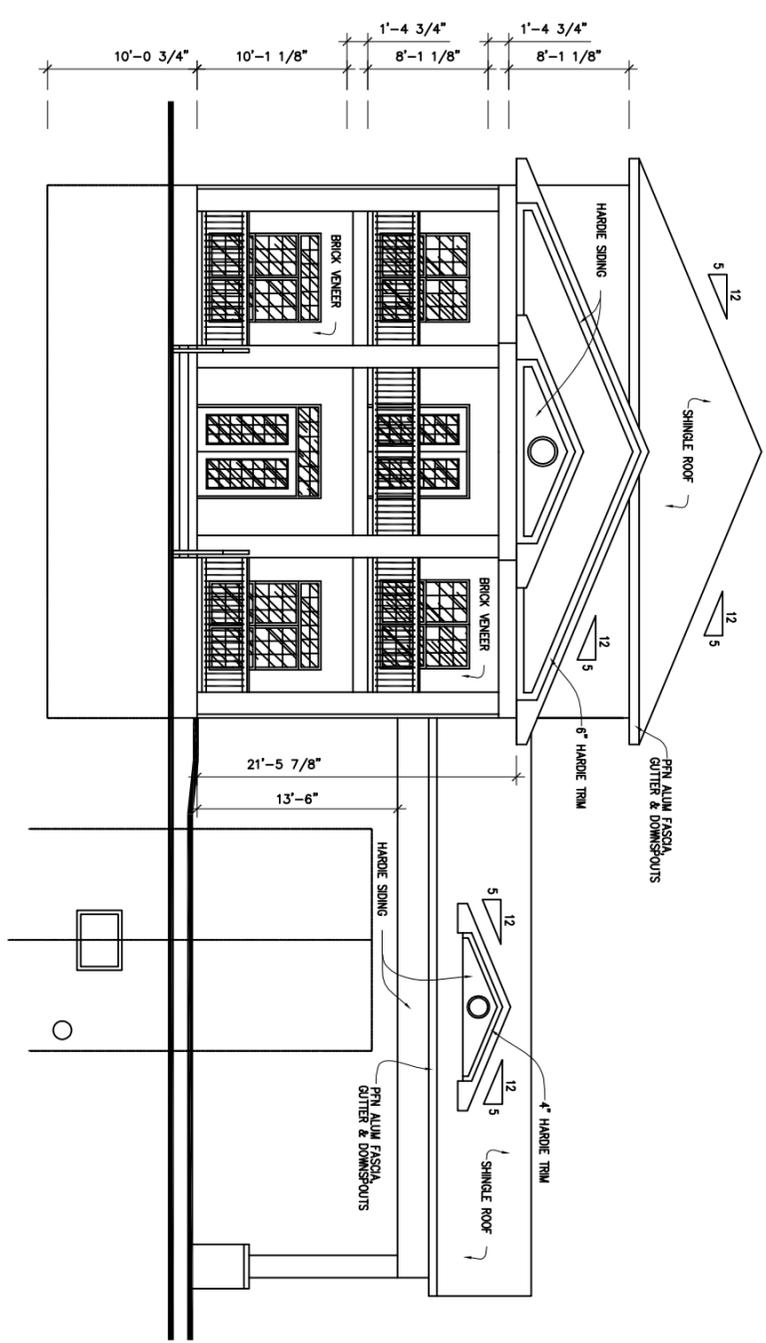




1 RIGHT (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Sorority House
Springfield, MO

1141 E Elm St

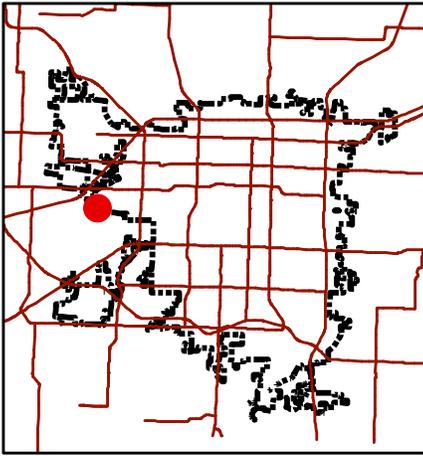
Development Review Staff Report

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

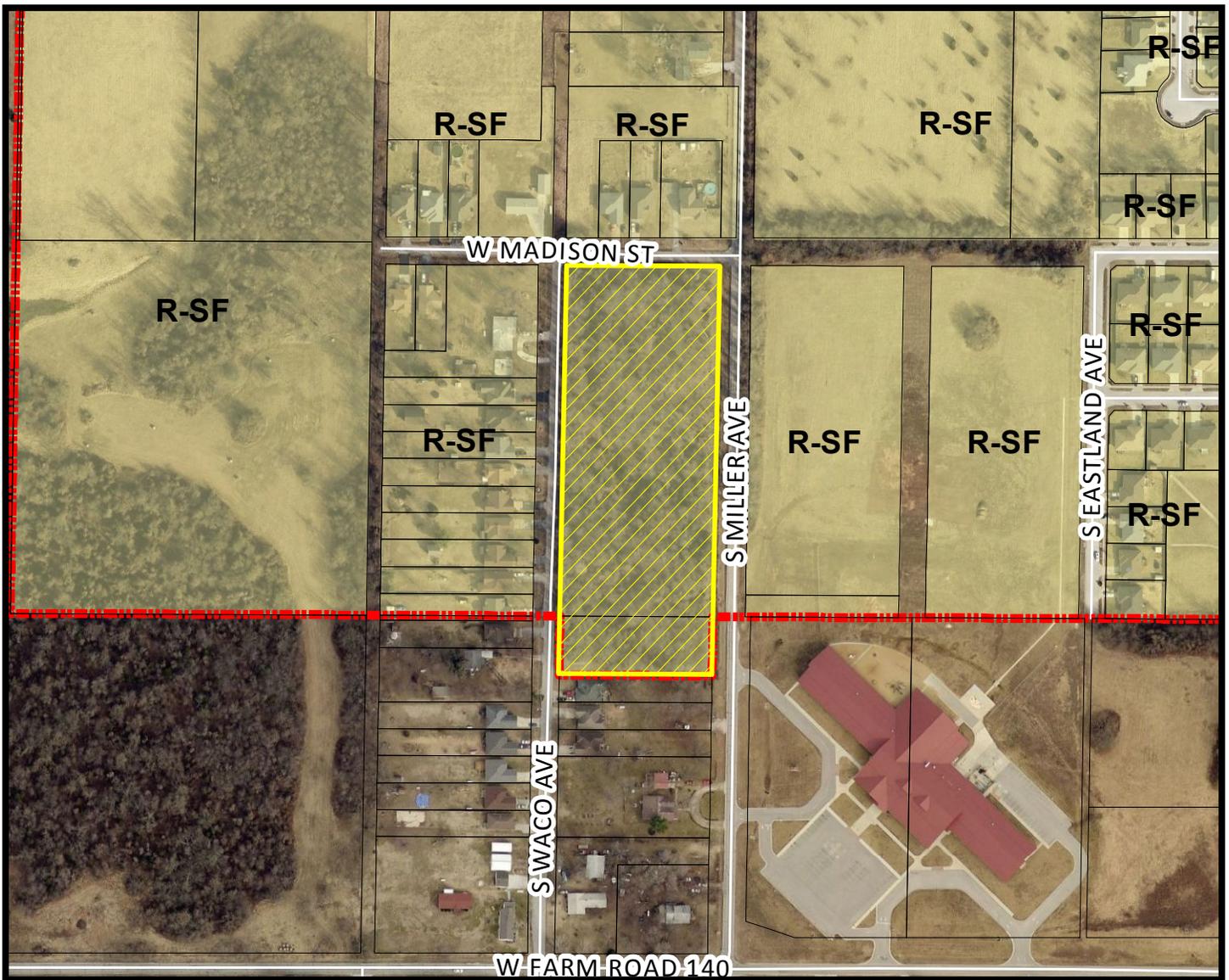
Preliminary Plat - Western Meadows

Location: 800 block S. Waco and Miller Avenues

Current Zoning: R-SF, Single-Family Residential District



LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – WESTERN MEADOWS

PURPOSE: To approve a preliminary plat to subdivide approximately 5 acres into a 28 lot single-family residential subdivision with common area

REPORT DATE: March 21, 2016

LOCATION: 800 block South Waco and Miller Avenues

APPLICANT: Mary Ann Moore Trust

TRACT SIZE: Approximately 5 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: Single-family residences

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below and approval of the subdivision variance, is consistent with the City's *Subdivision Regulations*.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below:

1. 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. Public improvement plans and off-site sewer easements will be required. Gravity sewer to be provided for each lot and designed according to city design standards. Need to be sure to maintain four feet of cover over the offsite sewer. The on-site improvements must be constructed and accepted or escrowed prior to issuance of a building permit or final plat.
 - b. All off-site sewer easements to be acquired by the developer and submitted for review and approval. Easements must be approved, executed and submitted for filing before the public improvement plans can be approved. The off-site sewer plans should be submitted as a separate public

improvement plan as the on-site sewer. Note was added to plat that prohibits issuing building permits until the off-site sewer is complete. This note will need to be added to the final plat, also.

- c. There is a trunk sewer connection fee required for this subdivision since it connects into North Valley Trunkline. The trunk sewer connection fee is \$0.0403 per square foot and must be paid when the engineering and inspection fees are paid. The area it is based on will be the area of the subdivision to be served on the plans.
 - d. A fifteen (15) foot sanitary sewer easement shall be dedicated on the final plat to allow for future connection of the lots to the west of this subdivision.
 - e. Per zoning code 36-471, sidewalk is required to be constructed along the property frontage on Waco, Madison, Miller and any new streets created by this subdivision. Since public improvement plans are required for sewer, the sidewalk will need to be included on public improvement plans. Public improvement plans must be approved and sidewalk improvements constructed or escrowed prior to approval of the final plat.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. No access is allowed to Miller Avenue except as approved by the accompanying subdivision variance.
 - b. The dedication of right-of-way for Madison, Waco and Miller Avenues are required as follows. Madison Street is classified as a local residential, which requires 25 feet of right-of-way from the centerline. Waco Avenue is classified as a local residential, which requires 25 feet of right-of-way from the centerline. Miller Avenue is classified as a collector, which requires 30 feet of right-of-way from the centerline.
 3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
 4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
 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.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single-family residences
East	R-SF	School
South	County R-1	Single-family residences
West	R-SF	Single-family residences

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing uses. This category includes single-family housing. The recommended zoning includes the R-SF, Single-Family Residential District.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 5 acres into a 28 lot single-family residential subdivision named "WESTERN MEADOWS". The property is currently zoned R-SF, Single-Family Residential District and is vacant/undeveloped land. A portion of this area was recently annexed and rezoned to R-SF to allow for all lots to develop in the City.
2. The proposed subdivision was required to be platted utilizing the major subdivision process because the size of the proposed lots were significantly smaller than the original platted lots in Louis Haseltine's Orchard Park Subdivision. The original lots were on average approximately 14,000 square feet in area while the proposed lots are on average approximately 7,261 square feet in area.
3. The applicant is also requesting a subdivision variance to allow driveways onto a collector street (see ATTACHMENT 2).
4. If Planning and Zoning Commission approves the preliminary plat, then the plat will

be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

5. Off-site sanitary sewer is required to be extended to the subdivision prior to building permits being issued.
6. A fifteen (15) foot sanitary sewer easement will be dedicated on the final plat to allow for future connection of the lots to the west of this subdivision, which are currently on private septic systems.

CITY COUNCIL: April 18, 2016

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
BACKGROUND REPORT
PRELIMINARY PLAT – WESTERN MEADOWS

AT&T COMMENTS:

AT&T agrees with easements as shown.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

Easements appear adequate, final dimensions will be determined at design stage. Adequate water and facilities are available to provide service.

FIRE DEPARTMENT COMMENTS:

No issues.

TRAFFIC DIVISION COMMENTS:

1. Section 36-251(2) of City's Subdivision Regulations states "When new tracts are created through the subdivision process, residential lots accommodating less than five (5) dwelling units will not be allowed direct access to a collector street." Lots 1 and Lots 18 through Lots 28 cannot take access to Miller Avenue as it is classified as a collector. A variance will be required to allow access to Miller Avenue. This variance can include the request of one driveway per lot.
2. Per zoning code 36-471, sidewalk is required to be constructed along the property frontage on Waco, Madison, Miller and any new streets created by this subdivision. Since public improvement plans are required for sewer, the sidewalk will need to be included on public improvement plans. Public improvement plans must be approved and sidewalk improvements constructed or escrowed prior to approval of the final plat.
3. Madison Street is classified as a local residential, which requires 25 feet of right of way from the centerline. It appears various right-of-way widths are required to meet this minimum.
4. Waco Avenue is classified as a local residential, which requires 25 feet of right of way from the centerline. It appears adequate right-of-way exists.
5. Miller Avenue is classified as a collector, which requires 30 feet of right of way from the centerline. It appears adequate right-of-way exists.

GREENE COUNTY HIGHWAY DEPARTMENT COMMENTS:

Miller Road is classified as a collector in the county. A collector requires a minimum 35 feet of right-of-way dedicated from existing centerline. The common area lot fronts on Miller Rd. in the county. The lot does not appear to require access to the county road. A variance is required for residential access to Miller Rd. Waco Avenue is classified as a local street in the county. Direct access from residential lots to local streets is allowed in the county. Sidewalks are required along both sides of Miller Rd. and one side of Waco Ave. The applicant appears to have adequately addressed Greene County Highway's comments.

STORMWATER COMMENTS:

The approach to stormwater management will be a low impact development that encourages infiltration through the use of grass swales and a dry detention basin. The outlet structure from the dry detention basin will discharge into a grass swale on S. Miller Avenue with a peak flow rate that is less than the existing flow rate. The downstream drainage swale will be enlarged during construction of the off-site sanitary sewer main to allow stormwater runoff to be conveyed adequately downstream.

The property is located in the Wilson Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Since the project is increasing the amount of impervious surfacing, detention and water quality will be required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option. Since the project will be disturbing more than one (1) acre, there will be a land disturbance permit required. There is an existing ditch available for this development to discharge into. 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. 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 the public right-of-way.
3. Must obtain Greene County approval to discharge stormwater onto Greene County right-of-way.
4. Detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Wilson's Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No

Is stormwater buyout an option?	No
---------------------------------	----

CLEAN WATER SERVICES COMMENTS:

1. Public improvement plans and off-site sewer easements will be required. Gravity sewer to be provided for each lot and designed according to city design standards. Need to be sure to maintain 4 feet of cover over the offsite sewer. The on-site improvements must be constructed and accepted or escrowed prior to issuance of a building permit or final plat.
2. Submit public improvement plans by completing the application for public improvement plans on the developer's resource website.
3. Must pay Engineering, Inspection and Technology Fees, which are 5.34% of the public improvement construction costs, technology fee and any sewer trunkline connection fees, prior to final approval of public improvement plans. The off-site sewer plans should be submitted as a separate public improvement plan as the on-site sewer.
4. All off-site sewer easements to be acquired by the developer and submitted for review and approval. Easements must be approved, executed and submitted for filing before the public improvement plans can be approved.
5. There is a trunk sewer connection fee required for this subdivision since it connects into North Valley Trunkline. The trunk sewer connection fee is \$0.0403 per square foot and must be paid when the engineering and inspection fees are paid. The area it is based on will be the area of the subdivision to be provided on the plans.
6. Need to see a 15 foot sewer easement here to serve properties to the west.
7. Note was added to plat that prohibits issuing building permits until the off-site sewer is complete. This note will need to be added to the final plat also.

ATTACHMENT 2
SUBDIVISION VARIANCE APPROVAL CRITERIA
PRELIMINARY PLAT – WESTERN MEADOWS

The applicant is requesting a subdivision variance from Section 36-251(2), Access criteria for major streets., of the Subdivision Regulations which states that when new tracts are created through the subdivision process, residential lots accommodating less than five dwelling units will not be allowed direct access to a collector street. Staff supports the request because while the proposed subdivision is creating new lots, the applicant is essentially re-platting the lots along Waco and Miller Avenues so there will not be any additional driveways from what was originally platted on the Louis Haseltine's Orchard Park Subdivision. There is actually the potential for one less driveway since the proposed detention basin is shown over one of the original lots. There are currently 12 original lots fronting Miller Avenue and the proposed subdivision shows 11 lots along Miller Avenue and the detention basin which is within common area.

Section 106 of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

- (a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege, and

APPLICANT'S RESPONSE:

The proposed subdivision is a re-plat of a portion of Block 4 in Haseltine's Orchard Park Subdivision and has 12 – 50 foot lots that access Miller Avenue, now classified as a Collector Street. The proposed development would have 11 lots that would access Miller Avenue if this variance is approved.

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

APPLICANT'S RESPONSE:

For the south 120 feet, more or less, of the development, the lots will be within the city limits of Springfield, but Miller Road remains a Greene County Road. With the addition of public sewer (required to allow construction of a new home on each of the existing lots) each lot would have access to Miller Road.

- (c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

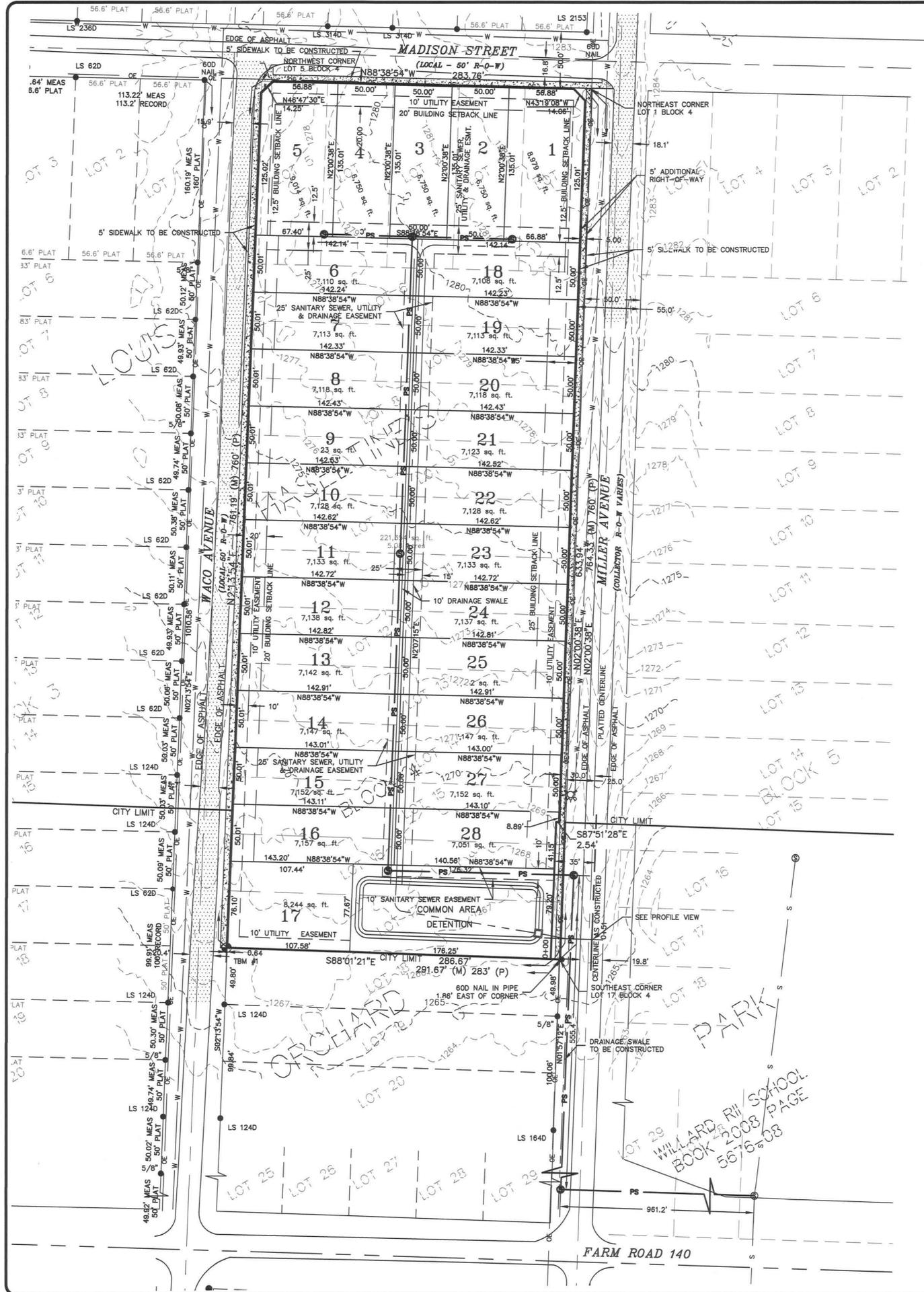
APPLICANT'S RESPONSE:

It is believed that granting the variance will not be detrimental to the public safety, convenience or welfare. The development of this long neglected site will be a benefit to the immediate neighborhood and to the city as a whole.

The Planning and Zoning Commission must first decide if all of these conditions are met before this variance can be approved.

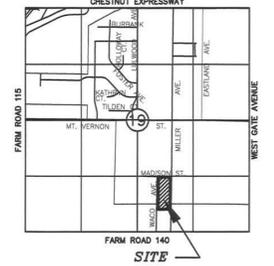
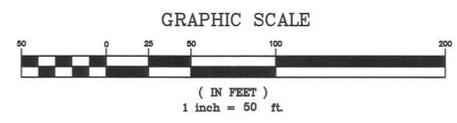
PRELIMINARY PLAT OF WESTERN MEADOWS

A REPLAT OF LOTS 1 - 17 BLOCK 4 OF
LOUIS-HASELTINE'S ORCHARD PARK, A
SUBDIVISION IN THE CITY OF SPRINGFIELD,
GREENE COUNTY, MISSOURI

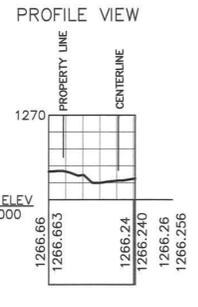


OWNER
MARY ANN MOORE TRUST
12217 ECKLESON PI
CERRITOS CA 90703

DEVELOPER
TRIPLE S PROPERTIES
3800 S. FREMONT AVE
SPRINGFIELD, MO 65804
CONTACT: DOUG GARGES
PHONE: (417) 881-3850



LOCATION MAP
SECTION 19
TOWNSHIP 29 RANGE 22
APPROX. SCALE: 1"=2000'



SOURCE OF TITLE
BOOK 2573 PAGE 294

HOGAN LAND TITLE
TITLE COMMITMENT #1505003
EFFECTIVE DATE: APRIL 30, 2015

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION
LOUIS-HASELTINE'S ORCHARD PARK SUB-DIVISION
FINAL PLAT
DEEDS AS SHOWN

- LEGEND**
- = EXISTING IRON PIN EXCEPT AS NOTED
 - ⊙ = 5/8" IRON PIN SET CAPPED "LS-267D"
 - = PERMANENT MONUMENT
 - ⊕ = POWER POLE
 - ⊗ = FIRE HYDRANT
 - ⊙ = SEWER MANHOLE
 - ⊙ = PROPOSED SEWER MANHOLE
 - S— = EXISTING SAN. SEWER LINE
 - PS— = PROPOSED SAN. SEWER LINE
 - G— = GAS LINE
 - W— = WATER LINE
 - OE— = ELECTRIC LINE
 - T— = TELEPHONE LINE
 - ▭ = CONCRETE
 - ▨ = ASPHALT

OFF-SITE SANITARY SEWER NOTE
NO BUILDING PERMITS CAN BE ISSUED UNTIL THE OFF-SITE SANITARY SEWER IS COMPLETED AND ACCEPTED AND THE ON-SITE SANITARY SEWER IS CONSTRUCTED OR ESCROWED.

STORMWATER DETENTION
ESTIMATED VOLUME = 22,000 CU.FT.
SEE ENGINEERING REPORT

DEVELOPMENT NOTES

Total Area	221,354 sq. ft. (5.08 acres) GROSS 217,112 sq. ft. (4.98 acres) NET
Total No. of Lots	28
Density	5.99 LOTS/ACRE
Current Zoning	R-SF (SINGLE-FAMILY RESIDENTIAL)
Proposed Land Use	SINGLE FAMILY HOME SITES
Smallest Lot	Lot 28 7,091 sq.ft. (0.16 acres)
Largest Lot	Lot 5 9,014 sq.ft. (0.21 acres)
Average Lot Size	7,261 sq.ft. (0.17 acres)
Source of Title	Book 2573 Page 294
Final Plat Recorded	August 11, 1930
Building Setbacks	Front Yard 20 ft. (Madison & Waco), 25 ft. (Miller) Side Yard 5 ft. Side Yard Along R/W 12.5 ft. Rear Yard 10% lot depth (not more than 20' or less than 10')

PROPERTY DESCRIPTION
HASELTINE'S ORCHARD PARK SUBDIVISION, LOT ONE (1) TO AND INCLUDING LOT FOURTEEN (14) AND NORTH 20 FEET OF LOT FIFTEEN (15), BLOCK FOUR (4) AND HASELTINE'S ORCHARD PARK SUBDIVISION SOUTH 30 FEET OF LOT FIFTEEN (15) AND ALL OF LOTS SIXTEEN (16) AND SEVENTEEN (17), BLOCK FOUR (4), GREENE COUNTY, MISSOURI.
SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

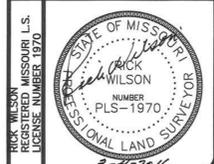
SURVEYORS DECLARATION
KNOW ALL MEN BY THESE PRESENTS: THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED DECEMBER 17, 2015 AND SIGNED BY RICK WILSON L. S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON L. S. NO. 1970 IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SIGNATURE *Rick Wilson*
WILSON SURVEYING CO., INC. LC 267D
BY RICK WILSON LS 1970

DATE PREPARED: JANUARY 13, 2016

PREPARED BY
WILSON SURVEYING CO., INC.

SURVEYING/ ENGINEERING/ LAND PLANNING
2012 S. STEWART AVENUE
Springfield, Missouri 65804
TELE: (417)552-7870 FAX: (417)522-7874
EMAIL: RICK.WILSON@WILSONSURVEYING.COM
DRAWING NO.: WD-104-816PP
JOB NO.: 15035
DRAWN BY: APW
DATE: JANUARY 13, 2016



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.
MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAPS 29077C0309E & 29077C0328E, EFFECTIVE DECEMBER 17, 2010.

PARK
WILLARD R/W SCHOOL
BOOK 2008 PAGE 5676-08

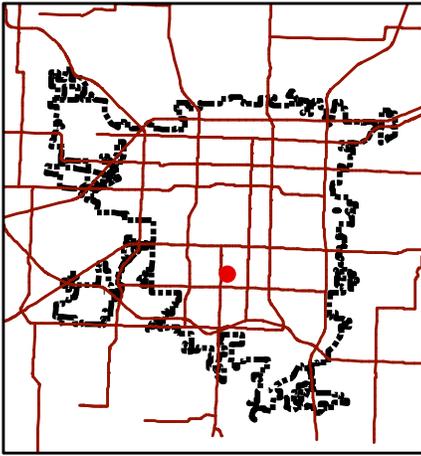
Development Review Staff Report

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

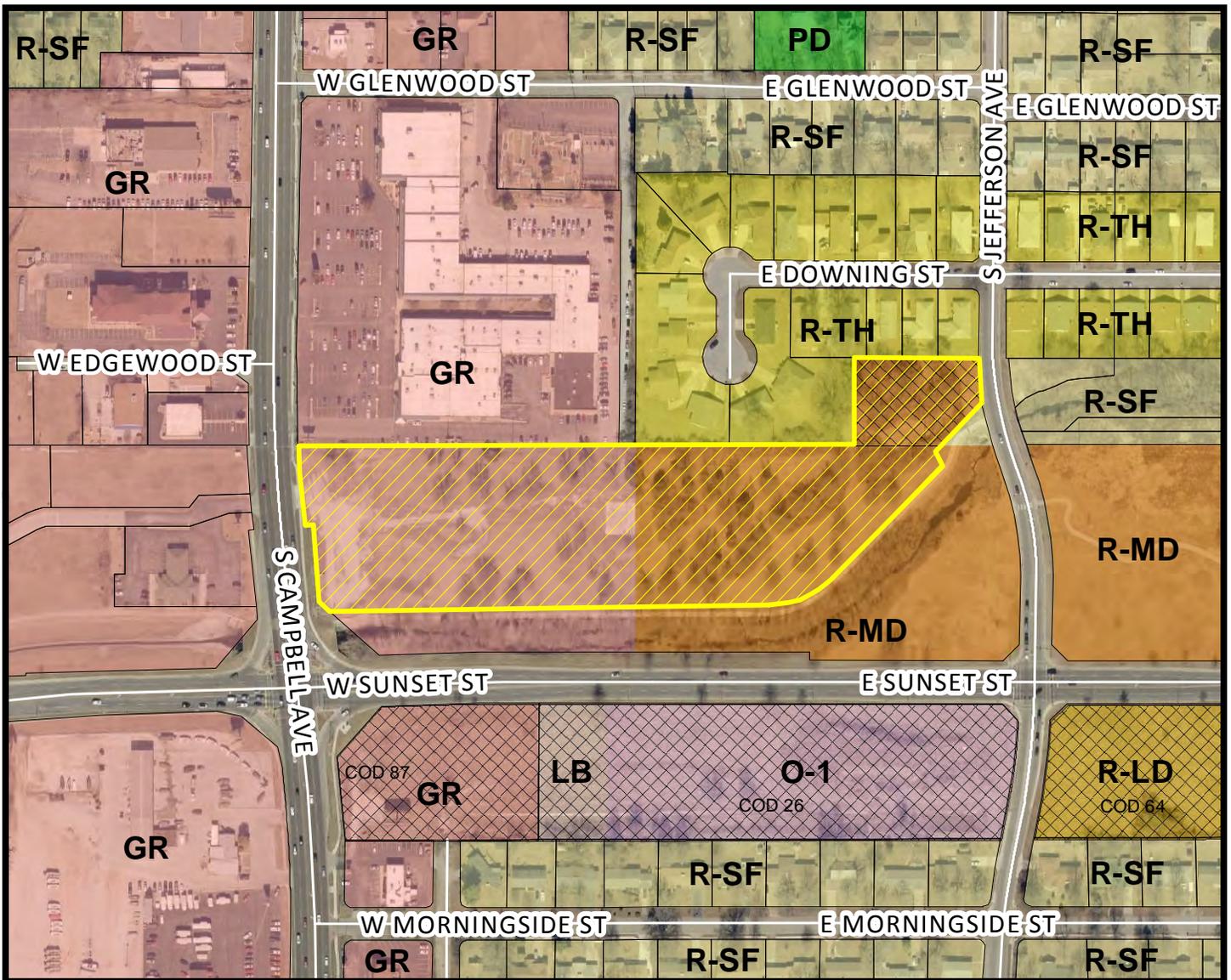
Preliminary Plat - South Creek Crossing

LOCATION: 2620 S. Campbell Ave.

CURRENT ZONING: GR, General Retail District and R-MD,
Medium Density Multi-Family Residential District



LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – SOUTH CREEK CROSSING

PURPOSE: To approve a preliminary plat to subdivide approximately 8 acres into a three lot subdivision

REPORT DATE: March 18, 2016

LOCATION: 2620 South Campbell Avenue

APPLICANT: South Creek Crossing, LLC

TRACT SIZE: Approximately 8 acres

EXISTING USE: Retail business and vacant/undeveloped land

PROPOSED USE: General Retail and Multi-Family uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below and approval of the subdivision variance, is consistent with the City's *Subdivision Regulations*.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below:

1. 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. Each lot has access to public sewer although additional public improvement plans will be required for Lot 3 since it is preferred that no lateral connections be made to the trunkline.
 - b. Need to dedicate additional sewer easements on the northeast portion of Lot 3. These easements are a condition of the final plat.
 - c. Proposed modifications to the existing water quality basin will require a Public Improvement Plan. Public Improvement Plans will also be required to convey stormwater runoff from South Place through the Sunset Crossing

Subdivision to South Creek. Public Improvement Plans will need to be constructed or escrowed prior to final plat approval or issuance of a building permit. All required drainage easements and topography is shown.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Add a note to the plat stating "No access is allowed to Sunset Street per Special Ordinance 24398.". No additional access allowed to Campbell Avenue.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
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.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR & R-TH	Retail shopping center and two-family residences
East	R-MD	City-owned property (South Creek Greenway Trail)
South	R-MD	City-owned property (South Creek Greenway Trail)
West	GR	Bank

HISTORY:

City Council recently rezoned the northeast corner of this property to a R-MD, Medium-Density Multi-Family District with a Conditional Overlay District No. 91.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium Intensity Retail, Office or Housing. This mixed-use category indicates that a variety of commercial and/or mid- or high-density housing may be appropriate at major intersections along certain road corridors. The recommended zoning districts include the GR, General Retail and Medium-Density Multi-Family Residential Districts.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 8 acres into a three lot subdivision named "SOUTH CREEK CROSSING". The property is currently zoned GR, General Retail and R-MD, Medium-Density Multi-Family Residential and currently contains a retail business (Party City) and vacant/undeveloped land.
2. The applicant is also requesting a subdivision variance to allow lots without full frontage on a public street (see ATTACHMENT 2).
3. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

CITY COUNCIL: April 18, 2016

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
BACKGROUND REPORT
PRELIMINARY PLAT – SOUTH CREEK CROSSING

AT&T COMMENTS:

Add 10 foot utility easements around all perimeters of lots 2 & 3 for AT&T facilities.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

All comments have been addressed. CU can provide services as needed.

FIRE DEPARTMENT COMMENTS:

No concerns with Fire Department.

TRAFFIC DIVISION COMMENTS:

1. No additional access allowed to Campbell. Must utilize existing shared access with property to the north.
2. Add a note to the plat stating "No access is allowed to Sunset Street per City Ordinance 24398."

STORMWATER COMMENTS:

Since the site is located in the floodplain, stormwater detention has been bought-out for Lots 1 & 2 and will be bought-out for Lot 3 at the time of development. A regional water quality basin has been constructed to serve Lots 1, 2 & 3 under Public Improvement Plan 2015PW0002. Proposed modifications to the existing water quality basin will require a Public Improvement Plan. Public Improvement Plans will also be required to convey stormwater runoff from South Place through the Sunset Crossing Subdivision to South Creek. Public Improvement Plans will need to be constructed or escrowed prior to final plat approval or issuance of a building permit. All required drainage easements and topography is shown.

The property is located in the South Creek drainage basin. The property is located in a FEMA designated floodplain. Therefore, a buyout in lieu of constructing detention will be provided. Since the proposed development will increase the amount of impervious surfacing by one (1) acre or more and is located in a FEMA designated floodplain, water quality is required. Since the project will be disturbing one (1) acre or more, a land disturbance permit is required. There is an existing stream channels available for this development to discharge into. There are no known sinkholes on the property.

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

1. Any increase in impervious surfacing will require the development to meet current water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain to South Creek.
3. Based upon City data, there is a significant amount of offsite concentrated stormwater crossing the subject property. Although stormwater detention and water quality do not have to be provided for these flows, public improvement plans will be required to convey these flows across the subject property. Drainage easements must be provided for this conveyance.
4. Detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	South Creek
Is property located in Floodplain?	Yes
Is property located on a sinkhole?	No known sinkholes
Is stormwater buyout an option?	Yes

CLEAN WATER SERVICES COMMENTS:

1. Each lot has access to public sewer although additional public improvement plans will be required for Lot 3 since we prefer that no lateral connections be made to the trunkline.
2. Need to dedicate additional sewer easements on the northeast portion of Lot 3 as shown on the changemarks. These easements are a condition of the final plat. The preliminary plat approval is conditional based upon these easements being added to the final plat.

ATTACHMENT 2
SUBDIVISION VARIANCE APPROVAL CRITERIA
PRELIMINARY PLAT – SOUTH CREEK CROSSING

The applicant is requesting a subdivision variance from Section 36-247(2) of the Subdivision Regulations which states that all lots shall abut by their full frontage on a publically dedicated street or a street that has received legal status as such. Staff supports the request because the unusual configuration will not adversely affect public access or utilities to the site since the final plat will dedicate new public access, drainage and utility easements.

Section 106 of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

- (a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege, and

APPLICANT'S RESPONSE:

There is an existing floodplain along the southern portion of Lots 2 and 3. The water quality basin areas (shared by Lots 1, 2 and 3) are located along the rear of Lots 1 and 2 as well as along the south side of Lot 2. The greater portion of the undevelopable (green) area borders Lot 2. However, by allowing the irregular lot shape (non full frontage) some of the undevelopable area will shift to Lot 1. This allows Lot 2 to have a greater percentage of developable area and allows Lot 1 to achieve the required 20% open space. The irregular configuration of Lot 3 is due to the remnant of property that remains as a result of the irregular greenway area that is located between Lot 3 and Sunset Street..

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

APPLICANT'S RESPONSE:

Each property in Springfield has a unique set of conditions. Although there may be other properties in Springfield that have similar conditions, these conditions are not considered the norm for GR General Retail properties. The purpose of the variance is to work with the existing landform, the existing neighboring commercial properties, and the greenway area.

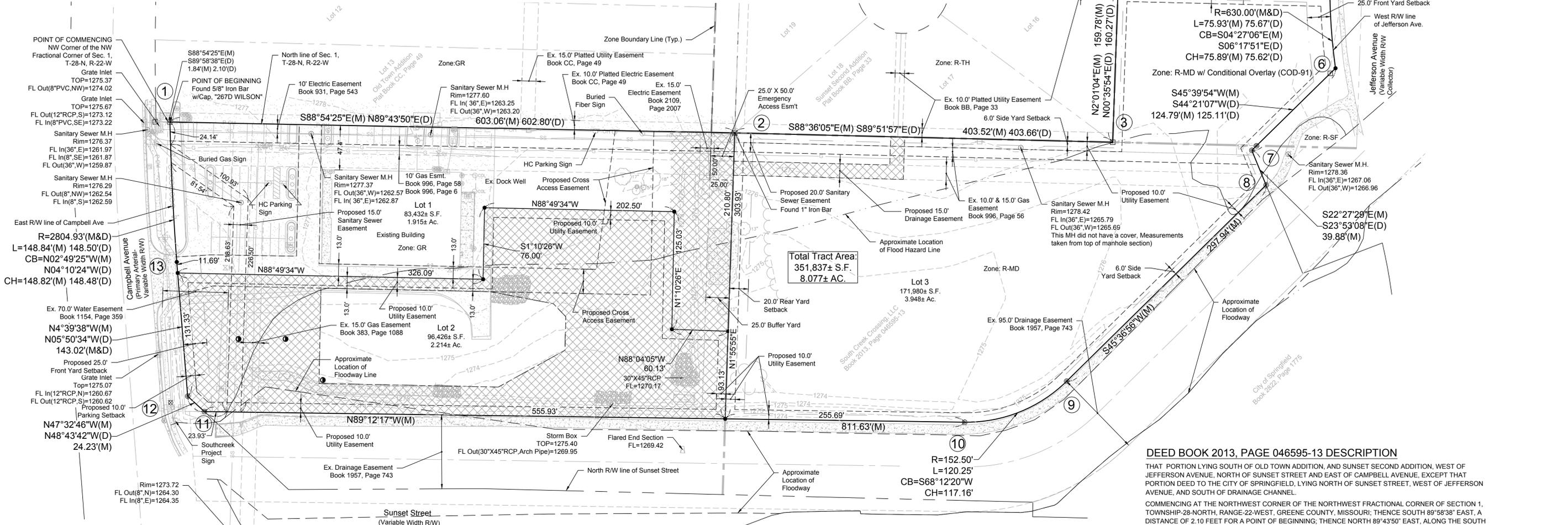
- (c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

APPLICANT'S RESPONSE:

For Lots 1 and 2, the opposite is true. Positioning the shared water quality (open space) in the most appropriate location is a public benefit. Adjusting the lot lines (non-rectangular) to work with the appropriate water quality location is a good example of form follows function. For Lot 3, there is nothing detrimental, injurious, nor does it diminish or impair.

The Planning and Zoning Commission must first decide if all of these conditions are met before this variance can be approved.

**PRELIMINARY PLAT OF
SOUTH CREEK CROSSING**
ALL THAT PART OF THE SOUTHWEST QUARTER SECTION 36, TOWNSHIP 29 NORTH, RANGE 22 WEST
AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 22 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



NOTES

Source of Title: Deed Book 2013, Page 046595-13
 Total Area: 351,837± Sq. Ft. or 8.077± Ac.
 Total Number of Lots: 3

Smallest Lot: Lot 1 - 83,432± Sq. Ft. or 1.915± Ac.
 Largest Lot: Lot 3 - 171,980± Sq. Ft. or 3.948± Ac.

Current Zoning: GR-General Retail, R-MD, Residential Medium Density and Residential Medium Density with a Conditional Overlay (COD-91)

Proposed Use: Bulk Requirements:
 GR-General Retail: 25 feet along a street classified as collector or higher
 Front Yard Setback: 15 feet along a street classified as local
 Side Yard Setback: none
 Rear Yard Setback: none
 Max. Structure Height: None, except that all structures shall remain below a 30' bulk plane as measured from the boundary of any R-SF or R-TH district

R-MD, Medium Density Multifamily Residential District
 Front Yard Setback: 25 feet along a street classified as collector or higher
 15 feet along a street classified as local
 Side Yard Setback: 6 feet
 Rear Yard Setback: 10% of lot depth, but may not be less than 10 feet or more than 20 feet
 Max. Structure Height: 35 feet plus one foot for each additional 2 feet of setback provided on each side of the structure up to 75 feet. No portion of the multifamily dwelling shall be higher than allowed by a 45' bulk plane as measured from the boundary of any R-SF district

Conditional Overlay-91: Maximum density of this area is no more than eleven dwelling units per acre.

There shall be no trees planted in the buffer yard along the North Property line lying within existing gas easements and only shrubs will be allowed.

No additional access is permitted to Campbell Avenue.

No access is permitted to Sunset Street per City Ordinance #24398.

Preliminary Plat Submittal Date: February 29, 2015

Refer to 2015PW002WE for constructed storm drainage improvements

No grade changes will be allowed in any of the transmission line easements without prior approval of City Utilities of Springfield.

Point No.	Grid Bearings	Grid Distances (ft.)	Grid Northing (sf)	Grid Easting (sf)
1	S 88-54-25 E	603.02'	486705.294	1408692.336
2	S 88-36-05 E	403.50'	486693.792	1409295.253
3	N 02-01-04 E	159.77'	486683.942	1409698.631
4	S 88-36-10 E	226.30'	486843.618	1409704.257
5	CB S 04-27-06 E	CH 75.89'	486838.100	1409930.485
6	S 45-39-54 W	124.78'	486762.445	1409936.375
7	S 22-27-29 E	39.88'	486675.242	1409847.124
8	S 45-36-56 W	297.92'	486638.392	1409862.356
9	CB S 68-12-20 W	CH 117.15'	486430.003	1409649.439
10	N 89-12-17 W	811.68'	486386.506	1409540.661
11	N 47-32-46 W	24.23'	486397.770	1408729.161
12	N 04-39-38 W	143.01'	486414.122	1408711.287
13	CB N 02-49-25 W	CH 148.81'	486556.66	1408699.667
1	CB N 02-49-25 W	CH 148.81'	486705.294	1408692.336

LEGEND

Found 5/8" Iron Bar w/cap, "267D Wilson" (unless otherwise noted)	Ex. Flood Hazard Line
Found Aluminum Monument w/cap, "COS RM LS 2297" Found Chiseled "X"	Ex. Sanitary Sewer Line
Set 1/2" Rebar w/cap, "LC 366"	Ex. Storm Sewer Line
Benchmark	Ex. Underground Electric
Ex. Bolt	Ex. Fiber Optic Line
Ex. Bush	Ex. Water Line
Ex. Electric Box	Ex. Overhead Power Line
Ex. Fire Dept. Connection	Ex. Gas Line
Ex. Fire Hydrant	Ex. Zone Boundary Line
Ex. Gas Meter	Ex. Contour
Ex. Gas Valve	Prop. Contour
Ex. Grate Inlet	Prop. Water Line
Ex. Gas Vault	Prop. Underground Electric Line
Ex. Guy Wire	Prop. Gas Line
Ex. Light Pole	Prop. Sanitary Sewer Line
Ex. Mail Box	Prop. Curb and Gutter
Ex. Power Pole	Coniferous Tree
Ex. Roof Drain	Deciduous Tree
Ex. Sanitary Manhole	Ex. Concrete
Ex. Storm Manhole	Ex. Asphalt
Ex. Sign	Ex. Gravel
Ex. Steel Post	Prop. Drainage Easement
Ex. Telephone Riser	Prop. Building
Ex. Traffic Control Box	(D) Deeded Distance
Ex. Traffic Signal Box	(M) Measured Distance
Ex. Water Meter	
Ex. Water Valve	
Prop. Sanitary Cleanout	
Prop. Sign	

MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER

Lot #	Based on Sanitary Sewer	Based on 2' above Base Flood Elev.
Lot 1	1269.94'	1276.10'
Lot 2	1271.30'	1276.10'
Lot 3	1277.04'	Varies 1277'-1280'

BENCHMARKS

BM#1- COS 046
 The Southwest Corner of Campbell Avenue and Sunset Street
 Elevation=1273.37'

BM #2- Top Nut of Fire Hydrant located approximately 20' West of NW Corner of subject property, along the East line of Campbell Avenue
 Elevation=1278.49'

DEED BOOK 2013, PAGE 046595-13 DESCRIPTION

THAT PORTION LYING SOUTH OF OLD TOWN ADDITION, AND SUNSET SECOND ADDITION, WEST OF JEFFERSON AVENUE, NORTH OF SUNSET STREET AND EAST OF CAMPBELL AVENUE, EXCEPT THAT PORTION DEED TO THE CITY OF SPRINGFIELD, LYING WEST OF SUNSET STREET, WEST OF JEFFERSON AVENUE, AND SOUTH OF DRAINAGE CHANNEL.

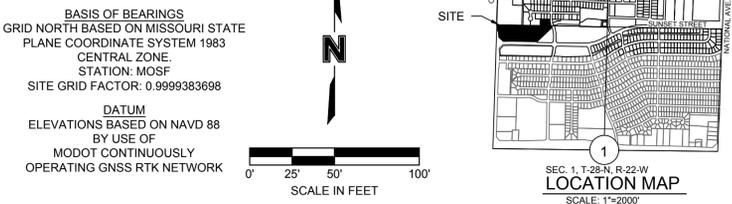
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL CORNER OF SECTION 1, TOWNSHIP-28-NORTH, RANGE-22-WEST, GREENE COUNTY, MISSOURI; THENCE SOUTH 89°58'38" EAST, A DISTANCE OF 2.10 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89°43'50" EAST, ALONG THE SOUTH LINE OF OLD TOWN ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, A DISTANCE OF 602.80 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID OLD TOWN ADDITION AND THE SOUTHWEST CORNER OF LOT 18, OF SUNSET SECOND ADDITION; THENCE SOUTH 89°51'57" EAST, ALONG THE SOUTH LINE OF SAID SUNSET SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, A DISTANCE OF 403.66 FEET TO THE SOUTHEAST CORNER OF LOT 17, IN SAID SUNSET SECOND ADDITION; THENCE NORTH 00°35'54" EAST, ALONG THE EAST LINE OF SAID SUNSET SECOND ADDITION, A DISTANCE OF 160.27 FEET TO THE NORTHEAST CORNER OF LOT 16, IN SAID SUNSET SECOND ADDITION; THENCE SOUTH 89°55'27" EAST, ALONG THE SOUTH LINE OF SAID SUNSET SECOND ADDITION, A DISTANCE OF 225.84 FEET TO THE WEST RIGHT OF WAY LINE OF JEFFERSON AVENUE; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 75.67 FEET, A CENTRAL ANGLE OF 6°52'54", A CHORD BEARING OF SOUTH 06°17'51" EAST, A DISTANCE OF 75.62 FEET; THENCE SOUTH 44°21'07" WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID JEFFERSON AVENUE, A DISTANCE OF 125.11 FEET; THENCE SOUTH 23°53'08" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID JEFFERSON AVENUE, A DISTANCE OF 141.60 FEET; THENCE NORTH 67°48'07" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID JEFFERSON AVENUE, A DISTANCE OF 1.48 FEET; THENCE SOUTH 44°15'54" WEST, A DISTANCE OF 261.62 FEET FOR A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 247.50 FEET, AN ARC LENGTH OF 121.04 FEET, A CENTRAL ANGLE OF 28°01'13", A CHORD BEARING OF SOUTH 58°18'45" WEST, A DISTANCE OF 119.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SUNSET STREET; THENCE NORTH 89°55'28" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID SUNSET STREET, A DISTANCE OF 570.21 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1055.00 FEET, AN ARC LENGTH OF 30.96 FEET, A CENTRAL ANGLE OF 1°40'54", A CHORD BEARING OF SOUTH 89°14'05" WEST, A DISTANCE OF 30.96 FEET FOR A POINT OF TANGENCY; THENCE SOUTH 88°23'38" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID SUNSET STREET, A DISTANCE OF 192.32 FEET; THENCE NORTH 48°43'42" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID SUNSET STREET AND THE EAST RIGHT OF WAY LINE OF CAMPBELL AVENUE, A DISTANCE OF 146.55 FEET; THENCE NORTH 05°50'34" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID CAMPBELL AVENUE, A DISTANCE OF 143.02 FEET TO A POINT FOR A NON TANGENT CURVE; THENCE NORTHERLY ALONG SAID NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2804.93 FEET, AN ARC LENGTH OF 148.50 FEET, A CENTRAL ANGLE OF 3°02'00", A CHORD BEARING OF NORTH 04°10'24" WEST, A DISTANCE OF 148.48 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN OR USED FOR ROADS.

According to F.E.M.A. Flood Insurance Rate Map Community Panel Number: 29077C 0341E Effective Date: December 17, 2010, portions of this property are in Flood Zone AE, area determined to be inside the 1.0% annual chance floodplain.

OWNER
 SOUTH CREEK CROSSING, LLC
 3337 E. RIDGEMOUNT STREET
 SPRINGFIELD, MO 65804

DEVELOPER
 TILLMAN REDEVELOPMENT, LLC
 P.O. BOX 550
 STRAFFORD, MO 65757

PREPARED BY
 OLSSON ASSOCIATES
 550 ST. LOUIS STREET
 SPRINGFIELD, MO 65806



PRELIMINARY PLAT OF SOUTH CREEK CROSSING

DATE	REVISION	BY
02.26.16	Original Preparation	DRC

drawn by: DRC
 surveyed by: DD
 checked by: RGN
 approved by: RGN
 project no.: 15-2606
 file name: V_PLT_52606

OLSSON ASSOCIATES
 550 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802
 FAX 417.890.8805
 www.olsonconsulting.com



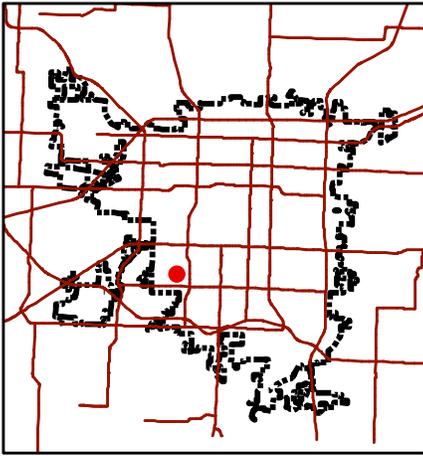
Development Review Staff Report

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

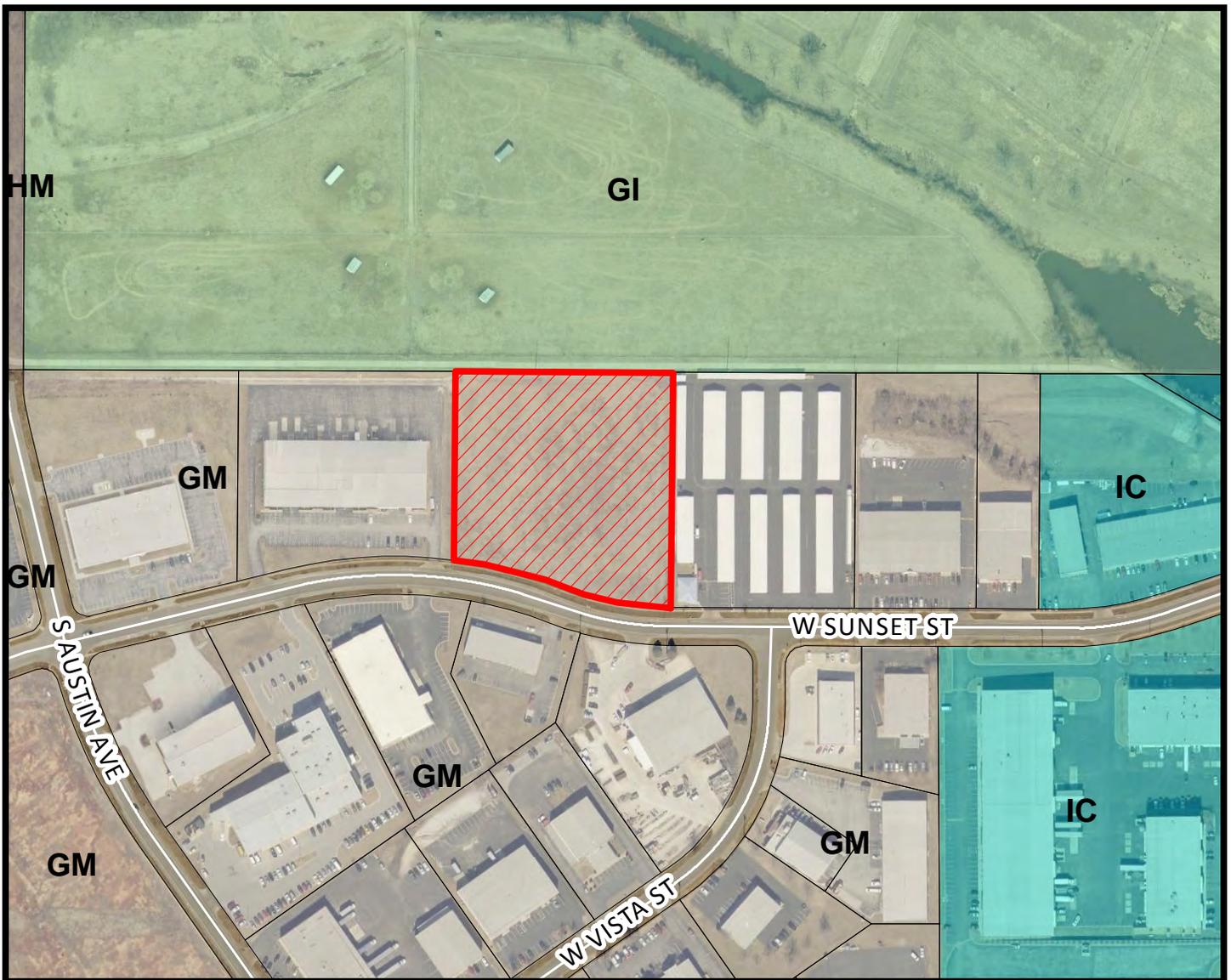
Preliminary Plat - Battelfield Bus. Center No. 12

LOCATION: 2000-2100 block n/s W. Sunset St.

CURRENT ZONING: GM, General Manufacturing District



LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – BATTLEFIELD BUSINESS CENTER NO. 12

PURPOSE: To approve a preliminary plat to subdivide approximately 3.64 acres into a 2 lot manufacturing subdivision

REPORT DATE: March 18, 2016

LOCATION: 2000-2100 block W. Sunset St.

APPLICANT: Battlefield Business Center II, LLC

TRACT SIZE: Approximately 3.64 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: General Manufacturing uses

FINDINGS FOR STAFF RECOMMENDATION:

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

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below:

1. 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.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition

in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

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.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GI	Missouri State University Agricultural Center
East	GM	Self-service storage facilities
South	GM	Warehousing and office uses
West	GM	Warehousing and office uses

HISTORY:

The original preliminary plat of Battlefield Business Center was approved by City Council in 2000 and extended by the approval of final plats until 2011, when the preliminary plat expired. The remaining unplatted lots must be brought into conformance with the Subdivision Regulations prior to building permits being issued.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Business Park uses. The recommended zoning includes the office and restricted industrial districts.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 3.64 acres into a 2 lot manufacturing subdivision named "BATTLEFIELD BUSINESS CENTER NO. 12". The property is currently zoned GM, General Manufacturing District and is vacant/undeveloped land.

2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

CITY COUNCIL: April 18, 2016

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
BACKGROUND REPORT
PRELIMINARY PLAT – BATTLEFIELD BUSINESS CENTER NO. 12

AT&T COMMENTS:

No comments.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES COMMENTS:

There is an existing 8-inch water and 2-inch gas crossing approximately 170 ft, east of west property line of Lot 2. If Lot 1 needs fire protection services it may be possible to tap this crossing in lieu of boring under Sunset. Underground electric service is available along Sunset Street frontage. Increase utility easement to 10 foot along Sunset St. frontage.

FIRE DEPARTMENT COMMENTS:

No concerns.

TRAFFIC DIVISION COMMENTS:

1. Traffic has no issues with this preliminary plat.
2. Each lot is allowed one driveway approach, however, they must be 150 feet apart.

STORMWATER COMMENTS:

The property is located in the South Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. Regional detention has already been constructed for full development of the property. Since the development is adding one acre or more of impervious surfacing, water quality is required. Since the project will be disturbing more than one (1) acre, a land disturbance permit is required. There is an existing ditch available for this development to discharge into. 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. Water quality will need to be provided on-site.
2. Concentrated points of discharge from these improvements will be required to drain into the public right-of-way or a drainage easement.

3. Based upon City data, there is a significant amount of offsite concentrated stormwater crossing the subject property. Although stormwater detention and water quality do not have to be provided for these flows, drainage easements must be provided for this conveyance.
4. Public Improvement Plans will be required for any concentrated runoff crossing lot lines as well as for any water quality facilities that serve more than one lot. Please note that public improvements must be constructed or escrowed prior to final plat approval or issuance of a building permit.
5. Detailed stormwater calculations must be submitted and approved before any permits can be approved.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	South Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No known sinkholes
Is stormwater buyout an option?	No, Regional Detention Exists

CLEAN WATER SERVICES COMMENTS:

1. Sewer maintenance did a video inspection on the main in Sunset and found a lateral 8.3 feet west of the east manhole. The length was not verified so the location will still have to be verified at the time of connection. Plat is approvable.

**PRELIMINARY PLAT
OF
BATTLEFIELD BUSINESS
CENTER NO. 12**
A SUBDIVISION IN THE CITY OF SPRINGFIELD,
GREENE COUNTY, MISSOURI

OWNER/DEVELOPER
BATTLEFIELD BUSINESS CENTER II LLC
1630-H E BRADFORD PARKWAY
SPRINGFIELD, MO 65804
PHONE: (417) 447-3778
FAX: (417) 831-0908

DEVELOPMENT NOTES

Total Area	158,433 sq. ft. (3.64 acres)
Total No. of Lots	2
Density	0.55 LOTS/ACRE
Current Zoning	GM (GENERAL MANUFACTURING)
Proposed Land Use	OFFICE/WAREHOUSE
Smallest Lot	Lot 1 73,877 sq.ft. (1.70 acres)
Largest Lot	Lot 2 84,571 sq.ft. (1.94 acres)
Average Lot Size	79,216.5 sq.ft. (1.82 acres)
Source of Title	Book 2599 Page 1451
MAXIMUM IMPERVIOUS SURFACE 85%	
DRIVEWAYS TO HAVE 150' SEPARATION	
SETBACKS ARE AS REQUIRED BY ZONING	

ADDITIONAL NOTES

- REGIONAL DETENTION LOCATED ON LOT 2 OF BATTLEFIELD BUSINESS CENTER NO. 6 IS PROVIDED FOR UP TO 85% IMPERVIOUS.
- WATER QUALITY WILL BE PROVIDED FOR LOTS 1 AND 2 AT THE TIME OF DEVELOPMENT.

UTILITIES

SANITARY SEWER TO BE PROVIDED BY
CITY OF SPRINGFIELD
840 BOONVILLE AVENUE
SPRINGFIELD, MISSOURI 65802
(417) 864-1900

ELECTRIC, NATURAL GAS AND WATER TO BE SUPPLIED BY

CITY UTILITIES OF SPRINGFIELD, MO
301 E. CENTRAL STREET
SPRINGFIELD, MISSOURI 65802
(417) 863-9000

TELEPHONE SERVICE TO BE PROVIDED BY
SBC
1010 PINE
ST. LOUIS MISSOURI 63101
(800) 464-7928

CABLE TELEVISION TO BE PROVIDED BY
MEDIACOM
1533 S. ENTERPRISE AVENUE
SPRINGFIELD, MISSOURI 65804
(417) 875-5500

THE PROPERTY SHOWN HEREON LIES IN
A FLOOD ZONE X ACCORDING TO FLOOD
INSURANCE MAP 29077C0337E,
EFFECTIVE DECEMBER 17, 2010.

**RESOURCE MATERIALS USED
FOR BOUNDARY DETERMINATION**

- FINAL PLAT BATTLEFIELD BUSINESS CENTER PHASE 1
- FINAL PLAT BATTLEFIELD BUSINESS CENTER NO. 3
- FINAL PLAT BATTLEFIELD BUSINESS CENTER NO. 4
- DEEDS AS SHOWN



CAUTION:

INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

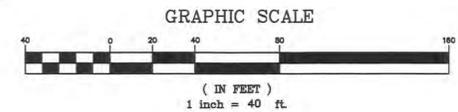
SIGNATURE

Rick Wilson
WILSON SURVEYING CO., INC. LC 267D
BY RICK WILSON LS 1970

DATE PREPARED: MARCH 9, 2016



LOCATION MAP
SECTION 3
TOWNSHIP 28 RANGE 22



LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- ⊙ = 5/8" IRON PIN SET CAPPED "LS-267D"
- = PERMANENT MONUMENT
- ⊕ = POWER POLE
- ⊙ = LIGHT POLE
- ⊙ = GAS METER
- ⊙ = GAS VALVE
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = SEWER MANHOLE
- (D) = DEED DIMENSION
- (M) = MEASURED DIMENSION
- S = SAN. SEWER LINE
- G = GAS LINE
- W = WATER LINE
- WG = JOINT TRENCH
- UE = ELECTRIC LINE
- UT = TELEPHONE LINE
- = CHAIN-LINK FENCE
- ▨ = CONCRETE
- ⊘ = RIP RAP

BENCHMARKS

CITY BENCHMARK NO. 055
CITY OF SPRINGFIELD STANDARD MONUMENT
NORTH SIDE OF SUNSET STREET 3.1' NORTH OF
BACK OF CURB, 260' WEST OF INTERSECTION OF
VISTA AND SUNSET
ELEV. 1264.49

TEMPORARY BENCHMARK NO. 1
EXISTING IRON PIN CAPPED "LS 2260" AT THE
SOUTHEAST CORNER OF PROPOSED LOT 2
ELEV. 1263.26

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	206.49	860.00	13°45'24"	N74°33'54"W	205.99
C2	204.43	565.00	20°43'52"	S78°03'08"E	203.32

PROPERTY DESCRIPTION

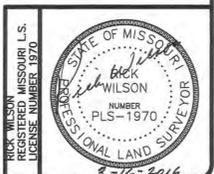
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THREE (3), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI; THENCE SOUTH 01°19'18" WEST, 2036.48 FEET; THENCE SOUTH 88°53'47" EAST, 502.70 FEET; THENCE SOUTH 02°02'06" WEST, 290.03 FEET; THENCE SOUTH 88°53'47" EAST, 638.37 FEET; THENCE NORTH 00°20'40", 80.97 FEET; THENCE NORTHWESTERLY 191.21 FEET ALONG A CURVE WITH A RADIUS OF 456.99 FEET AND A CHORD BEARING OF NORTH 11°38'29" WEST, 189.82 FEET; THENCE NORTH 55°22'08" EAST, 452.55 FEET TO THE MOST NORTHERLY CORNER OF MISSOURI PACIFIC INDUSTRIAL PARK; THENCE CONTINUING NORTH 33°45'39" WEST, 430.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", 39.27 FEET; THENCE NORTH 33°45'39" WEST, 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 33°45'39" EAST, 25.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", 39.27 FEET; THENCE NORTH 33°45'39" WEST, 315.00 FEET; THENCE NORTH 56°14'21" EAST, 760.00 FEET; THENCE NORTH 16°46'34" EAST, 241.90 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 16°46'34" WEST, 565.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°05'52", 148.88 FEET; THENCE NORTH 01°40'42" EAST, 435.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION THREE (3), BEING THE NORTHWEST CORNER OF BATTLEFIELD BUSINESS CENTER PHASE I; THENCE NORTH 88°19'18" WEST, 1812.18 FEET TO THE POINT OF BEGINNING, WHICH IS THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4), ALL IN GREENE COUNTY, MISSOURI EXCEPT THAT PART TAKEN OR USED FOR ROADS.

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED FEBRUARY 4, 2016 AND SIGNED BY RICK WILSON L. S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON L. S. NO. 1970 IN ACCORDANCE WITH MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

PREPARED BY
WILSON SURVEYING CO., INC.

SURVEYING/ENGINEERING/LAND PLANNING
(417)-522-7670
Email: Rick.Wilson@wilsurveyinginc.com
2012 S. STEWART AVENUE
Springfield, Missouri 65804
DRAWING NO.: WD-104-987-PP
JOB NO.: 15243
DRAWN BY: APW
DATE: MARCH 9, 2016



**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: March 21, 2016

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Initiate amendments to Section 36-453(5) – Permitted projections and structures in required yards

Staff has recently found issues with the current retaining wall or solid masonry wall requirements in Section 36-453(5)(a)5. of the Zoning Ordinance. The current requirements do not permit any retaining or solid masonry wall in all required yards above two and one half feet in height. Staff is proposing to modify the Permitted projections and structures in required yards section of the ordinance to permit retaining walls in any required yard regardless of height. This will allow for more flexibility and eliminate the need for a zoning variance when new or existing lots are created on steep or sloping terrain.

Staff requests that Commission initiate amendments to the Zoning Ordinance to consider modifications as specified.